

**SUBJECT:** ZONE CHANGE 05-5  
CONDOMINIUM 05-22  
PRECISE DEVELOPMENT PLAN 05-24  
VESTING TENTATIVE PARCEL MAP #063246

**LOCATION:** 494 ARDMORE AVENUE

**APPLICANT:** MEHRDAD TOOTOONCHI  
118 SOUTH CATALINA AVENUE  
REDONDO BEACH, CA 90277

**REQUESTS:** ZONE CHANGE FROM M-1 (LIGHT MANUFACTURING) TO R-2 (TWO-FAMILY RESIDENTIAL) AND THE DEVELOPMENT OF A THREE-UNIT CONDOMINIUM PROJECT

**Recommendation**

To recommend City Council approve the Zone Change by adopting the attached resolution.

To approve the Conditional Use Permit, Precise Development Plan, and Vesting Tentative Parcel Map subject to conditions as contained in the attached Resolution and contingent upon City Council approval of the Zone Change.

**Background**

**PROJECT INFORMATION**

<b>GENERAL PLAN:</b>	Medium Density Residential
<b>ZONING:</b>	M-1 (proposed for change to R-2)
<b>LOT AREA:</b>	5,360 Square Feet
<b>UNITS ALLOWED IF R-2 ZONE:</b>	3
<b>NUMBER OF UNITS PROPOSED:</b>	3
<b>PROPOSED SQUARE FOOTAGE:</b>	2,293, 2315, and 2600 Square Feet
<b>EXISTING USES:</b>	Two Automotive Repair Businesses
<b>ENVIRONMENTAL DETERMINATION:</b>	Negative Declaration Recommended (Initial Study on file)

The property is currently developed with two automotive repair shops. The property is located on the corner of Ardmore Avenue and Fifth Street and is one of the last remaining properties in this segment of Ardmore Avenue that retains M-1 zoning inconsistent with the Medium Density General Plan designation. The proposed change to R-2 would make the zoning consistent with the General Plan.

The Staff Environmental Review Committee, at their meeting of September 15, 2005, recommended an environmental negative declaration for the proposed Zone Change.

**Analysis**

## ZONE CHANGE

The applicant is proposing the zone change in order to develop the property residentially and make the Zoning Map consistent with the General Plan Map. The request involves one lot that the applicant owns on the southeast corner of Ardmore and Fifth Street. The rest of block of Ardmore between Fifth Street and Fourth Street contains 5 properties that would remain M-1 zoned. The 1994 Land Use Element of the General Plan specifically recommends rezoning these properties to the R-2 to make the zoning consistent with the General Plan designation. In 1997, staff suggested the City initiate rezoning properties between 1<sup>st</sup> Place and 5<sup>th</sup> Street along Ardmore, which are inconsistent with the Medium Density Residential General Plan designation. Based on City Council direction in regards to these inconsistent areas, rather than initiating any General Plan Amendments or Zone Changes, the City will consider requests initiated by property owners on a case-by-case basis. There are currently 49 parcels zoned M-1 in the City, and 9 remaining parcels in this area along Ardmore Avenue with a Medium Density Residential General Plan designation.

## PRECISE DEVELOPMENT PLAN / CONDITIONAL USE PERMIT

The project consists of three attached units containing basements with two stories above and roof decks. The units are considered row dwellings because their entries front on the side street, 5<sup>th</sup> Street. Each unit contains four or more bedrooms, and four or more 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. All required yards are provided. The lot coverage calculates to be 65%, to comply with the maximum allowable lot coverage of 65%. Each unit contains a deck with over 200 square feet directly accessible to a primary living area, with the balance of open space provided on roof decks, to meet the minimum of 300 square feet for each unit.

Required parking is provided in the basement level of each unit with two units sharing driveway access from 5<sup>th</sup> Street, and one garage with direct access from Ardmore Avenue. Two guest parking spaces are provided in front of Unit A's garage in tandem, and a single guest space is provided with separate access from 5<sup>th</sup> Street to provide guest parking for the two rear units. The project will not decrease on-street parking since currently the street frontages on Ardmore Avenue and 5<sup>th</sup> Street include driveways for accessing the auto repair business repair bays and parking areas.

The entries to all three units are oriented along the northerly 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 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.

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 landscape plan. This includes two 36-inch box trees proposed in the parkway area along 5<sup>th</sup>

Street, and the maintenance of two existing palm trees also along 5<sup>th</sup> Street. The trees along the sidewalk will be subject to approval of the Public Works Department as part of the civil drawings, and if they cannot be located there, a minimum of three 36” box trees shall be located on the property.

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.

CONCUR:

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Ken Robertson  
Senior Planner

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Sol Blumenfeld, Director  
Community Development Department

Attachments

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

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 #063246 FOR A THREE-UNIT CONDOMINIUM PROJECT, AT 494 ARDMORE AVENUE, LEGALLY DESCRIBED AS LOT 9, WALTER RANSOM COMPANY'S VENABLE PLACE**

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

Section 1. An application was filed by Mehrdad Tootoonchi, owner of real property located at 494 Ardmore Avenue, seeking approval of a Conditional Use Permit, Precise Development Plan, and Vesting Tentative Parcel Map for a three-unit condominium project.

Section 2. The Planning Commission conducted a duly noticed public hearing to consider the subject application on October 18, 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 commercial buildings on the property, and develop a three-unit residential condominium project.
2. The subject property proposed for condominium development contains 5,360 square feet, is designated Medium Density Residential on the General Plan Map, and is recommended for a Zone Change from M-1 to R-2 Two 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 recommended for a zone change to R-2, subject to final approval by the City Council, 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** and contingent upon the final approval of the zone change of the property from M-1 to R-2:

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 October 18, 2005, revised in accordance with the conditions below.**

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.**
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 additional trees a minimum 36" box size shall be provided to supplement the existing trees to be retained along the 5<sup>th</sup> Street parkway, subject to approval by the Public Works Department. If trees cannot be located in the parkway, a minimum of three 36" box size mature trees 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.**
  - 12. 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.**
  - 13. The applicant shall submit all required plans and reports in two steps to comply with the City's construction debris recycling program including manifests from both the recycler and County landfill, prior to final approval of building demolition and issuance of building permits, and prior to project final approval**
- 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. 05-48 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 October 18, 2005.

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Ron Pizer, Chairman

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Sol Blumenfeld, Secretary

**P.C. RESOLUTION 05-**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH, CALIFORNIA, TO RECOMMEND A ZONE CHANGE FROM M-1 (LIGHT MANUFACTURING) TO R-2 (TWO-FAMILY RESIDENTIAL) AND ADOPTION OF A MITIGATED ENVIRONMENTAL NEGATIVE DECLARATION FOR THE PROPERTY LOCATED AT 494 ARDMORE AVENUE (ON THE SOUTHEAST CORNER OF FIFTH STREET AND ARDMORE AVENUE LEGALLY DESCRIBED AS LOT 9 WALTER RANSOM CO'S VENABLE PLACE**

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

Section 1. An application was filed by Mehrdad Tootonchi owner of real property at 494 Ardmore Avenue seeking to amend the Zoning Map.

Section 2. The Planning Commission conducted a duly noticed de novo public hearing to consider the application for a Zone Change on July 15, 2003, 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 requested change to R-2 will make the zoning for the subject property consistent with the General Plan designation of Medium Density Residential.
2. Surrounding properties to the north, east and south are designated Medium Density Residential on the General Plan and Zoned R-2, with the exception of adjacent properties immediately to the south which are not included in this request, which would remain M-1 zoned.

Section 4. Based on the foregoing factual findings, the Planning Commission makes the following findings pertaining to the Zone Change

1. The Zone Change will bring the subject property into consistency with the General Plan for the City pursuant to the specific recommendation for this property in the Land Use Element of the General Plan.
2. The subject property to be redesignated is appropriate for residential use as it is abutted by residential uses and located in an area, which is predominantly residential in character. A residential use of the subject properties will be more compatible to surrounding residential uses than a potentially more intensive light manufacturing or commercial use. The residential use of the property will provide property tax benefits and will not unduly strain city services.

3. The Planning Commission concurs with the Staff Environmental Review Committee's recommendation, based on their Environmental Assessment/Initial Study, that this project will result in a less than significant impact on the environment, and therefore qualifies for a Mitigated Negative Declaration.

Section 4. Based on the foregoing, the Planning Commission hereby recommends that the City Council amend the City's Official Zoning Map as follows:

1. Amend the Zoning Map by changing the property, as described below and shown on the attached map, from M-1 (Light Manufacturing) to R-2 (Two-Family Residential):

494 Ardmore Avenue, legally described as lot 9 Walter Ransom Co's Venable Place.

VOTE:       AYES:  
              NOES:  
              ABSENT:  
              ABSTAIN:

#### 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 October 18, 2005.

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Ron Pizer, Chairman

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Sol Blumenfeld, Secretary

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Date







494 Ardmore Ave:

Southwest Corner of  
5<sup>th</sup> Street and Ardmore  
Ave.

