

June 20, 2006

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

**Regular Meeting of
June 8, 2006**

SUBJECT: CONDOMINIUM 06-8
PRECISE DEVELOPMENT PLAN 06-7
VESTING TENTATIVE PARCEL MAP #66986

LOCATION: 930 SIXTH STREET

APPLICANT: TIM ROTH
329 PACIFIC COAST HWY
HERMOSA BEACH, CA 90254

REQUEST: TO ALLOW A TWO-UNIT DETACHED 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-2B
LOT SIZE:	4,342 Square Feet
EXISTING USE:	2 Single Family Dwellings
PROPOSED SQUARE FOOTAGE:	Unit A: 2,524 square feet Unit B: 2,534 square feet
PARKING REQUIRED:	4 standard spaces 2 guest space plus 1 space to replace lost on-street parking space on Pine Street
PARKING PROVIDED:	4 standard spaces in garages 4 guest spaces
ENVIRONMENTAL DETERMINATION:	Categorically Exempt

The subject site is located on the southeast corner of Pine Street and Sixth Street. 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 detached units, each unit contains a basement with two stories above. Each unit contains three bedrooms and three and one-half bathrooms. The primary living areas of these units are on the second floor with the first floor and the basement containing the bedrooms. The units have very similar floor plans and exterior appearance, except that the corner unit has more architectural relief where it fronts on 6th Street. The buildings are designed in a contemporary Mediterranean style of architecture, with Cobblestone at the entryways, smooth stucco finishes, tile roofs, wrought iron deck railings and wrought iron planter boxes.

The project complies with the Zoning Ordinance requirements. The building is designed to comply with the 30' maximum height limit for the R-2B zone, as shown on the roof plan and elevation drawings. The lot coverage calculates to be 56.7%, which is below the maximum allowable lot coverage of 65%. Required parking is provided

in the basement level of each unit with driveway access directly from Pine Street. The required guest parking spaces are located in front of the garages, in the 17-foot garage setback areas. No on-street parking will be affected on 6th Street since no parking is allowed on the south side of 6th Street. However, the proposed new curb cuts on Pine Street will result in the loss of one on-street parking space and will be compensated by the proposed four off-street guest parking spaces. The decorative concrete driveways have a slope of less than 1%, which is well below the maximum allowable slope of 12.5%.

All required yards are provided, including an 8-foot 4 inch front yard setback to exceed the minimum requirement of 5 feet. The proposed lot is 40 feet less in depth than adjacent lots and the applicant proposed an 8-foot 4 inch front yard setback. Staff has examined the prevailing setback in the neighborhood and discovered there is a mix of existing front yard setbacks, ranging from the minimum required 5-feet to 12-feet. Therefore, staff concluded that there is no prevailing setback. Both units contain a deck with 137 square feet directly accessible to a primary living area and a 99 square feet deck on the first level, with the balance of open space provided in the 8-foot courtyard area between the units which will provide 121 square feet of open space to each unit.

The project meets all the requirements of the Condominium Ordinance. Storage areas are provided inside garages and comply with the requirement of 200 cubic feet of storage space per unit. Each unit provides a trash area inside the garage in the basement level. The plan provides for substantial landscaping that includes five 24-inch palm trees and six 36-inch palm trees in the front yard, side yard near both unit entrances and in the open space areas between the units.

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 the Planning Division 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 neighborhood.

CONCUR:

Eva Choi
Planning Assistant

Sol Blumenfeld, Director
Community Development Department

Attachments

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

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 #66986 FOR A TWO-UNIT CONDOMINIUM PROJECT AT 930 6TH STREET, LEGALLY DESCRIBED AS SOUTHEASTERLY 10' OF SOUTHWESTERLY 48.10' OF LOT 1 AND SOUTHWESTERLY 48.10' OF LOTS 2 AND 3, CAMINO REAL TRACT.

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

Section 1. An application was filed by Tim Roth, owner in escrow of real property located at 930 6th Street, seeking approval of a Conditional Use Permit, Precise Development Plan, and Vesting Tentative Tract Map #66986 for a two-unit condominium project.

Section 2. The Planning Commission conducted a duly noticed public hearing to consider the subject application on June 20, 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 two-unit residential condominium project.
2. The subject property proposed for condominium development contains 4,342 square feet, is designated Medium Density Residential on the General Plan Map, and designated R-2B Limited 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-2B 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 June 20, 2006, revised in accordance with the conditions below.**
 - a) A fence or wall located in the front yard cannot exceed forty-two inches in height.**

- 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 two 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:

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 June 20, 2006.

Peter Hoffman, Chairman

Sol Blumenfeld, Secretary

June 20, 2006
Date

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Front view of 930 6th Street



View from Pine Street



View from northwest corner of 930 6th Street