

November 21, 2006

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

**Regular Meeting of
November 21, 2006**

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

LOCATION: 731-739 21st STREET

Recommendation

Adopt Planning Commission Resolution 06-31; and continue Condominium 06-11, Precise Development Plan 06-10, and Vesting Tentative Tract Map #67954 to the December 6, 2006, Planning Commission meeting.

Background/Analysis

At their regularly scheduled October 17, 2006, Planning Commission meeting; the Commission denied the applicant's proposal by a vote of 4-1 to amend the lot coverage provision to allow for 65% maximum lot coverage as opposed to 35%. As a consequence, the proposal as submitted does not comply with the lot coverage provision within the Specific Plan Area No. 5 zone. Therefore, the applicant has requested a continuance to December 6, 2006, in order to revise the proposal.



Richard S. Denniston
Associate Planner

CONCUR:



Sol Blumenfeld, Director
Community Development Department

Attachments

1. Resolution 06-31
2. Request for Continuance from Applicant
3. October 17, 2006 Staff Report

RESOLUTION P.C. 06-31

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH, CALIFORNIA, TO DENY THE PROPOSED AMENDMENT OF THE ZONING ORDINANCE PERTAINING TO MAXIMUM LOT COVERAGE OF BUILDINGS WITHIN THE SPECIFIC PLAN AREA NO. 5 ZONE

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

Section 1. The Planning Commission held a duly noticed public hearing on October 17, 2006, to consider a request to amend the Zoning Ordinance with respect to maximum lot coverage of building within the Specific Plan Area No. 5 zone and to consider allowing an increase to 65% maximum lot coverage.

Section 2. Based on the evidence considered at the public hearing, the Planning Commission makes the following findings:

1. The applicant did not provide any compelling reason for the text amendment;
2. The proposed text amendment is inconsistent with the needs of the neighborhood; and
3. The current lot coverage requirement allows for a greater percentage of open space and legal parking stalls to minimize impacts of development in the neighborhood.

Section 3. Based on the foregoing, the Planning Commission hereby denies the requested amendment to the Hermosa Beach Municipal Code; Title 17-Zoning; Chapter 17.38, Specific Plan Areas; Section 17.38.210 (A).

VOTE: AYES: K. Allen, L. Kershenboom, S. Perotti, R. Pizer
 NOES: P. Hoffman
 ABSTAIN: None
 ABSENT: None

CERTIFICATION

I hereby certify the foregoing Resolution P.C. 06-31 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 October 17, 2006.

Kent Allen, Chairman

Sol Blumenfeld, Secretary

Date

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MEMORANDUM

DATE: November 14, 2006

TO: CITY OF HERMOSA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
RICHARD DENNISTON, ASSISTANT PLANNER
1315 Valley Drive
Hermosa Beach, Ca 90254

FROM: ELIZABETH SROUR

RE: PUBLIC HEARING CONTINUANCE
731, 737 & 739 21st Street/Urban Pointe Development

Dear Mr. Denniston:

This letter is submitted on behalf of the applicant Brad Scott of Urban Pointe Development. We hereby request that the public hearing continued from October 17th to the Planning Commission meeting of November 21st, be continued to the meeting of December 6th. The architect has advised me that pursuant to his conversation with you, revised plans will be submitted to you on Monday, November 27th.

If any further information is needed, please call me. Thank you.

Respectfully,

Elizabeth Sroure
On behalf Brad Scott of Urban Pointe Development

cc: Larry Peha via email- paarchitecture@aol.com
Brad Scott via email- bscott@urbanpointe.com

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.

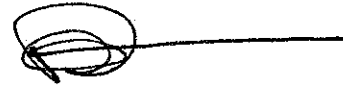
Sufficient open space is proposed for each unit and for the total project site. At least 100 square feet of the required private open space for each unit is proposed directly accessible to second story living areas with the balance of open space provided on the first-floor balconies and private roof 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