

P.C. RESOLUTION 03-39

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT, PRECISE DEVELOPMENT PLAN, AND VESTING TENTATIVE TRACT MAP #54429 FOR A SEVEN-UNIT CONDOMINIUM PROJECT, AND ADOPTION OF A NEGATIVE DECLARATION AT 2006, 2014 & 2024 PACIFIC COAST HIGHWAY, LEGALLY DESCRIBED AS LOTS 4, 5 & 6, TRACT 8476

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

Section 1. An application was filed by the 2024 PCH, HB, Limited Partnership, owner of real property located at 2006, 2014 and 2024 Pacific Coast Highway, seeking approval of a Conditional Use Permit, Precise Development Plan, and Vesting Tentative Tract Map #54429 for a seven-unit condominium project.

Section 2. The Planning Commission conducted a duly noticed public hearing to consider the subject application on 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 three single-family dwellings on the property, and develop a seven-unit residential condominium project.

2. The subject property proposed for condominium development contains 13,188 square feet, is designated Medium Density Residential on the General Plan Map, and designated R-2 Two Family Residential on the Zoning Map.

3. The criteria of Hermosa Beach Municipal Code Section 17.58.030(C) for denial of a Precise Development Plan are not applicable. In making this finding, the Planning Commission has determined that:

a. The project will not substantially depreciate property values in the vicinity, or interfere with the use or enjoyment of property in such area, because of excessive dissimilarity or inappropriateness of design in relation to the surrounding vicinity.

b. The project will not have significant environmental adverse impacts.

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 Tract Map:

1. The map is consistent with applicable general and specific plans;

2. The site is zoned R-2 and is physically suitable for the type and density of proposed development;

- 1 3. The subdivision or types of improvements are not likely to cause serious public health problems;
- 2 4. The subdivision or type of improvements will not conflict with easements, acquired by the public
3 at large, for access through or use of property within the proposed subdivision;
- 4 5. Design of the proposed subdivision is compatible and consistent with applicable elements of the
5 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 criteria and
7 will be compatible with neighboring residential properties;
- 8 7. The Planning Commission concurs with the Staff Environmental Review Committee's
9 recommendation, based on their environmental assessment/initial study, that this project will result in a less
10 than significant impact on the environment, and therefore qualifies for a Negative Declaration.

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

- 14 **1. The development and continued use of the property shall be in conformance with
15 submitted plans, including landscape plans, received and reviewed by the Planning
16 Commission at their meeting of August 19, 2003, revised in accordance with the
17 conditions below.**
- 18 a) **Maximum driveway slope shall be 12.5%. Finish grade elevations at the garage
19 entrances and driveway edges shall be shown on revised plans to determine
20 compliance.**
- 21 b) **All buildings shall comply with the minimum yard setback requirements. The front
22 yard setback shall be a minimum of 7.5 feet.**
- 23 c) **All parking spaces must meet minimum size and turning radius requirements.**
- 24 d) **The roof plan shall be revised to show the proper locations and height information
25 of the maximum height critical points on the roof.**
- 26 e) **Each unit shall have an individual trash receptacle storage area. The proposed
27 exterior trash enclosures shall be covered with trellis structures.**
- 28 f) **Pervious paving materials shall be used for all driveway and parking areas. The
29 type of pervious paving material used shall be at the applicant's discretion, so long
as it permits percolation of drainage.**
- 2. The project shall meet all requirements of the Condominium Ordinance.**
- a) **Each unit shall have the minimum 200 cubic feet of storage space and plans shall
clearly denote storage space and the location of the FAU and vacuum canister, if
provided.**
- b) **Covenants, Conditions, and Restrictions in compliance with the Condominium
Ordinance shall be submitted to the Community Development Department for review
and approval prior to the issuance of building permits.**

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- 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. **Tree trimming maintenance shall be performed on all trees planted on site to ensure tree plantings will not exceed the height of the buildings.**
- 4. **There shall be compliance with all requirements of the Public Works Department and Fire Department.**
- 5. **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, Planning Division for review and approval prior to the issuance of Building Permits, consistent with landscape plans submitted to the Planning Commission, which shall also include the following:**
 - a) **The landscaping plan shall be revised to show accurate placement, quantity and size of plant materials provided in available yard areas as required by the Planning Commission. At least seven trees a minimum 36" box size shall be provided.**
 - b) **An automatic landscape sprinkler system shall be provided, and shall be shown on plans. (building permits are required)**
- 6. **Architectural treatment shall be as shown on building elevations and site and floor plans.**
 - a) **Precise building height compliance shall be reviewed at the time of plan check, to the satisfaction of the Community Development Director.**
- 7. **Any satellite dish antennas and/or similar equipment shall comply with the requirements of Section 17.46.240 of the Zoning Ordinance.**
- 8. **The Conditional Use Permit and Precise Development Plan shall only be in effect after the lots comprising the project site are merged in accordance with Section 16.20.110 of the Subdivision Ordinance.**
- 9. **The address of each condominium unit shall be conspicuously displayed on the street side of the buildings with externally or internally lit numbers and the method for illumination shall be shown on plans. Addressing numbering and display subject to approval by the Community Development Department.**
- 10. **Roll-up Automatic garage doors shall be installed on all garage door openings.**
- 11. **Two copies of final construction plans, including site, elevation and floor plans, which are consistent with the conditions of approval of this conditional use permit, shall be reviewed and approved by the Planning Division for consistency with Planning Commission approved plans prior to the submittal to the Building Division for Plan Check.**
 - a) **If the drainage of surface waters onto the property requires a sump pump to discharge said waters onto the street, the property owner(s) shall record an agreement to assume the risk associated with use and operation of said sump pump; release the**

City from any liability; and indemnify the City regarding receipt of surface waters onto the property

12. Prior to the submittal of structural plans to the Building Division for Plan Check an 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.

13. Prior to approval of the Final Map, and prior to issuance of a Certificate of 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.

14. 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 Tract 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.

15. 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
NOES: Tucker
ABSTAIN: None
ABSENT: None

CERTIFICATION

I hereby certify the foregoing Resolution P.C. 03-39 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 August 19, 2003.

Peter Hoffman, Chairman

Sol Blumenfeld, Secretary

August 19, 2003
Date

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