

June 7, 2004

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

**Regular Meeting of
June 15, 2004**

SUBJECT: CONDOMINIUM 04-11
PRECISE DEVELOPMENT PLAN 04-12
VESTING TENTATIVE PARCEL MAP #61318

LOCATION: 315 AND 317 HOPKINS AVENUE

APPLICANT: HAROLD ANSCHEL
722 11TH STREET
HERMOSA BEACH, CA 90254

REQUEST: TO ALLOW A DETACHED 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-2B
LOT SIZE:	8,389 Square Feet
EXISTING USE:	Single Family Dwelling
PROPOSED SQUARE FOOTAGE:	315: 3,092 square feet 317: 3,099 square feet
PARKING REQUIRED:	4 standard and 1 guest for each unit
PARKING PROVIDED:	4 standard and 2 guest
ENVIRONMENTAL DETERMINATION:	Categorically Exempt

The subject site is located on the west side of Hopkins Avenue, which is located between Third and Fifth Streets east of Pacific Coast Highway. The lot is one of 6 very deep and steeply sloping lots located on this block.

Analysis

The project consists of two separate two-story buildings each above a basement level. The front unit contains 5 bedrooms, 4 bathrooms and a bonus room at the basement level with direct access to the rear yard. The rear unit contains 3 bedrooms, 3 bathrooms, a "study," and a bonus room at the basement level. Each unit is designed like a separate single-family dwelling and includes a large back

yard. The buildings are designed in a Mediterranean style of architecture, with exterior stucco finishes, red clay tile roofing, decorative wrought iron railings, and wood corbels.

The garages for both units are accessed from Hopkins Avenue with a common curb-cut. One garage is located in the front with access directly from Hopkins Avenue, while the other garage, for the rear unit (317) is at the end of a 130-foot driveway. Required parking is provided in the two car garages, with guest parking provided in tandem in the front driveway and to the side of the garage of the rear unit so as to not interfere with access to the rear garage. The widening of the existing driveway will not result in the loss of on-street parking.

The project generally complies with zoning requirements. The buildings are designed to follow the natural slope in order to comply with the height limit of 30 feet as required for the R-2B zone, as measured at the critical points on the roof, with the rear unit situated lower than the front unit. The lot coverage calculates to be 36%, which is well below the 65% maximum allowable. All required yards are provided, including a front yard of 17 feet to exceed the minimum of 5 feet and a rear yard of 25 feet. The proposed private open space areas are provided within second story decks adjacent to the living rooms, and in the large yard areas located to rear of each unit. The amount provided adjacent to the primary living space is 190 square feet for the front unit and 150 square feet for the rear unit, and the yards provide over 800 square feet of open space for each unit.

Storage areas are provided, complying with the requirement for 200 cubic feet of storage space per unit and an area for trash facilities are provided as well.

Landscaping information is included on the site plan, and show a generous amount of landscaping in the front yard, in between the units, and in the rear. Only one 36" box tree, however, is provided in the front yard. Staff is recommending two mature 36" box trees be provided consistent with the standard requirement of the Commission for condominium projects.

Planning staff transmitted a memo to both the Building Division of the Community Development Department and the Public Works Department for review of the subject project. The Building Division has provided minor comments that will not significantly affect the proposed project design. The Public Works Department notes that standard improvements will be required for sidewalk, curb and gutter, pursuant to the Municipal Code.

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

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315 Hopkins



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 #61318 FOR A TWO-UNIT CONDOMINIUM PROJECT, AT 315 AND 317 HOPKINS AVENUE, LEGALLY DESCRIBED AS LOT 8, HOPKINS TRACT.

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

Section 1. An application was filed by Harold Anshel, representing, Hopkins Avenue LLC, owners in escrow of real property located at 315 and 317 Hopkins Avenue, seeking approval of a Conditional Use Permit, Precise Development Plan, and Vesting Tentative Parcel Map #61318 for a two-unit condominium project.

Section 2. The Planning Commission conducted a duly noticed public hearing to consider the subject application on June 15, 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 8,389 square feet, is designated Medium Density Residential on the General Plan Map, and designated R-2B Limited 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-2B 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.

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 June 15, 2004, revised in accordance with the conditions below.**
- 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.
- 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) 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)

- 1 5. Architectural treatment shall be as shown on building elevations and site and floor plans.
- 2 a) Precise building height shall be reviewed at the time of plan check, to the
- 3 satisfaction of the Community Development Director.
- 4 6. Any satellite dish antennas and/or similar equipment shall comply with the requirements
- 5 of Section 17.46.240 of the Zoning Ordinance.
- 6 7. The address of each condominium unit shall be conspicuously displayed on the street
- 7 side of the buildings with externally or internally lit numbers and the method for
- 8 illumination shall be shown on plans. Addressing numbering and display subject to
- 9 approval by the Community Development Department.
- 10 8. Roll-up Automatic garage doors shall be installed on all garage door openings.
- 11 9. Two copies of final construction plans, including site, elevation and floor plans, which
- 12 are consistent with the conditions of approval of this conditional use permit, shall be
- 13 reviewed and approved by the Planning Division for consistency with Planning
- 14 Commission approved plans prior to the submittal to the Building Division for Plan
- 15 Check.
- 16 a) If the drainage of surface waters onto the property requires a sump pump to
- 17 discharge said waters onto the street, the property owner(s) shall record an
- 18 agreement to assume the risk associated with use and operation of said sump pump;
- 19 release the City from any liability; and indemnify the City regarding receipt of
- 20 surface waters onto the property
- 21 10. Prior to the submittal of structural plans to the Building Division for Plan Check an
- 22 Acceptance of Conditions affidavit shall be filed with the Planning Division of the
- 23 Community Development Department stating that the applicant/property owner is
- 24 aware of, and agrees to accept, all of the conditions of this grant.
- 25 11. Prior to approval of the Final Map, and prior to issuance of a Certificate of Occupancy,
- 26 outstanding assessments must either be paid in full or apportioned to any newly created
- 27 parcels. Notice of same shall be provided to the Community Development Director.
- 28 Assessment payoff amounts may be obtained by calling the City's Assessment
- 29 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.

