

April 10, 2006

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

**Regular Meeting of
April 18, 2006**

SUBJECT: CONDOMINIUM 06-6
PRECISE DEVELOPMENT PLAN 06-5
VESTING TENTATIVE TRACT MAP #65466

LOCATION: 1906 & 1918 PACIFIC COAST HIGHWAY

APPLICANT: HERMOSA POINTE, LLC
525 SOUTH DOUGLAS STREET #200
EL SEGUNDO, CA 90245

REQUEST: TO ALLOW A SIX-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:	Medium Density Residential
ZONING:	R-2
LOT SIZE:	10, 561 Square Feet (2 existing lots)
EXISTING USE:	2 Single-Family Dwellings
PROPOSED SQUARE FOOTAGE:	Unit 1: 2,116 square feet, Unit 2: 2,067 square feet Unit 3: 2,101 square feet, Unit 4: 2,443 square feet Unit 5: 2,465 square feet, Unit 6: 2,266 square feet
PARKING REQUIRED:	12 Standard 3 Guest
PARKING PROVIDED:	12 Standard in garages 3 Guest
ENVIRONMENTAL DETERMINATION:	Categorically Exempt

The subject site is located on the east side of Pacific Coast Highway between 19th Street and 20th Street. The site consists of two existing lots, each currently developed with a single-family residence. The project is Categorically Exempt from the requirement for an environment assessment, pursuant to the California Environment Quality Act Guidelines, Section 15303(b) and 15315 with the finding that the project is in an area with available services.

Analysis

The project consists of six attached units, two structures containing basements with two stories above. The three units along the Pacific Coast Highway frontage have three bedrooms and three and a half bathrooms. The three units along the alley have four bedrooms and three and a half bathrooms. Each unit also has a roof deck. The buildings are designed in a Traditional style of architecture with wood siding and cultured stone veneer exterior.

The project generally complies with the R-2 requirements of the Zoning Ordinance. The lot coverage calculates to be 62.9%, which is under the 65% maximum allowable. The buildings are designed to comply with the 30' maximum height limit for the R-2 zone. Construction of the new buildings will result in a higher building profile than the existing one-story single-family dwellings. All required yards are provided; the applicant is proposing an average side yards width of 7.5 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. Required parking is provided in basement level garages for each unit with direct access to the common driveway. Guest parking is provided in the northeast corner of the project site, behind Unit 6 with access directly from the alley. The proposed parking does not result in any loss of on-street parking.

Sufficient open space is supplied for each unit and for the total project. At least 200 square feet of the required private open space for each unit is provided directly accessible to second story living areas with the balance of open space provided on roof decks. The primary common recreation area is located to the north of Unit 3 and west of Unit 6, containing 573 square feet with a sandbox and a slide. Two additional common landscaped areas fronting on 19th Street comprising 84 square feet are provided to comply with the requirement for an additional 100 square feet of "common recreation" area per unit for projects of 5 or more units.

While the recreation and landscaped areas have a combined area sufficient size to comply with the Zoning Ordinance requirement, staff questions the utility of the proposed common recreation area. The Zoning Ordinance describes the required common recreation area or facility as areas that may include "play areas, pool, spa, recreation room, gym, garden and similar amenities for the common use of all owners." The proposed recreation area, at best, can be described as passive recreation area and is somewhat narrow, abutting the rear property line and will be shaded by the unit on the south side. The Commission may want to consider requiring a larger open space area or an alternate location to provide a functional and accessible common open space area for all users.

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. Substantial landscaping is provided, as shown in the landscape plan. This includes substantial landscaping along 19th Street frontage and westerly side yard, with six 10 to 12-foot king palms and six 36-inch box evergreen pear trees. In addition, the proposed common driveway boundary is paved with flagstone.

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 the Planning Division from the Public Works Department at this time.

CONCUR:

Eva Choi
Planning Assistant

Sol Blumenfeld, Director
Community Development Department

Attachments

1. Resolution
2. Location Map
3. Photographs
4. 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 TRACT MAP #65466 FOR A SIX-UNIT
CONDOMINIUM PROJECT AT 1906 & 1918 PACIFIC COAST
HIGHWAY, LEGALLY DESCRIBED AS SOUTHWESTERLY 10' OF
LOT 61 AND ALL OF LOTS 62, 63, AND 64, TRACT NO. 2548 AND
LOT 1, TRACT NO. 8476.**

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

Section 1. An application was filed by Gloria Commiso, Iain McCall and Kathy Valiquette, owners of real property located at 1906 and 1918 Pacific Coast Highway, seeking approval of a Conditional Use Permit, Precise Development Plan, and Vesting Tentative Tract Map #65466 for a six-unit condominium project.

Section 2. The Planning Commission conducted a duly noticed public hearing to consider the subject application on April 18, 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 two single-family dwellings on the property, and develop a six-unit residential condominium project.
2. The subject property proposed for condominium development contains 10,561 square feet, is designated Medium Density Residential on the General Plan Map, and designated 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 Tract Map:

1. The map is consistent with applicable general and specific plans;
2. The site is zoned R-2 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 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 Negative Declaration.

Section 5. Based on the foregoing, the Planning Commission hereby approves the subject Conditional Use Permit, Precise Development Plan, and Vesting Tentative Tract 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 April 18, 2006, revised in accordance with the conditions below.**
 - a) **The applicant shall work with staff to provide an alternate common open space area that is functional and accessible for the common use of all owners.**
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) **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. **Tree trimming maintenance shall be performed on all trees planted on site to ensure tree plantings will not exceed the height of the buildings.**
4. **There shall be compliance with all requirements of the Public Works Department and Fire Department.**
5. **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) **An automatic landscape sprinkler system shall be provided, and shall be shown on plans. (building permits are required)**
6. **Architectural treatment shall be as shown on building elevations and site and floor plans.**
 - a) **Precise building height compliance shall be reviewed at the time of plan check, to the satisfaction of the Community Development Director.**
 - b) **A minimum of six 36-inch box size box trees shall be provided.**
7. **Any satellite dish antennas and/or similar equipment shall comply with the requirements of Section 17.46.240 of the Zoning Ordinance.**
8. **The Conditional Use Permit and Precise Development Plan shall only be in effect after the lots comprising the project site are merged in accordance with Section 16.20.110 of the Subdivision Ordinance.**
9. **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.**
10. **Roll-up Automatic garage doors shall be installed on all garage door openings.**

11. 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
12. 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.
13. 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.
14. 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 Tract 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.
15. 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 April 18, 2006.

Peter Hoffman, Chairman

Sol Blumenfeld, Secretary

April 18, 2006

Date



View from Pacific Coast Highway



View of Pacific Coast Highway and northeast corner of 19th Street.