

April 13, 2004

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

**Regular Meeting of  
April 20, 2004**

SUBJECT: CONDOMINIUM 04-7  
PRECISE DEVELOPMENT PLAN 04-8  
VESTING TENTATIVE PARCEL MAP #060673

LOCATION: 1220 SUNSET DRIVE AND 1223 LOMA DRIVE

APPLICANT: VICTORIA AND ANDREW IGLOI  
1220 SUNSET DRIVE  
HERMOSA BEACH, CA 90254

REQUEST: TO ALLOW A THREE-UNIT CONDOMINIUM PROJECT

**Recommendations**

1. To approve the Conditional Use Permit, Precise Development Plan, and Vesting Tentative Parcel Map subject to conditions as contained in the attached Resolution;
2. Confirm that the property has a convex slope relative to height determination.

**Background**

**PROJECT INFORMATION:**

GENERAL PLAN:	High Density Residential
ZONING:	R-3
LOT SIZE:	5,204 Square Feet
EXISTING USE:	Single-Family Residence
PROPOSED SQUARE FOOTAGE:	Unit A: 2,230 square feet Unit B: 2,230 square feet Unit C: 2,384 square feet
PARKING REQUIRED:	6 Standard 3 Guest (1 due to lost parking space on Sunset Drive)
PARKING PROVIDED:	6 Standard 5 Guest
ENVIRONMENTAL DETERMINATION:	Categorically Exempt

The subject site is located on the west side of Loma Drive between 11<sup>th</sup> Street and Pier Avenue. 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.

**Analysis**

The project consists of two attached units (Units A and B) and one detached unit (Unit C) containing basements with two stories above. Units A and B face Loma Drive, and Unit C faces Sunset Drive. Each unit has three bedrooms and three and a half bathrooms. The buildings are designed in a Mediterranean style, with stucco and stone veneer finishes, tile roofs, and decorative wrought iron deck guardrails.

#### Height Determination

Pursuant to the definition of building height, as set forth in Section 17.04.040 of the Zoning Ordinance, and the method of determining building height, as set forth in Section 17.46.015, the grade used for the height measurements is based on the surveyed elevations points at the property corners. The method for determining building height also allows consideration of other points for lots with “convex” contours. In these situations the grade of a lot may be based on a detailed survey, and points along the property line may be used to establish grade elevations in addition to the corner points.

The applicant is requesting consideration as a convex sloped lot, and is proposing alternative points for measuring height rather than the easterly corner points. Also, the applicant wants to use an alternative point for the northwesterly corner point.

The applicant’s request may be reasonable given the existing condition of the slope, due to the abrupt change from relatively flat to steeply sloping terrain down to Loma Drive along the southerly property line and a relative plateau area on the northerly property line, appears to represent a convex slope condition following the natural topography in the area. Also, the street profile maps for Loma Drive and Sunset Drive (Profile Maps #2156 and #2332) show that the grades at the east side of Sunset Drive (for 300 feet from Pier Avenue toward 11<sup>th</sup> Street) and the west side of Loma Drive (for 440 feet from Pier Avenue toward 11<sup>th</sup> Street) were cut significantly when the thoroughfares were originally paved. Thus, the original grade elevation at the original property corner points was much higher than the current grade.

The confirmation of the convex condition would allow the building to be constructed with two stories above a basement with a flat roof line from the back of the lot to the top of the bank on existing grade (noted on the roof plan as elevations 211.05 and 210.4 along the south and north property lines respectively, and elevation 212.72 instead of 208.94 for the northwesterly corner point). The information shown by the applicant on the roof plan differs somewhat from the convex contours shown on the revised topographical survey detailing the grade along the south and north property lines with spot elevations called out at 2 foot intervals. If a standard corner point interpolation is used all the units cannot be built with the proposed roof styles (flat roof for the rear unit and sloping roofs with flat roof deck parapet walls for the front units). Without the convex slope determination the proposed project is 5.2 feet over the 30-foot maximum height limit at the critical point at the front of the rear unit.

There are no records of any projects on the same block requesting a convex slope determination. Other than a two-unit condominium project (CON 99-31, approved on October 19, 1999) located at 333 11<sup>th</sup> Street, which has different topography than the subject property, no new projects have been built on this block.

### Compliance with Zoning Requirements

The project generally complies with zoning requirements. The lot coverage calculates to be 62.2%, which is under the 65% maximum allowable. All required yards are provided. All units have usable open space with enough square footage to meet the minimum requirement of 300 square feet. Units A and B have open space provided on first and second story decks and roof decks. Unit C has open space provided on first and second story decks. There is also open space for each unit in the space between the front and rear buildings. Each unit provides adequately sized decks adjacent to the primary living areas as well.

Required parking is provided in ground floor garages for each unit with access to the Unit A and B garages on Loma Drive and access to the Unit C garage on Sunset Drive. Guest parking is provided for each unit in each driveway in front of the garages for Units A and B, and in a space adjacent to the garage for Unit C. There is not enough information shown on the proposed plans to determine if the driveways comply with the maximum driveway slope of 12.5%. Given the existing street elevations, the proposed driveways most likely comply with the maximum allowable slope, verified by noting finish grade elevations at the garage entrances and driveway edges shown on revised plans to determine compliance. Staff believes that this issue can be resolved as a Condition of Approval.

The project generally meets all the requirements of the Condominium Ordinance, except that no storage areas are shown in the units to comply with the requirement of providing 200 cubic feet of storage space per unit. Also, Unit C does not have a designated trash facility. The plan provides for landscaping in the areas available in the front and rear yards and in the area between the buildings, including six 36" box king palm trees, but does not show an irrigation system. Staff believes these issues can be resolved as Conditions of Approval.

Upon reviewing the Vesting Tentative Parcel Map, staff has determined the map is consistent with the General Plan. Given the General Plan and zoning designations for the site, staff believes the site is physically suitable for the type and density of proposed development. Also, the subdivision or types of improvements are not likely to cause serious public health problems, and will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. Design of the proposed subdivision is compatible and consistent with applicable elements of the City's General Plan, and is compatible with the immediate environment.

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

Con1220



Loma Drive frontage of subject property looking North – note that there is no existing public on-street parking



Sunset Drive frontage of subject property looking South – note that parking space partially shown in foreground will be lost to proposed guest space for Unit C

**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 #060673 FOR A THREE-UNIT CONDOMINIUM PROJECT, AT 1220 SUNSET DRIVE AND 1223 LOMA DRIVE, LEGALLY DESCRIBED AS LOTS 7 & 8, TRACT 1851**

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

Section 1. An application was filed by the Victoria and Andrew Igloi, owners of real property located at 1220 Sunset Drive and 1223 Loma Drive, seeking approval of a Conditional Use Permit, Precise Development Plan, and Vesting Tentative Parcel Map #060673 for a three-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 duplex and single-family dwelling on the property, and develop a three-unit residential condominium project.
2. The subject property proposed for condominium development contains 5,204 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 project, as conditioned, will conform to all zoning and condominium laws and criteria and will be compatible with neighboring residential properties;
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;
5. Design of the proposed subdivision is compatible and consistent with applicable elements of the City's General Plan, and is compatible with the immediate environment;
6. The map is consistent with applicable general and specific plans;
7. Pursuant to Section 17.46.015 of the Hermosa Beach Zoning Ordinance, the property has been determined to have a convex slope affecting three of the four corner point elevations;
8. 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.

Section 5. Based on the foregoing, the Planning Commission hereby approves the subject Conditional Use Permit, Precise Development Plan, and Vesting Tentative Parcel Map subject to the following **Conditions of Approval:**

- 1. The development and continued use of the property shall be in conformance with submitted plans, including landscape plans, received and reviewed by the Planning Commission at their meeting of April 20, 2004, revised in accordance with the conditions below.**
  - a) The roof plan shall be revised to show the proper locations of the maximum height critical points on the roof, and include all property corner point elevations, and identify elevations and locations of the slope breaks on the north and south property lines.**
  - b) Maximum driveway slope shall be 12.5%. Finish grade elevations at the garage entrances and driveway edges shall be shown on revised plans to determine compliance.**
  - c) Trash facilities shall be provided for each unit.**
- 2. The project shall meet all requirements of the Condominium Ordinance.**
  - a) Each unit shall have the minimum 200 cubic feet of storage space and plans shall clearly denote storage space and the location of the FAU and vacuum canister, if provided.**
  - b) 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.**
  - 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.**

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

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Langley Kersenboom, Chairman

Sol Blumenfeld, Secretary

April 20, 2004

Date \_\_\_\_\_

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