

February 9, 2004

**Honorable Chairman and Members of the  
Meeting of  
Hermosa Beach Planning Commission  
2004**

**Regular  
February 17,**

SUBJECT: CONDOMINIUM 04-3  
PRECISE DEVELOPMENT PLAN 04-4  
VESTING TENTATIVE PARCEL MAP #60945

LOCATION: 1107 MANHATTAN AVENUE (AKA 1106 PALM DRIVE)

APPLICANT: WILLIAM CAMPBELL  
433 PASEO DE LA PLAYA  
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:	High Density Residential
ZONING:	R-3
LOT SIZE:	3,993 Square Feet
EXISTING USE:	Single-Family Residence
PROPOSED SQUARE FOOTAGE:	Unit 1: 2,778 square feet Unit 2: 2,565 square feet
PARKING REQUIRED:	4 Standard 3 Guest (2 due to lost on-street parking spaces)
PARKING PROVIDED:	4 Standard 4 Guest
ENVIRONMENTAL DETERMINATION:	Categorically Exempt

The subject site is located on the west side of Manhattan Avenue between 10<sup>th</sup> Street and Pier Avenue.

**Analysis**

The project consists of two attached units containing basements with two stories above. Each unit has three bedrooms and three and a half bathrooms. The building is designed in a Mediterranean style, with sand stucco and stone veneer finishes, tile roof, wood trellises above the second story decks, and decorative wrought iron and precast balusters as deck guardrails.

The project generally complies with zoning requirements. The lot coverage calculates to be 60.6%, which is under the 65% maximum allowable. All required yards are provided. Both units have open space provided on second story decks and roof decks with enough square footage to meet the minimum requirement of 300 square feet. Each unit provides adequately sized decks adjacent to the primary living areas as well.

The building as designed does not comply with the 30-foot maximum height limit, and the roof plan needs to be revised to show the proper locations of the maximum height critical points. Based on the proper critical height points as determined by staff, the building is 31 feet tall. Staff believes that the applicant can address this issue by manipulating finish floor elevations and ceiling heights, and that this issue can be resolved as a Condition of Approval.

Required parking is provided in ground floor garages for each unit with access to the front unit garage on Manhattan Avenue and access to the rear unit garage on Palm Drive. Guest parking is provided for each unit in each driveway in front of the garages. However, the rear garage fronting on Palm Drive has a setback of 16.5 feet instead of the required setback of 17 feet for a garage fronting on an alley. Also, the driveway of the front unit has a calculated slope of 14.1%, which exceeds the 12.5% maximum allowable. Staff believes these issues can be resolved as Conditions 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. However, the plans do not note the required minimum wall insulation rating between units of 52 STC. This issue can be resolved as a Condition of Approval.

The plan provides for landscaping in the areas available in the front and rear yards. Small landscaping areas are also provided in the side yards. The landscaping plan includes an irrigation system and two 36" box trees. However, the landscaping plan is not consistent with the site plan. The site plan shows the landscaping area in the rear yard as a guest parking space. The final plans need to be consistent, and staff is recommending the site plan be revised as the parallel guest parking space is not necessary.

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

Con1106



**1107 Manhattan Avenue (aka 1106 Palm Drive)**

**P.C. RESOLUTION 04-**

**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 #60945 FOR A TWO-UNIT CONDOMINIUM PROJECT, AT 1107 MANHATTAN AVENUE (AKA 1106 PALM DRIVE), LEGALLY DESCRIBED AS LOT 19, BLOCK 35, 1<sup>ST</sup> 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 William Campbell, owner of real property located at 1107 Manhattan Avenue (aka 1106 Palm Drive), seeking approval of a Conditional Use Permit, Precise Development Plan, and Vesting Tentative Parcel Map #60945 for a two-unit condominium project.

Section 2. The Planning Commission conducted a duly noticed public hearing to consider the subject application on February 17, 2004, 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 residence on the property, and develop a two-unit residential condominium project.

2. The subject property proposed for condominium development contains 3,993 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, and 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 February 17, 2004, revised in accordance with the  
14 conditions below.**

15 a) **The plans shall be revised to comply with the 30-foot maximum height limit.**

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

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

21 d) **The site plan shall be revised to consistently show the proposed location of  
22 landscaped areas and a guest parking space in the 17' setback area in front of the  
23 garage fronting on Palm Drive.**

24 e) **The garage setback off Palm Drive shall comply with the setback requirements for  
25 a garage fronting on an alley.**

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

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

b) **The minimum wall insulation rating between units shall be 52 STC. The STC rating  
shall be properly noted on the proposed plans.**

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

d) **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.**

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e) 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.

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:

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.

- 1 **11. Prior to approval of the Final Map, and prior to issuance of a Certificate of Occupancy,**  
 2 **outstanding assessments must either be paid in full or apportioned to any newly created**  
 3 **parcels. Notice of same shall be provided to the Community Development Director.**  
 4 **Assessment payoff amounts may be obtained by calling the City's Assessment**  
 5 **Administrator at (800) 755-6864. Applications for apportionment may be obtained in the**  
 6 **Public Works Department.**
- 7 **12. The Conditional Use Permit, and Precise Development Plan shall be null and void**  
 8 **eighteen months from the date of approval unless building permits have been obtained,**  
 9 **and approval of the Vesting Tentative Parcel Map shall become null and void twenty-**  
 10 **four months from the date of approval unless the map is finalized and the project**  
 11 **implemented. The applicant may apply in writing for an extension of time to the**  
 12 **Planning Commission prior to the dates of expiration.**
- 13 **13. Prior to issuance of a building permit, abutting property owners and residents within 100**  
 14 **feet shall be notified of the anticipated date for commencement of construction.**
- 15 a) **The form of the notification shall be provided by the Planning Division of the**  
 16 **Community Development Department.**
- 17 b) **Building permits will not be issued until the applicant provides an affidavit certifying**  
 18 **mailing of the notice.**

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

22 VOTE:           AYES:  
 23                   NOES:  
 24                   ABSTAIN:  
 25                   ABSENT:

26 CERTIFICATION

27 I hereby certify the foregoing Resolution P.C. 04- is a true and complete record of the action taken by  
 28 the Planning Commission of the City of Hermosa Beach, California, at their regular meeting of February  
 29 17, 2004.

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 Langley Kersenboom, Chairman

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 Sol Blumenfeld, Secretary

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 February 17, 2004

Date

CONR1106