

October 14, 2003

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

**Regular Meeting of  
October 21, 2003**

SUBJECT: CONDOMINIUM 03-10  
PRECISE DEVELOPMENT PLAN 03-13  
VESTING TENTATIVE PARCEL MAP # 60478

LOCATION: 62 8<sup>TH</sup> STREET

APPLICANT: TOM CARSON  
810 SILVER SPUR ROAD, UNIT E  
ROLLING HILLS ESTATES, CA 90274

REQUEST: TO ALLOW A TWO-UNIT CONDOMINIUM

**Recommendations:**

Approve the project subject to the Conditions of Approval in the attached Resolution.

**Background**

PROJECT INFORMATION

|                              |  |
|------------------------------|--|
| GENERAL PLAN:                | High Density Residential                               |
| ZONING:                      | R-3  |
| LOT SIZE:                    | 2,848 Square Feet                                      |
| EXISTING USE:                | Single-Family Dwelling                                 |
| PROPOSED SQUARE FOOTAGE:     | Unit A: 2,731 Square Feet<br>Unit B: 1,842 Square Feet |
| PARKING REQUIRED:            | 4 Standard<br>1 Guest                                  |
| PARKING PROVIDED:            | 4 Standard<br>1 Guest                                  |
| ENVIRONMENTAL DETERMINATION: | Categorically Exempt                                   |

The subject site is located on the south side of 8<sup>th</sup> Street between Beach Drive and Hermosa Avenue.

**Analysis**

The proposed project consists of two attached units containing basements with two stories above. Each unit has three bedrooms. The front unit has and three and a half bathrooms, and the rear unit has and two and a half bathrooms. Each unit also has a roof deck. The building is designed in a modern style, with two different

colored smooth stucco finishes with some limestone veneer facing, flat tile roofs, and galvanized steel guardrails with tempered glass balusters.

The building is designed to comply with the height limit of 30 feet on the rear half of the lot and 25 feet on the front half of the lot as required for condominiums fronting on walk streets pursuant to Section 17.22.060 of the Zoning Ordinance. All required yards are provided.

Required parking is provided in ground floor two-car tandem garages for each unit with access to the alley. One guest parking space is provided for both units adjacent to the garages off the alley.

The project generally meets all the requirements of the Condominium Ordinance, except that the lot coverage calculates to be 65.9%, which is over the 65% maximum allowable. Open space for the rear unit is 279 square feet, which does not meet the minimum requirement of 300 square feet. Also, the front unit has a second floor deck adjacent to the primary living area that is more than 50% covered so that only 82 square feet counts as usable open space, which is less than the 100 square feet of open space required to be adjacent to the primary living areas. Staff believes these problems can be resolved as Conditions of Approval.

The plan provides for landscaping in the area available in front of the property in the landscaped area of the public right-of-way, including two 36-inch box Mexican Fan palm trees. However, the plans do not show an irrigation system for the proposed landscaping. The Conditions of Approval contain a standard requirement for irrigation of landscaped areas.

CONCUR:

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Scott Lunceford  
Associate Planner

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Sol Blumenfeld, Director  
Community Development Department

Attachments

1. Resolution
2. Location Map
3. Photographs
4. Residential Zoning Analysis/Height Calculation

CON62



62 8<sup>th</sup> Street

**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 #60478 FOR A TWO-UNIT CONDOMINIUM PROJECT, AT 62 8<sup>TH</sup> STREET, LEGALLY DESCRIBED AS LOT 15, BLOCK 8, HERMOSA BEACH 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 Tom Carson, owner of real property located at 62 8<sup>th</sup> Street, seeking approval of a Conditional Use Permit, Precise Development Plan, and Vesting Tentative Parcel Map #60478 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 2,848 square feet, is designated High Density Residential on the General Plan Map, and designated R-3 Multiple 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-3 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 a) **Trash facilities shall be provided for each unit.**

16 b) **The lot coverage shall be reduced to comply with the 65% maximum limitation.**

17 c) **Each unit shall have a minimum of 300 square feet of usable open space with a  
18 maximum 50% covered area.**

19 d) **Pursuant to Section 17.22.060 of the Zoning Ordinance, the building height in the  
20 front half of the lot (47.5 feet of the lot depth) shall not exceed 25 feet.**

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.**

30 d) **Requirements of Section 17.22.060(G) & (H) shall be shown on structural plans and  
31 reviewed at the time of Building Division plan check.**

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

34 **4. Two copies of a final landscaping plan indicating size, type, and quantity of plant  
35 materials to be planted shall be submitted to the Community Development Department,**

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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)
5. Architectural treatment shall be as shown on building elevations and site and floor plans.
- a) Precise building height shall be reviewed at the time of plan check, to the satisfaction of the Community Development Director.
6. Any satellite dish antennas and/or similar equipment shall comply with the requirements of Section 17.46.240 of the Zoning Ordinance.
7. 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.
8. Roll-up Automatic garage doors shall be installed on all garage door openings.
9. 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
10. 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.
11. 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.
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-

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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.

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.

\_\_\_\_\_  
Peter Hoffman, Chairman

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Sol Blumenfeld, Secretary

\_\_\_\_\_  
October 21, 2003  
Date

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