

November 27, 2006

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

**Regular Meeting of  
December 06, 2006**

SUBJECT: CONDOMINIUM 06-14  
PRECISE DEVELOPMENT PLAN 06-13  
VESTING TENTATIVE PARCEL MAP #61508

LOCATION: 1634 LOMA DRIVE

APPLICANT: JIM OBRADOVICH  
P.O. BOX 1188,  
EL SEGUNDO, CA 90245

REQUEST: TO ALLOW A TWO-UNIT DETACHED CONDOMINIUM

**Recommendation:**

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

**Background**

**PROJECT INFORMATION**

GENERAL PLAN:	Medium Density Residential
ZONING:	R-2
LOT SIZE:	4,000 Square Feet
EXISTING USE:	Vacant – Former single family residence and detached garage
PROPOSED SQUARE FOOTAGE:	Unit A (Front): 2,120 Square Feet Unit B (Rear): 2,497 Square Feet
PARKING REQUIRED:	4 Standard 1 Guest
PARKING PROVIDED:	4 Standard 1 Guest
ENVIRONMENTAL DETERMINATION:	Categorically Exempt

The Commission had previously approved a two-unit detached condominium project at their February 15, 2005 meeting. The property was sold and the new owner is proposing a new design for the project. The subject site is located on the east side of Loma Drive, north of 16<sup>th</sup> Street. The project is Categorically Exempt from the requirement for an environmental assessment, pursuant to the California Environmental Quality Act Guidelines, Sections 15303(b) and 15315 with the finding that the project is in an area with available services.

**Analysis**

The proposed project consists of two detached units containing basements with two stories above and roof decks. The front unit (Unit A) contains three bedrooms and two and one-half bathrooms;

the rear unit (Unit B) contains four bedrooms, three and one-half bathrooms. The primary living area is on the second floor with the first floor containing the bedrooms. The rear unit contains a bedroom and a bathroom in the basement level. The units are designed in a contemporary style with smooth stucco finish, mahogany siding, metal guardrails with brushed metallic finish for all decks. At the street elevation, the applicant is proposing awnings with metallic finish and mahogany underside.

The project generally complies with all zoning requirements. The buildings are designed to comply with the height limit of 30 feet at the critical point elevations as identified on the roof plan. The project complies with the allowable maximum lot coverage of 65%, as it calculates to be 60.7%. Required parking is provided in the basement level of each unit with common driveway access directly from Loma Drive. The guest parking is located at the end of the driveway. The driveway as proposed has a slope of 10%, which complies with the 12.5% maximum slope allowable.

All required yards are provided. The proposed 5 feet front yard setback corresponds with the prevailing setback on that block. The front unit has 307 square feet of open space provided on a second story deck and a roof deck, which is sufficient to meet the minimum requirement of 300 square feet open space, with at least 100 square feet adjacent to primary living areas. The rear unit has 277 square feet of open space with 177 square feet located on a second story deck adjacent to primary living areas and 100 square feet of open space is provided on the roof deck. However, the rear unit is deficient in open space by 23 square feet. Staff believes that this issue can be resolved as a Condition of Approval and plans can be corrected without compromising the overall project design. Staff will work with architect to revise plans to meet the minimum open space requirement.

The project meets all the requirements of the Condominium Ordinance. Storage areas are shown in both units to comply with the requirement of providing 200 cubic feet of storage space per unit. The plan provides for landscaping in the front and side yard, including two 36-inch king palm and three 24-inch queen palm. While the landscape plan meets the minimum requirement of the Condominium Ordinance, staff finds that the landscape and hardscape can be enhanced to improve the project. Staff will work with architect to prepare a revised landscape plan. The proposed improvements include:

- creating an enlarged entry by shifting the entry stairs 2 feet to the north
- adding stone entry pilasters and stone entry walk
- shifting the front unit 1-foot north to enlarge the entry walk and adding vine planting along the entry walk
- adding tall screen hedge at the easterly property line; and
- adding layered planting with trees, shrubs and ground cover along the street frontage

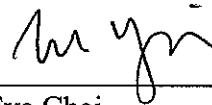
In light of increased interest in sustainable design to promote environmental quality, Staff has incorporated a Condition of Approval that requires the applicant to include sustainable design principles on the proposed project. The Commission may want to consider adding such conditions to promote the use of sustainable building materials such as 'cool roofs'<sup>1</sup>, solar electric panels, heat reflective windows, HVAC (high-voltage alternative current) and certified sustainable wood in place of conventional lumber. At the Commission's direction, Staff can explore sustainable design

standards for new development projects in order to incorporate them in standard conditions of approval.

Planning staff transmitted a memo to both the Building Division of the Community Development Department and the Public Works Department for review of the subject project. No comments have been received from the Building Division and the Public Works Department at this time.

Upon reviewing the Vesting Tentative Parcel Map, staff has determined the map is consistent with the General Plan. Given the General Plan and zoning designations for the site, staff believes the site is physically suitable for the type and density of proposed development. Also, the subdivision or types of improvements are not likely to cause serious public health problems, and will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. Design of the proposed subdivision is compatible and consistent with applicable elements of the City's General Plan, and is compatible with the immediate environment.

CONCUR:



Eva Choi  
Planning Assistant



Sol Blumenfeld, Director  
Community Development Department

#### Attachments

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

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<sup>1</sup> Cool roofs are made of materials that very effectively reflect the sun's energy from the roof surface. Cool roofs also have high emissivity, allowing them to emit infrared energy.

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 #61508 FOR A TWO-UNIT CONDOMINIUM PROJECT, AT 1634 LOMA DRIVE, LEGALLY DESCRIBED AS LOT 4, HISS ADDITION TO HERMOSA BEACH**

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

Section 1. An application was filed by Jim Obradovich, owner in escrow of real property located at 1634 Loma Drive, seeking approval of a Conditional Use Permit, Precise Development Plan, and Vesting Tentative Parcel Map #61508 for a two-unit condominium project.

Section 2. The Planning Commission conducted a duly noticed public hearing to consider the subject application on December 06, 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-unit residence on the property, and develop a two-unit residential condominium project.
2. The subject property proposed for condominium development contains 4,000 square feet, is designated Medium Density Residential on the General Plan Map, and designated R-2 Two-Family Residential on the Zoning Map.

Section 4. Based on the foregoing factual findings, the Planning Commission makes the following findings pertaining to the application for a Precise Development Plan, Conditional Use Permit, Vesting Tentative Parcel Map:

1. The map is consistent with applicable general and specific plans;
2. The site is zoned R-2 and is physically suitable for the type and density of proposed development;
3. The subdivision or types of improvements are not likely to cause serious public health problems;
4. The subdivision or type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision;
5. Design of the proposed subdivision is compatible and consistent with applicable elements of the City's General Plan, and is compatible with the immediate environment;

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

3           7. The project is Categorically Exempt from the requirement for an environmental  
4 assessment, pursuant to the California Environmental Quality Act Guidelines, Sections 15303(b)  
and 15315 with the finding that the project is in an area with available services.

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

- 8           **1. The development and continued use of the property shall be in conformance with**  
9 **submitted plans, including landscape plans, received and reviewed by the Planning**  
10 **Commission at their meeting of December 06, 2006.**
- 11           a) A detailed topographical property survey, wet-stamped and signed by a licensed  
12 civil engineer or land surveyor shall be submitted.
- 13           b) The plans shall be revised to comply with the minimum 300 square feet of open  
14 space requirement for the rear unit.
- 15           c) Applicant shall work with staff to incorporate sustainable design principles on  
16 the project.
- 17           **2. The project shall meet all requirements of the Condominium Ordinance.**
- 18           d) Each unit shall have the minimum 200 cubic feet of storage space and plans shall  
19 clearly denote storage space and the location of the FAU.
- 20           e) Covenants, Conditions, and Restrictions in compliance with the Condominium  
21 Ordinance shall be submitted to the Community Development Department for  
22 review and approval prior to the issuance of building permits.
- 23           f) Proof of recordation of approved CC & R's shall be submitted to the Community  
24 Development Director six (6) months after recordation of the Final Map.
- 25           g) Requirements of Section 17.22.060(G) & (H) shall be shown on structural plans  
26 and reviewed at the time of Building Division plan check.
- 27           **3. There shall be compliance with all requirements of the Public Works Department**  
28 **and Fire Department.**
- 29           **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 of plant  
materials provided in available yard areas as required by the Planning  
Commission. At least two trees a minimum 36" box size and minimum height of  
8'-0" at planting shall be provided on Loma Drive.

- 1           b) An automatic landscape sprinkler system shall be provided, and shall be shown  
2           on plans. (building permits are required)
- 3           c) Expand south side yard to provide a 5'-0" minimum entryway to units.
- 4           d) Provide hardscape entry treatment at Loma Drive, with two stone pilasters, stone  
5           planters and stone entry walks, by shifting entry stairs 2 feet to the north.
- 6           e) Provide layered planting with trees, shrubs and ground cover along westerly  
7           property line.
- 8           f) Provide tall landscape planting screen along easterly property line.
- 9           g) Provide small accent vine pockets along south entry walk.
- 10        5. Architectural treatment shall be as shown on building elevations and site and floor  
11        plans. Any modification shall require approval by the Community Development  
12        Director.
- 13        a) Precise building height shall be reviewed at the time of plan check, to the  
14        satisfaction of the Community Development Director.
- 15        6. Any satellite dish antennas and/or similar equipment shall comply with the  
16        requirements of Section 17.46.240 of the Zoning Ordinance.
- 17        7. The address of each condominium unit shall be conspicuously displayed on the street  
18        side of the buildings with externally or internally lit numbers and the method for  
19        illumination shall be shown on plans. Addressing numbering and display subject to  
20        approval by the Community Development Department.
- 21        8. Roll-up Automatic garage doors shall be installed on all garage door openings.
- 22        9. The applicant shall submit all required plans and reports to comply with the City's  
23        construction debris recycling program including manifests from both the recycler  
24        and County landfill.
- 25        10. During project construction, the applicant shall comply with Best Management  
26        practices for storm water discharge from the site.
- 27        11. Two copies of final construction plans, including site, elevation and floor plans,  
28        which are consistent with the conditions of approval of this conditional use permit,  
29        shall be revised and approved by the Planning Division for consistency with  
      Planning Commission approved plans prior to the submittal to the Building Division  
      for Plan Check.
- a) If the drainage of surface waters onto the property requires a sump pump to  
          discharge said waters onto the street, the property owner(s) shall record an  
          agreement to assume the risk associated with use and operation of said sump  
          pump; release the City from any liability; and indemnify the City regarding  
          receipt of surface waters onto the property.
12. Prior to the submittal of structural plans to the Building Division for Plan Check an  
      Acceptance of Conditions affidavit shall be filed with the Planning Division of the

Community Development Department stating that the applicant/property owner is aware of, and agrees to accept, all of the conditions of this grant.

13. Prior to approval of the Final Map, and prior to issuance of a Certificate of Occupancy, outstanding assessments must either be paid in full or apportioned to any newly created parcels. Notice of same shall be provided to the Community Development Director. Assessment payoff amounts may be obtained by calling the City's Assessment Administrator at (800) 755-6864. Applications for apportionment may be obtained in the Public Works Department.
14. The Conditional Use Permit, and Precise Development Plan shall be null and void eighteen months from the date of approval unless building permits have been obtained, and approval of the Vesting Tentative Parcel Map shall become null and void twenty-four months from the date of approval unless the map is finalized and the project implemented. The applicant may apply in writing for an extension of time to the Planning Commission prior to the dates of expiration.
15. Prior to issuance of a building permit, abutting property owners and residents within 100 feet shall be notified of the anticipated date for commencement of construction.
- a) The form of the notification shall be provided by the Planning Division of the Community Development Department.
  - b) Building permits will not be issued until the applicant provides an affidavit certifying mailing of the notice.

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

VOTE:           AYES:  
                  NOES:  
                  ABSTAIN:  
                  ABSENT:

CERTIFICATION

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

\_\_\_\_\_  
Peter Hoffman, Chairman

\_\_\_\_\_  
Sol Blumenfeld, Secretary

\_\_\_\_\_  
December 06, 2006

\_\_\_\_\_  
Date

conr1634





**CITY OF HERMOSA BEACH  
RESIDENTIAL ZONING ANALYSIS**

Project Address: 1634 Loma Drive Architect/Owner: Trotter / JRO Construction  
 Type of Project: Condos No. Units: 2 Date of Plans: 11/06/06  
 Analysis Prepared by: EC Zoning: R-2 General Plan Designation: MD

**MAXIMUM DWELLING UNITS PER ACRE ALLOWED (DU/AC)**

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

Lot Area: 4,000# Proposed Density-Dwelling Units/Acres: 21.8

**MAXIMUM ALLOWABLE LOT COVERAGE: 65%**

Proposed Lot Coverage: 60.7%

**MINIMUM UNIT SIZE (CONDOMINIUMS)**

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

Proposed Units Size(s): A: 2,120# B: 2,497#

**USABLE OPEN SPACE REQUIRED**

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

Each condominium development of five (5) units or more requires 100 sq. ft. of common open space per unit.  
 All zones except R-1 - 100 sq. ft. maximum counted on roof, 100 sq. ft. must be adjacent to main living area

Open Space per Unit:	REQUIRED	PROPOSED	ROOF DECK	ADJ. TO MAIN LIVING AREA
PRIVATE	A: <u>300#</u> B: <u>300#</u>	<u>307#</u> <u>277#</u>	<u>100#</u> <u>100#</u>	<u>207#</u> <u>177#</u>
COMMON	_____	_____	_____	_____
TOTAL	<u>600#</u>	<u>584#</u>	<u>200#</u>	<u>384#</u>

**MAXIMUM ALLOWABLE HEIGHT**

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

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

Proposed Building Height: 29.95'

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

Proposed Chimney/Vent Height: 2'

**BUILDING SETBACKS**

	REQUIRED	PROPOSED
FRONT	<u>5'</u>	<u>5'</u>
REAR	<u>5'</u> 1st <u>3'</u> 2nd	<u>5'</u> 1st <u>5'</u> 2nd
SIDE	<u>4'</u>	<u>4'</u>

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

**DISTANCE BETWEEN BUILDINGS ON ONE PARCEL**

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

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

Proposed Dwelling Unit Separation: 8' Proposed Building Separation: \_\_\_\_\_

**ENCROACHMENTS INTO REQUIRED YARDS**

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

Maximum Eave Projection 1' Proposed 1'

Max. Bay Window Projection 1' Proposed —

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

Max. Pilaster/Column/Chase Projection 1.5' Proposed —

Max. Fireplace Projection 1.5' Proposed 6"

**PARKING SETBACKS**

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

STREET \_\_\_\_\_ ALLEY N/A

**PARKING SPACES, TURNING RADIUS, AND DRIVEWAY SLOPE**

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

Total Required: 4

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

Total Required: 1

Parking Proposed: Regular Spaces 4 Guest Spaces 1

Required Turning Radius: A: 25' B: 28' Proposed Turning Radius: A: B:

Maximum Driveway Slope: 12.5% Proposed Slope: 10%

**SOUND INSULATION (CONDOS ONLY)**

a) The minimum wall insulation rating between units shall be 52 STC.  
b) The minimum floor/ceiling rating between stacked units shall be 58 STC.

Proposed Sound Insulation: N/A

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

**STORAGE AREA REQUIRED PER UNIT**

a) 200 cubic feet of storage area required per unit. Storage Area Proposed per Unit: A: 239 cu-ft. B: 497 Cu. Ft.

**TRASH FACILITIES REQUIRED** Proposed: Yes? ✓ No? \_\_\_\_\_

**CORNER VISION CLEARANCE** Proposed: Yes? N/A No? \_\_\_\_\_

**C.C&R'S REQUIRED** Correct Form: Yes? ✓ No? \_\_\_\_\_

**URBAN STORMWATER MITIGATION PLAN REQUIRED**

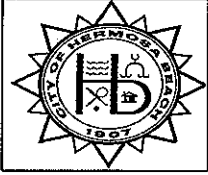
Only certain projects requiring discretionary review are affected: 10+ home developments and any single family hillside development that requires discretionary review.

USMP Required: Yes? \_\_\_\_\_ No? ✓

**HISTORIC PROPERTY?** No

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





**City of Hermosa Beach**

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

11/20/2006

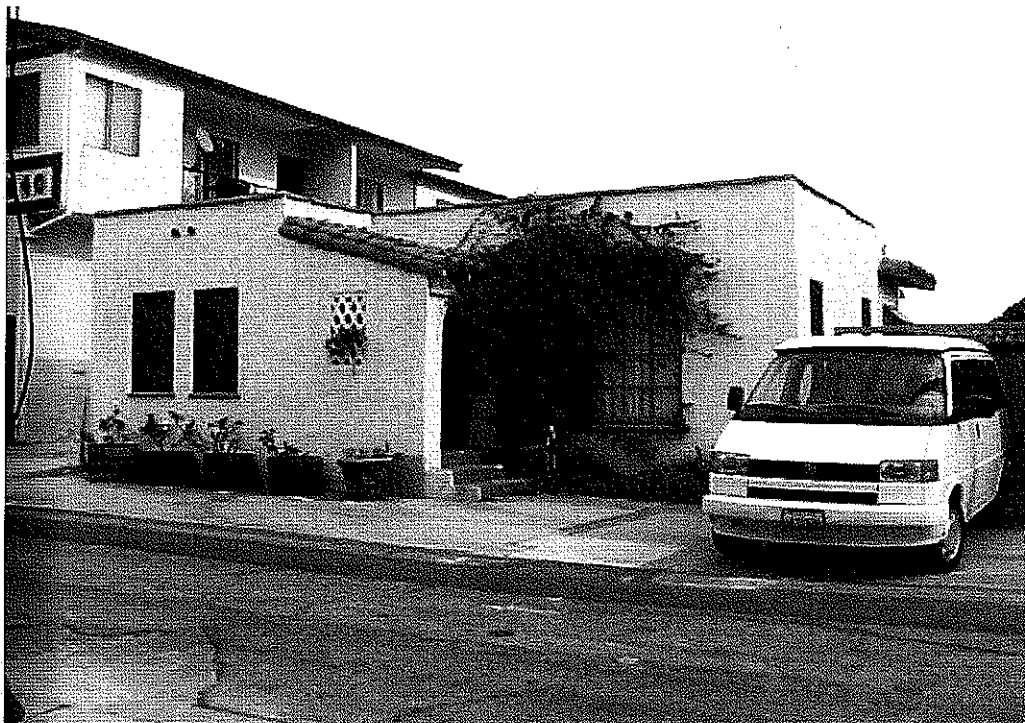
**Project Address: 1634 Loma Drive**

Elev. Pt. A	105.64	
Elev. Pt. B	105.91	
Length A-B	100	
Length A-AB'	4	
	<i>Elev. AB':</i>	105.6508
Elev. Pt. C	106.67	
Elev. Pt. D	107.21	
Length C-D	100	
Length C-CD'	4	
	<i>Elev. CD':</i>	106.6916
Length AB'-CD'	40	
Length AB'-CP1	7.5	
	<i>Elev. CP1:</i>	105.84595
Height Limit	30	
<b>Max. Ht. @ CP1:</b>	<b>135.85</b>	
Prposed Ht @ CP1:	132.84	

Elev. Pt. A	105.64	
Elev. Pt. B	105.91	
Length A-B	100	
Length A-AB'	15.33	
	<i>Elev. AB':</i>	105.681391
Elev. Pt. C	106.67	
Elev. Pt. D	107.21	
Length C-D	100	
Length C-CD'	15.33	
	<i>Elev. CD':</i>	106.752782
Length AB'-CD'	40	
Length AB'-CP1	4	
	<i>Elev. CP2:</i>	105.78853
Height Limit	30	
<b>Max. Ht. @ CP2:</b>	<b>135.79</b>	
Prposed Ht @ CP2:	135.74	

Elev. Pt. A	105.64	
Elev. Pt. B	105.91	
Length A-B	100	
Length A-AB'	54	
	<i>Elev. AB':</i>	105.7858
Elev. Pt. C	106.67	
Elev. Pt. D	107.21	
Length C-D	100	
Length C-CD'	54	
	<i>Elev. CD':</i>	106.9616
Length AB'-CD'	40	
Length AB'-CP3	9	
	<i>Elev. CP3:</i>	106.050355
Height Limit	30	
<b>Max. Ht. @ CP3:</b>	<b>136.05</b>	
Prposed Ht @ CP3:	135.82	

Elev. Pt. A	105.64	
Elev. Pt. B	105.91	
Length A-B	100	
Length A-AB'	62.67	
	<i>Elev. AB':</i>	105.809209
Elev. Pt. C	106.67	
Elev. Pt. D	107.21	
Length C-D	100	
Length C-CD'	62.67	
	<i>Elev. CD':</i>	107.008418
Length AB'-CD'	40	
Length AB'-CP4	4	
	<i>Elev. CP4:</i>	105.92913
Height Limit	30	
<b>Max. Ht. @ CP4:</b>	<b>135.93</b>	
Prposed Ht @ CP4:	135.82	



Former single family residence with a detached garage.  
Picture taken in February of 2005.



Subject lot is currently vacant. Demolition permit issued in November of 2005.