

May 11, 2004

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

**Regular Meeting of  
May 17, 2004**

SUBJECT: CONDOMINIUM 04-10  
PRECISE DEVELOPMENT PLAN 04-11  
VESTING TENTATIVE PARCEL MAP #060935

LOCATION: 634 7<sup>TH</sup> STREET

APPLICANT: STEVE LEGARE AND JIM LEONARD  
1140 HIGHLAND AVENUE, SUITE D  
MANHATTAN BEACH, CA 90266

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:	Medium Density Residential
ZONING:	R-2
LOT SIZE:	4,325 Square Feet
EXISTING USE:	Single-Family Residence
PROPOSED SQUARE FOOTAGE:	Unit 1: 2,183 square feet Unit 2: 2,408 square feet
PARKING REQUIRED:	4 Standard 1 Guest
PARKING PROVIDED:	4 Standard 1 Guest
ENVIRONMENTAL DETERMINATION:	Categorically Exempt

The subject site is located on the south side of 7<sup>th</sup> Street between Ardmore Avenue and Pacific Coast Highway. 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 containing basements with two stories above. Each unit has four bedrooms and three and one-quarter bathrooms. The building is designed in a Mediterranean style,

with a smooth stucco finish, clay tile roof, wood trellises above the second story decks, and decorative stucco and metal guardrails.

The project complies with all zoning requirements. The building as designed complies with the 30-foot maximum height limit. Lot coverage calculates to be 61.5%, which is under the 65% maximum allowable. All required yards are provided, including a front yard of 9.3 feet rather than the required 5 feet. However, staff has examined the prevailing setback in the neighborhood, and the setback is approximately 10 feet. Staff believes that with minor changes the proposed building can be constructed using the prevailing setback, and this issue can be resolved as Conditions of Approval. Both units have usable open space with enough square footage to meet the minimum requirement of 300 square feet. Both units have open space provided on first and second story decks and a roof deck. Each unit provides adequately sized decks adjacent to the primary living areas as well.

The garage for each unit is accessed from a common driveway and centrally located turn-around area. Required parking is provided in the two car garages, with one guest parking space provided at the end of the driveway. The curb cut for the driveway replaces an existing larger curb cut in a different location and does not result in the loss of on-street parking.

The project 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. The plan provides for landscaping in the areas available in the front and rear yards. The landscaping plan includes an irrigation system but does not note the use of two 36" box trees. Staff believes this issue 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

Con634



**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 #060935 FOR A TWO-UNIT CONDOMINIUM PROJECT, AT 634 7<sup>TH</sup> STREET, LEGALLY DESCRIBED AS LOT 11, DR. DOUGHERTY'S HERMOSA BAYVIEW TRACT**

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

Section 1. An application was filed by Steve Legare and Jim Leonard, owners in escrow of real property located at 634 7<sup>th</sup> Street, seeking approval of a Conditional Use Permit, Precise Development Plan, and Vesting Tentative Parcel Map #060935 for a two-unit condominium project.

Section 2. The Planning Commission conducted a duly noticed public hearing to consider the subject application on May 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 dwelling on the property, and develop a two-unit residential condominium project.
2. The subject property proposed for condominium development contains 4,325 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 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-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;

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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. 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.

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

- 10 **1. The development and continued use of the property shall be in conformance with**  
11 **submitted plans, including landscape plans, received and reviewed by the Planning**  
12 **Commission at their meeting of May 17, 2004, revised in accordance with the**  
13 **conditions below.**
- 14        a) **The front yard shall be a minimum of 10 feet.**
- 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 Public Works Department and**  
27 **Fire Department.**
- 28 **4. Two copies of a final landscaping plan indicating size, type, and quantity of plant**  
29 **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.**

- 1           **5. Architectural treatment shall be as shown on building elevations and site and floor**  
2           **plans.**
- 3           **a) Precise building height shall be reviewed at the time of plan check, to the**  
4           **satisfaction of the Community Development Director.**
- 5           **6. Any satellite dish antennas and/or similar equipment shall comply with the requirements**  
6           **of Section 17.46.240 of the Zoning Ordinance.**
- 7           **7. The address of each condominium unit shall be conspicuously displayed on the street**  
8           **side of the buildings with externally or internally lit numbers and the method for**  
9           **illumination shall be shown on plans. Addressing numbering and display subject to**  
10           **approval by the Community Development Department.**
- 11           **8. Roll-up Automatic garage doors shall be installed on all garage door openings.**
- 12           **9. Two copies of final construction plans, including site, elevation and floor plans, which**  
13           **are consistent with the conditions of approval of this conditional use permit, shall be**  
14           **reviewed and approved by the Planning Division for consistency with Planning**  
15           **Commission approved plans prior to the submittal to the Building Division for Plan**  
16           **Check.**
- 17           **a) If the drainage of surface waters onto the property requires a sump pump to**  
18           **discharge said waters onto the street, the property owner(s) shall record an**  
19           **agreement to assume the risk associated with use and operation of said sump pump;**  
20           **release the City from any liability; and indemnify the City regarding receipt of**  
21           **surface waters onto the property**
- 22           **10. Prior to the submittal of structural plans to the Building Division for Plan Check an**  
23           **Acceptance of Conditions affidavit shall be filed with the Planning Division of the**  
24           **Community Development Department stating that the applicant/property owner is**  
25           **aware of, and agrees to accept, all of the conditions of this grant.**
- 26           **11. Prior to approval of the Final Map, and prior to issuance of a Certificate of Occupancy,**  
27           **outstanding assessments must either be paid in full or apportioned to any newly created**  
28           **parcels. Notice of same shall be provided to the Community Development Director.**  
29           **Assessment payoff amounts may be obtained by calling the City's Assessment**  
30           **Administrator at (800) 755-6864. Applications for apportionment may be obtained in the**  
31           **Public Works Department.**
- 32           **12. The Conditional Use Permit, and Precise Development Plan shall be null and void**  
33           **eighteen months from the date of approval unless building permits have been obtained,**  
34           **and approval of the Vesting Tentative Parcel Map shall become null and void twenty-**  
35           **four months from the date of approval unless the map is finalized and the project**  
36           **implemented. The applicant may apply in writing for an extension of time to the**  
37           **Planning Commission prior to the dates of expiration.**
- 38           **13. Prior to issuance of a building permit, abutting property owners and residents within 100**  
39           **feet shall be notified of the anticipated date for commencement of construction.**
- 40           **a) The form of the notification shall be provided by the Planning Division of the**  
41           **Community Development Department.**
- 42           **b) Building permits will not be issued until the applicant provides an affidavit certifying**  
43           **mailing of the notice.**

