

October 14, 2003

**Honorable Chairman and Members of the  
Meeting of  
Hermosa Beach Planning Commission  
2003**

**Regular  
October 21,**

SUBJECT: CONDOMINIUM 03-11  
PRECISE DEVELOPMENT PLAN 03-14  
VESTING TENTATIVE PARCEL MAP #60281

LOCATION: 706 MONTEREY BOULEVARD

APPLICANT: LANCE LIBIANO  
534 GRAVELY COURT  
HERMOSA BEACH, CA 90254

REQUEST: TO ALLOW A TWO-UNIT CONDOMINIUM PROJECT

**Recommendations**

1. To approve the Conditional Use Permit, Precise Development Plan, and Vesting Tentative Parcel Map subject to conditions as contained in the attached Resolution;
2. Confirm that the property has a convex slope relative to height determination.

**Background**

PROJECT INFORMATION:

GENERAL PLAN:	High Density Residential
ZONING:	R-3
LOT SIZE:	3,100 Square Feet
EXISTING USE:	Single-Family Dwelling
PROPOSED SQUARE FOOTAGE:	Unit 1: 2,002 square feet Unit 2: 2,002 square feet
PARKING REQUIRED:	4 Standard 3 Guest
PARKING PROVIDED:	4 Standard 3 Guest
ENVIRONMENTAL DETERMINATION:	Categorically Exempt

The subject site is located on the east side of Monterey Boulevard between 6<sup>th</sup> Street and 8<sup>th</sup> Street.

**Analysis**

The project consists of two detached units containing basements with two stories above. Each unit has three bedrooms and three and a half bathrooms. The buildings are designed in a modern style, with smooth

stucco and wood siding finishes, standing seam sheet metal roofs, and stucco deck railings with metal guardrails.

Pursuant to the definition of building height, as set forth in Section 17.04.040 of the Zoning Ordinance, and the method of determining building height, as set forth in Section 17.46.015, the grade used for the height measurements is based on the surveyed elevations points at the property corners. The method for determining building height also allows consideration of other points for lots with “convex” contours. In these situations the grade of a lot may be based on a detailed survey, and points along the property line may be used to establish grade elevations in addition to the corner points. For the subject lot, the applicant is requesting consideration as a convex sloped lot, and is proposing alternative points for measuring height rather than the westerly corner points. This allows the building to be constructed with two stories above a basement with a slightly sloping roof line from the back of the lot to the top of the bank on existing grade noted on the survey as elevations 113.19 and 113.83 along the south and north property lines respectively. If a standard corner point interpolation is used the rear unit cannot be built with the proposed roof style. The applicant’s request may be reasonable given the existing condition of the slope, as the abrupt change from relatively flat to steeply sloping terrain down to the street appears to represent a convex slope condition following the natural topography in the area. However, the two-unit condominium project, approved by the Planning Commission at the April 20, 1999 meeting, was constructed on the southerly adjacent lot (644 & 646 Monterey Boulevard) without the use of a convex slope determination. Each unit in the adjacent project has two stories above a basement. Please note that the adjacent property used a standard corner point interpolation for height and the use of a convex slope was not requested. Without the convex slope determination the proposed project is 2.8 feet over the 30-foot maximum height limit at the critical point at the front of the rear unit.

The lot coverage calculates to be 65%, which is the maximum allowable. All required yards are provided. The proposed open space areas are provided on first and second story decks for the front unit, and on second story decks for the rear unit. The rear unit also has some open space in a patio area between the units. The amount provided meets the minimum requirement of 300 square feet, and each unit provides an adequately sized deck adjacent to the primary living area.

Required parking is provided in ground floor garages for each unit with direct access to Monterey Boulevard and Sunset Drive. The curb cut on Monterey Boulevard will cause the loss of two on-street parking spaces, which is accounted for with two extra guest parking spaces. Guest parking is provided for the front unit in front of the garages on both Monterey Boulevard and Sunset Drive. The guest parking on the driveway off Monterey Boulevard incorporates excess public right-of-way.

The driveway off Monterey Boulevard has a slope of 26%, which exceeds the 12.5% maximum limitation. The driveway off Sunset Drive has a 5% slope. Staff believes the slope problem can be resolved by lowering the finish floor elevation of the garage without compromising the project design or the height limit.

The plan provides for landscaping in the areas available in both side yards and on both sides of the front driveway, including three 36-inch box 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

Attachments

Sol Blumenfeld, Director  
Community Development Department

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

Con706



706 Monterey Blvd.

**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 #60281 FOR A TWO-UNIT CONDOMINIUM PROJECT, AT 706 MONTEREY BOULEVARD, LEGALLY DESCRIBED AS THE NORTHWEST 2 FEET AND NORTHEAST 50 FEET OF LOT 8 AND ALL OF LOT 9, TRACT 1072**

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

Section 1. An application was filed by the Lance Libiano, owner of real property located at 706 Monterey Boulevard, seeking approval of a Conditional Use Permit, Precise Development Plan, and Vesting Tentative Parcel Map #60281 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 3,100 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) **The survey shall be revised to label all property corner points.**

16           b) **The roof plan shall be revised to show the proper locations of the maximum height**  
17 **critical points on the roof, and include all property corner point elevations, and**  
18 **identify elevations and locations of the slope breaks on the north and south property**  
19 **lines.**

20           c) **The driveway on Monterey Boulevard shall have a maximum slope of 12.5%.**

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

3 a) The landscaping plan shall be revised to show accurate placement of plant materials  
4 provided in available yard areas as required by the Planning Commission. At least  
5 two trees a minimum 36" box size shall be provided.

6 b) An automatic landscape sprinkler system shall be provided, and shall be shown on  
7 plans. (building permits are required)

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

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

12 6. Any satellite dish antennas and/or similar equipment shall comply with the requirements  
13 of Section 17.46.240 of the Zoning Ordinance.

14 7. The address of each condominium unit shall be conspicuously displayed on the street  
15 side of the buildings with externally or internally lit numbers and the method for  
16 illumination shall be shown on plans. Addressing numbering and display subject to  
17 approval by the Community Development Department.

18 8. Roll-up Automatic garage doors shall be installed on all garage door openings.

19 9. Two copies of final construction plans, including site, elevation and floor plans, which  
20 are consistent with the conditions of approval of this conditional use permit, shall be  
21 reviewed and approved by the Planning Division for consistency with Planning  
22 Commission approved plans prior to the submittal to the Building Division for Plan  
23 Check.

24 a) If the drainage of surface waters onto the property requires a sump pump to  
25 discharge said waters onto the street, the property owner(s) shall record an  
26 agreement to assume the risk associated with use and operation of said sump pump;  
27 release the City from any liability; and indemnify the City regarding receipt of  
28 surface waters onto the property

29 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-  
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.

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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