

May 02, 2007

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

**Regular Meeting of
May 15, 2007**

SUBJECT: CONDOMINIUM 07-5
PRECISE DEVELOPMENT PLAN 07-5
VESTING TENTATIVE PARCEL MAP #69065

LOCATION: 1084 MONTEREY BOULEVARD

APPLICANT: STEVE LEGARE
1140 HIGHLAND AVENUE, #D
MANHATTAN BEACH, CA 90266

REQUEST: TO ALLOW A THREE-UNIT ATTACHED CONDOMINIUM PROJECT

Recommendations

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

Background

PROJECT INFORMATION:

GENERAL PLAN:	High Density Residential
ZONING:	R-3
LOT SIZE:	4,985 Square Feet
EXISTING USE:	5-Unit Residence with Detached Garage
PROPOSED SQUARE FOOTAGE:	Unit A: 2,224 Square Feet Unit B: 2,208 Square Feet Unit C: 2,442 Square Feet
PARKING REQUIRED:	6 Standard 4 Guest
PARKING PROVIDED:	6 Standard in garages 5 Guest
ENVIRONMENTAL DETERMINATION:	Categorically Exempt

The subject site is a through lot located on the southeast corner of Monterey Boulevard and 11th Street. The project is Categorically Exempt from the requirement for an environmental assessment, pursuant to the California Environmental Quality Act Guidelines, Section 15303(b) and 15315 with the finding that the project is in an area with available services.

Analysis

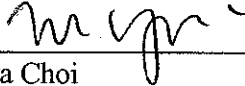
The proposed project consists of two attached units and one free standing unit facing the alley. Both Unit A and Unit B have entry corridors from the front yard facing Monterey Boulevard while Unit C enters from the side yard on 11th Street. All three units contain three bedrooms, three and one-half bathrooms; garages are in the basement with two stories above and roof decks. The primary living areas of the units are on the upper level with the lower level containing the bedrooms. The building is designed in a contemporary Mediterranean style, with smooth stucco finishes, tile roof, exposed rafter tails, stained wood corbel and bracket and decorative wrought iron guardrails for all decks.

The project generally complies with requirements of the Zoning Ordinance. The building is designed to comply with the 30' maximum height limit for the R-3 zone, as shown on the roof plan and elevation drawings. The lot coverage calculates to be 65.14%, which equates to 7 square feet of lot coverage exceeding the maximum allowable lot coverage of 65%. Staff believes that plans can be corrected without compromising the overall project design and will work with architect to revise plans to meet the allowable lot coverage. Required parking spaces are provided in the basement level through driveway access from Monterey Boulevard for Unit A and Unit B and through the alley; Sunset Drive for Unit C. Four guest parking spaces are located in front of Unit A and Unit B, additionally one guest parking space is located in front of Unit C, accessed through the alley. One on-street parking is lost as a result of widening curb cut for Unit A. The proposed guest parking space in front of Unit A compensates for the lost of one on-street parking space. The proposed driveways have the following slopes: Unit A: 6.8%; Unit B: 6.4%; and Unit C: 11%. The proposed turning areas for the garages are consistent with the parking ordinance.

All required yards are provided including the minimum 5-foot front yard requirement which is consistent with existing development on that block. Each unit contains a deck with over 100 square feet directly accessible to a primary living area, and 100 square feet of open space provided on roof decks. The common patio located between the buildings provides 330 square feet of open space area and contributes 110 square feet to each unit to meet the open space requirement. Unit A and Unit B each have 314 square feet of open space and Unit C has 364 square feet of open space.

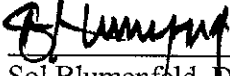
The project generally meets all the requirements of the Condominium Ordinance. Storage areas are provided on the ground floor and comply with the requirement of 200 cubic feet of storage space per unit. The plan provides for substantial landscaping along the side yard area facing 11th Street and in the common patio area, however, the required 36-inches box trees are not included. The required 52 STC minimum wall insulation rating is not clearly indicated on plan. Staff believes that the above items can be easily corrected on revised plan and will work with the architect to incorporate more landscaping in the project. These issues can be resolved as standard conditions of approval in the resolution.

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



Eva Choi
Planning Assistant

CONCUR:



Sol Blumenfeld, Director
Community Development Department

Attachments

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

F:\B95\CD\PC\2007\05-15-07\CON1084.doc

P.C. RESOLUTION 07-

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 #69065 FOR A THREE-UNIT CONDOMINIUM PROJECT, AT 1084 MONTEREY BOULEVARD, LEGALLY DESCRIBED AS LOT 9, BLOCK 56, FIRST 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 Steve Legare, owner in escrow of real property located at 1084 Monterey Boulevard, seeking approval of a Conditional Use Permit, Precise Development Plan, and Vesting Tentative Parcel Map #69065 for a three-unit condominium project.

Section 2. The Planning Commission conducted a duly noticed public hearing to consider the subject application on May 15, 2007, 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 five-unit residence on the property, and develop a three-unit residential condominium project.

2. The subject property proposed for condominium development contains 4,985 square feet, is designated High Density Residential on the General Plan Map, and designed R-3 Multiple Family Residential on the Zoning Map.

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

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

2. The site is zoned R-3 and is physically suitable for the type and density of proposed development;

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

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

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

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

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

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

- 11 1. **The development and continued use of the property shall be in conformance with**
12 **submitted plans, including landscape plans, received and reviewed by the Planning**
13 **Commission at their meeting of May 15, 2007.**
 - 14 a) **The plans shall be revised to comply with the maximum allowable lot coverage of**
15 **65%.**
 - 16 2. **The project shall meet all requirements of the Condominium Ordinance.**
 - 17 b) **Each unit shall have the minimum 200 cubic feet of storage space and plans shall**
18 **clearly denote storage space and the location of the FAU.**
 - 19 c) **The minimum wall insulation rating between units shall be 52 STC, and between**
20 **floor/ceilings of stacked units, it shall be 58 STC.**
 - 21 d) **Covenants, Conditions, and Restrictions in compliance with the Condominium**
22 **Ordinance shall be submitted to the Community Development Department for**
23 **review and approval prior to the issuance of building permits.**
 - 24 e) **Proof of recordation of approved CC & R's shall be submitted to the Community**
25 **Development Director six (6) months after recordation of the Final Map.**
 - 26 f) **Requirements of Section 17.22.060(G) & (H) shall be shown on structural plans**
27 **and reviewed at the time of Building Division plan check.**
 - 28 3. **The applicant shall work with staff to integrate reasonable sustainable development**
29 **standards in the project. The applicant shall incorporate at least one (1) sustainable**
 development technology from each of the three (3) categories in the City's Green
 Building Design Checklist prior to Certificate of Occupancy.
 4. **All driveways shall have a maximum slope of 12.5%. Finish grade elevations at the**
 garage entrances and along the driveway edges shall be shown on plans, including a
 driveway profile and coordinated with civil drawings to determine compliance.
 5. **An elevation certification from a licensed surveyor or civil engineer is required prior**
 to the building inspector approves the forms for pouring concrete of the garage slab
 and/or driveway. The certification must verify that the grade elevation of the

1 parking/garage slab is established at an elevation consistent with approved plans,
2 and verification that this elevation as compared with the street/curb elevation will
3 allow for a complying driveway slope.

4 **6. There shall be compliance with all requirements of the Public Works Department
5 and Fire Department.**

6 **7. Two copies of a final landscaping plan indicating size, type, and quantity of plant
7 materials to be planted shall be submitted to the Community Development
8 Department, Planning Division for review and approval prior to the issuance of
9 Building Permits, consistent with landscape plans submitted to the Planning
10 Commission, which shall also include the following:**

11 **a) The landscaping plan shall be revised to show accurate placement of plant
12 materials provided in available yard areas. At least three trees, minimum 36"
13 box size and minimum height of 8'-0" at planting shall be provided and clearly
14 identified on plans.**

15 **b) An automatic landscape sprinkler system shall be provided, and shall be shown
16 on plans. (building permits are required)**

17 **8. Architectural treatment shall be as shown on building elevations and site and floor
18 plans. Any modification shall require approval by the Community Development
19 Director.**

20 **a) Precise building height shall be reviewed at the time of plan check, to the
21 satisfaction of the Community Development Director.**

22 **9. Any satellite dish antennas and/or similar equipment shall comply with the
23 requirements of Section 17.46.240 of the Zoning Ordinance.**

24 **10. The address of each condominium unit shall be conspicuously displayed on the street
25 side of the buildings with externally or internally lit numbers and the method for
26 illumination shall be shown on plans. Addressing numbering and display subject to
27 approval by the Community Development Department.**

28 **11. Roll-up Automatic garage doors shall be installed on all garage door openings.**

29 **12. The applicant shall submit all required plans and reports to comply with the City's
construction debris recycling program including manifests from both the recycler
and County landfill.**

**13. During project construction, the applicant shall comply with Best Management
practices for storm water discharge from the site.**

**14. 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 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.**

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29

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.

15. 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.

16. 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.

17. 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.

18. 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.

19. Any existing or proposed encroachments in the public right-of-way, must comply with or be corrected as necessary to meet the requirements of Chapter 12.16 of the Municipal Code, including the requirement to obtain an encroachment permit from the Public Works Department.

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. 07- 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 May 15, 2007.

Kent Allen, Chairman

Sol Blumenfeld, Secretary

May 15, 2007

Date

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14
- 15
- 16
- 17
- 18
- 19
- 20
- 21
- 22
- 23
- 24
- 25
- 26
- 27
- 28
- 29



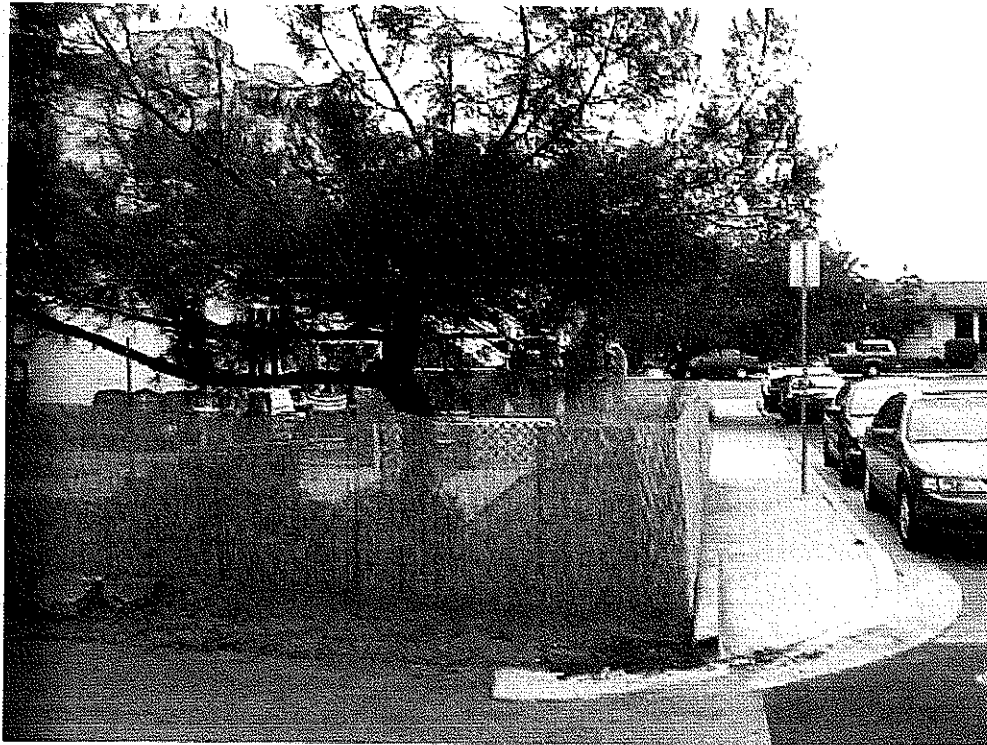
1084 Monterey Boulevard



Front and side views of 1084 Monterey Blvd.



Side view of existing building facing 11th Street.



View of the rear yard, looking from the corner of Sunset Drive and 11th Street. Existing on-street parking spaces along 11th Street will remain.

**CITY OF HERMOSA BEACH
RESIDENTIAL ZONING ANALYSIS**

Project Address: 1084 Monterey Boulevard Architect/Owner: Flood / Legare
 Type of Project: Condos No. Units: 3 Date of Plans: 04/16/07
 Analysis Prepared by: EC Zoning: R-3 General Plan Designation: HD

MAXIMUM DWELLING UNITS PER ACRE ALLOWED (DU/AC)

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

Lot Area: 4,985 # Proposed Density-Dwelling Units/Acres: 26.1

MAXIMUM ALLOWABLE LOT COVERAGE: 65%

Proposed Lot Coverage: 65.14% (cover by 7 square feet, less than 1%)

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: 2,224 # B: 2,208 # C: 2,442 #

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 (Common patio)	ROOF DECK	ADJ. TO MAIN LIVING AREA
PRIVATE				
Unit A:	<u>300</u>	<u>110</u>	<u>100</u>	<u>104</u>
Unit B:	<u>300</u>	<u>110</u>	<u>100</u>	<u>104</u>
Unit C:	<u>300</u>	<u>110</u>	<u>100</u>	<u>154</u>
COMMON	<u>-</u>			
TOTAL	<u>900</u>	<u>330</u>	<u>300</u>	<u>362</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: 29.75'

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

Proposed Chimney/Vent Height: 3'

BUILDING SETBACKS

	REQUIRED	PROPOSED
FRONT	<u>5'</u>	<u>5'</u>
REAR	<u>3'</u> 1st <u>1'</u> 2nd	<u>3'</u> 1st <u>2'</u> 2nd
SIDE	<u>5'</u>	<u>5'</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: 10'

Proposed Building Separation: N/A

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 30" Proposed 18"

Max. Bay Window Projection 24" 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 30" Proposed -

Max. Fireplace Projection 30" Proposed 12"

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 17'

ALLEY 9' (Sunset Drive)

PARKING SPACES, TURNING RADIUS, AND DRIVEWAY SLOPE

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

Total Required: 6

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

Total Required: 3 + 1 (on-street parking lost to widen curb cut)

Parking Proposed: Regular Spaces 6 Guest Spaces 5

Required Turning Radius: 23' Proposed Turning Radius: Unit A + B: 45, Unit C: 23'

Maximum Driveway Slope: 12.5% Proposed Slope: Unit A: 6.8%, Unit B: 6.4%, Unit C: 11%

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: ? Not indicated on plans, plans show double wall.

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: 200 Cu. Ft.

TRASH FACILITIES REQUIRED Proposed: Yes? ✓ No? _____

CORNER VISION CLEARANCE Proposed: Yes? ✓ No? _____

C.C&R'S REQUIRED Correct Form: Yes? ✓ No? _____

URBAN STORMWATER MITIGATION PLAN REQUIRED

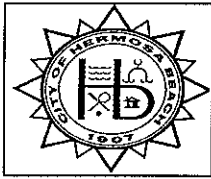
Only certain projects requiring discretionary review are affected: 10+ home developments and any single family hillside development that requires discretionary review.

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, Califor

05/01/2007

Project Address: 1084 Monterey Blvd

Elev. Pt. A	101.1	
Elev. Pt. B	104.5	
Length A-B	99.69	
Length A-AB'	75.19	
	<i>Elev. AB':</i>	103.66441
Elev. Pt. C	101.3	
Elev. Pt. D	103.6	
Length C-D	99.71	
Length C-CD'	75.19	
	<i>Elev. CD':</i>	103.0344
Length AB'-CD'	50	
Length AB'-CP1	21.08	
	<i>Elev. CP1:</i>	103.398797
Height Limit	30	
Max. Ht. @ CP1:	133.40	
Prposd Ht @ CP1:	133	

Elev. Pt. A	101.1	
Elev. Pt. B	104.5	
Length A-B	99.69	
Length A-AB'	34.5	
	<i>Elev. AB':</i>	102.276648
Elev. Pt. C	101.3	
Elev. Pt. D	103.6	
Length C-D	99.71	
Length C-CD'	34.5	
	<i>Elev. CD':</i>	102.095808
Length AB'-CD'	50	
Length AB'-CP2	7.83	
	<i>Elev. CP2:</i>	102.248328
Height Limit	30	
Max. Ht. @ CP2:	132.25	
Prposd Ht @ CP2:	132	

Elev. Pt. A	101.1	
Elev. Pt. B	104.5	
Length A-B	99.69	
Length A-AB'	29.83	
	<i>Elev. AB':</i>	102.117374
Elev. Pt. C	101.3	
Elev. Pt. D	103.6	
Length C-D	99.71	
Length C-CD'	29.83	
	<i>Elev. CD':</i>	101.988085
Length AB'-CD'	50	
Length AB'-CP3	11.25	
	<i>Elev. CP3:</i>	102.088284
Height Limit	30	
Max. Ht. @ CP3:	132.09	
Prposd Ht @ CP3:		

Elev. Pt. A	101.1	
Elev. Pt. B	104.5	
Length A-B	99.69	
Length A-AB'		
	<i>Elev. AB':</i>	101.1
Elev. Pt. C	101.3	
Elev. Pt. D	103.6	
Length C-D	99.71	
Length C-CD'		
	<i>Elev. CD':</i>	101.3
Length AB'-CD'	50	
Length AB'-CP4		
	<i>Elev. CP4:</i>	101.1
Height Limit	30	
Max. Ht. @ CP4:	131.10	
Prposd Ht @ CP4:		