

October 14, 2003

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

**Regular
October 21,**

SUBJECT: CONDOMINIUM 03-9
PRECISE DEVELOPMENT PLAN 03-12
VESTING TENTATIVE PARCEL MAP #60280

LOCATION: 817 6th STREET

APPLICANT: CHRISTOPHER NORMAN
1 PEARL STREET
REDONDO BEACH, CA 90277

REQUEST: TO ALLOW A TWO-UNIT CONDOMINIUM PROJECT

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: 7,268 Square Feet

EXISTING USE: Duplex

PROPOSED SQUARE FOOTAGE: Unit 1: 2,468 square feet
Unit 2: 2,468 square feet

PARKING REQUIRED: 4 Standard
2 Guest

PARKING PROVIDED: 4 Standard
2 Guest

ENVIRONMENTAL DETERMINATION: Categorically Exempt

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

Analysis

The project consists of two detached units containing basements with two stories above. Each unit has four bedrooms, four bathrooms, and roof decks. The buildings are designed in a modern style, with smooth stucco and stone veneer finishes, metal fascia and roofs, and stucco deck guardrails.

The building is designed to comply with the 30' maximum height limit, except that front portion of the parapet wall on the front unit exceeds the 30-foot height limit by approximately four inches. The parapet wall is a design element, and staff believes the height problem can be resolved as a Condition of Approval.

The lot coverage calculates to be 41%, which is under the 65% maximum allowable. All required yards are provided. The proposed open space areas for both units are provided on second story decks and yard areas between the units. The amount provided meets the minimum requirement of 300 square feet, and each unit provides adequately sized decks adjacent to the primary living areas.

Required parking is provided in ground floor garages for each unit with access to a common driveway. The curb cut on 6th Street will cause the loss of one on-street parking space, which is accounted for with an extra guest parking space. Guest parking is provided for both units at the rear end of the common driveway.

The project generally meets all the requirements of the Condominium Ordinance, except that no storage areas are shown in either unit to comply with the requirement of providing 200 cubic feet of storage space per unit. Staff believes the required storage space can be provided as overhead storage areas in the garage, and this issue can be resolved as a Condition of Approval.

The plan provides for landscaping in the areas available in the front, rear and west side yards, including four 36-inch box Washington Robusta 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:

Scott Lunceford
Associate Planner

Sol Blumenfeld, Director
Community Development Department

Attachments

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

Con817



817 6th 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 #60280 FOR A TWO-UNIT CONDOMINIUM PROJECT, AT 817 6TH STREET, LEGALLY DESCRIBED AS THE NORTHEAST 48.5 FEET OF THE SOUTHWEST 170.3 FEET OF LOT 7, BLOCK 85, SECOND ADDITION TO HERMOSA BEACH

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

Section 1. An application was filed by the Christopher Norman, owner of real property located at 817 6th Street, seeking approval of a Conditional Use Permit, Precise Development Plan, and Vesting Tentative Parcel Map #60280 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 duplex on the property, and develop a two-unit residential condominium project.

2. The subject property proposed for condominium development contains 7,268 square feet, is designated Medium Density Residential on the General Plan Map, and designated R-2B Limited 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-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 a) **The parapet wall on the front unit shall be relocated or redesigned to comply with**
16 **the allowable height limit.**

17 b) **The roof plan shall be revised to show the proper locations of the maximum height**
18 **critical points.**

19 **2. The project shall meet all requirements of the Condominium Ordinance.**

20 a) **Each unit shall have the minimum 200 cubic feet of storage space and plans shall**
21 **clearly denote storage space and the location of the FAU and vacuum canister, if**
22 **provided.**

23 b) **Covenants, Conditions, and Restrictions in compliance with the Condominium**
24 **Ordinance shall be submitted to the Community Development Department for**
25 **review and approval prior to the issuance of building permits.**

26 c) **Proof of recordation of approved CC & R's shall be submitted to the Community**
27 **Development Director six (6) months after recordation of the Final Map.**

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

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

4. 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:

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- 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-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.**

1 **13. Prior to issuance of a building permit, abutting property owners and residents within 100**
2 **feet shall be notified of the anticipated date for commencement of construction.**

3 a) **The form of the notification shall be provided by the Planning Division of the**
4 **Community Development Department.**

5 b) **Building permits will not be issued until the applicant provides an affidavit certifying**
6 **mailing of the notice.**

7 Section 6. Pursuant to the Code of Civil Procedure Section 1094.6, any legal challenge to the
8 decision of the Planning Commission, after a formal appeal to the City Council, must be made within 90
9 days after the final decision by the City Council.

10 VOTE: AYES:
11 NOES:
12 ABSTAIN:
13 ABSENT:

14 CERTIFICATION

15 I hereby certify the foregoing Resolution P.C. 03- is a true and complete record of the action taken by
16 the Planning Commission of the City of Hermosa Beach, California, at their regular meeting of October
17 21, 2003.

18 _____
19 Peter Hoffman, Chairman

20 _____
21 Sol Blumenfeld, Secretary

22 _____
23 October 21, 2003
24 Date

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