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ORDINANCE NO. 05-1246

**AN ORDINANCE OF THE CITY OF HERMOSA BEACH, CALIFORNIA,
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 ordain 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, Section 17.22.060 sub-section F be amended as follows:

“F. Utilities.

1. All utilities shall be underground.

2. Each utility service connection, including water supply, that is controlled by and consumed within the individual unit shall be separately metered.

1 3. All meters, utility service connections and major roof chimneys, pipes or structures
2 shall be integrated with the design of the building and screened architecturally and/or by
3 landscaping.

4 4. Clothes washers, dishwashers, hot water heaters and any other appliances likely to
5 be a potential source of water leakage or flooding shall be installed with built-in drip pans and
6 appropriate drains, subject to the approval of the building director (except in the case of concrete
7 slab floors on grade).

8 5. Each unit shall have its own circuit breaker panel for all electrical circuits and
9 outlets which serve the unit. Such panel shall be accessible without leaving the unit. Each
10 dwelling unit and common area shall have its own manually switchable circuit.

11 6. No plumbing fixtures shall be located in a common wall between two individual
12 units. Each condominium unit shall have the necessary facilities installed (e.g., plumbing,
13 electrical, venting, etc.) for washers and dryers.

14 7. No common vents or drain lines shall be permitted for contiguous units unless
15 there is at least ten feet of pipe between the closest plumbing fixtures within the separate units.

16 8. All water supply lines within the project shall be isolated from wood, metal and
17 other framing with pipe isolators specifically manufactured for that purpose and approved by the
18 director of building and safety. All vertical drainage lines within the project shall be isolated from
19 touching wood, metal and other framing and all drainage pipe shall be surrounded by building
20 department approved insulation.”

21 **SECTION 4.** This ordinance shall become effective and be in full force and effect from
22 and after thirty (30) days of its final passage and adoption.

23 **SECTION 5.** Prior to the expiration of fifteen (15) days after the date of its adoption, the
24 City Clerk shall cause this ordinance to be published in the Easy Reader, a weekly newspaper of
25 general circulation published and circulated, in the City of Hermosa Beach in the manner provided
26 by law.

27 **SECTION 6.** The City Clerk shall certify to the passage and adoption of this ordinance,
28 shall enter the same in the book of original ordinances of said city, and shall make minutes of the

1 passage and adoption thereof in the records of the proceedings of the City Council at which the
2 same is passed and adopted.

3 **PASSED, APPROVED and ADOPTED** this 22nd of February 2005 by the following vote:

- 4 AYES:
- 5 NOES:
- 6 ABSENT:
- 7 ABSTAIN:

8 _____
9 **PRESIDENT** of the City Council and **MAYOR** of the City of Hermosa Beach, California

10
11 ATTEST:

APPROVED AS TO FORM:

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13 _____
14 City Clerk

City Attorney

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