

August 12, 2003

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

**Regular Meeting of
August 19, 2003**

CONTINUED FROM THE JULY 15, 2003 MEETING

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.

Approve the Condominium, Precise Development Plan, and Vesting Tentative Parcel Map subject to the conditions as contained in the attached Resolution

Background

At the July 15, 2003 meeting the Planning Commission expressed support for the proposed Zone Change, but continued the hearing because of concerns about the design and appearance of the condominium project as depicted on the elevations and rendering. The Commission directed the applicant to return with enhanced building elevations and rendering to clearly show the design intent.

Analysis

To respond to the concerns of the Commission and other discussions at the meeting, the applicant has obtained the assistance of a design professional to complete the project plans. The overall project layout and scope, including the site plan, and floor plans have not changed, but have been more fully developed and delineated. The elevations have been enhanced pursuant to Commission direction and include more details allowing the Commission to make a more informed decision on the merits of the project, and its compliance with the condominium ordinance. While the buildings still do not seem to represent any particular design style, the plans clearly show window trim with smooth stucco to contrast with smooth stucco on the rest of the buildings; decorative wrought iron railing; stucco columns; a variety of window types; and concrete shingles. As indicated at the previous hearing, the project complies with the requirements of the R-2 zone.

P.C. RESOLUTION 03-

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 #27161 FOR A TWO-UNIT CONDOMINIUM PROJECT, AT 603 THIRD STREET, LEGALLY DESCRIBED AS PORTIONS OF LOT 44, 45, AND 46 WALTER RANSM 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 located at 603 Third Street, 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 July 15, and August 19, 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 5,160 square feet, and is designated Medium Density Residential on the General Plan Map, and the Planning Commission recommending a Zone Change from M-1 to R-2 Two-Family Residential on the Zoning Map, which is subject to final City Council approval.

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 physically suitable for the type and density of proposed development, and the R-2 zoning designation is pending;

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;

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, and August 19, 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 **CERTIFICATION**

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

21 _____
22 Peter Hoffman, Chairman

23 _____
24 Sol Blumenfeld, Secretary

25 _____ Date

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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 contingent upon
10 City Council approval of the Zone Change request from M-1 to R-2, and subject to the following
11 **Conditions of Approval:**

12 **1. The development and continued use of the property shall be in conformance with**
13 **submitted plans, including landscape plans, received and reviewed by the Planning**
14 **Commission at their meeting of August 19, 2003, revised in accordance with the**
15 **conditions below.**

16 a) **The open space deck areas adjacent to primary living space in each unit shall**
17 **have a maximum 36" high decorative rail, or stucco wall on the outside wall of**
18 **each deck and a maximum 6-foot high fence or wall separating the two decks.**
19 **The plans shall specify the materials for this railing or wall, and for the**
20 **maximum 6-foot high wall that separates to two decks.**

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

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

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

28 c) **Proof of recordation of approved CC & R's shall be submitted to the Community**
29 **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.

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

32 **4. Two copies of a final landscaping plan indicating size, type, and quantity of plant**
33 **materials to be planted shall be submitted to the Community Development Department,**
34 **Planning Division for review and approval prior to the issuance of Building Permits,**
35

1 consistent with landscape plans submitted to the Planning Commission, which shall also
2 include the following:

- 3 a) Landscaping shall be provided in available yard areas as shown on submitted plans.
4 At least two trees a minimum 36" box size shall be provided.
5 b) An automatic landscape sprinkler system shall be provided, and shall be shown or
6 noted on plans.

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

- 9 a) Precise building height shall be reviewed at the time of plan check, to the
10 satisfaction of the Community Development Director.

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 pump;
26 release the City from any liability; and indemnify the City regarding receipt of
27 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
Community Development Department stating that the applicant/property owner is
aware of, and agrees to accept, all of the conditions of this grant.

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

36 12. The Conditional Use Permit, and Precise Development Plan shall be null and void
37 eighteen months from the date of approval unless building permits have been obtained,
38 and approval of the Vesting Tentative Parcel Map shall become null and void twenty-
39 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.

14. A geotechnical report defining and delineating any seismic hazard shall be submitted prior to issuance of building permits, with any mitigation measures incorporated into building plans.

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. 03- 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.

Peter Hoffman, Chairman

Sol Blumenfeld, Secretary

August 19, 2003

Date

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One design issue to consider is whether the decks between the buildings can be considered as open on two sides to qualify as open space under the Zoning Ordinance. The applicant has modified the decks, which provide the usable open space next to the living rooms, to provide a 36" high wrought iron railing on the outside of the decks to match the rest of the building (sheet SP on the plans). The 6-foot barrier between the two decks is probably acceptable for privacy reasons, but should also be constructed of a material compatible with the building. With these changes the decks would at least be open above the low rail on one side, and above the 6-foot wall on the other.

CONCUR:

Ken Robertson
Senior Planner

Sol Blumenfeld, Director
Community Development Department

Attachments
1. Resolutions

zc603-3rdStreet