

February 1, 2005

**Honorable Mayor and Members of the
Hermosa Beach City Council**

**Regular Meeting of
February 8, 2005**

SUBJECT: TEXT AMENDMENT 04-3

REVISION TO THE RESIDENTIAL CONDOMINIUM ORDINANCE TO
REQUIRE SEPARATE METERS FOR WATER SUPPLY SERVICE
CONNECTIONS

Planning Commission Recommendation:

To recommend the City Council amend Section 17.22.060, to require separate meters for water supply service connections to each dwelling unit in a residential condominium project.

Background:

On November 9, 2004, the City Council initiated this text amendment. On December 1, 2004, the Planning Commission unanimously recommended approval of the proposed amendment.

Analysis:

The proposed amendment is relatively minor in scope, and will make separate water meters and separate billing for water service a requirement for residential condominium projects. Most condominium projects already typically provide separately metered water supply connections, but the proposed change will codify this practice into law. The proposed amendment is currently the requirement and practice for gas and electric utilities, and condominium projects are also required to have separate sewer laterals.

The proposed amendment will require the use of one meter for each unit, and a separate meter for common area landscaping, so all owners share in the cost of irrigation. Since, the amendment is consistent with common practice, it will not create any burden on new projects. Existing condominium projects that have shared metering will not be affected by this change.

Ken Robertson
Senior Planner

CONCUR:

Sol Blumenfeld, Director
Community Development Department

Stephen R. Burrell
City Manager

Attachments:

1. Proposed Ordinance

ORDINANCE 05-

AN ORDINANCE OF THE CITY OF HERMOSA BEACH, CALIFORNIA, TO RECOMMEND AMENDING THE ZONING ORDINANCE, SECTION 17.22.060(F), TO REQUIRE SEPARATE METERS FOR WATER SUPPLY SERVICE CONNECTIONS FOR EACH UNIT IN RESIDENTIAL CONDOMINIUM PROJECTS

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

Section 1. The City Council held a duly noticed public hearing on February 8, 2005, to consider the recommendation of the Planning Commission to amend the Zoning Ordinance to require separate meters for water supply service connections in residential condominium projects.

Section 1. The Planning Commission held a duly noticed public hearing on December 1, 2004, to consider amending the Zoning Ordinance to require separate water supply meters in condominium projects, by amending Section 17.22.060(F) of the Zoning Ordinance.

Section 2. Based on the evidence and testimony and the record of the Planning Commission considered at the public hearing, the City Council makes the following findings:

1. The Zoning Ordinance currently requires separate metering within residential condominium projects for gas and electric utility connections, but not for water supply service connections.
2. The current common practice is also to provide separate meters for water supply connections.

Section 3. Based on the foregoing, the City Council hereby ordains that the Hermosa Beach Municipal Code, Title 17-Zoning, Chapter 17.22 be amended as follows:

1. Amend Section 17.22.060 sub-section F. as follows:

“F . Utilities.

1. All utilities shall be underground.
2. ~~With the exception of water supply,~~ Each utility service connection, including water supply, that is controlled by and consumed within the individual unit shall be separately metered.
3. All meters, utility service connections and major roof chimneys, pipes or structures shall be integrated with the design of the building and screened architecturally and/or by landscaping.
4. Clothes washers, dishwashers, hot water heaters and any other appliances likely to be a potential source of water leakage or flooding shall be installed with built-in drip pans and appropriate drains, subject to the approval of the building director (except in the case of concrete slab floors on grade).
5. Each unit shall have its own circuit breaker panel for all electrical circuits and outlets which serve the unit. Such panel shall be accessible without leaving the

unit. Each dwelling unit and common area shall have its own manually switchable circuit.

- 6. No plumbing fixtures shall be located in a common wall between two individual units. Each condominium unit shall have the necessary facilities installed (e.g., plumbing, electrical, venting, etc.) for washers and dryers.
- 7. No common vents or drain lines shall be permitted for contiguous units unless there is at least ten feet of pipe between the closest plumbing fixtures within the separate units.
- 8. All water supply lines within the project shall be isolated from wood, metal and other framing with pipe isolators specifically manufactured for that purpose and approved by the director of building and safety. All vertical drainage lines within the project shall be isolated from touching wood, metal and other framing and all drainage pipe shall be surrounded by building department approved insulation.”

PASSED, APPROVED and ADOPTED this day of , 2005, by the following

vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

PRESIDENT of the City Council and MAYOR of the City of Hermosa Beach,
California

ATTEST: _____ APPROVED AS TO

FORM: _____

City Clerk

City Attorney

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