

November 10, 2003

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

**Regular
November 18,**

SUBJECT: CONDOMINIUM 03-14
PRECISE DEVELOPMENT PLAN 03-17
VESTING TENTATIVE PARCEL MAP #60519

LOCATION: 714 – 722 10th STREET

APPLICANT: RMS CONSTRUCTION – RILEY RALLS
1226 10TH STREET
MANHATTAN BEACH, CA 90266

REQUEST: TO ALLOW A FOUR-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-2
LOT SIZE:	9,747 Square Feet
EXISTING USE:	Two single family residences
PROPOSED SQUARE FOOTAGE:	2,769 square feet each unit
PARKING REQUIRED:	8 Standard 2 Guest
PARKING PROVIDED:	8 Standard 2 Guest
ENVIRONMENTAL DETERMINATION:	Categorically Exempt

The subject site consists of two existing lots on the south side of 10th Street located just west of the Pacific Coast Highway Commercial Corridor. The easterly lot (AKA 726 10th Street) was recently changed from a General Plan designation of Commercial Corridor, and a Zoning designation of C-3, to Medium Density Residential, and R-2. The original owner sold the property after receiving Council approval for the zone change and the new owner is proposing 4 units on the assembled lots. An existing barrier is located in front of the property that makes 10th Street a dead-end street, with access to the residential lots available from the west end of the street only. Across 10th Street to the north is a small mobile home/recreational vehicle park.

Analysis

The project consists of four detached two-story units with a common driveway in the middle. The units are designed with almost identical floor plans, with the westerly two units a mirror image of the easterly two units. Each unit contains a basement with a private garage with two stories and roof deck above. The units contain four bedrooms and three and a half bathrooms. The four buildings are designed in a contemporary Mediterranean style, with a sand stucco finish, stucco trim and sills, galvanized iron deck guardrails and concrete tile roofing. The R-2 zoning for this site, with the two lots combined, would allow up to 5 dwelling units. The applicant, however, is proposing only 4 units (two units per existing lot) which is consistent with other recent condominium projects on the street which have been developed with two units per lot.

The building is designed to comply with the 30' maximum height limit, as determined based on the four corner points. The critical height points on each building are located on the roof deck railing and are in compliance with the height limit.

The lot coverage calculates to be 59%, which is under the 65% maximum allowable, and all required yards are provided including the minimum 5-foot front yard. While some of the older buildings on the street have greater front yard setbacks than the minimum 5-feet, the project is consistent with other recently developed condominium projects on the same side of the street¹. The proposed open space areas are provided on second story decks and roof decks, with a total of 316 square feet provided for each unit. A 12' X 18' deck is provided on the second floor level of each unit, adjacent to the primary living area.

Parking for each unit is accessed from a common driveway provided in the middle of the lot. Required parking is provided in ground floor private garages for each unit, and the required guest parking is provided at the end of the common driveway. The driveway curb cut will be located west of the existing street barrier, replacing an existing wider curb cut, and therefore will not cause the loss of any on-street parking. The existing curb cut located east of the barrier will be removed and replaced with sidewalk. It may be possible with Public Works Department approval to relocate the existing street barrier to the east to better demarcate the residential neighborhood boundary. If the Commission wants to pursue this change it can be added as a condition of approval.

The plan provides for landscaping in the areas available in the front, rear and west side yards, but only show one tree located in the rear. The Conditions of Approval contain a standard requirement that the landscape plan be enhanced to include at least 4 mature 36" box trees.

CONCUR:

Ken Robertson
Senior Planner

Sol Blumenfeld, Director
Community Development Department

Attachments

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

¹ Six two-unit condominium projects have been developed on the street since 1988, with the three adjacent projects to the west of this site providing setbacks of 5 or 6 feet, and a project at 625 10th Street across the street also with 5 feet. In 1990, before this newer development became common, the Commission imposed a condition for a 10-foot setback for a project at 619 10th Street, but on appeal the Council approved a setback of 6 feet. That project was never built.



726 10th



714 10th



View from East – Street Barrier



View from West

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 #60519 FOR A FOUR-UNIT CONDOMINIUM PROJECT, AT 714-722 10TH STREET, LEGALLY DESCRIBED AS THE LOTS 9 AND 10, TRACT 223

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

Section 1. An application was filed by RMS Construction, Inc., owner in escrow of real property located at 714-722 10th Street (also known as 714 and 726 10th Street), seeking approval of a Conditional Use Permit, Precise Development Plan, and Vesting Tentative Parcel Map #60519 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 combine the two existing lots and demolish the existing two single-family dwellings on the property, and develop a four-unit residential condominium project.
2. The subject property proposed for condominium development contains 9,747 square feet, is designated Medium Density Residential on the General Plan Map, and designated R-2 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-2 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 **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 Fire Department and the Public**
27 **Works Department. Public Works Department requirements may include new street**
28 **pavement to the centerline of the street, curb, gutter, and sidewalk along property**
29 **frontage, undergrounding of overhead utilities and new sewer lateral.**
- 30 **4. Two copies of a final landscaping plan indicating size, type, and quantity of plant**
31 **materials to be planted shall be submitted to the Community Development Department,**
32 **Planning Division for review and approval prior to the issuance of Building Permits,**
33 **consistent with landscape plans submitted to the Planning Commission, which shall also**
34 **include the following:**
 - 35 **a) The landscaping plan shall be revised to show accurate placement of plant materials**
36 **provided in available yard areas as required by the Planning Commission. At least**
37 **four mature trees a minimum 36" box size shall be provided.**

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29

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.

b) A wet-stamped property survey signed by a licensed civil engineer or land surveyor indicating and labeling all property corner elevations shall be provided prior to issuance of building permits.

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 November
17 18, 2003.

18 _____
19 Peter Hoffman, Chairman

20 _____
21 Sol Blumenfeld, Secretary

22 _____
23 November 18, 2003

24 Date

25 CONR714 10th
26
27
28
29