

May 10, 2005

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

**Regular Meeting of
May 17, 2005**

SUBJECT: CONDOMINIUM 05-6
PRECISE DEVELOPMENT PLAN 05-6
VESTING TENTATIVE TRACT MAP #62446

LOCATION: 640-644 HERMOSA AVENUE

APPLICANT: MICHAEL KEZIRIAN
228 13TH STREET
MANHATTAN BEACH, CA 90266

REQUEST: TO ALLOW A SIX-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:	8,000 Square Feet (2 existing lots)
EXISTING USE:	Two 5-unit Apartment Buildings
PROPOSED SQUARE FOOTAGE:	Front Units (Floor Plan A): 1,858 square feet Middle Units (Floor Plan B): 1,653 square feet Rear Units (Floor Plan C): 1,695
PARKING REQUIRED:	12 Standard 5 Guest (3 plus replacement of 2 on-street spaces)
PARKING PROVIDED:	12 Standard in garages 8 Guest
ENVIRONMENTAL DETERMINATION:	Categorically Exempt

The subject site is located on the east side of Hermosa Avenue between 6th Street and 8th Street. The site consists of two existing lots, each currently developed with a 5-unit apartment building. The existing lots each contain 4,000 square feet, and could be developed as two separate three-unit condominium projects based on the density requirements of the R-3 zone.

Analysis

The project consists of a three level structure containing all six units with the building attached at the second and third levels. The project contains three different floor plans, with two units for each floor plan. The front units (floor plan A) are oriented with their front entries towards Hermosa Avenue. The middle units (floor plan B) and the rear units (floor plan C) are oriented the sides. The units each contain their own two-car basement garages with two stories and a roof deck directly above. Vehicular access to the front two units will be directly from Hermosa Avenue, and access to the middle and rear units will be from the alley. Each unit contains three bedrooms and two and a half bathrooms and a roof deck. The building is designed in a

contemporary Mediterranean style of architecture, containing a stucco finish, tile roof, and Mediterranean accents such as corbels, stucco columns, and ornamental iron deck railings.

Required parking is provided in basement level garages for each unit with two of the garages obtaining direct access from Hermosa Avenue, two with direct access from the alley, and the two garages in the middle from a common driveway down the middle of the property. Guest parking is provided in front of the garages on the street and alley, and along the driveway access from the alley. The two curb cuts on Hermosa Avenue will cause the loss of one on-street parking space, but the project provides 4 extra guest parking spaces to satisfy the requirement to replace lost on-street parking.

The proposed turning area for the garages that face into the center of the lot at the end of the driveway (garages for units B-1 and B-2) is consistent with the parking lot design standards of the City as a 23-foot back-up or turning area is provided with a 17-foot door and 18-foot wide stalls. Staff is concerned, however, that since these garages and turning courtyard are accessed by the minimum required 9-foot wide driveway/passageway with an abrupt transition to the 23-foot turning area, that it will not work very efficiently, and will require multiple turning movements for most vehicles to enter and exit the stalls. Staff has discussed this issue with the architect, and is recommending a condition that the driveway be widened to a minimum of 10-feet, and also gradually transition from this 10-foot width to the full 23-foot width. This will require a reconfiguration and/or relocation of the laundry and trash areas at the basement level.

The buildings are designed to comply with the 30' maximum height limit for the R-3 zone, as shown on the roof plans and elevations. The plans show the building to be in compliance at the critical points on the roof, although final plans need to correctly locate and label all critical points to the satisfaction of the City.

The project complies with the other requirements of the Zoning Ordinance. The lot coverage calculates to be slightly below 65%, and all required yards are provided. Sufficient open space is supplied for each unit and for the total project. Each unit contains a deck with over 100 square feet accessible to second story living areas, with the balance of private open space provided in roof decks or shared roof decks and either at the bedroom level (front units) or at the ground level entry area (middle and rear units). A common courtyard area, located towards the front of the lot between the two front units contains 642 square feet to comply with the requirement for an additional 100 square feet of common open space area per unit for projects of 5 or more units. This area includes a barbeque and seating area for the common use of all owners.

Landscaping is provided in the limited areas available on the site, as shown in the conceptual landscape plan. This includes landscaping along the street frontage and in both side yards at the entry areas to the middle and rear units. The plan shows 5 trees, with a 24" box size. Staff recommends that a final detailed landscape plan be submitted for approval, including plant sizes, and that the plan provide for at least 6 trees with a minimum 36" box size and enhanced landscaping along the side yards such as climbing vines or small planters. .

Although this is a very dense development, given the General Plan and zoning designations for the site staff believes the location is suitable for the type and density of proposed development. Alternatively, the two parcels could be developed as two separate three-unit projects, which would result in a different development program. The main differences are that as two separate

projects the exterior side yards would be three feet rather than five feet, and no common open space would be required. This improves the quality of the entry corridor along the side yards, and provides a greater clearance from neighboring properties to the north and south. Further, by combining the lots, the parking is more efficient, allowing a shared driveway, which creates the space for more guest parking. The proposed project is replacing two existing 5-unit apartments, which are significantly deficient to parking with a project that provides more than 3 spaces per unit. If developed separately either a larger percentage of the lot would have to be covered by driveways to access parking for the middle units, or parking requirements would have to be met with tandem garages.

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 Public Works Department has requested that conditions of approval be included to address drainage issues. The low point on Palm Drive is at the center of the project, and the project will have to include a drainage inlet and piping to convey runoff from Palm Drive to Hermosa Avenue. Further, the driveway must incorporate a rise of 4" to 6" above the street flow line. The applicant has corrected the plans to respond to preliminary Building Division comments related to the exiting requirements for the shared roof deck of units B and C by reducing the total size of the shared deck to less than 500 square feet allowing one shared egress, and the Building Division has no further comments at this time.

CONCUR:

Ken Robertson
Senior Planner

Sol Blumenfeld, Director
Community Development Department

Attachments

1. Resolution
2. Location Map
3. Memorandum from Public Works Director
4. Correspondence
5. Residential Zoning Analysis/Height Calculation
6. Photographs

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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 TRACT MAP #62446 FOR A SIX-UNIT CONDOMINIUM PROJECT, AT 640-644 HERMOSA AVENUE LEGALLY DESCRIBED LOTS 5 & 6 BLOCK 37, FIRST 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 Michael Kezirian, owner of real property located at 640 and 644 Hermosa Avenue, seeking approval of a Conditional Use Permit, Precise Development Plan, and Vesting Tentative Tract Map #62446 for a six-unit condominium project.

Section 2. The Planning Commission conducted a duly noticed public hearing to consider the subject application on May 17, 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 combine two lots that each contain 5-unit apartment buildings, demolish the existing buildings, and develop a six-unit residential condominium project.

2. The subject property proposed for condominium development contains 8,000 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 Tract 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;
6. The project, as conditioned, will conform to all zoning and condominium laws and criteria and will be compatible with neighboring residential properties;
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 May 17, 2005, incorporating the following revisions to the satisfaction of the Community Development Director:
 - a) The driveway/passageway to access the garages for units B-1 and B-1 shall gradually transition from a width of 10 feet to the full turning area width of 23 feet to allow convenient entry and exiting to these parking stalls.
 - b) The roof plan and elevation drawings shall correctly locate and identify all critical maximum height points to verify compliance with the 30 foot height limit.
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) The minimum wall insulation rating between units shall be 52 STC, and shall be clearly noted on submitted 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.
2. There shall be compliance with all requirements of the Public Works Department to the satisfaction of the Public Works Director. Civil drawings shall include detailed plans for a continuous concrete drainage swale along Palm Drive, draining to a low point with a drainage inlet and piping for the conveyance of runoff from Palm Drive to Hermosa Avenue, and all driveways must incorporate a rise of 4" to 6" above the street or alley flow line before draining onto property.
3. There shall be compliance with all requirements of the 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) 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.
 - b) An automatic landscape sprinkler system shall be provided, and shall be shown on plans. (building permits are required)

5. **Architectural treatment shall be as shown on building elevations and site and floor plans. Any modification shall require approval by the Community Development Director.**
 - a) **Precise building height shall be reviewed at the time of plan check, to the satisfaction of the Community Development Director.**
6. **Any satellite dish antennas and/or similar equipment shall comply with the requirements of Section 17.46.240 of the Zoning Ordinance.**
7. **The address of each condominium unit shall be conspicuously displayed on the street side of the buildings with externally or internally lit numbers and the method for illumination shall be shown on plans. Addressing numbering and display subject to approval by the Community Development Department.**
8. **Roll-up Automatic garage doors shall be installed on all garage door openings.**
9. **The applicant shall submit all required plans and reports to comply with the City's construction debris recycling program including manifests from both the recycler and County landfill.**
10. **Two copies of final construction plans, including site, elevation and floor plans, which are consistent with the conditions of approval of this conditional use permit, shall be reviewed and approved by the Planning Division for consistency with Planning Commission approved plans prior to the submittal to the Building Division for Plan Check.**
 - a) **If the drainage of surface waters onto the property requires a sump pump to discharge said waters onto the street, the property owner(s) shall record an agreement to assume the risk associated with use and operation of said sump pump; release the City from any liability; and indemnify the City regarding receipt of surface waters onto the property**
11. **Prior to the submittal of structural plans to the Building Division for Plan Check an Acceptance of Conditions affidavit shall be filed with the Planning Division of the Community Development Department stating that the applicant/property owner is aware of, and agrees to accept, all of the conditions of this grant.**
12. **Prior to approval of the Final Map, and prior to issuance of a Certificate of Occupancy, outstanding assessments must either be paid in full or apportioned to any newly created 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.**
13. **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.**
14. **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. 05- 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 May 17, 2005.

Ron Pizer, Chairman

Sol Blumenfeld, Secretary

May 17, 2005

Date

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