

July 8, 2003

**Honorable Chairman and Members of the
Hermosa Beach Planning Commission**

**Regular Meeting of
July 15, 2003**

SUBJECT: ZONE CHANGE 03-1
CONDOMINIUM 03-6
PRECISE DEVELOPMENT PLAN 03-4
VESTING TENTATIVE PARCEL MAP #27161

LOCATION: 603 THIRD STREET

APPLICANT: SUSAN SCOTT
603 THIRD STREET
HERMOSA BEACH, CA 90254

REQUESTS: ZONE CHANGE FROM M-1 (LIGHT MANUFACTURING) TO R-2 (TWO-FAMILY RESIDENTIAL) AND THE DEVELOPMENT OF A TWO-UNIT CONDOMINIUM PROJECT

Recommendation

To recommend City Council approval of the Zone Change by adopting the attached resolution.

Direct staff as deemed appropriate in regard to the condominium project plans prepared by the applicant rather than a design professional from the following options:

1. Approve the condominium plans as submitted, and direct staff to return with a resolution for approval at the next meeting.
2. Continue the hearing to give the applicant the opportunity to improve the elevation and rendering to clarify design intent and ensure the project submittal is consistent with Commission's standards for review.
3. Direct the applicant to hire a design professional to complete the architectural plans.

Background

PROJECT INFORMATION

| | |
|------------------------------|--|
| GENERAL PLAN: | Medium Density Residential |
| ZONING: | M-1 (proposed for change to R-2) |
| LOT AREA: | 5,160 Square Feet |
| UNITS ALLOWED IF R-2 ZONE: | 2 |
| NUMBER OF UNITS PROPOSED: | 2 |
| PROPOSED SQUARE FOOTAGE: | 2,566 and 2,709 Square Feet |
| EXISTING USES: | Two dwelling units |
| ENVIRONMENTAL DETERMINATION: | Negative Declaration Recommended (Initial Study on file) |

The property is currently developed with a two older single story houses. The property is located on the corner of Ardmore Avenue and Third Street and is one of the last remaining properties in this segment of Ardmore Avenue that retains M-1 zoning inconsistent with the Medium Density General Plan designation. The proposed change to R-2 would make the zoning consistent with the General Plan.

The Staff Environmental Review Committee, at their meeting of April 10, 2003, recommended an environmental negative declaration for the proposed Zone Change.

Analysis

ZONE CHANGE

The applicant is proposing the zone change in order to develop the property residentially and make the Zoning Map consistent with the General Plan Map. The request involves one lot that the applicant owns on the corner of Ardmore and Third Street. Two other M-1-zoned parcels remain on this block, including the adjacent property to the south with is currently improved with a commercial/manufacturing building and a lot containing a residence on Third Street. In 1997, staff suggested the City initiate rezoning properties between 1st Place and 5th Street along Ardmore, which are inconsistent with the Medium Density Residential General Plan designation. Based on City Council direction in regards to these inconsistent areas, rather than initiating any General Plan Amendments or Zone Changes, the City will consider requests initiated by property owners on a case-by-case basis. There are currently 49 parcels zoned M-1 in the City, and 10 remaining parcels in this area along Ardmore Avenue with a Medium Density Residential General Plan designation.

PRECISE DEVELOPMENT PLAN / CONDITIONAL USE PERMIT

The owner/applicant has prepared plans which are not well developed and are not consistent with the customary submittal standards for Commission review. Most plan submittals for the Commission are prepared by a design professional familiar with the techniques for indicating all of the relevant construction and development information necessary for the Commission to make an informed decision about a project, and for the building to be ultimately constructed in conformance with the plans as approved by the Commission. The Commission previously rejected plans for a single-family nonconforming remodel project developed by the applicant that were poorly drawn and directed staff to work with the applicant to facilitate the preparation of plans. This necessitated six hours of staff time. Staff has also spent time assisting the applicant with the current submittal by reviewing and correcting basic information on the plans, but unfortunately they are still rudimentary, lack sufficient project information, and provide relatively little design intent or design details. Rather than rejecting the plans at the staff level, staff is requesting direction on whether the Commission would prefer directing the owner to seek the services of a design professional now to complete the project plans, with the understanding that the project is supported in concept.

The plan submittal indicates a project consisting of two units, connected by a deck on the first floor. The two buildings will be accessed separately from Third Street and Ardmore Avenue. Each unit contains two stories above a basement, and Unit A includes a roof deck. Each unit contains a two-car garage with access via its own driveway on Third Street and Ardmore Avenue. Guest parking is provided at the end of driveways for each unit. No on street parking will be lost on Ardmore Avenue as the new curb cut will enlarge one currently in this location without impact the number of street parking

spaces. Along Third Street the new curb cut will reduce the available curb parking and may result in the loss of one parking space, which is compensated for on site.

The project generally complies with the R-2 requirements of the Zoning Ordinance. Lot coverage calculates to be 60%, to comply with the maximum of 65%. All required yards are provided and sufficient open space is supplied for each unit and for the total project. A substantial portion of the required private open space for each unit is provided directly accessible to first story living areas (over 200 square feet) with the balance of open space provided either on second floor balconies or a roof deck. The structures are proposed to comply with the 30-foot height limit, as measured from existing corner point elevations and existing grade.

Sufficient landscaping is provided, as shown in the separate landscape plan. This includes retaining trees and planting a landscaped strip on the Ardmore street frontages, and providing two 36" box queen palms.

The owner/applicant prepared the plans for the project and also intends to construct the project as an "owner/builder." The applicant is neither a licensed architect, nor a licensed contractor. This approach is unusual for a condominium project of this scale and scope, for which the Commission is accustomed to reviewing professionally drawn plans with distinct and clear architectural styles, designed for residential developers. The plans for past projects are not always prepared by licensed architects, but at a minimum have been prepared by professional designers. The Commission should consider whether its appropriate for an individual homeowner without the same level of design and construction experience to design a project like this which is clearly intended to be speculative.

Section 17.22.030 through 17.22.060 of the Zoning Ordinance provide a supplemental set of standards for the review of condominium projects intended to promote a higher quality of development. These standards of review, among other things, call for "architectural unity and harmony;" a "high level of safety, compatibility and quality of the design of buildings, parking areas, landscaping," and a "comprehensive and integrated design." While the applicant has worked with staff to prepare complete plans for acceptance by the City and compliance with the basic standards of the Zoning Ordinance, it is questionable whether the plans demonstrate this higher standard of quality expected for multiple unit condominiums projects. The elevations and rendering do not show any clear architectural style, and do not adequately depict a level of design quality that achieves unity or integrated design within the buildings or the project.

CONCUR:

Ken Robertson
Senior Planner

Sol Blumenfeld, Director
Community Development Department

Attachments
1. Resolution

2. Location Map
3. Photographs
4. Residential Zoning Analysis/Height calculations_

zc603-3rdStreet

603 3rd Street



3rd Street side



Ardmore Ave. side

P.C. RESOLUTION 03-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH, CALIFORNIA, TO RECOMMEND A ZONE CHANGE FROM M-1 (LIGHT MANUFACTURING) TO R-2 (TWO-FAMILY RESIDENTIAL) AND ADOPTION OF A MITIGATED ENVIRONMENTAL NEGATIVE DECLARATION FOR THE PROPERTY LOCATED AT 603 3RD STREET (ON THE NORTHEAST CORNER OF THIRD STREET AND ARDMORE AVENUE LEGALLY DESCRIBED AS A PORTION OF LOTS 44, 45 & 46, WALTER RANSOM CO'S VENABLE PLACE

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

Section 1. An application was filed by Susan Scott owner of real property at 603 3rd Street seeking to amend the Zoning Map.

Section 2. The Planning Commission conducted a duly noticed de novo public hearing to consider the application for a Zone Change on July 15, 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 requested change to R-2 will make the zoning for the subject property consistent with the General Plan designation of Medium Density Residential.
2. Surrounding properties to the north, east and south are designated Medium Density Residential on the General Plan and Zoned R-2, with the exception of one adjacent lot immediately to the north which is not included in this request, which would remain M-1 zoned. Properties to the west are designation Low Density Residential, and zoned R-1.

Section 4. Based on the foregoing factual findings, the Planning Commission makes the following findings pertaining to the Zone Change

1. The Zone Change will bring the subject property into consistency with the General Plan for the City.
2. The subject property to be redesignated is appropriate for residential use as it is abutted by residential uses and located in an area, which is predominantly residential in character. A residential use of the subject properties will be more compatible to surrounding residential uses than a potentially more

1 intensive light manufacturing or commercial use. The residential use of the property will provide
2 property tax benefits and will not unduly strain city services.

3 3. The Planning Commission concurs with the Staff Environmental Review Committee's
4 recommendation, based on their Environmental Assessment/Initial Study, that this project will result in a
5 less than significant impact on the environment, and therefore qualifies for a Mitigated Negative
6 Declaration.

7 Section 4. Based on the foregoing, the Planning Commission hereby recommends that the City
8 Council amend the City's Official Zoning Map as follows:

9 1. Amend the Zoning Map by changing the properties, as described below and shown on the
10 attached map, from M-1 (Light Manufacturing) to R-2 (Two-Family Residential):
11 603 Third Street, legally described as a portion of lots 44, 45, and 46 Walter Ransom Co's
12 Venable Place.

13 VOTE: AYES:
14 NOES:
15 ABSENT:
16 ABSTAIN:

17
18 **CERTIFICATION**

19 I hereby certify the foregoing Resolution P.C. 03- is a true and complete record of the action taken by
20 the Planning Commission of the City of Hermosa Beach, California, at their regular meeting of July 15,
21 2003

22 _____
23 Peter Hoffman, Chairman

24 _____
25 Sol Blumenfeld, Secretary

26 _____ Date

27 zcreso603-3rd