

October 17, 2006

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

**Regular Meeting of
October 17, 2006**

SUBJECT: TEXT AMENDMENT 06-04
CONDOMINIUM 06-11
PRECISE DEVELOPMENT PLAN 06-10
VESTING TENTATIVE TRACT MAP #67954

LOCATION: 731, 737, AND 739 21st STREET

APPLICANT: URBAN POINTE DEVELOPMENT
525 SOUTH DOUGLAS STREET, SUITE NO. 200
EL SEGUNDO, CA 90245

REQUEST: TO ALLOW AN EIGHT-UNIT CONDOMINIUM PROJECT

Recommendations

To direct Staff as deemed appropriate.

Background

PROJECT INFORMATION:

GENERAL PLAN:	Medium Density Residential
ZONING:	Specific Plan Area 5
LOT SIZE:	20,584 Square Feet (3 existing lots)
EXISTING USE:	3 Single-Family Dwelling Units
PROPOSED SQUARE FOOTAGE:	Building 1: 3,044 Square Feet Building 2: 3,044 Square Feet Building 3: 3,282 Square Feet Building 4: 3,282 Square Feet
PARKING REQUIRED:	24 Spaces (3 per unit)
PARKING PROVIDED:	16 Standard in garages 4 Guest
ENVIRONMENTAL DETERMINATION:	Negative Declaration Recommended (Attachment 5)

Background

The subject site is located on the north side of 21st Street between Pacific Coast Highway and Ardmore Avenue. Currently, the site is comprised of three lots, each zoned Specific Plan Area No. 5 (S.P.A.-5) and have a General Plan designation of Medium Density Residential.

Prior to 1985, the subject property was zoned R-1 and re-zoned C-3 to accommodate a proposed hotel project which never came into fruition.

In 1989, the property was one of several properties studied as part of the Pacific Coast Highway Multi-Use Corridor Study. As a result of this study and after consideration of maintaining the commercial designation for

the property; the General Plan designation for the property was changed from Multi-Use Corridor to Medium Density Residential in May, 1989.

In October, 1989, City Council re-zoned the subject property from C-3 to S.P.A.-5 in order to implement the General Plan change. The S.P.A.-5 zone was established with the following three distinctive provisions: (1) a 35% maximum allowable lot coverage cap; (2) a minimum of 3 parking spaces per dwelling unit; and (3) limit the density to 8 units in the mid-range of the Medium Density General Plan category. These provisions were based on City Council's concern about ensuring compatibility in regards to density and building bulk with surrounding R-1 properties.

On September 7, 2006, the Staff Environmental Review Committee recommended an Environmental Negative Declaration for the proposal. There were no concerns raised by residents at that time.

Analysis

The project site consists of four buildings, each structure containing two dwelling units each with a basement and two stories above. All vehicular access to the buildings will be from two common driveways accessed from 21st Street (Sheet A-1). Each unit has four bedrooms and four and a half bathrooms and a private roof deck. The buildings are designed in an eclectic prairie style of architecture with wood shingle siding and ledge stone veneer on the pilasters.

The buildings are designed to comply with the 30-foot maximum height limit for the S.P.A.-5 zone (Attachment 4). Construction of the new buildings will result in a higher building profile than the existing one-story single-family dwelling units. All proposed setbacks meet the minimum distance as required by the Municipal Code. Parking is provided in and adjacent to basement level garages for each unit with direct access to the common driveways. The proposed driveway curb-cuts will not result in any loss of on-street parking as on-street parking is prohibited on the north side of 21st Street.

The project generally meets all the requirements of the Condominium Ordinance. The storage areas are provided within the basement level garages and comply with the requirement of 200 cubic feet of storage space per unit. Furthermore, substantial landscaping is provided, as shown in the landscape plan (Sheet L-1). This includes landscaping along 21st Street frontage and within the interior courtyard. The applicant has proposed Coastal Live Oak trees or a similar species within a 36-inch raised planter accentuated with flagstone paving along the 21st Street frontage. However, the landscape plan does not identify the size of the trees. Staff recommends that this information be provided on a more detailed landscape plan indicating the quantity and type of proposed planting.

Staff has calculated the lot coverage at 61.09%, which exceeds the 35% maximum allowable within the S.P.A.-5 zone. The applicant has proposed a text amendment to the development standards for S.P.A.-5 to increase the lot coverage allowable to 65%. The applicant argues that there are no existing neighborhood characteristics that justify the reduced lot coverage standard, and a 65% maximum lot coverage is more consistent with the adjacent residentially zoned properties; all of which allow for a 65% maximum lot coverage (Attachment 6). Furthermore, the proposed 8-unit development reflects a middle-of-the-range density consistent with the General Plan designation. No other text amendments to the S.P.A.-5 zone are proposed.

The applicant has proposed 2 garaged parking spaces per unit for an overall total of 16 garaged parking spaces. An additional 4 guest parking spaces are provided adjacent to units 4 and 8 parallel to the north property line and adjacent to units 1 and 5 along the south property line. In all, the applicant has proposed a total of 20 conforming parking spaces. The applicant has also proposed 4 perpendicular (as to the nearest driveway) arranged guest parking spaces that fail to comply with the minimum turn radius of 23 feet. It has been determined by Staff that these additional 4 spaces do not conform to Municipal Code Sections 17.44.100 (Size of Spaces) and 17.44.130 (Turning Radius, Stall Width and Aisle Width) and therefore should not be included in the total parking calculation.

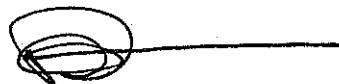
Sufficient open space is proposed for each unit and for the total project site. At least 100 square feet of the required private open space for each unit is proposed directly accessible to second story living areas with the balance of open space provided on the first-floor balconies and private roof decks. The applicant has provided approximately 1600 square feet of common open space located directly in the center of the site. The proposed recreation area, at best, can be described as passive recreation area and is somewhat narrow and will be partially shaded by the buildings.

As the preceding indicates, Staff has identified two significant issues with the project as proposed. Firstly, the development standards for the S.P.A.-5 zone states that, "a minimum of three (3) parking spaces shall be required for each dwelling unit (H.B.M.C. 17.38.210 (A))." However, the S.P.A.-5 development standards are not explicit whether the 3 required parking spaces include the guest parking requirement or if the 3 required spaces are in addition to the guest parking. Furthermore, the Commission has raised concerns on the utility of common open space also serving as a primary passageway to dwelling units. Due to the ambiguity of the Specific Plan Area No. 5 development standards and Commissions previous concerns with the utility of common open space areas, Staff suggests the following alternatives:

1. Approve the project proposal interpreting the guest parking to be permissible as 24 parking spaces, deem the open space as adequate, and recommend approval of the Text Amendment and approve the proposal; or
2. Continue the hearing for the applicant to redesign the project based on the determination that parallel guest parking is only permissible adjacent to alleys with a minimum dimension of 9' x 22'; that the proposal provide 24 parking spaces, in addition to 4 guest parking spaces as required by Municipal Code Section 17.38.210 (A); and reconfigure the common open space as to alleviate concern regarding the functionality of the common open space.


Based on the Commission's determination, Staff will prepare a final Resolution for recommendation of approval for the Text Amendment and a final Resolution for approval for the project at the next regularly scheduled Planning Commission Meeting.

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.



Richard S. Denniston
Planning Associate

CONCUR:



Sol Blumenfeld, Director
Community Development Department

Attachments

1. Location Map
2. Photographs
3. Residential Zoning Analysis/Height Calculation
4. Initial Study
5. Urban Pointe Development S.P.A.-5 Zone Text Amendment Request

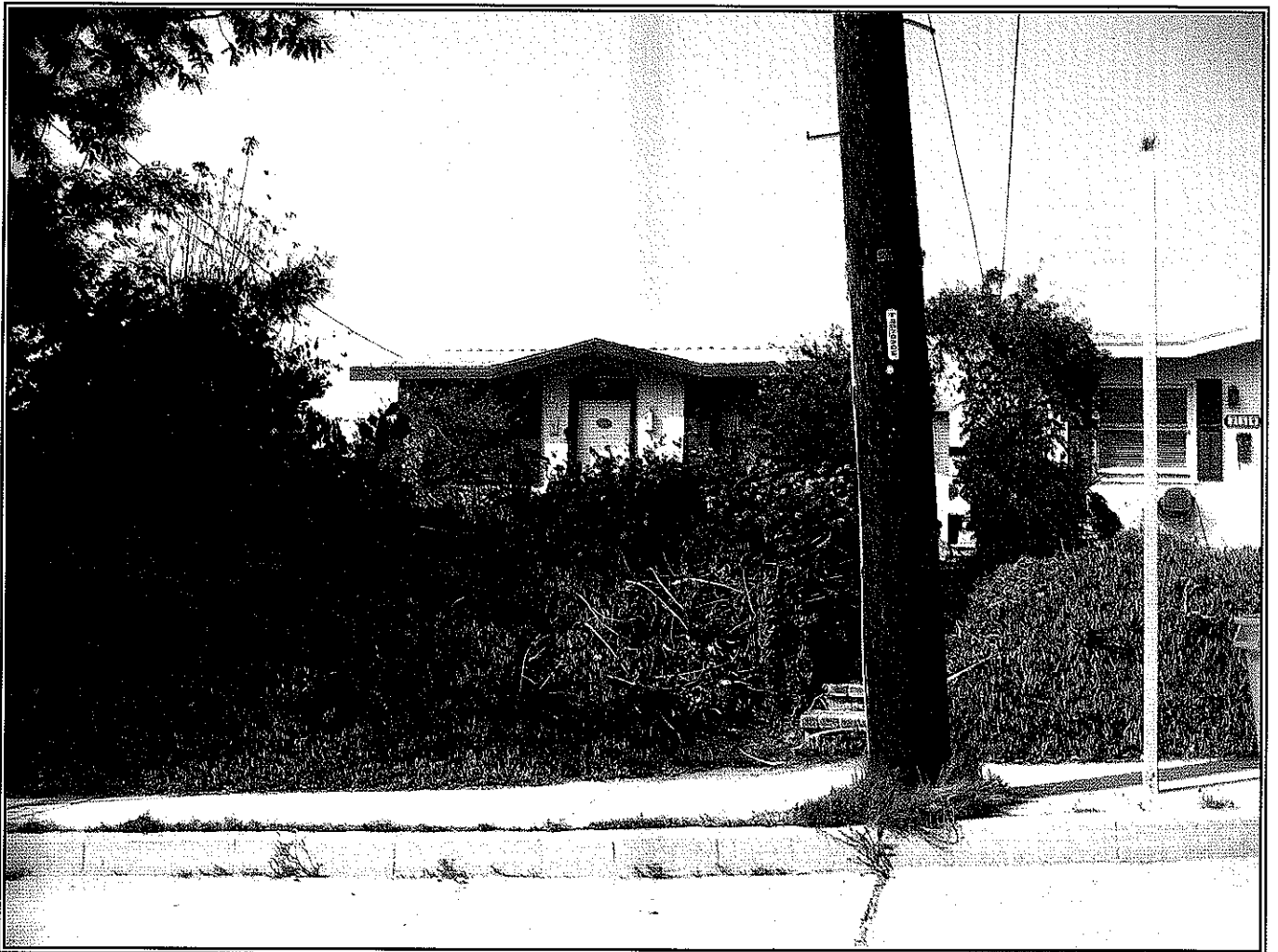
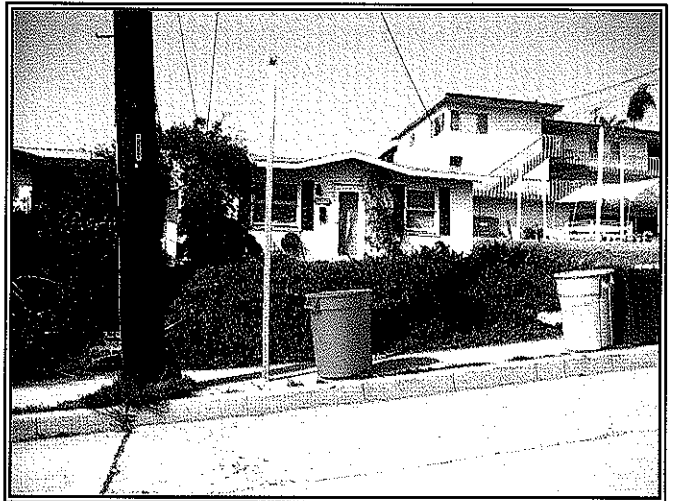
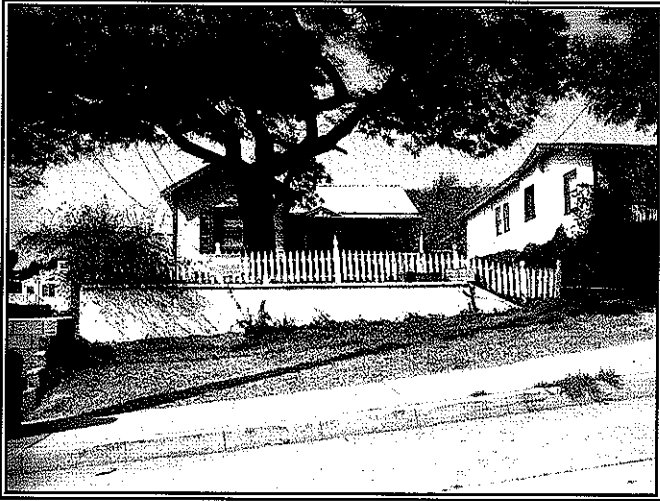


City of Hermosa Beach

731, 737 and 739 21st Street

4

731, 737 and 739 21st Street
Photo Survey



ZONING CHECK LIST

ADDRESS 731-739 21st STREET
OWNER/ARCHITECT URBAN POINT/PTHA
PROJECT TYPE 8-UNIT CONDO.
DATE October 3, 2006

ZONE OFA-5
GENERAL PLAN MD
COASTAL ZONE YES NO
*IF YES, A COASTAL PERMIT IS REQUIRED PRIOR TO BUILDING PERMIT ISSUANCE.

ITEMS CHECKED NEED CORRECTION

- 1) ALLOWABLE DENSITY 8du EXISTING DENSITY N/A PROPOSED 8du
- 2) ALLOWABLE BUILDING HEIGHT 30' EXISTING N/A PROPOSED [REDACTED]

MAXIMUM HEIGHT INFORMATION PROPERLY SHOWN ON ROOF PLAN/ELEVATIONS:

PC ELEVATIONS N CRITICAL POINT MAX AND PROPOSED N DISTANCES TO C.P.'S Y

- 3) NO. OF STORIES EXISTING N/A PROPOSED 2 + BASEMENT
- 4) MAXIMUM LOT COVERAGE 35% EXISTING N/A PROPOSED 61.89%
- 5) REQUIRED FRONT YARD SETBACK 5' EXISTING N/A PROPOSED 5.75'
- 6) REQUIRED REAR YARD SETBACK, 1ST FL. 5' 2ND FL. 3' EXISTING N/A PROPOSED 5.75' / 5.75'
- 7) REQUIRED SIDE YARD SETBACK 5' EXISTING N/A PROPOSED 5.0' 5.5'

MULTIPLE ROW DWELLINGS YES NO IF YES:

REQUIRED SIDE-YARD N/A EXISTING N/A PROPOSED N/A (W) (E)
@ DECK

- 8) REQUIRED PARKING SPACES STANDARD 2 GUEST 1 PER UNIT
- EXISTING SPACES STANDARD N/A GUEST N/A
- PROPOSED SPACES STANDARD 2 GUEST 1 PER UNIT

- 9) PARKING SPACES MINIMUM SIZE:
- STANDARD INSIDE GARAGE 8.5x20' EXISTING N/A PROPOSED > 20'x20'
- GUEST SPACE(S) OUTSIDE 8.5x20' EXISTING N/A PROPOSED 8.5x20'

- 10) GARAGE OR PARKING SETBACK REQUIRED 23' EXISTING N/A PROPOSED 24'

- 11) MIN. GARAGE DOOR/CEILING CLEARANCE 7' EXISTING N/A PROPOSED 7'

- 12) TURNING AREA REQUIRED 23' EXISTING N/A PROPOSED 24'

- 13) DRIVEWAY:
- REQUIRED WIDTH 9' EXISTING N/A PROPOSED 10'
- MAXIMUM SLOPE 2.5% EXISTING N/A PROPOSED 4% MAX SLOPE
- MINIMUM CLEARANCE 7' EXISTING N/A PROPOSED 7'

14) REQUIRED USABLE OPEN SPACE ^{PER UNIT} 300 sq ft EXISTING NA PROPOSED > 300 sq ft
MINIMUM DIMENSION REQUIRED 7' EXISTING NA PROPOSED 7'
MAXIMUM COVERAGE ALLOWED 50% EXISTING NA PROPOSED < 50%
MINIMUM ADJACENT TO PRIMARY LIVING AREA (R-2, R-3 OR R-1 SMALL LOT) OR MINIMUM
REQUIRED ON GRADE (R-1 & R-1A) 100 sq ft EXISTING NA PROPOSED > 100 sq ft

15) MINIMUM DISTANCE BETWEEN BUILDINGS: ~~*SETBACKS COMMON ARE REQUIRED~~
MAIN BUILDINGS 6' EXISTING NA PROPOSED 6' Proposed: 836
MAIN BUILDING AND ACCESSORY 6' EXISTING NA PROPOSED NA

NA 16) ARCHITECTURAL ENCROACHMENTS INTO REQUIRED YARDS:
MINIMUM EAVE SETBACK 30" EXISTING NA PROPOSED NA
MINIMUM FIREPLACE SETBACK 30" EXISTING NA PROPOSED NA
MINIMUM BAY WINDOW SETBACK 30" EXISTING NA PROPOSED NA
MINIMUM COLUMNS/CHASES ETC. SETBACK 30" EXISTING NA PROPOSED NA

NA 17) MAXIMUM STAIRWAY/BALCONY FRONT SETBACK ENCROACHMENT 36"
EXISTING NA PROPOSED NA

NA 18) STAIRWAY IN SIDEYARD: ABOVE 1ST LEVEL YES ___ NO ___
EXTEND IN BOTH DIRECTIONS YES ___ NO ___

X MAXIMUM HEIGHT ___ EXISTING ___ PROPOSED ___

X 19) PERIMETER WALLS/FENCES --LOT TYPE:
INTERIOR X CORNER ___ REVERSED CORNER ___
FRONT HEIGHT MAXIMUM 40" EXISTING NA PROPOSED 6'
SIDE HEIGHT MAXIMUM 6' EXISTING NA PROPOSED 6'
REAR HEIGHT MAXIMUM: 6' EXISTING NA PROPOSED 6'

20) CHIMNEY/VENTS PROJECTION ABOVE HEIGHT LIMIT
*SHALL COMPLY WITH THE USC REQUIREMENTS
FLAT ROOF ___ SLOPED ROOF ___
MAXIMUM PROJECTION ABOVE ROOF ___ EXISTING ___ PROPOSED ___
CHIMNEY BULK: MAX DIMENSION ___ EXISTING ___ PROPOSED ___

X 21) SOUND TRANSMISSION INSULATION BETWEEN WALLS (CONDOMINIUMS)
SHALL COMPLY WITH CITY STANDARDS
MIN. S.T.C. RATING BETWEEN FLOORS ___ PROPOSED ___
MIN. S.T.C. RATING BETWEEN COMMON WALLS ___ PROPOSED ___
NO PLUMBING FIXTURES IN COMMON WALLS X

N/A 22) NONCONFORMING REMODEL STRUCTURE: (PARKING MINIMUM SPACE SIZE: 8 1/2 FT. W x 18 FT. D)
 MAX. EXPANSION (PERCENT SQUARE FEET) BY RIGHT _____ PROPOSED _____
 ONE PARKING SPACE PER DWELLING UNIT MAX. EXPANSION _____ PROPOSED _____
 LESS THAN 1 PARKING SPACE PER UNIT MAX. EXPANSION _____ PROPOSED _____
 NONCONFORMING USE - GREATER THAN 45-UNITS PER ACRE? _____ IF YES NO EXPANSION ALLOWED _____

N/A 23) REVIEW CARD FILE AND MASTER FILE
 OPEN PERMITS YES _____ NO _____
 CODE ENFORCEMENT ACTION PENDING YES _____ NO _____
 OPEN COMPLAINTS YES _____ NO _____
 PREVIOUS ADDITION TO NONCONFORMING REMODEL NO _____ YES _____ IF YES, % _____

N/A 24) CORNER VISION CLEARANCE YES _____ NO _____

X 25) SCREENED TRASH FACILITY YES X NO _____

X 26) SIGNED DOCUMENTS CONNECTED WITH DISCRETIONARY APPROVAL

	<u>NEEDED</u>	<u>RECEIVED</u>
ACCEPTANCE OF CONDITIONS AFFIDAVIT	_____	_____
NOTICES OF PENDING CONSTRUCTION AFFIDAVIT	_____	_____
CC & R'S FOR RECORDATION	_____	_____
ASSUMPTION OF RISK IF SUMP PUMP	_____	_____

N/A 27) HISTORIC LANDMARK OR RESOURCE? _____
 NOMINATED _____ DESIGNATED _____ CERTIFICATE OF APPROPRIATENESS _____

N/A 28) SUBSTANDARD LOT SIZE OR WIDTH, WITH EXISTING STRUCTURE STRADDLING THE PROPERTY LINE WITH ADJACENT LOT (SUBJECT TO LOT MERGER)

N/A 29) *IF A COASTAL APPROVAL FOR THIS PROJECT IS REQUIRED, 2 SETS OF CONCEPTUAL PLANS AND A COASTAL PERMIT APPLICATION NEEDS TO BE SUBMITTED TO THE CITY AFTER ZONE CHECK APPROVAL. CONTACT PLANNING STAFF FOR INFORMATION (310) 318-0242.

X 30) ADDITIONAL COMMENTS

1. REVISE ROOF PLAN (SEE RED-LINED SET, A-5)
2. REVISE GARAGE/BASEMENT FLOOR PLAN TO SHOW BEDROOM EGRESS (A-2)
3. REVISE SITE PLAN (A-4) WITHOUT ILLEGAL GUEST PARKING SPACES.
4. SHOW GUEST PARKING ON GARAGE'S BASEMENT FLOOR PLAN (A-2)



City of Hermosa Beach

Civic Center, 1315 Valley Drive, Hermosa Beach, Califor

05/05/2005

Project Address: 731-739 21st Street

03-Oct-06

Elev. Pt. A	92	
Elev. Pt. B	105	
Length A-B	196.16	
Length A-AB'	22.55	
	<i>Elev. AB':</i>	93.4944433
Elev. Pt. C	83.1	
Elev. Pt. D	91	
Length C-D	196.13	
Length C-CD'	22.55	
	<i>Elev. CD':</i>	84.0083006
Length AB'-CD'	104.945	
Length AB'-CP1	44.75	
	<i>Elev. CP1:</i>	89.4494208
Height Limit	30	
Max. Ht. @ CP1:	119.45	
Prposd Ht @ CP1:	119.45	

Elev. Pt. A	92	
Elev. Pt. B	105	
Length A-B	196.16	
Length A-AB'	38.3	
	<i>Elev. AB':</i>	94.5382341
Elev. Pt. C	83.1	
Elev. Pt. D	91	
Length C-D	196.13	
Length C-CD'	38.3	
	<i>Elev. CD':</i>	84.6427013
Length AB'-CD'	104.945	
Length AB'-CP2	27.9	
	<i>Elev. CP2:</i>	91.9074716
Height Limit	30	
Max. Ht. @ CP2:	121.91	
Prposd Ht @ CP2:	121.91	

Elev. Pt. A	92	
Elev. Pt. B	105	
Length A-B	196.16	
Length A-AB'	61.45	
	<i>Elev. AB':</i>	96.0724409
Elev. Pt. C	83.1	
Elev. Pt. D	91	
Length C-D	196.13	
Length C-CD'	61.45	
	<i>Elev. CD':</i>	85.5751695
Length AB'-CD'	104.945	
Length AB'-CP3	47.7	
	<i>Elev. CP3:</i>	91.3011812
Height Limit	30	
Max. Ht. @ CP3:	121.30	
Prposd Ht @ CP3:	121.30	

Elev. Pt. A	92	
Elev. Pt. B	105	
Length A-B	196.16	
Length A-AB'	59.1	
	<i>Elev. AB':</i>	95.9167007
Elev. Pt. C	83.1	
Elev. Pt. D	91	
Length C-D	196.13	
Length C-CD'	59.1	
	<i>Elev. CD':</i>	85.4805129
Length AB'-CD'	104.945	
Length AB'-CP4	18.95	
	<i>Elev. CP4:</i>	94.0322301
Height Limit	30	
Max. Ht. @ CP4:	124.03	
Prposd Ht @ CP4:	124.03	

Elev. Pt. A	92	
Elev. Pt. B	105	
Length A-B	196.16	
Length A-AB'	50	
	<i>Elev. AB':</i>	95.3136215
Elev. Pt. C	83.1	
Elev. Pt. D	91	

Elev. Pt. A	92	
Elev. Pt. B	105	
Length A-B	196.16	
Length A-AB'	77.65	
	<i>Elev. AB':</i>	97.1460542
Elev. Pt. C	83.1	
Elev. Pt. D	91	

Ht. Cal.

Length C-D	196.13	
Length C-CD'	50	
	<i>Elev. CD':</i>	85.1139703
Length AB'-CD'	104.945	
Length AB'-CP5	91	
	<i>Elev. CP5:</i>	86.4692911
Height Limit	30	
Max. Ht. @ CP5:	116.47	
Prposd Ht @ CP5:	114.78	

Length C-D	196.13	
Length C-CD'	77.65	
	<i>Elev. CD':</i>	86.2276959
Length AB'-CD'	104.945	
Length AB'-CP6	13.65	
	<i>Elev. CP6:</i>	95.7259238
Height Limit	30	
Max. Ht. @ CP6:	125.73	
Prposd Ht @ CP6:	123.14	

Elev. Pt. A	92	
Elev. Pt. B	105	
Length A-B	196.16	
Length A-AB'	101.4	
	<i>Elev. AB':</i>	98.7200245
Elev. Pt. C	83.1	
Elev. Pt. D	91	
Length C-D	196.13	
Length C-CD'	101.4	
	<i>Elev. CD':</i>	87.1843318
Length AB'-CD'	104.945	
Length AB'-CP7	30.95	
	<i>Elev. CP7:</i>	95.3179597
Height Limit	30	
Max. Ht. @ CP7:	125.32	
Prposd Ht @ CP7:	123.14	

Elev. Pt. A	92	
Elev. Pt. B	105	
Length A-B	196.16	
Length A-AB'	118.75	
	<i>Elev. AB':</i>	99.8698511
Elev. Pt. C	83.1	
Elev. Pt. D	91	
Length C-D	196.13	
Length C-CD'	118.75	
	<i>Elev. CD':</i>	87.8831795
Length AB'-CD'	104.945	
Length AB'-CP8	18.95	
	<i>Elev. CP8:</i>	97.7054086
Height Limit	30	
Max. Ht. @ CP8:	127.71	
Prposd Ht @ CP8:	125.83	

Elev. Pt. A	92	
Elev. Pt. B	105	
Length A-B	196.16	
Length A-AB'	151.33	
	<i>Elev. AB':</i>	102.029007
Elev. Pt. C	83.1	
Elev. Pt. D	91	
Length C-D	196.13	
Length C-CD'	151.33	
	<i>Elev. CD':</i>	89.1954826
Length AB'-CD'	104.945	
Length AB'-CP9	24.95	
	<i>Elev. CP9:</i>	98.9779189
Height Limit	30	
Max. Ht. @ CP9:	128.98	
Prposd Ht @ CP9:	126.14	

Elev. Pt. A	92	
Elev. Pt. B	105	
Length A-B	196.16	
Length A-AB'	146.33	
	<i>Elev. AB':</i>	101.697645
Elev. Pt. C	83.1	
Elev. Pt. D	91	
Length C-D	196.13	
Length C-CD'	146.33	
	<i>Elev. CD':</i>	88.9940856
Length AB'-CD'	104.945	
Length AB'-CP10	46.8	
	<i>Elev. CP10:</i>	96.0325195
Height Limit	30	
Max. Ht. @ CP10:	126.03	
Prpd Ht @ CP10:	123.83	

ENVIRONMENTAL CHECKLIST FORM

1. **Project Title:** CON 06-11, PDP 06-10, VTTM NO. 67594, TEXT 06-4: 8-unit residential condominium project and SPA 5 Zone text amendment.
2. **Project Location:** 731, 737 and 739 21st Street
3. **Project Sponsor:** Brad Scott, Urban Pointe Development
525 So. Douglas St.
El Segundo, CA 90245
4. **Lead Agency :** City of Hermosa Beach
1315 Valley Drive
Hermosa Beach, CA 90254
5. **Contact Person:** Ken Robertson, Senior Planner - (310) 318-0242
6. **General Plan Designation:** Medium Density Residential Residential
7. **Zoning:** R-2, Two-Family
8. **Description of Project:** The construction of an 8-unit residential condominium project consisting of 4 buildings containing two units each. Each unit will be provided with its own two car garage. The units will be accessed from two driveways on 21st Street. The existing three residences will be demolished for this project.

The text amendment to the SPA 5 zone is to increase the allowable lot coverage for the development from 35% to 65% consistent with the requirement for the R-1, R-1A, R-2, R-2B, and R-3 zones.
9. **Surrounding Land Uses and Settings:** The property is located on the north side of 21st Street. The properties to the north are zoned R-1 and developed with single family units, the property to the west is zoned R-1A and currently vacant, the property to the south is zoned R-3 and is a large multi-family apartment building, and properties to the east which front on P.C.H. is zoned C-3, containing a mix of commercial uses, a nonconforming residential use and a vacant property.
10. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement)..**

Issues (and Supporting Information Sources):

Potentially Significant Impact	Potentially Significant Unless mitigation Incorporated	Less Than Significant Impact	No Impact
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ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|---|---|--|
| <input type="checkbox"/> Land Use and Planning | <input type="checkbox"/> Transportation/Circulation | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Population and Housing | <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Utilities and Service Systems |
| <input type="checkbox"/> Geological Problems | <input type="checkbox"/> Energy and Mineral Resources | <input type="checkbox"/> Aesthetics |
| <input type="checkbox"/> Water | <input type="checkbox"/> Hazards | <input type="checkbox"/> Cultural Resources |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Noise | <input type="checkbox"/> Recreation |
| | <input type="checkbox"/> Mandatory Findings of Significance | |

DETERMINATION.(To be completed by the Lead Agency.)

On the basis of this initial evaluation:

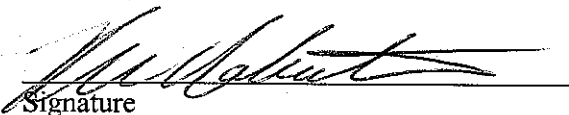
I find that the proposed project COULD NOT have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

I find that although the proposed project could have a significant effect on the environment, that there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A **NEGATIVE DECLARATION** will be prepared.

I find that the proposed project MAY have a significant effect on the environmental, and an **ENVIRONMENTAL IMPACT REPORT** is required.

I find that the proposed project MAY have a significant effect(s) on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated." An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.

I find that although the proposed project could have a significant effect on the environment, there **WILL NOT** be a significant effect in this case because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project.


Signature

Ken Robertson
Printed Name

September 13, 2006
Date

Staff Review Committee
For

Issues (and Supporting Information Sources):

Potentially Significant Impact	Potentially Significant Unless mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

EVALUATION OF ENVIRONMENTAL IMPACTS:

I. LAND USE AND PLANNING. *Would the proposal:*

- | | | | | | |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) | Conflict with general plan designation or zoning? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) | Conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) | Be incompatible with existing land use in vicinity? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) | Affect agricultural resources or operations (e.g. impacts to soils or farmlands, or impacts from incompatible land uses)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) | Disrupt or divide the physical arrangement of an established community (including a low income or minority community)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

I-a The project density of 17 units per acre is consistent with the density range for the Medium Density Residential as set forth in the General Plan which allows a maximum of 25 units per acre.

I-b Staff is not aware of any environmental plans or policies specifically related to this subject site or area, which is in an urban setting, that the proposed project would conflict with.

I-c The proposed use of the property is compatible with the surrounding similar multi-family residential uses to the south which are much greater density than the proposed project, while the adjacent properties to the north, R-1 zone single-family dwelling are compatible in use, they are developed with less density. This project, therefore, is compatible with these residential uses on similarly situated property, and in between with respect to density.

I-d The project would not affect agricultural resources or operations as neither the project site nor the surrounding uses are currently used for farming operations and the site's soils are not considered agriculturally significant.

I-e The project is located within an urbanized area with a mix of uses, and the proposed residential use would not divide the community.

Sources: City of Hermosa Beach General Plan, City of Hermosa Beach Municipal Code

Issues (and Supporting Information Sources):

Potentially Significant Impact	Potentially Significant Unless mitigation Incorporated	Less Than Significant Impact	No Impact
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II. POPULATION AND HOUSING. *Would the proposal:*

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Cumulatively exceed official regional or local population projections? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Induce substantial growth in an area either directly or indirectly (e.g. through projects in an undeveloped area or extension of major infrastructures)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Displace existing housing, especially affordable housing? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

II-a The proposed 8-units will replace an existing 3 units, but since the 8-unit project is consistent with the Medium Density designation and the SPA 5 zone, it will have no effect on the number of residential dwelling units in the area and will therefore will not alter the expected housing and population projections for the City.

II-b The project would not induce growth in Hermosa Beach, or the regional area. The highly urbanized area is already served by extensive infrastructure.

II-c The project will not reduce the available housing on the site, it will increase it.

III. GEOLOGIC PROBLEMS.

Would the proposal result in or expose people to potential impacts involving:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Fault rupture? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Seismic ground shaking? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Seismic ground failure, including liquefaction? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Seiche, tsunami, or volcanic hazard? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Landslides or mudflows? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Erosion, changes in topography or unstable soil conditions from excavation, grading, or fill? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Subsidence of the land? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| h) Expansive soil? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| I) Unique geologic or physical features? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Issues (and Supporting Information Sources):

Potentially Significant Impact	Potentially Significant Unless mitigation Incorporated	Less Than Significant Impact	No Impact
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III-a There are no known fault lines in the City and the locations of past epicenters do not indicate the presence of fault areas in Hermosa Beach..

III-b During the life of the project it may be subject to a major earthquake, which may cause damage to the proposed residential dwellings and present a hazard to residents. Existing Building regulations such as the UBC address these seismic hazards, and City review of construction plans for compliance with all applicable regulations is considered adequate to reduce risks to less-than-significant.

III-c The site has not been surveyed for susceptibility to seismically induce hazards such as liquefaction. Geotechnical studies required as part of the development review process will address these potential hazards. It is expected the such hazards will be adequately addressed through compliance with the UBC and through implementation of the recommendations set forth in required geotechnical studies.

III-d There is no potential for either seiches or volcanic activity, or a tsunami at the subject site.

III-e The project site includes a gradual slope, and project plans require shoring.. Geotechnical studies required as part of the development review process will address any potential hazards, which are not considered to be significant. It is expected the such hazards will be reduced or eliminated through compliance with the UBC and through implementation of the recommendations set forth in required geotechnical studies with respect to retaining walls, and slope stability.

III-f The project will involve some grading, excavation, and filling which could result in erosion or unstable soil conditions. Geotechnical studies required as part of the plan review process would address the potential for erosion or unstable soil conditions and would include measures to reduce or eliminate these hazards.

III g Subsidence as well as other potential geotechnical hazards will be evaluated and addressed by geotechnical studies required as part of the plan review process. It is expected that any such hazards can be addressed through routine engineering design employed in the area.

III-h The potential for encountering expansive soils at the project site is considered to be low, as sandy soils, such as those characterizing the project area, are not considered expansive.

III-i The project site contains no unique geologic or physical features.

Sources:

City or Hermosa Beach General Plan, Seismic Safety Element

IV. WATER AND WATER QUALITY. Would the proposal result in:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Exposure of people or property to water related | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Issues (and Supporting Information Sources):

	Potentially Significant Impact	Potentially Significant Unless mitigation Incorporated	Less Than Significant Impact	No Impact
hazards such as flooding?				
c) Discharge into surface waters or other alteration of surface water quality (e.g. temperature, dissolved oxygen or turbidity)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Changes in currents, or the course or direction of water movements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Storm water system discharges from areas for materials storage, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage delivery or loading docks, or other outdoor work areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) A significantly harmful increase in the flow rate or volume of storm water runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) A significantly harmful increase in erosion of the project site or surrounding areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Storm water discharges that would significantly impair the beneficial uses of receiving waters or areas that provide water quality benefits (e.g. riparian corridors, wetland, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j.) Harm to the biological integrity of drainage systems and water bodies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
k) Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations or through substantial loss of groundwater recharge capability?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
l) Altered direction or rate of flow of groundwater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
m) Impacts to groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
n) Substantial reduction in the amount of groundwater otherwise available for public water supplies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

IV-a The project will result in modification to the pattern of drainage patterns and stormwater flows although the total impervious surface area will not be significantly changed given that the site is currently developed. The changes are not considered to be significant, and the incorporation of new improvements in.

Issues (and Supporting Information Sources):

Potentially Significant Impact	Potentially Significant Unless mitigation Incorporated	Less Than Significant Impact	No Impact
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the public right-of-way will likely improve the rate and impact of off-site drainage flows. Also during construction, construction best management practices for drainage and erosion control to prevent off-site impacts.

IV-b-f There are no impacts anticipated to these items

IV-g, h, I, j. The stormwater runoff during the construction phase may be potentially "harmful" and effect the biology of receiving water as the first flush pollutants may end up in the Ocean. This is not considered significant as the project will be required to ue construction best management practice to minimize these effects..

IVk-n There are no known groundwater supplies which might be effected by this project.

IV-b-i There are no impacts anticipated to these items as there are no known water bodies or groundwater which might be affected by the construction or operation of the project.

V. AIR QUALITY. Would the proposal:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Violate any air quality standard or contribute to an existing or projected air quality violation? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Expose sensitive receptors to pollutants? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Alter air movement, moisture, or temperature, or cause any chance in climate? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Create objectionable odors? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

V-a-d. The proposed residential uses will replace existing residential uses, and the increase in units is not considered significant, and therefore will result in either no change or and immaterial increase in the generation of mobile source emission.

VI. TRANSPORTATION/CIRCULATION.

Would the proposal result in:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Increased vehicle trips or traffic congestion? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Hazards to safety from design features (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Inadequate emergency access or access to nearby uses? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless mitigation Incorporated	Less Than Significant Impact	No Impact
d) Insufficient parking capacity on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Hazards or barriers for pedestrians or bicyclists?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflicts with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Rail, waterborne or air traffic impacts?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

VI-a The project will slightly increase the number of trips on the local residential streets as a net increase in 4 units is proposed. This increase is not considered significant, and would not have any material impact on local streets or nearby intersections. The localized impact on the alley will be reduced and the residential traffic will now be directed to the local street, 20th Street which has the capacity to handle this increased traffic..

VI-b No hazards are anticipated based on the proposed configuration of proposed improvements, and because of the low volumes of compatible local residential traffic that would be generated.

VI-c Emergency access would be available to the dwellings along the public streets and sidewalks, which will not be impacted by the proposal.

VI-d Adequate parking would be provided on-site for the occupants and guests of the proposed development.

VI-e No hazards are anticipated based on the proposed configuration of proposed improvements, and because no changes to the volumes of traffic are anticipated.

VI-f The proposed project will not effect any applicable policies supporting alternative transportation.

VI-g The proposed project would not effect rail, waterborne, or air traffic.

VII. BIOLOGICAL RESOURCES.

Would the proposal result in impacts to:

a) Endangered, threatened or rare species or their habitats (including but not limited to plants, fish, insects, animals, and birds)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Locally designated species (e.g. heritage trees) ?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Locally designed natural communities (e.g. oak forest, coastal habitat, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Wetland habitat (e.g. marsh, riparian and vernal pool)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issues (and Supporting Information Sources):

Potentially Significant Impact	Potentially Significant Unless mitigation Incorporated	Less Than Significant Impact	No Impact
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- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) Wildlife dispersal or migration corridors? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

VII-a-e *The project site is currently developed in an urban setting, containing no significant biological resources. Further, no known endangered, threatened or rare spaces; heritage trees, or special habitats will be displaced or impacted.*

VIII. ENERGY AND MINERAL RESOURCES.

Would the proposal:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Conflict with adopted energy conservation plans? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Use non-renewable resources in a wasteful an inefficient manner? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Results in the loss of availability of a known mineral resource that would be of future value to the and the residents of the state? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

VIII-a *The proposed project would be required to be constructed to comply with energy conservation standards in the State's Uniform Building Code.*

VIII-b *The size of the project and the nature of the residential use would not involve significant or wasteful use of non-renewable resources. Application of the existing regulations are considered adequate to ensure that non-renewable resources would not be used in an inefficient or wasteful manner.*

VIII-c *There have been no significant amount of mineral deposits identified at this site, or in the City of Hermosa Beach. Should there be potential for encountering sub-surface oil deposits, development of the site with residential uses would not preclude or significantly effect future exploitation of these resources if it was desired.*

Source: City of Hermosa Beach General Plan, Conservation Element

IX. HAZARDS. *Would the proposal involve:*

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) A risk of accidental explosion or release of hazardous substances (including, but not limited to: oil, pesticides, chemicals or radiation)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Possible interference with an emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) The creation of any health hazard or potential health hazard? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless mitigation Incorporated	Less Than Significant Impact	No Impact
d) Exposure of people to existing sources of potential health hazards?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Increased fire hazard in areas with flammable brush, grass, or trees?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

IX-a Construction of the project may involve the use of diesel oil, and pesticides on landscaping. The use of these substances is typical of most construction projects and the risk of accidental explosion or release is considered negligible.

IX-b The size and location of the project would not interfere with City-wide emergency response and evacuation plans..

IX-c No known health hazard exist or will be created at this location.

IX-d No known health hazard exist or will be created at this location or in the nearby area

IX-e The area is not characterized by existing flammable brush, grass, or trees, and the project would be constructed in compliance with fire safety standards.

X. NOISE. *Would the proposal result in:*

a) Increases in existing noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of people to severe noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

X-a Residential occupancy is expected only to negligibly affect the pattern and volume of existing noise levels, and construction noise will temporarily impact noise level typical for a project of this size and scale. These impacts are not considered to be significant.

X-b Location of the residences near P.C.H. may expose residents to sever noise levels, the units will incorporate sound attenuation techniques such as double pane windows and insulation, making this less than significant. .

XI. PUBLIC SERVICES. *Would the proposal have an effect upon, or result in a need for new or altered government services in any of the following areas:*

a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issues (and Supporting Information Sources):

Potentially Significant Impact	Potentially Significant Unless mitigation Incorporated	Less Than Significant Impact	No Impact
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- | | | | | |
|---------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) Other governmental services? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

XI-a-e Given that the proposed project will be replacing a comparable use, and all these services are already available for this site and the surrounding residential neighborhood, no impacts are anticipated.

XII. UTILITIES AND SERVICE SYSTEMS. *Would the proposal result in a need for new systems or supplies, substantial alterations to the following utilities:*

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Power or natural gas? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Communications systems? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Local or regional water treatment or distribution facilities | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Sewer or septic tanks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Storm water drainage? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Solid waste disposal? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Local or regional water supplies? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

XII-a-g Given that the proposed project will be replacing a comparable use, and all these utilities and service system are already available for this site and the surrounding residential neighborhood, no impacts are anticipated.

XIII. AESTHETICS. *Would the proposal:*

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Affect a scenic vista or scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Have a demonstrable negative aesthetic effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Create light or glare? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

XIII-a-b The proposed residential development would replace a previously developed residential lot that does not possess any scenic attributes, or have any special aesthetic value. The proposed project will change and likely improve the appearance of the site with contemporary residential architecture with substantial landscaping. The proposed buildings will be constructed within the 30-foot height limit for the SPA 5 zone, which will result in a higher building profile than the existing buildings which may modify or obstruct views

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless mitigation Incorporated	Less Than Significant Impact	No Impact
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from properties to the east. This is not considered to be significant as the project will be in compliance with the standard for the zone.

XIII-c The residential development would introduce new sources of light in the area because of its slightly greater building heights, and change the pattern of lighting. This is not expected to be significant.

XIV. CULTURAL RESOURCES. *Would the proposal:*

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Disturb paleontological resources? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Disturb archaeological resources? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Affect historical resources? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Have the potential to cause a physical change which would affect unique ethnic cultural values? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Restrict existing religious or sacred uses within the potential impact area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

XIV-a-e there are no known cultural resources associate with this project site.

XV. RECREATION. *Would the proposal:*

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Increase the demand for neighborhood or regional parks or other recreational facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Affect existing recreational opportunities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

XV-a-b No impacts are anticipated given that the proposed use is comparable to the existing use.

XVI. MANDATORY FINDINGS OF SIGNIFICANCE.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless mitigation Incorporated	Less Than Significant Impact	No Impact
b) Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XVII. SUPPORTING INFORMATION SOURCES.

a) **Supporting Information Sources.** (The following are sources used and referred to in the initial study, and are incorporated herein by reference. All are available for review in the Community Development Department, Planning Division of the City of Hermosa Beach)

1. General Plan for the City of Hermosa Beach (Land Use Element revised 1994)
2. City of Hermosa Beach Municipal Code

c: cklf2006

NATURAL RESOURCES
(State Designated Form)

ENVIRONMENTAL INFORMATION FORM
(To be completed by applicant)

RECEIVED
AUG 21 2006
COM. DEV. DEPT.

Type or Print Legibly

Date Filed _____

GENERAL INFORMATION

1. Name and address of developer or project sponsor: Urban Pointe Development
525 S. Douglas Street, Ste. #200, El Segundo, CA 90245
2. Address of Project: 731- 739 21st Street, Hermosa Beach, Ca 90254
3. Name, address, and telephone number of person to be contacted concerning this project: Elizabeth Srour / SROUR & ASSOCIATES, LLC
1001 Sixth St., Ste. #110, MB, CA 90266 310/372-8433
4. Indicate number of the permit application for the project to which this form pertains: _____
5. List and describe any other related permits and other public approvals required for this project, including those required by city, regional, state and federal agencies: Approval of VTIM 67594, CUP, Precise Development Plan, Subdivision, Zone Text Amendment, Environmental Review for proposed 8 unit residential condominium development
6. Existing zoning district: SPA-5
7. Proposed use of site (Project for which this form is filed): Proposed 8 unit residential condominium development

PROJECT DESCRIPTION

8. Site size: 20,584 sf
9. Square footage: 24,114 sf - living area
10. Number of floors of construction: 2 stories over basement level parking
11. Amount of off-street parking provided: 24 spaces
12. Attach plans.

13. Proposed scheduling: pending issuance of building permit
14. Associated projects: NA
15. Anticipated incremental development: NA
16. If residential, include the number of units, schedule of unit sizes, and type of household size expected: owner-occupied homes ranging in size from 2,888-3170 sf, which are anticipated to be attractive to young families and professionals
17. If commercial, indicate the type, whether neighborhood, city or regionally orientated square footage of sales area, and loading facilities: NA
18. If industrial, indicate type, estimated employment per shift, and loading facilities: NA
19. If institutional, indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project: NA
20. If the project involves a variance, conditional use or rezoning application, state this and indicate clearly why the application is required: CUP required for all condominium development zone text amendment is requested to consider change to lot coverage provision

Are the following items applicable to the project or its effects? Discuss below all items checked yes (attach additional sheets as necessary).

- | YES | NO | |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 21. Change in existing features of any bays, tidelands, beaches, lakes or hills or substantial alteration of ground contours. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 22. Change in scenic views or vistas from existing residential areas or public lands or roads. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 23. 23. ** Change in pattern, scale or character of general area of project. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 24. 24. ** Significant amounts of solid waste or litter. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 25. 25. ** Change in dust, ash, smoke, fumes or odors in vicinity. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 26. Change in ocean, bay, lake, stream or ground water quality or quantity, or alteration of existing drainage patterns. |

- 27. ~~**~~ Substantial change in existing noise or vibration levels in the vicinity.
- 28. Site on filled land or on slope of 10 percent or more.
- 29. Use or disposal of potentially hazardous materials, such as toxic substances, flammables or explosives.
- 30. ~~**~~ Substantial change in demand for municipal services (police, fire, water, sewage, etc.).
- 31. ~~**~~ Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.).
- 32. Relationship to a larger project or series of projects.

ENVIRONMENTAL SETTING

33. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site. Snapshots or polaroid photos will be accepted.

PLEASE SEE ATTACHED

34. Describe the surrounding properties, including information on plants and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, shops, department stores, etc.). Attach photographs of the vicinity. Snapshots or polaroid photos will be accepted.

CERTIFICATION: I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

DATE August 21, 2006

Elizabeth H. John
Signature

NOTE: Authority cited: Sections 21803 and 21807, Public Resources Code.
Reference: Sections 21000-21176, Public Resources Code.

ATTACHMENT TO APPLICATION FOR
731-737-739 TWENTY-FIRST STREET
Proposed Eight Unit Residential Condominium
August 21, 2006

23. Although the physical build out and number of residential units will be greater than the existing development, the 21st Street location is immediately adjacent to the PCH commercial corridor and within a residential environment characterized by high density, apartment development as well as low density single family homes. The proposed development responds to the General Plan *medium density* designation for the site and will observe all development standards for the R-2 zone, including height, lot coverage and setbacks. The plans incorporate 3 parking spaces per unit as required by the SPA-5 zone which exceeds the R-2 requirement. Although the General Plan and traditional R-2 zoning would allow a maximum of 11 units on the site, the SPA-5 designation limits the number of units to 8 for the total site. Therefore, the site development is a significantly less intense use than the General Plan designation as well as the adjacent R-3 zone with its multi-unit apartment development on the south side of 21st St.

As proposed, the new homes will provide a very useful buffer between the highway, existing and potential commercial development to the north and east and the residential neighborhood west and north of the subject site. Most importantly, the proposed development will be consistent with the overall character of the neighborhood and eliminate very unattractive, older structures that have been the source of nuisance activities over the years.

24 & 25. The project will temporarily generate solid waste, litter and dust during the normal course of demolition and construction. However, the disposition of waste and control of dust, surface run-off and debris will be subject to local construction regulations, including periodic sprinkling of graded areas, street sweeping, and control of surface run-off to prevent use of the public storm drain system for site run-off during grading and construction.

27. The project, when completed, will not substantially change existing noise or vibration levels in the vicinity. In addition, the ambient noise emanating from the near-by highway will be buffered with the incorporation of sound attenuation techniques such as insulation, double paned windows, etc. However, the project will result in short term noise generated from heavy equipment during site preparation and construction. This will be temporary and subject to the City policy regulating hours of construction. Construction noise from the project would not represent unusual construction noise in this urban environment and will not be greater than for other similar projects in this area.

30 & 31. The community is a highly developed urban environment, and as proposed, the project will not result in a substantial growth or concentration of population in the area. The number of new homes is well within the growth anticipated by the General Plan and similar to other development taking place throughout the city in the R-2 and R-3 zones.

The redevelopment as proposed is an anticipated use for the site, and is within the forecast of the General Plan of the City of HB. For those reasons, the proposed development will not compromise the ability of the City to provide public services nor will it result in a significant change in the demand for natural resources. Although there will be an increase in the demand for public services and natural resources, the level of impact will not be of a magnitude to be considered environmentally significant. In addition, the new homes will be required to comply with State Energy Conservation Standards for new residential structures which sets forth maximum energy consumption levels and includes energy conserving design standards.

33. The subject site consists of three originally subdivided lots, developed with older, non-conforming, one story residential structures, detached garage, and an assortment of retaining walls, concrete slabs, fences and out buildings. The properties derive vehicular access from 21st Street. The site contains a varied topography that slopes upwards generally in a easterly and north-northeasterly direction, including a cross slope of 22' from the SW to NE, a 9' slope from SW to SE, and an 8' slope from SW to NW. There are no unique cultural, scenic or historic characteristics associated with the properties, and the plant and animal life is of the type normally associated with an urbanized, beach community area. Much of the development site contains overgrown ground cover and foliage. There are distant scenic views from the subject property.

34. The site is located adjacent to the PCH commercial corridor which is characterized by commercial development and a variety of high density residential uses. The development site is bounded on the east by a vacant commercial lot at the corner of 21st St. and PCH, a six unit apartment building and a mixed use commercial building. Property adjacent to the west contains vacant residential lots. The area directly north of the site is zoned and developed as R-1, single family residential. The south side of 21st Street is zoned R-3 and is fully developed with large apartment complexes including a 95 unit project at the corner of 21st and PCH, a 20 unit complex and a 6 unit complex. The intersection of 21st Street and PCH is a signalized intersection providing access from Ardmore Avenue to PCH and neighborhoods east of PCH. There are no unique cultural, scenic or historic characteristics associated with the properties, and the plant and animal life is of the type normally associated with an urbanized, beach community area.



URBAN POINTE
DEVELOPMENT

SPA-5 ZONE TEXT AMENDMENT REQUEST
731-737-739 TWENTY-FIRST STREET
Proposed Eight Unit Residential Condominium

Urban Pointe Development, Inc (the "Applicant") is requesting an amendment to the text of the development standards under the SPA-5 zone to allow lot coverage of 65% vs. the current standard of 35%. The SPA-5 zone is a Specific Plan Area zone which applies exclusively to the subject property; 731, 737, and 739 Twenty-First Street, Hermosa Beach, CA (the "Property"). Subject to approval of the requested text amendment, the Applicant intends to develop eight residential condominiums on the Property, each approximately 3,000 SF in size ("Proposed Development").

The basis for the zone text amendment request is to allow a lot coverage standard that is more consistent with the surrounding neighborhood and development standards than is currently allowed under the SPA-5 development standards, and therefore a project that is consistent with the surrounding neighborhood and needs of the community. No other modifications to the SPA-5 zoning are requested, thereby leaving intact all other development standards including the density limitation of eight units and parking requirement of three spaces per unit. The Proposed Development meets, or exceeds, all aspects of the SPA-5 zoning provisions, except lot coverage.

The Property is surrounded by four different zoning designations, all of which allow greater lot coverage. The site is adjacent to the PCH commercial corridor on the east and residential zones on the north, west and south. Lot coverage provisions for all surrounding residential zones is 65%, including the R-1A zone adjacent to the west, R-1 zone adjacent to the north, and R-3 zone directly across from the subject site on the south side of 21st Street.

There is nothing inherent in the site characteristics that would dictate a reduced lot coverage standard. Although the site contains a difficult and very complex topography, the natural slope is conducive to basement elements and allows the buildings to step up with the grade resulting in a significant height reduction on the westerly buildings of the Proposed Project.

There are no overriding neighborhood characteristics to support the reduced lot coverage standard. The density limitation of eight units as stipulated in the SPA-5 development standards recognizes the varied complexion of the surrounding neighborhood and various density standards ranging from single-family to duplex to multi-family uses. The General Plan guidelines seek a high level of compatibility between adjoining uses, and the Proposed Development provides a useful and very reasonable buffer between the commercial uses on Pacific Coast Highway and the residential neighborhoods to the north, west and south of the Property.

The request to increase the lot coverage development standard to 65% allows a great deal of design flexibility that would not occur with the 35% restriction. Consequently, the Proposed Development contains many creative elements that could not be utilized under the reduced lot coverage standard and that allows for a much more attractive development more compatible with the surrounding neighborhood. The Proposed Development includes:

- ◆ Four separate buildings that break up building mass, allow creative use of architectural detail with stepped elevations thus avoiding the typical, three-story sterile building mass on interior elevations
- ◆ Reduced building heights for westerly buildings
- ◆ Expanded side yard setbacks
- ◆ Interior courtyard to encourage a sense of community within the residential association and which will also present an attractive street facing entry
- ◆ Two separate driveways with private garages tucked within each building, thus avoiding the typical elongated, street-facing driveway approach frequently utilized in multi-unit developments

In comparing density characteristics for relevant zoning designations, it becomes obvious that the SPA-5 development standards, with the increased lot coverage, compares very favorably with other nearby residential development standards:

Comparison of Residential Zoning Development Standards

Zone	Allowable Lot Coverage	Units per acre	Lot area P/U	Off-Street Parking Requirements
R-1 and R-1A	65%	13	3351	Two off-street parking spaces plus one guest space.
R-2	65%	25	1742	Two off-street spaces for each dwelling unit plus one guest space for each two dwelling units.
R-3	65%	33	1320	Two off-street spaces for each dwelling unit plus one guest space for each two dwelling units.
SPA 5 (current)	35%	17	2576	Two off-street parking spaces plus one guest space.
SPA-5 (proposed)	65%	17	2576	Two off-street parking spaces plus one guest space.

In comparing permitted lot area per unit for each of the adjacent residential properties, it again becomes obvious that the proposed development is compatible with the surrounding zones and development characteristics:

Comparison of Lot Area Per Unit of Adjacent Residential Properties

	Total Existing SF of Adjacent Lots	Minimum Lot Area per Unit	Existing Lot Area per Unit	Lot Coverage
SPA-5 (Subject Site)	20,605 sf	2576 sf	2576 sf	35% 65% (proposed)
R-3 (south of site)	86,488 sf (95 units) 13,499 sf (20 units) 6,747 sf (6 units)	1320 sf	910.4 sf 674.95 sf 1124.5 sf	65%
R-1A (west of site)	6868.4 sf (allows 2 units w/ minimum lot area of 6,700 sf)	3350 sf	3334 sf	65%
R-1 (north of site)	2703 sf	4000 sf	2703 sf	65%

In conclusion, there are no apparent conditions which currently exist to warrant the application of a Specific Plan Area zoning with reduced lot coverage on the Property, and the Proposed Development is well within the goals and objectives of the medium density designation as presented in the General Plan. The Proposed Development compares very favorably with all surrounding zoning characteristics and will be physically compatible with existing and future development throughout the neighborhood.

Furthermore, the increase in lot coverage does not increase density allowances. Most importantly, increased lot coverage allows an opportunity to create an inviting residential environment with contemporary appeal that balances impacts from the adjacent PCH commercial corridor and establishes a buffer along 21st Street.