

October 04, 2007

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

**Regular Meeting of
October 16, 2007**

SUBJECT: CONDOMINIUM 07-10
PRECISE DEVELOPMENT PLAN 07-9
VESTING TENTATIVE PARCEL MAP #64873

LOCATION: 937 15th STREET

APPLICANT: PAUL BARKOPOULOS
1001 SIXTH STREET, SUITE 100
MANHATTAN BEACH, CA 90266

REQUEST: TO ALLOW A TWO-UNIT DETACHED CONDOMINIUM PROJECT BY
CONVERTING AN EXISTING DUPLEX TO A CONDOMINIUM UNIT AND
ADDING A NEW UNIT.

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: | Medium Density Residential |
| ZONING: | R-2B |
| LOT SIZE: | 5,667 Square Feet |
| EXISTING USE: | Duplex with Detached Garage |
| PROPOSED SQUARE FOOTAGE: | Front Unit (New): 2,306 Square Feet Rear Unit (Existing): 2,400 Square Feet |
| PARKING REQUIRED: | 4 Standard 3 Guest |
| PARKING PROVIDED: | 4 Standard in garages 3 Guest |
| ENVIRONMENTAL DETERMINATION: | Categorically Exempt |

The subject site is located on the north side of 15th Street and west of Ocean Drive. 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.

The property currently is developed with a duplex in the rear half of the lot. The existing building will remain and be converted into a single-family condominium unit by eliminating one of the kitchens.

Analysis

The proposed project consists of two detached units. The new front unit will have two stories with a roof deck above a basement garage and contains 3 bedrooms, 2 full bathrooms and 2 half-baths. The primary living area is located on the upper level with the lower level containing the bedrooms. The

converted rear unit will have 4 bedrooms and 2 bathrooms. Both the first and second floors of this unit contain living areas and bedrooms. The front unit is designed in a contemporary Mediterranean style, with smooth stucco finishes, metal roof, and mahogany handrail over stainless steel railing for all decks. The rear unit has a low pitch asphalt roof, wood sash divided light French doors and windows and wrought iron guardrails for all decks.


The project complies with requirements of the Zoning Ordinance. The buildings comply with the 30-foot maximum height limit for the R-2B zone, as shown on the roof plan and elevation drawings. The lot coverage calculates to be 54.5%, which is below the maximum allowable lot coverage of 65%. Required parking spaces are provided in the basement level for the front unit and on the first level for the rear unit; both units have driveway access from 15th Street. One enclosed guest parking space is located adjacent to the rear unit's garage. The front unit will provide two guest parking spaces in front of the garage, one of which is provided due to the widening of the existing driveway that will eliminate one on-street parking space. The proposed driveways have minimal slopes, 5.2% for the front unit and 3.5% for the rear unit. The proposed turning areas for the garages are consistent with the Parking Ordinance.

All required yards are provided including a 16 feet front yard to be consistent with majority of the block which has typical front setbacks of 17 feet¹. The proposed buildings have an 11 feet separation thus meeting the minimum required 6 feet separation between buildings. Each unit contains a deck with over 200 square feet directly accessible to a primary living area. Additionally, 100 square feet of open space is provided on the roof deck for the front unit and the rear unit has 190 square feet of open space in the westerly side yard.

The project will also meet the requirements of the Condominium Ordinance with respect to storage area and screened trash areas for the front unit. The rear unit doesn't indicate storage and screened trash areas which are addressed as conditions of approval. The plan provides for landscaping surrounding the perimeter of the front unit and along the side and rear yards. As required, two 36-inches box trees will be planted in the front yard area along 15th Street.

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.

CONCUR:


Ken Robertson, Director
Community Development Department


Eva Choi
Planning Assistant

Attachments

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

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¹ On both sides of 15th Street, the front yard setbacks range from 12 feet to 20 feet with the exception of two front yards with a 36-foot setback and one with a 67-foot setback. Recently approved projects provide a 17-foot front yard setbacks.

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 #64873 FOR A TWO-UNIT CONDOMINIUM PROJECT, AT 937 15TH STREET, LEGALLY DESCRIBED AS LOT 13, HEFFNER FIORINI ALLEN TRACT.

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

Section 1. An application was filed by Paul Barkopoulos, owner of real property located at 937 15th Street, seeking approval of a Conditional Use Permit, Precise Development Plan, and Vesting Tentative Parcel Map #64873 for a two-unit condominium project by converting an existing duplex into a single family condominium unit and develop an additional single family condominium unit on the property.

Section 2. The Planning Commission conducted a duly noticed public hearing to consider the subject application on October 16, 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 convert the existing duplex on the rear half property into a single family condominium unit, and develop an additional single family condominium unit on front half the property; resulting in a two-unit condominium project.

2. The subject property proposed for condominium development contains 5,667 square feet, is designated Medium Density Residential on the General Plan Map, and designed R-2B Limited 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-2B 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; and,

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) and
7 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
the following **Conditions of Approval:**

- 10 **1. The development and continued use of the property shall be in conformance with**
11 **submitted plans, including landscape plans, received and reviewed by the Planning**
12 **Commission at their meeting of October 16, 2007.**
- 13 a) **The plans shall be revised to clearly indicate a storage area of 200 cubic feet and a**
14 **screened trash area for the rear unit.**
- 15 **2. The project shall meet all requirements of the Condominium Ordinance.**
- 16 a) **The minimum wall insulation rating between units shall be 52 STC, and between**
17 **floor/ceilings of stacked units, it shall be 58 STC.**
- 18 b) **Covenants, Conditions, and Restrictions in compliance with the Condominium**
19 **Ordinance shall be submitted to the Community Development Department for**
20 **review and approval prior to the issuance of building permits.**
- 21 c) **Proof of recordation of approved CC & R's shall be submitted to the Community**
22 **Development Director six (6) months after recordation of the Final Map.**
- 23 d) **Requirements of Section 17.22.060(G) & (H) shall be shown on structural plans**
24 **and reviewed at the time of Building Division plan check.**
- 25 **3. The applicant shall work with staff to integrate reasonable sustainable development**
26 **standards in the project. The applicant shall incorporate at least one (1) sustainable**
27 **development technology from each of the three (3) categories in the City's Green**
28 **Building Design Checklist prior to Certificate of Occupancy.**
- 29 **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
parking/garage slab is established at an elevation consistent with approved plans, and
verification that this elevation as compared with the street/curb elevation will allow
for a complying driveway slope.

- 1 6. There shall be compliance with all requirements of the Public Works Department and
2 Fire Department.
- 3 7. Two copies of a final landscaping plan indicating size, type, and quantity of plant
4 materials to be planted shall be submitted to the Community Development Department,
5 Planning Division for review and approval prior to the issuance of Building Permits,
6 consistent with landscape plans submitted to the Planning Commission, which shall also
7 include the following:
 - 8 a) The landscaping plan shall be revised to show accurate placement of plant
9 materials provided in available yard areas. At least three trees, minimum 36" box
10 size and minimum height of 8'-0" at planting shall be provided and clearly
11 identified on plans.
 - 12 b) An automatic landscape sprinkler system shall be provided, and shall be shown on
13 plans. (building permits are required)
- 14 8. Architectural treatment shall be as shown on building elevations and site and floor
15 plans. Any modification shall require approval by the Community Development
16 Director.
 - 17 a) Precise building height shall be reviewed at the time of plan check, to the
18 satisfaction of the Community Development Director.
- 19 9. Any satellite dish antennas and/or similar equipment shall comply with the
20 requirements of Section 17.46.240 of the Zoning Ordinance.
- 21 10. The address of each condominium unit shall be conspicuously displayed on the street
22 side of the buildings with externally or internally lit numbers and the method for
23 illumination shall be shown on plans. Addressing numbering and display subject to
24 approval by the Community Development Department.
- 25 11. Roll-up Automatic garage doors shall be installed on all garage door openings.
- 26 12. The applicant shall submit all required plans and reports to comply with the City's
27 construction debris recycling program including manifests from both the recycler and
28 County landfill.
- 29 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.
 - 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 October 16, 2007.

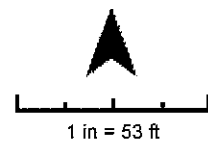
 Langley Kersenboom, Chairman

 Ken Robertson, Secretary

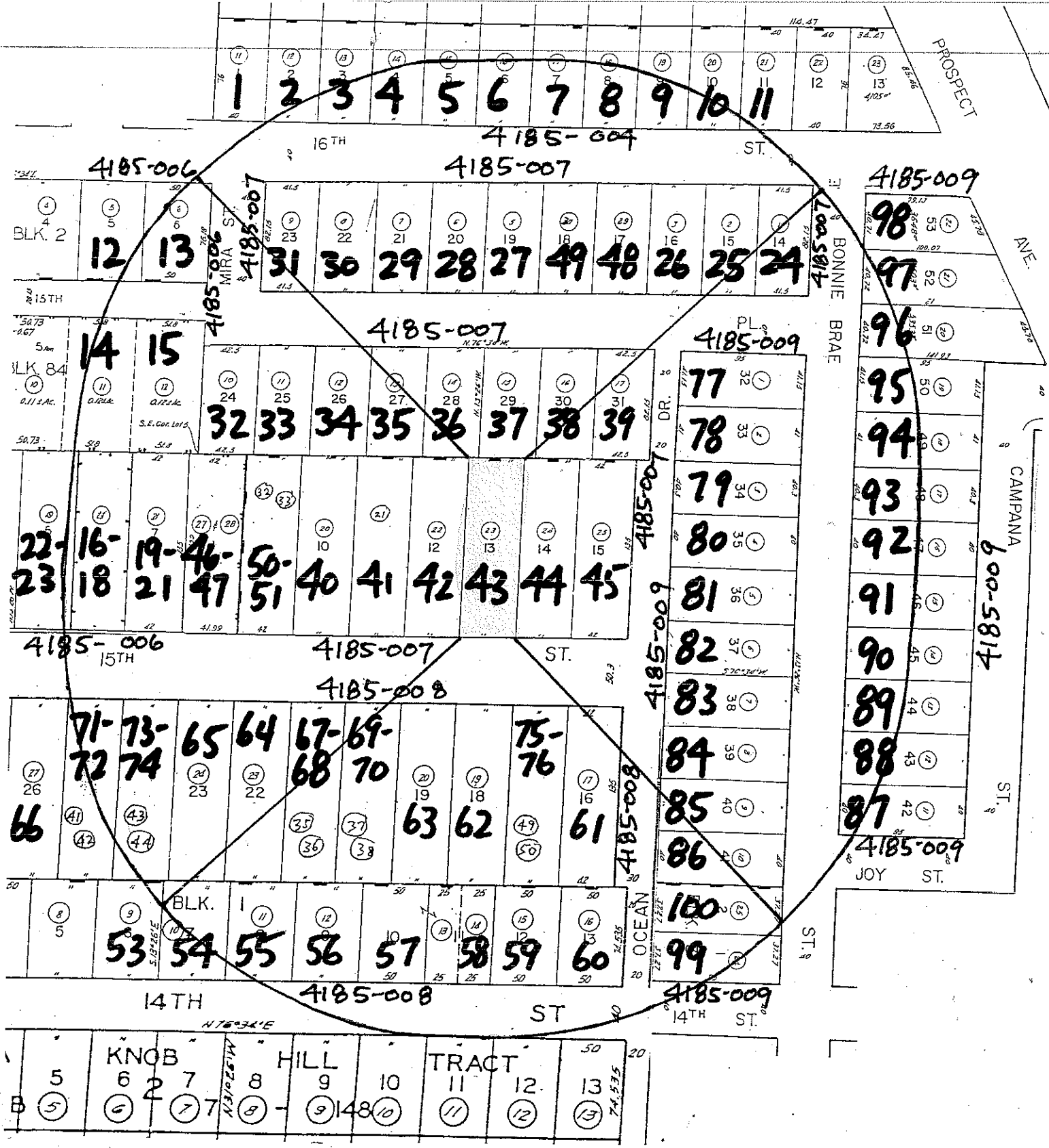
 October 16, 2007
 Date



937 15th Street



Date Printed: 10/8/2007



ADDRESS: 937 15TH ST

SCALE 1" = 100'



Picture shows existing duplex on the lot which will be converted into a single family condominium.



**CITY OF HERMOSA BEACH
RESIDENTIAL ZONING ANALYSIS**

Project Address: 937 15th Street Architect/Owner: Tomard / Barkopoulos
 Type of Project: Detached Condo No. Units: 2 Date of Plans: 9/18/07
 Analysis Prepared by: EC Zoning: R-2B 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: 5,667 sq ft Proposed Density-Dwelling Units/Acres: 15.4 units/ac.

MAXIMUM ALLOWABLE LOT COVERAGE: 65%

Proposed Lot Coverage: 54.5%

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): Front Unit: 2,306 sq ft Rear Unit: 2,400 sq ft

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 | | | | |
| | <u>Front Unit: 300 sq ft</u> | <u>308 sq ft</u> | <u>100 sq ft</u> | <u>208 sq ft</u> |
| | <u>Rear Unit: 300 sq ft</u> | <u>395 sq ft</u> | <u>—</u> | <u>205 sq ft</u> |
| COMMON | <u>—</u> | <u>—</u> | <u>—</u> | <u>—</u> |
| TOTAL | <u>600 sq ft</u> | <u>703 sq ft</u> | <u>100 sq ft</u> | <u>413 sq ft</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: Front Unit: 29.89' Rear Unit: 20.63'

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>16.48'</u> |
| REAR | <u>5'</u> 1st <u>3'</u> 2nd | <u>6'</u> 1st <u>5'</u> 2nd |
| SIDE | <u>4.17'</u> | <u>4.17'</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: N/A Proposed Building Separation: 11.58'

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 20" Proposed 18" West / 20" East

Max. Bay Window Projection 14" 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 20" Proposed —

Max. Fireplace Projection 20" Proposed 14"

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 10.58' 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: 2 + 1 (on-street space eliminated due to new driveway.)

Parking Proposed: Regular Spaces 4 Guest Spaces 3

Required Turning Radius: Front: 23' Rear: 28' Proposed Turning Radius: Front: 68' Rear: 28'

Maximum Driveway Slope: 12.5% Proposed Slope: Front: 5.29% Rear: 3.5%

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: Front: 200 Cu. Ft. Rear: Not shown

TRASH FACILITIES REQUIRED Proposed: Yes? ✓ No? Not shown for rear unit.

CORNER VISION CLEARANCE Proposed: Yes? N/A No? —

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

URBAN STORMWATER MITIGATION PLAN REQUIRED

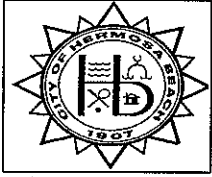
Only certain projects requiring discretionary review are affected: 10+ home developments and any single family hillside development that requires discretionary review.

USMP Required: Yes? No 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 90254-3885

10/16/2007

Project Address: 937 15th Street

| | | |
|------------------------|-------------------|-------------------|
| Elev. Pt. A | 113.82 | |
| Elev. Pt. B | 115.87 | |
| Length A-B | 135 | |
| Length A-AB' | 27.89 | |
| | <i>Elev. AB':</i> | <i>114.243515</i> |
| Elev. Pt. C | 117.18 | |
| Elev. Pt. D | 118.9 | |
| Length C-D | 135 | |
| Length C-CD' | 27.89 | |
| | <i>Elev. CD':</i> | <i>117.535339</i> |
| Length AB'-CD' | 41.99 | |
| Length AB'-CP1 | 20.45 | |
| | <i>Elev. CP1:</i> | <i>115.846702</i> |
| Height Limit | 30 | |
| Max. Ht. @ CP1: | 145.85 | |
| Prposd Ht @ CP1: | 145.5 | |

| | | |
|------------------------|-------------------|-------------------|
| Elev. Pt. A | 113.82 | |
| Elev. Pt. B | 115.87 | |
| Length A-B | 135 | |
| Length A-AB' | 40.97 | |
| | <i>Elev. AB':</i> | <i>114.442137</i> |
| Elev. Pt. C | 117.18 | |
| Elev. Pt. D | 118.9 | |
| Length C-D | 135 | |
| Length C-CD' | 40.97 | |
| | <i>Elev. CD':</i> | <i>117.701988</i> |
| Length AB'-CD' | 41.99 | |
| Length AB'-CP2 | 20.45 | |
| | <i>Elev. CP2:</i> | <i>116.029752</i> |
| Height Limit | 30 | |
| Max. Ht. @ CP2: | 146.03 | |
| Prposd Ht @ CP2: | 145.92 | |

| | | |
|------------------------|-------------------|-------------------|
| Elev. Pt. A | 113.82 | |
| Elev. Pt. B | 115.87 | |
| Length A-B | 135 | |
| Length A-AB' | 67.92 | |
| | <i>Elev. AB':</i> | <i>114.851378</i> |
| Elev. Pt. C | 117.18 | |
| Elev. Pt. D | 118.9 | |
| Length C-D | 135 | |
| Length C-CD' | 67.92 | |
| | <i>Elev. CD':</i> | <i>118.045351</i> |
| Length AB'-CD' | 41.99 | |
| Length AB'-CP3 | 17.89 | |
| | <i>Elev. CP3:</i> | <i>116.212182</i> |
| Height Limit | 30 | |
| Max. Ht. @ CP3: | 146.21 | |
| Existing Ht @ CP3: | 136.84 | |