

February 13, 2006

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

**Regular Meeting of  
February 21, 2006**

SUBJECT: CONDOMINIUM 06-1  
PRECISE DEVELOPMENT PLAN 06-1  
VESTING TENTATIVE PARCEL MAP #065881

LOCATION: 635 MANHATTAN AVENUE

APPLICANT: GARY FROMM  
2607 LAUREL AVENUE  
MANHATTAN BEACH, CA 90266

REQUEST: TO ALLOW A TWO-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:	2,998 Square Feet
EXISTING USE:	Single Family Residence
PROPOSED SQUARE FOOTAGE:	Units 1: 2,380 square feet each Units 2: 2,120 square feet each
PARKING REQUIRED:	4 Standard 3 Guest
PARKING PROVIDED:	4 Standard in garages 3 Guest
ENVIRONMENTAL DETERMINATION:	Categorically Exempt

The subject site is located on the west side of Manhattan Avenue between 6<sup>th</sup> Street and 7<sup>th</sup> Street. The property is a street to alley through lot, with a moderate slope downward from east to west. 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 units, with the front unit (Unit 1) containing a two level basement and two stories above and the rear unit (Unit 2) containing a basement, two stories above and a roof deck. The primary living areas of both units are on the upper level with the lower level containing the bedrooms. The front unit has four bedrooms, four bathrooms while the rear unit has three bedrooms and three bathrooms. The building is designed in a Contemporary style of architecture, with exterior smooth finish, hardboard siding, metal railings and metal barrel roofs.

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 64.4%, which is below the maximum allowable lot coverage of 65%.

The garages for each unit have separate access from the street and the alley (Palm Drive). Required parking is provided in the two car garages. Two guest parking spaces are provided in the 17-foot setback in front of the Manhattan Avenue garage and one guest parking space is provided in front of the Palm Drive garage. The new driveway on Manhattan Avenue will create a new curb cut, thus resulting in a loss of existing on-street parking. The proposed project will provide one additional guest parking space to replace the loss of on-street parking caused by the new curb cut.

All required yards are provided including the minimum 5-foot front yard requirement which is consistent with existing development on that block. 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 and decks outside of master bedrooms. The front unit has a total of 308 square feet of open space and the rear unit has 300 square feet of open space.

The project 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. The plan provides for landscaping and landscape improvement in the side yard area, including four 36-inch box trees and several one-gallon cyprus paprus in the side yard area. However, the landscape plan does not accurately show landscaped areas to scale. The site plan and elevation drawings are incomplete with respect to finished grade information thus making it difficult to verify basement qualification for the project. In addition, the plans are poorly executed with incomplete and inaccurate line work which must be corrected prior to submittal for a building permit. As a condition of approval, staff recommends that the designer provide a revised site plan, landscape plan and elevation drawings.

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 Vesting 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.

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Eva Choi  
Planning Assistant

CONCUR:

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Sol Blumenfeld, Director  
Community Development Department

Attachments

1. Resolution
2. Location Map
3. Photographs
4. Zoning Analysis/Height Calculation
5. Letter from Mr. Lawrence O. Fordiani

**P.C. RESOLUTION 06-**

**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 #065881 FOR A TWO-UNIT CONDOMINIUM PROJECT, AT 635 MANHATTAN AVENUE, LEGALLY DESCRIBED AS LOT 23, LOT #1075**

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

Section 1. An application was filed by 635 Manhattan Avenue Group LLC, owner of real property located at 635 Manhattan Avenue, seeking approval of a Conditional Use Permit, Precise Development Plan, and Vesting Tentative Parcel Map #065881 for a two-unit condominium project.

Section 2. The Planning Commission conducted a duly noticed public hearing to consider the subject application on February 21, 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 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 2,998 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 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 February 21, 2006.**
  - a) The site plan and elevation drawings shall be revised to provide finished grade information, and clearly indicate all proposed new fences and walls. A revised roof plan shall be submitted consistent with application submittal requirement.**
  - b) Plans must be corrected to provide complete and accurate line work prior to submittal for a building permit.**
- 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.**
- 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) 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:	None
	NOES:		None
	ABSTAIN:		None
	ABSENT:		None

**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 February 21, 2006.

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Peter Hoffman, Chairman

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Sol Blumenfeld, Secretary

February 21, 2006

Date

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635 Manhattan Avenue