

**CITY OF HERMOSA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT**

MEMORANDUM

Date: January 8, 2003

To: Honorable Chairman and Members of the Planning Commission

From: Sol Blumenfeld, Director
Scott Lunceford, Planning Assistant
Community Development Department

Subject: Continuation of Condominium Project Located at 1042 7th Street

Recommendation

Approve the final resolution by minute order.

Background

The Planning Commission heard this item at the November 19, 2002 meeting, and moved to have the plans and final resolution amended to include changes discussed at that meeting, and to have the plans and final resolution presented for final approval at the January 21, 2003 meeting.

Analysis

The applicant has submitted revised plans showing improved trash enclosure placement in a centrally located area adjacent to the garages. The applicant has added some architectural elements to the elevations and has better articulated the window layout and design details. Other improvements include the addition of two 36-inch box trees and decorative concrete called out for the driveways.

P.C. RESOLUTION 02-53

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT, PRECISE DEVELOPMENT PLAN, AND VESTING TENTATIVE PARCEL MAP #26957 FOR A TWO-UNIT CONDOMINIUM PROJECT, AT 1042 7TH STREET, LEGALLY DESCRIBED AS LOT 10, BLOCK 43, 1ST ADDITION TO HERMOSA BEACH TRACT

The Planning Commission of the City of Hermosa Beach does hereby resolve and order as follows:

Section 1. An application was filed by Agar Incorporated owner of real property located at 1042 7th Street, seeking approval of a Conditional Use Permit, Precise Development Plan, and Vesting Tentative Parcel Map #26957 for a two-unit condominium project.

Section 2. The Planning Commission conducted a duly noticed public hearing to consider the subject application on November 19, 2002, at which testimony and evidence, both written and oral, was presented to and considered by the Planning Commission

Section 3. Based on evidence received at the public hearing, the Planning Commission makes the following factual findings:

1. The applicant is proposing to demolish the existing single-family dwelling on the property, and develop a two-unit residential condominium project.
2. The subject property proposed for condominium development contains 5,200 square feet, is designated Medium Density Residential on the General Plan Map, and designated R-2B Limited Multiple Family Residential on the Zoning Map.

Section 4. Based on the foregoing factual findings, the Planning Commission makes the following findings pertaining to the application for a Precise Development Plan, Conditional Use Permit, Vesting Tentative Parcel Map:

1. The map is consistent with applicable general and specific plans;
2. The site is zoned R-2B and is physically suitable for the type and density of proposed development;
3. The subdivision or types of improvements are not likely to cause serious public health problems;
4. The subdivision or type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision;

1 5. Design of the proposed subdivision is compatible and consistent with applicable elements of
2 the City's General Plan, and is compatible with the immediate environment;

3 6. The project, as conditioned, will conform to all zoning and condominium laws and criteria and
4 will be compatible with neighboring residential properties;

5 7. The project is Categorically Exempt from the requirement for an environmental assessment,
6 pursuant to the California Environmental Quality Act Guidelines, Sections 15303(b) and 15315 with the
7 finding that the project is in an area with available services.

8 Section 5. Based on the foregoing, the Planning Commission hereby approves the subject
9 Conditional Use Permit, Precise Development Plan, and Vesting Tentative Parcel Map subject to the
10 following **Conditions of Approval:**

11 **1. The development and continued use of the property shall be in conformance with
12 submitted plans, including landscape plans, received and reviewed by the Planning
13 Commission at their meeting of November 19, 2002, revised in accordance with the
14 conditions below.**

15 a) **More architectural treatments and articulation shall be added to the building
16 elevations.**

17 b) **All stairs within the required side yards shall comply with Section 17.46.110 of
18 the Hermosa Beach Zone Code, and shall be correctly shown on plans.**

19 c) **The trash areas for both units shall be centrally located between the garages in
20 the east side yard at the same grade as the garages. Otherwise the trash areas
21 shall comply with Section 8.12.220 of the Hermosa Beach Municipal Code.**

22 **2. The project shall meet all requirements of the Condominium Ordinance.**

23 a) **Each unit shall have the minimum 200 cubic feet of storage space and plans shall
24 clearly denote storage space and the location of the FAU and vacuum canister, if
25 provided.**

26 b) **Covenants, Conditions, and Restrictions in compliance with the Condominium
27 Ordinance shall be submitted to the Community Development Department for
28 review and approval prior to the issuance of building permits.**

29 c) **Proof of recordation of approved CC & R's shall be submitted to the Community
Development Director six (6) months after recordation of the Final Map.**

d) **Requirements of Section 17.22.060(G) & (H) shall be shown on structural plans
and reviewed at the time of Building Division plan check.**

**3. There shall be compliance with all requirements of the Public Works Department and
Fire Department.**

**4. Two copies of a final landscaping plan indicating size, type, and quantity of plant
materials to be planted shall be submitted to the Community Development Department,**

1 **Planning Division for review and approval prior to the issuance of Building Permits,**
2 **consistent with landscape plans submitted to the Planning Commission, which shall also**
3 **include the following:**

- 4 a) **Landscaping shall be provided in available yard areas as shown on submitted**
5 **plans. At least two trees a minimum 36" box size shall be provided.**
6 b) **An automatic landscape sprinkler system shall be provided, and shall be shown**
7 **on plans. (building permits are required)**

8 **5. Architectural treatment shall be as shown on building elevations and site and floor**
9 **plans.**

10 a) **Precise building height shall be reviewed at the time of plan check.**

11 **6. Any satellite dish antennas and/or similar equipment shall comply with the requirements**
12 **of Section 17.46.240 of the Zoning Ordinance.**

13 **7. The address of each condominium unit shall be conspicuously displayed on the street**
14 **side of the buildings with externally or internally lit numbers and the method for**
15 **illumination shall be shown on plans. Addressing numbering and display subject to**
16 **approval by the Community Development Department.**

17 **8. Roll-up Automatic garage doors shall be installed on all garage door openings.**

18 **9. Two copies of final construction plans, including site, elevation and floor plans, which**
19 **are consistent with the conditions of approval of this conditional use permit, shall be**
20 **reviewed and approved by the Planning Division for consistency with Planning**
21 **Commission approved plans prior to the submittal to the Building Division for Plan**
22 **Check.**

- 23 a) **If the drainage of surface waters onto the property requires a sump pump to**
24 **discharge said waters onto the street, the property owner(s) shall record an**
25 **agreement to assume the risk associated with use and operation of said sump**
26 **pump; release the City from any liability; and indemnify the City regarding**
27 **receipt of surface waters onto the property**

28 **10. Prior to the submittal of structural plans to the Building Division for Plan Check an**
29 **Acceptance of Conditions affidavit shall be filed with the Planning Division of the**
30 **Community Development Department stating that the applicant/property owner is**
31 **aware of, and agrees to accept, all of the conditions of this grant.**

32 **11. Prior to approval of the Final Map, and prior to issuance of a Certificate of Occupancy,**
33 **outstanding assessments must either be paid in full or apportioned to any newly created**
34 **parcels. Notice of same shall be provided to the Community Development Director.**
35 **Assessment payoff amounts may be obtained by calling the City's Assessment**
36 **Administrator at (800) 755-6864. Applications for apportionment may be obtained in the**
37 **Public Works Department.**

38 **12. The Conditional Use Permit, and Precise Development Plan shall be null and void**
39 **eighteen months from the date of approval unless building permits have been obtained,**
40 **and approval of the Vesting Tentative Parcel Map shall become null and void twenty-**
41 **four months from the date of approval unless the map is finalized and the project**

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implemented. The applicant may apply in writing for an extension of time to the Planning Commission prior to the dates of expiration.

13. Prior to issuance of a building permit, abutting property owners and residents within 100 feet shall be notified of the anticipated date for commencement of construction.

a) The form of the notification shall be provided by the Planning Division of the Community Development Department.

b) Building permits will not be issued until the applicant provides an affidavit certifying mailing of the notice.

Section 6. Pursuant to the Code of Civil Procedure Section 1094.6, any legal challenge to the decision of the Planning Commission, after a formal appeal to the City Council, must be made within 90 days after the final decision by the City Council.

VOTE: AYES: Hoffman, Kersenboom, Perrotti, Pizer, Tucker
 NOES: None
 ABSTAIN: None
 ABSENT: None

CERTIFICATION

I hereby certify the foregoing Resolution P.C. 02-53 is a true and complete record of the action taken by the Planning Commission of the City of Hermosa Beach, California, at their regular meeting of January 21, 2003.

Ron Pizer, Chairman

Sol Blumenfeld, Secretary

January 21, 2003

Date

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