

June 7, 2004

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

**Regular Meeting of  
June 15, 2004**

SUBJECT: CONDOMINIUM 04-12  
PRECISE DEVELOPMENT PLAN 04-13  
VESTING TENTATIVE PARCEL MAP #061457

LOCATION: 1309 CYPRESS AVENUE

APPLICANT: RICHARD A. FARNHAM  
1827 3<sup>RD</sup> STREET  
MANHATTAN BEACH, CA 90266

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:	4,420 Square Feet
EXISTING USE:	Triplex
PROPOSED SQUARE FOOTAGE:	Unit 1: 1,717 square feet Unit 2: 1,715 square feet Unit 3: 1,716 square feet
PARKING REQUIRED:	6 Standard 2 Guest
PARKING PROVIDED:	6 Standard (in tandem) 2 Guest
ENVIRONMENTAL DETERMINATION:	Categorically Exempt

The subject site is located on the west side of Cypress Avenue 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 three attached units containing basements with two stories above. The units are considered row dwellings because their entries front on a common side yard. Each unit has three bedrooms and three and a half bathrooms. The building is designed in a Contemporary style, with a smooth stucco finish, concrete tile roofs, and solid stucco-finished deck guardwalls.

The project generally complies with zoning requirements. The building as designed complies with the 30-foot maximum height limit. The lot coverage calculates to be 65%, which complies with the 65% maximum allowable. All required yards are provided as well. All three units front on the north side yard. Pursuant to Section 17.46.150 of the Zoning Ordinance the minimum width of the side yard upon which dwellings front shall be not less than 1.5 times the width of the side yard to the rear of such dwellings. The applicant is proposing to provide an average north side yard width of 6.6 feet to comply with the increased side yard requirement for row dwellings. The Planning Commission has previously approved row dwelling averaged side yards for condominium projects. All units have usable open space with enough square footage to meet the minimum requirement of 300 square feet. All the units have open space provided on second story decks and roof decks. 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 tandem two-car garages, which complies with residential parking requirements as set forth in Chapter 17.44 of the Zoning Ordinance, though arguably managing the parking in the tandem garages may be difficult. Two guest parking spaces are provided in a covered parking area across from the garages.

The proposed curb cut for the driveway replaces an existing curb cut along the entire property frontage. The new curb does not result in the loss of on-street parking, and in fact may increase on-street parking because the width of the new curb cut will be approximately 34 feet less than the existing curb cut. There is not enough information shown on the proposed plans to determine if the driveways comply with the maximum driveway slope requirements<sup>1</sup>. Given the existing street elevations, the proposed driveways will most likely comply with the maximum allowable slope. The plans must note finish grade elevations at the garage entrances and at the driveway edges and transition points 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. Storage areas and trash facilities are shown for all 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, rear and side yards, but does not include any 36" box trees or an irrigation system. The landscaping plan must also accurately note proposed plant size and spacing. Also, though double walls between units are shown on plans, the required minimum sound insulation rating of 52 STC is not noted on plans. Staff believes these issues can be resolved as conditions of approval.

In addition, the detailing on the building elevations seems incomplete and ambiguous. Staff has included a condition to incorporate plan consistent and accurate detailing on the building elevations in the project resolution.

Planning staff issued a memo to the Building Division of the Community Development Department, and the Fire and Public Works Departments for review of the subject project. The Building Division and Public Works Department have provided comments that will not significantly affect the proposed project design. The Fire Department has not provided input at this time.

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

Notes

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1. Pursuant to Section 17.44.120 of the Zoning Ordinance, no driveway providing access to any off-street parking space or garage shall have a slope greater than 20%, provided that any ramp slope in excess of 12.5% includes transitions on each side with a minimum length of eight feet and a maximum slope of one-half the maximum ramp slope (i.e. 10%).

Con1309



1309 Cypress Avenue

**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 #061457 FOR A THREE-UNIT CONDOMINIUM PROJECT, AT 1309 CYPRESS AVENUE, LEGALLY DESCRIBED AS LOT 15, TRACT NO. 780**

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

Section 1. An application was filed by Richard A. Farnham, owner in escrow of real property located at 1309 Cypress Avenue, seeking approval of a Conditional Use Permit, Precise Development Plan, and Vesting Tentative Parcel Map #061457 for a three-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 triplex on the property, and develop a three-unit residential condominium project.
2. The subject property proposed for condominium development contains 4,420 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;

- 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 map is consistent with applicable general and specific plans;
- 4 7. Pursuant to Section 17.46.015 of the Hermosa Beach Zoning Ordinance, the property has  
5 been determined to have a convex slope affecting three of the four corner point elevations;
- 6 8. The project is Categorically Exempt from the requirement for an environmental assessment,  
7 pursuant to the California Environmental Quality Act Guidelines, Sections 15303(b) and  
8 15315 with the finding that the project is in an area with available services.

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

- 12 **1. The development and continued use of the property shall be in conformance with**  
13 **submitted plans, including landscape plans, received and reviewed by the Planning**  
14 **Commission at their meeting of June 15, 2004, revised in accordance with the**  
15 **conditions below.**
- 16 a) **The north side yard shall have a minimum average width of 6.6 feet to comply with**  
17 **row dwelling requirements.**
- 18 b) **Maximum driveway slope shall be 20%, provided that any ramp slope in excess of**  
19 **12.5% includes transitions on each side with a minimum length of 8 feet and a**  
20 **maximum slope of one-half the maximum ramp slope. Finish grade elevations at the**  
21 **garage entrances and the driveway edges and transition points shall be shown on**  
22 **revised plans to determine compliance.**
- 23 c) **Building elevations must have accurate detailing and be consistent with submitted**  
24 **plans.**
- 25 **2. The project shall meet all requirements of the Condominium Ordinance.**
- 26 a) **Each unit shall have the minimum 200 cubic feet of storage space and plans shall**  
27 **clearly denote storage space and the location of the FAU and vacuum canister, if**  
28 **provided.**
- 29 b) **The minimum wall insulation rating between units shall be 52 STC. The STC rating**  
shall be properly noted on the proposed plans.
- c) **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.**
- 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.**

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

1 parcels. Notice of same shall be provided to the Community Development Director.  
2 Assessment payoff amounts may be obtained by calling the City's Assessment  
3 Administrator at (800) 755-6864. Applications for apportionment may be obtained in the  
4 Public Works Department.

5 **12. The Conditional Use Permit, and Precise Development Plan shall be null and void**  
6 **eighteen months from the date of approval unless building permits have been obtained,**  
7 **and approval of the Vesting Tentative Parcel Map shall become null and void twenty-**  
8 **four months from the date of approval unless the map is finalized and the project**  
9 **implemented. The applicant may apply in writing for an extension of time to the**  
10 **Planning Commission prior to the dates of expiration.**

11 **13. Prior to issuance of a building permit, abutting property owners and residents within 100**  
12 **feet shall be notified of the anticipated date for commencement of construction.**

13 a) **The form of the notification shall be provided by the Planning Division of the**  
14 **Community Development Department.**

15 b) **Building permits will not be issued until the applicant provides an affidavit certifying**  
16 **mailing of the notice.**

17 Section 6. Pursuant to the Code of Civil Procedure Section 1094.6, any legal challenge to the  
18 decision of the Planning Commission, after a formal appeal to the City Council, must be made within 90  
19 days after the final decision by the City Council.

20 VOTE: AYES:  
21 NOES:  
22 ABSTAIN:  
23 ABSENT:

#### 24 CERTIFICATION

25 I hereby certify the foregoing Resolution P.C. 04- is a true and complete record of the action taken by  
26 the Planning Commission of the City of Hermosa Beach, California, at their regular meeting of June15,  
27 2004.

28 \_\_\_\_\_  
29 Langley Kersenboom, Chairman

\_\_\_\_\_ Sol Blumenfeld, Secretary

30 June15, 2004

31 Date

32 CONR1309