

August 9, 2005

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

**Regular Meeting of
August 16, 2005**

SUBJECT: CONDOMINIUM 05-20
PRECISE DEVELOPMENT PLAN 05-22
VESTING TENTATIVE PARCEL MAP #063311

LOCATION: 427 11TH STREET

APPLICANT: ROBERT G. SALIM
P.O. BOX 1477
MANHATTAN BEACH, CA 90266

REQUEST: TO ALLOW A THREE-UNIT ATTACHED 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:	5012 Square Feet
EXISTING USE:	Duplex
PROPOSED SQUARE FOOTAGE:	Unit A: 1,932 square feet Unit B: 1,846 square feet Unit C: 1,806 square feet
PARKING REQUIRED:	6 Standard 2 Guest
PARKING PROVIDED:	6 Standard in garages 2 Guest
ENVIRONMENTAL DETERMINATION:	Categorically Exempt

The subject site is located on the north side of 11th Street between Cypress Avenue and Loma Drive.

The project is Categorically Exempt from the requirement for an environmental assessment, pursuant to the California Environmental Quality Act Guidelines, Section 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 and roof deck. The units are considered row dwellings because their entries front on a common side yard.

Unit A contains four bedrooms, two and a half bathrooms, and a roof deck. Units B and C each contain three bedrooms, two and a half bathrooms, and a roof deck. The primary living areas of these units are on the second floor with the first floor containing the bedrooms. The building is designed in a contemporary Mediterranean style, with smooth stucco finishes, tile roofing, and decorative wrought iron guardrails for all decks.

The project complies with requirements of the Zoning Ordinance. The building is designed to comply with the 30' maximum height limit for the R-3 zone, as shown on the roof plan and elevation drawings. The lot coverage calculates to be 62.2%, which is below the maximum allowable lot coverage of 65%. All required yards are provided. Required parking is provided in the basement level of each unit with common driveway access from 11th Street. One guest parking space is provided in front of Unit A's garage and another one is located at the end of the common driveway for the rear units. The driveway slope is not clearly indicated on the proposed plans, but staff believes that this issue can be addressed as a condition of approval.

All required yards are provided. The entries to all three units are oriented along the westerly 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 west side yard width of 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. Each unit contains a deck with over 100 square feet directly accessible to a primary living area, with the balance of open space provided on roof decks. Unit A has a total of 330 square feet of open space, Unit B has a total of 348 square feet of open space, and Unit C has a total of 344 square feet of open space.

The project generally meets all the requirements of the Condominium Ordinance. Storage areas are provided on the ground floor and comply with the requirement of 200 cubic feet of storage space per unit. Landscaping is provided in the limited areas available on the site, as shown on the site plan. This includes landscaping in the front yard between the side walkway and the driveway, in the westerly side yard in small planters between entrances of each unit, and in a small landscaped area in the rear northeast corner of the property. However, no 36-inch box trees are indicated on the plans. Staff recommends that a final detailed landscape plan be submitted for approval, including plant sizes, and that the plan provide for at least 3 trees with a minimum 36" box size. Staff believes this issue can be addressed as a condition of approval.

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 provided comments that will not significantly affect the project design. No comments have been provided to Planning Division staff from the Public Works Department at this time.

Upon reviewing the Venting Tentative Parcel Map, staff has determined the map is consistent with the General Plan. Given the General Plan and zoning designation 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:

Eva Choi
Planning Assistant

Scott Lunceford
Associate Planner

Sol Blumenfeld, Director
Community Development Department

Attachments

1. Resolution
2. Location Map
3. Photographs
4. Zoning Analysis/Height Calculation

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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 PARCEL MAP #063311 FOR A THREE-UNIT CONDOMINIUM PROJECT, AT 427 11TH STREET, LEGALLY DESCRIBED AS LOT 18, BLOCK 1, HISS 2ND 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 Robert G. Salim, owner in escrow of real property located at 427 11th Street, seeking approval of a Conditional Use Permit, Precise Development Plan, and Vesting Tentative Parcel Map #063311 for a three-unit condominium project.

Section 2. The Planning Commission conducted a duly noticed public hearing to consider the subject application on August 16, 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 duplex on the property, and develop a three-unit residential condominium project.
2. The subject property proposed for condominium development contains 5,012 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;

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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. Pursuant to Section 17.46.015 of the Hermosa Beach Zoning Ordinance, the property has a convex slope and may use alternative points along the property line other than corner points for the basis of measuring building height;
 8. 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.

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
11 the following **Conditions of Approval:**

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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 August 16, 2005, revised in accordance with the conditions below.**
 - a) **Driveways providing access to any off-street parking space or garage shall have a slope no greater than 20%, provided that any ramp slope in excess of 12.5% includes transitions on each side with a minimum length of 8 feet and a maximum slope of 10%. Finish grade elevations at the garage entrance and the driveway edges and transition points shall be shown on revised plans to determine compliance.**
 - b) **Trash facilities for each unit shall comply with the requirements of Chapter 8.12 of the Hermosa Beach Municipal Code.**
 - c) **All eaves shall comply with the minimum setback of 2.5 feet from the side and rear property lines.**
 2. **The project shall meet all requirements of the Condominium Ordinance.**
 - a) **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.**
 - b) **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.**
 - c) **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.**

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- 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) A landscaping plan shall be submitted that shows accurate placement of plant materials provided in available yard areas as required by the Planning Commission. At least three 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.**
 - 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. 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**
- 10. 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.**
- 11. 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.**

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

8 **13. The applicant shall submit all required plans and reports in two steps to**
9 **comply with the City's construction debris recycling program including**
10 **manifests from both the recycler and County landfill, prior to final**
11 **approval of building demolition and issuance of building permits, and**
12 **prior to project final approval**

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

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

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

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

22 VOTE:

22 AYES:

23 NOES:

24 ABSTAIN:

25 ABSENT:

26 CERTIFICATION

27 I hereby certify the foregoing Resolution P.C. 05- is a true and complete record of the action
28 taken by the Planning Commission of the City of Hermosa Beach, California, at their regular
29 meeting of August 16, 2005.

30 _____
31 Ron Pizer, Chairman

30 _____
31 Sol Blumenfeld, Secretary

32 August 16, 2005

33 Date

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