

November 5, 2003

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

**Regular
November 18,**

SUBJECT: CONDOMINIUM 03-13
PRECISE DEVELOPMENT PLAN 03-16
VESTING TENTATIVE PARCEL MAP #27099

LOCATION: 1016 & 1018 17th STREET

APPLICANT: VALLEY DUNES, INC.
1104 HIGHLAND AVENUE, SUITE K
MANHATTAN BEACH, CA 90266

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: 5,587 Square Feet

EXISTING USE: Duplex

PROPOSED SQUARE FOOTAGE: Unit 1: 3,281 square feet
Unit 2: 3,249 square feet

PARKING REQUIRED: 4 Standard
1 Guest

PARKING PROVIDED: 4 Standard
1 Guest

ENVIRONMENTAL DETERMINATION: Categorically Exempt

The subject site is located on the south side of 17th Street between Raymond Avenue and Prospect Avenue.

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, painted redwood fascia, raised wood window trim, and stucco and wood deck guardrails.

The building is designed to comply with the 30' maximum height limit, though the roof plan needs to be revised to show the proper locations of the maximum height critical points. The lot coverage calculates to be 61.2%, which is under the 65% maximum allowable. All required yards are provided, and the project includes a 10' front yard setback to be consistent with the prevailing setback for the block.

Required parking is provided in ground floor garages for each unit with access to a common driveway. The curb cut on 17th Street will not cause the loss of any on-street parking. Guest parking is provided for both units at the rear end of the common driveway. There is a discrepancy between the site plan and the east elevation drawing for the finish grade elevation at the bottom of the main driveway slope. The site plan shows a finish grade elevation of 86.5' at the bottom of the driveway slope, whereas the east elevation drawing shows a finish grade elevation of 86.0' at the same location. An elevation of 86.0' at that location will make the driveway slope exceed the 12.5% maximum allowable. Staff thinks the plans need to be consistent, and that this issue can be resolved as a Condition of Approval.

The project complies with open space requirements, except that the rear unit does not have enough usable open space to comply with the minimum requirement of 300 square feet. The front unit has open space provided on second story decks with enough square footage provided to meet the minimum requirement of 300 square feet. Each unit provides adequately sized decks adjacent to the primary living areas. The rear unit has open space provided on a second story deck and in an excess side yard area, which adds up to 270 square feet. The rear unit also has a 56 square-foot entry patio that does not qualify as open space because it is more than 50% covered by an eave. Staff believes one way the required open space can be provided is by reducing the eave over the rear unit's entry patio by 6 inches, thereby qualifying the patio as open space by reducing the coverage to the 50% maximum. This issue can be resolved as a Condition of Approval.

The project generally meets all the requirements of the Condominium Ordinance. Storage areas are shown in both units to comply with the requirement of providing 200 cubic feet of storage space per unit. The plan provides for landscaping in the areas available in the front, rear and side yards. However, the plans do not show any of the proposed trees as being mature size 36" box trees. The Conditions of Approval contain a standard requirement that one 36" box size tree shall be provided per unit.

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

Con1016

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| ZONING: | R-2B |
| LOT SIZE: | 5,587 Square Feet |
| EXISTING USE: | Duplex |
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| PARKING REQUIRED: | 4 Standard 1 Guest |
| PARKING PROVIDED: | 4 Standard 1 Guest |
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CONCUR:

Scott Lunceford
Associate Planner

Sol Blumenfeld, Director
Community Development Department

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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 #27099 FOR A TWO-UNIT CONDOMINIUM PROJECT, AT 1016 & 1018 17TH STREET, LEGALLY DESCRIBED AS LOT 14, J.M. FLOORES SUBDIVISION

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

Section 1. An application was filed by the Valley Dunes, Inc., owner of real property located at 1016 & 1018 17th Street, seeking approval of a Conditional Use Permit, Precise Development Plan, and Vesting Tentative Parcel Map #27099 for a two-unit condominium project.

Section 2. The Planning Commission conducted a duly noticed public hearing to consider the subject application on November 18, 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 5,587 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, and 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 November 18, 2003, revised in accordance with the**
14 **conditions below.**

15 a) Each unit shall have a minimum of 300 square feet of usable open space pursuant to
16 Section 17.14.080 of the Hermosa Beach Zoning Ordinance.

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

19 c) Maximum driveway slope shall be 12.5%. Finish grade elevations at the garage
20 entrances and along the driveway edges shall be consistently shown on revised
21 plans to determine compliance.

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

23 a) Each unit shall have the minimum 200 cubic feet of storage space and plans shall
24 clearly denote storage space and the location of the FAU and vacuum canister, if
25 provided.

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

29 c) Proof of recordation of approved CC & R's shall be submitted to the Community
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.

**3. There shall be compliance with all requirements of the Public Works Department and
Fire Department. Public Works Department requirements may include new street
pavement to centerline of street, curb, gutter and sidewalk along property frontage,
undergrounding of overhead utilities, and new sewer lateral.**

- 1 4. Two copies of a final landscaping plan indicating size, type, and quantity of plant
2 materials to be planted shall be submitted to the Community Development Department,
3 Planning Division for review and approval prior to the issuance of Building Permits,
4 consistent with landscape plans submitted to the Planning Commission, which shall also
5 include the following:
6
7 a) The landscaping plan shall be revised to show accurate placement of plant materials
8 provided in available yard areas as required by the Planning Commission. At least
9 two trees a minimum 36" box size shall be provided.
10
11 b) An automatic landscape sprinkler system shall be provided, and shall be shown on
12 plans. (building permits are required)
- 13 5. Architectural treatment shall be as shown on building elevations and site and floor
14 plans.
15
16 a) Precise building height shall be reviewed at the time of plan check, to the
17 satisfaction of the Community Development Director.
- 18 6. Any satellite dish antennas and/or similar equipment shall comply with the requirements
19 of Section 17.46.240 of the Zoning Ordinance.
- 20 7. The address of each condominium unit shall be conspicuously displayed on the street
21 side of the buildings with externally or internally lit numbers and the method for
22 illumination shall be shown on plans. Addressing numbering and display subject to
23 approval by the Community Development Department.
- 24 8. Roll-up Automatic garage doors shall be installed on all garage door openings.
- 25 9. Two copies of final construction plans, including site, elevation and floor plans, which
26 are consistent with the conditions of approval of this conditional use permit, shall be
27 reviewed and approved by the Planning Division for consistency with Planning
28 Commission approved plans prior to the submittal to the Building Division for Plan
29 Check.
30
31 a) If the drainage of surface waters onto the property requires a sump pump to
32 discharge said waters onto the street, the property owner(s) shall record an
33 agreement to assume the risk associated with use and operation of said sump pump;
34 release the City from any liability; and indemnify the City regarding receipt of
35 surface waters onto the property
- 36 10. Prior to the submittal of structural plans to the Building Division for Plan Check an
37 Acceptance of Conditions affidavit shall be filed with the Planning Division of the
38 Community Development Department stating that the applicant/property owner is
39 aware of, and agrees to accept, all of the conditions of this grant.
- 40 11. Prior to approval of the Final Map, and prior to issuance of a Certificate of Occupancy,
41 outstanding assessments must either be paid in full or apportioned to any newly created
42 parcels. Notice of same shall be provided to the Community Development Director.
43 Assessment payoff amounts may be obtained by calling the City's Assessment
44 Administrator at (800) 755-6864. Applications for apportionment may be obtained in the
45 Public Works Department.

1 **12. The Conditional Use Permit, and Precise Development Plan shall be null and void**
2 **eighteen months from the date of approval unless building permits have been obtained,**
3 **and approval of the Vesting Tentative Parcel Map shall become null and void twenty-**
4 **four months from the date of approval unless the map is finalized and the project**
5 **implemented. The applicant may apply in writing for an extension of time to the**
6 **Planning Commission prior to the dates of expiration.**

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

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

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

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

16 VOTE: AYES:
17 NOES:
18 ABSTAIN:
19 ABSENT:

20 CERTIFICATION

21 I hereby certify the foregoing Resolution P.C. 03- is a true and complete record of the action taken by
22 the Planning Commission of the City of Hermosa Beach, California, at their regular meeting of November
23 18, 2003.

24 _____
25 Peter Hoffman, Chairman

26 _____
27 Sol Blumenfeld, Secretary

28 _____
29 November 18, 2003

Date

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