

March 13, 2006

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

**Regular Meeting of  
March 21, 2006**

SUBJECT: CONDOMINIUM 06-2  
PRECISE DEVELOPMENT PLAN 06-2  
VESTING TENTATIVE PARCEL MAP #65805

LOCATION: 160 1<sup>ST</sup> STREET

APPLICANT: PAUL JENSEN  
160 1<sup>ST</sup> STREET  
HERMOSA BEACH, CA 90254

REQUEST: TO ALLOW A TWO-UNIT 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:                    | 2,757 Square Feet                                      |
| EXISTING USE:                | Duplex   |
| PROPOSED SQUARE FOOTAGE:     | Unit 1: 2,216 square feet<br>Unit 2: 1,651 square feet |
| PARKING REQUIRED:            | 4 standard and 2 guest (1 space for each unit)         |
| PARKING PROVIDED:            | 4 standard and 2 guest for the front unit              |
| ENVIRONMENTAL DETERMINATION: | Categorically Exempt                                   |

The subject site is located on the south side of 1<sup>st</sup> Street between Palm Drive and Monterey Boulevard.

The project is Categorically Exempt from the requirement for an environment assessment, pursuant to the California Environment Quality Act Guidelines, Sections 15303(b) and 15315 with the finding that the project is in an area with available services.

**Analysis**

The project consists of two attached two-story buildings each above a basement level and a roof deck. Both units contain three bedrooms and three bathrooms. The primary living areas of both units are on the second floor with the first floor containing the bedrooms. The buildings are designed in a contemporary Mediterranean style of architecture, with stucco finishes, flat tile roofs, and iron guardrails for all decks.

The project generally complies with zoning requirements. The building is designed to comply with the height limit of 30 feet as required for the R-3 zone, as measured at the critical points on the roof. The lot coverage calculates to be 65%, which complies with the code. All required yards are provided, including a front yard of 5 feet.

The proposed private open space areas are provided on first and second story decks and roof decks. The amount provided adjacent to the primary living space is 133 square feet for the front unit and 192 square feet for the rear unit. However, uncovered steps leading to the first floor level in the side yard cannot be higher than four feet to the highest point from the natural, existing finished grade. Staff believes these issues can be addressed as a condition of approval.

Required parking is provided in the basement level of each unit with separate driveway access from 1<sup>st</sup> Street for the front unit and 1<sup>st</sup> Court for the rear unit. The driveways have a slope of 2.6% for the front unit and 11.6% for the rear unit, which comply with the allowable 12.5% maximum slope. The proposed separate driveways require dedicated guest parking spaces to be accessible and in front of their respective garages. The proposed tandem guest parking spaces with direct access from 1<sup>st</sup> street is fairly convenient for the front unit users. However, the guest parking for the rear unit is inconvenient since the guest vehicle must be moved to allow a car parked in the front unit's garage to exit. The guest parking for the rear unit must be accessible to its residents and visitors. Pursuant to Hermosa Beach Municipal Code, Chapter 17.44.090, required guest parking spaces that are shared between units shall not be located in tandem and shall be open and accessible to guests of all units. In addition, the rear unit garage fronting on an alley should be setback 3 feet, 9 feet or 17 feet from the rear property line. Staff is recommending these revisions as a condition of approval.

The project meets all the requirements of the Condominium Ordinance. The plan provides for an automatic irrigation system and substantial amount of landscaping along side yards, planters and two 36" box trees near the entry areas are also provided consistent with the standard requirement for condominium projects. However a complete landscape plan indicating plant types and sizes must be provided. Storage areas are provided, complying with the requirement for 200 cubic feet of storage space for each unit and an area for trash facilities are provided within garages.

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:

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Eva Choi  
Planning Assistant

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Sol Blumenfeld, Director  
Community Development Department

Attachments

- |                |   |
|----------------|---|
| 1. Resolution  | 2. Location Map                                   |
| 3. Photographs | 3. Residential Zoning Analysis/Height Calculation |

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 #65805 FOR A TWO-UNIT CONDOMINIUM PROJECT, AT 160 1<sup>ST</sup> STREET, LEGALLY DESCRIBED AS LOT 14, BLOCK 41, 1<sup>ST</sup> 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 Paul Jensen, owner of real property located at 160 1<sup>st</sup> Street, seeking approval of a Conditional Use Permit, Precise Development Plan, and Vesting Tentative Parcel Map #65805 for a two-unit condominium project.

Section 2. The Planning Commission conducted a duly noticed public hearing to consider the subject application on March 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 duplex on the property, and develop a two-unit residential condominium project.
2. The subject property proposed for condominium development contains 2,760 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 March 21, 2006.**
  - a) **The site plan and floor plans shall be revised to provide the appropriate garage setback for the rear unit garage fronting on an alley and the guest parking space for the rear unit shall be accessible through the rear unit driveway.**
  - b) **The site plan and elevation drawings shall be revised to provide for uncovered steps leading to the first floor level in the side yard to be at or less than four feet in height from the natural, existing finished grade.**
  - c) **A detail landscape plan shall be provided identifying the type and size of all trees, shrubs and ground cover.**
  - d) **A topographic survey stamped by a licensed land surveyor shall be provided.**
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:

NOES:       None  
 ABSTAIN:   None  
 ABSENT:    None

AYES:       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 March 21, 2006.

\_\_\_\_\_  
 Peter Hoffman, Chairman

\_\_\_\_\_  
 Sol Blumenfeld, Secretary

\_\_\_\_\_  
 March 21, 2006

Date



160 1<sup>st</sup> Street

One on-street parking space is lost as a result of widening the existing driveway and will be replaced by one of the two guest parking spaces provided in the front driveway off of 1<sup>st</sup> Street.