

September 12, 2006

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

**Regular Meeting of
September 19, 2006**

SUBJECT: CONDOMINIUM 06-13
PRECISE DEVELOPMENT PLAN 06-12
VESTING TENTATIVE PARCEL MAP #67274

LOCATION: 520 8TH STREET

APPLICANT: SCOTT ROBELEN
201 21ST STREET
MANHATTAN BEACH, CA 90277

REQUEST: TO ALLOW A THREE-UNIT ATTACHED CONDOMINIUM PROJECT

Recommendations

To approve the Conditional Use Permit, Precise Development Plan, and Vesting Tentative Parcel Map subject to conditions in the attached Resolution.

Background

PROJECT INFORMATION:

GENERAL PLAN:	High Density Residential
ZONING:	R-3
LOT SIZE:	4,980 Square Feet
EXISTING USE:	Single Family Residence with Detached Garage
PROPOSED SQUARE FOOTAGE:	Units A: 2,082 Square Feet
	Units B: 1,949 Square Feet
	Units C: 2,061 Square Feet
PARKING REQUIRED:	6 Standard
	2 Guest
PARKING PROVIDED:	6 Standard in garages
	2 Guest
ENVIRONMENTAL DETERMINATION:	Categorically Exempt

The subject site is located on the south side of 8th Street between Cypress Avenue and Valley Drive. 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 three attached units; the building is designed in a U shape. Both Unit A and Unit B have entry corridors from the front yard while Unit C enters from the side yard. The entry corridors for Unit A and Unit B provide an architectural relief for the elevation facing 8th Street. All three units contain garages in the basement with two stories above and roof decks. The primary living areas of the units are on the upper level with the lower level containing the bedrooms. Unit A and Unit C contain three bedrooms, three and one-half bathrooms while Unit B contains three bedrooms and two and one-half bathrooms. The building is designed in a Contemporary style of

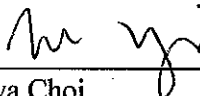
architecture, with exterior smooth trowel finish stucco, flat roof and square steel railings for all decks.

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 61.6%, which is below the maximum allowable lot coverage of 65%. Required parking spaces are provided in the basement level through a shared common driveway access from 8th Street. One guest parking space is located at the end of the driveway and the second guest parking is located between the garages of Unit A and Unit B. The proposed turning area for the garages is consistent with the parking ordinance, although the trash enclosure in the driveway area interferes with the turning area for guest parking and will have to be relocated.

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 200 square feet directly accessible to a primary living area, and the balance of open space provided on roof decks. Unit A has 325 square feet of open space, Unit B has 300 square feet of open space and Unit C has 301 square feet of open space.


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. The plan provides for substantial landscaping in the rear yard area, including several five-gallon shrubs and six 15-gallon trees which are not equivalent to the required 36-inches box trees. The required 52 STC minimum wall insulation rating is not clearly indicated on plan. These issues can be resolved as standard conditions of approval in the resolution.

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.



Eva Choi
Planning Assistant

CONCUR:



Sol Blumenfeld, Director
Community Development Department

Attachments

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

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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 #67274 FOR A THREE-UNIT CONDOMINIUM PROJECT, AT 520 8TH STREET, LEGALLY DESCRIBED AS PORTIONS OF LOT 1, 2, 3, BLOCK "D", TRACT NO. 1677, M.B. 20-184 AND PORTIONS OF LOT 1, 2, 3, BLOCK "U", TRACT NO. 2002, M.B. 22-154-155.

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

Section 1. An application was filed by Patrick Murphy and Scott Robelen, owners of real property located at 520 8th Street, seeking approval of a Conditional Use Permit, Precise Development Plan, and Vesting Tentative Parcel Map #67274 for a three-unit condominium project.

Section 2. The Planning Commission conducted a duly noticed public hearing to consider the subject application on September 19, 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 three-unit residential condominium project.

2. The subject property proposed for condominium development contains 4,980 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;

1 5. Design of the proposed subdivision is compatible and consistent with applicable elements
2 of the City's General Plan, and is compatible with the immediate environment;

3 6. The project, as conditioned, will conform to all zoning and condominium laws and
4 criteria and will be compatible with neighboring residential properties;

5 7. The project is Categorically Exempt from the requirement for an environmental
6 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.

7 Section 5. Based on the foregoing, the Planning Commission hereby approves the subject
8 Conditional Use Permit, Precise Development Plan, and Vesting Tentative Parcel Map subject to
9 the following **Conditions of Approval:**

10 1. **The development and continued use of the property shall be in conformance with**
11 **submitted plans, including landscape plans, received and reviewed by the Planning**
12 **Commission at their meeting of September 19, 2006.**

13 a) **Trash enclosure shall not interfere with the guest parking turning area and must**
14 **be relocated.**

15 2. **The project shall meet all requirements of the Condominium Ordinance.**

16 b) **Each unit shall have the minimum 200 cubic feet of storage space and plans shall**
17 **clearly denote storage space and the location of the FAU and vacuum canister, if**
18 **provided.**

19 c) **The minimum wall insulation rating between units shall be 52 STC, and shall be**
20 **clearly noted on submitted plans.**

21 d) **Covenants, Conditions, and Restrictions in compliance with the Condominium**
22 **Ordinance shall be submitted to the Community Development Department for**
23 **review and approval prior to the issuance of building permits.**

24 e) **Proof of recordation of approved CC & R's shall be submitted to the Community**
25 **Development Director six (6) months after recordation of the Final Map.**

26 f) **Requirements of Section 17.22.060(G) & (H) shall be shown on structural plans**
27 **and reviewed at the time of Building Division plan check.**

28 3. **There shall be compliance with all requirements of the Public Works Department**
29 **and Fire Department.**

30 4. **Two copies of a final landscaping plan indicating size, type, and quantity of plant**
31 **materials to be planted shall be submitted to the Community Development**
32 **Department, Planning Division for review and approval prior to the issuance of**
33 **Building Permits, consistent with landscape plans submitted to the Planning**
34 **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 three 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:
 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 September 19, 2006.

Peter Hoffman, Chairman

Sol Blumenfeld, Secretary

September 19, 2006

Date

conr520



520 8th Street

CITY OF HERMOSA BEACH
RESIDENTIAL ZONING ANALYSIS

Project Address: 520 8th Street Architect/Owner: Watson / Murphy / Robelen
Type of Project: Condo No. Units: 3 Date of Plans: 8/21/06
Analysis Prepared by: EC Zoning: R-3 General Plan Designation: HD

MAXIMUM DWELLING UNITS PER ACRE ALLOWED (DU/AC)

R-1 13 DU/AC 1 Dwelling Unit per Lot
R-2 25 DU/AC 1 Unit per 1750 sq. ft. of Land
R-3 33 DU/AC 1 Unit per 1320 sq. ft. of Land

Lot Area: 4,900 # Proposed Density-Dwelling Units/Acres: 26.2%

MAXIMUM ALLOWABLE LOT COVERAGE: 65%

Proposed Lot Coverage: 61.6%

MINIMUM UNIT SIZE (CONDOMINIUMS)

a) 1-bedroom 900 sq. ft. b) 2 bedroom 1100 sq. ft. c) 3 bedroom 1400 sq. ft. d) 4 bedroom 1600 sq. ft.

Proposed Units Size(s): A: 2,082 # B: 1,949 # C: 2,061 #

USABLE OPEN SPACE REQUIRED

- a) R-1 - 400 sq. ft., minimum dimension of 10' (75% ground - 25% balconies, open to the sky)
- b) R-2 & R-2B - 300 sq. ft., minimum dimension of 7'
- c) R-3 - 300 sq. ft., minimum dimension of 7'
- d) R-P - 300 sq. ft., minimum dimension of 7'

Each condominium development of five (5) units or more requires 100 sq. ft. of common open space per unit.

All zones except R-1 - 100 sq. ft. maximum counted on roof, 100 sq. ft. must be adjacent to main living area

Open Space per Unit:	REQUIRED	PROPOSED	ROOF DECK	ADJ. TO MAIN LIVING AREA
PRIVATE	A: <u>300 #</u> B: <u>300 #</u> C: <u>300 #</u>	<u>325 #</u> <u>300 #</u> <u>301 #</u>	<u>100 #</u> <u>100 #</u> <u>100 #</u>	<u>225 #</u> <u>200 #</u> <u>201 #</u>
COMMON				
TOTAL	<u>900 #</u>	<u>926 #</u>	<u>300 #</u>	<u>626 #</u>

MAXIMUM ALLOWABLE HEIGHT

R-1 & R-1A - 25 feet R-2, R-2B, R-3 & R-P - 30 feet

Condominium developments located along walk streets shall not exceed the maximum height of 25 feet in front half of the lot.

Proposed Building Height: 29.93

Chimney/Vent - Not to exceed maximum building height except as necessary to meet the Building Code.

Proposed Chimney/Vent Height: 2'

BUILDING SETBACKS

	REQUIRED	PROPOSED
FRONT	<u>5'</u>	<u>5'</u>
REAR	<u>5'</u> 1st <u>3'</u> 2nd	<u>5'</u> 1st <u>5'</u> 2nd
SIDE	<u>5'</u>	<u>5' / 7'</u> <u>West / East</u>

ROW DWELLINGS ? (I.E. THREE OR MORE FRONTING ON SIDE YARD) THEN 1 1/2 TIMES THE SIDE YARD APPLIES

NO

DISTANCE BETWEEN BUILDINGS ON ONE PARCEL

R-1 and R-3: Minimum of 8 ft. between habitable buildings; 6 ft. between a habitable and accessory building.

R-1A, R-2 and R-2B: Minimum of 6 ft. between all buildings.

Proposed Dwelling Unit Separation: N/A Proposed Building Separation: _____

ENCROACHMENTS INTO REQUIRED YARDS

All encroachments must be no closer than 30" to any property line (except bay windows must be a minimum of 3' away)

Maximum Eave Projection 6" Proposed 6"

Max. Bay Window Projection — Proposed —

(Encroaching bay windows must be no wider than 8' and spaced no less than 10' apart, and shall not create additional floor area)

Max. Pilaster/Column/Chase Projection 6" Proposed —

Max. Fireplace Projection 6" Proposed —

PARKING SETBACKS

Where garages or parking stalls front on a public street, the minimum setback shall be 17 feet to the nearest public improvement (sidewalk, street, or planned sidewalk) provided roll-up doors are installed; a minimum of 20 feet shall be required where standard doors are installed. Where garages or parking stalls front on an alley the setback shall be 3 feet, 9 feet, or 17 feet.

STREET 55.5' ALLEY _____

PARKING SPACES, TURNING RADIUS, AND DRIVEWAY SLOPE

- a) Two parking spaces per unit, minimum dimension of 8 1/2 feet wide by 20 feet deep-enclosed, 8 1/2 feet wide by 18 feet-open.

Total Required: 6

- b) One guest space for each two units (round up; e.g. 3 unit site must provided 2 guest spaces).
One guest space shall also be required for each on-street parking space eliminated because of new driveways or curb cuts.

Total Required: 2

Parking Proposed: Regular Spaces 6 Guest Spaces 2

Required Turning Radius: A: 26' B: 24' C: 28' Proposed Turning Radius: 28' (for three units)

Maximum Driveway Slope: 12.5% Proposed Slope: 4.35%

SOUND INSULATION (CONDOS ONLY)

- a) The minimum wall insulation rating between units shall be 62 STC.
b) The minimum floor/ceiling rating between stacked units shall be 58 STC.

Proposed Sound Insulation: Not indicated on plan

Note: Sound Insulation requirement shall be verified by the Community Development Department, Building Division, during plan check.

STORAGE AREA REQUIRED PER UNIT

- a) 200 cubic feet of storage area required per unit. Storage Area Proposed per Unit C: 621 Cu. Ft.

Unit A: 720 Cu. Ft.
Unit B: 650 Cu. Ft.

TRASH FACILITIES REQUIRED

Proposed: Yes? ✓ No? _____

CORNER VISION CLEARANCE

Proposed: Yes? N/A No? _____

C,C&R'S REQUIRED

Correct Form: Yes? ✓ No? _____

URBAN STORMWATER MITIGATION PLAN REQUIRED

Only certain projects requiring discretionary review are affected: 10+ home developments and any single family hillside development that requires discretionary review.

USMP Required: Yes? _____ No? ✓

HISTORIC PROPERTY? No

SUBSTANDARD LOT SIZE OR WIDTH, WITH EXISTING STRUCTURE STRADDLING THE PROPERTY LINE WITH ADJACENT LOT (SUBJECT TO LOT MERGER)? NO

STAFF COMMENTS:

Contemporary smooth stucco design w/ wrought iron deck railing

- The three-attached units are arranged in an 'U' shape

- entry to each unit is arranged through the basement / garage level
bedrooms on first floor w/ primary living areas on second floor

Turning Radius req'

Unit A: 180° Turn

opening = 8'

Ea. Stall width = 8.5'

= 26' req'd

Unit B: 90°

opening = 8'

Ea. Stall width = 9.5'

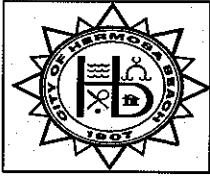
= 24' req'd

Unit C: 'S' turn

Opening = 8'

Ea. stall width = 8.5'

= 28' req'd

**City of Hermosa Beach****Civic Center, 1315 Valley Drive, Hermosa Beach, California 90254**

09/11/2006

Project Address: 520 8th Street

Elev. Pt. A	98.73	
Elev. Pt. B	99.63	
Length A-B	83	
Length A-AB'	7	
	<i>Elev. AB':</i>	<i>98.8059036</i>
Elev. Pt. C	101.36	
Elev. Pt. D	102	
Length C-D	83	
Length C-CD'	7	
	<i>Elev. CD':</i>	<i>101.413976</i>
Length AB'-CD'	60	
Length AB'-CP1	6.02	
	<i>Elev. CP1:</i>	<i>99.0675802</i>
Height Limit	30	
Max. Ht. @ CP1:	129.07	
Proposed Ht @ CP1:	129	

Elev. Pt. A	98.73	
Elev. Pt. B	99.63	
Length A-B	83	
Length A-AB'	25.83	
	<i>Elev. AB':</i>	<i>99.0100843</i>
Elev. Pt. C	101.36	
Elev. Pt. D	102	
Length C-D	83	
Length C-CD'	25.83	
	<i>Elev. CD':</i>	<i>101.559171</i>
Length AB'-CD'	60	
Length AB'-CP2	33	
	<i>Elev. CP2:</i>	<i>100.412082</i>
Height Limit	30	
Max. Ht. @ CP2:	130.41	
Proposed Ht @ CP2:	130.16	

Elev. Pt. A	98.73	
Elev. Pt. B	99.63	
Length A-B	83	
Length A-AB'	34.5	
	<i>Elev. AB':</i>	<i>99.1040964</i>
Elev. Pt. C	101.36	
Elev. Pt. D	102	
Length C-D	83	
Length C-CD'	34.5	
	<i>Elev. CD':</i>	<i>101.626024</i>
Length AB'-CD'	60	
Length AB'-CP3	9	
	<i>Elev. CP3:</i>	<i>99.4823855</i>
Height Limit	30	
Max. Ht. @ CP3:	129.48	
Proposed Ht @ CP3:	129	

Robert & Genaide Kilduff
526 8th Street
Hermosa Beach, CA 90254

September 13, 2006

Sol Blumenfeld
Director
Community Development Department
Planning Division
City of Hermosa Beach
1315 Valley Drive
Hermosa Beach, CA 90254

RECEIVED

SEP 14 2006

Comm. Dev. Dept.

Dear Mr. Blumenfeld:

This letter serves as our written correspondence to the Community Development Department, Planning Division, regarding the development plan at 520 8th Street in Hermosa Beach per the instructions provided in your Important Public Notice letter. Unfortunately we will not be able to attend the hearing on this topic as we will be out of the country on our honeymoon.

We have a few concerns about this project that we want addressed before the project begins. Our property joins with the proposed development property on the east side and southeast corner of the development property.

Retaining wall: our property sits on the natural down slope from the development property in the southeast corner of the backyard. As such there is a retaining wall keeping that property from sliding into our backyard. We want to make sure that the plans for this development include constructing a retaining wall to keep our property unaffected.

Landscaping: in conjunction with the demolition of the current property at 520 8th Street, we need assurance that the developer will take responsibility for any damage done to landscaping and/or personal property in our backyard, including that which is adjacent to the aforementioned retaining wall.

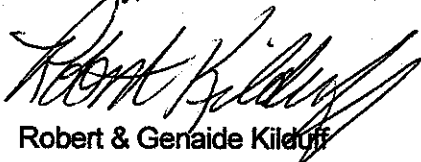
Noise and work hour ordinances: we would ask that the developer take full responsibility for respecting all local codes concerning noise and construction hours.

Pollution: we would ask that the developer take full responsibility for keeping trash and construction debris off our property.

Parking: our driveway is private property. We will require that at no time does any developer, construction or city employee park their vehicles in our driveway.

If there is some way for us to receive an update to these concerns from either the city or the developer we would greatly appreciate it.

Sincerely,



Robert & Genaide Kilduff



Front set-backs on north side of 8th Street looking west



Front side on south side of 8th Street looking east (subject property has the flag)



520 8th Street