

January 5, 2006

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

**Regular Meeting of
January 17, 2006**

SUBJECT: CONDITIONAL USE PERMIT 05-14 AMENDMENT
 TENTATIVE PARCEL MAP NO. 65480

LOCATION: 519 & 523 25TH STREET

APPLICANTS: MARY HAWKINS, ANN DAVIS
 519 & 523 25TH STREET

REQUEST: AMENDMENT TO AN EXISTING TWO-UNIT PLANNED UNIT
 DEVELOPMENT TO ALLOW A 607 SQUARE FOOT EXPANSION
 AND A NEW 304 SQUARE FOOT DECK ON THE SECOND FLOOR.

Recommendations

To approve the conditional use permit amendment and tentative parcel map by adopting the attached resolution.

Background

At the meeting of June 11, 1973, the Planning Commission approved a Conditional Use Permit for a residential planned development permit and Subdivision Tract Map for the subject 2-unit planned unit development project (P.U.D.) located at the north side of 25th Street between Morningside Drive and Valley Drive. In the 1970's a few of these P.U.D's for two-unit projects were allowed and approved pursuant to Chapter 17.24 Residential Planned Developments before condominiums became a permitted use and the typical way to divide ownership. A P.U.D. is a common interest subdivision like a condominium, however it differs since the lots within the P.U.D. are owned separately, while the identified common area is the only part of the property owned in common. In a condominium the entire real property is undivided and owned in common while only the space within the units is owned separately.

PROJECT INFORMATION:

GENERAL PLAN:	Low Density Residential
ZONING:	R-1A (Two Dwellings Per Lot Zone)
LOT SIZE:	7,697 Square Feet
EXISTING USE:	2-unit planned unit development
EXISTING SQUARE FOOTAGE:	Front Unit: 1,618 square feet Rear Unit: 1,656 square feet
PROPOSED ADDITION:	Front Unit: No change Rear Unit: 607 square feet habitable space 304 square feet deck space
PARKING REQUIRED:	4 Standard 1 Guest
PARKING PROVIDED:	4 Standard in garage 1 Guest

Analysis

The applicants are proposing to expand the first and second floor of the rear unit. The expansion will result in an additional 607 square feet of habitable space, 304 square feet of deck space on the second floor and a new spiral staircase from the ground floor to the second floor deck. With the addition, the rear unit will provide 2,263 square feet of habitable space. Two dwelling units per lot are allowed in the R-1A zone if the lot exceeds 6,700 square feet.

The proposed addition complies with all zoning requirements including height, open space and lot coverage. The lot coverage will increase from 32% to 39%, which is well below the allowable lot coverage of 65%. The building height is approximately 20-feet and complies with the 25' maximum height limit for the R-1A zone. The roof plan, however, needs to identify a second critical point, which is included as a condition of approval. The proposed deck addition on the second floor will extend the building footprint into the rear yard, reducing the open space on grade from 1,096 square feet to 902 square feet; however, the proposed 304 square feet new deck will offset the loss of open space and comply with the minimum requirement of 300 square feet of open space per unit.

The new parcel map is necessary since the existing parcel boundaries as defined by the 1973 tract map were aligned with the perimeter of the two buildings, with the remaining property defined as common area. The new map will reduce the common area to the driveway, and split the remaining property including the garage, which is currently owned in common. This will allow any further additions or remodels which is consistent with the requirements of the planned unit development standards to occur without the need to amend the parcel map.

While the proposed additions extend the building footprint, the changes do not appear to modify the architectural appearance of the existing building and are not clearly visible from the property lines. Further, the overall quality and types of materials are also compatible to the existing building.

Eva Choi
Planning Assistant

CONCUR

Sol Blumenfeld, Director
Community Development Department

Attachments

1. Resolution
2. Photos
3. Zoning check list
4. Height calculation

P.C. RESOLUTION 06-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT AMENDMENT, AND TENTATIVE PARCEL MAP NO. 65480 TO AN EXISTING TWO-UNIT PLANNED UNIT DEVELOPMENT TO ALLOW A 607 SQUARE FOOT EXPANSION AND ADD A 304 SQUARE FOOT DECK ON THE SECOND FLOOR, AT 519 AND 523 25TH STREET, LEGALLY DESCRIBED AS LOT 1, 2 AND 3, TRACT NO. 31684

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

Section 1. An application was filed by Mary Hawkins and Ann Davis, owners of real property located at 519 and 523 25th Street respectively, seeking approval of a Conditional Use Permit Amendment, and Tentative Parcel Map to an existing two-unit planned unit development to allow a 607 square foot expansion and a new 304 square foot deck on the second floor.

Section 2. The Planning Commission conducted a duly noticed public hearing to consider the subject application on January 17, 2006, 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 applicants are proposing to construct a 607 square foot expansion, in the rear unit within an existing two-unit planned unit development project;
2. The applicants are also proposing to add a new 304 square foot second story deck;
3. The units will comply with current open space requirements even with the proposed reduction of usable open space on the ground floor;
4. The proposed addition is designed to be compatible with the existing planned unit development project.

Section 4. Based on the foregoing, the Planning Commission hereby approves the subject Conditional Use Permit Amendment, and Tentative Parcel Map subject to the following **Conditions of Approval:**

1. **The addition shall be in conformance with submitted plans received and reviewed by the Planning Commission at their meeting of January 17, 2006.**
 - a) **The roof plan and elevation drawings shall correctly locate and identify all critical maximum height points to verify compliance with the 25 foot height limit.**
2. **The addition shall meet all requirements of the Zoning Ordinance.**
 - a) **Proof of concurrence by the Homeowner Association regarding the proposed changes shall be submitted prior to final building permit approval.**

3. **Architectural treatment shall be as shown on plans and shall match existing exterior materials of the building.**
4. **There shall be compliance with all requirements of the Public Works Department and Fire Department.**
5. **Any satellite dish antennas and/or similar equipment shall comply with the requirements of Section 17.46.240 of the Zoning Ordinance.**
6. **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 amendment, 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.**
7. **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 owners are aware of, and agree to accept, all of the conditions of this grant.**
8. **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.**
9. **The Conditional Use Permit Amendment shall be null and void eighteen months from the date of approval unless building permits have been obtained. The applicant may apply in writing for an extension of time to the Planning Commission prior to the date of expiration.**
10. **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.**
11. **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 5. 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. 06- 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 January 17, 2006.

Peter Hoffman, Chairman

Sol Blumenfeld, Secretary

Date