

April 13, 2004

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

**Regular Meeting of
April 20, 2004**

SUBJECT: CONDOMINIUM 04-6
PRECISE DEVELOPMENT PLAN 04-7
VESTING TENTATIVE PARCEL MAP # 061058

LOCATION: 24 8TH STREET

APPLICANT: MIKE REID
810 SILVER SPUR ROAD, UNIT E
ROLLING HILLS ESTATES, CA 90274

REQUEST: TO ALLOW A TWO-UNIT CONDOMINIUM

Recommendations:

Approve the project subject to the Conditions of Approval in the attached Resolution.

Background

PROJECT INFORMATION

GENERAL PLAN:	High Density Residential
ZONING:	R-3
LOT SIZE:	2,850 Square Feet
EXISTING USE:	Single-Family Dwelling-Currently Being Demolished
PROPOSED SQUARE FOOTAGE:	Unit A: 2,731 Square Feet Unit B: 1,842 Square Feet
PARKING REQUIRED:	4 Standard 1 Guest
PARKING PROVIDED:	4 Standard 1 Guest
ENVIRONMENTAL DETERMINATION:	Categorically Exempt

The project is Categorically Exempt from the requirement for an environmental assessment, pursuant to the California Environmental Quality Act Guidelines, Sections 15303(b) and 15315 with the finding that the project is in an area with available services.

The subject site is located on the south side of 8th Street, which is a walk street, between Beach Drive and Hermosa Avenue. The property has recently been the subject of an abatement action by the City, due to the substandard and unsafe condition of the existing two-story structure, and the previous owner's reluctance to abate the problem. The new owner, however, is currently in the process of demolishing the existing structure pursuant to the City's recommendation.

A similar two-unit condominium project designed by the same architect with an almost identical plan, located at 62 8th Street, six lots east of the subject site, was approved by the Planning Commission in October, 2003.

Analysis

The proposed project consists of two attached units containing basements with two stories above. Each unit has three bedrooms. The unit fronting on the walk street is the larger unit, containing four bedrooms, a recreation room and three and a half bathrooms, and the rear unit has three bedrooms and two and a half bathrooms. Each unit also has a roof deck. The building is designed and accented with features in a contemporary style, with two different colored smooth stucco finishes; tile or limestone veneer facing; galvanized steel guardrails with tempered glass balusters; green tinted glass; and accented with arched steel roofs with copper trim on some of the projections; and pre-cast concrete trim or wall caps along the roof line. While the basic plan is the same, these exterior accent features differ slightly from the project at 62 8th Street.

The building is designed to comply with the height limit of 30 feet on the rear half of the lot and 25 feet on the front half of the lot as required for condominiums fronting on walk streets pursuant to Section 17.22.060 of the Zoning Ordinance. All required yards are provided, including a 5'-7" front yard which substantially exceeds the 0-foot required front yard for this block. The 5-foot front setback, however, is necessary to comply with the requirement for condominium projects.

Required parking is provided in ground floor two-car tandem garages for each unit with access to the alley. One guest parking space is provided for both units adjacent to the garages off the alley. Section 17.44.110(D) of the Zoning Ordinance explicitly permits the use of tandem parking for residential projects.

The project complies with the lot coverage maximum, as it calculates to be 65%, to meet the maximum allowed 65%. Each unit provides open space sufficient to meet the minimum requirement of 300 square feet, with at least 100 square feet adjacent to primary living areas. The qualifying open space for Unit A is 301 square feet, including 101 square feet adjacent to the second floor living area, a roof deck, and a ground floor patio. The patio, which is 10 feet in depth from the front property line, is adjacent to the walk street encroachment area and located within the required front setback. This area, however, still qualifies as open space as the front setback area in this case is not a required "yard" under the R-3 requirements, since this block is identified with a front yard requirement of 0 feet. The qualifying open space for Unit B is 320 square feet, including 150 square feet in two separate decks adjacent to the primary living area.

The project meets all the requirements of the Condominium Ordinance, as storage areas are provided for each unit of providing 200 cubic feet of storage space adjacent the garage level. A shared trash facility is also provided. The plan provides for double wall construction as sound insulation between the units, but does not include detailed specifications to verify compliance with the minimum S.T.C. rating. This is included as a condition of approval.

The plan provides for landscaping in the area available in front of the property in the landscaped area of the public right-of-way, including two 36-inch box Mexican Fan palm trees. However, the plans do not show or note an irrigation system for the proposed landscaping. The Conditions of Approval contain a standard requirement for irrigation of landscaped areas.

The City received a letter of concern from a neighboring property owner about the prospect of pile driving during the shoring phase of construction, and is requesting consideration that the project be required to drill the

shoring into place to prevent possible collateral damage to surrounding properties, as is required for projects in Redondo Beach. Staff has contacted a local shoring contractor and Redondo Beach staff, to determine if this alternative construction method is feasible. The general conclusion is that drilling is not a feasible option for this location due to the sandy soil and proximity of the water table. A drill or auger simply would not have enough solid material to grab onto to successfully drill a hole for the shoring pile, requiring drill casing, or the pouring of a slurry into the soil. This would make the process much more complex, costly, and time consuming, as drill casings would have to be driven into place and/or slurry poured into the sand. This would likely cause more of nuisance to surrounding property owners than the standard construction process of driving the piles into place, which typically takes less than one day. In Redondo Beach, pile driving is banned and drilling required in areas that do not have the same type of sandy soil conditions as the subject site.

CONCUR:

Ken Robertson,
Senior Planner

Sol Blumenfeld, Director
Community Development Department

Attachments

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

CON62

24 8th 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 #061058 FOR A TWO-UNIT CONDOMINIUM PROJECT, AT 24 8TH STREET, LEGALLY DESCRIBED AS LOT 9, BLOCK 8, HERMOSA BEACH TRACT

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

Section 1. An application was filed by Michael Reid owner of real property located at 24 8th Street, seeking approval of a Conditional Use Permit, Precise Development Plan, and Vesting Tentative Parcel Map #061058 for a two-unit condominium project.

Section 2. The Planning Commission conducted a duly noticed public hearing to consider the subject application on April 20, 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 dwelling on the property in accordance with the recommendation of the City to abate an existing unsafe building, and develop a two-unit residential condominium project.

2. The subject property proposed for condominium development contains 2,850 square feet, is designated High Density Residential on the General Plan Map, and designated R3 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 project, as conditioned, will conform to all zoning and condominium laws and criteria of the Hermosa Beach Municipal Code, and will be compatible with neighboring residential properties;

2. The map is consistent with applicable general and specific plans;

3. The site is zoned R-3 and is physically suitable for the type and density of proposed development;

4. The subdivision or types of improvements are not likely to cause serious public health problems;

1 5. The subdivision or type of improvements will not conflict with easements, acquired by the
2 public at large, for access through or use of property within the proposed subdivision;

3 6. Design of the proposed subdivision is compatible and consistent with applicable elements of
4 the City's General Plan, and is compatible with the immediate environment;

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 April 20, 2004, revised in accordance with the**
14 **conditions below.**
 - 15 a) The roof plan shall include property corner elevations, critical height points, and
16 dimensions consistent with the information shown on the site plan
- 17 **2. The project shall meet all requirements of the Condominium Ordinance.**
 - 18 a) Each unit shall have the minimum 200 cubic feet of storage space and plans shall
19 clearly denote storage space and the location of the FAU and vacuum canister, if
20 provided.
 - 21 b) Covenants, Conditions, and Restrictions in compliance with the Condominium
22 Ordinance shall be submitted to the Community Development Department for
23 review and approval prior to the issuance of building permits.
 - 24 c) Proof of recordation of approved CC & R's shall be submitted to the Community
25 Development Director six (6) months after recordation of the Final Map.
 - 26 d) Requirements of Section 17.22.060(G) & (H) shall be shown on structural plans and
27 reviewed at the time of Building Division plan check.
- 28 **3. There shall be compliance with all requirements of the Public Works Department and**
29 **Fire Department.**
- 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:**

- 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 April 20, 2004.

Langley Kersenboom, Chairman

Sol Blumenfeld, Secretary

April 20, 2004
Date

F:\B95\CD\PC\2004\04-20-04\CONR24.DOC