

P.C. RESOLUTION 05-

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 #061822 FOR A TWO-UNIT CONDOMINIUM PROJECT, AT 85 15TH STREET, LEGALLY DESCRIBED AS LOT 4, HISS' ADDITION TO HERMOSA BEACH

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

Section 1. An application was filed by John and Margarita Bakolas, owners of real property located at 85 15th Street, seeking approval of a Conditional Use Permit, Precise Development Plan, and Vesting Tentative Parcel Map #061822 for a two-unit condominium project.

Section 2. The Planning Commission conducted a duly noticed public hearing to consider the subject application on February 15, 2005, 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 residence on the property, and develop a two-unit residential condominium project.

2. The subject property proposed for condominium development contains 4,496 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 map is consistent with applicable general and specific plans;

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;

1 6. The project, as conditioned, will conform to all zoning and condominium laws and criteria
2 and will be compatible with neighboring residential properties;

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

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

9 **1. The development and continued use of the property shall be in conformance with
10 submitted plans, including landscape plans, received and reviewed by the Planning
11 Commission at their meeting of February 15, 2005, revised in accordance with the
12 conditions below.**

13 a) **A detailed topographical lot survey, wet-stamped and signed by a licensed
14 surveyor or civil engineer, shall be submitted.**

15 b) **Access to the front unit basement level shall be provided through the interior
16 of the front unit, and not through the garage.**

17 c) **Maximum driveway slope shall be 12.5%. Finish grade elevations at the
18 garage entrances and driveway edges shall be shown on revised plans to
19 determine compliance.**

20 d) **The curb cut and apron for the front driveway shall be properly aligned with
21 the front driveway.**

22 e) **All parking spaces shall comply with the minimum size requirements.**

23 f) **The setback for the rear garage off the alley shall be 3, 9, or 17 feet from the
24 property line.**

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
2 and 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) A minimum of two 36-inch box trees shall be provided.
- 9 b) An automatic landscape sprinkler system shall be provided, and shall be shown
10 on plans. (building permits are required)
- 11 5. Architectural treatment shall be as shown on building elevations and site and floor
12 plans.
- 13 a) Precise building height compliance shall be reviewed at the time of plan check, to
14 the satisfaction of the Community Development Director.
- 15 6. Any satellite dish antennas and/or similar equipment shall comply with the
16 requirements of Section 17.46.240 of the Zoning Ordinance.
- 17 7. The address of each condominium unit shall be conspicuously displayed on the street
18 side of the buildings with externally or internally lit numbers and the method for
19 illumination shall be shown on plans. Addressing numbering and display subject to
20 approval by the Community Development Department.
- 21 8. Roll-up Automatic garage doors shall be installed on all garage door openings.
- 22 9. Two copies of final construction plans, including site, elevation and floor plans,
23 which are consistent with the conditions of approval of this conditional use permit,
24 shall be reviewed and approved by the Planning Division for consistency with
25 Planning Commission approved plans prior to the submittal to the Building Division
26 for Plan Check.
- 27 a) If the drainage of surface waters onto the property requires a sump pump to
28 discharge said waters onto the street, the property owner(s) shall record an
29 agreement to assume the risk associated with use and operation of said sump
30 pump; release the City from any liability; and indemnify the City regarding
31 receipt of surface waters onto the property.
- 32 10. Prior to the submittal of structural plans to the Building Division for Plan Check an
33 Acceptance of Conditions affidavit shall be filed with the Planning Division of the
34 Community Development Department stating that the applicant/property owner is
35 aware of, and agrees to accept, all of the conditions of this grant.
- 36 11. Prior to approval of the Final Map, and prior to issuance of a Certificate of
37 Occupancy, outstanding assessments must either be paid in full or apportioned to
38 any newly created parcels. Notice of same shall be provided to the Community
39 Development Director. Assessment payoff amounts may be obtained by calling the
40 City's Assessment Administrator at (800) 755-6864. Applications for apportionment
41 may be obtained in the Public Works Department.

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

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

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

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

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

17 VOTE: AYES:
18 NOES:
19 ABSTAIN:
20 ABSENT:

21 **CERTIFICATION**

22 I hereby certify the foregoing Resolution P.C. 05- is a true and complete record of the action
23 taken by the Planning Commission of the City of Hermosa Beach, California, at their regular
24 meeting of February 15, 2005.

25 _____
26 Sam Perrotti, Chairman

27 _____
28 Sol Blumenfeld, Secretary

29 February 15, 2005

Date

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