

**CITY OF HERMOSA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT**

MEMORANDUM

Date: March 13, 2003

To: Honorable Chairman and Members of the Planning Commission

From: Sol Blumenfeld, Director,
Ken Robertson, Associate Planner
Community Development Department

Subject: Condominium 02-15 and Precise Development Plan 02-19
538 Manhattan Avenue

Recommendation

To approve the plans as revised and adopt the attached resolution.

The Planning Commission heard the subject case at the November 19, 2002 meeting, and moved to have the plans and final resolution amended to include changes discussed at that meeting. Pursuant to the discussion at that hearing, the applicant has submitted revised plans to differentiate the project from an identical project located on the adjacent property to the south by reversing the front elevation and floor plan to create mirror image of the adjacent project rather than an identical project. The applicant is proposing to reverse the image rather than providing different eaves and railing details as discussed at the meeting.

Attachments

1. Proposed Resolution
2. Minutes 11/19/02

P.C. RESOLUTION 02-54

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 #26814 FOR A TWO-UNIT CONDOMINIUM PROJECT, AT 538 AND 540 MANHATTAN AVENUE, LEGALLY DESCRIBED AS LOT 16, TRACT 1074.

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

Section 1. An application was filed by Robert S. Corry owner of real property located at 538 and 540 Manhattan Avenue, seeking approval of a Conditional Use Permit, Precise Development Plan, and Vesting Tentative Parcel Map #26814 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, and March 18, 2003 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 two dwellings on the property, and develop a two-unit residential condominium project.

2. The subject property proposed for condominium development contains 2,900 square feet, is designated High Density Residential on the General Plan Map, and designated R-3 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-3 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;

1 4. The subdivision or type of improvements will not conflict with easements,
2 acquired by the public at large, for access through or use of property within the proposed
3 subdivision;

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

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

8 7. The project is Categorically Exempt from the requirement for an environmental
9 assessment, pursuant to the California Environmental Quality Act Guidelines, Sections
10 15303(b) and 15315 with the finding that the project is in an area with available services.

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

14 **1. The development and continued use of the property shall be in conformance
15 with submitted plans, including landscape plans, received and reviewed by the
16 Planning Commission at their meeting of March 18, 2003, revised in
17 accordance with the conditions below.**

- 18 a) **A minimum 100 square feet of open space shall be provided adjacent to
19 the primary living area for each unit, and shall be at least 50% open to
20 the sky in compliance with Section 17.12.080 of the Zoning Ordinance.**
21 b) **Final Plans shall properly locate and identify maximum and proposed
22 heights at the critical points on the roof plan.**

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

- 24 a) **Each unit shall have the minimum 200 cubic feet of storage space and plans
25 shall clearly denote storage space and the location of the FAU and vacuum
26 canister, if provided.**
27 b) **The minimum wall insulation rating between units shall be 52 STC, and
28 shall be clearly noted on submitted plans.**
29 c) **Covenants, Conditions, and Restrictions in compliance with the
30 Condominium Ordinance shall be submitted to the Community
31 Development Department for review and approval prior to the issuance of
32 building permits.**
33 d) **Proof of recordation of approved CC & R's shall be submitted to the
34 Community Development Director six (6) months after recordation of the
35 Final Map.**
36 e) **Requirements of Section 17.22.060(G) & (H) shall be shown on structural
37 plans and reviewed at the time of Building Division plan check.**

- 1 **3. There shall be compliance with all requirements of the Public Works**
2 **Department and Fire Department.**
- 3 **4. Two copies of a final landscaping plan indicating size, type, and quantity of**
4 **plant materials to be planted shall be submitted to the Community**
5 **Development Department, Planning Division for review and approval prior to**
6 **the issuance of Building Permits, consistent with landscape plans submitted to**
7 **the Planning Commission, which shall also include the following:**
 - 8 **a) Landscaping shall be provided in available yard areas as shown on**
9 **submitted plans. At least two trees a minimum 36" box size shall be**
10 **provided.**
 - 11 **b) An automatic landscape sprinkler system shall be provided, and shall be**
12 **shown on plans.**
- 13 **5. Architectural treatment shall be as shown on building elevations and site and**
14 **floor plans.**
 - 15 **a) Precise building height shall be reviewed at the time of plan check, to the**
16 **satisfaction of the Community Development Director.**
- 17 **6. Any satellite dish antennas and/or similar equipment shall comply with the**
18 **requirements of Section 17.46.240 of the Zoning Ordinance.**
- 19 **7. The address of each condominium unit shall be conspicuously displayed on the**
20 **street side of the buildings with externally or internally lit numbers and the**
21 **method for illumination shall be shown on plans. Addressing numbering and**
22 **display subject to approval by the Community Development Department.**
- 23 **8. Roll-up Automatic garage doors shall be installed on all garage door openings.**
- 24 **9. Two copies of final construction plans, including site, elevation and floor**
25 **plans, which are consistent with the conditions of approval of this conditional**
26 **use permit, shall be reviewed and approved by the Planning Division for**
27 **consistency with Planning Commission approved plans prior to the submittal**
28 **to the Building Division for Plan Check.**
 - 29 **a) If the drainage of surface waters onto the property requires a sump pump to**
30 **discharge said waters onto the street, the property owner(s) shall record an**
31 **agreement to assume the risk associated with use and operation of said**
32 **sump pump; release the City from any liability; and indemnify the City**
33 **regarding receipt of surface waters onto the property**
- 34 **10. Prior to the submittal of structural plans to the Building Division for Plan**
35 **Check an Acceptance of Conditions affidavit shall be filed with the Planning**
36 **Division of the Community Development Department stating that the**
37 **applicant/property owner is aware of, and agrees to accept, all of the**
38 **conditions of this grant.**
- 39 **11. Prior to approval of the Final Map, and prior to issuance of a Certificate of**
40 **Occupancy, outstanding assessments must either be paid in full or apportioned**

to any newly created parcels. Notice of same shall be provided to the Community Development Director. Assessment payoff amounts may be obtained by calling the City's Assessment Administrator at (800) 755-6864. Applications for apportionment may be obtained in the Public Works Department.

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

CERTIFICATION

I hereby certify the foregoing Resolution P.C. 02-54 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 March 18, 2003.

Ron Pizer, Chairman

Sol Blumenfeld, Secretary

Date

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