

September 13, 2005

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

**Regular Meeting of
September 20, 2005**

SUBJECT: CONDOMINIUM 05-23
PRECISE DEVELOPMENT PLAN 05-25
VESTING TENTATIVE PARCEL MAP #063523

LOCATION: 1212 CYPRESS AVENUE

APPLICANT: SAM AND BRIAN BURRESCIA
2350 SEPULVEDA BLVD
TORRANCE, CA 90501

REQUEST: TO ALLOW A TWO-UNIT ATTACHED CONDOMINIUM PROJECT

Recommendation:

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:	3,998 Square Feet
EXISTING USE:	Single Family Residence
PROPOSED SQUARE FOOTAGE:	Unit 1 (Front): 3,024 square feet Unit 2 (Rear): 3,002 square feet
PARKING REQUIRED:	4 Standard 1 Guest
PARKING PROVIDED:	4 Standard in garages 1 Guest
ENVIRONMENTAL DETERMINATION:	Categorically Exempt

The subject site is located on the east side of Cypress Avenue between Pier Avenue and 11th Street. 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 proposed project consists of two attached two-story units with a shared driveway. Each unit contains a basement, with a garage and two stories and a roof deck above. The front unit contains three bedrooms and two and one-half bathrooms. The rear unit contains three bedrooms, two full bathrooms and two half bathrooms. The primary living areas of these units are on the second floor with the first floor containing the bedrooms. Both units contain an elevator. The building is designed in a contemporary Craftsman style, with wood siding, stone tile veneer finishes, and metal guardrails for all decks.

The project generally complies with the 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 63.92%, which is below the maximum allowable lot coverage of

65%. Required parking is provided in the basement level garage of each unit with common driveway access directly from Cypress Avenue. The required guest parking is located at the end of the driveway. The concrete driveway has a maximum slope of 11.6%, which complies with the 12.5% maximum slope allowable.

All required yards are provided, including the minimum 5-foot front yard requirement, which is consistent with existing development on that block. The front unit contains a deck with 200 square feet directly accessible to a primary living area, with the balance of open space provided on the roof deck. The rear unit contains a deck with 162 square feet directly accessible to a primary area and 100 square feet of open space provided on the roof deck. Thus, the rear unit needs to provide an additional 38 square feet of open space. Staff believes this issue can be addressed as a condition of approval.

The project generally meets all the requirements of the Condominium Ordinance. Storage areas are provided inside garages and comply with the requirement of 200 cubic feet of storage space per unit. The plan provides for trash containers located outside of both garages without any screening. Trash containers are required to be enclosed on all sides by suitable screening of not less than four feet in height. Staff believes these issues can be addressed as a condition of approval. The well developed landscape plan provides for substantial landscaping and hardscape improvement, including flagstone steps at entries, colored concrete paving and walkways. Landscaping is provided in the required yard areas with different types of shrubs and vines, including one 24-inch box purple leaf plum tree and one 36-inch box tree. However, one additional 36-inch box tree is required for the proposed project. Staff believes these issues 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. No comments have been provided to Planning Division staff from the Building Division and 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

Sol Blumenfeld, Director
Community Development Department

Attachments

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



1212 Cypress Avenue

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 #063523 FOR A TWO-UNIT CONDOMINIUM PROJECT, AT 1212 CYPRESS AVENUE, LEGALLY DESCRIBED AS LOT 8, BLOCK S, TRACT #780

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

Section 1. An application was filed by Sam and Brian Burrescia, owners of real property located at 848 Bard Street, seeking approval of a Conditional Use Permit, Precise Development Plan, and Vesting Tentative Parcel Map #063523 for a two-unit condominium project.

Section 2. The Planning Commission conducted a duly noticed public hearing to consider the subject application on September 20, 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 3,998 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;
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.

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 September 20, 2005, revised in accordance with the conditions below.**
 - a) **Usable open space shall comply with the R-3 development standards pursuant to Section 17.16.080 of the Hermosa Beach Zoning Code.**
 - b) **Trash containers must be enclosed on all sides by suitable screening of not less than four feet in height or similar type of structure pursuant to Section 8.12.220 of the Hermosa Beach Zoning Code.**
2. **The project shall meet all requirements of the Condominium Ordinance.**
 - a) **Each unit shall have the minimum 200 cubic feet of storage space, with areas that comply with the dimensional requirements for condominium 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.**

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 September 20, 2005.

Ron Pizer, Chairman

Sol Blumenfeld, Secretary

September 20, 2005
Date

CONR1212