

December 6, 2006

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

**Regular Meeting of  
December 6, 2006**

CONTINUED FROM THE MEETING OF OCTOBER 17, 2006

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

**LOCATION:** 731, 737, AND 739 21<sup>ST</sup> 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 approve the Conditional Use Permit, Precise Development Plan, and Vesting Tentative Tract Map subject to the Conditions as contained in the attached Resolution.

**Background**

**PROJECT INFORMATION:**

|                                     |  |
|-------------------------------------|--|
| <b>GENERAL PLAN:</b>                | Medium Density Residential                                   |
| <b>ZONING:</b>                      | Specific Plan Area 5   |
| <b>LOT SIZE:</b>                    | 20,584 Square Feet (3 existing lots)                         |
| <b>EXISTING USE:</b>                | 3 Single-Family Dwelling Units                               |
| <b>TOTAL BUILDING AREA:</b>         | 16,272 Square Feet (5 Buildings)                             |
| <b>UNIT SIZE:</b>                   | Units 1-4: 2,028 Square Feet<br>Units 5-8: 1,984 Square Feet |
| <b>PARKING REQUIRED:</b>            | 24 Spaces (3 per unit)                                       |
| <b>PARKING PROVIDED:</b>            | 16 Standard in garages<br>8 Guest                            |
| <b>ENVIRONMENTAL DETERMINATION:</b> | Negative Declaration Recommended (Attachment 5)              |

**Background**

On October 17, 2006, the Planning 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%. The applicant has since filed an appeal of that decision which will be considered by the City Council on January 9, 2006.

The Commission approved an extension on the condominium project to the November 21, 2006, regularly scheduled Planning Commission meeting in order for the applicant to revise the proposal. On November 21, 2006, the Commission granted the applicant's request to continue to December 6, 2006, to allow for additional time to revise the proposal.

**Analysis**

The applicant has submitted revised plans to address the issues raised by the Commission. The revised plans indicate a smaller 8-unit dwelling unit configuration that is similar to the design initially proposed at the meeting of October 17, 2006.

**Issues**

The Planning Commission's deliberations on the project as previously proposed focused on lot coverage, guest parking, and common open space. The applicant's proposed design changes addressed the issues referenced above as follows:

**1. Reduce Proposed Lot Coverage to not Exceed 35%**

The new revised plans indicate a maximum lot coverage of 34.98% as opposed to the 61.08% lot coverage as originally proposed. Each dwelling unit is composed of two-stories, in addition to a basement and provides approximately 2,000 square feet of living area per unit.

**2. Guest Parking**

The original proposal included four perpendicular (as to the nearest driveway) arranged guest parking spaces that failed to comply with the minimum turn radius of 25 feet; therefore those spaces were determined to be nonconforming to Municipal Code Sections 17.44.100 (Size of Spaces) and 17.44.130 (Turning Radius, Stall Width and Aisle Width). The applicant has revised the plan to demonstrate that all eight required guest parking spaces comply with the alley turn radius standard of 23 feet as opposed to the required driveway standard of 25 feet. Staff believes this is an appropriate alternative as it allows for additional common open space in the courtyard.

**3. Common Open Space**

The revised landscape plan shows that approximately 1,832 square feet of common open space will be provide as opposed to the original proposal of 1,600 square feet. Although the applicant has provided an additional 232 square feet of common open space located directly in the center of the site, Staff still has concerns about the utility and passiveness of the common open space area.

**Zoning Requirements**

The project site consists of eight units, each unit containing a basement and two stories above. All vehicular access to the buildings will be from two common driveways accessed from 21<sup>st</sup> Street (Sheet A-1). Each unit has three bedrooms and three and a half bathrooms and a private roof deck. The buildings are designed in an eclectic prairie style of architecture with horizontal wood siding and river cobble 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 21<sup>st</sup> Street.

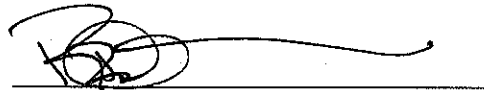
The project generally meets all the requirements of the Condominium Ordinance. The storage areas are provided within the basement level garages and comply with the requirement of 200 cubic feet of storage space per unit. Furthermore, substantial landscaping is provided, as shown in the landscape plan (Attachment 3, Sheet L-1). This includes landscaping along 21<sup>st</sup> Street frontage and within the interior courtyard. The applicant has proposed Coastal Live Oak trees or New Zealand Christmas trees within a 36-inch raised planter accentuated with stone imprint pattern stamped concrete paving along the 21<sup>st</sup> 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.

The applicant has proposed two garaged parking spaces per unit for an overall total of sixteen garaged parking spaces. An additional four guest parking spaces are provided adjacent to units 5 and 6 and an additional four adjacent to units 4 and 2 for a total of eight guest parking spaces. In all, the applicant has proposed a total of twenty-four parking spaces.

A majority of the required open space for each unit is provided through balconies and roof decks. In addition, units 4 and 8 have 380-square foot private landscaped yards adjacent to the primary entrance. The revised plan shows 366 square feet of open space for units 6 and 7, however the plan denotes 184 square feet of the required open space is provide through roof decks. Municipal Code Section 17.12.080(E) states that "a maximum of one-hundred (100) square feet of required open space may be provided on a roof deck." Therefore, units 6 and 7 have 282 square feet of code compliant open space. Staff has added a Condition of Approval requiring that the plans be modified to include an additional 18 square feet of open space prior to Planning Division approval.

The plans were received on November 27, 2006; therefore, neither the Building Division nor the Public Works department have had an opportunity to review this latest proposal.



Richard S. Denniston  
Associate Planner

CONCUR:



Sol Blumenfeld, Director  
Community Development Department

Attachments

1. Location Map
2. Photographs
3. Revised Plans
4. Revised Zoning Analysis/Height Calculation
5. Initial Study
6. Draft Resolution



City of Hermosa Beach  
 731, 737 and 739 21st Street

731, 737 and 739 21<sup>st</sup> Street  
Photo Survey



ZONING CHECK LIST

LOT: 20, 58417  
R-2 STANDARDS  
+ 17.22

ADDRESS 731-739 21ST ST.  
OWNER/ARCHITECT URBAN POINTE (PENA)  
PROJECT TYPE 8-UNIT CONDO (R-2)  
DATE 11/27/06

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

ITEMS CHECKED NEED CORRECTION

- 1) ALLOWABLE DENSITY 8 UNITS EXISTING DENSITY      PROPOSED 8 UNITS
- X 2) ALLOWABLE BUILDING HEIGHT 30' EXISTING      PROPOSED 230'

MAXIMUM HEIGHT INFORMATION PROPERLY SHOWN ON ROOF PLAN/ELEVATIONS:

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

- 3) NO. OF STORIES EXISTING      PROPOSED 2 + BASEMENT
- 4) MAXIMUM LOT COVERAGE 35% EXISTING      PROPOSED 34.98%
- 5) REQUIRED FRONT YARD SETBACK 5' EXISTING      PROPOSED 6.8'
- 6) REQUIRED REAR YARD SETBACK, 1<sup>ST</sup> FL 5' 2<sup>ND</sup> FL 3' EXISTING      PROPOSED 5' 5'
- 7) REQUIRED SIDE YARD SETBACK 5' EXISTING      &      PROPOSED 18' & 16'

MULTIPLE ROW DWELLINGS YES      NO X IF YES:

REQUIRED SIDE-YARD N/A EXISTING N/A PROPOSED N/A

- 8) REQUIRED PARKING SPACES STANDARD 2 GUEST 1
- EXISTING SPACES STANDARD N/A GUEST N/A
- PROPOSED SPACES STANDARD 16 GUEST 8 = 24 TOTAL

9) PARKING SPACES MINIMUM SIZE:

STANDARD INSIDE GARAGE 8 1/2 x 20' EXISTING N/A PROPOSED 10' x 26'  
GUEST SPACE(S) OUTSIDE 8 1/2 x 20' EXISTING      PROPOSED 8 1/2 x 20'

- 10) GARAGE OR PARKING SETBACK REQUIRED 23' EXISTING      PROPOSED 23'  
\*SHALL MEET MIN. TURNING RADIUS REQUIREMENTS

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

- 12) TURNING AREA REQUIRED 23' EXISTING      PROPOSED 23'

13) DRIVEWAY:

REQUIRED WIDTH 9' EXISTING      PROPOSED 10' 75" (Minimum width)  
MAXIMUM SLOPE 12.5% EXISTING      PROPOSED       
MINIMUM CLEARANCE 7' EXISTING      PROPOSED 7'

UNITS 2, 3, 5  
SHORT .50  
UNITS 6, 7  
SHORT 180  
OF PRIVATE

14) REQUIRED USABLE OPEN SPACE 3500 EXISTING PER UNIT PROPOSED \_\_\_\_\_  
MINIMUM DIMENSION REQUIRED 7' EXISTING \_\_\_\_\_ PROPOSED \_\_\_\_\_  
MAXIMUM COVERAGE ALLOWED 50% EXISTING \_\_\_\_\_ PROPOSED \_\_\_\_\_  
MINIMUM ADJACENT TO PRIMARY LIVING AREA (R-2; R-3 OR R-1 SMALL LOT) OR MINIMUM  
REQUIRED ON GRADE (R-1 & R-1A) 1700 EXISTING \_\_\_\_\_ PROPOSED 7150

15) MINIMUM DISTANCE BETWEEN BUILDINGS: 1830  
MAIN BUILDINGS 6' EXISTING \_\_\_\_\_ PROPOSED 76'  
MAIN BUILDING AND ACCESSORY 6' EXISTING \_\_\_\_\_ PROPOSED NA

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

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

18) STAIRWAY IN SIDEYARD: ABOVE 1ST LEVEL YES NO NO NA  
EXTEND IN BOTH DIRECTIONS YES X (REAR YARD) NO \_\_\_\_\_  
MAXIMUM HEIGHT 48' EXISTING NA PROPOSED NA

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 NOT EXCEED THE MINIMUM U.B.C  
FLAT ROOF \_\_\_\_\_ SLOPED ROOF \_\_\_\_\_  
MAXIMUM PROJECTION ABOVE ROOF \_\_\_\_\_ EXISTING \_\_\_\_\_ PROPOSED \_\_\_\_\_  
CHIMNEY BULK: MAX DIMENSION \_\_\_\_\_ EXISTING \_\_\_\_\_ PROPOSED \_\_\_\_\_

21) SOUND TRANSMISSION INSULATION BETWEEN WALLS (CONDOMINIUMS)  
SHALL COMPLY WITH THE 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 \_\_\_\_\_

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 ALL

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  NO \_\_\_\_\_

26) SIGNED DOCUMENTS CONNECTED WITH DISCRETIONARY APPROVAL

PENDING

|   | NEEDED | RECEIVED |
|---|--------|----------|
| 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 CP'S NUMBER AS SHOWN ON ROOF PLAN.
- ② REVISE SITE PLAN TO SHOW MAXIMUM WALL HEIGHT ~~is~~ WITHIN FRUNT YARD SETBACK NOT TO EXCEED 40"!
- ③ ALL REMAINING WORK/PIERS WITHIN PUBLIC RIGHT-OF-WAY REQUIRES AN ENCROACHMENT PERMIT FROM PUBLIC WORKS.
- ④ REVISE PLAN TO SHOW 30% OF PRIVATE OPEN SPACE FOR UNITS 2, 3, 5, 6, 7.



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UNIT 7: 182  $\phi$  PRIMARY  
184  $\phi$  ROOF

UNIT 8: 180  $\phi$  PRIMARY  
184  $\phi$  ROOF  
36  $\phi$  YARD

O-S (PRIVATE)

UNIT 1: 200  $\phi$  PRIMARY  
160.5  $\phi$  ROOF

UNIT 2: 199.5  $\phi$  PRIMARY  
160.5  $\phi$  ROOF

UNIT 3: 199.5  $\phi$  PRIMARY  
160.5  $\phi$  ROOF

UNIT 4: 199.5  $\phi$  PRIMARY  
160.5  $\phi$  ROOF  
36  $\phi$  YARD

UNIT 5: 203  $\phi$  PRIMARY  
184  $\phi$  ROOF

UNIT 6: 180  $\phi$  PRIMARY  
184  $\phi$  ROOF

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UNIT 1 = 300  $\phi$

UNIT 2 = 299.5  $\phi$

UNIT 3 = 299.5  $\phi$

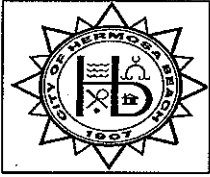
UNIT 4 = 299.5  $\phi$  + 36  $\phi$  = 659.5  $\phi$

UNIT 5 = 299.5  $\phi$

UNIT 6 = 280  $\phi$

UNIT 7 = 280  $\phi$

UNIT 8 = 280  $\phi$  + 36  $\phi$  = 620  $\phi$



**City of Hermosa Beach**

**Civic Center, 1315 Valley Drive, Hermosa Beach, 90254**

05/05/2005

**Project Address: 731-739 21st Street**

**27-Nov-06**

|                 |                   |                   |
|-----------------|-------------------|-------------------|
| Elev. Pt. A     | 92                |                   |
| Elev. Pt. B     | 105               |                   |
| Length A-B      | 196.16            |                   |
| Length A-AB'    | <b>16.9</b>       |                   |
|                 | <i>Elev. AB':</i> | <i>93.1200041</i> |
| Elev. Pt. C     | 83.1              |                   |
| Elev. Pt. D     | 91                |                   |
| Length C-D      | 196.13            |                   |
| Length C-CD'    | <b>16.9</b>       |                   |
|                 | <i>Elev.CD':</i>  | <i>83.780722</i>  |
| Length AB'-CD'  | 104.945           |                   |
| Length AB'-CP1  | <b>83.02</b>      |                   |
|                 | <i>Elev. CP1:</i> | <i>85.7318751</i> |
| Height Limit    | 30                |                   |
| Max. Ht. @ CP1: | <b>115.73</b>     |                   |
| Prpd Ht @ CP1:  | <b>115.72</b>     |                   |

|                 |                   |                   |
|-----------------|-------------------|-------------------|
| Elev. Pt. A     | 92                |                   |
| Elev. Pt. B     | 105               |                   |
| Length A-B      | 196.16            |                   |
| Length A-AB'    | <b>42.6</b>       |                   |
|                 | <i>Elev. AB':</i> | <i>94.8232055</i> |
| Elev. Pt. C     | 83.1              |                   |
| Elev. Pt. D     | 91                |                   |
| Length C-D      | 196.13            |                   |
| Length C-CD'    | <b>42.6</b>       |                   |
|                 | <i>Elev.CD':</i>  | <i>84.8159027</i> |
| Length AB'-CD'  | 104.945           |                   |
| Length AB'-CP2  | <b>33.5</b>       |                   |
|                 | <i>Elev. CP2:</i> | <i>91.6287261</i> |
| Height Limit    | 30                |                   |
| Max. Ht. @ CP2: | <b>121.63</b>     |                   |
| Prpd Ht @ CP2:  | <b>120.29</b>     |                   |

|                 |                   |                   |
|-----------------|-------------------|-------------------|
| Elev. Pt. A     | 92                |                   |
| Elev. Pt. B     | 105               |                   |
| Length A-B      | 196.16            |                   |
| Length A-AB'    | <b>78.75</b>      |                   |
|                 | <i>Elev. AB':</i> | <i>97.2189539</i> |
| Elev. Pt. C     | 83.1              |                   |
| Elev. Pt. D     | 91                |                   |
| Length C-D      | 196.13            |                   |
| Length C-CD'    | <b>78.75</b>      |                   |
|                 | <i>Elev.CD':</i>  | <i>86.2720033</i> |
| Length AB'-CD'  | 104.945           |                   |
| Length AB'-CP3  | <b>36.5</b>       |                   |
|                 | <i>Elev. CP3:</i> | <i>93.411591</i>  |
| Height Limit    | 30                |                   |
| Max. Ht. @ CP3: | <b>123.41</b>     |                   |
| Prpd Ht @ CP3:  | <b>122.24</b>     |                   |

|                 |                   |                   |
|-----------------|-------------------|-------------------|
| Elev. Pt. A     | 92                |                   |
| Elev. Pt. B     | 105               |                   |
| Length A-B      | 196.16            |                   |
| Length A-AB'    | <b>87.2</b>       |                   |
|                 | <i>Elev. AB':</i> | <i>97.778956</i>  |
| Elev. Pt. C     | 83.1              |                   |
| Elev. Pt. D     | 91                |                   |
| Length C-D      | 196.13            |                   |
| Length C-CD'    | <b>87.2</b>       |                   |
|                 | <i>Elev.CD':</i>  | <i>86.6123642</i> |
| Length AB'-CD'  | 104.945           |                   |
| Length AB'-CP4  | <b>84.29</b>      |                   |
|                 | <i>Elev. CP4:</i> | <i>88.8101436</i> |
| Height Limit    | 30                |                   |
| Max. Ht. @ CP4: | <b>118.81</b>     |                   |
| Prpd Ht @ CP4:  | <b>118.49</b>     |                   |

|              |                   |                   |
|--------------|-------------------|-------------------|
| Elev. Pt. A  | 92                |                   |
| Elev. Pt. B  | 105               |                   |
| Length A-B   | 196.16            |                   |
| Length A-AB' | <b>106.55</b>     |                   |
|              | <i>Elev. AB':</i> | <i>99.0613275</i> |
| 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' | <b>137.6</b>      |                   |
|              | <i>Elev. AB':</i> | <i>101.119086</i> |
| Elev. Pt. C  | 83.1              |                   |
| Elev. Pt. D  | 91                |                   |

731-739 Ht. Cal. (Revised Plan)

|                 |                   |                   |
|-----------------|-------------------|-------------------|
| Length C-D      | 196.13            |                   |
| Length C-CD'    | <b>106.55</b>     |                   |
|                 | <i>Elev. CD':</i> | <i>87.3917708</i> |
| Length AB'-CD'  | 104.945           |                   |
| Length AB'-CP5  | <b>80.88</b>      |                   |
|                 | <i>Elev. CP5:</i> | <i>90.0677237</i> |
| Height Limit    | 30                |                   |
| Max. Ht. @ CP5: | <b>120.07</b>     |                   |
| Prpd Ht @ CP5:  | <b>119.33</b>     |                   |

|                 |                   |                   |
|-----------------|-------------------|-------------------|
| Length C-D      | 196.13            |                   |
| Length C-CD'    | <b>137.6</b>      |                   |
|                 | <i>Elev. CD':</i> | <i>88.6424463</i> |
| Length AB'-CD'  | 104.945           |                   |
| Length AB'-CP6  | <b>33.8</b>       |                   |
|                 | <i>Elev. CP6:</i> | <i>97.1006917</i> |
| Height Limit    | 30                |                   |
| Max. Ht. @ CP6: | <b>127.10</b>     |                   |
| Prpd Ht @ CP6:  | <b>126.01</b>     |                   |

|                 |                   |                   |
|-----------------|-------------------|-------------------|
| Elev. Pt. A     | 92                |                   |
| Elev. Pt. B     | 105               |                   |
| Length A-B      | 196.16            |                   |
| Length A-AB'    | <b>181.45</b>     |                   |
|                 | <i>Elev. AB':</i> | <i>104.025133</i> |
| Elev. Pt. C     | 83.1              |                   |
| Elev. Pt. D     | 91                |                   |
| Length C-D      | 196.13            |                   |
| Length C-CD'    | <b>181.45</b>     |                   |
|                 | <i>Elev. CD':</i> | <i>90.4086983</i> |
| Length AB'-CD'  | 104.945           |                   |
| Length AB'-CP7  | <b>83.69</b>      |                   |
|                 | <i>Elev. CP7:</i> | <i>93.1664982</i> |
| Height Limit    | 30                |                   |
| Max. Ht. @ CP7: | <b>123.17</b>     |                   |
| Prpd Ht @ CP7:  | <b>122.89</b>     |                   |

|                 |                   |                   |
|-----------------|-------------------|-------------------|
| Elev. Pt. A     | 92                |                   |
| Elev. Pt. B     | 105               |                   |
| Length A-B      | 196.16            |                   |
| Length A-AB'    | <b>191</b>        |                   |
|                 | <i>Elev. AB':</i> | <i>104.658034</i> |
| Elev. Pt. C     | 83.1              |                   |
| Elev. Pt. D     | 91                |                   |
| Length C-D      | 196.13            |                   |
| Length C-CD'    | <b>191</b>        |                   |
|                 | <i>Elev. CD':</i> | <i>90.7933666</i> |
| Length AB'-CD'  | 104.945           |                   |
| Length AB'-CP8  | <b>36.5</b>       |                   |
|                 | <i>Elev. CP8:</i> | <i>99.8358858</i> |
| Height Limit    | 30                |                   |
| Max. Ht. @ CP8: | <b>129.84</b>     |                   |
| Prpd Ht @ CP8:  | <b>127.71</b>     |                   |

**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 21<sup>st</sup> 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 21<sup>st</sup> 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 21<sup>st</sup> 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 |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

**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

September 13, 2006  
Date

Ken Robertson  
Printed Name

Staff Review Committee  
For

**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 |
|--|--------------------------------|--|------------------------------|-----------|
|--|--------------------------------|--|------------------------------|-----------|

**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 |
|--|--------------------------------|--|------------------------------|-----------|
|--|--------------------------------|--|------------------------------|-----------|

*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?
- b) Exposure of people or property to water related



| 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 |
|--|--------------------------------|--|------------------------------|-----------|
|--|--------------------------------|--|------------------------------|-----------|

*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, 20<sup>th</sup> 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                           |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| 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 and 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                           |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| 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 |
|--|--------------------------------|--|------------------------------|-----------|
|--|--------------------------------|--|------------------------------|-----------|

*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: cklt2006



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 VITM 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           |   |
|---------------|--------------|---|
| <u>      </u> | <u>  X  </u> | 21. Change in existing features of any bays, tidelands, beaches, lakes or hills or substantial alteration of ground contours. |
| <u>      </u> | <u>  X  </u> | 22. Change in scenic views or vistas from existing residential areas or public lands or roads.                                |
| <u>      </u> | <u>  X  </u> | 23. <b>**</b> Change in pattern, scale or character of general area of project.   |
| <u>      </u> | <u>  X  </u> | 24. <b>**</b> Significant amounts of solid waste or litter.   |
| <u>      </u> | <u>  X  </u> | 25. <b>**</b> Change in dust, ash, smoke, fumes or odors in vicinity.   |
| <u>      </u> | <u>  X  </u> | 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 P. 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 21<sup>st</sup> 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 21<sup>st</sup> 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 21<sup>st</sup> 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 21<sup>st</sup> 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 21<sup>st</sup> Street is zoned R-3 and is fully developed with large apartment complexes including a 95 unit project at the corner of 21<sup>st</sup> and PCH, a 20 unit complex and a 6 unit complex. The intersection of 21<sup>st</sup> 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.

**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 #67954 FOR AN EIGHT-UNIT CONDOMINIUM PROJECT, AT 731, 737 & 739 21<sup>ST</sup> STREET, LEGALLY DESCRIBED AS LOTS 20, 21 & 22, TRACT 1.**

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

Section 1. An application was filed by the Urban Pointe Development, representatives of real property located at 731, 737 and 739 21<sup>st</sup> Street, seeking approval of a Conditional Use Permit, Precise Development Plan, and Vesting Tentative Parcel Map #67954 for an eight-unit condominium project.

Section 2. The Planning Commission conducted a duly noticed public hearing to consider the subject application on October 17, 2006, and again on December 6, 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 three single-family dwellings on the property, and develop an eight-unit residential condominium project.

2. The subject property proposed for condominium development contains 20,584 square feet, is designated Medium Density Residential on the General Plan Map, and designated Specific Plan Area No. 5 on the Zoning Map.

3. The criteria of Hermosa Beach Municipal Code Section 17.58.030(C) for denial of a Precise Development Plan are not applicable. In making this finding, the Planning Commission has determined that:

- a. The project will not substantially depreciate property values in the vicinity, or interfere with the use or enjoyment of property in such area, because of excessive dissimilarity or inappropriateness of design in relation to the surrounding vicinity.
- b. The project will not have significant environmental adverse impacts.

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, and Vesting Tentative Parcel Map:

1. The map is consistent with applicable general and specific plans;

1           2. The site is zoned Specific Plan Area No. 5 and is physically suitable for the type and  
2 density of proposed development;

3           3. The subdivision or types of improvements are not likely to cause serious public health  
4 problems;

5           4. The subdivision or type of improvements will not conflict with easements, acquired by  
6 the public at large, for access through or use of property within the proposed subdivision;

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

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

11           7. The Planning Commission concurs with the Staff Environmental Review Committee's  
12 recommendation, based on their environmental assessment/initial study, that this project will  
13 result in a less than significant impact on the environment, and therefore qualifies for a Negative  
14 Declaration.

15           8. The Planning Commission concurs with Staff's analysis that the use of the alley turn  
16 radius standard of 23 feet is a sufficient distance for the guest parking spaces as opposed to the  
17 required driveway turn radius standard of 25 feet.

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

21           **1. The development and continued use of the property shall be in conformance with  
22 submitted plans, including landscape plans, received and reviewed by the Planning  
23 Commission at their meeting of October 17, 2006, and December 6, 2006, revised in  
24 accordance with the conditions below.**

25           **a) The floor plans shall be revised to demonstrate that all bedrooms meet the  
26 minimum requirements for egress as required by the Uniform Building Code.**

27           **b) The site plan shall be revised to show a maximum front yard wall height of 42  
28 inches as required by the Municipal Code.**

29           **c) The plans shall be revised to show a minimum of three-hundred square feet of  
private open space for dwelling units 6 and 7 prior to Planning Division  
approval.**

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

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

- b) **Covenants, Conditions, and Restrictions in compliance with the Condominium Ordinance shall be submitted to the Community Development Department for review and approval prior to the issuance of building permits.**
- c) **Proof of recordation of approved CC & R's shall be submitted to the Community Development Director six (6) months after recordation of the Final Map.**
- d) **Requirements of Section 17.22.060(G) & (H) shall be shown on structural plans and reviewed at the time of Building Division plan check.**
3. **There shall be compliance with all requirements of the Public Works Department and Fire Department.**
4. **Two copies of a final landscaping plan indicating size, type, and quantity of plant materials to be planted shall be submitted to the Community Development Department, Planning Division for review and approval prior to the issuance of Building Permits, consistent with landscape plans submitted to the Planning Commission, which shall also include the following:**
  - a) **The landscaping plan shall be revised to show accurate placement, quantity and size of plant materials provided in available yard areas as required by the Planning Commission.**
  - 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.**
  - a) **Precise building height compliance 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 Conditional Use Permit and Precise Development Plan shall only be in effect after the lots comprising the project site are merged in accordance with Section 16.20.110 of the Subdivision Ordinance.**
8. **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.**
9. **Roll-up Automatic garage doors shall be installed on all garage door openings.**
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**



1 agreement to assume the risk associated with use and operation of said sump  
2 pump; release the City from any liability; and indemnify the City regarding  
3 receipt of surface waters onto the property

- 4 11. Prior to the submittal of structural plans to the Building Division for Plan Check an  
5 Acceptance of Conditions affidavit shall be filed with the Planning Division of the  
6 Community Development Department stating that the applicant/property owner is  
7 aware of, and agrees to accept, all of the conditions of this grant.
- 8 12. Prior to approval of the Final Map, and prior to issuance of a Certificate of  
9 Occupancy, outstanding assessments must either be paid in full or apportioned to  
10 any newly created parcels. Notice of same shall be provided to the Community  
11 Development Director. Assessment payoff amounts may be obtained by calling the  
12 City's Assessment Administrator at (800) 755-6864. Applications for apportionment  
13 may be obtained in the Public Works Department.
- 14 13. The Conditional Use Permit and Precise Development Plan shall be null and void  
15 eighteen months from the date of approval unless building permits have been  
16 obtained, and approval of the Vesting Tentative Parcel Map shall become null and  
17 void twenty-four months from the date of approval unless the map is finalized and the  
18 project implemented. The applicant may apply in writing for an extension of time to  
19 the Planning Commission prior to the dates of expiration.
- 20 14. Prior to issuance of a building permit, abutting property owners and residents  
21 within 100 feet shall be notified of the anticipated date for commencement of  
22 construction.
- 23 a) The form of the notification shall be provided by the Planning Division of the  
24 Community Development Department.
- 25 b) Building permits will not be issued until the applicant provides an affidavit  
26 certifying mailing of the notice.

27 Section 6. Pursuant to the Code of Civil Procedure Section 1094.6, any legal challenge to  
28 the decision of the Planning Commission, after a formal appeal to the City Council, must be made  
29 within 90 days after the final decision by the City Council.

30 VOTE: AYES:  
31 NOES:  
32 ABSTAIN:  
33 ABSENT:

#### CERTIFICATION

34 I hereby certify the foregoing Resolution P.C. 06- is a true and complete record of the action  
35 taken by the Planning Commission of the City of Hermosa Beach, California, at their regular  
36 meeting of December 6, 2006.

37 \_\_\_\_\_  
38 Kent Allen, Chairman

37 \_\_\_\_\_  
38 Sol Blumenfeld, Secretary

39 \_\_\_\_\_  
Date