

February 9, 2004

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

**Regular  
February 17,**

SUBJECT: CONDOMINIUM 04-1  
PRECISE DEVELOPMENT PLAN 04-1  
VESTING TENTATIVE PARCEL MAP #60571

LOCATION: 403 11<sup>TH</sup> STREET

APPLICANT: THE JERSEY HILLS, LLC  
58 11<sup>TH</sup> STREET  
HERMOSA BEACH, CA 90254

REQUEST: TO ALLOW A THREE-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:	4,043 Square Feet
EXISTING USE:	Duplex
PROPOSED SQUARE FOOTAGE:	Unit A: 1,676 square feet Unit B: 1,618 square feet Unit C: 1,682 square feet
PARKING REQUIRED:	6 Standard 5 Guest (3 due to lost on-street parking spaces)
PARKING PROVIDED:	6 Standard 6 Guest
ENVIRONMENTAL DETERMINATION:	Categorically Exempt

The subject site is located on the northeast corner of 11<sup>th</sup> Street and Loma Drive.

**Analysis**

The project consists of three attached units containing basements with two stories above. Each unit has three bedrooms and a roof deck. The end units have two and a half bathrooms, and the middle unit has

three and a half bathrooms. The building is designed in a modern style, with smooth stucco and wood siding finishes, sheet metal roof and fascia, and metal 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 and elevations of the maximum height critical points. The lot coverage calculates to be 69.6%, which is over the 65% maximum allowable. All required yards are provided, except that a small portion of each end unit encroaches into the south side yard resulting in a setback of 3.5 feet instead of the required 4.5 feet. These issues can be resolved as Conditions of Approval.

Required parking is provided in ground floor garages for each unit with separate driveway access off 11<sup>th</sup> Street. Six guest parking spaces are provided for all the units, two in each driveway. The curb cuts on 11<sup>th</sup> Street cause the loss of three on-street parking spaces, thereby requiring five guest parking spaces for the project. However, the two guest parking spaces in each driveway do not have the proper width to qualify as guest parking spaces unless the proposed driveways are widened from 16 feet to 17 feet. Also, the driveway of the west end unit has a calculated slope of 19.33%, which exceeds the 12.5% maximum allowable. These issues can be resolved as Conditions of Approval.

The project is designed to comply with open space requirements, except that each end unit does not have enough qualifying usable open space to comply with the minimum requirement of 300 square feet. The middle unit has open space provided on a second story deck and roof deck with enough square footage provided to meet the minimum requirement of 300 square feet. The middle unit also has an adequately sized deck adjacent to the primary living areas. The end units have roof decks that provide 100 square feet of usable open space for each unit, but have 204 square-foot second story decks that do not qualify as open space because they are more than 50% covered by the roof above. The required open space can be provided by reducing the roof overhang above each end unit's second story deck to cover 50% or less of each deck. These second story decks also qualify as adequately sized open space areas adjacent to the primary living areas if the coverage is reduced to 50% or less. This issue can be resolved as a Condition of Approval.

The project generally meets all the requirements of the Condominium Ordinance if modified pursuant to the recommended Conditions of Approval. Storage areas are shown in both units to comply with the requirement of providing 200 cubic feet of storage space per unit, except that the trash facilities are shown in the same space as the storage area and are included in the storage area size calculation. Staff believes the size of the storage areas needs to be calculated separately from the trash facilities, and shown separately on the plans. Also, the plans do not note the required minimum wall insulation rating between units of 52 STC. These issues can be resolved as Conditions of Approval.

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. A note on the plans shows the intended use of 36" box California Pepper Trees, but the note does not correspond to any landscaping shown on the submitted plans. The Conditions of Approval contain a standard requirement that one 36" box size tree shall be provided per unit.

CONCUR:

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Scott Lunceford  
Associate Planner

Sol Blumenfeld, Director  
Community Development Department

Attachments

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

Con403



403 11th Street

**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 #60571 FOR A THREE-UNIT CONDOMINIUM PROJECT, AT 403 11<sup>TH</sup> STREET, LEGALLY DESCRIBED AS LOT 16, BLOCK 1, HISS' 2<sup>ND</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 The Jersey Hills, LLC, owner of real property located at 403 11<sup>th</sup> Street, seeking approval of a Conditional Use Permit, Precise Development Plan, and Vesting Tentative Parcel Map #60571 for a three-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 duplex on the property, and develop a three-unit residential condominium project.
2. The subject property proposed for condominium development contains 4,043 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 February 17, 2004, revised in accordance with the**  
14 **conditions below.**

15           a) **Trash facilities shall be provided for each unit, and shall be noted separately from**  
16 **the storage areas of each unit.**

17           b) **The south side yard shall be 4.5 feet.**

18           c) **The lot coverage shall be reduced to comply with the 65% maximum limitation.**

19           d) **Each unit shall have a minimum of 300 square feet of usable open space with a**  
20 **maximum 50% covered area.**

21           e) **All driveways shall have a maximum slope of 12.5%. Finish grade elevations at the**  
22 **garage entrances and along the driveway edges shall be shown on revised plans to**  
23 **determine compliance.**

24           f) **The proposed driveways shall be widened to 17 feet in order to provide the**  
25 **additional guest parking spaces required to replace on-street parking spaces**  
26 **eliminated due to new driveway curb cuts.**

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

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

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

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

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- 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.**
- 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.**
- 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.

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.
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. 04- 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 February 17, 2004.

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Langley Kersenboom, Chairman

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Sol Blumenfeld, Secretary

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February 17, 2004

Date

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