

September 9, 2003

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

**Regular Meeting of
September 16, 2003**

SUBJECT: CONDOMINIUM 97-10 & PRECISE DEVELOPMENT PLAN 97-9
AMENDMENT

LOCATION: 927 17TH STREET

APPLICANT: GARY WIGODSKY
927 17TH STREET

REQUEST: AMENDMENT TO ADD A ROOF DECK TO AN EXISTING
CONDOMINIUM

Recommendations

To approve the request subject to conditions as contained in the attached Resolution.

Background

At the meeting of June 17, 1997, the Planning Commission approved a Conditional Use Permit, Precise Development Plan and Tentative Map for the subject 2-unit condominium project located at the north side of 17th Street between Pacific Coast Highway and Prospect Avenue. The Planning Commission heard this item at the July 15, 2003 meeting, and moved to continue the matter to the August 19, 2003 meeting because staff was concerned the submitted survey was inconsistent with the survey grades used to establish building height for the condominium project. Staff worked with the former surveying firm to find a copy of the original survey from 1997, but needed additional survey information showing the newer condominium buildings in relation to the property lines. The project was then continued until the September 16, 2003 meeting, at the request of the applicant, to allow additional time for the current surveying firm to complete the revised survey as requested by staff and directed by the Commission.

Analysis

The applicant has submitted a new survey showing the location of the newer condominium buildings in relation to the property lines in addition to verifying the current height elevation of the existing condominium buildings in relation to the original survey datum. The current surveying firm used the same elevation of an existing lead and tag placed by the former surveying firm to correlate the new grade in relation to what is considered unaltered grade prior to construction. The new survey shows the eastern property corners having elevations between a foot to 1.5 feet lower than the original and the western property corners having elevations between 3 inches to a foot higher than the original, which shows that the newer grade is flatter as interpolated between the elevations of the property corner points.

Based on the original survey datum, the proposed deck addition complies with the 30-foot height limit requirement for the R-2B zone. The applicant properly indicates the proposed and maximum height elevations at the critical height point on plans. Staff studied the plans and determined that the proposed roof deck is approximately 2.7 inches under the allowable height limit.

Otherwise the proposed deck addition complies with all zoning requirements, including open space and lot coverage. While the proposed roof deck modifies the architectural appearance of the existing rear building, the change does not appear to compromise the overall architectural appearance of the building.

CONCUR

Scott Lunceford
Associate Planner

Sol Blumenfeld, Director
Community Development Department

Attachments

1. Resolution
2. Height Calculation

Conamend927 (03-5) final

P.C. RESOLUTION 03-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT AMENDMENT TO AN EXISTING TWO-UNIT CONDOMINIUM TO ADD A NEW ROOF DECK ON THE REAR UNIT, AT 927 17TH STREET, LEGALLY DESCRIBED AS CONDOMINIUM UNIT 2 OF LOT 1, CONDOMINIUM PARCEL MAP 280-88

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

Section 1. An application was filed by Gary Wigodsky, owner of real property located at 927 17th Street, seeking approval of a Conditional Use Permit Amendment to an existing two-unit condominium to add a new roof deck on the rear unit.

Section 2. The Planning Commission conducted a duly noticed public hearing to consider the subject application on September 16, 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 add a 365 square foot roof deck on the rear unit in an existing two-unit condominium project;
2. Proposed access to the roof deck is by a single spiral staircase from an existing deck on the floor level below;
3. Design of the proposed addition is compatible and consistent with the existing condominium project.

Section 4. Based on the foregoing, the Planning Commission hereby approves the subject Conditional Use Permit, Precise Development Plan, and Vesting Tentative Parcel Map subject to the following **Conditions of Approval:**

- 1. The addition shall be in conformance with submitted plans received and reviewed by the Planning Commission at their meeting of September 16, 2003.**
- 2. The addition shall meet all requirements of the Condominium Ordinance.**
 - a) Proof of concurrence by the Condominium Association regarding the proposed changes shall be submitted prior to final building permit approval.**

- 1 3. Architectural treatment shall be as shown on plans and shall match existing exterior
2 materials of the building.
- 3 4. Prior to final permit approval, the property corner point datum from the original survey,
4 dated March 24, 1997, shall be used by a licensed land surveyor to determine the final
5 height of the proposed roof deck.
- 6 5. There shall be compliance with all requirements of the Public Works Department and
7 Fire Department.
- 8 6. Any satellite dish antennas and/or similar equipment shall comply with the requirements
9 of Section 17.46.240 of the Zoning Ordinance.
- 10 7. Two copies of final construction plans, including site, elevation and floor plans, which
11 are consistent with the conditions of approval of this conditional use permit amendment,
12 shall be reviewed and approved by the Planning Division for consistency with Planning
13 Commission approved plans prior to the submittal to the Building Division for Plan
14 Check.
 - 15 a) If the drainage of surface waters onto the property requires a sump pump to
16 discharge said waters onto the street, the property owner(s) shall record an
17 agreement to assume the risk associated with use and operation of said sump
18 pump; release the City from any liability; and indemnify the City regarding
19 receipt of surface waters onto the property.
- 20 8. Prior to the submittal of structural plans to the Building Division for Plan Check an
21 Acceptance of Conditions affidavit shall be filed with the Planning Division of the
22 Community Development Department stating that the applicant/property owner is
23 aware of, and agrees to accept, all of the conditions of this grant.
- 24 9. Prior to approval of the Final Map, and prior to issuance of a Certificate of Occupancy,
25 outstanding assessments must either be paid in full or apportioned to any newly created
26 parcels. Notice of same shall be provided to the Community Development Director.
27 Assessment payoff amounts may be obtained by calling the City's Assessment
28 Administrator at (800) 755-6864. Applications for apportionment may be obtained in the
29 Public Works Department.
- 30 10. The Conditional Use Permit Amendment shall be null and void eighteen months from
31 the date of approval unless building permits have been obtained. The applicant may
32 apply in writing for an extension of time to the Planning Commission prior to the date of
33 expiration.
- 34 11. Prior to issuance of a building permit, abutting property owners and residents within 100
35 feet shall be notified of the anticipated date for commencement of construction.
 - 36 a) The form of the notification shall be provided by the Planning Division of the
37 Community Development Department.
 - 38 b) Building permits will not be issued until the applicant provides an affidavit
39 certifying mailing of the notice.

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Section 5. 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 September 16, 2003.

Peter Hoffman, Chairman

Sol Blumenfeld, Secretary

Date
5) final

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