

October 15, 2003

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

**Regular Meeting of  
October 21, 2003**

SUBJECT: CONDOMINIUM 03-12  
PRECISE DEVELOPMENT PLAN 03-15  
VESTING TENTATIVE PARCEL MAP #060263

LOCATION: 406 OCEAN VIEW AVENUE

APPLICANT: VALERIE CLARK.  
P.O. BOX 886  
SILVERADO, CA 92676

REQUEST: TO ALLOW A TWO-UNIT DETACHED CONDOMINIUM

**Recommendations**

To approve the Conditional Use Permit, Precise Development Plan, and Vesting Tentative Parcel Map subject to conditions as contained in the attached Resolution.

**Background**

PROJECT INFORMATION:

GENERAL PLAN:	Medium Density Residential
ZONING:	R-2B
LOT SIZE:	4,349 Square Feet
EXISTING USE:	Dwelling Unit
PROPOSED SQUARE FOOTAGE:	Unit A: 2,774 square feet Unit B: 2,504 square feet
ENVIRONMENTAL DETERMINATION:	Categorically Exempt

The subject site is located on the east side of Ocean View Avenue between Third Street and Fourth Street, and slopes up steeply from the street.

**Analysis**

The project consists of two detached units, and each unit has two stories above a basement level. Each unit contains 3 bedrooms and a roof deck. The buildings are designed in a Contemporary/Mediterranean style of architecture, with exterior stucco finishes, stucco trim molding, banding, and tile roofing, and decorative wrought iron railings.

The garage for each unit is accessed from a common driveway and centrally located turn-around area. Required parking is provided in the two car garages, with one guest parking space provided at the end

of the driveway. The curb cut for the driveway replaces an existing wider curb cut in a different location and does not result in the loss of on-street parking.

All required yards are provided. The lot coverage calculates to be 64.9%, below the maximum of 65%. The proposed open space areas are provided within second story decks adjacent to the living rooms and on the roof decks. The amount of open space provided in the second floor decks adjacent to the primary living space is 200 square feet and 130 square feet, to comply with the requirement that 100 square feet be located adjacent to primary living areas. The balance of open space is provided in roof decks, and a first floor decks, yielding a total of 300 square feet for unit 1 and 322 square feet for unit 2 to comply with the minimum requirement of 300 square feet per unit.

The height of the proposed structure is under the 30-foot height limit as measured from existing grade interpolated from corner point elevations, as indicated on the roof plan at the critical points.

The landscape plans provide sufficient landscaping in available areas located in the front side and rear of the building. The plans include two specimen size 36" box palm trees. The plans also provide for decorative surface material in the driveway.

The proposed project is similar to two other condominium projects on the same side of Ocean Avenue approved by the Commission in 2000. Those projects also have 5-foot front setbacks with planters that step up from the sidewalk.

CONCUR:

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Ken Robertson,  
Senior Planner

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Sol Blumenfeld, Director  
Community Development Department

Attachments

1. Resolution
2. Location Map
3. Photographs
4. Zoning Check List and height calculation



Project Site – 406 Ocean Avenue



Nearby Condos on Ocean Avenue

**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 #060263 FOR A TWO-UNIT CONDOMINIUM PROJECT, AT 406 OCEAN AVENUE, LEGALLY DESCRIBED AS THE NORTHWEST 2 FEET AND NORTHEAST 50 FEET OF LOT 8 AND ALL OF LOT 8, GARDEN VIEW TRACT**

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

Section 1. An application was filed by the Valerie Clark, owner of real property located at 406 Ocean Avenue, seeking approval of a Conditional Use Permit, Precise Development Plan, and Vesting Tentative Parcel Map #060263 for a two-unit condominium project.

Section 2. The Planning Commission conducted a duly noticed public hearing to consider the subject application on October 21, 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 single-family dwelling on the property, and develop a two-unit residential condominium project.
2. The subject property proposed for condominium development contains 4,379 square feet, is designated Medium Density Residential on the General Plan Map, and designated R-2B Limited Two-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-2B 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;
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;

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 subject to the  
10 following **Conditions of Approval:**

- 11 **1. The development and continued use of the property shall be in conformance with**  
12 **submitted plans, including landscape plans, received and reviewed by the Planning**  
13 **Commission at their meeting of October 21, 2003, revised in accordance with the**  
14 **conditions below.**
- 15 **2. The project shall meet all requirements of the Condominium Ordinance.**
  - 16 **a) Each unit shall have the minimum 200 cubic feet of storage space and plans shall**  
17 **clearly denote storage space and the location of the FAU and vacuum canister, if**  
18 **provided.**
  - 19 **b) Covenants, Conditions, and Restrictions in compliance with the Condominium**  
20 **Ordinance shall be submitted to the Community Development Department for**  
21 **review and approval prior to the issuance of building permits.**
  - 22 **c) Proof of recordation of approved CC & R's shall be submitted to the Community**  
23 **Development Director six (6) months after recordation of the Final Map.**
  - 24 **d) Requirements of Section 17.22.060(G) & (H) shall be shown on structural plans and**  
25 **reviewed at the time of Building Division plan check.**
- 26 **3. There shall be compliance with all requirements of the Public Works Department and**  
27 **Fire Department.**
- 28 **4. Two copies of a final landscaping plan indicating size, type, and quantity of plant**  
29 **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 of plant materials**  
**provided in available yard areas as required by the Planning Commission. At least**  
**two 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)**

- 1 5. Architectural treatment shall be as shown on building elevations and site and floor  
2 plans.
- 3 a) Precise building height shall be reviewed at the time of plan check, to the  
4 satisfaction of the Community Development Director.
- 5 6. Any satellite dish antennas and/or similar equipment shall comply with the requirements  
6 of Section 17.46.240 of the Zoning Ordinance.
- 7 7. The address of each condominium unit shall be conspicuously displayed on the street  
8 side of the buildings with externally or internally lit numbers and the method for  
9 illumination shall be shown on plans. Addressing numbering and display subject to  
10 approval by the Community Development Department.
- 11 8. Roll-up Automatic garage doors shall be installed on all garage door openings.
- 12 9. Two copies of final construction plans, including site, elevation and floor plans, which  
13 are consistent with the conditions of approval of this conditional use permit, shall be  
14 reviewed and approved by the Planning Division for consistency with Planning  
15 Commission approved plans prior to the submittal to the Building Division for Plan  
16 Check.
- 17 a) If the drainage of surface waters onto the property requires a sump pump to  
18 discharge said waters onto the street, the property owner(s) shall record an  
19 agreement to assume the risk associated with use and operation of said sump pump;  
20 release the City from any liability; and indemnify the City regarding receipt of  
21 surface waters onto the property
- 22 10. Prior to the submittal of structural plans to the Building Division for Plan Check an  
23 Acceptance of Conditions affidavit shall be filed with the Planning Division of the  
24 Community Development Department stating that the applicant/property owner is  
25 aware of, and agrees to accept, all of the conditions of this grant.
- 26 11. Prior to approval of the Final Map, and prior to issuance of a Certificate of Occupancy,  
27 outstanding assessments must either be paid in full or apportioned to any newly created  
28 parcels. Notice of same shall be provided to the Community Development Director.  
29 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.

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**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. 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 October 21, 2003.

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Peter Hoffman, Chairman

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Sol Blumenfeld, Secretary

October 21, 2003  
Date

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