

January 16, 2003

**Honorable Chairman and Members of the
Meeting of
Hermosa Beach Planning Commission
2003**

**Regular
January 21,**

SUBJECT: CONDOMINIUM 03-1
PRECISE DEVELOPMENT PLAN 03-1
VESTING TENTATIVE PARCEL MAP #26936

LOCATION: 1449 MONTEREY BOULEVARD

APPLICANT: GARY NICHOLAS SCHAAR, JR.
800 MANHATTAN BEACH BLVD.
MANHATTAN BEACH, CA 90266

REQUEST: TO ALLOW A TWO-UNIT CONDOMINIUM PROJECT

Recommendations

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

Background

PROJECT INFORMATION:

GENERAL PLAN: High Density Residential

ZONING: R-3

LOT SIZE: 3,912 Square Feet

EXISTING USE: Single-Family Dwelling

PROPOSED SQUARE FOOTAGE: Unit 1: 2,938 square feet
Unit 2: 2,957 square feet

PARKING REQUIRED: 4 Standard
2 Guest

PARKING PROVIDED: 0 Standard (please see analysis)
2 Guest

ENVIRONMENTAL DETERMINATION: Categorically Exempt

The subject site is located on the west side of Monterey Boulevard between Pier Avenue and 16th Street.

Analysis

The project consists of two attached units containing basements with two stories above. Each unit has four bedrooms and three bathrooms. The rear unit has three bedrooms and three and a half bathrooms. Each unit also has a roof deck. The buildings are designed in a contemporary style, with smooth and sand stucco finishes, flat roofs, wrought iron deck railings, and stained wood framed windows and doors.

Required parking is provided in ground floor garages for each unit with direct access to Monterey Boulevard and Bayview Drive, except that all the standard parking spaces provided in the garages do not meet the minimum depth requirement for parking spaces (19 feet instead of the required 20 feet). The curb cut on Monterey Boulevard will cause the loss of one on-street parking space, which is accounted for with an extra guest parking space. Guest parking is provided for the front unit in front of the garage on Monterey Boulevard and beside the garage of the rear unit adjacent to the alley. However, the rear guest space does not meet the minimum turning radius requirement (20 feet instead of 23 feet as required) nor the parking setback requirement (0 feet instead of 3 feet as required). These corrections can be incorporated in the Conditions of Approval.

Pursuant to the definition of building height, as set forth in Section 17.04.040 of the Zoning Ordinance, and the method of determining building height, as set forth in Section 17.46.015, the grade used for the height measurements is based on the surveyed elevations points at the property corners. The method for determining building height also allows consideration of other points for lots with “convex” contours. In these situations the grade of a lot may be based on a detailed survey, and points along the property line may be used for grade in addition to the corner points. For the subject lot, the applicant is requesting consideration as a convex lot, and is proposing alternative points for measuring height rather than the westerly corner points. This would allow the building to be two stories from the front of the lot to the top of the bank on existing grade noted on the survey as elevations 105.93 and 104.16 along the north and south property lines respectively. If a standard corner points interpolation is used instead, the potential for a second story would be eliminated on the front half of the lot, unless the first floor is lowered to a level substantially below existing grade. The applicant’s request may be reasonable given the existing condition of the slope, as the abrupt change from relatively flat to steeply sloping terrain down to the alley appears to represent a convex slope condition following the natural topography in the area. Though staff used the convex slope to determine the building height, the building does not comply with the 30’ maximum height limit because the front unit exceeds the height limit by approximately eight inches. This correction can be resolved in the Conditions of Approval.

The lot coverage calculates to be 64.9%, which is under the 65% maximum allowable. All required yards are provided. The proposed open space areas are provided in small side yards, on second story decks adjacent to the primary living areas, and on the roof decks for both units. The front unit also has some open space in the front porch area. The amount provided meets the minimum requirement of 300 square feet, and each unit provides an adequately sized deck adjacent to the primary living area.

The plan provides for landscaping in the areas available in both side yards and on both sides of the front driveway, including three 36-inch box Cocos Plumosa trees on the Monterey Boulevard frontage. The plans also show a complete irrigation system for the proposed landscaping.

CONCUR: _____
Scott Lunceford
Planning Assistant

Sol Blumenfeld, Director
Community Development Department

- Attachments
1. Resolution

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

Con1449 (03-1)



P.C. RESOLUTION 03-

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 #26936 FOR A TWO-UNIT CONDOMINIUM PROJECT, AT 1449 MONTEREY BOULEVARD, LEGALLY DESCRIBED AS LOT 30 & NORTHWEST 10 FEET OF LOT 35, TRACT 1069

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

Section 1. An application was filed by the Gary Nicholas Schaar Jr., owner of real property located at 1449 Monterey Boulevard, seeking approval of a Conditional Use Permit, Precise Development Plan, and Vesting Tentative Parcel Map #26936 for a two-unit condominium project.

Section 2. The Planning Commission conducted a duly noticed public hearing to consider the subject application on January 21, 2003, 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 single-family dwelling on the property, and develop a two-unit residential condominium project.

2. The subject property proposed for condominium development contains 3,912 square feet, is designated High Density Residential on the General Plan Map, and designated 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 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;

1 5. Design of the proposed subdivision is compatible and consistent with applicable elements of
2 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 criteria and
4 will be compatible with neighboring residential properties;

5 7. The project is Categorically Exempt from the requirement for an environmental assessment,
6 pursuant to the California Environmental Quality Act Guidelines, Sections 15303(b) and 15315 with the
7 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
10 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 January 21, 2003, revised in accordance with the
14 conditions below.**

15 a) **The building height shall comply with the 30-foot height limit.**

16 b) **The roof plan shall be revised to show the proper locations of the maximum
17 height critical points on the roof, and to identify elevations and locations of the
18 slope breaks on the north and south property lines.**

19 c) **All parking spaces must meet minimum size, setback and turning radius
20 requirements.**

21 d) **Trash enclosures shall be screened from public view.**

22 e) **All chimneys shall comply with the height limit except as necessary to comply
23 with the Building Code.**

24 **2. The project shall meet all requirements of the Condominium Ordinance.**

25 a) **Each unit shall have the minimum 200 cubic feet of storage space and plans shall
26 clearly denote storage space and the location of the FAU and vacuum canister, if
27 provided.**

28 b) **The minimum insulation rating between units shall be 52 STC between walls and 58
29 STC between ceilings and floors, and shall be clearly noted on submitted plans.**

30 c) **Covenants, Conditions, and Restrictions in compliance with the Condominium
31 Ordinance shall be submitted to the Community Development Department for
32 review and approval prior to the issuance of building permits.**

33 d) **Proof of recordation of approved CC & R's shall be submitted to the Community
34 Development Director six (6) months after recordation of the Final Map.**

35 e) **Requirements of Section 17.22.060(G) & (H) shall be shown on structural plans and
36 reviewed at the time of Building Division plan check.**

- 1 3. There shall be compliance with all requirements of the Public Works Department and
2 Fire Department.
- 3 4. 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 materials
9 provided in available yard areas as required by the Planning Commission. At least
10 two trees a minimum 36" box size shall be provided.
- 11 b) An automatic landscape sprinkler system shall be provided, and shall be shown on
12 plans. (building permits are required)
- 13 5. Architectural treatment shall be as shown on building elevations and site and floor
14 plans.
- 15 a) Precise building height shall be reviewed at the time of plan check, to the
16 satisfaction of the Community Development Director.
- 17 6. Any satellite dish antennas and/or similar equipment shall comply with the requirements
18 of Section 17.46.240 of the Zoning Ordinance.
- 19 7. The address of each condominium unit shall be conspicuously displayed on the street
20 side of the buildings with externally or internally lit numbers and the method for
21 illumination shall be shown on plans. Addressing numbering and display subject to
22 approval by the Community Development Department.
- 23 8. Roll-up Automatic garage doors shall be installed on all garage door openings.
- 24 9. Two copies of final construction plans, including site, elevation and floor plans, which
25 are consistent with the conditions of approval of this conditional use permit, shall be
26 reviewed and approved by the Planning Division for consistency with Planning
27 Commission approved plans prior to the submittal to the Building Division for Plan
28 Check.
- 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
10. 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.
11. 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.

