

City of Hermosa Beach

*City Hall
1315 Valley Drive
Hermosa Beach, CA 90254*



Regular Meeting Agenda

Tuesday, September 17, 2019

7:00 PM

Council Chambers

Planning Commission

Chair

David Pedersen

Vice Chair

Peter Hoffman

Commissioners

Michael Flaherty

Rob Saemann

Marie Rice

City Clerk

Elaine Doerfling

City Treasurer

Karen Nowicki

City Attorney

Mike Jenkins

Executive Team

Suja Lowenthal, City Manager

Nico De Anda-Scaia, Assistant to the City Manager

Viki Copeland, Finance Director

Lucho Rodriguez, Acting Public Works Director

Sharon Papa, Police Chief

Ken Robertson, Community Development Director

Vanessa Godinez, Human Resources Manager

Kelly Orta, Community Resources Manager

Note: No Smoking Is Allowed in The City Hall Council Chambers

THE PUBLIC COMMENT IS LIMITED TO THREE MINUTES PER SPEAKER

Planning Commission agendas and staff reports are available for review on the City's web site at www.hermosabch.org. Wireless access is available in the City Council Chambers for mobile devices:
Network ID: CHB-Guest, Password: chbguest

Written materials distributed to the Planning Commission within 72 hours of the Planning Commission meeting are available for public inspection immediately upon distribution in the Community Development Department during normal business hours from Monday through Thursday, 7:00 a.m. - 6:00 p.m. and on the City's website.

Final determinations of the Planning Commission may be appealed to the City Council within 10 days of the next regular City Council meeting date. If the 10th day falls on a Friday or City holiday, the appeal deadline is extended to the next City business day. Appeals shall be in written form and filed with the City Clerk's office, accompanied by an appeal fee. The City Clerk will set the appeal for public hearing before the City of Hermosa Beach City Council at the earliest date possible.

If you challenge any City of Hermosa Beach decision in court, you may be limited to raising only those issues you or someone else raised at the public hearing described on this agenda, or in a written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

To comply with the Americans with Disabilities Act (ADA) of 1990, Assistive Listening Devices will be available for check out at the meeting. If you need special assistance to participate in this meeting, please call or submit your request in writing to the Community Development Department at (310) 318-0242 at least 48 hours (two working days) prior to the meeting time to inform us of your needs and to determine if/how accommodation is feasible.

Submit your comments via eComment in three easy steps:

Note: Your comments will become part of the official meeting record. You must provide your full name, but please do not provide any other personal information (i.e. phone numbers, addresses, etc) that you do not want to be published.

1. Go to the Agendas/Minutes/Video webpage and find the meeting you'd like to submit comments on.
Click on the eComment button for your selected meeting.
2. Find the agenda item for which you would like to provide a comment. You can select a specific agenda item/project or provide general comments under the Oral/Written Communications item.
3. Sign in to your SpeakUp Hermosa Account or as a guest, enter your comment in the field provided, provide your name, and if applicable, attach files before submitting your comment.

eComments can be submitted as soon as the meeting materials are published, but will only be accepted until 12:00 pm on the date of the meeting to ensure Planning Commission and staff have the ability to review comments prior to the meeting.

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Oral / Written Communications**

Anyone wishing to address the Commission regarding a matter not related to a public hearing on the agenda may do so at this time.

Section I

CONSENT CALENDAR

5. [REPORT](#)
[19-0618](#) Approval of the August 20, 2019 Planning Commission Action Minutes

Recommendation: To approve the Planning Commission action minutes of the August 20, 2019 regular meeting.

Attachments: [August 20, 2019 Action Minutes](#)

6. **Resolution(s) for Consideration - None**

THE RECOMMENDATIONS NOTED BELOW ARE FROM THE PLANNING STAFF AND ARE RECOMMENDATIONS ONLY. THE FINAL DECISION ON EACH ITEM RESTS WITH THE PLANNING COMMISSION. PLEASE DO NOT ASSUME THAT THE STAFF RECOMMENDATION WILL BE THE ACTION OF THE PLANNING COMMISSION.

- [REPORT](#)
[19-0612](#) Information Only: Public Hearing Notices and Projects Zoning Map

Attachments: [1. Public Notices](#)
[2. Project Zoning Maps](#)

Section II

PUBLIC HEARING

7. [REPORT](#)
[19-0619](#) CON 19-3, PDP 19-6, VTPM #82373 -- Conditional Use Permit, Precise Development Plan and Vesting Tentative Parcel Map No. 82373 for a two-unit detached condominium project at 421 Monterey Boulevard, and determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

Recommendation: Adopt the attached resolution approving the Conditional Use Permit, Precise Development Plan, and Vesting Tentative Parcel Map No. 82373 for a two-unit detached condominium project at 421 Monterey Boulevard, subject to conditions, and determining the project is Categorical Exempt from the California Environmental Quality Act (CEQA).

- Attachments:**
- [1. Proposed Resolution](#)
 - [2. Site Photographs](#)
 - [3. Project Plans](#)
 - [4. Radius Map](#)
 - [5. Poster Verification](#)

8. [REPORT](#)
[19-0613](#)

PDP 19-10 -- Precise Development Plan Amendment to expand an existing 238 square-foot roof deck, by 510 square feet, totaling 748 square feet at one of the three residential condominium units below the 30-foot height limit at a mixed use building at 40 Hermosa Avenue, and determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

Recommendation: Adopt the attached resolution approving Precise Development Plan Amendment 19-10 to expand an existing 238 square-foot roof deck, by 510 square feet, totaling 748 square feet at one of the three (northernmost) residential condominium units below the 30-foot height limit at a mixed use building at 40 Hermosa Avenue, and determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

- Attachments:**
- [1. Draft PDP Resolution of Approval](#)
 - [2. Applicant Submittal- Plans](#)
 - [3. Applicant Submittal- Renderings](#)
 - [4. PC Reso 04-14 approving mixed use project](#)
 - [5. PC Reso 07-24 approving architectural modifications](#)
 - [6. Public Notification 500 Foot Radius Map](#)
 - [7. Public Notification Legal Posters](#)

Section III

HEARING

9. [REPORT](#)
[19-0614](#)

S4 #37 SIGN REVIEW - Determination on whether a proposed 212.5 square foot display on the south wall of the building at 101 Hermosa Avenue is a mural, and determination that the proposed display is not a project under the California Environmental Quality Act.

Recommendation: Adopt the attached resolution and determine that the proposed display covering 212.5 square feet of surface area on the south side of an existing building is consistent with the Hermosa Beach Municipal Code (HBMC) definition of 'Mural' at 101 Hermosa Avenue (Mickey's Deli), and determine that the proposed display is not a project under the California Environmental Quality Act (CEQA).

- Attachments:**
- [1. Proposed Resolution](#)
 - [2. Site Photographs](#)
 - [3. Applicant Submittal](#)
 - [4. Notice Poster Verification](#)

10. [REPORT](#)
[19-0615](#) LLA 19-1-- Lot Line Adjustment between a vacant parcel at 720 24th Place (APN: 4184-020-010) and the adjacent parcel to the west (APN: 4184-019-001); and determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).
- Recommendation:** Adopt the attached resolution approving the lot line adjustment between a vacant parcel at 720 24th Place (APN: 4184-020-010) and the adjacent parcel to the west (APN: 4184-019-001) finding that the lot line adjustment conforms to the General Plan, Zoning Ordinance and Subdivision Map Act; and determine that the project is categorically exempt from the California Environmental Quality Act (CEQA).
- Attachments:** [1. Proposed Resolution](#)
[2. Zoning Map](#)
[3. Assessor Map](#)
[4. Site Photos and Public Notice Posters](#)
[5. Applicant Submittal Including Lot Exhibits](#)

Section IV

11. Staff Items

- a. [REPORT](#)
[19-0607](#) Verbal Report on City Council Actions
- b. [REPORT](#)
[19-0608](#) Verbal Status Report on Major Planning Projects
- c. [REPORT](#)
[19-0616](#) October 15, 2019 Planning Commission Tentative Future Agenda Items
- Recommendation:** To receive and file the October 15, 2019 Planning Commission tentative future agenda items.
- Attachments:** [Planning Commission October 15, 2019 Tentative Future Agenda](#)
- d. [REPORT](#)
[19-0617](#) Community Development Department Activity Report of May and June 2019
- Recommendation:** The May and June 2019 Community Development Department activity reports will be presented at the October 15, 2019 meeting.

12. Commissioner Items

13. Adjournment



Staff Report

Staff Report

REPORT 19-0618

Honorable Chairman and Members of the Hermosa Beach Planning Commission

Regular Meeting of September 17, 2019

Approval of the August 20, 2019 Planning Commission Action Minutes

Recommended Action:

To approve the Planning Commission action minutes of the August 20, 2019 regular meeting.

Attachment:

1. August 20, 2019 Planning Commission action minutes

Respectfully Submitted by: Beverly Tuazon, Administrative Assistant

Approved: Ken Robertson, Community Development Director



City of Hermosa Beach

City Hall
1315 Valley Drive
Hermosa Beach, CA
90254

Action Minutes - Draft

Planning Commission

Chair
David Pedersen

Vice Chair
Peter Hoffman

Commissioners
Michael Flaherty
Rob Saemann
Marie Rice

Tuesday, August 20, 2019

7:00 PM

Council Chambers

1. Call to Order

2. Pledge of Allegiance

3. Roll Call

Present: 5 - Commissioner Michael Flaherty, Vice Chair Peter Hoffman, Commissioner Marie Rice, Commissioner Rob Saemann, and Chair David Pedersen

Absent: 0

Also Present: Ken Robertson, Community Development Director
Patrick Donegan, Assistant City Attorney
Nicole Ellis, Associate Planner
Kathy Khang, Assistant Planner

4. Oral / Written Communications

Coming forward to speak: Tony Higgins and Jim Hamilton.

5. [19-0541](#) Information Only: Public Hearing Notices and Projects Zoning Map

Attachments: [1. Easy Reader Notices](#)
[2. Public Hearing Notification Radius Maps](#)
[3. Projects Zoning Map](#)
[4. SUPPLEMENTAL eComment from Frank Patton \(submitted 08-17-19 at 10:50am\).pdf](#)
[5. SUPPLEMENTAL eComment from Tony Higgins \(submitted 08-20-19 at 3:14pm\).pdf](#)

Section I

CONSENT CALENDAR

6. [REPORT](#)
[19-0540](#) Approval of the July 16, 2019 Planning Commission Action Minutes

Attachments: [Action Sheet 7-16-19.pdf](#)

Action: Motion by Commissioner Rice and seconded by Commissioner Hoffman to approve the July 16, 2019 action minutes.

Aye: 5 - Commissioner Flaherty, Vice Chair Hoffman, Commissioner Rice, Commissioner Saemann, and Chair Pedersen

Absent: 0

7. **Resolution(s) for Consideration - None**

Section II

HEARING

8. [REPORT](#)
[19-0524](#) SIGN REVIEW - S4 #38 Determination on whether a proposed 616 square foot display on the west wall of the building at 22 Pier Avenue is a mural, and determination that the proposed display is not a project under the California Environmental Quality Act.

Attachments: [1. Proposed Resolution](#)
[2. Applicant Submittal](#)
[3. Notice Poster Verification.pdf](#)

Commissioners Flaherty and Vice Chair Hoffman recused themselves as they serve on the Hermosa Mural Committee.

Coming forward to speak: Steve Izant and George Schmeltzer

Action: Motion by Commissioner Saemann and seconded by Commissioner Rice to approve the mural at 22 Pier Avenue. The motion carried by the following vote.

Aye: 3 - Commissioner Rice, Commissioner Saemann, and Chair Pedersen

Absent: 0

Recused: 2 - Commissioner Flaherty, and Vice Chair Hoffman

Section III

PUBLIC HEARING

9. [REPORT](#)
[19-0535](#) PDP 19-2 and PARK 19-2 -- Precise Development Plan and Parking Plan to allow a six-unit motel project by constructing a new three-story, detached

2,744 square foot commercial building containing five units, to be constructed behind the existing 1,841 square foot single-family residence which will be converted to an additional unit and a Parking Plan to allow the 6-space parking requirement to be met with 4 on-site spaces (including 1 tandem space) plus fees in lieu for 2 spaces, on a 4,023 square foot lot in the C-2 (Restricted Commercial) zoning district at 70 10th Street; and adoption of a Mitigated Negative Declaration.

Attachments: [1. Applicant Letter.pdf](#)
[2. Exhibit of Site Parking and Vehicle Access Constraints.pdf](#)
[3. Link to the June 18, 2019 Staff Report and Attachments including plans](#)
[4. Draft Resolution of Approval for Proposed Precise Development Plan.pdf](#)
[5. Draft Resolution of Approval for Proposed Parking Plan.pdf](#)
[6. Draft Denial Resolution for Proposed PDP and Parking Plan.pdf](#)
[7. PC Reso 18-23 Denying Prior 70 10th Street Project.pdf](#)
[8. Public Notification 500 Foot Radius Map.pdf](#)
[9. Public Notification Legal Posters.pdf](#)
[10. Public Comment Letter- Carol James.pdf](#)
[11. SUPPLEMENTAL Letters from Mary and Bill Peddle \(submitted 08-15-19 and 08-16-19\).pdf](#)
[12. SUPPLEMENTAL eComment from Dennis Toomey \(submitted 08-20-19 at 6:26pm\).pdf](#)
[13. SUPPLEMENTAL eComment from Charles Shehadi \(submitted 08-20-19 at 3:27pm\).pdf](#)
[14. SUPPLEMENTAL eComment from Scott Hayes \(submitted 08-20-19 at 3:51pm\).pdf](#)
[15. SUPPLEMENTAL Presentation \(added 8-20-19 at 5:30pm\).pptx](#)

Coming forward to speak: Dean Thomas and Cindy Thorin, Albro Lundy, Dan Jensen, Walter Franco, Sandra Franco, Jonathan Webb, Carol James, Chris Wachter, Daniel Simon.

Action: Motion by Commissioner Rice and seconded by Commissioner Flaherty to deny the Precise Development Plan and Parking Plan at 70 10th Street. The motion carried by the following vote:

Aye: 4 - Commissioner Flaherty, Commissioner Rice, Commissioner Saemann, and Chair Pedersen

No: 1 - Vice Chair Hoffman

Absent: 0

**10. [REPORT](#)
[19-0539](#)**

CUP 18-9 and PARK 19-4- Conditional Use Permit and Parking Plan Amendment request for a gymnasium/health and fitness center, limited (assembly hall) at 307 Pacific Coast Highway (Game Ready Performance), and determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

Attachments: [1. Proposed Approval Resolution for CUP](#)
[2. Proposed Approval Resolution for PARK Parking Plan](#)
[3. Applicant Submittal and Business Narrative, Site Photos and Plans](#)
[4. Zoning Map and Aerial Photo](#)
[5. Legal Poster and Radius Map](#)
[6. Planning Commission Minutes, Report and Request Letter 11-18-97](#)
[7. Planning Commission Resolution 93-52](#)
[8. Letter from Carol Vernon and Dwight Glasscock dated 8-13-19](#)
[9. SUPPLEMENTAL 17 Letters \(added 8-19-19 at 6pm\).pdf](#)
[10. SUPPLEMENTAL eComment from Cameron Paulson \(submitted 8-19-19 at 10:52pm\).pdf](#)
[11. SUPPLEMENTAL Timeline submitted by Community Development \(added 8-20-19 at 4pm\).pdf](#)
[12. SUPPLEMENTAL Instagram posts submitted by Community Development \(added 8-20-19 at 4pm\).pdf](#)
[13. SUPPLEMENTAL eComment from Giovanni Partida \(submitted 8-20-19 at 12:48pm\).pdf](#)

Coming forward to speak: Kenya Parham, Jackie Guerra, Ben James, Dwight Glasscock, Carol Vernon, Egan Forino, Marylou Packett, Heather Ijams, Matthew Ritchey, and Cameron Paulson.

Action: Motion by Commissioner Saemann and seconded by Commissioner Flaherty to approve the Conditional Use Permit and Parking Plan Amendment at 307 Pacific Coast Hwy. The motion carried by the following vote:

Aye: 5 - Commissioner Flaherty, Vice Chair Hoffman, Commissioner Rice, Commissioner Saemann, and Chair Pedersen

Absent: 0

11. [REPORT 19-0542](#) A-14#63- Planning Commission consideration of a small lot exception to open space and lot coverage requirements otherwise required in the Single-Family Residential (R-1) zone for a new single-family residence at 3411 The Strand, and determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

Attachments: [1. Proposed Resolution](#)
[2. Site Photographs](#)
[3. Project Plans](#)
[4. Applicant's Living Area Square Footages in the Immediate Neighborhood Exhibit](#)
[5. Applicant's Discussion of Small Lot Considerations](#)
[6. Public Notice Posters](#)
[7. Radius Map](#)
[8. SUPPLEMENTAL eComment from Jim Hamilton \(submitted 8-20-19 at 4:43pm\).pdf](#)

Coming forward to speak: Brandon Straus, Louie Tomaro, and Frank Palusi.

Action: Motion by Commissioner Saemann and seconded by Commissioner Hoffman to approve the small lot exceptions at 3411 The Strand with an amendment to remove section 5 of the resolution. The motion carried by the following vote:

Aye: 4 - Commissioner Flaherty, Vice Chair Hoffman, Commissioner Rice, and Commissioner Saemann

No: 1 - Chair Pedersen

Absent: 0

12. [REPORT](#)
[19-0523](#) CUP 19-3- Conditional Use Permit Amendment request to modify an existing non-conforming rooftop wireless telecommunication facility by removing and relocating antennas within new screening boxes below the existing building height and upgrading equipment (AT&T Mobility) at 2447 Pacific Coast Highway, and determination that the project is categorically exempt from the California Environmental Quality Act (CEQA). (continued from the July 16, 2019 meeting)

Attachments: [1. Applicant Letter \(Pausing Shot Clock\).pdf](#)
[2. Public Notification Radius and Notice Posters](#)

Coming forward to speak: None

The Planning Commission consensus was to continue subject requests to the October 15, 2019 Planning Commission public hearing as requested by the applicant.

Section IV

13. Staff Items

- a. [REPORT](#)
[19-0536](#) Potential Municipal Code text amendment to the M-1 Light Manufacturing Zone to consider allowing Cypress District businesses to host openings or events to showcase and offer products for sale on a limited basis.

- Attachments:** [1. Link to 7-23-19 City Council Meeting \(p. 9 of Agenda\)](#)
[2. Excerpt of Zoning Code Chapter 17.28 M-1 Light Manufacturing Zone](#)
[3. Excerpt of Zoning Code Chapter 17.42.150 Temporary Minor Special Event Permit](#)
[4. Letter from Mike Collins dated July 2, 2019](#)
[5. Article Artists Ask Hermosa Beach for Zoning Modifications in Cypress District by Michael Hixon printed in The Beach Reporter on July 24, 2019](#)
[6. Email received from Gary clark dated July 25, 2019](#)
[7. SUPPLEMENTAL Letter #1 from Jed Sanford \(submitted 8-20-19 at 3:45pm\).pdf](#)
[8. SUPPLEMENTAL Letter #2 from Jed Sanford \(submitted 8-20-19 at 3:45pm\).pdf](#)

Coming forward to speak: Sharol Mane, Kevin Souza, Kevin Yamada,

The Planning Commission consensus was to direct staff to further analyze the M1 Zone, engage in public outreach, and to hold a study session.

- b. [19-0544](#) Verbal Report on City Council Actions
- c. [19-0545](#) Verbal Status Report on Major Planning Projects
- d. [REPORT 19-0543](#) September 17, 2019 Planning Commission Tentative Future Agenda Items

- Attachments:** [1. Planning Commission September 17, 2019 Tentative Future Agenda](#)

The Planning Commission consensus was to receive and file the September 17, 2019 tentative future agenda.

14. Commissioner Items

Commission Flaherty requested to schedule an agenda item to discuss historic resources and the Commission agreed.

15. Adjournment

The meeting was adjourned at 12:11 am by Chair Pedersen. The next scheduled meeting of the Planning Commission meeting is September 17, 2019.



City of Hermosa Beach

City Hall
1315 Valley Drive
Hermosa Beach, CA 90254

Staff Report

Staff Report

REPORT 19-0612

Honorable Chairman and Members of the Hermosa Beach Planning Commission

Regular Meeting of September 17, 2019

Information Only: Public Hearing Notices and Projects Zoning Map

Attachments:

1. Public Notices
2. Projects Zoning Map

Easy Reader

Run Date: September 5, 2019

Acct: 7010-2110

DISPLAY

City of Hermosa Beach

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that the **Planning Commission** of the City of Hermosa Beach shall hold a public hearing on **Tuesday, September 17, 2019**, to consider the following:

1. Precise Development Plan Amendment 19-10 to expand an existing 238 square foot roof deck by 510 square feet totaling 748 square feet at one of the three residential condominium units below the 30-foot height limit at a mixed use building at 40 Hermosa Avenue, and determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).
2. Conditional Use Permit 19-3, Precise Development Plan 19-6, and Vesting Tentative Parcel Map No. 82373 for a two-unit detached condominium project at 421 Monterey Boulevard, and determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

SAID PUBLIC HEARINGS shall be held at **7:00 P.M.**, or as soon thereafter as the matter may be heard, in the **City Council Chambers, City Hall, 1315 Valley Drive, Hermosa Beach, CA 90254**.

ANY AND ALL PERSONS interested are invited to participate and speak at these hearings at the above time and place. For inclusion in the agenda packet to be distributed, written comments of interested parties should be submitted to the Community Development Department, Planning Division, in care of City Hall at 1315 Valley Drive, Hermosa Beach, CA 90254 prior to **Thursday, September 12, 2019**, at 12:00 noon. All written testimony by any interested party will be accepted prior to or at the scheduled time on the agenda for the matter.

IF YOU CHALLENGE the above matter(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Community Development Department, Planning Division, at, or prior to, the public hearing.

FOR FURTHER INFORMATION, please contact the Community Development Department, Planning Division, at (310) 318-0242 or fax to (310) 937-6235. The Department is open from 7:00 a.m. to 6:00 p.m. Monday through Thursday. Please contact a staff planner to discuss any project on the Planning Commission agenda. A copy of the staff report(s) in the Planning Commission packet will be available for public review at the end of the business day on Thursday, September 12, 2019, at the Hermosa Beach Police Department, Public Library, and on the City's website at www.hermosabch.org. Relevant Municipal Code sections are also available on the website.

Elaine Doerfling
City Clerk

f:\95\cclerk\legads\display\2018\planning\pc09-17-19

CITY OF HERMOSA BEACH

CERTIFIED PROPERTY OWNERS/OCCUPANTS LIST AND MAILING AFFIDAVIT

I, Maria Muccitelli hereby certify that I mailed with first class postage fully prepaid a notice of public hearing to all property owners and occupants within a three hundred (300) foot radius of the exterior boundaries of the properties listed below. The property owners list was compiled from the latest available assessment roll the County of Los Angeles.

The addresses of the properties within a 300-foot radius are:

421 MONTEREY BLVD

I further certify that I mailed with first class postage fully prepaid a notice of public hearing to all property owners and occupants within a five hundred (500) foot radius of the exterior boundaries of the properties listed below. The property owners list was compiled from the latest available assessment roll the County of Los Angeles.

The addresses of the properties within a 500-foot radius are:

40 HERMOSA AVE

RECEIVED

SEP 10 2019

COMMUNITY DEV. DEPT.

The date of mailing was SEPTEMBER 5, 2019

SIGNED

Maria Muccitelli

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California, County of Los Angeles

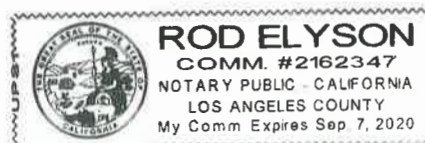
Subscribed and sworn to (or affirmed) before me on this 06th day of Sep., 2019, by Maria Muccitelli

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature

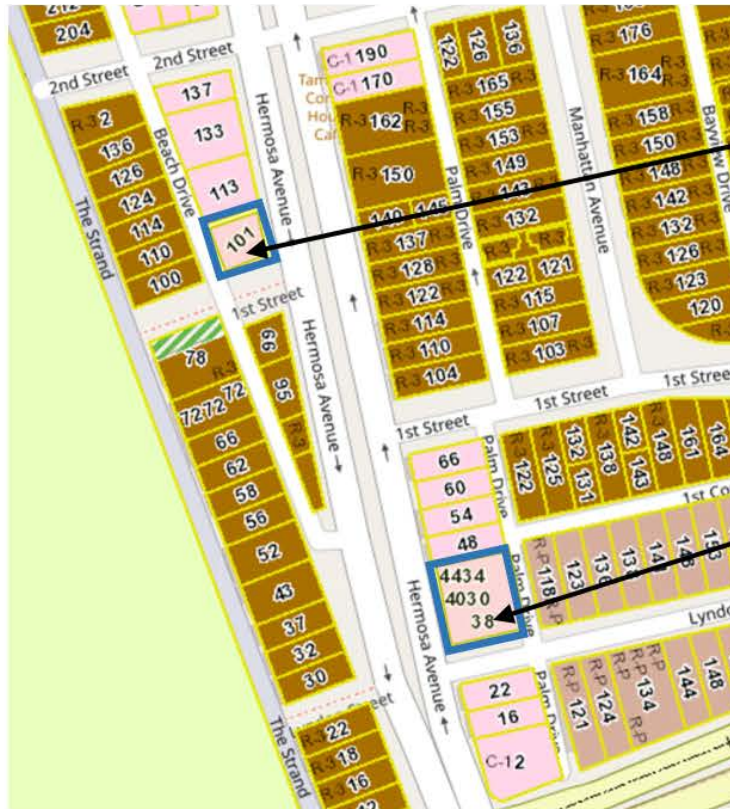
Rod Elyson

(Seal)





City of Hermosa Beach-Projects Zoning Map



101 Hermosa Avenue
Mural Determination

40 Hermosa Avenue
PDP Amendment

Legend

- City Boundary
- Parcels
- Zoning**
 - R-1 SINGLE-FAMILY RESIDENTIAL
 - R-1A LIMITED SINGLE-FAMILY RESIDENTIAL
 - R-2 TWO-FAMILY RESIDENTIAL
 - R-2B LIMITED MULTIPLE FAMILY RESIDENTIAL
 - R-3 MULTIPLE FAMILY RESIDENTIAL
 - R-P RESIDENTIAL-PROFESSIONAL
 - RPD RESIDENTIAL PLANNED DEVELOPMENT
 - R-3PD MULTIPLE FAMILY PLANNED DEVELOPMENT
 - C-1 LIMITED BUSINESS AND RESIDENTIAL
 - C-2 GENERAL COMMERCIAL
 - C-3 GENERAL AND HIGHWAY COMMERCIAL
 - M-1 LIGHT MANUFACTURING
 - OS OPEN SPACE
 - OS-1 RESTRICTED OPEN SPACE
 - OS-2 RESTRICTED OPEN SPACE
 - OS-O OPEN SPACE OVERLAY
 - MHP MOBILE HOME PARK
 - SPA SPECIFIC PLAN AREA (RESIDENTIAL)
 - SPA SPECIFIC PLAN AREA (COMMERCIAL)

Notes



City of Hermosa Beach-Projects Zoning Map



421 Monterey Avenue
Two-Unit Condominium

Legend

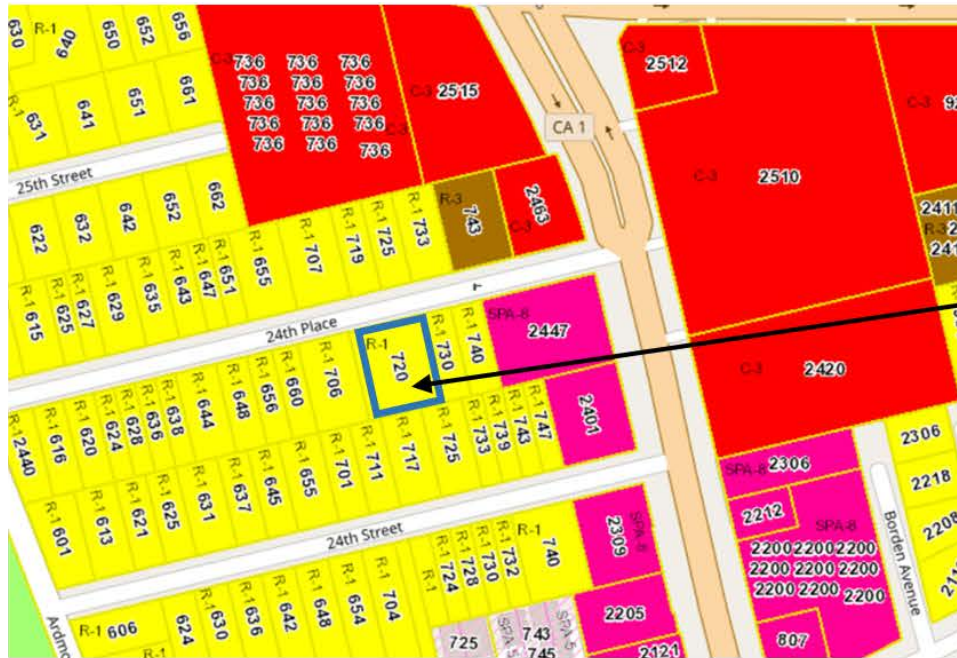
- City Boundary
- Parcels
- Zoning
 - R-1 SINGLE-FAMILY RESIDENTIAL
 - R-1A LIMITED SINGLE-FAMILY RESIDENTIAL
 - R-2 TWO-FAMILY RESIDENTIAL
 - R-2B LIMITED MULTIPLE FAMILY RESIDENTIAL
 - R-3 MULTIPLE FAMILY RESIDENTIAL
 - R-P RESIDENTIAL-PROFESSIONAL
 - RPD RESIDENTIAL PLANNED DEVELOPMENT
 - R-3PD MULTIPLE FAMILY PLANNED DEVELOPMENT
 - C-1 LIMITED BUSINESS AND RESIDENTIAL
 - C-2 GENERAL COMMERCIAL
 - C-3 GENERAL AND HIGHWAY COMMERCIAL
 - M-1 LIGHT MANUFACTURING
 - OS OPEN SPACE
 - OS-1 RESTRICTED OPEN SPACE
 - OS-2 RESTRICTED OPEN SPACE
 - OS-O OPEN SPACE OVERLAY
 - MHP MOBILE HOME PARK
 - SPA SPECIFIC PLAN AREA (RESIDENTIAL)
 - SPA SPECIFIC PLAN AREA (COMMERCIAL)



Notes



City of Hermosa Beach-Projects Zoning Map



720 24th Place
Lot Line Adjustment

Legend

- City Boundary
- Parcels
- Zoning
 - R-1 SINGLE-FAMILY RESIDENTIAL
 - R-1A LIMITED SINGLE-FAMILY RESIDENTIAL
 - R-2 TWO-FAMILY RESIDENTIAL
 - R-2B LIMITED MULTIPLE FAMILY RESIDENTIAL
 - R-3 MULTIPLE FAMILY RESIDENTIAL
 - R-P RESIDENTIAL-PROFESSIONAL
 - RPD RESIDENTIAL PLANNED DEVELOPMENT
 - R-3PD MULTIPLE FAMILY PLANNED DEVELOPMENT
 - C-1 LIMITED BUSINESS AND RESIDENTIAL
 - C-2 GENERAL COMMERCIAL
 - C-3 GENERAL AND HIGHWAY COMMERCIAL
 - M-1 LIGHT MANUFACTURING
 - OS OPEN SPACE
 - OS-1 RESTRICTED OPEN SPACE
 - OS-2 RESTRICTED OPEN SPACE
 - OS-O OPEN SPACE OVERLAY
 - MHP MOBILE HOME PARK
 - SPA SPECIFIC PLAN AREA (RESIDENTIAL)
 - SPA SPECIFIC PLAN AREA (COMMERCIAL)

Notes



Staff Report

Staff Report

REPORT 19-0619

Honorable Chairman and Members of the Hermosa Beach Planning Commission

Regular Meeting of September 17, 2019

CON 19-3, PDP 19-6, VTPM #82373 -- Conditional Use Permit, Precise Development Plan and Vesting Tentative Parcel Map No. 82373 for a two-unit detached condominium project at 421 Monterey Boulevard, and determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

Applicant/Owner: Arianpour Hassan and Mary C, Trustees Arianpour Trust C/O Bryan Arianpour
5315 Clearsite Street
Torrance, CA 90505

Recommended Action:

Adopt the attached resolution approving the Conditional Use Permit, Precise Development Plan, and Vesting Tentative Parcel Map No. 82373 for a two-unit detached condominium project at 421 Monterey Boulevard, subject to conditions, and determining the project is Categorically Exempt from the California Environmental Quality Act (CEQA).

Background:

GENERAL PLAN:	High Density Residential (HD)
ZONING:	Multiple Family Residential (R-3)
LOT SIZE:	3,001 sq. ft.
PROPOSED SQUARE FOOTAGE:	Unit 1: 2,761 sq. ft. Unit 2: 2,438 sq. ft.
PARKING REQUIRED:	4 Standard/1 Guest
PARKING PROVIDED:	4 Standard/1 Guest (shared)
ON STREET PARKING LOST/GAINED:	0 Lost/0 Gain on-street parking spaces
ENVIRONMENTAL DETERMINATION:	Categorically Exempt, CEQA Section 15303(b) (Class 3 Exemption, New Construction or Conversion of Small Structures)

The subject site is located at the southern portion of the City on the west side of Monterey Boulevard, between 4th Street and 6th Street. The 3,001 square foot lot contains a legal-nonconforming triplex with no existing curb cut for parking access on Monterey Boulevard. There is an existing established 5-foot sidewalk on Monterey Boulevard.

Staff Report

REPORT 19-0619

Parking for the existing two-story triplex is accessed from Bayview Drive leading into a single-car garage and concrete pad that can accommodate two off-street parking spaces. There are two existing on-street public parking spaces along Monterey Boulevard in front of the subject site because there is no existing curb cut.

The applicant proposes to demolish the existing triplex and construct two detached residential condominium units on the subject site.

The proposal is to provide parking access from the alley on Bayview Drive through a shared driveway for the two units; as a result, there is no loss or gain of on-street parking spaces on Monterey Boulevard.

Unit 1 is a five level structure that will contain a media room in the sub-basement floor level; a two-car garage on the basement level; three bedrooms and two bathrooms on the first floor; dining room, kitchen, living room, powder room, and a balcony on the second floor; a family room and a deck on the third floor. Unit 2 is a four level structure that will contain a media room in the basement level; a two-car garage on the first floor; three bedrooms and two bathrooms, dining room on the second floor, kitchen, living room, powder room, and two balconies on the third floor; and a roof deck above the living room on the second floor.

The architectural style of both units are contemporary with exterior treatments of Avenue Grey Texture and City Cube Nature tile veneers, Milky Quartz colored smooth stucco, jet black colored exterior trims, and dark bronze window frames.

Analysis:

A proposal to construct a condominium project requires findings for consideration of a Precise Development Plan, Conditional Use Permit, and the Vesting Tentative Parcel Map pursuant to Government Code Section 66474 and as set forth in Hermosa Beach Municipal Code (HBMC) Sections 16.08.060, 17.40.020, and 17.58.030.

CEQA Compliance:

The proposed project is Categorical Exempt from the California Environmental Quality Act as defined in Section 15303(b), Class 3 Exemption, New Construction or Conversion of Small Structures, because the proposal pertains to construction of limited numbers (two) of new, small structures. More specifically, the project is comprised of multi-family residential structures in an urbanized area, totaling no more than six dwelling units. Moreover, none of the exceptions to the Categorical Exemption apply, nor will the project result in a significant cumulative impact of successive projects of the same type in the same place over time, or have a significant effect on the environment due to unusual circumstances, or damage a scenic highway or scenic resources within

20

Staff Report

REPORT 19-0619

a state scenic highway. The site is not located on a hazardous waste site and will not cause a substantial adverse change in the significance of a historical resource.

Basic Zoning Standards:

The project complies with the requirements of the Zoning Ordinance, including the R-3 zone and design standards for condominiums in HBMC Section 17.22.

CRITERIA	REQUIRED	PROPOSED
Minimum Lot Area for 2 Units	2,640 Sq. Ft.	3,001 Sq. Ft.
Lot Coverage Maximum	65%	64.9%
Height Maximum	30'	30'
Front Yard Setback Minimum	5'	5' All Floors
Side Yard Setback Minimum North Side Yard: South Side Yard:	3' 3'	3' 3'
Minimum Distance Between Buildings Used for Human Habitation	8'	9'-4-1/2"
Rear Yard Setback Minimum For Alley (1 st /2 nd floor)	3' 1 st Floor 1' 2 nd Floor	3' Basement Floor 2' 1 st Floor 2' 2 nd Floor 2' 3 rd Floor
Total Parking Spaces	5 spaces total	5 spaces total
Garage Parking Spaces	4 (2 per unit)	4 (2 per unit)
Shared Guest Parking Space	1	1
Driveway Maximum Slope	12.5%	5.8%
Turning Radius	28'	Unit A: 28' Unit B: 28'
Open Space Per Unit	300 Sq. Ft.	Unit 1: 659.5 Sq. Ft. Unit 2: 300.39 Sq. Ft.
Minimum Unit Size	1,400 Sq. Ft.	Unit 1: 2,761 Sq. Ft. Unit 2: 2,438 Sq. Ft.
Storage Area Per Unit	200 Cu. Ft.	Unit 1: 371 Cu. Ft. Unit 2: 215 Cu. Ft.
Solid Waste Area Per Unit	Screened area for 3 bins at 2.5' by 2.5' each	Located within garages for each unit. (Bins will not obstruct required parking stall dimensions.)

Covenants, Conditions and Restrictions (CC&R's) have been submitted and will be reviewed by

Staff Report

REPORT 19-0619

Planning Division for compliance with applicable sections of the zoning ordinance and this entitlement, should the Planning Commission approve.

The Unit 1 third floor deck measures 558 sq. ft. and is accessed from the third floor level. The deck is located three steps higher than the third floor family room level. The City defines “roof deck” as walkable or otherwise usable open space area located above the roof framing of the building where the only access is from the floors below. The proposed deck is located above the roof of the second floor level below. However, there is not exclusive access to the deck from the floor level below. Instead, the deck is accessed from the third floor family room and is therefore not considered a roof deck. For that reason, the entire 558 square foot deck contributes to open space as opposed to roof decks which are limited to 100 sq. ft. in area contributing towards open space.

Access and Parking:

Access to the on-site parking is provided through a shared driveway that is located on the north side of Unit 2. The proposed driveway design profiles include a driveway slope of 5.8%, well within the maximum allowed slope of 12.5%. Since the proposed vehicle access is on Bayview Drive, the provision of the proposed on-site parking will not reduce the existing on-street parking spaces.

Landscape and Green Measures:

All plants must be water conserving as required by the Hermosa Beach Water Conservation and Drought Management Plan (HBMC Section 8.56) and Water Efficient Landscaping (HBMC Section 8.60). The landscape plan includes a mixture of drought tolerant plants including Fortnight Lily. In addition, the landscape plan will include one 24-inch box Queen Palm tree to be located with the front yard area on the subject site fronting Monterey Boulevard. In addition, the applicant will provide a 24-inch box Queen Palm tree, which is listed on the Public Works Department's Approved Tree List, to be located on the City's public right-of-way fronting Monterey Boulevard. Staff is recommending a condition of approval to ensure that all planting materials and trees comply with HBMC Section 8.60, Water Efficient Landscaping. The landscape plan shows that catch basins with sump pumps will be provided on-site and an automatic irrigation system with a moisture sensor is proposed for the landscaped areas.

The project must comply with Section 8.44 Hermosa Beach Stormwater and Urban Runoff Pollution Control Regulations. Additionally, 65% of demolition debris must be recycled, and cement used in foundation mix design must be reduced by not less than 20%, among other requirements. Hermosa Beach's Electrical Code (Section 15.32) requires installation of conduit sized to accommodate solar energy and solar thermal systems.

Compatibility with surrounding area:

The subject site is zoned R-3 Multiple Family Residential with similar residentially zoned properties to the north, west, and south; R-3PD Multiple Family Planned Development to the east of the subject

22

Staff Report

REPORT 19-0619

site. Similar residential development is found in the surrounding area comprised primarily of multi-story, multi-family residences and single-family residences.

The proposed layout of the building is consistent with multiple-family residential buildings in the immediate neighborhood because the multiple-family residential buildings have a mixture of entryways from both Monterey Boulevard and Bayview Drive. Unit 1 will have a main entryway to the building adjacent to the sidewalk on Monterey Boulevard. Unit 2 will have a main entryway from Bayview Drive. The two-unit condominium is detached to avoid the long-row appearance and provides balconies facing Monterey Boulevard and Bayview Drive.

Subdivision Map:

The applicant has applied for a Vesting Tentative Parcel Map No. 82373. A vesting tentative parcel map grants vested rights to proceed with a project in accordance with the ordinances, policies and standards in effect at the time the application for approval of the vesting tentative map is completed. The proposed two-unit condominium is on an existing substandard lot, which can be retained and developed. The lot is substandard due to the lot size being less than 4,000 sq. ft. in area and the lot width being less than 40 feet. The R-3 zone requires a minimum lot size of 1,320 square feet per unit; thus allowing a maximum of two dwelling units on the 3,001 square foot lot. The lot size exceeds prevailing lot sizes, lot widths within the same zone, and the General Plan Land Use designation for lots in the vicinity, and thus complies with Hermosa Beach ordinances regarding subdivision of lots.

The project is conditioned upon payment of Park and Recreation Area Dedication fees for each unit as there is inadequate area on-site for land dedication per City required Parks and Recreation Area fees.

The proposed two-unit condominium can connect to the existing utilities that service the residential uses in the immediate neighborhood. In addition, the existing utilities have the capacity to serve the proposed development. The submitted plans were preliminarily reviewed by the Fire Department, Public Works Department, and Building & Safety Division, and no major concerns were identified.

The proposed subdivision and improvements are compliant with criteria for approval of a subdivision map and are not likely to cause serious public health problems within the proposed subdivision. The design of the proposed subdivision is compatible with the immediate residential environment.

General Plan Consistency:

The proposed two-unit condominium is located within a High Density Residential (HD) General Plan Land Use designation, the purpose of which is to provide a range of residential housing types to serve the varying living accommodation needs and desire of the community. The intent of this designation is to preserve and contribute to the inventory of diverse housing types available to residents and offer alternatives to single-family residential development. This designation allows for a

Staff Report

REPORT 19-0619

variety of high-density building types and development patterns.

The subject site is located within the Sand Section Neighborhood character area as indicated in the City's General Plan, which can accommodate a range of residential development types. The future vision for this character area is to preserve the building form, scale, and orientation in the neighborhood. The desired design for the public realm within the Sand Section Neighborhood is to provide rear-accessed parking to minimize curb cuts on the street, which helps to maintain the public parking supply and to preserve the sidewalks and the pedestrian environment. The proposed two-unit development will be consistent in that it will contribute to the residential neighborhood as a multi-family development and meets the intention of the Sand Section Neighborhood character area.

The proposed design features implement the following PLAN Hermosa goals and policies in the Land Use policies 1.6 Scale and Context., 2.1 Complete Neighborhoods, 2.3 Balanced Neighborhoods, 2.5 Neighborhood Preservation, 5.1 Scale and Massing, 6.7 Pedestrian Orientated Design, and 6.9 Shared Driveways.

The proposed design of the detached two-unit development is consistent with same aspects of the desired building form and character of the Sand Section character area with articulation of the front building façade (front elevation from Monterey Boulevard) rather than a garage. In addition, the front building also provides a five-foot minimum required front yard setback, which is consistent with a majority of the existing residential buildings on that block. Another building design element that is consistent with the desired form and character is the front building facade that incorporates two balconies to eliminate the flat and box-like building. The existing residential buildings also have similar designs that incorporate balconies facing Monterey Boulevard to create articulation of the front building façade. The proposed parking access for both units will be accessed from a shared driveway from the alley (Bayview Drive), which supports frontages that are pedestrian-oriented and active by maintaining the five-foot sidewalk on Monterey Boulevard and eliminates a creation of a new curb cut on along Monterey Boulevard.

Perfect consistency is not required with all General Plan policies. Consistency means that the project does not impede the City's ability to meet its General Plan goals. The proposed uses are in line with the City's long-term vision set out in the General Plan and the overall project does not impede the City's ability to meet its goals

Summary:

The project and Vesting Tentative Parcel Map as conditioned are consistent with the zoning code, subdivision laws and other relevant provisions of the Municipal Code, and the site is physically suitable for the type and density of proposed development. Therefore, staff recommends adoption of the attached resolution approving the Conditional Use Permit, Precise Development Plan, and Vesting Tentative Parcel Map #82373 for a two-unit detached condominium project at 421 Monterey

24

Staff Report

REPORT 19-0619

Boulevard, and determining the project is Categorically Exempt from the California Environmental Quality Act (CEQA).

Attachments:

1. Proposed Resolution
2. Site Photographs
3. Project Plans
4. Radius Map
5. Poster Verification

Respectfully Submitted by: Kathy Khang, Assistant Planner

Legal Review: Lauren Langer, City Attorney

Approved: Ken Robertson, Community Development Director

P.C. Resolution 19-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT, PRECISE DEVELOPMENT PLAN, AND VESTING TENTATIVE PARCEL MAP NO. 82373 FOR A TWO-UNIT DETACHED CONDOMINIUM PROJECT AT 421 MONTEREY BOULEVARD, LEGALLY DESCRIBED AS TRACT NO 1074, LOT 31, CITY OF HERMOSA BEACH AND DETERMINING THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

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

Section 1. An application was filed on June 6, 2019 by the property owner/applicant Bryan Arianpour, for development of property located at 421 Monterey Boulevard, seeking approval of Conditional Use Permit 19-3, Precise Development Plan 19-6, and Vesting Tentative Parcel Map No. 82373 for a proposed two-unit detached residential condominium.

Section 2. The Planning Commission conducted a duly noticed public hearing to consider the subject application on September 17, 2019, at which time testimony and evidence, both written and oral, was presented to and considered by the Planning Commission.

Section 3. The Planning Commission hereby finds, determines, and declares the project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303(b), Class 3 Exemption, New Construction or Conversion of Small Structures because totaling no more than six dwelling units.

Section 4. Based on the testimony and evidence received, the Planning Commission hereby further finds, determines and declares pertaining to the application for a Vesting Tentative Parcel Map pursuant to the California Government Code Section 66474 and Section 16.08.060 of the Municipal Code.

1. The proposal is generally consistent with the General Plan in that it does not impede the City's ability to meet its General Plan goals with regard to the High Density (HD) Residential designation that allows for multiple dwellings. The proposal meets the High Density designation because it will provide two-units on a 3,001 square foot lot. As conditioned, the proposal is consistent with applicable development standards set forth in the Hermosa Beach Municipal Code (HBMC) for the R-3 zone.
2. The site is physically suitable for a two-unit detached residential condominium project. The two-unit detached residential condominium project contains a total of four on-site parking spaces located within garages and one shared guest parking space for both units. This development complies with all development standards and does not require approval of a deviation.

3. The subdivision and improvements provide for adequate drainage, sanitation and potable water, underground utilities, parking and construction requirements, and therefore are not likely to cause public health problems. The project as conditioned will provide permeable surfacing and storm water retention facilities to the maximum extent feasible per HBMC Section 8.44.095 and any additional non-percolated or retained storm water will be conveyed to an onsite subsurface infiltration system as required by HBMC Section 8.44.095 subject to maintenance agreements.
4. The proposed subdivision will front on a public street and alley, will provide vehicular access from Bayview Drive and does not exhibit dedicated public easements. Therefore, the subdivision and improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.
5. Design of the proposed subdivision as conditioned is generally compatible and consistent with applicable elements of the City's General Plan, the prevailing 3,000 square foot lot sizes, and prevailing 30' lot frontage in the immediate environment. In addition, design of the proposed subdivision is consistent with purposes of the General Plan land use designation, density, applicable HBMC development standards, parking, access, and services are provided.
6. The project as conditioned will conform to all zoning requirements including, but not limited to setbacks, lot coverage, open space, building height, and parking. The project also conforms to all condominium standards including, but not limited to private storage space, minimum unit sizes, architecture and building layout, landscaping, and will be compatible with neighboring properties that are developed with similar multi-story single-and multi-family residences.
7. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. The project is categorically exempt from CEQA pursuant to CEQA Guidelines Sections 15303(b) since the project is construction of limited numbers (two) of new, small structures.
8. The proposed subdivision will be consistent with the prevailing lot patterns and is not likely to reduce property values in the surrounding neighborhood area because the project is similar to surrounding development, consists only of the division of airspace at less than the maximum density allowed, and conditions have been placed on the project to ensure compatibility.

Section 5. Based on the testimony and evidence received, the Planning Commission hereby further finds, determines and declares pertaining to the application for Conditional Use Permit and Precise Development Plan pursuant to Sections 17.40.020 and 17.58.030 of the Municipal Code.

1. *Distance from existing residential uses in relation to negative effects;*

The subject site is zoned R-3 Multiple Family Residential with similar residentially zoned properties to the north, west, and south; R-3PD Multiple Family Planned Development to the

east of the subject site. The subject site is large enough to accommodate two units. Similar residential development is found in the surrounding area comprised primarily of multi-story, multi-family residences and single-family residences.

2. ***The amount of existing or proposed off-street parking in relation to actual need;***

The proposed two-unit condominium will provide vehicular access through a shared driveway located on the north side of the subject site from the Bayview Drive leading to two two-car garages located at the center of the lot, which provides a total of four off-street parking spaces on-site. In addition, the proposed on-site shared guest parking space will be provided at the northwest portion of the subject site, adjacent to Unit 1.

3. ***The combination of uses proposed, as they relate to compatibility;***

The proposed two-unit detached residential use is consistent and compatible because the immediate neighborhood includes both single-family and multi-family residences.

4. ***The relationship of the estimated generated traffic volume and the capacity and safety of streets serving the area;***

The proposed two-unit condominium will reduce traffic volume generated from the project site and will have a lower impact than the existing use because the proposal will eliminate one unit from the project site. Monterey Boulevard is designated in the General Plan as a local street, and has sufficient capacity to serve the proposed development and surrounding neighborhood.

5. ***The proposed exterior signs and decor, and the compatibility thereof with existing establishments in the area;***

The proposed two-unit condominium will not have signs, thus will not be incompatible with the area. Nevertheless, it is important to consider the architectural style (décor) as part of this approval. The applicant is proposing to use a contemporary style, which can be found on other properties in the neighborhood. Accordingly, the décor of the building will be compatible with the existing establishments in the area.

6. ***Building and driveway orientation in relation to sensitive uses, e.g., residences, schools, churches, hospitals and playgrounds;***

The proposed design of the two-unit condominium is consistent with same aspects of the desired building form and character of the Sand Section character area with articulation of the front building façade (front elevation from Monterey Boulevard) rather than a garage. In addition, the front building also provides a five-foot minimum required front yard setback, which is consistent with a majority of the existing residential buildings on that block. Another building design element that is consistent with the desired form and character is the front building facade that incorporates two balconies to eliminate the flat and box-like building. The existing residential buildings also have similar designs that incorporate balconies facing Monterey Boulevard to create articulation of the front building façade. The

proposed parking access for both units will be accessed from the alley (Bayview Drive), which supports frontages that are pedestrian-orientated and active by maintaining the five-foot sidewalk on Monterey Boulevard.

Vehicular access is provided from a shared driveway located on the north side of the subject site from the Bayview Drive leading to two two-car garages located at the center of the lot and one shared guest parking space, with a total of five off-street parking spaces on the subject site. The five-foot sidewalk width on Monterey Boulevard will be maintained for pedestrian access because the parking access is from the alley. There are no other nearby sensitive uses such as schools, churches, hospitals or playgrounds.

7. *Noise, odor, dust and/or vibration that may be generated by the proposed use;*

The proposed two-unit detached condominium is not anticipated to create adverse impacts because the proposed use of the property is residential, which is consistent with the use of the surrounding residential neighborhood. Construction of the two-unit condominium will cause temporary noise, odor, dust, and vibration, but they will be ceased when the construction has been completed.

8. *Impact of the proposed use to the city's infrastructure, and/or services;*

There is sufficient capacity to serve the proposed two-unit condominium. The proposed residential use will be less demand on the current infrastructure and services because the proposal will eliminate one unit from the existing subject site.

9. *Adequacy of mitigation measures to minimize environmental impacts in quantitative terms;*

The proposed two-unit condominium does not create adverse environmental impacts because the proposed residential use and building design is consistent with surrounding uses and development within the neighborhood and complies with all applicable criteria set forth in the Hermosa Beach Municipal Code and General Plan. Nevertheless, multiple conditions of approval have been incorporated into this action. With these conditions, any potential impact will be mitigated.

10. *Other considerations that, in the judgment of the planning commission, are necessary to assure compatibility with the surrounding uses, and the city as a whole.*

None noted.

Section 6. Based on the foregoing, the Planning Commission **hereby approves** the subject Conditional Use Permit 19-3 Precise Development Plan 19-6, and Vesting Tentative Parcel Map No. 82373 for a two-unit detached condominium subject to the following **Conditions of Approval:**

General:

- 1. The development and continued use of the property shall be in conformance with submitted plans received and approved by the Planning Commission at its meeting of September 17, 2019. Minor modifications that do not affect scale, type, location or intensity of uses or impacts thereof may be approved by the Community Development Director when not in conflict with the findings or conditions of this permit.**
- 2. The project shall fully comply with all requirements of the R-3 zone as applicable and the Condominium Ordinance in Chapter 17.22 of the Municipal Code, including but not limited to:**
 - a) Height, including required roof deck railings, shall fully comply with the 30-foot height limit. Precise building height compliance shall be reviewed at the time of Plan Check, to the satisfaction of the Community Development Director.**
 - b) Design and construction shall comply with HBMC Section 17.22.060 except as specifically stated in this Resolution.**
 - c) Conduit to accommodate roof mounted alternative energy equipment for solar energy and solar thermal shall also be supplied per HBMC Section 15.32.140.**
 - d) The requirements of HBMC Section 17.22.060(F) and (G) shall be shown on structural plans and reviewed at the time of Building Division Plan Check.**
 - e) A minimum of 200 cubic feet of storage area shall be provided for each unit in accordance with HBMC Section 17.22.060(E).**
 - f) Designated, screened solid waste storage areas, a minimum of 2.5' x 2.5' (length times width) each, for three solid waste storage bins shall be shown on the site plan compliance with HBMC Chapter 8.12.**
- 3. The submitted Covenants, Conditions, and Restrictions (CC&Rs) shall be reviewed and approved by the Community Development Director in conformance with HBMC Section 17.22.050 and conditions of this approval prior to the issuance of Building Permits.**
 - a) Proof of recordation of approved CC&Rs shall be submitted to the Community Development Director prior to the issuance of Certificate of Occupancy.**
 - b) Five parking spaces (four garage spaces and one shared guest parking space) shall be maintained on-site. All parking spaces shall remain available for parking and shall not be used for storage or other purposes. Storage of boats, trailers, and recreational vehicles shall not be allowed and the CC&Rs shall reflect this condition.**
- 4. The project shall comply with all requirements of the City of Hermosa Beach Building Division, Public Works Department, Los Angeles County Fire Department, and the Hermosa Beach Municipal Code.**

Building Plans:

5. Two copies of a Final Landscape Plan, consistent with landscape plans approved by the Planning Commission, indicating size, type, quantity and characteristics of landscape materials shall be submitted to the Community Development Department and Planning Division for review and approval prior to the issuance of Building Permits. The Final Landscape Plan shall also include the following:
 - a) The applicant shall provide a landscape plan to comply with HBMC Sections 17.22.060(H), 8.60.060, and 8.60.070 to the satisfaction of the Community Development Director and Public Works Director.
 - b) An automatic landscape sprinkler system consistent with HBMC Section 17.22.060(H) shall be provided, and shall be shown on plans (Building Permits are required).
6. Architectural treatments and accessory facilities shall be as shown on building elevations, site and floor plans. Precise building height compliance shall be reviewed at the time of Plan Check, to the satisfaction of the Community Development Director. In addition:
 - a) All parking dimensions shall comply with HBMC Chapter 17.44. Roll-up automatic garage doors shall be installed on all garage door openings and clearly indicated on floor plans.
 - b) Driveway transitions shall comply with HBMC Section 17.44.120(D).
 - c) All exterior lighting shall be downcast, fully shielded and illumination shall be contained within the property boundaries. Lighting shall be energy conserving and motion detector lighting shall be used for all lighting except low-level (3 feet or less in height) security lighting and porch lights. Lamp bulbs and images shall not be visible from within any onsite or offsite residential unit. Exterior lighting shall not be deemed finally approved until 30 days after installation, during which period the building official may order the dimming or modification of any illumination found to be excessively brilliant or impacting to nearby properties.
 - d) Any satellite dish antennas and/or similar equipment shall comply with HBMC Section 17.46.240.
7. The plans shall comply with HBMC Section 8.44.095 and install permeable surfaces in the driveway, guest parking space and other non-landscaped areas to the maximum extent feasible. If providing water-permeable surfaces on at least 50% of exterior surface area is not feasible and incorporating measures in 8.44.095 to the extent practicable to infiltrate the volume of runoff produced by a 0.80 inch twenty four (24) hour rain event, then the applicant shall infiltrate runoff on-site. In the event that subsurface infiltration is required, plans shall designate the exact location of the subsurface infiltration system, the applicant shall enter into a maintenance agreement with the City (prior to final map approval) for the ongoing infiltration, and provide a surety bond to the City to guarantee

that on-site, subsurface infiltration is achieved. The amount of the bond shall be determined by the Building Division. All other drainage shall be routed to an off-site facility or on-site permeable area approved by the City. To the extent possible, a portion of roof drainage shall be routed to on-site permeable areas. No drainage shall flow over any driveway or sidewalk.

If the drainage of surface waters onto the property requires a sump pump to discharge 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 from the property. The recorded agreement must be filed with the City prior to issuance of the Certificate of Occupancy.

8. The plans and construction shall comply with all requirements of the Building Code in Title 15 and Green Building Standards in Chapter 15.48. Water conservation practices set forth in Section 8.56.070 shall be complied with and noted on construction plans.
9. 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 reviewed and approved by the Planning Division for consistency with Planning Commission approved plans and this Resolution prior to the submittal to the Building Division for Plan Check.
10. Prior to the submittal of structural plans to the Building Division for Plan Check an 'Acceptance of Conditions' affidavit and recording fees 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 approval.
11. 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; at least 65% of demolition debris associated with demolition of the existing improvements and new construction shall be recycled.
12. The address of each condominium unit shall be conspicuously displayed on the street side of the buildings with externally or internally lit numbers and the method for illumination shall be shown on plans. Address numbering and display shall be subject to approval by the Community Development Department.

Public Works

13. Civil engineering plans shall be prepared by a licensed civil engineer and conceptually approved by the Hermosa Beach Public Works Department prior to submitting an application for Building Permits to the Community Development Department. Complete civil engineering plans shall address grading, undergrounding of all utilities, pavement, sidewalk, curb and gutter improvements, on-site and off-site drainage (no sheet flow permitted), installation of utility laterals, and all other improvements

necessary to comply with the Hermosa Beach Municipal Code and Public Works specifications, and shall be filed with the Community Development Department.

14. Civil engineering plans shall include adjacent properties/structures, sewer laterals, and storm drain main lines on street.
15. Project construction shall protect private and public property in compliance with HBMC Sections 15.04.070 and 15.04.140. No work in the public right of way shall commence unless and until all necessary permits are attained from the Public Works Department including if required, an approved Residential or Commercial Encroachment Permit.
16. Sewer flow rate for upstream and downstream manhole along with manhole rim/lid elevations must be submitted prior to grading and plan check. Sewer lateral video must be submitted with plan check submittal, if the developer plans to use the existing sewer lateral. Sewer lateral work may be required after review of the sewer lateral video.
17. Sewer lateral video must be submitted with plan check submittal, if the developer plans to use the existing sewer lateral. Sewer lateral work may be required after review of the sewer lateral video.
18. Sewer main work may be required after review of sewer lateral video.
19. The project must comply with Storm Water and Urban Runoff Pollution Control Regulations (HBMC Ch. 8.44) and must implement Low Impact Development Standards, and submit at time of grading and plan check along with an erosion control plan.

Final Map and Certificate of Occupancy

20. The Final Map shall comply with all requirements of the Subdivision Map Act and Chapter 16.08 of the Municipal Code.
21. Prior to filing of the Final Map, applicant shall pay to the City of Hermosa Beach Park and Recreation Area Dedication fees per unit in lieu of onsite parkland dedication pursuant to Chapter 16.12.
22. 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.
23. Prior to issuance of a building permit, written approval from each utility company associated with the relocation of the existing utility pole, down guy and utility boxes

must be submitted for review and approval by the Public Works Department and the Community Development Department.

Construction

24. Prior to issuance of a Building Permit, abutting property owners and residents within 100 feet of the project site 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.
25. Project construction shall conform to the Noise Control Ordinance requirements in HBMC Section 8.24.050. Allowed hours of construction shall be printed on the building plans and posted at construction site.
26. Traffic control measures, including flagmen, shall be utilized to preserve public health, safety, and welfare.

Other:

27. This permit shall not be effective for any purposes until the permittee and the owners of the property involved have filed at the office of the Planning Division of the Community Development Department their affidavits stating that they are aware of, and agree to accept, all of the conditions of this permit. The Conditional Use Permit, Precise Development Plan and Vesting Tentative Map shall be recorded, and proof of recordation shall be submitted to the Community Development Department prior to the issuance of a building permit.
28. Approval of these permits shall expire twenty-four (24) months from the date of approval by the Planning Commission, unless significant construction or improvements or the use authorized hereby has commenced. One or more extensions of time may be requested. No extension shall be considered unless requested, in writing to the Community Development Director including the reason therefore, at least 60 days prior to the expiration date. No additional notice of expiration will be provided.
29. The Planning Commission may review this Conditional Use Permit, Precise Development Plan and Vesting Tentative Map and may amend the subject conditions or impose any new conditions if deemed necessary to mitigate detrimental effects on the neighborhood resulting from the subject use.
30. The subject property shall be developed, maintained and operated in full compliance with the conditions of this permit and any law, statute, ordinance or other regulation applicable to any development or activity on the subject property. Failure of the

permittee to cease any development or activity not in full compliance shall be a violation of these conditions.

Section 8. This permit shall not be effective for any purposes until the permittee and the owners of the property involved have filed at the office of the Planning Division of the Community Development Department their affidavits stating that they are aware of, and agree to accept, all of the conditions of this permit.

The Conditional Use Permit, Precise Development Plan and Vesting Tentative Map shall be recorded, and proof of recordation shall be submitted to the Community Development Department prior to the issuance of a building permit.

Each of the above conditions is separately enforced, and if one of the conditions of approval is found to be invalid by a court of law, all the other conditions shall remain valid and enforceable.

To the extent permitted by law, Permittee shall defend, indemnify and hold harmless the City of Hermosa Beach, its City Council, its officers, employees and agents (the “indemnified parties”) from and against any claim, action, or proceeding brought by a third party against the indemnified parties and the applicant to attack, set aside, or void any permit or approval for this project authorized by the City, including (without limitation) reimbursing the City its actual attorney’s fees and costs in defense of the litigation. The City may, in its sole discretion, elect to defend any such action with attorneys of its choice.

The permittee shall reimburse the City for any court and attorney's fees which the City may be required to pay as a result of any claim or action brought against the City because of this permit. Although the permittee is the real party in interest in an action, the City may, at its sole discretion, participate at its own expense in the defense of the action, but such participation shall not relieve the permittee of any obligation under this condition.

Section 9. 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. 19-XX is a true and complete record of the action taken by the Planning Commission of the City of Hermosa Beach, California, at its regular meeting of September 17, 2019.

David Pedersen, Chair

Ken Robertson, Secretary

Date

Attachment 2
Site Photographs



SOLAR NOTE:

PROVIDE A CONDUIT FROM THE ROOF TO THE ELECTRICAL PANEL FOR FUTURE SOLAR INSTALLATION PER HBMC SEC. 15.32.140 (ELECTRICAL CODE)

NOTE:

A 3' EGRESS PATH MUST BE MAINTAINED FROM THE FINISHED BUILDING WALL TO THE BACK OF THE SHORING WALL, FENCE OR PROPERTY LINE

LOT COVERAGE

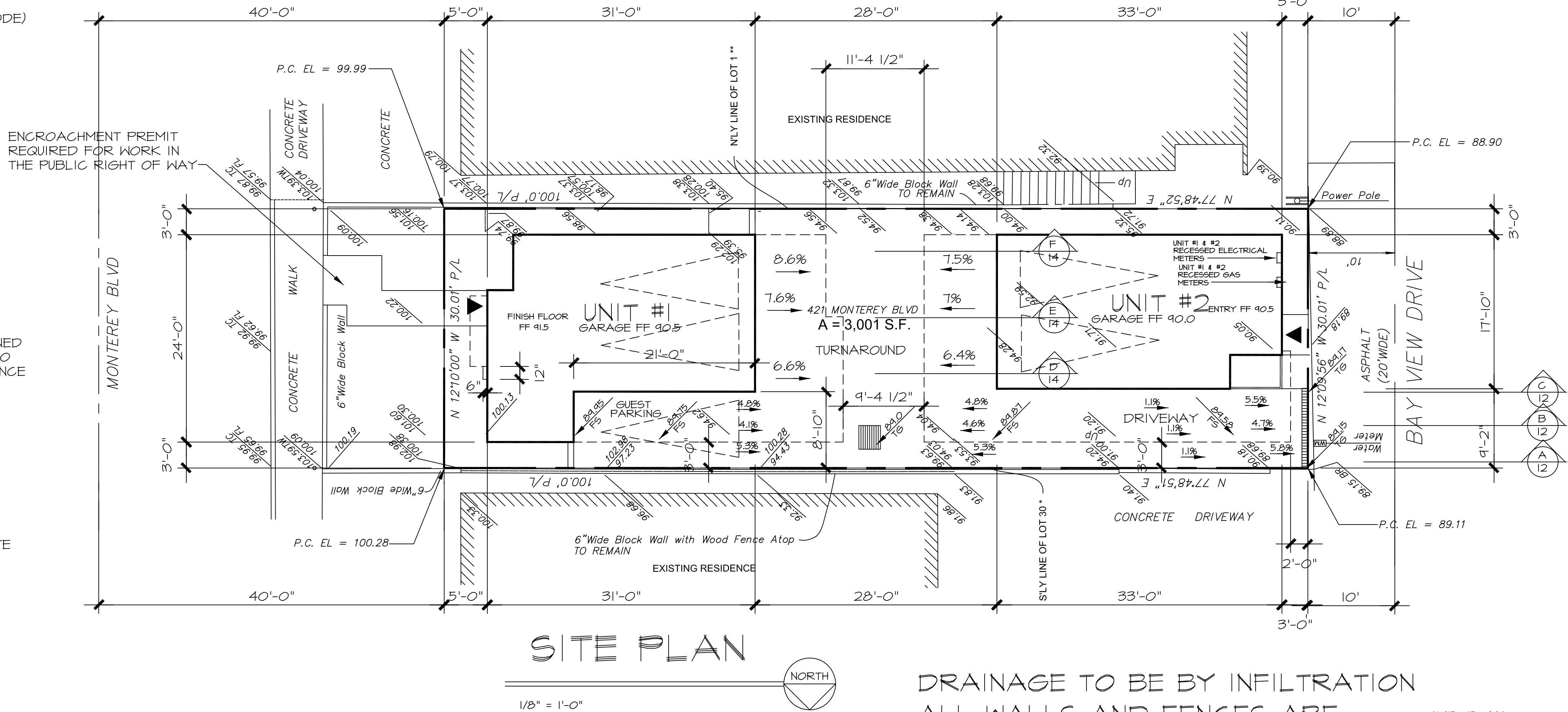
BUILDING: 1209 SQ.FT.
PAVED AREA: 1622 SQ. FT.

GRADING

GRADING IS PROPOSED FOR THIS SITE

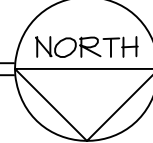
CUBIC YARDS CUT: 984
CUBIC YARDS FILL: 180

MAX. HEIGHT OF FILL: 20'
MAX. HEIGHT OF CUT: 20'



SITE PLAN

1/8" = 1'-0"



DRAINAGE TO BE BY INFILTRATION
ALL WALLS AND FENCES ARE
EXIST'G ON NEIGHBORS PROPERTY

IMPORTANT

SHEET INDEX		ZONING INFORMATION			DEVELOPMENT PROGRAM			OWNER
SHEET	DESCRIPTION		REQUIRED	PROVIDED	BUILDING SUMMARY			
1	SITE PLAN	LOT AREA PER DWELLING UNIT LOT COVERAGE YARDS: FRONT SIDE REAR PARKING AND DRIVEWAYS: NUMBER OF SPACES GUEST SPACES PARKING SETBACK PARKING STALL DIMENSION TURNING AREA DRIVE WIDTH DRIVEWAY MAX. SLOPE OPEN SPACE: TOTAL PRIVATE (PER UNIT)	1,320 SQ.FT	1443 SQ.FT.	SUB-BASMENT LIVING AREA BASEMENT LIVING AREA FIRST LEVEL LIVING AREA SECOND LEVEL LIVING AREA THIRD LEVEL LIVING AREA TOTAL LIVING AREA GARAGE BALCONY/DECK ROOF DECKS TOTAL DECKS/PATIOS NUMBER OF BEDROOMS NUMBER OF BATHS OCCUPANCY R-3/U TYPE OF CONSTRUCTION VB	UNIT #1	UNIT #2	SOUTHERN CALIFORNIA CONSTRUCTION C/O: BRIAN ARIANPOUR P.O. BOX 2284 REDONDO BEACH, CA. 90278 310-809-8761
5	SURVEY		3001x65% = 1950.65	1948 SQ.FT. 649%		630 SQ.FT.	0 SQ.FT.	
2	FLOOR PLANS					108 SQ.FT.	658 SQ.FT.	
3	FLOOR PLANS					908 SQ.FT.	114 SQ.FT.	
4	FLOOR PLANS					843 SQ.FT.	1010 SQ.FT.	
5	FLOOR PLANS					272 SQ.FT.	656 SQ.FT.	
6	ROOF PLAN/ROOF DECK					2761 SQ.FT.	2438 SQ.FT.	
7	ROOF PLAN							
8	ELEVATIONS					491 SQ.FT.	448 SQ.FT.	
9	ELEVATIONS					101.5 SQ.FT.	200.39 SQ.FT.	
10	ELEVATIONS					558 SQ.FT.	306 SQ.FT.	
11	ELEVATIONS					559.5 SQ.FT.	506.39 SQ.FT.	
12	DRIVEWAY PROFILES							
13	LOT COVERAGE							
14	TURN AROUND PROFILES							
L-1	LANDSCAPING PLAN							
L-2	LANDSCAPING PLAN							
L-3	LANDSCAPING PLAN							
								JOB ADDRESS
								421 MONTEREY BLVD. HERMOSA BEACH CALIFORNIA
								LEGAL
								LOT 31 TRACT NO 1074 MB 17-137 APN # 4188-010-044
								BLDG SUMMARY
								TYPE OF CONSTRUCTION: VB, THREE STORIES W/ BASEMENT W/ SPRINKLERS OCCUPANCY: R-3/U FLOOD ZONE 'X' PARKING - 2-ENCLOSED PER UNIT 1 GUEST

REVISIONS	BY

JAN TROBAUGH
ARCHITECT
ARCHITECTURE AND PLANNING
2420 CARSON STREET, SUITE 225
Torrance, California 90501
310-505-2582
ARCHIT@JAO.COM

SHEET DESCRIPTION
SITE PLAN

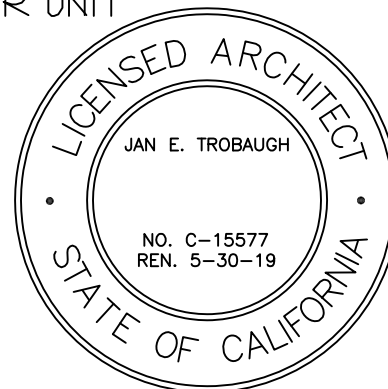
ALL IDEAS, DESIGNS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE THE PROPERTY OF JAN TROBAUGH ARCHITECT. NO PART OF THIS DRAWING SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF JAN TROBAUGH ARCHITECT. © COPYRIGHT 2012 JAN TROBAUGH

PROJECT DESCRIPTION
2-UNIT CONDOMINIUM FOR
SOUTHERN CALIFORNIA CONST.
421 MONTEREY BLVD.
HERMOSA BEACH, CA.

DRAWN JT
CHECKED

DATE 5-19
SCALE
NOTED
JOB NO. 17-116
SHEET 1

OF SHEETS



SHEET 1 OF 1 SHEET

PARCEL MAP NO.82373

ENGINEER

DENN ENGINEERS

LEGAL DESCRIPTION

JOB ADDRESS

421 MONTEREY BOULEVARD
HERMOSA BEACH, CA 90254

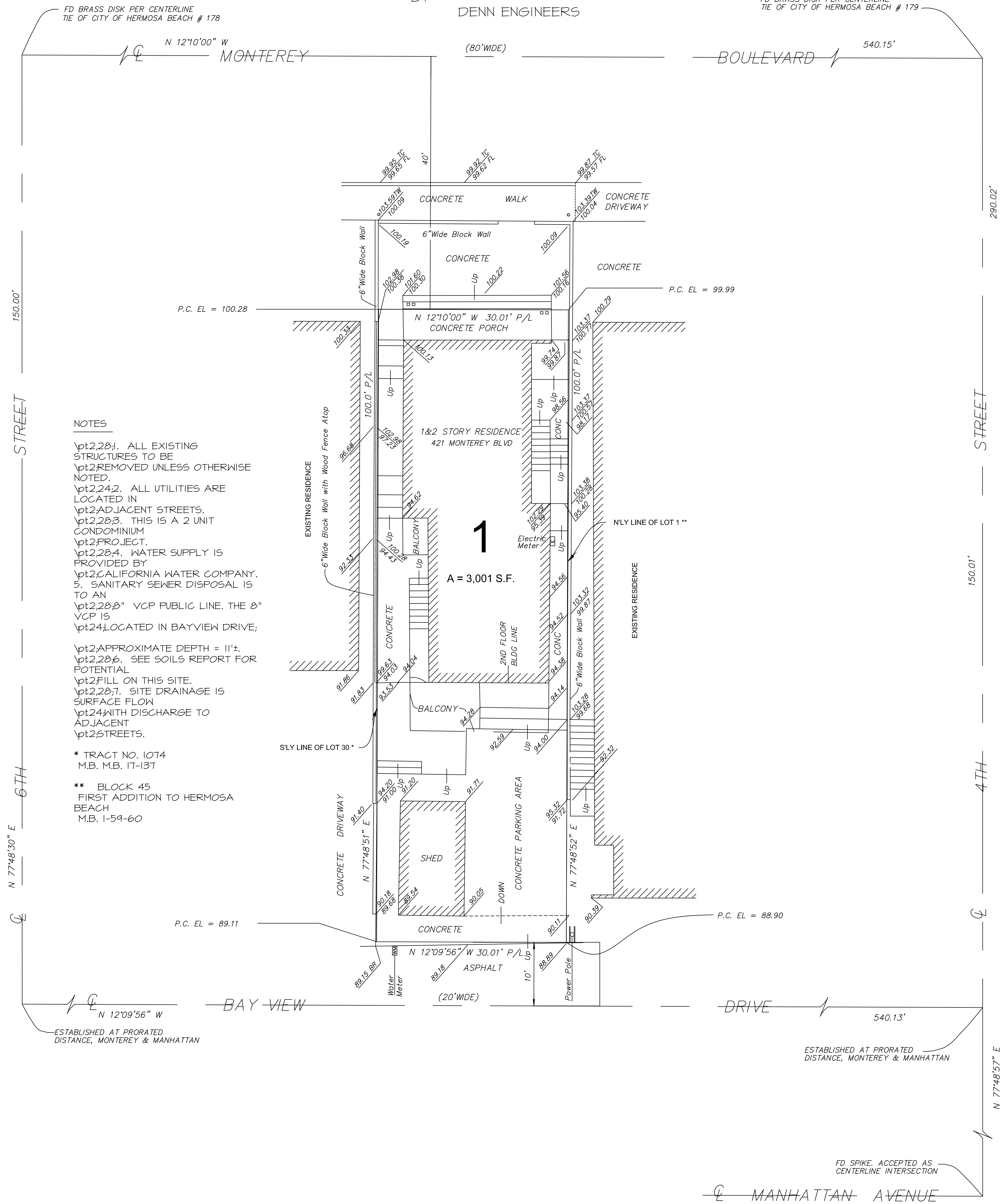
DATE 5/8/2006

GARY J. ROEHL

R.C.E. 30826

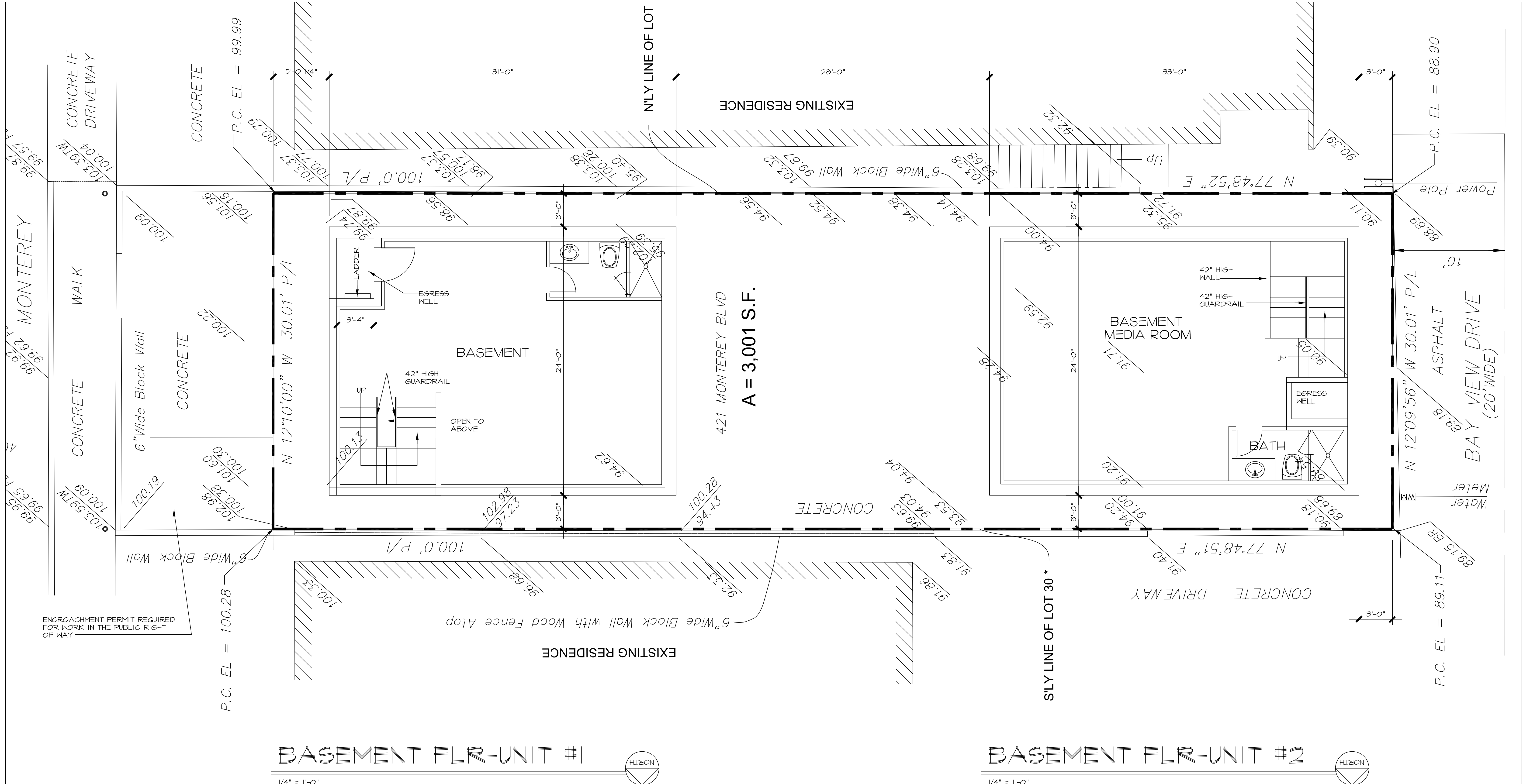
- NOTE: SURVEY NOT BY DENN ENGINEERS

FD BRASS DISK PER CENTERLINE
TIE OF CITY OF HERMOSA BEACH # 179.



18-365

18-365



PROJECT DESCRIPTION

LICENSED ARCHITECT

JAN E. TROBAUGH

NO. C-15577

REN. 5-30-19

STATE OF CALIFORNIA

SHEET DESCRIPTION

FLOOR PLANS

ALL IDEAS, DESIGNS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE PROTECTED BY THE COPYRIGHT LAWS OF THE STATE OF CALIFORNIA AND ARE THE PROPERTY OF JAN TROBAUGH. NONE OF SUCH IDEAS, DESIGNS, OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY OTHER PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF JAN TROBAUGH.

© COPYRIGHT 2012
JAN TROBAUGH

JAN TROBAUGH

ARCHITECT

ARCHITECTURE AND PLANNING

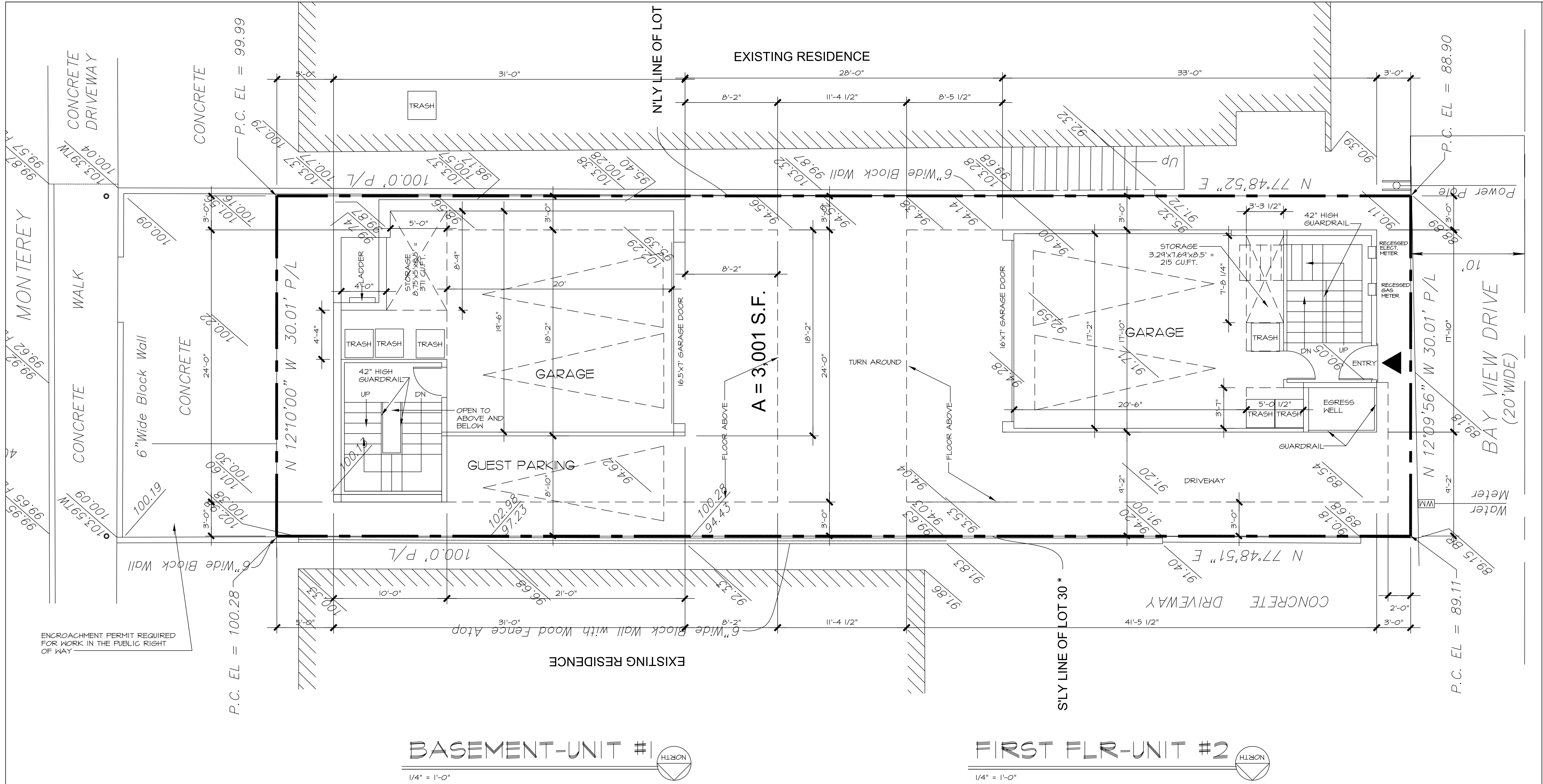
2420 CARSON STREET, SUITE 225


TORRANCE, CALIFORNIA 90501

310-308-2582 ARCHJET@AOL.COM

REVISIONS	
BY	

DRAWN	JT
CHECKED	JT
DATE	5-19
SCALE	NOTED
JOB NO.	17-116
SHEET	2
OF	SHEETS



PROJECT DESCRIPTION	
----------------------------	---

SHEET DESCRIPTION

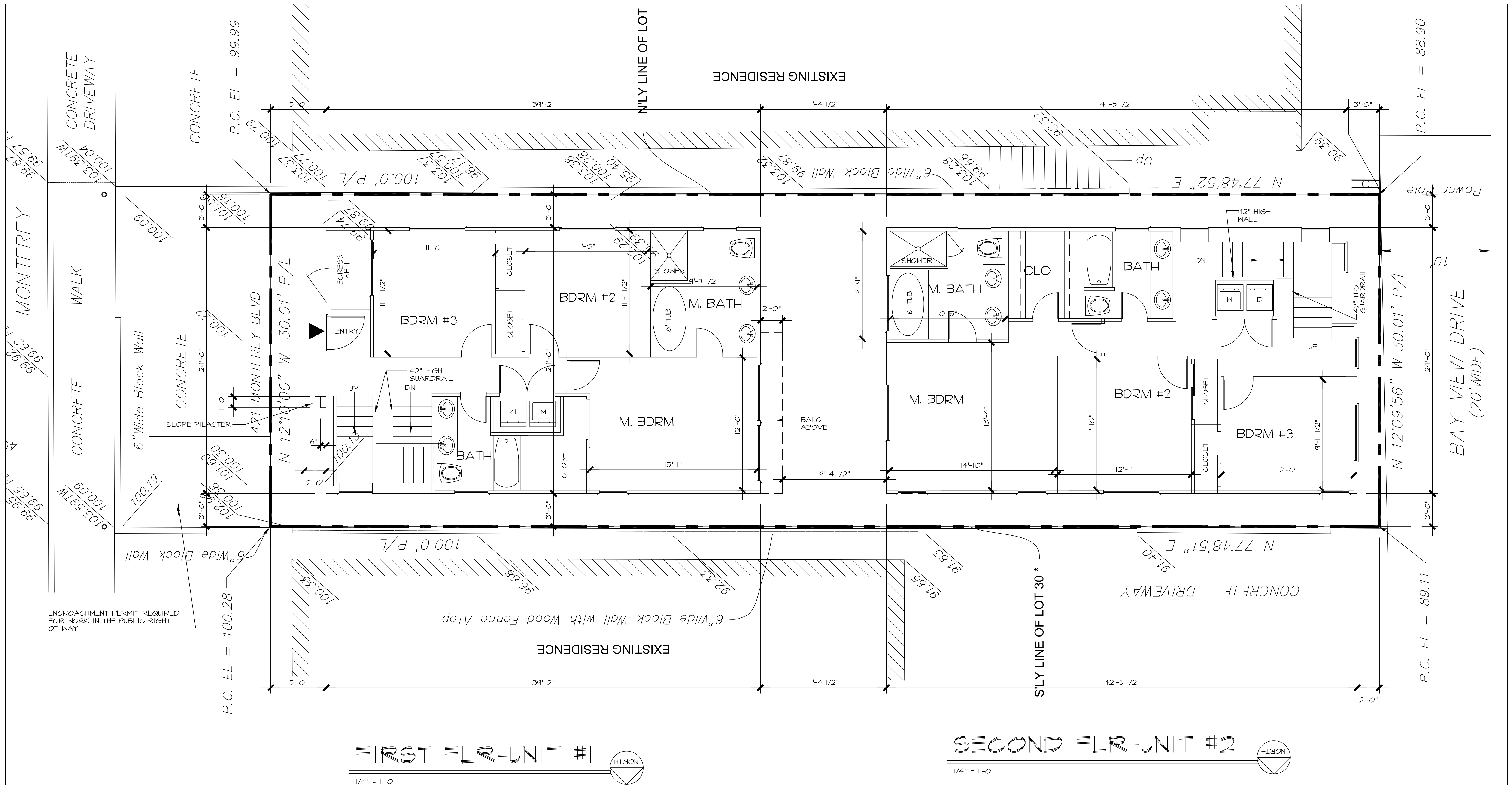
FLOOR PLANS

ALL IDEAS, DESIGNS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE PROTECTED BY THE COPYRIGHT LAWS OF THE STATE OF CALIFORNIA AND ARE THE PROPERTY OF JAN TROBAUGH. NONE OF SUCH IDEAS, DESIGNS, OR PLANS SHALL BE USED OR DISCLOSED TO ANY OTHER PERSON OR CORPORATION FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF JAN TROBAUGH.

© COPYRIGHT 2012
JAN TROBAUGH

REVISIONS	BY

DRAWN JT
CHECKED JT
DATE 5-19
SCALE
NOTED
JOB NO. 17-116
SHEET 3
OF
SHEETS



PROJECT DESCRIPTION

LICENSED ARCHITECT
JAN E. TROBAUGH
NO. C-15577
REN. 5-30-19
STATE OF CALIFORNIA

SHEET DESCRIPTION
FLOOR PLANS

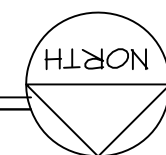
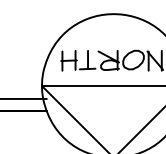
ALL IDEAS, DESIGNS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE PROTECTED BY THE COPYRIGHT LAWS OF THE STATE OF CALIFORNIA AND ARE THE PROPERTY OF JAN TROBAUGH. NONE OF SUCH IDEAS, DESIGNS, OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY OTHER PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF JAN TROBAUGH.

© COPYRIGHT 2012
JAN TROBAUGH

JAN TROBAUGH
ARCHITECT
ARCHITECTURE AND PLANNING
2420 CARSON STREET, SUITE 225
TORRANCE, CALIFORNIA 90501
310-308-2582 ARCHJET@AOL.COM

REVISIONS	BY

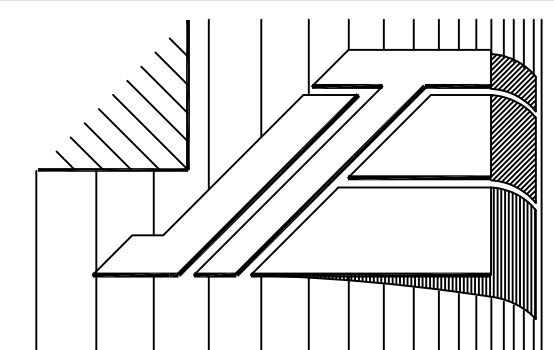
DRAWN JT
CHECKED JT
DATE 5-19
SCALE NOTED
JOB NO. 17-116
SHEET 4
OF SHEETS


$$1/4'' = 1'-0''$$

$$1/4'' = 1'-0$$


ALL IDEAS, DESIGNS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE PROTECTED BY THE COPYRIGHT LAWS OF THE STATE OF CALIFORNIA AND ARE THE PROPERTY OF JAN TROBAUGH. NONE OF SUCH IDEAS, DESIGNS, OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY OTHER PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF JAN TROBAUGH.

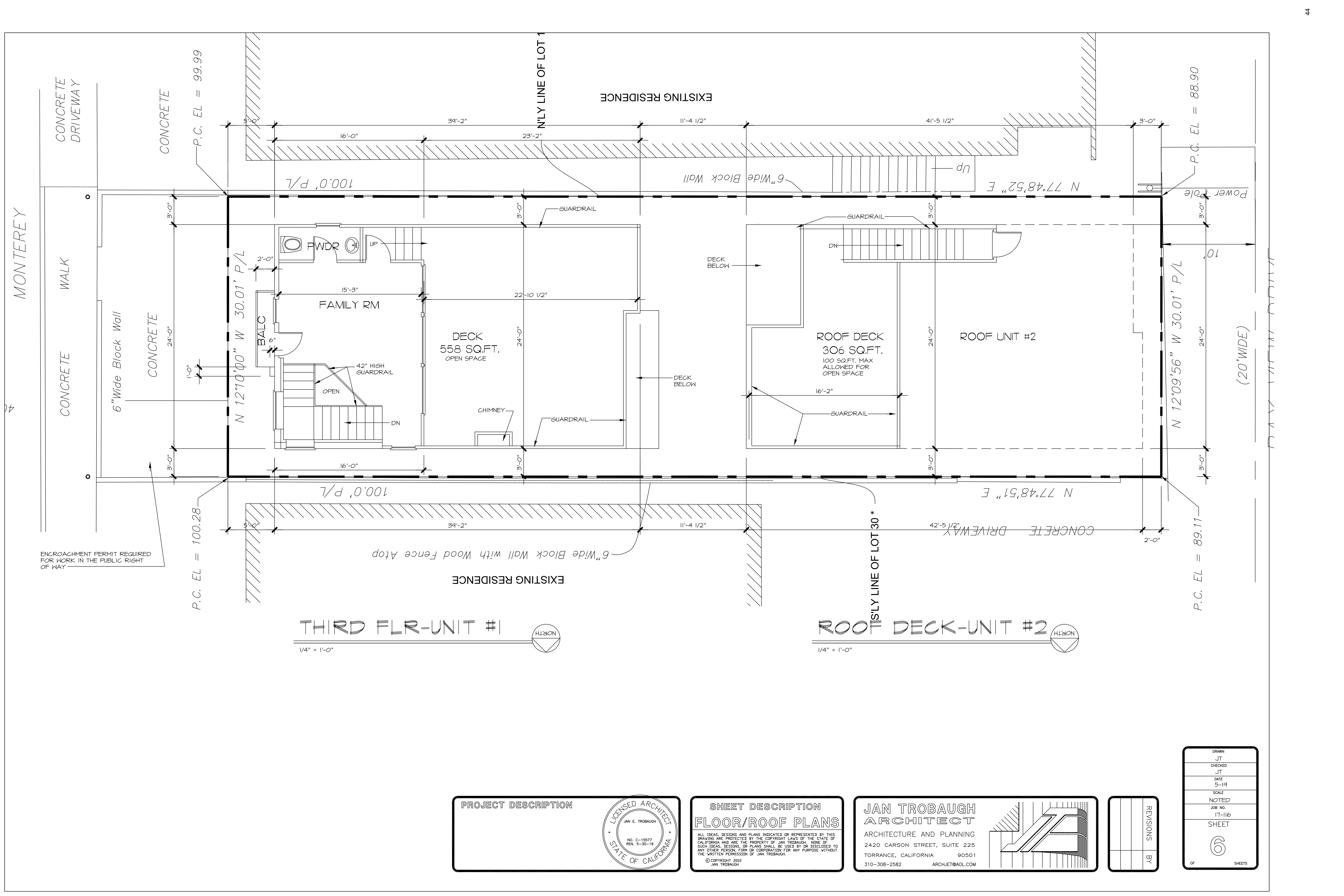
© COPYRIGHT 2012
JAN TROBAUGH

JAN TROBAUGH
ARCHITECT
ARCHITECTURE AND PLANNING
2420 CARSON STREET, SUITE 225
TORRANCE, CALIFORNIA 90501-1
310-308-2582 ARCHJET@AOL.COM



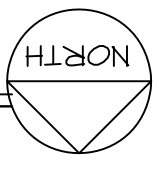
REVISIONS	BY

DRAWN
JT
CHECKED
JT
DATE
5-19
SCALE
NOTED
JOB NO.
17-116
SHEET
5
OF
SHEETS



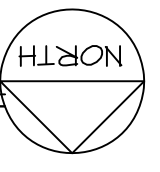
THIRD FLR-UNIT #1

1/4" = 1'-0"



ROOF DECK-UNIT #2

1/4" = 1'-0"



PROJECT DESCRIPTION

LICENSED ARCHITECT
JAN E. TROBAUGH
NO. C-15577
REN. 5-30-19
STATE OF CALIFORNIA

SHEET DESCRIPTION
FLOOR/ROOF PLANS

ALL IDEAS, DESIGNS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE PROTECTED BY THE COPYRIGHT LAWS OF THE STATE OF CALIFORNIA AND ARE THE PROPERTY OF JAN TROBAUGH. NONE OF SUCH IDEAS, DESIGNS, OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY OTHER PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF JAN TROBAUGH.

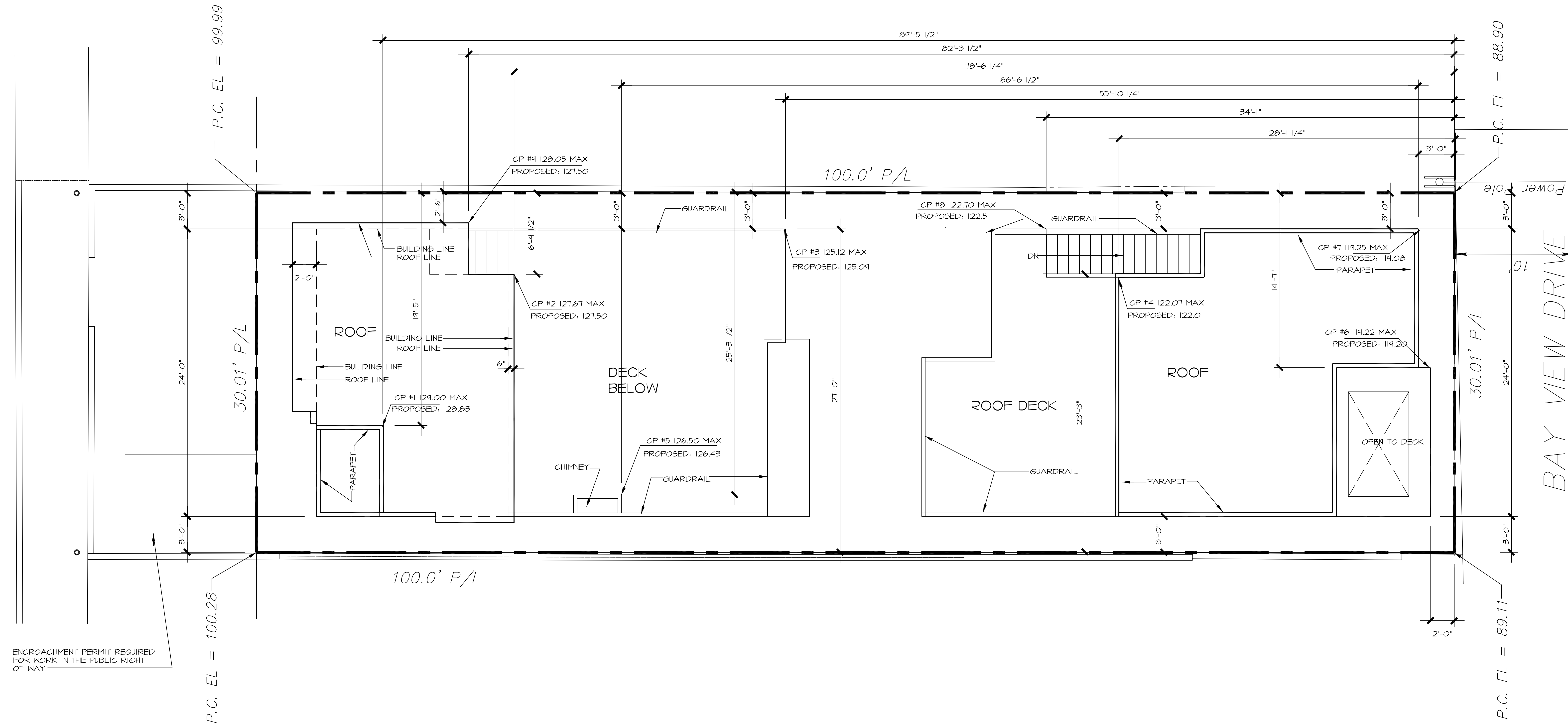
© COPYRIGHT 2012
JAN TROBAUGH

JAN TROBAUGH
ARCHITECT

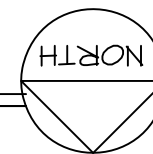
ARCHITECTURE AND PLANNING
2420 CARSON STREET, SUITE 225
TORRANCE, CALIFORNIA 90501
310-308-2582 ARCHJET@AOL.COM

REVISIONS	BY

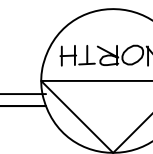
DRAWN
JT
CHECKED
JT
DATE
5-19
SCALE
NOTED
JOB NO.
17-116
SHEET
6
OF SHEETS



ROOF PLAN-UNIT ##


$$1/4'' = 1'-0''$$

ROOF PLAN-UNIT #2


$$1/4'' = 1'-0''$$

PROJECT DESCRIPTION	
<p>1. PROJECT NAME: <u>2019-2020</u></p> <p>2. PROJECT LOCATION: <u>2019-2020</u></p> <p>3. PROJECT DESCRIPTION: <u>2019-2020</u></p> <p>4. PROJECT STATUS: <u>2019-2020</u></p> <p>5. PROJECT START DATE: <u>2019-2020</u></p> <p>6. PROJECT END DATE: <u>2019-2020</u></p> <p>7. PROJECT BUDGET: <u>2019-2020</u></p> <p>8. PROJECT OWNER: <u>2019-2020</u></p> <p>9. PROJECT MANAGER: <u>2019-2020</u></p> <p>10. PROJECT TEAM: <u>2019-2020</u></p> <p>11. PROJECT RISK: <u>2019-2020</u></p> <p>12. PROJECT CHALLENGES: <u>2019-2020</u></p> <p>13. PROJECT SUCCESS: <u>2019-2020</u></p> <p>14. PROJECT LESSONS LEARNED: <u>2019-2020</u></p> <p>15. PROJECT CONTACT: <u>2019-2020</u></p>	


SHEET DESCRIPTION

ROOF PLANS

ALL IDEAS, DESIGNS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE PROTECTED BY THE COPYRIGHT LAWS OF THE STATE OF CALIFORNIA AND ARE THE PROPERTY OF JAN TROBAUGH. NONE OF SUCH IDEAS, DESIGNS, OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY OTHER PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF JAN TROBAUGH.

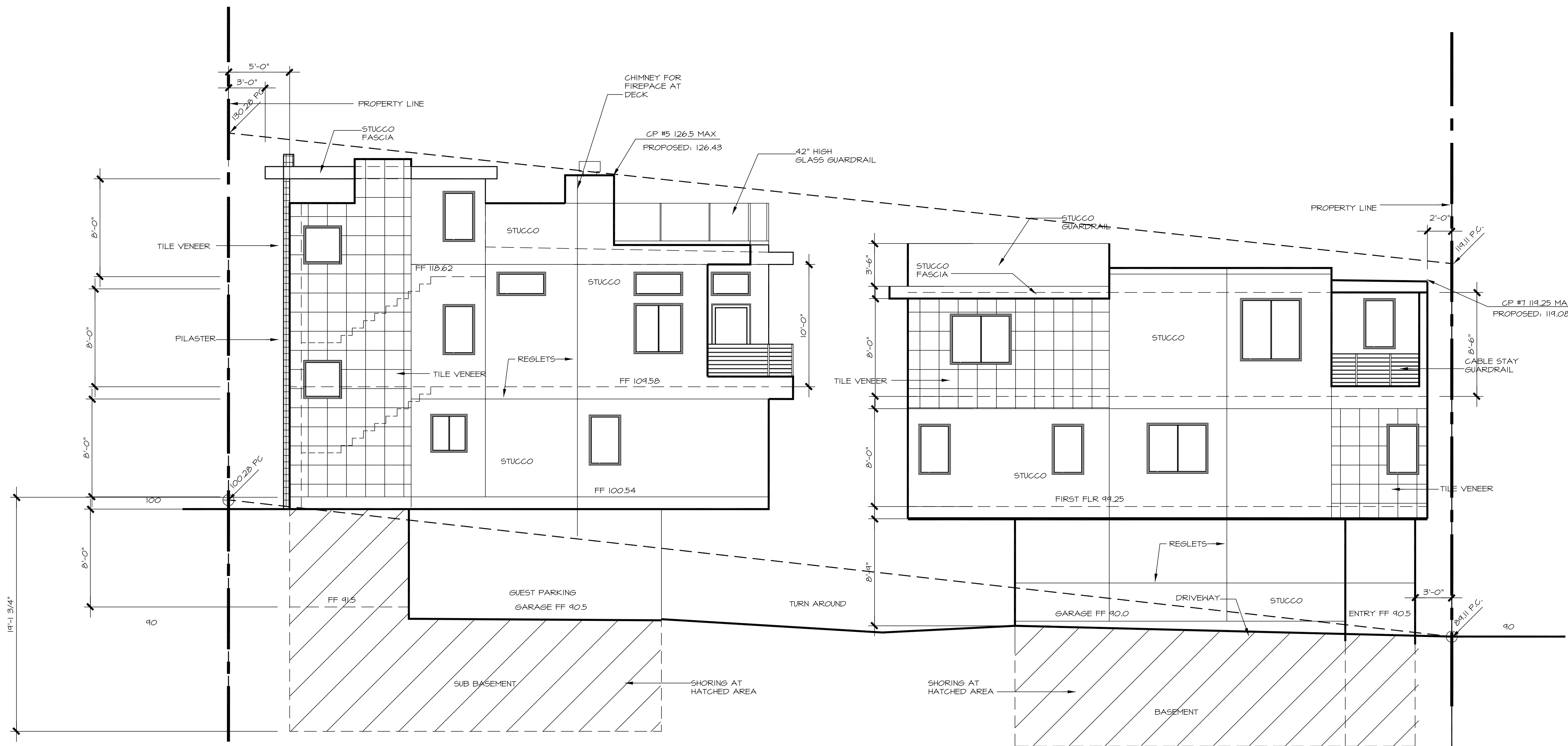
© COPYRIGHT 2012
JAN TROBAUGH

JAN TROBAUGH
ARCHITECT
ARCHITECTURE AND PLANNING
2420 CARSON STREET, SUITE 225
TORRANCE, CALIFORNIA 90501
310-308-2582 ARCHJET@aol.com

An architectural line drawing of a modern building facade. The drawing features a large, stylized, three-dimensional letter 'A' that appears to be part of the building's structure. To the left of the 'A', there are several vertical lines of varying heights, suggesting a wall or a series of columns. The drawing is composed of clean, black lines on a white background.

REVISIONS	BY

DRAWN
JT
CHECKED
JT
DATE
5-19
SCALE
NOTED
JOB NO.
17-116
SHEET
7
OF
SHEETS



NORTH ELEVATION UNIT #1

1/4" = 1'-0"

NORTH ELEVATION UNIT #2

1/4" = 1'-0"

PROJECT DESCRIPTION

LICENSED ARCHITECT
JAN E. TROBAUGH
NO. C-15577
REN. 5-30-19
STATE OF CALIFORNIA

SHEET DESCRIPTION
ELEVATIONS

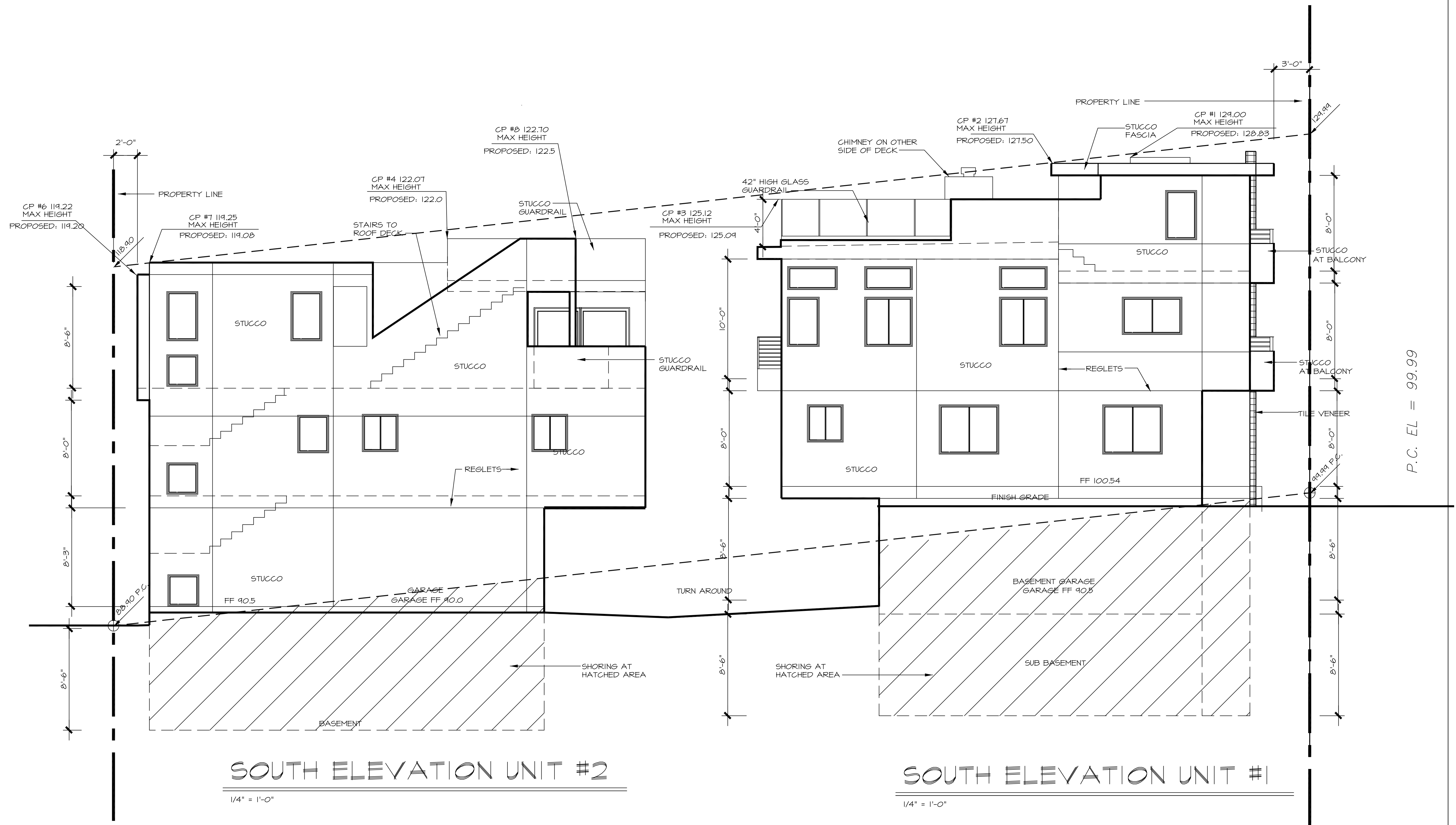
ALL IDEAS, DESIGNS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE PROTECTED BY THE COPYRIGHT LAWS OF THE STATE OF CALIFORNIA AND ARE THE PROPERTY OF JAN TROBAUGH. NONE OF SUCH IDEAS, DESIGNS, OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY OTHER PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF JAN TROBAUGH.

© COPYRIGHT 2012
JAN TROBAUGH

JAN TROBAUGH
ARCHITECT
ARCHITECTURE AND PLANNING
2420 CARSON STREET, SUITE 225
TORRANCE, CALIFORNIA 90501
310-308-2582 ARCHJET@AOL.COM

REVISIONS	
NO.	BY

DRAWN
JT
CHECKED
JT
DATE
5-19
SCALE
NOTED
JOB NO.
17-116
SHEET
8
OF SHEETS



PROJECT DESCRIPTION

LICENSED ARCHITECT
JAN E. TROBAUGH
NO. C-15577
REN. 5-30-19
STATE OF CALIFORNIA

SHEET DESCRIPTION
ELEVATIONS

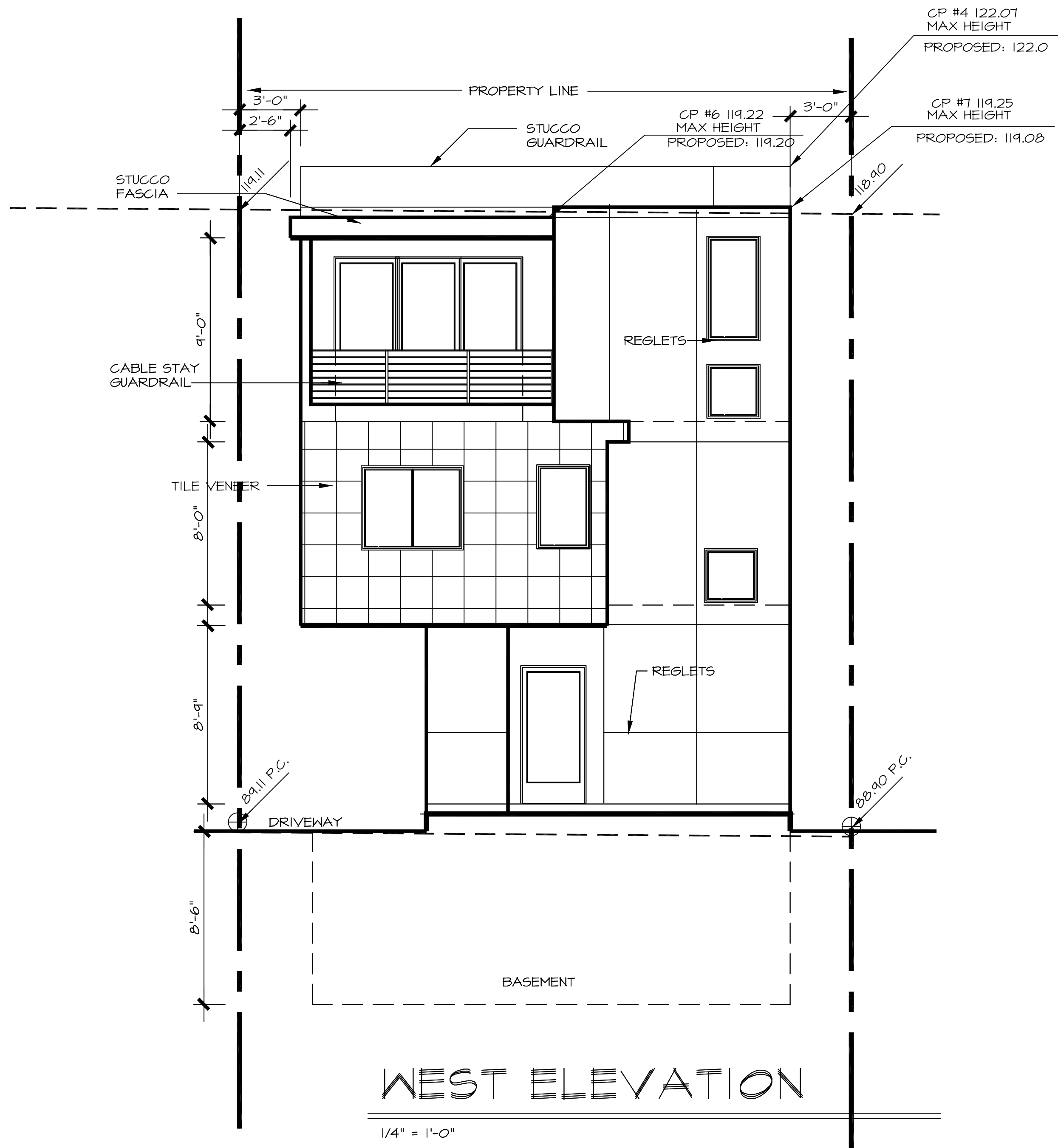
ALL IDEAS, DESIGNS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE PROTECTED BY THE COPYRIGHT LAWS OF THE STATE OF CALIFORNIA AND ARE THE PROPERTY OF JAN TROBAUGH. NONE OF SUCH IDEAS, DESIGNS, OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY OTHER PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF JAN TROBAUGH.

© COPYRIGHT 2012
JAN TROBAUGH

JAN TROBAUGH
ARCHITECT
ARCHITECTURE AND PLANNING
2420 CARSON STREET, SUITE 225
TORRANCE, CALIFORNIA 90501
310-308-2582 ARCHJET@AOL.COM

REVISIONS	
BY	

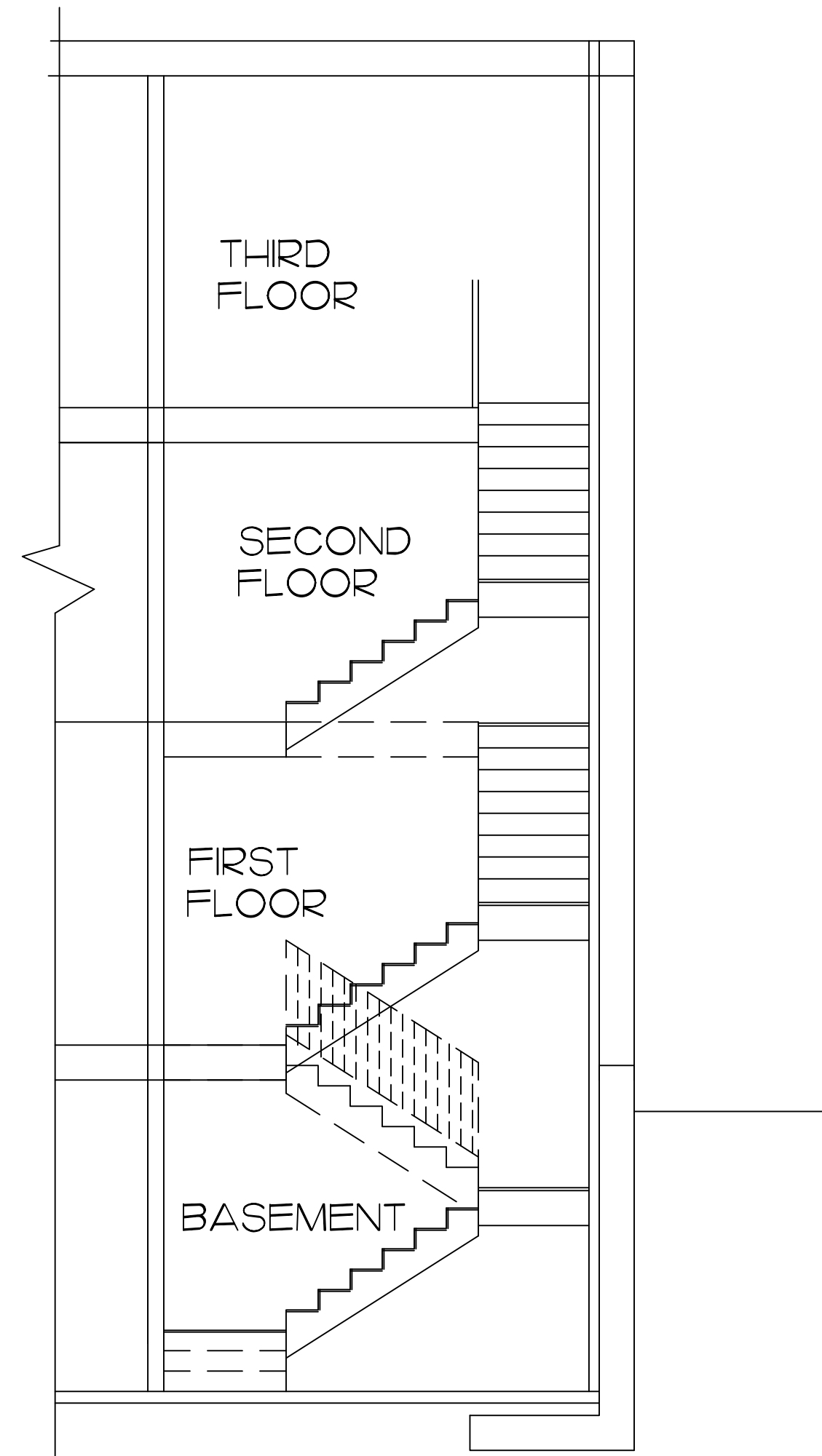
DRAWN JT
CHECKED JT
DATE 5-19
SCALE NOTED
JOB NO. 17-116
SHEET 9
OF 9
SHEETS



WEST ELEVATION

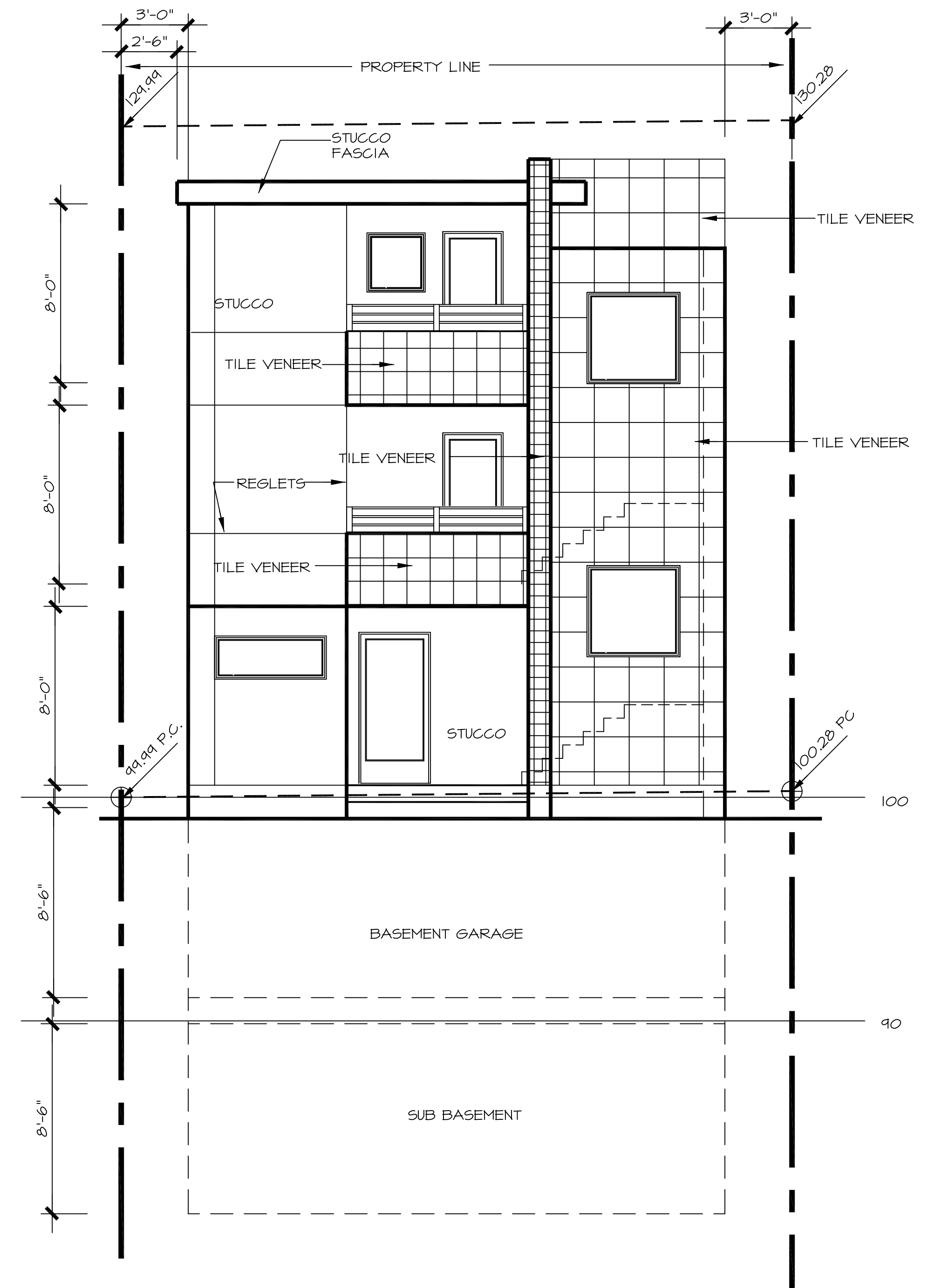
1/4" = 1'-0"

UNIT #2



UNIT #2 STAIR SECTION

1/4" = 1'-0"



EAST ELEVATION

1/4" = 1'-0"

UNIT #1

PROJECT DESCRIPTION

LICENSED ARCHITECT

JAN E. TROBAUGH

NO. C-15577

REN. 5-30-19

STATE OF CALIFORNIA

SHEET DESCRIPTION

ELEVATIONS

ALL IDEAS, DESIGNS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE PROTECTED BY THE COPYRIGHT LAWS OF THE STATE OF CALIFORNIA AND ARE THE PROPERTY OF JAN TROBAUGH. NONE OF SUCH IDEAS, DESIGNS, OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY OTHER PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF JAN TROBAUGH.

© COPYRIGHT 2012
JAN TROBAUGH

JAN TROBAUGH

ARCHITECT

ARCHITECTURE AND PLANNING

2420 CARSON STREET, SUITE 225

TORRANCE, CALIFORNIA 90501

310-308-2582 ARCHJET@AOL.COM

REVISIONS	BY

DRAWN
JT

CHECKED
JT

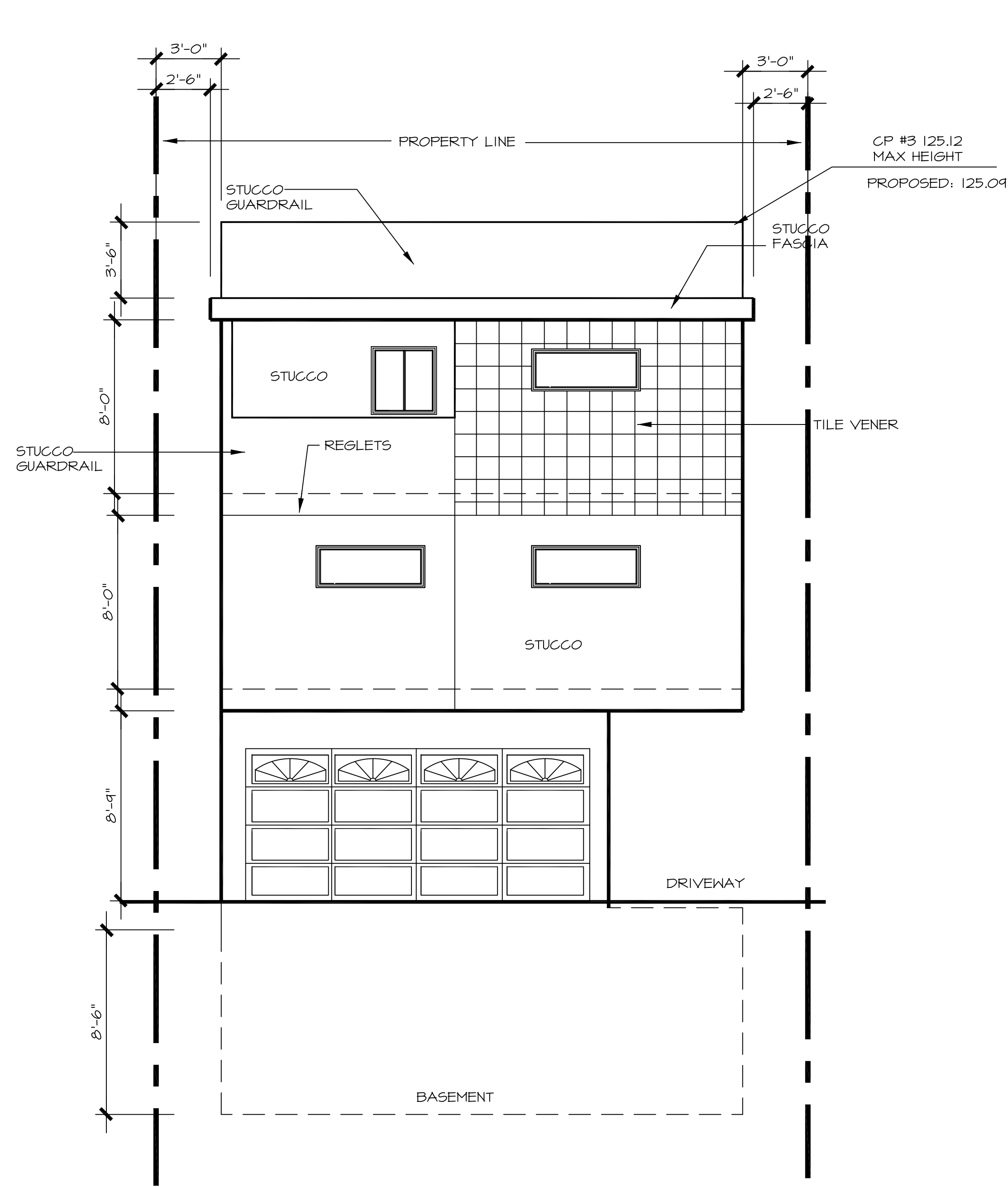
DATE
5-19

SCALE
NOTED

JOB NO.
17-116

SHEET
10

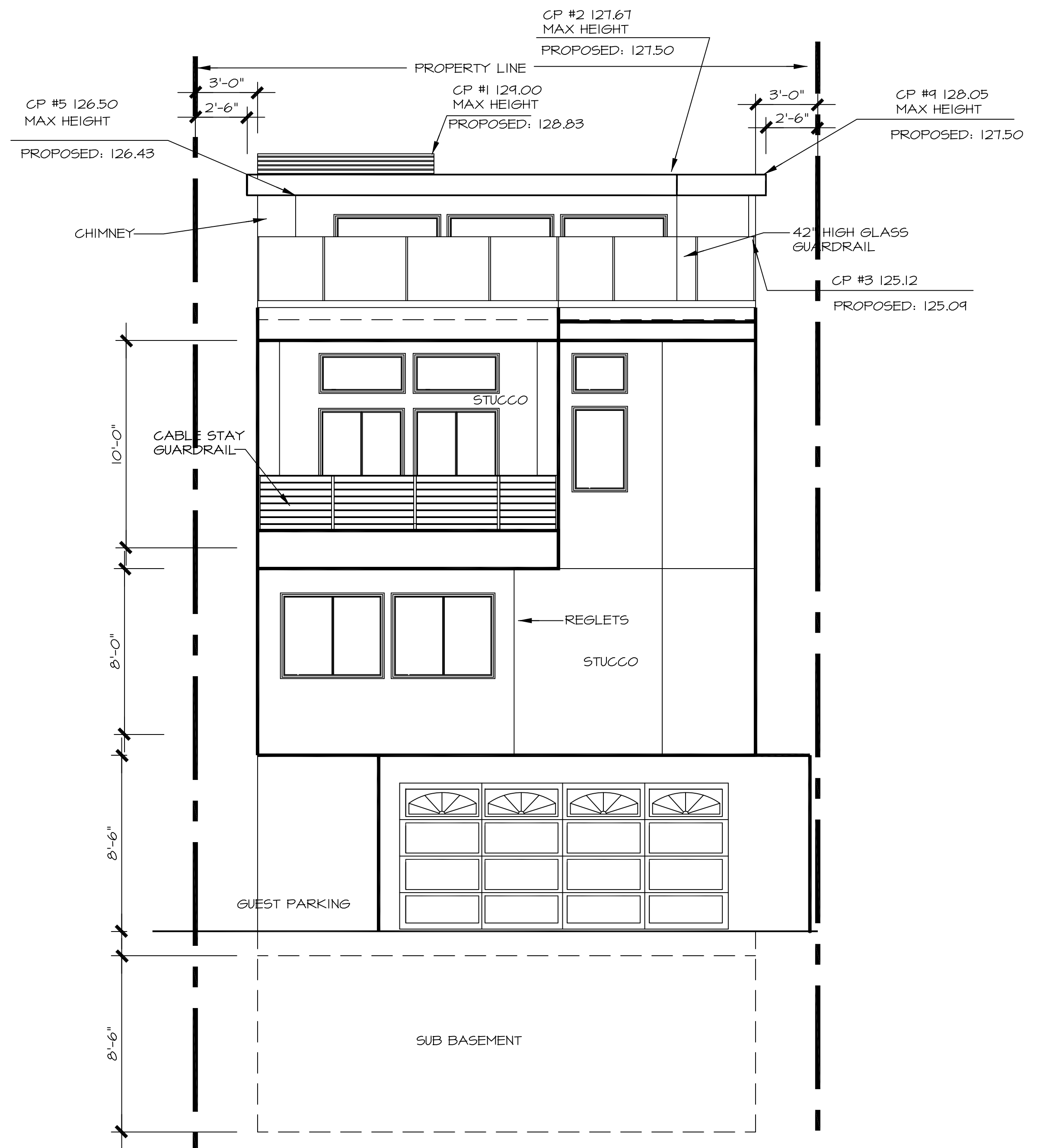
OF SHEETS



EAST ELEVATION

1/4" = 1'-0"

UNIT #2

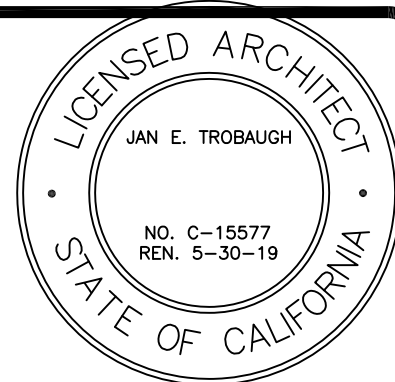


WEST ELEVATION

1/4" = 1'-0"

UNIT #1

PROJECT DESCRIPTION

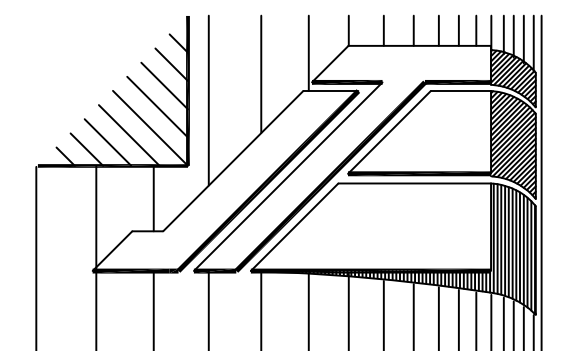


SHEET DESCRIPTION
ELEVATIONS

ALL IDEAS, DESIGNS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE PROTECTED BY THE COPYRIGHT LAWS OF THE STATE OF CALIFORNIA AND ARE THE PROPERTY OF JAN TROBAUGH. NONE OF SUCH IDEAS, DESIGNS, OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY OTHER PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF JAN TROBAUGH.
© COPYRIGHT 2012
JAN TROBAUGH

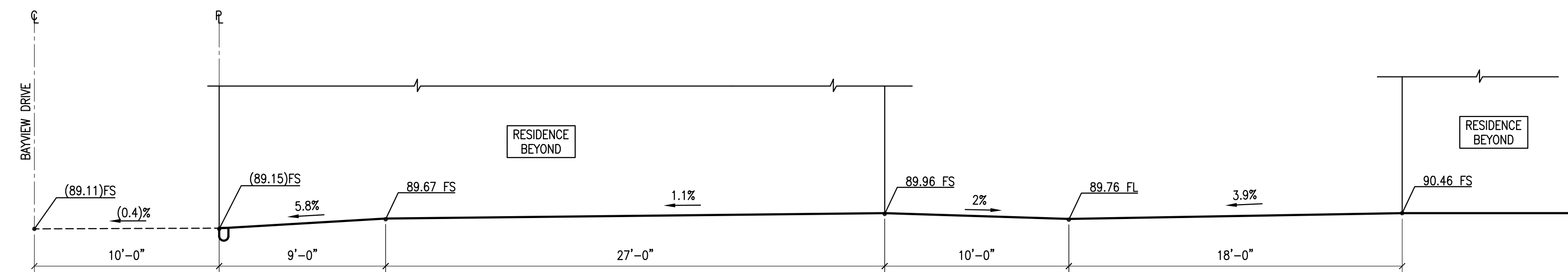
JAN TROBAUGH
ARCHITECT

ARCHITECTURE AND PLANNING
2420 CARSON STREET, SUITE 225
TORRANCE, CALIFORNIA 90501
310-308-2582 ARCHJET@AOL.COM



REVISIONS	BY

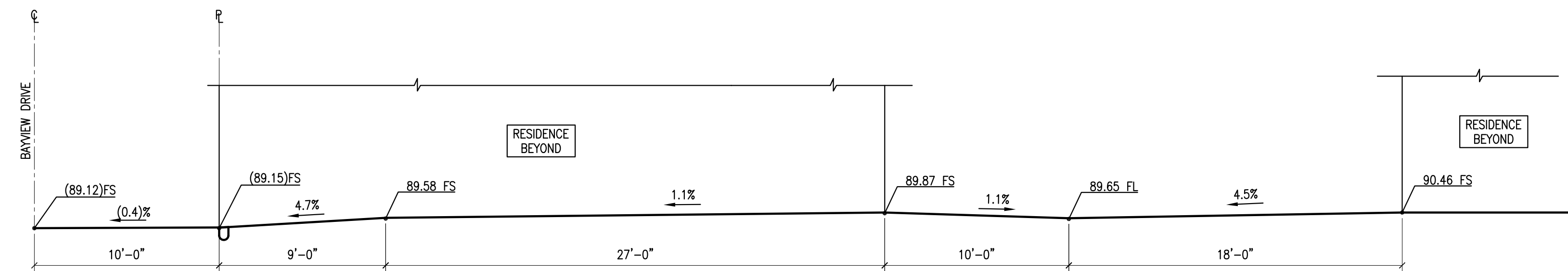
DRAWN JT
CHECKED JT
DATE 5-19
SCALE NOTED
JOB NO. 17-116
SHEET 11
OF SHEETS



DRIVEWAY PROFILE

SCALE: 0 1 3 5 FEET 10
1" = 5'

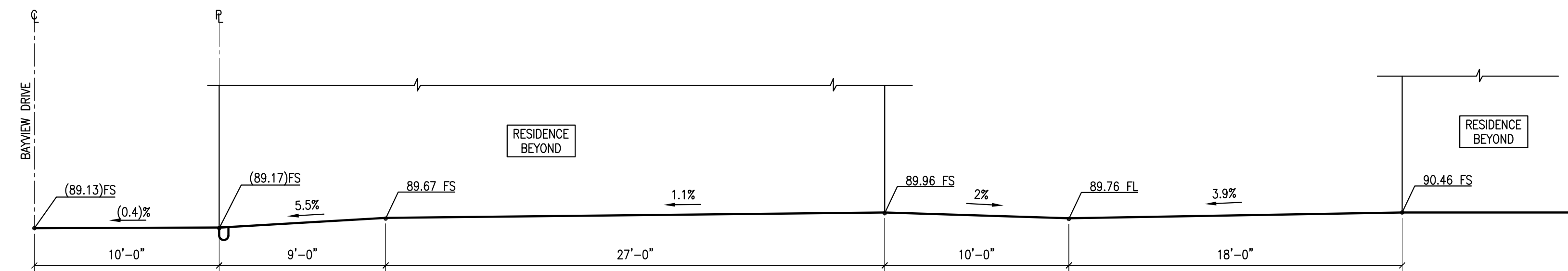
A



DRIVEWAY PROFILE

SCALE: 0 1 3 5 FEET 10
1" = 5'

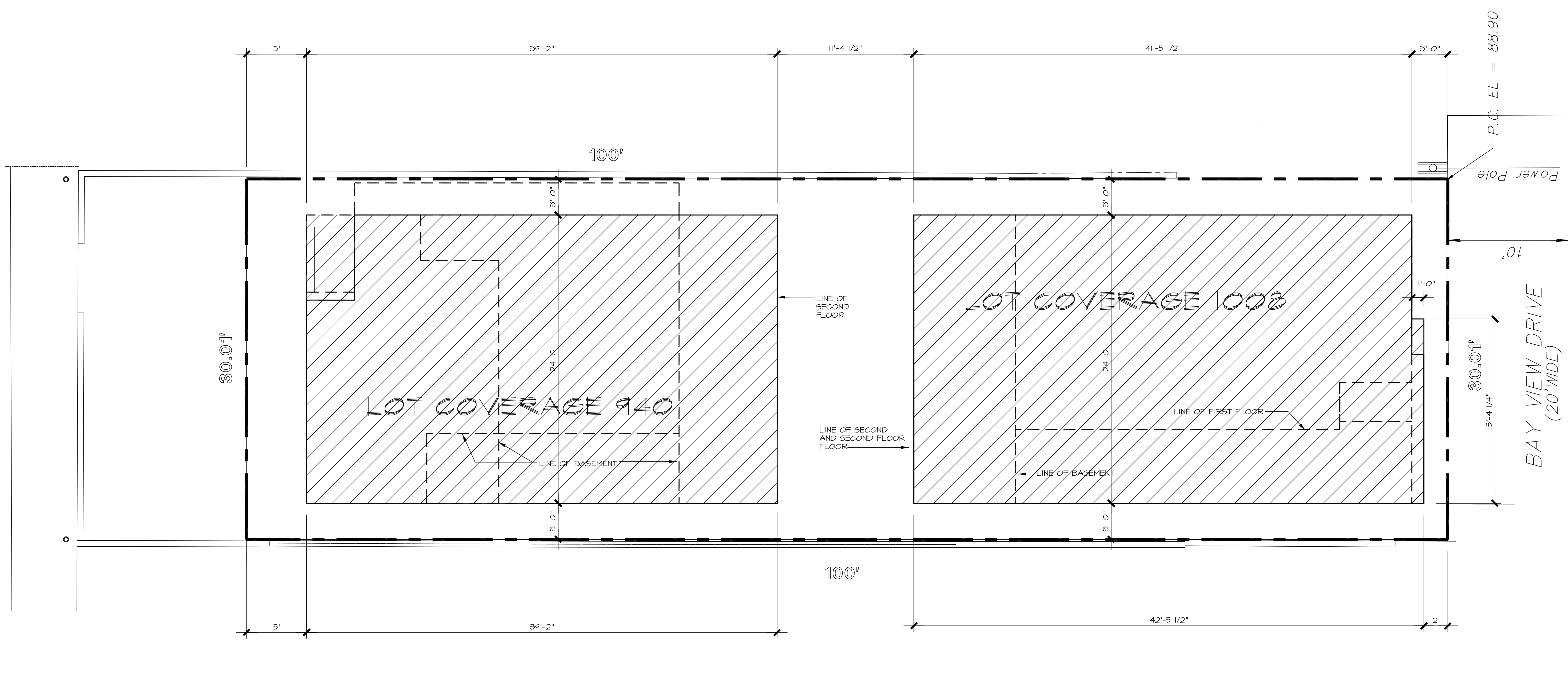
B



DRIVEWAY PROFILE

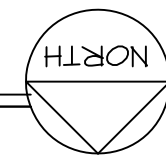
SCALE: 0 1 3 5 FEET 10
1" = 5'

C



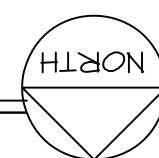
UNIT #1 LOT COVERAGE

1/4" = 1'-0"

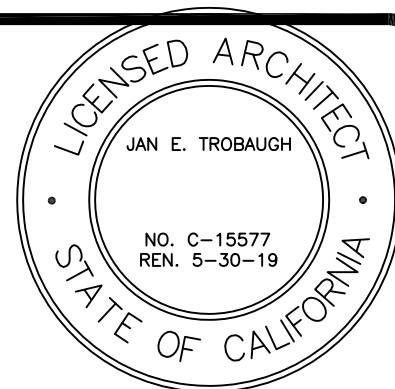


UNIT #2 LOT COVERAGE

1/4" = 1'-0"



PROJECT DESCRIPTION



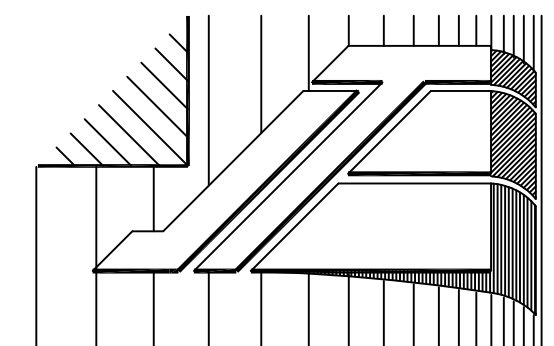
SHEET DESCRIPTION
LOT COVERAGE

ALL IDEAS, DESIGNS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE PROTECTED BY THE COPYRIGHT LAWS OF THE STATE OF CALIFORNIA AND ARE THE PROPERTY OF JAN TROBAUGH. NONE OF SUCH IDEAS, DESIGNS, OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY OTHER PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF JAN TROBAUGH.

© COPYRIGHT 2012
JAN TROBAUGH

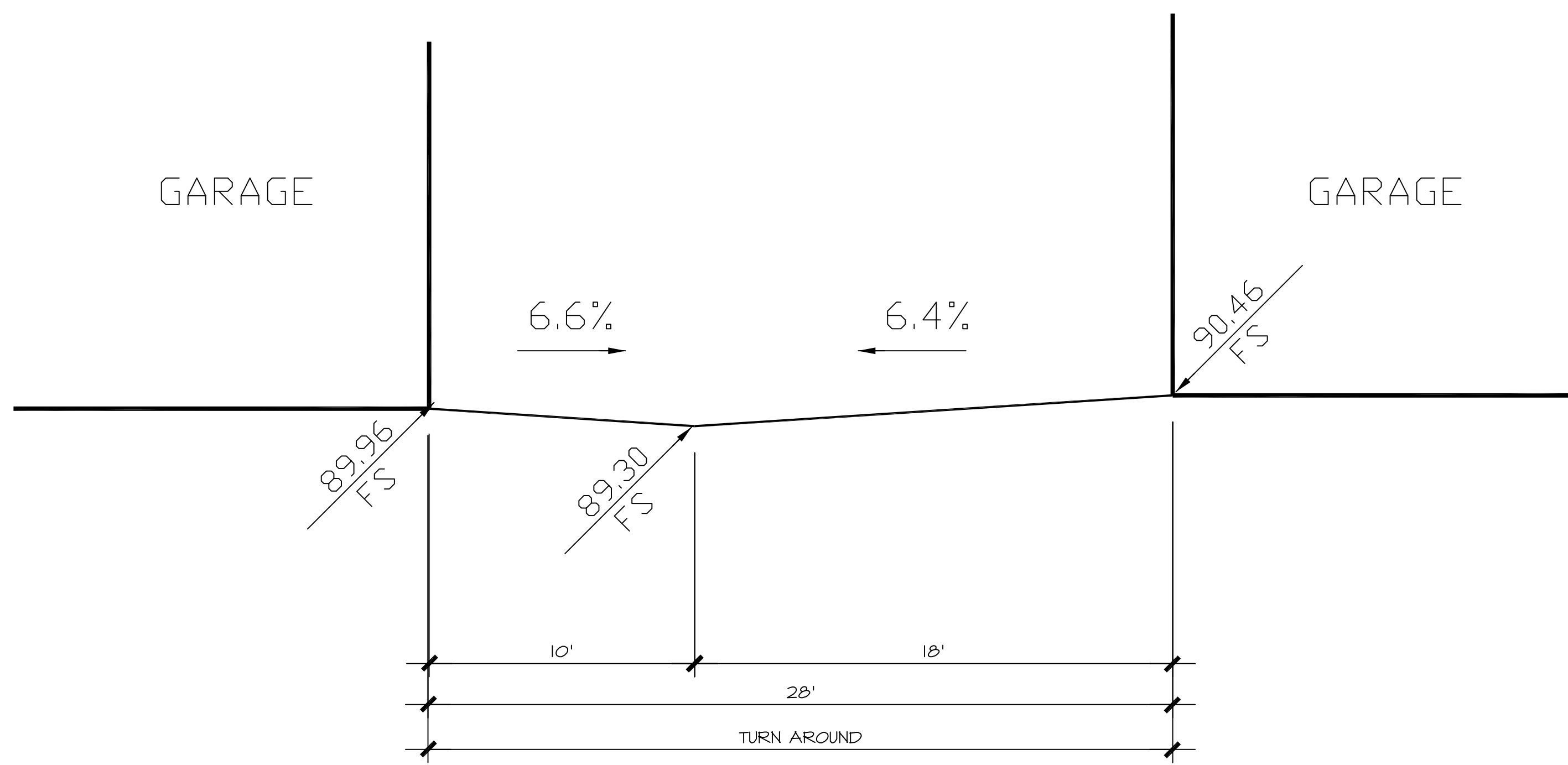
JAN TROBAUGH
ARCHITECT

ARCHITECTURE AND PLANNING
2420 CARSON STREET, SUITE 225
TORRANCE, CALIFORNIA 90501
310-308-2582 ARCHJET@AOL.COM



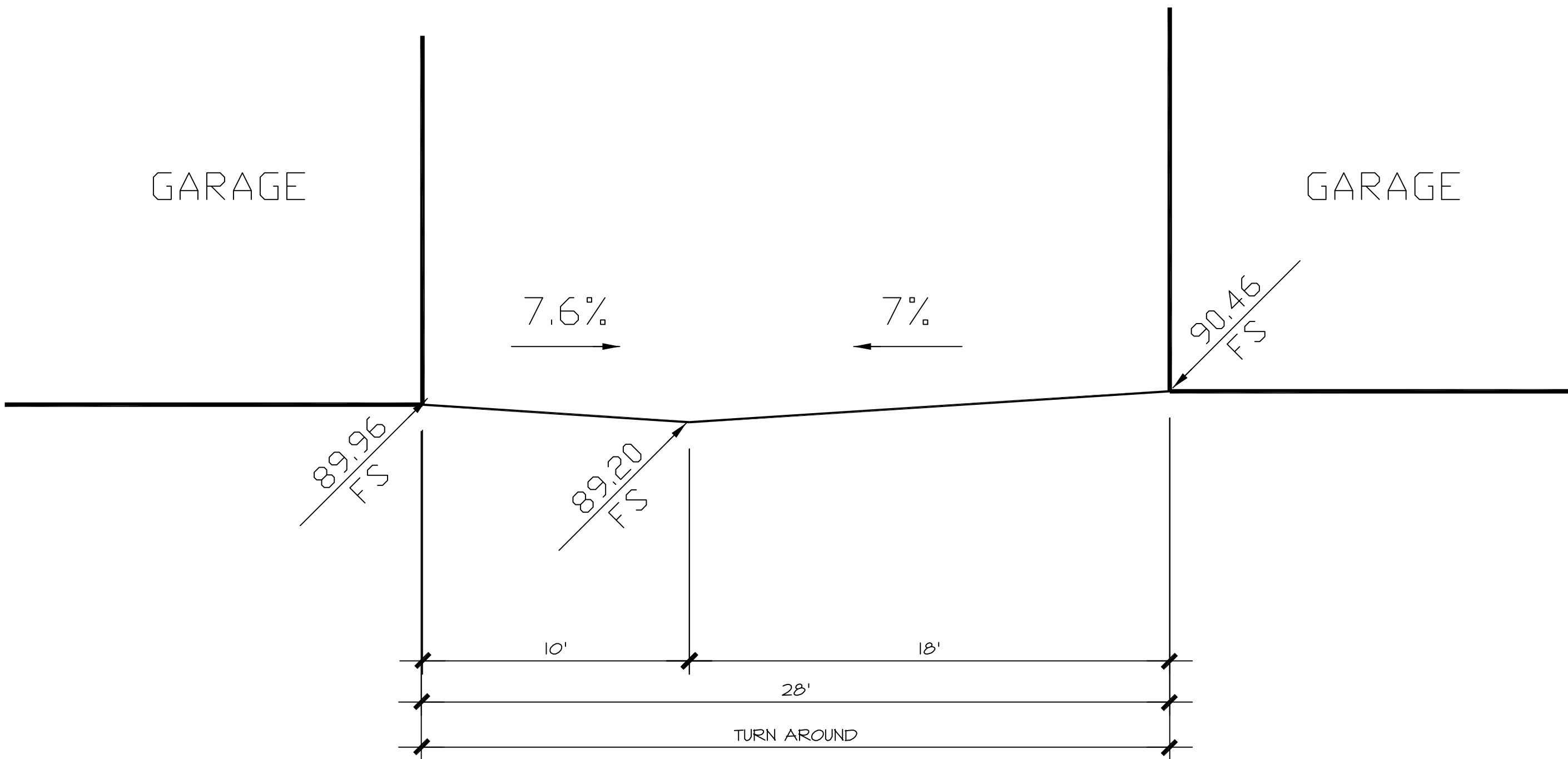
REVISIONS	
BY	

DRAWN	JT
CHECKED	JT
DATE	5-19
SCALE	NOTED
JOB NO.	17-116
SHEET	13
OF	SHEETS



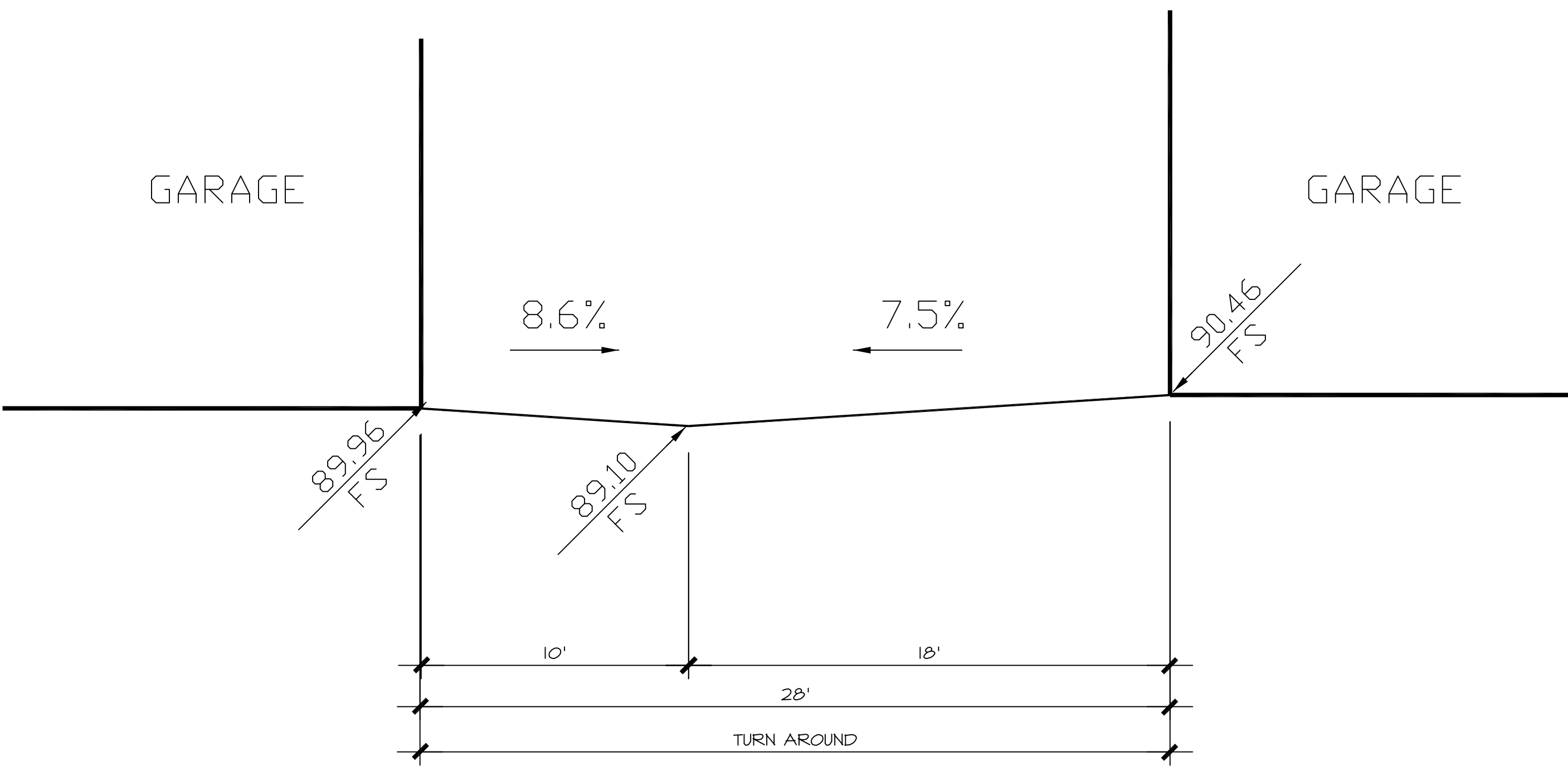
DRIVEWAY SECTION D-D

1/4" = 1'-0"



DRIVEWAY SECTION E-E

1/4" = 1'-0"



DRIVEWAY SECTION F-F

1/4" = 1'-0"

PROJECT DESCRIPTION

SHEET DESCRIPTION
DRIVEWAY SLOPES

ALL IDEAS, DESIGNS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE PROTECTED BY THE COPYRIGHT LAWS OF THE STATE OF CALIFORNIA AND ARE THE PROPERTY OF JAN TROBAUGH. NONE OF SUCH IDEAS, DESIGNS, OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY OTHER PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF JAN TROBAUGH.
© COPYRIGHT 2012
JAN TROBAUGH

JAN TROBAUGH
ARCHITECT

ARCHITECTURE AND PLANNING
2420 CARSON STREET, SUITE 225
TORRANCE, CALIFORNIA 90501
310-308-2582 ARCHJET@AOL.COM

REVISIONS	
NO.	BY

DRAWN
JT
CHECKED
JT
DATE
5-19
SCALE
NOTED
JOB NO.
17-116
SHEET
14
OF SHEETS



T - SYAGRUS ROMANZOFFIANUM

G1 - ALOE STRIATA



S1 - CHONDROPETALUM ELEPHANTINUM

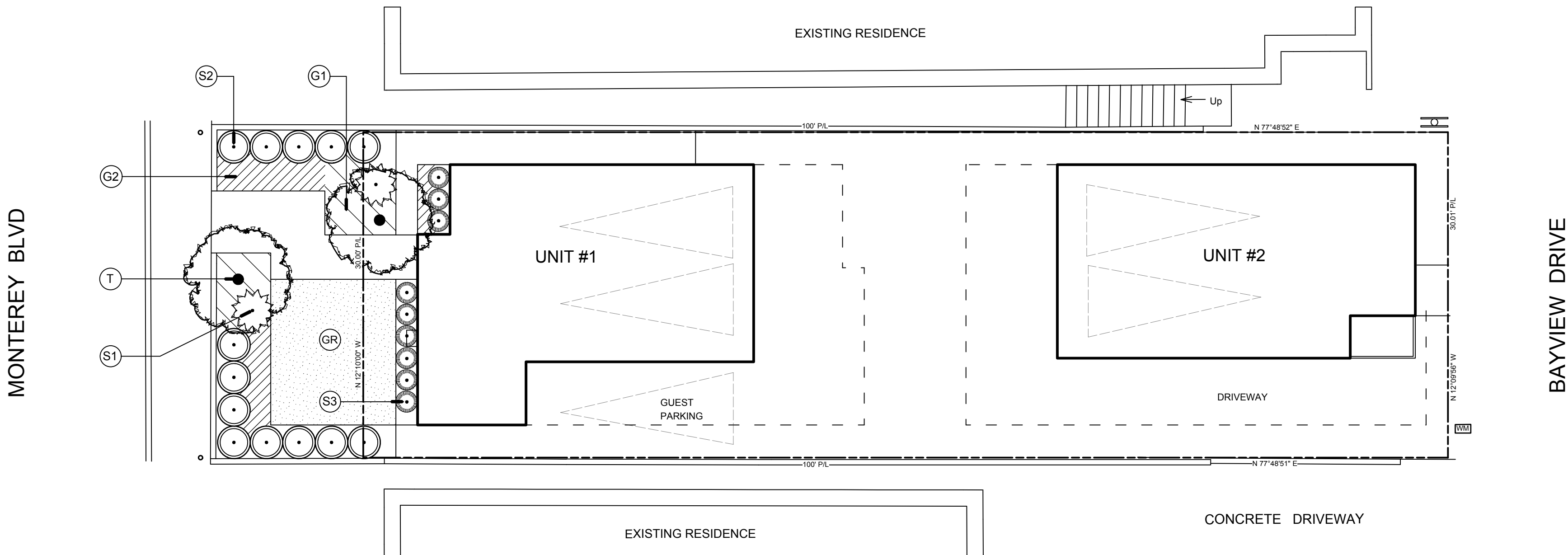
G2 - ROSMARINUS 'PROSTRATUS'



S2 - DODONAEA 'PURPUREA'

GR - PEA GRAVEL

S3 - DIETES GRANDIFLORA



PER 2015 REVISED MODEL WATER EFFICIENT LANDSCAPE ORDINANCE

PLANT DESCRIP.	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIG. EFFICIENCY (IE)	ETAF (PF / IE)	LAND. AREA	ETAF X AREA	ETWU
LOW WATER	0.2	DRIP	0.81	0.25	276	69	1,822 GAL. / YR.
MODERATE WATER	0.5	DRIP	0.81	0.62	20	12.4	327 GAL. / YR.
				TOTAL	296 S.F.	81.4	ETWU TOTAL 2,149 GAL. / YR. 4,300 GAL. / YR.

$$MAWA = (ET_o) (0.62) [(ETAF \times LA) + ((1-ETAF) \times SLA)]$$
$$\text{MAWA} = (42.6) (0.62) [(0.55 \times 296) + (0.45 \times 0)]$$

MAWA = 4,300 GAL. / YR.

(AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS MUST BE .55 OR BELOW FOR RESIDENTIAL AREAS)

TOTAL ETAF X AREA = 81.4

TOTAL AREA = 296 S. F.

AVERAGE ETAF = 0.27

LOW WATER USE HYDROZONE = ALL PROPOSED SHRUB AND GROUND COVER PLANTING AREAS (276 SQ. FT.)

MODERATE WATER USE HYDROZONE = RWS FOR THE TWO PROPOSED PALM TREES (20 SQ. FT.)

NO.	BOTANICAL NAME	COMMON NAME	SIZE	QTY	WUCOLS RATING	HEIGHT X WIDTH	REMARKS
TREE:							
T	SYAGRUS ROMANZOFFIANUM	QUEEN PALM	24" BOX	2	MODERATE	30' X 12-15'	
SHRUBS:							
S1	CHONDROPETALUM ELEPHANTINUM	LARGE CAPE RUSH	5 GAL.	2	LOW	4-5' X 4-5'	UPRIGHT FORM
S2	DODONAEA VISCOSA 'PURPUREA'	PURPLE HOPSEED BUSH	5 GAL.	13	LOW	8-12' X 4-6'	
S3	DIETES GRANDIFLORA	FORTNIGHT LILY	1 GAL.	9	LOW	3' X 3'	
GROUNDCOVERS:							
G1	ALOE STRIATA	CORAL ALOE	1 GAL.	30" o.c.	LOW	1-2' X 1-1.5'	
G2	ROSMARINUS 'PROSTRATUS'	PROSTRATE ROSEMARY	1 GAL.	36" o.c.	LOW	1-1.5' X 2-4'	
GRAVEL: permeable paving							
GR	2" LAYER PEA GRAVEL OVER FILTER FABRIC						

1 PLANT QUANTITIES ON MATERIALS LIST ARE ONLY A GUIDE. PLANTS ON PLAN HAVE PRECEDENCE.
CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXACT QUANTITIES.

2 DUE TO CONSTRUCTION GRADING FOR THE SITE, THE SOIL MANAGEMENT REPORT, INCLUDING AGRONOMIC
ANALYSIS WITH INFILTRATION RATES, SHALL BE COMPLETED AS PART OF THE CERTIFICATE OF COMPLETION.

3 ALL PROPOSED TREES SHALL BE PLANTED WITH ROOT BARRIER PANELS. "CP SERIES" 2 FT. DEEP PANELS
BY CENTURY PRODUCTS OR EQUAL. (CENTURYROOTBARRIER.COM) SEE DETAILS SHEET.

4 ALL PROPOSED TREES SHALL BE DOUBLE-STAKED. DOUBLE-STAKING SHALL CONFORM TO DETAIL. SEE
DETAILS SHEET.

5 ALL PLANTING AREAS SHALL HAVE A 3" LAYER OF MULCH APPLIED PRIOR TO GROUND COVER PLANTING.
"SEQUOIA BLEND MULCH", SCREENED AT 3" BY NEW LEAF ORGANICS (951.694.4625) OR EQUAL..

6 PLANTING PLAN MEETS HERMOSA BEACH MUNICIPAL CODE CHAPTER 8.56 WATER CONSERVATION -
[HTTP://WWW.HERMOSABCH.ORG/INDEX.ASPX?PAGE=412](http://WWW.HERMOSABCH.ORG/INDEX.ASPX?PAGE=412) AND CHAPTER 8.60 EFFICIENT LANDSCAPING -
[HTTP://WWW.HERMOSABCH.ORG/INDEX.ASPX?PAGE=413](http://WWW.HERMOSABCH.ORG/INDEX.ASPX?PAGE=413).

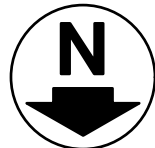
LOT AREA = 3,000 SQ. FT.
BUILDING FOOTPRINT = 1,209 SQ. FT.
HARDSCAPE AREA = 1,622 SQ. FT.
LANDSCAPE AREA = 85 SQ. FT.
PERMEABLE PAVING AREA = 40 SQ. FT.

TOTAL ENCROACHMENT AREA = 420 SQ. FT.
REQUIRED MIN. 1/3 TO BE LANDSCAPE AREA = 140 SQ. FT.
PROVIDED LANDSCAPE AREA = 211 SQ. FT.

"I HAVE COMPLIED WITH THE CRITERIA OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND THE LANDSCAPE REGULATIONS AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN."

SIGN:

DATE: 7/29/19


$$1/8'' = 1' 0''$$

PROJECT:		A.P.N. # 4188-010-044		2-UNIT CONDOMINIUM		421 MONTEREY BOULEVARD HERMOSA BEACH, CA 90254				PLANS PREPARED FOR: SOUTHERN CALIFORNIA CONSTRUCTION		CRAIG WEBER & ASSOCIATES		CA LICENSE 1355					
Date:		APR 2019		Scale:		1/8" = 1' 0"		Drawn:		KGW		Job:		1462		Sheet:		L1	



REVISIONS	BY
1 5.6.19	
2 7.29.19	





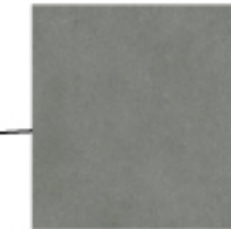
MATERIALS



SMOOTH STUCCO
432 MILKY QUARTZ
OR EQUAL



PORCELANOSA®
EXTERIOR TILE/ OR EQUAL



CITY CUBE NATURE

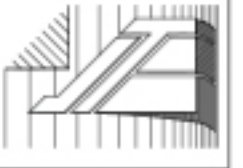
AVENUE GREY TEXTURE



EXTERIOR PAINT/OR EQUAL

JET BLACK 2120-10

WINDOW FRAMES DARK BRONZE



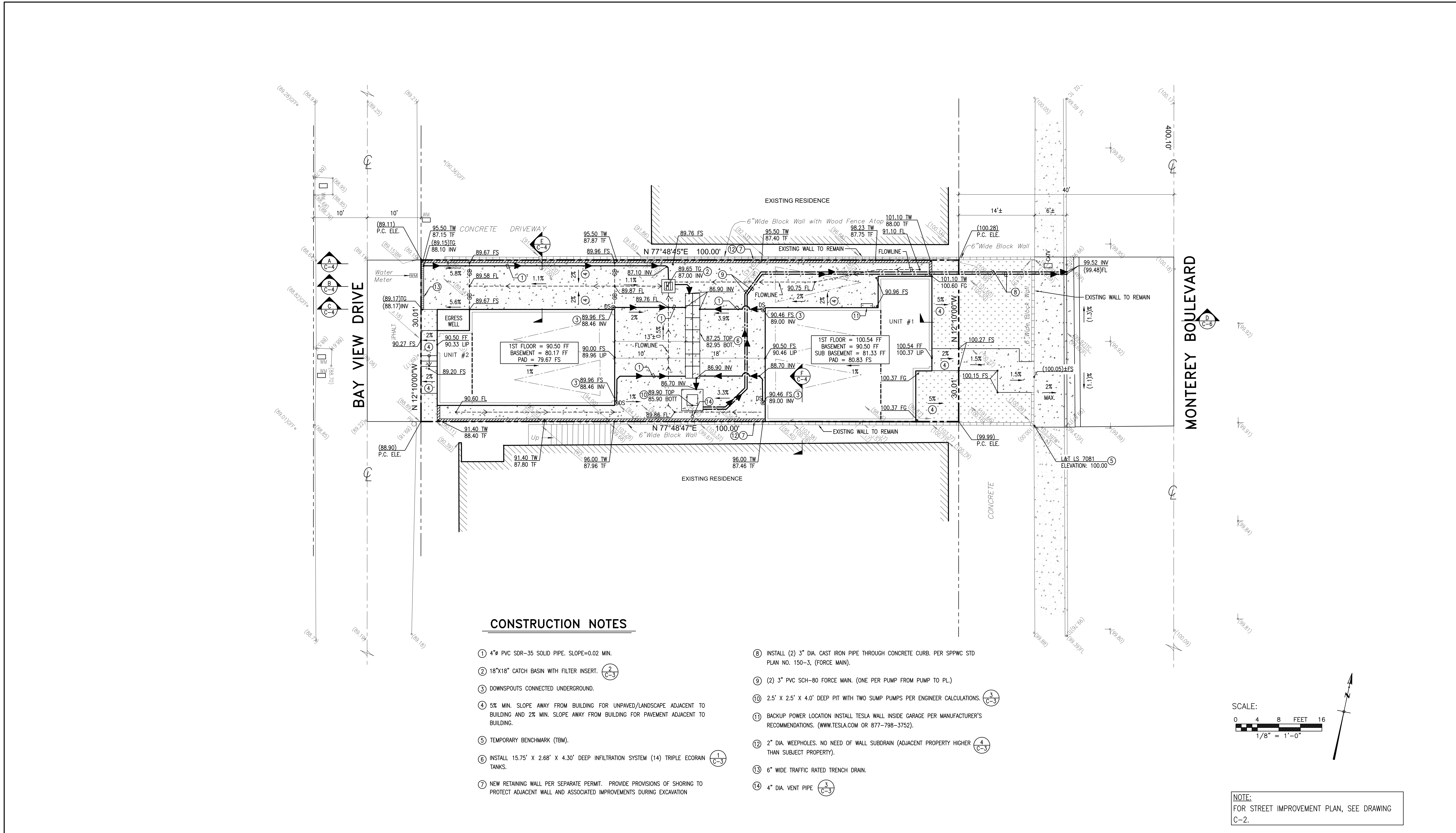
PROJECT DESCRIPTION:
TWO - UNIT CONDOMINIUM FOR
SOUTHERN CALIFORNIA CONSTRUCTION
421 MONTEREY BLVD. HERMOSA BEACH, CA

JAN TROBAUGH
ARCHITECT
ARCHITECTURE AND PLANNING
2430 GARRON STREET, SUITE 200
TOWNSHIP, CALIFORNIA 92051
310-308-0980 JAN.TROBAUGH.COM

421 MONTEREY BLVD

PROPOSED: TWO UNIT-CONDOMINIUM

INV	INVERT ELEVATION
PC	PROPERTY CORNER
P.O.C	POINT OF CONNECTION
PP	POWER POLE
RIM	RIM ELEVATION
SD	STORM DRAIN
TC	TOP OF CURB
TF	TOP OF FOOTING
TG	TOP OF GRATE
TVPB	TELEVISION PULL BOX
TW	TOP OF WALL
TYP.	TYPICAL
TT.	TOP OF TANK



L&T LS 7081
ELEVATION: 100.00
KEE KEYNOTE (5) ON C-1.



REVISIONS		
No.	DESCRIPTION	DATE
△	1ST SUBMITTAL	03/12/19
	CORRECTIONS	07/19/19



PLANS PREPARED BY:



CHRISTIAN J. PEREZ, RCE LICENSE No. 80680

07/19/2019

**CITY OF HERMOSA BEACH
PUBLIC WORKS DEPARTMENT**

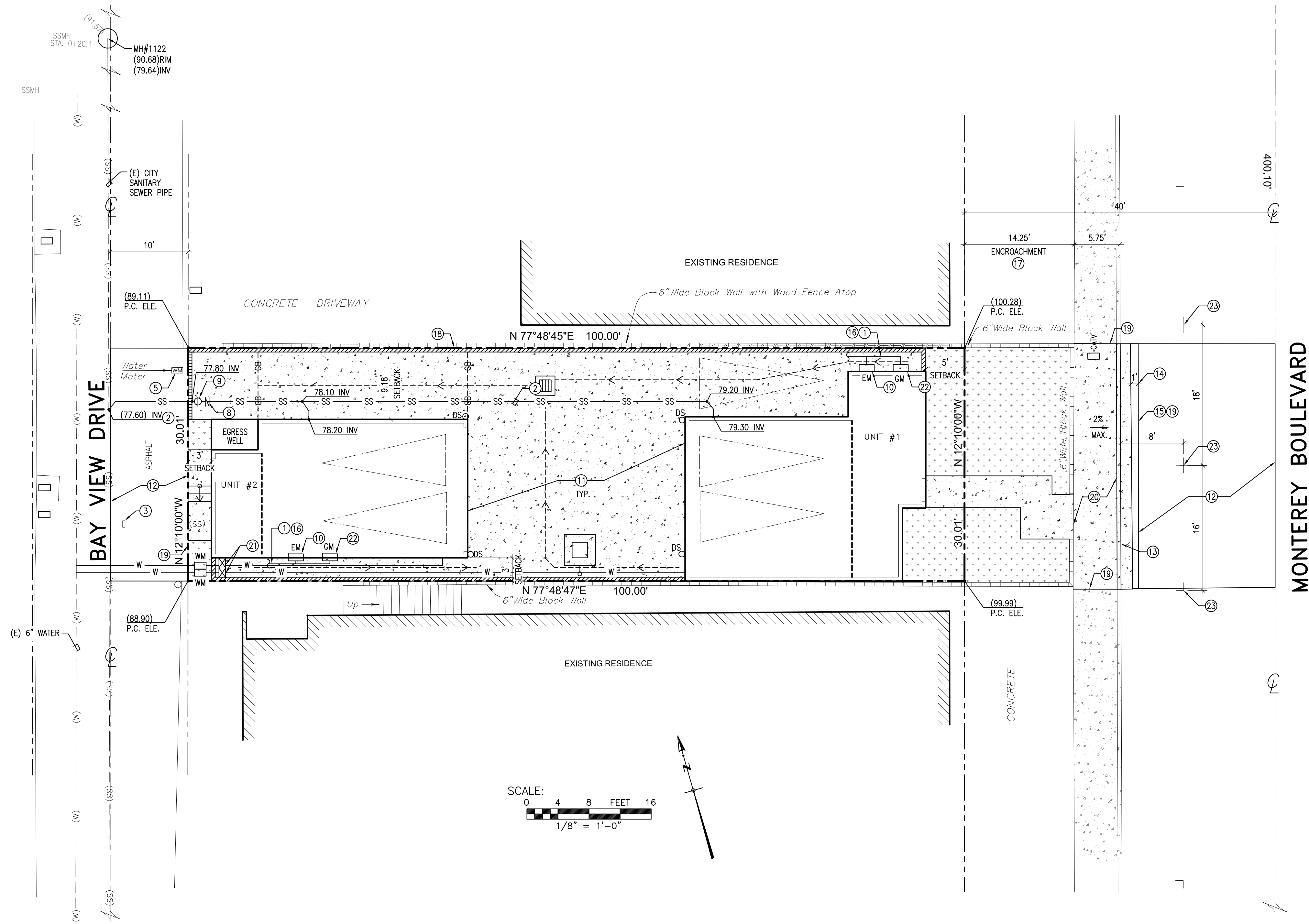
RECOMMENDED FOR PERMIT ISSUANCE:

CH IENT PRIVATE IMPROVEMENT PLANS

421 MONTEREY BLVD
CIVIL PLANS
GRADING & DRAINAGE PLAN

FILE NUMBER
19011-CIVIL

C-1
SHT. 2 OF 6



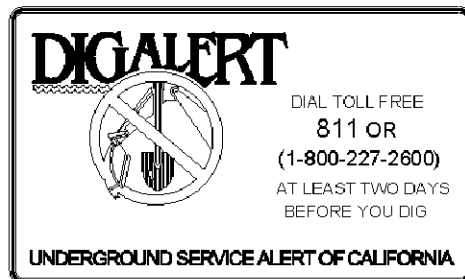
NOTE:
FOR GRADING & DRAINAGE PLAN, SEE DRAWING
C-1.

CONSTRUCTION NOTES

- ALL OVERHEAD UTILITIES IN EL OESTE DRIVE SHALL BE UNDERGROUNDED. OBTAIN PLAN FROM SCE FOR UG. APPLY FOR PERMIT FROM THE CITY.
- CONSTRUCT NEW 6" VCP SEWER LATERAL PER APWA STD PLAN N 222-1. CONNECTION IN TO MAIN LINE SHALL INCORPORATE THE INSTALLATION OF A NEW "WYE". SADDLES SHALL NOT BE ALLOWED. IF THE SEWER MAIN HAS A LINER, SADDLE CONNECTION SHALL BE USED. CONTRACTOR TO FIELD VERIFY EXACT LOCATION. NEW SEWER MAIN/LATERAL SHALL BE CONSTRUCTED PRIOR TO THE CONSTRUCTION OF THE BASEMENT.
- EXISTING SEWER LATERAL SHALL BE CAPPED AT MAIN IF SEWER LATERAL REPLACEMENT IS NOT AT SAME LOCATION. OBTAIN A PERMIT FROM PUBLIC WORKS FOR THE SEWER CAP. CONTRACTOR TO FIELD VERIFY EXACT LOCATION.
- NO TRASH AREA IS PERMITTED WITHIN THE PUBLIC RIGHT OF WAY.
- RELOCATE EXISTING WATER METER. NO METER BOXES ARE PERMITTED WITHIN 2 FT OF DRIVEWAY APPROACH.
- PROTECT SURVEY MONUMENT PER NOTE #10 OF THE GENERAL CONSTRUCTION NOTES ON C-0.
- TRENCH SEPARATION REQUIREMENTS SHALL BE IN ACCORDANCE WITH CALIFORNIA DEPARTMENTS OF HEALTH SERVICES, "CRITERIA FOR THE SEPARATION OF WATER MAINS AND NON-POTABLE PIPELINES."
- BACKFLOW PREVENTION VALVE.
- 6" CLEANOUT.
- ELECTRIC METER LOCATION.
- CONSTRUCT NEW 6" THICK CONCRETE DRIVEWAY.
- 2" AC OVERLAY PER CITY STANDARDS FROM P/L TO P/L TO C/L OR THE NEXT CONSTRUCTION JOINT WHICHEVER IS GREATER.
- CONSTRUCT CURB & GUTTER PER CITY STD REFERENCE PLAN No.101 TYPE A, FROM P/L TO P/L OR THE NEXT CONSTRUCTION JOINT WHICHEVER IS GREATER.
- AC PATCHBACK.
- SAWCUT (E) PAVING.
- INSTALL UNDERGROUND UTILITIES. CONTRACTOR TO FIELD VERIFY EXACT LOCATION AND DEPTH OF EXISTING MAIN UTILITY LINES (CONTACT DIG ALERT). COORDINATE WITH THE UTILITY COMPANY & PUBLIC WORKS PRIOR TO INSTALLATION. TRENCH PER CITY STANDARD ST-117. REPAIR PAVING TO MATCH EXISTING. IF INSTALLATION IS IN A MORATORIUM STREET, PUBLIC WORKS WILL DETERMINE THE EXTENT OF THE AREA TO BE REPAVED. SEE GENERAL CONSTRUCTION NOTES ON C-0. UTILITY LINE LOCATIONS SHALL BE PERMANENTLY STAMPED ON CURB FACE 2" HEIGHT, 1/4" DEPTH.
- ENCROACHMENT PERMIT. DEFERRED SUBMITAL.
- NEW RETAINING WALL PER SEPARATE PERMIT. PROVIDE PROVISIONS OF SHORING TO PROTECT ADJACENT WALL AND ASSOCIATED IMPROVEMENTS DURING EXCAVATION OPERATIONS. SEE C-1 FOR TOP OF WALL AND TOP OF FOOTING ELEVATIONS.
- JOIN TO MATCH EXISTING GRADE.
- CONSTRUCT NEW 4" THICK P.C.C. SIDEWALK TO MATCH EXISTING ADJACENT SIDEWALK WIDTH, FROM PL TO PL OR THE NEXT CONSTRUCTION JOINT, WHICHEVER IS GREATER, PER CITY STD PLAN No 106, CASE 1.
- PRESSURE REDUCING VALVE. SET MAXIMUM PRESSURE TO 80 PSI.
- GAS METER LOCATION.
- RESTRIPE PARKING STALLS, TO MATCH EXISTING.

BENCH MARK:

L&T LS 7081
ELEVATION: 100.00
SEE KEYNOTE ⑤ ON C-1.



REVISIONS		
No.	DESCRIPTION	DATE
△	1ST SUBMITTAL	03/12/19
	CORRECTIONS	07/19/19

PERU CONSULTANTS, LLP
CIVIL ENGINEERING & DRAFTING SERVICES
1976 W 234Th Street, Torrance, CA 90501
Phone: (310)-270-0811 peruconsultants@live.com

PLANS PREPARED BY:



CHRISTIAN J. PEREZ, RCE LICENSE No. 80680

07/19/2019

DATE

**CITY OF HERMOSA BEACH
PUBLIC WORKS DEPARTMENT**

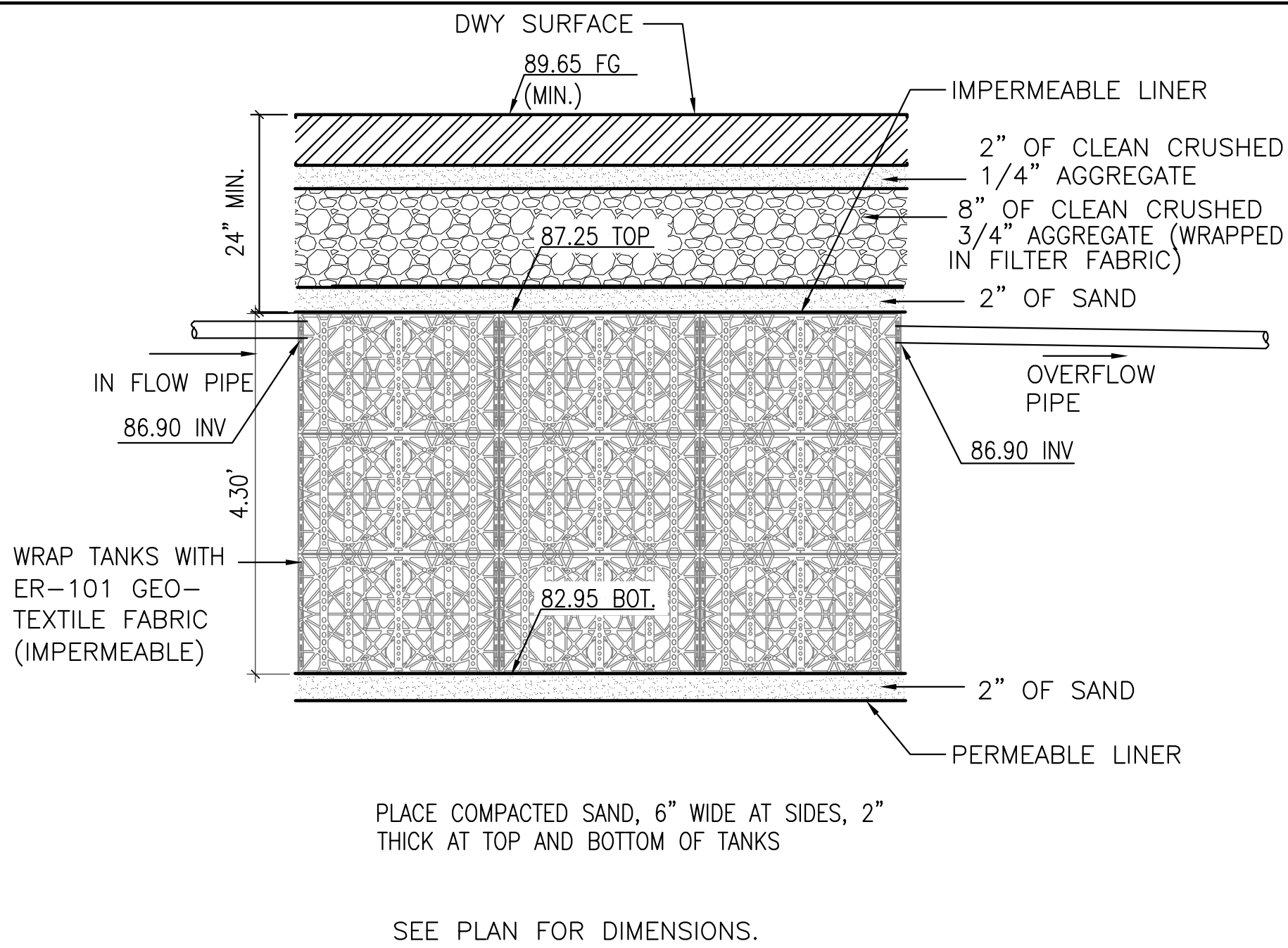
RECOMMENDED FOR PERMIT ISSUANCE:

PRIVATE IMPROVEMENT PLANS

**421 MONTEREY BLDV
CIVIL PLANS
PUBLIC IMPROVEMENTS**

FILE NUMBER
19011-CIVIL

C-2
SHT. 3 OF 6



INSTALLATION REQUIREMENTS:

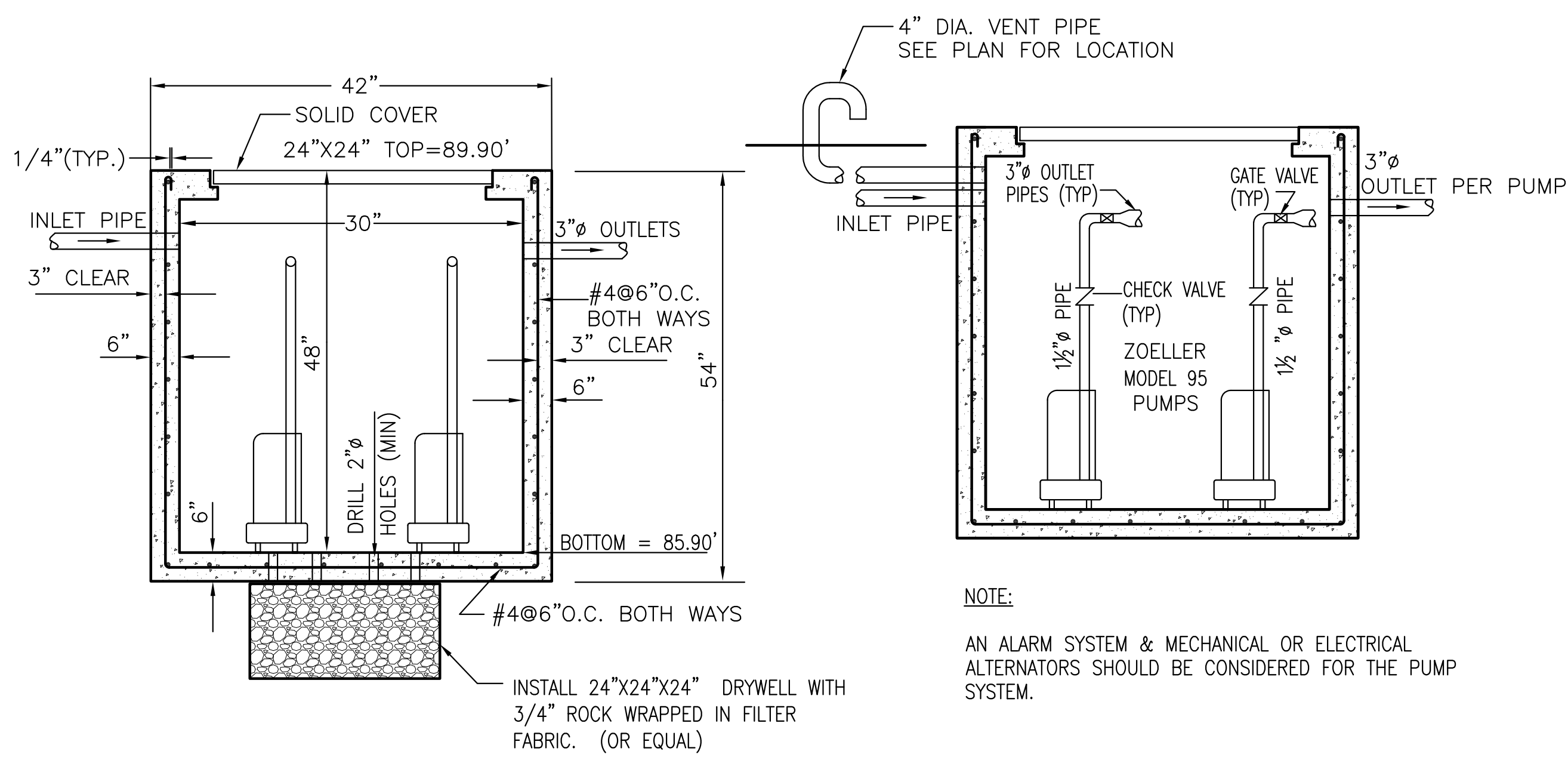
1. EXCAVATE TRENCH LARGER THAN SPECIFIED TANK SIZE.
2. COMPACT BASE TO 35 PSI.
3. ADD SAND TO BASE, COMPACT AND LEVEL WITH A STRAIGHT EDGE.
4. LAY GEOTEXTILE MATERIAL IN BOTTOM AND ON SIDES OF TRENCH, ENOUGH TO FULLY WRAP TANK, WITH 12\"/>
5. INSTALL TANKS UPRIGHT FOR MAXIMUM STRENGTH.
6. COVER ECORAIN TANKS WITH GEOTEXTILE MATERIAL-WRAP TIGHT, CUT AWAY EXCESS FOLDS, OVERLAP AND/OR SEAL JOINTS WITH TAPE.
7. BACKFILL SIDES WITH SANDY FILL IN MAXIMUM 12\"/>
8. BACKFILL OVER TOP WITH 2\"/>

NOTE:

CONTACT STORMWATER SOLUTIONS REGARDING INSTALLATION.

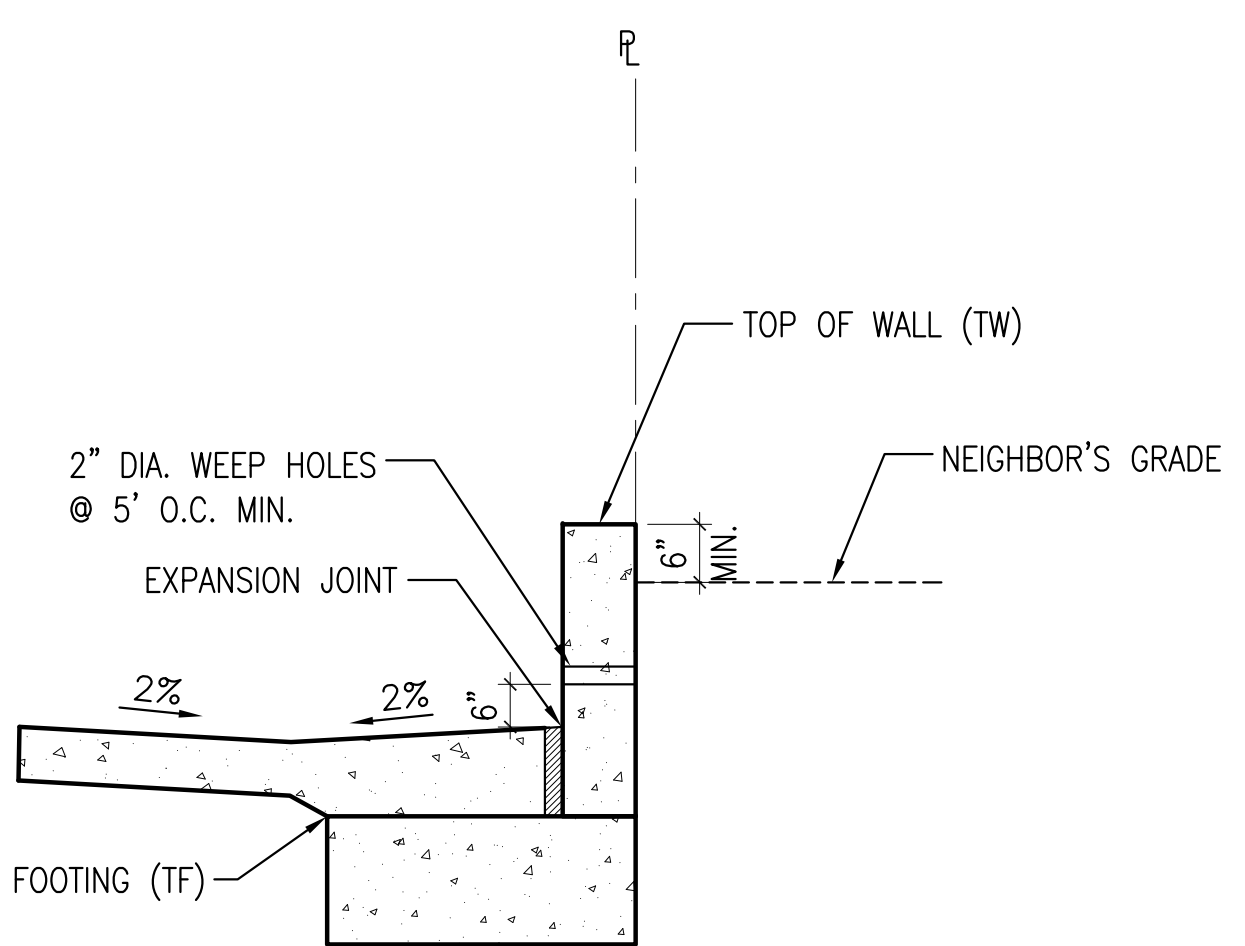
ECORAIN TANKS
NOT TO SCALE

1
C-3



SUMP BASIN DETAIL

PUMP INSTALL DETAIL



WEEPHOLE DETAIL
NOT TO SCALE

4
C-3

FIG-LP-0001

MODEL	CATCH BASIN ID	SOLIDS STORAGE CAPACITY CUBIC FEET	FILTERED FLOW CUBIC FEET / SECOND	TOTAL BYPASS CAPACITY CUBIC FEET / SECOND
FG-M1212	12" X 12"	0.05	0.05	0.50
FG-M1818	18" X 18"	0.10	0.10	1.00
FG-M2424	24" X 24"	0.30	0.30	1.70
FG-M2436	24" X 36"	0.40	0.50	2.30
FG-M3030	30" X 30"	0.80	0.80	2.60
FG-M3636	36" X 36"	0.80	0.90	4.10
FG-M3648	36" X 48"	1.10	1.30	4.60
FG-M4848	48" X 48"	1.60	1.80	6.60

DETAIL A
ADDITIONAL INLETS
SCALE: 1X

NOTES:

1. Inlet flume & bypass weir frame shall be constructed from stainless steel Type 304.
2. Matrix filter element is constructed from durable polypropylene woven monofilament geotextile surrounding a polypropylene matrix skeleton. Filter element shall not allow the retention of water between storm events.
3. Filter inserts are supplied with "clip-in" filter pouches utilizing fossil rock™ filter medium for the collection and retention of petroleum hydrocarbons (oils & greases).
4. FloGard® LoPro™ filter inserts and fossil rock™ filter medium pouches must be maintained in accordance with manufacturer recommendations.
5. Device requires a minimum catch basin depth of 6.50' beneath grate. See sheet 2 of 2.
6. Additional inlets are limited to one only with a 6" diameter maximum, and to a wall opposite or at a right angle to outlet. See detail A.

FIG-LP-0001

FloGard® LoPro™
SHALLOW CATCH BASIN
FILTER INSERT

KriStar Enterprises, Inc.
360 Sutton Place, Santa Rosa, CA 95407
Ph: 800.579.8819, Fax: 707.524.8186, www.kristar.com

REVISION NO. 0104 JPR 6/6/12 DATE JPR 12/18/06 SHEET 1 OF 2

NOTE:

1. USE FG-M1212.
2. INFLOW PIPE TO CATCH BASIN FILTER IS ABOVE FILTER MEDIA TO ENSURE FLOW IS FILTERED PRIOR TO DISCHARGE INTO TANKS.

SHALLOW CATCH BASIN FILTER INSERT
NOT TO SCALE

2
C-3

BENCH MARK:
L&T LS 7081
ELEVATION: 100.00
SEE KEYNOTE 5 ON C-1.

DIG ALERT
DIAL TOLL FREE: 811 OR (1-800-227-2800)
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF CALIFORNIA

REVISIONS		
No.	DESCRIPTION	DATE
△	1ST SUBMITTAL	03/12/19
	CORRECTIONS	07/19/19

PERU CONSULTANTS, LLP
CIVIL ENGINEERING & DRAFTING SERVICES
1976 W 234Th Street, Torrance, CA 90501
Phone: (310)-270-0811 peruconsultants@live.com

PLANS PREPARED BY:

07/19/2019
DATE

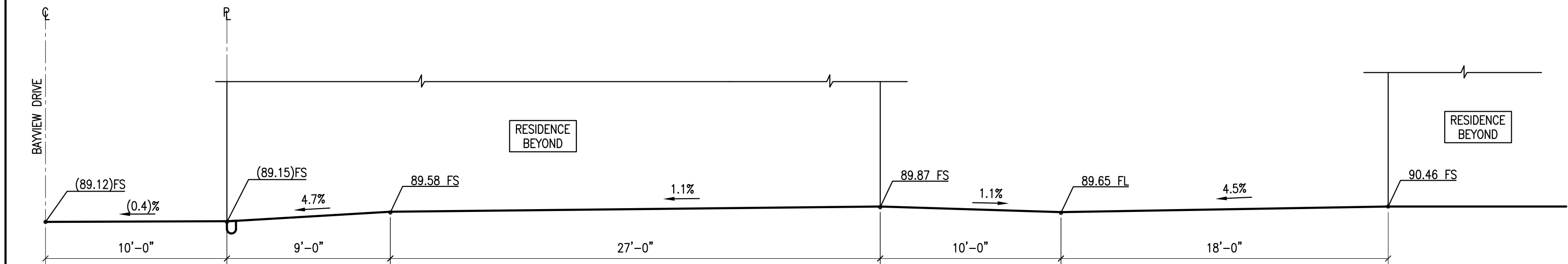
CITY OF HERMOSA BEACH
PUBLIC WORKS DEPARTMENT
RECOMMENDED FOR PERMIT ISSUANCE:
DATE

PRIVATE IMPROVEMENT PLANS
421 MONTEREY BLDV
CIVIL PLANS
DETAILS

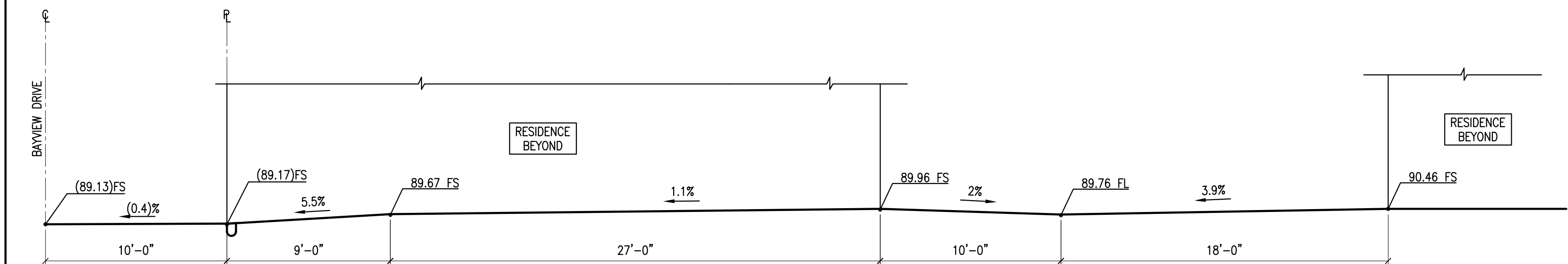

FILE NUMBER
19011-CIVIL
C-3
SHT. 4 OF 6

NOT TO SCALE

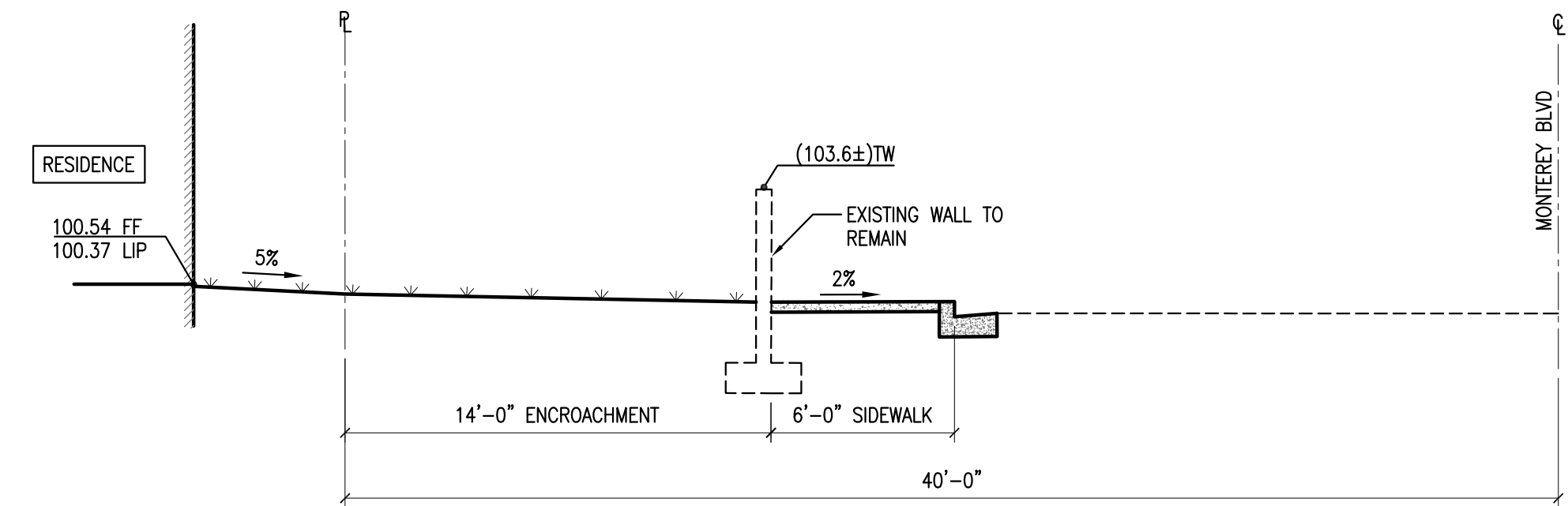

A
C-4



NOT TO SCALE



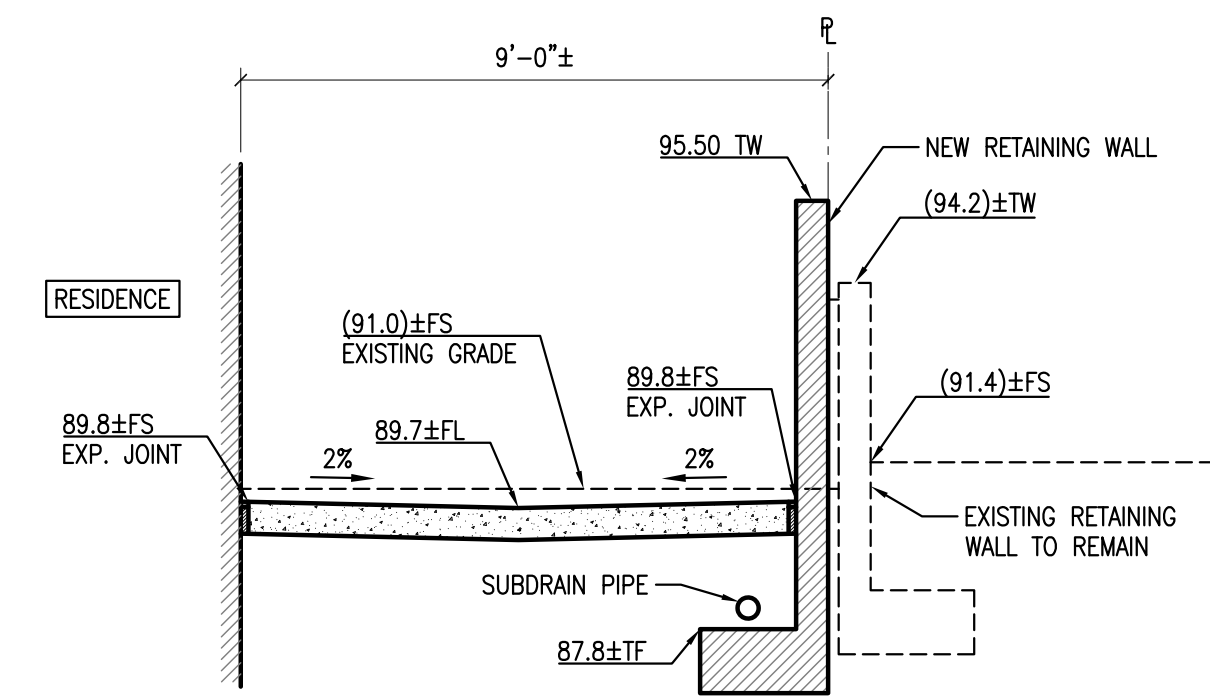
NOT TO SCALE



NOTE:
PROVIDE PROVISIONS OF SHORING TO PROTECT ADJACENT WALL
AND ASSOCIATED IMPROVEMENTS DURING EXCAVATION OPERATIONS.
TYP. ALL PROPERTY LINES.

NOT TO SCALE

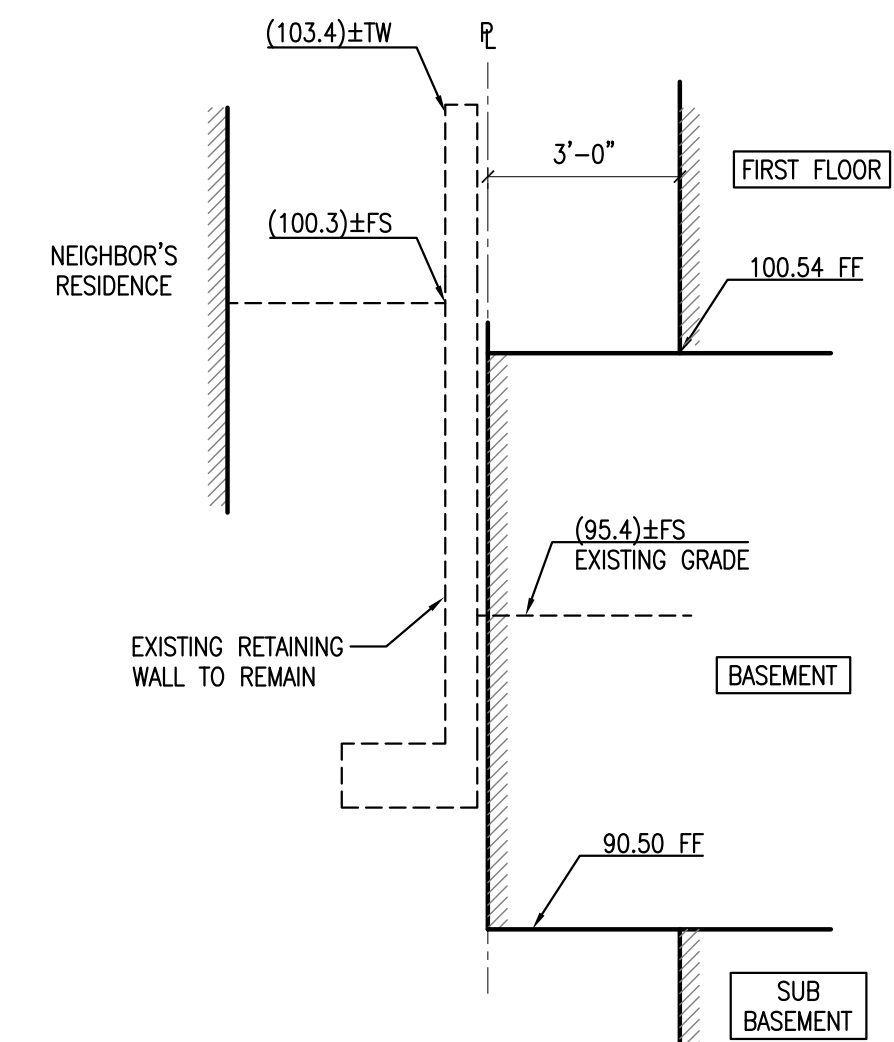
D
C-4



NOTE:
 PROVIDE PROVISIONS OF SHORING TO PROTECT ADJACENT WALL
 AND ASSOCIATED IMPROVEMENTS DURING EXCAVATION OPERATIONS.
 TYP. ALL PROPERTY LINES.

NOT TO SCALE

E
C-4

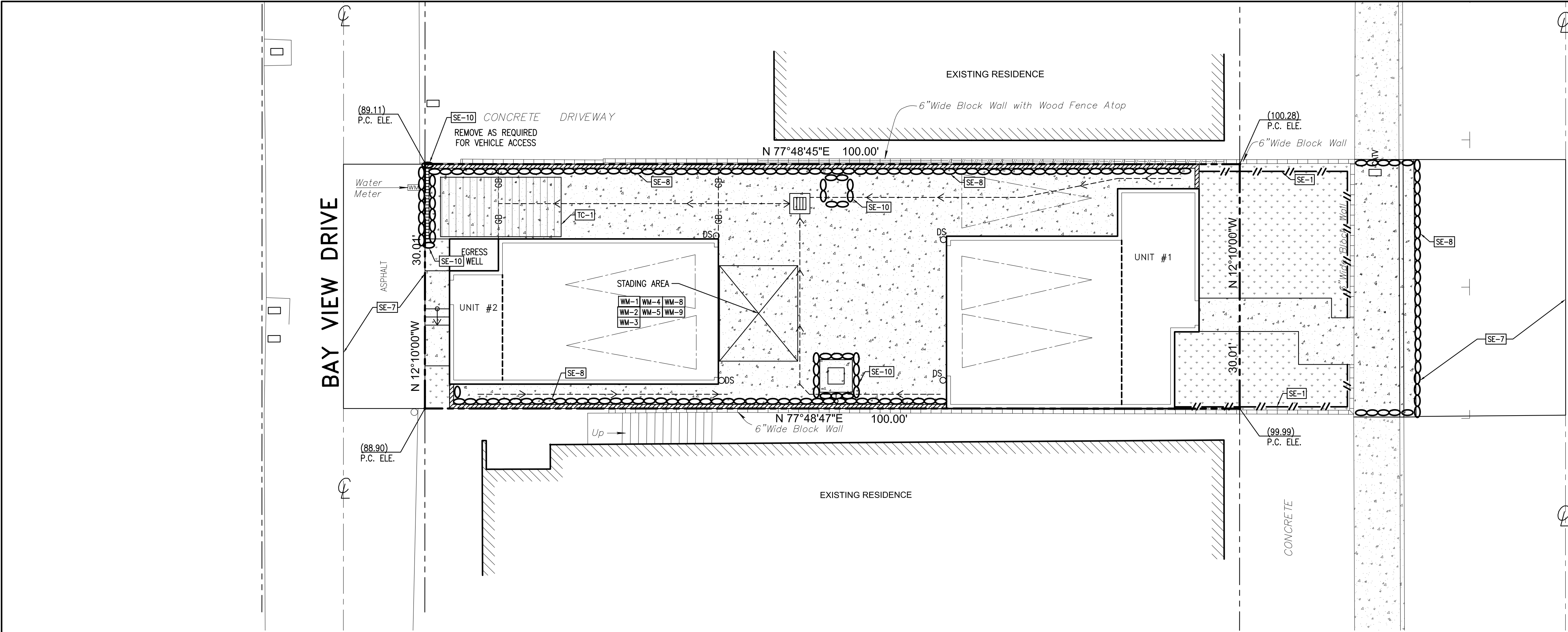


NOTE:
PROVIDE PROVISIONS OF SHORING TO PROTECT ADJACENT WALL
AND ASSOCIATED IMPROVEMENTS DURING EXCAVATION OPERATIONS.
TYP. ALL PROPERTY LINES.

NOT TO SCALE

FC

C-4
HT. 5 OF 6



BMP SELECTION AND LEGEND:

BMP'S SPECIFIED ON THIS PLAN REFERENCE THE NOVEMBER 2009 EDITION OF CASQA "CALIFORNIA STORMWATER HANDBOOK". IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN BMP DETAILS AVAILABLE AT WWW.CASQA.ORG.

THE FOLLOWING BMP'S ARE NOT SHOWN IN SPECIFIC LOCATIONS ON THIS PLAN AND ARE APPLICABLE TO THE PROJECT. THE CONTRACTOR SHALL INCORPORATE THESE BMP'S INTO THE PROJECT SCOPE:

- EC-1** PROJECT SCHEDULE
- EC-2** PRESERVATION OF EXISTING VEGETATION
- NS-1** WATER CONSERVATION
- NS-3** PAVING AND GRINDING
- NS-6** DISCHARGE REPORTING
- NS-7** POTABLE WATER/IRRIGATION
- NS-8** VEHICLE CLEANING
- NS-9** VEHICLE FUELING
- NS-10** VEHICLE MAINTENANCE
- WE-1** WIND EROSION CONTROL

THE FOLLOWING BMP'S ARE SPECIFIED ON THIS PLAN:

- SE-1** SILT FENCE
- SE-8** SANDBAG BARRIER
- SE-10** INLET PROTECTION
- TC-1** STABILIZED CONSTRUCTION ENTRANCE/ EXIT
- SE-7** STREET SWEEPING AND VACUUMING

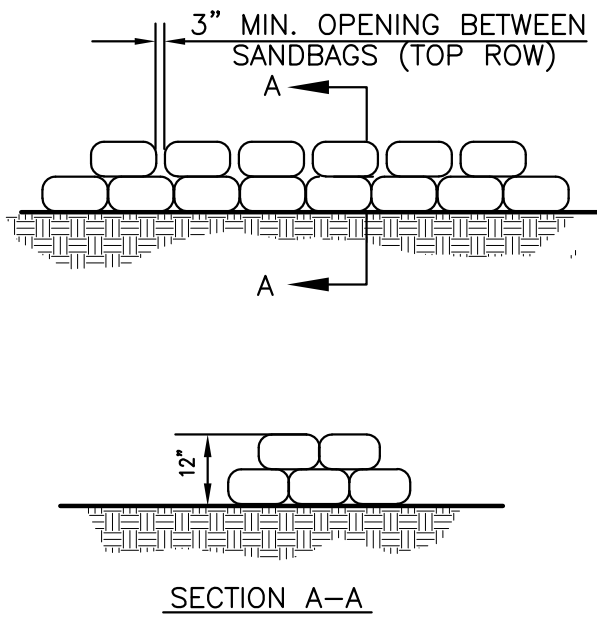
THE FOLLOWING BMP'S SHALL BE USED IN THE CONTRACTOR STAGING AREA:

- WM-1** MATERIAL STORAGE
- WM-2** MATERIAL USAGE
- WM-3** STORAGE MANAGEMENT
- WM-4** SPILL PREVENTION KIT
- WM-5** SOLID WASTE (TRASH)
- WM-8** CONCRETE WASTE (WASHOUT)
- WM-9** SEPTIC/SANITARY FACILITIES

OCEAN, LAKE AND RIVER POLLUTION PREVENTION

IT IS UP TO US. RAIN WATER OR URBAN RUN OFF MIXES WITH URBAN POLLUTANTS CREATES STORMWATER POLLUTION. THE POLLUTANTS INCLUDE: OIL AND OTHER AUTOMOTIVE FLUIDS, PAINT AND CONSTRUCTION DEBRIS, YARD AND PET WASTES, PESTICIDES AND LITTER. THE FOLLOWING BEST MANAGEMENT PRACTICES (BMP'S) WILL INSURE A CLEANER OCEAN AND CITY.

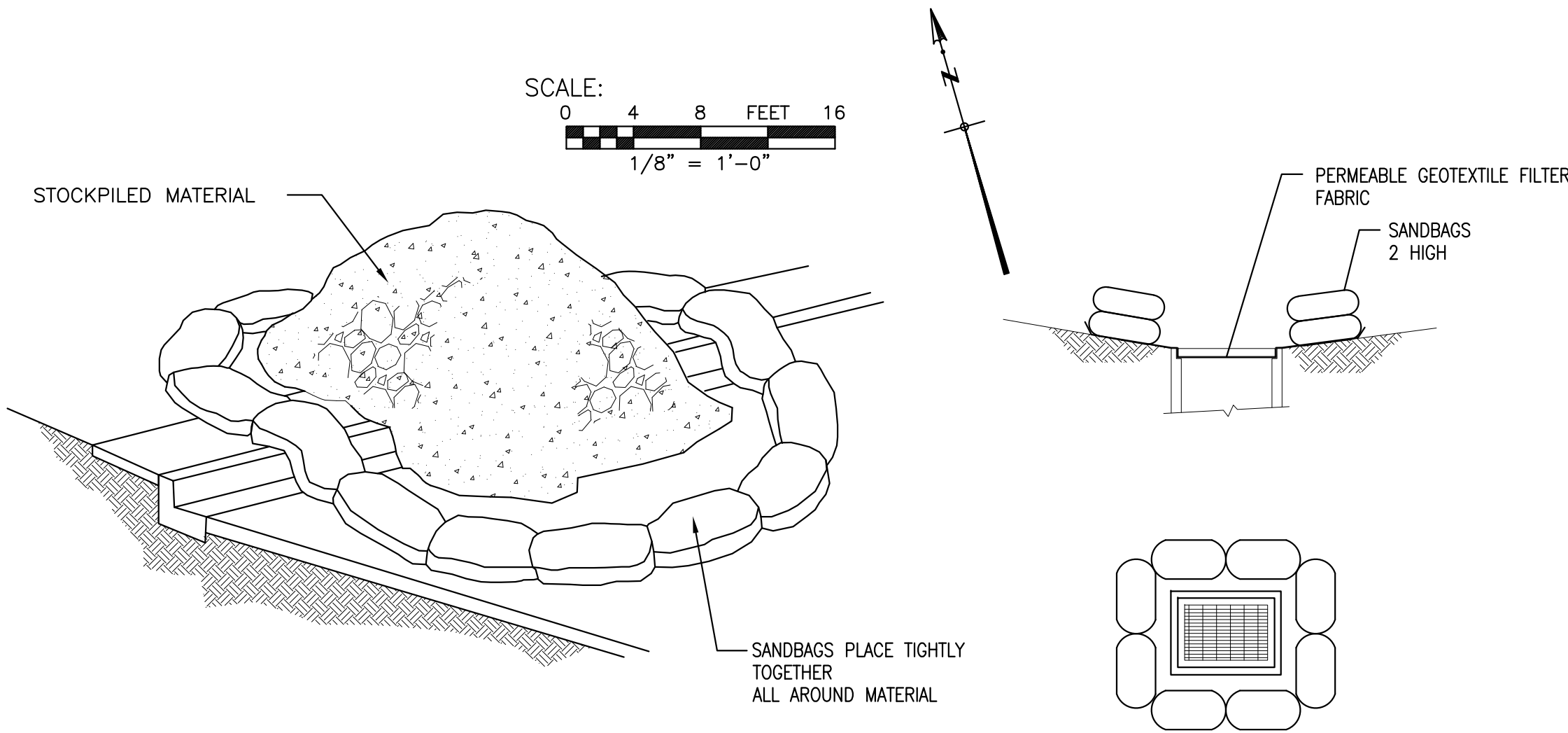
- GENERAL BUSINESS PRACTICES**
 - KEEP MATERIALS OUT OF THE RAIN. STORE THEM UNDER COVER, WITH TEMPORARY ROOFS OR PLASTIC SHEETS, PROTECTED FROM RAINFALL, RUNOFF AND THE WIND.
 - SCHEDULE EXCAVATION AND GRADING WORK FOR DRY WEATHER.
 - DEVELOP AND IMPLEMENT EROSION AND SEDIMENT CONTROL PLANS FOR EMBANKMENTS.
- EQUIPMENT MAINTENANCE**
 - MAINTAIN ALL VEHICLES AND HEAVY EQUIPMENT. INSPECT FREQUENTLY FOR LEAKS.
 - CONDUCT ALL VEHICLE/EQUIPMENT MAINTENANCE AND REFUELING AT ONE LOCATION - AWAY FROM STORM DRAINS.
 - PERFORM MAJOR EQUIPMENT/VEHICLE REPAIRS AND WASHING WHERE IT IS PERMITTED.
 - DO NOT USE DIESEL OIL TO LUBRICATE OR CLEAN EQUIPMENT OR PARTS.
- ASPHALT AND CONCRETE REMOVAL**
 - AFTER BREAKING UP PAVING, BE SURE TO REMOVE ALL CHUNKS AND PIECES. RECYCLE THEM AT A CRUSHING COMPANY. USE THE REFERRAL NUMBERS LISTED BELOW.
 - DISPOSE OF SMALL AMOUNTS OF DRY CONCRETE IN THE TRASH.
 - MAKE SURE BROKEN PAVEMENT DOES NOT COME IN CONTACT WITH RAINFALL OR RUNOFF.
 - SHOVEL OR VACUUM SAW-CUT SLURRY AND REMOVE FROM THE SITE. FOR DISPOSAL INFORMATION CONTACT THE L.A. COUNTY DEPARTMENT OF PUBLIC WORKS AT 800-552-5218.
 - COVER OR BARRICADE STORM DRAIN OPENINGS DURING SAW-CUTTING.
- ASPHALT AND CONCRETE DISPOSAL OPTIONS**
 - USE A CRUSHING COMPANY LIKE THOSE LISTED BELOW TO RECYCLE CEMENT, ASPHALT AND PORCELAIN RATHER THAN TAKING THEM TO A LANDFILL.
 - BLUE DIAMOND, SOUTH GATE, 800-300-6120
 - COPP CRUSHING, ANAHEIM, TEMECULA, CHINO AND SANTA FE SPRINGS, 310-802-2141
 - RJ NOBLE, SANTA ANA, 714-637-1550
- DURING CONSTRUCTION**
 - COVER CATCH BASINS AND MAINTENANCE HOLES WHEN APPLYING SEAL COAT, SLURRY SEAL, FOG SEAL, ETC.
 - USE CHECK DAMS, DITCHES OR BERMS TO DIVERT RUNOFF AROUND EXCAVATIONS.
 - NEVER WASH MATERIALS FROM EXPOSED AGGREGATE CONCRETE, ASPHALT, OR SIMILAR TREATMENTS INTO A STREET, GUTTER OR STORM DRAIN. COLLECT AND RECYCLE, OR LEGALLY DISPOSE OF.
 - COLLECT AND RECYCLE EXCESS ABRASIVE GRAVEL OR SAND.
 - AVOID OVER-APPLICATION BY WATER TRUCKS FOR DUST CONTROL.
- SPILLS**
 - NEVER HOSE DOWN "DIRTY" PAVEMENT OR SURFACES. CLEAN UP ALL SPILLS AND LEAKS USING "DRY" METHODS (WITH ABSORBENT MATERIALS AND/OR RAGS), OR DIG UP AND REMOVE CONTAMINATED SOIL. FOR DISPOSAL INFORMATION, CALL (800) 552-5218.
 - CATCH DRIPS FROM PAVER WITH DRIP PANS OR ABSORBENT MATERIAL (CLOTH, RAGS, ETC.) PLACED UNDER MACHINE WHEN NOT IN USE.



SE-8 SANDBAG BARRIER
NOT TO SCALE



MATERIAL STORAGE:

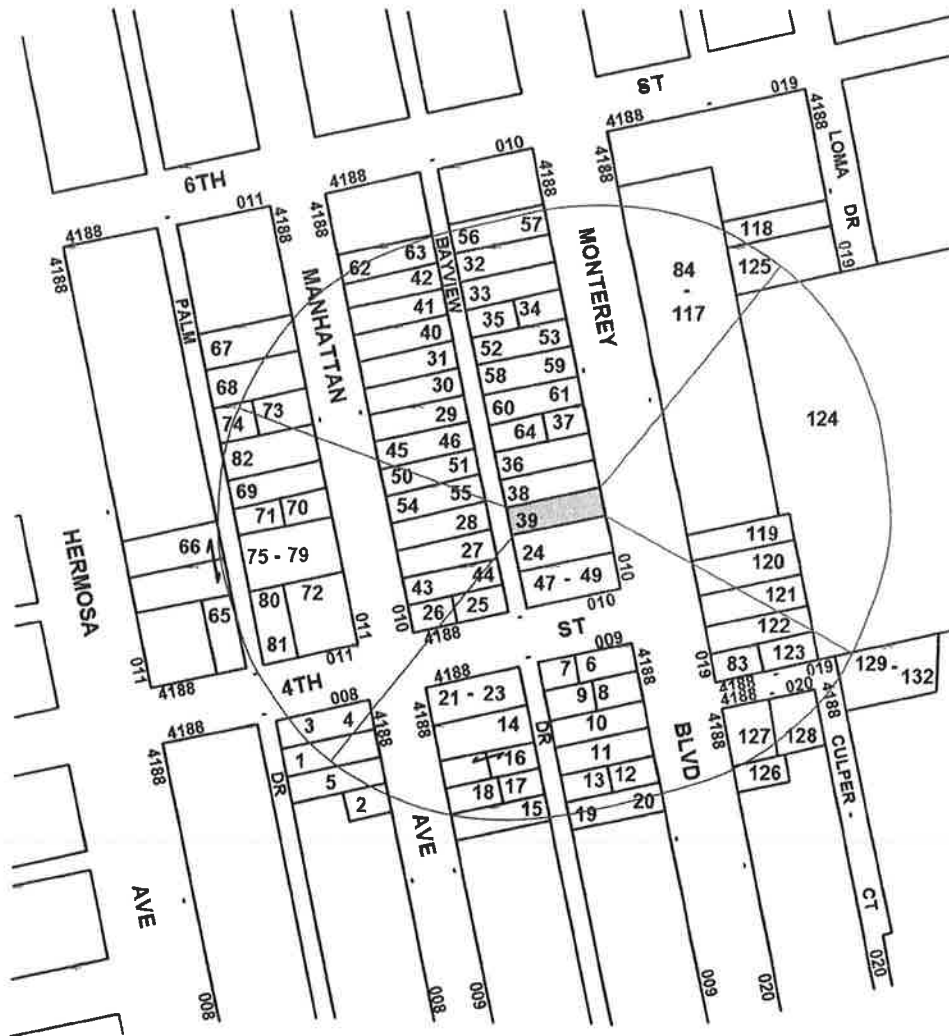
- DIRT AND OTHER CONSTRUCTION RELATED MATERIALS PLACED IN THE STREET OR ON OTHER IMPERVIOUS SURFACES MUST BE CONTAINED WITH SANDBAGS OR OTHER MEASURES TO PREVENT TRANSPORT TO THE STORMDRAIN SYSTEM.
- ANY CONSTRUCTION MATERIAL STORED OR STOCKPILED ON-SITE SHALL BE PROTECTED FROM BEING TRANSPORTED BY THE FORCE OF WIND OR WATER.



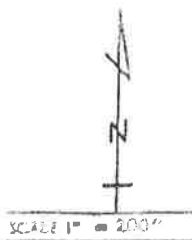
WM-3 STOCKPILE MANAGEMENT
NOT TO SCALE

SE-10 INLET PROTECTION
NOT TO SCALE

BENCH MARK: L&T LS 7081 ELEVATION: 100.00 KEE KEYNOTE ⑤ ON C-1.	<div>DIGALERT DIAL TOLL FREE 811 OR (1-800-227-2800) AT LEAST TWO DAYS BEFORE YOU DIG UNDERGROUND SERVICE ALERT OF CALIFORNIA</div>	REVISIONS		<div> PERU CONSULTANTS, LLP CIVIL ENGINEERING & DRAFTING SERVICES 1976 W 234Th Street, Torrance, CA 90501 Phone: (310)-270-0811 peruconsultants@live.com</div>	PLANS PREPARED BY: <div> 07/19/2019 DATE</div> <div>CHRISTIAN J. PEREZ, RCE LICENSE No. 80680</div>	CITY OF HERMOSA BEACH PUBLIC WORKS DEPARTMENT	PRIVATE IMPROVEMENT PLANS	FILE NUMBER 19011-CIVIL
		No.	DESCRIPTION			DATE	RECOMMENDED FOR PERMIT ISSUANCE:	421 MONTEREY BLDV CIVIL PLANS EROSION CONTROL PLAN
		△	1ST SUBMITTAL	03/12/19				
			CORRECTIONS	07/19/19				

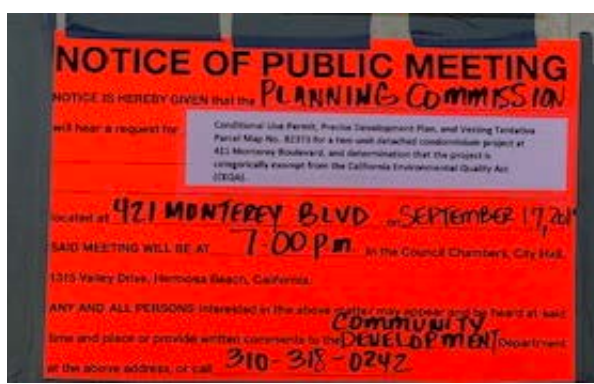
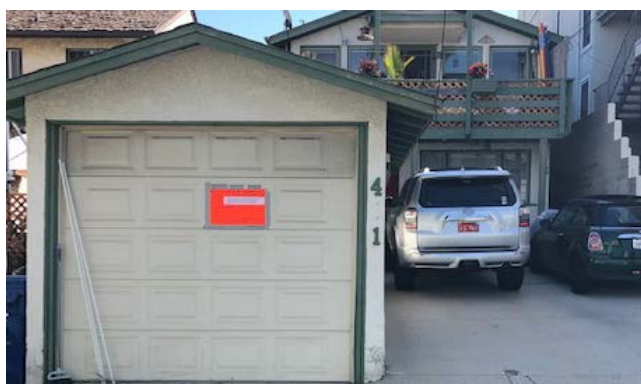


ADDRESS: 421 MONTEREY BLVD



300' RADIUS MAP		CASE NO. :
 CONTINENTAL MAPPING SERVICE 6315 VAN NUYS BLVD. VAN NUYS, 91401 (818) 787-1663		DATE: 9-5-19

Attachment 5
Poster Verification





Staff Report

Staff Report

REPORT 19-0613

Honorable Chairman and Members of the Hermosa Beach Planning Commission

Regular Meeting of September 17, 2019

PDP 19-10 -- Precise Development Plan Amendment to expand an existing 238 square-foot roof deck, by 510 square feet, totaling 748 square feet at one of the three residential condominium units below the 30-foot height limit at a mixed use building at 40 Hermosa Avenue, and determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

Applicant: John Musolino
Musolino Architecture
409 N. Pacific Coast Highway #529
Redondo Beach, CA 90277

Owner: Ed Franowicz and Larissa Gallagher
40 Hermosa Avenue
Hermosa Beach, CA 90254

Recommended Action:

Adopt the attached resolution approving Precise Development Plan Amendment 19-10 to expand an existing 238 square-foot roof deck, by 510 square feet, totaling 748 square feet at one of the three (northernmost) residential condominium units below the 30-foot height limit at a mixed use building at 40 Hermosa Avenue, and determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

Background:

ZONING:	Neighborhood Commercial Zone (C-1)
GENERAL PLAN:	Neighborhood Commercial Zone (NC)
USES EXISTING/PROPOSED:	Mixed Use three residential condo units above three commercial tenant spaces/ no change
LOT SIZE:	7,200 sq. ft.
BUILDING AREA:	13,890 sq. ft. (no change)
BUILDING HT EXISTING/ PROPOSED:	30-foot/ < 30 feet at top of new roof deck guardrail
ENVIRONMENTAL DETERMINATION:	Categorically Exempt; Section 15301(a)

The subject site at 40 Hermosa Avenue is located at the south end of Hermosa Beach and on the 65

Staff Report

REPORT 19-0613

northeast corner of Hermosa Avenue and Lyndon Street. The site is located within the Neighborhood Commercial Zone (C-1) zoning district with a Neighborhood Commercial Zone (NC) General Plan land use designation. The 7,200 sq. ft. lot is improved with a three-story mixed use building, containing three residential condominium units on the upper floors and a ground floor commercial use. 17 parking spaces are provided for the mixture of uses which are accessed from the alley to the east, Palm Drive.

Directly to the north of the subject site is a C-1 zoned lot containing five legal non-conforming residential units, to the east and across Palm Drive are two residential condominiums within the Residential Professional (R-P) zone, to the south across Lyndon Street are four legal non-conforming residential units in the C-1 zone, and to the west across Hermosa Avenue are a mixture of single and multiple family homes in the Multiple-Family Residential (R-3) zone. Commercial uses in the vicinity consist of a convenience market, restaurants and offices. Surrounding uses are predominantly multiple-family and single-family homes.

Analysis:

Precise Development Plan

The purpose of the C-1 zone is “to provide sites for a mix of small local businesses appropriate for, and serving the daily needs of nearby residential neighborhoods; while establishing land use regulations that prevent significant adverse effects on abutting residential uses. Residential uses above ground floor commercial uses are permitted with approval of a conditional use permit in the C-1 zone” (HBMC Section 17.26.020.B.).

As specified in the Hermosa Beach Municipal Code (HBMC) Section 17.58, “the purpose and intent of requiring a Precise Development Plan (PDP) review for development projects is to achieve a reasonable level of quality, compatibility, in harmony with the community’s social, economic and environmental objectives, and to protect existing and potential developments, and uses on adjacent and surrounding property.” On a case-by-case basis, the Planning Commission may impose standards above the minimums designated by the HBMC to improve the quality of development and to mitigate any environmental impacts. HBMC Section 17.26 provides standards and limitations for development within the C-1 zone.

The subject site is currently governed by a CUP and PDP from 2004 (PC Reso. 04-14) approving the mixed use project in addition to a PDP Amendment in 2007 (PC Reso. 07-24) approving architectural modifications. Modifications to the original plans reviewed and approved by the Commission require an amendment to the previous PDP.

In considering a PDP for any development, the following criteria for granting or conditionally granting said permit shall be considered:

1. Distance from existing residential uses in relation to negative effects: Directly to the north of the subject site is a C-1 zoned lot containing five legal non-conforming residential units, to the east and across Palm Drive are two residential condominiums within the Residential Professional (R-P) zone, to the south across Lyndon Street are four legal non-conforming residential units in the C-1 zone, and to the west across Hermosa Avenue are a mixture of single and multiple family homes in 66

Staff Report

REPORT 19-0613

the Multiple-Family Residential (R-3) zone. The enlarged roof deck will be utilized exclusively by the condominium owners to expand their outdoor living area. Therefore, negative impacts to existing residential uses on-site and in the surrounding area are not anticipated.

2. The amount of existing or proposed off-street parking in relation to actual need: The mixed use project approved by the Planning Commission in 2004 required 17 parking spaces for the mixture of uses. Nine parking spaces are required for the commercial use(s) and eight spaces are required for the three residential units (six standard and two guest spaces). No additional parking spaces are required for the roof deck expansion and parking spaces will not be altered as part of this request.

3. The combination of uses proposed, as they relate to compatibility: The subject site currently contains a three-story mixed-use building with three residential units on the upper floors and a ground floor commercial use. The existing use mixture will remain and the project is limited to a roof deck expansion. Therefore, adverse impacts are not anticipated because there will be no change to the current number of residential units or ground floor commercial use.

4. The relationship of the estimated generated traffic volume and the capacity and safety of streets serving the area: The project will not impact traffic volume or the capacity or safety of streets serving the area as the project is limited to a roof deck expansion at an existing residential condominium unit. Therefore, adverse impacts are not anticipated because the enlarged roof deck will be utilized exclusively by the condominium owners to expand their outdoor living area and the number of occupants will remain the same. Therefore, the project will not generate additional traffic volume or alter the capacity and safety of streets serving the area.

5. The proposed exterior signs and decor, and the compatibility thereof with existing establishments in the area: The existing building was approved for architectural modifications in 2007 which included design elements such as metal guardrails, clear window and door glazing, aluminum mullions, paint, and steel canopies. There will be no changes to the east building elevation where the existing 238 square foot roof deck and solid 3'9" guardrail will remain unchanged. There will be visible alterations to the north, west and south building elevations where a 1'6" high glass topper rail will be installed atop the existing 2' solid parapet wall. The extended roof deck will match the height of the existing roof deck guardrail. The glass guardrail matches and is compatible with the existing building design.

Therefore, the design of the roof deck extension is compatible with the existing building design and is compatible with development in the surrounding area which have similar development standards (including building height) and provide similar roof decks.

6. Building and driveway orientation in relation to sensitive uses, e.g., residences and schools: In the C-1 zone and surrounding R-3 zoned properties, any building may have a maximum height of thirty (30) feet. The proposed roof deck guardrail complies with the 30-foot building height limit. In addition, many residences in Hermosa Beach are designed with roof decks to take advantage of ocean views and optimize open space area. The subject site does not directly abut residentially zoned property therefore no setbacks are required along the front, side or rear property lines. The expanded roof deck will exceed code requirements and will be located approximately 7'6" back from

67

Staff Report

REPORT 19-0613

the front property line (along Hermosa Avenue) and will be located approximately 5 feet back from the north property line. The south roof deck guardrail will be located adjacent to the neighboring unit's roof. No impacts are anticipated because the proposed roof deck expansion will not result in modifications to existing driveway orientation, the roof deck guardrail complies with the 30-foot building height limit and the roof deck will be setback from the front (west) and side (north) property lines beyond what the code requires.

7. Noise, odor, dust and/or vibration that may be generated by the proposed use: The temporary noise generated during the construction period will result in increased noise levels as customary with residential construction. All construction activities must comply with the City's hours of construction and dust abatement regulations. Construction must conform to the Noise Control Ordinance requirements in HBMC Section 8.24.050. Allowed hours of construction must be printed on the building plans and posted at construction site. As an added precautionary measure, staff is recommending a condition of approval requiring that prior to issuance of a Building Permit, abutting property owners and residents within 100 feet of the project site shall be notified of the anticipated date for commencement of construction.

Therefore, adverse impacts are not anticipated due to increased noise levels being temporary during construction and there being no long-term ambient noise impacts resulting from the roof deck expansion.

8. Impact of the proposed use to the city's infrastructure, and/or services:

The proposed roof deck expansion will not impact the City's infrastructure or services because the existing residence is currently serviced by City infrastructure and there will be no alterations to the residence.

9. Adequacy of mitigation measures to minimize environmental impacts in quantitative terms:

Mitigation measures are not required as the project is categorically exempt from the California Environmental Quality Act as defined in Section 15301(a) Existing Facilities in that the proposal pertains to an existing facility and involves only minor alterations of the interior/exterior.

10. Other considerations that, in the judgment of the planning commission, are necessary to assure compatibility with the surrounding uses, and the city as a whole.

None noted.

Environmental Determination:

The proposed project is categorically exempt from the California Environmental Quality Act as defined in Section 15301 (a) Existing Facilities in that the proposal pertains to an existing facility and involves only minor alterations of the interior/exterior.

General Plan Consistency:

The establishment is located within the Neighborhood Commercial (NC) General Plan land use area and within the Sand Section Neighborhood, where the building design and orientation is encouraged to avoid flat, box-like facades. Greater articulation and stepbacks are encouraged. Front, side, and rear setbacks in this area are narrow, with many older buildings developed up to the sidewalk. This project has been evaluated for consistency with the City's General Plan and the expanded roof deck will be stepped back approximately 7'6" from the front property line helping to avoid flat, box-like facades

Summary:

Based on the analysis above, staff finds that the Precise Development Plan Amendment 19-10 to expand an existing 238 square foot roof deck by 510 square feet totaling 748 square feet at one of the three residential condominium units below

68

Staff Report

REPORT 19-0613

the 30-foot height limit at a mixed use building at 40 Hermosa Avenue, as conditioned, is consistent with applicable sections of the Hermosa Beach Municipal Code and PLAN Hermosa. Staff recommends the Planning Commission adopt the attached resolution approving the PDP Amendment and determining that the project is categorically exempt from CEQA.

Attachments:

1. Draft PDP Resolution of Approval
2. Applicant Submittal- Plans
3. Applicant Submittal- Renderings
4. PC Reso 04-14 approving mixed use project
5. PC Reso 07-24 approving architectural modifications
6. Public Notification 500 Foot Radius Map
7. Public Notification Legal Posters

Respectfully Submitted by: Nicole Ellis, Associate Planner

Legal Review: Lauren Langer, Assistant City Attorney

Approved: Ken Robertson, Community Development Director

P.C. RESOLUTION 19-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH, CALIFORNIA, APPROVING A PRECISE DEVELOPMENT PLAN AMENDMENT 19-10 TO EXPAND AN EXISTING 238 SQUARE FOOT ROOF DECK BY 510 SQUARE FEET TOTALING 748 SQUARE FEET AT ONE OF THE THREE RESIDENTIAL CONDOMINIUM UNITS BELOW THE 30-FOOT HEIGHT LIMIT AT A MIXED USE BUILDING AT 40 HERMOSA AVENUE, AND DETERMINATION THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).

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

Section 1. An application was filed by Musolino Architecture, for a Precise Development Plan Amendment 19-10 to expand an existing 238 square foot roof deck by 510 square feet totaling 748 square feet at one of the three (northernmost) residential condominium units below the 30-foot height limit at a mixed use building at 40 Hermosa Avenue, and determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

Section 2. The Planning Commission conducted a duly noticed public hearing to consider the application on September 17, 2019, at which time testimony and evidence, both oral and written, was presented to and considered by the Planning Commission.

Section 3. Pursuant to the California Environmental Quality Act, the project is categorically exempt from the California Environmental Quality Act as defined in Section 15301(a) Existing Facilities in that the proposal pertains to an existing facility and involves only minor alterations of the interior and exterior. The existing 238 square foot roof deck will be expanded by 510 square feet totaling 748 square feet below the 30-foot height limit.

Section 4. Based on the testimony and evidence received, the Planning Commission makes the following findings pertaining to the application for the Precise Development Plan Amendment pursuant to the criteria in Hermosa Beach Municipal Code (HBMC) Section 17.58.030:

HBMC Section 17.58.030 Precise Development Plan general criteria for all uses:

1. Distance from existing residential uses in relation to negative effects: Directly to the north of the subject site is a C-1 zoned lot containing five legal non-conforming residential units, to the east and across Palm Drive are two residential condominiums within the Residential Professional (R-P) zone, to the south across Lyndon Street are four legal non-conforming residential units in the C-1 zone, and to the west across Hermosa Avenue are a mixture of single and multiple family homes in the Multiple-Family Residential (R-3) zone. The enlarged roof deck will be utilized

exclusively by the condominium owners to expand their outdoor living area. Therefore, negative impacts to existing residential uses on-site and in the surrounding area are not anticipated.

2. *The amount of existing or proposed off-street parking in relation to actual need:* The mixed use project approved by the Planning Commission in 2004 required 17 parking spaces for the mixture of uses. Nine parking spaces are required for the commercial use(s) and eight spaces are required for the three residential units (six standard and two guest spaces). No additional parking spaces are required for the roof deck expansion and parking spaces will not be altered as part of this request.

3. *The combination of uses proposed, as they relate to compatibility:* The subject site currently contains a three-story mixed-use building with three residential units on the upper floors and a ground floor commercial use. The existing use mixture will remain and the project is limited to a roof deck expansion. Therefore, adverse impacts are not anticipated because there will be no change to the current number of residential units or ground floor commercial use.

4. *The relationship of the estimated generated traffic volume and the capacity and safety of streets serving the area:* The project will not impact traffic volume or the capacity or safety of streets serving the area as the project is limited to a roof deck expansion at an existing residential condominium unit. Therefore, adverse impacts are not anticipated because the enlarged roof deck will be utilized exclusively by the condominium owners to expand their outdoor living area and the number of occupants will remain the same. Therefore, the project will not generate additional traffic volume or alter the capacity and safety of streets serving the area.

5. *The proposed exterior signs and decor, and the compatibility thereof with existing establishments in the area:* The existing building was approved for architectural modifications in 2007 which included design elements such as metal guardrails, clear window and door glazing, aluminum mullions, paint, and steel canopies. There will be no changes to the east building elevation where the existing 238 square foot roof deck and solid 3'9" guardrail will remain unchanged. There will be visible alterations to the north, west and south building elevations where a 1'6" high glass topper rail will be installed atop the existing 2' solid parapet wall. The extended roof deck will match the height of the existing roof deck guardrail. The glass guardrail matches and is compatible with the existing building design. Therefore, the design of the roof deck extension is compatible with the existing building design and is compatible with development in the surrounding area which have similar development standards (including building height) and provide similar roof decks.

6. *Building and driveway orientation in relation to sensitive uses, e.g., residences and schools:* In the C-1 zone and surrounding R-3 zoned properties, any building may have a maximum height of thirty (30) feet. The proposed roof deck guardrail complies with the 30-foot building height limit. In addition, many residences in Hermosa Beach are designed with roof decks to take advantage of ocean views and optimize open space area. The subject site does not directly abut residentially zoned property therefore no setbacks are required along the front, side or rear property lines. The expanded roof deck will exceed code requirements and will be located approximately 7'6" back from the front property line (along Hermosa Avenue) and will be located approximately 5 feet back from the north property line. The south roof deck guardrail

will be located adjacent to the neighboring unit's roof. No impacts are anticipated because the proposed roof deck expansion will not result in modifications to existing driveway orientation, the roof deck guardrail complies with the 30-foot building height limit and the roof deck will be setback from the front (west) and side (north) property lines beyond what the code requires.

7. Noise, odor, dust and/or vibration that may be generated by the proposed use: The temporary noise generated during the construction period will result in increased noise levels as customary with residential construction. All construction activities must comply with the City's hours of construction and dust abatement regulations. Construction must conform to the Noise Control Ordinance requirements in HBMC Section 8.24.050. Allowed hours of construction must be printed on the building plans and posted at construction site. The project is conditioned to require that prior to issuance of a Building Permit, abutting property owners and residents within 100 feet of the project site shall be notified of the anticipated date for commencement of construction. Therefore, adverse impacts are not anticipated due to increased noise levels being temporary during construction and there being no long-term ambient noise impacts resulting from the roof deck expansion.

8. Impact of the proposed use to the city's infrastructure, and/or services:

The proposed roof deck expansion will not impact the City's infrastructure or services because the existing residence is currently serviced by City infrastructure and there will be no alterations to the residence.

9. Adequacy of mitigation measures to minimize environmental impacts in quantitative terms:

Mitigation measures are not required as the project is categorically exempt from the California Environmental Quality Act as defined in Section 15301(a) Existing Facilities in that the proposal pertains to an existing facility and involves only minor alterations of the interior/exterior.

10. Other considerations that, in the judgment of the planning commission, are necessary to assure compatibility with the surrounding uses, and the city as a whole.

None noted.

Section 5. Based on the foregoing, the Planning Commission **hereby approves** the request for Precise Development Plan Amendment 19-10 subject to the following **Conditions of Approval**:

- 1. All previous Resolutions pertaining to the subject property at 40 Hermosa Avenue shall remain in force and full effect.**
- 2. The building shall be substantially consistent with the plans and application submitted and approved by the Planning Commission on September 17, 2019. The Community Development Director shall review and may approve minor modifications that do not otherwise conflict with the Municipal Code or requirements of this approval. Any substantial deviation, changes to the floor plan, site plan or building exterior shall be subject to review and approval by the Planning Commission.**

3. Architectural treatments shall be as shown on building elevations, site and floor plans approved by the Planning Commission on September 17, 2019.
4. Height, including required roof deck railings, shall fully comply with the 30-foot height limit. Precise building height compliance shall be reviewed at the time of Plan Check, to the satisfaction of the Community Development Director.
5. The project shall fully comply with all requirements of the C-1 zone as applicable and the Condominium Ordinance in Chapter 17.22 of the Municipal Code.
6. The plans and construction shall comply with all requirements of the HBMC Title 15 and the California Building Code as adopted by the City of Hermosa Beach.
7. 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; at least 65% of demolition debris associated with demolition of the existing improvements and new construction shall be recycled.
8. The exterior of the premises shall be maintained in a neat and clean manner, and maintained free of graffiti at all times.
9. Prior to issuance of a Building Permit, abutting property owners and residents within 100 feet of the project site 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.
10. Project construction shall conform to the Noise Control Ordinance requirements in HBMC Section 8.24.050. Allowed hours of construction shall be printed on the building plans and posted at construction site.
11. The project and operations shall comply with all requirements of the City of Hermosa Beach Building Division, City of Hermosa Beach Public Works Department and Los Angeles County Fire Department, and the City of Hermosa Beach Municipal Code.
12. Prior to the submittal of plans to the Building Division for plan check, an 'Acceptance of Conditions' affidavit and recording fees 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 permit of approval.

- 13. Project construction shall protect private and public property in compliance with HBMC Sections 15.04.070 and 15.04.140. No work in the public right of way shall commence unless and until all necessary permits are attained from the Public Works Department including if required, an approved Encroachment Permit.**
- 14. The subject property shall be developed, maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance or other regulation hereafter adopted that is applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions.**
- 15. The Planning Commission may review this Precise Development Plan and may amend the subject conditions or impose any new conditions if deemed necessary to mitigate detrimental effects on the neighborhood or to the public safety and welfare resulting from the subject use pursuant to the procedures for modification/revocation in the HBMC.**
- 16. Approval of this permit shall expire twenty-four (24) months from the date of approval by the Planning Commission, unless significant construction or improvements or the use authorized hereby has commenced. One or more extensions of time may be requested. No extension shall be considered unless requested, in writing to the Community Development Director including the reason therefore, at least 60 days prior to the expiration date. No additional notice of expiration will be provided.**

Section 6. This permit shall not be effective for any purposes until the permittee and the owners of the property involved have filed at the office of the Planning Division of the Community Development Department their affidavits stating that they are aware of, and agree to accept, all of the conditions of this permit.

The Precise Development Plan shall be recorded, and proof of recordation shall be submitted to the Community Development Department prior to the issuance of a building permit.

Each of the above conditions is separately enforced, and if one of the conditions of approval is found to be invalid by a court of law, all the other conditions shall remain valid and enforceable.

To the extent permitted by law, Permittee shall defend, indemnify and hold harmless the City of Hermosa Beach, its City Council, its officers, employees and agents (the “indemnified parties”) from and against any claim, action, or proceeding brought by a third party against the indemnified parties and the applicant to attack, set aside, or void any permit or approval for this project authorized by the City, including (without limitation) reimbursing the City its actual attorney’s fees and costs in defense of the litigation. The City may, in its sole discretion, elect to defend any such action with attorneys of its choice.

The permittee shall reimburse the City for any court and attorney's fees which the City may be required to pay as a result of any claim or action brought against the City because of this permit.

Although the permittee is the real party in interest in an action, the City may, at its sole discretion, participate at its own expense in the defense of the action, but such participation shall not relieve the permittee of any obligation under this condition.

Section 7. 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. No. 19-XX is a true and complete record of the action taken by the Planning Commission of the City of Hermosa Beach, California at its regular meeting of September 17, 2019.

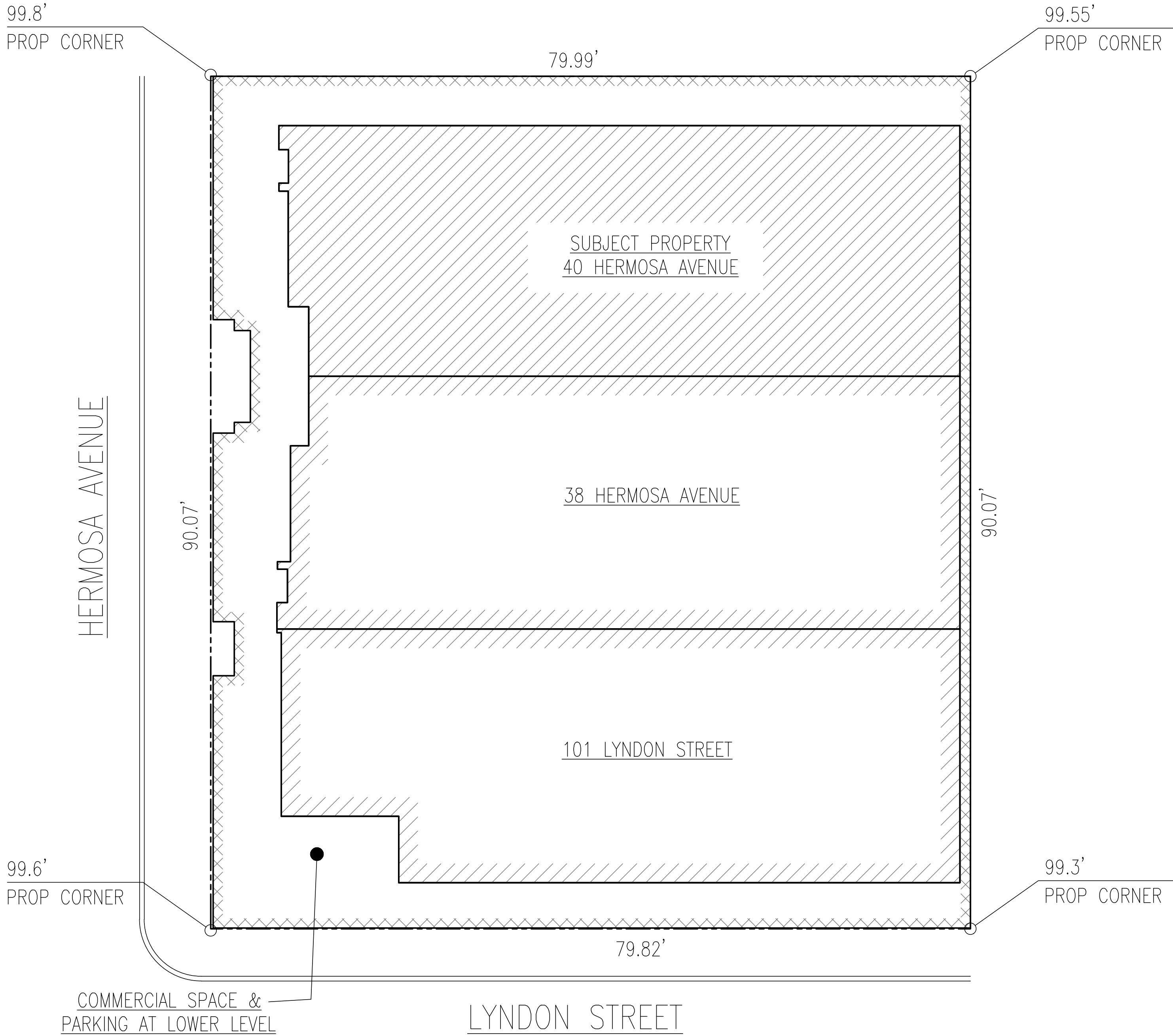
David Pedersen, Chair

Ken Robertson, Secretary

September 17, 2019
Date

ROOF DECK EXPANSION

40 HERMOSA AVENUE
HERMOSA BEACH, CA 90254



01 SITE PLAN

1/8" = 1'-0"

PROJECT NARRATIVE

THE PROJECT PROPOSES TO EXPAND THE EXISTING ROOF DECK FROM 238 SF TO 510 SF. THIS WILL REQUIRE A GLASS GUARDRAIL EXTENSION TO THE EXISTING PARAPET AT THE ROOF, HOWEVER THIS EXTENSION WILL NOT RAISE THE HEIGHT OF THE BUILDING. WE ALSO PROPOSE REPLACING THE EXISTING CHIMNEY WITH A SIDE WALL FLUE VENT. ROOF DECK SIZE WAS LIMITED BY CODE AT THE TIME THAT THE BUILDING WAS BUILT IN 2004. THE CODE HAS CHANGED AND THE DECK CAN LEGALLY BE ENLARGED TO THE BENEFIT OF THE OWNERS.

PROJECT INFORMATION

APN: 4188-014-097

NUMBER OF STORIES: 3

USE: MIXED USE RETAIL AND RESIDENTIAL

OCCUPANCY GROUP: MIXED OCCUPANCY, CONDOMINIUMS (R-2) OVER GARAGE PARKING (U) AND RETAIL (M)

CONSTRUCTION TYPE: TYPE V-A

SPRINKLERS? FULLY SPRINKLERED

BUILDING AREA

EXISTING INTERIOR LIVING SPACE: 2434 SF

ROOF DECK AREA

EXISTING ROOF DECK: 238 SF

PROPOSED ROOF DECK: 510 SF

TOTAL PROPOSED: 748 SF

PROJECT INFORMATION

ADDRESS: 40 HERMOSA AVENUE
HERMOSA BEACH, CA 90254

OWNERS: ED FRANOWICZ & LARISSA GALLAGHER
40 HERMOSA AVENUE
HERMOSA BEACH, CA 90254

ARCHITECT: MUSOLINO ARCHITECTURE
ATTN: JOHN MUSOLINO
409 N. PACIFIC COAST HWY #529
REDONDO BEACH, CA 90277
T: 310.936.3788

STRUCTURAL ENGINEER: MAURIZIO TREVELLIN
707 ASHLAND AVE.
SANTA MONICA, CA 90405
T: 310.804.2363

SHEET INDEX

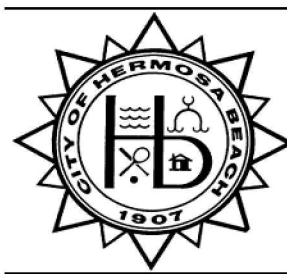
A0.0 TITLE SHEET / SITE PLAN

A1.0 ROOF PLANS

A1.1 FLOOR PLANS

A2.0 ELEVATIONS

A3.0 BUILDING SECTIONS



City of Hermosa Beach
1315 Valley Drive
Hermosa Beach, California 90254-3885

Project Address: 40 Hermosa Ave

Date: 8-14-19

Elev. Pt. A	99.3	
Elev. Pt. B	99.55	
Length A-B	90.07	
Length A-AB'	58.57	
	Elev. AB'	99.462568
Elev. Pt. C	99.6	
Elev. Pt. D	99.8	
Length C-D	90.07	
Length C-CD'	58.57	
	Elev. CD'	99.7300544
Length AB'-CD'	79.9	
Length AB'-CP1	50	
	Elev. CP1	99.6299562
Height Limit	30	
Max. Ht. @ CP1:	129.63	
Proposed Ht. @ CP1:	129.3	

409 N. Pacific Coast Highway #529
Redondo Beach, CA 90277
310.936.3788
john@musolinoarc.com
www.musolinoarc.com

John Musolino
Licensed Architect
#C-33574

Project Information:
Franowicz / Gallagher Residence
40 Hermosa Avenue
Hermosa Beach, CA 90254

date: 08.19.19
issued for: Planning
revisions: Review

title:
Title Sheet / Site Plan

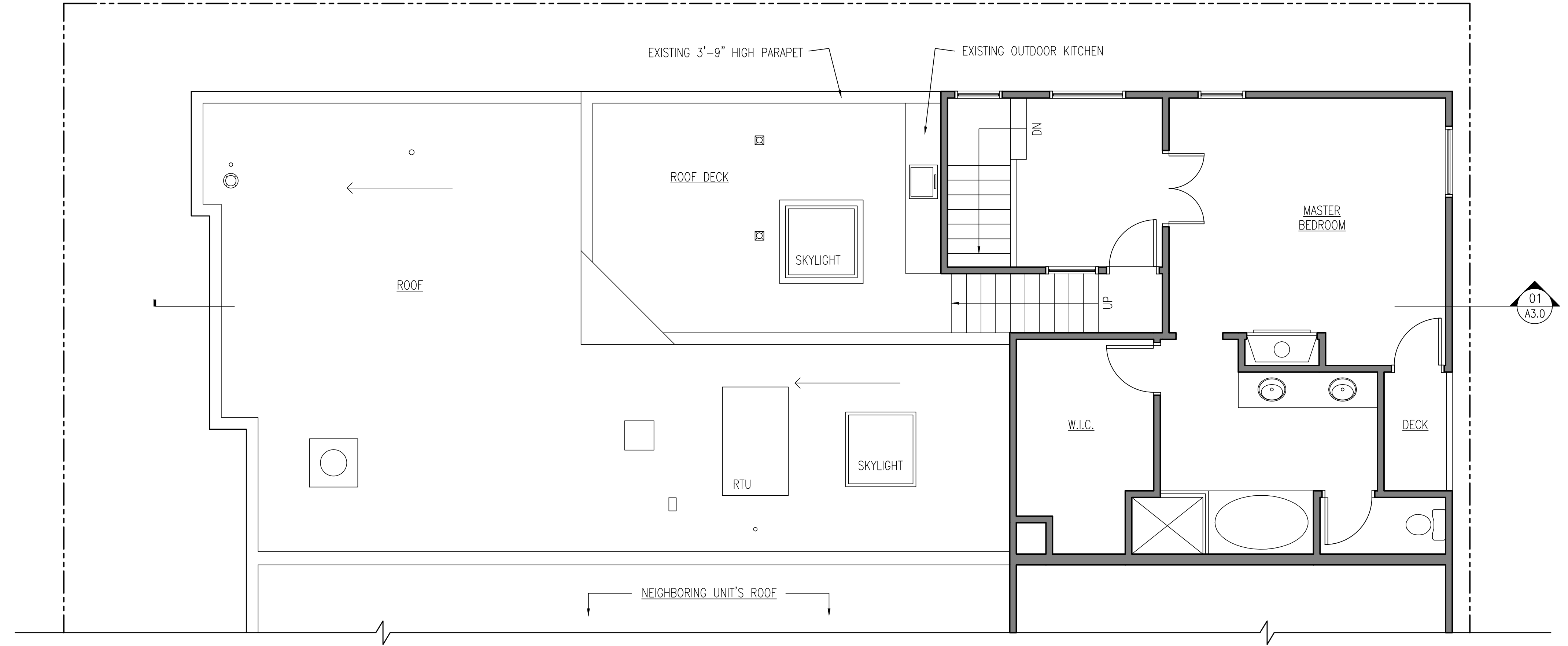
sheet:

A0.0

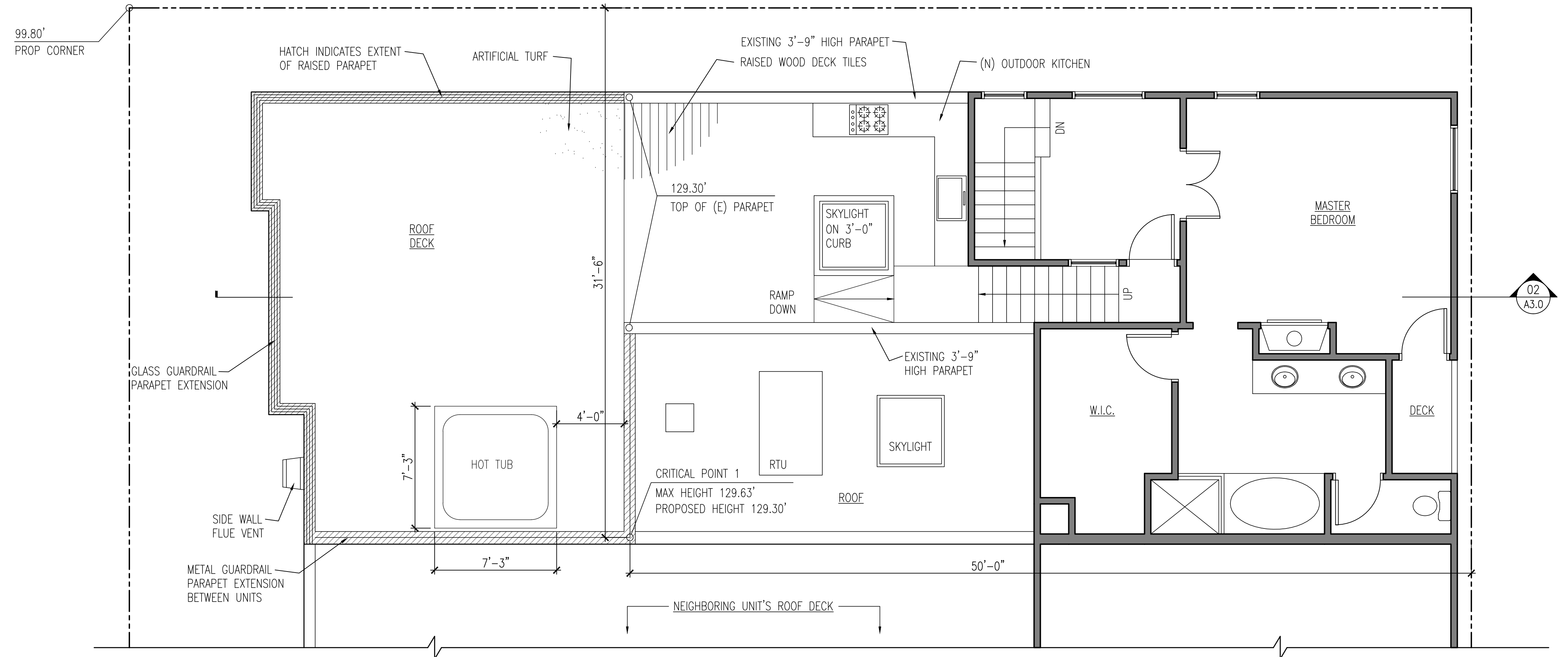
Musolino

Architecture

© 2019
Musolino Architecture



01 EXISTING ROOF PLAN
1/4" = 1'-0"



02 PROPOSED ROOF PLAN
1/4" = 1'-0"

sheet:

A1.0

title:
Roof Plans

date: 08.19.19
issued for: Planning
revisions: Review

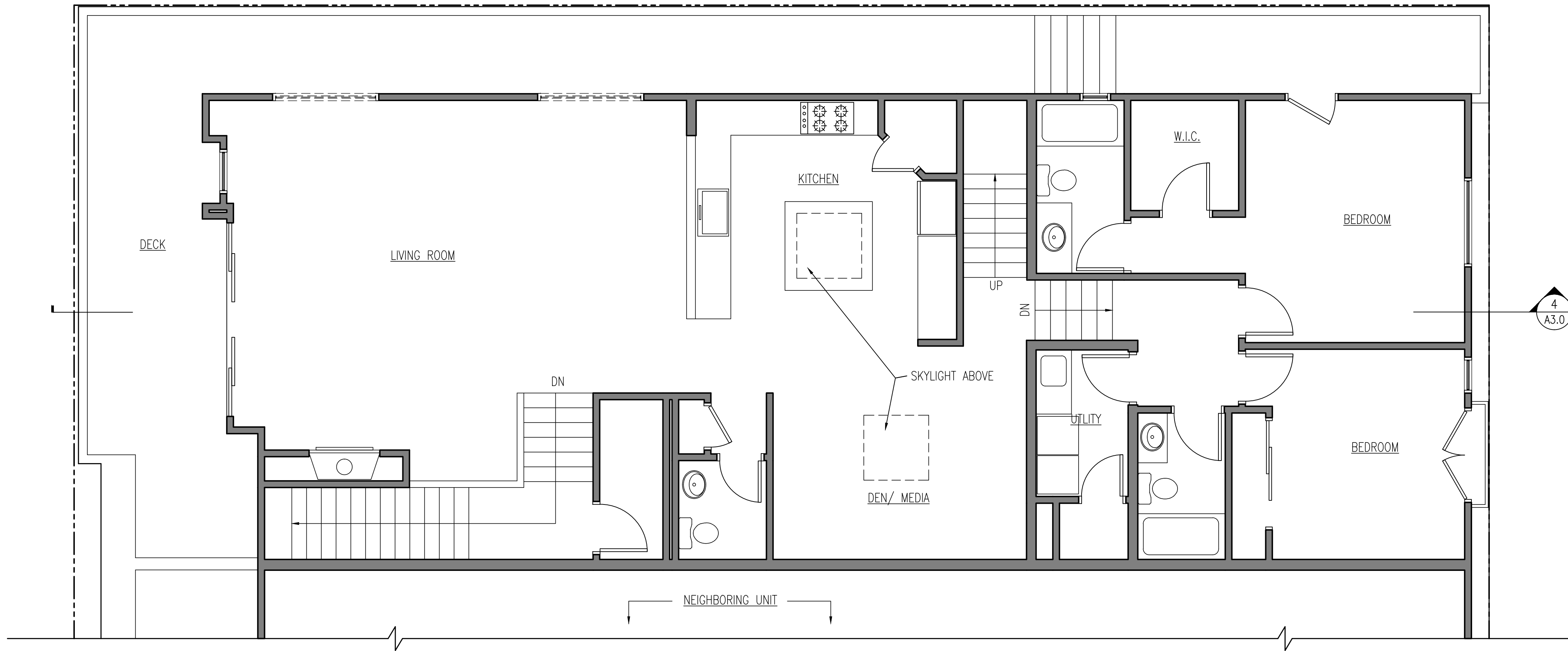
project information:
Franowicz / Gallagher Residence
40 Hermosa Avenue
Hermosa Beach, CA 90254

John Musolino
Licensed Architect
#C-33574

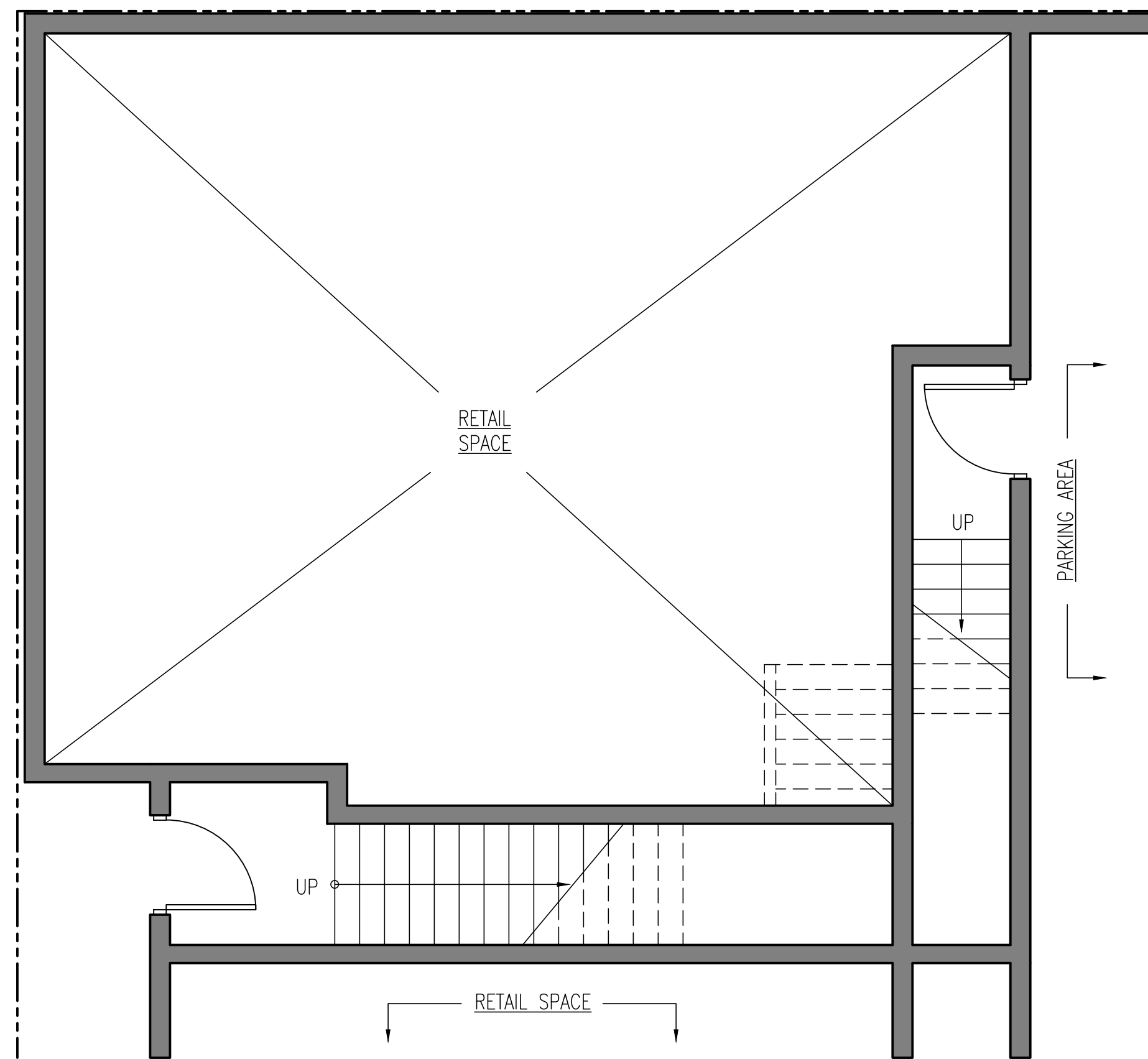
409 N. Pacific Coast Highway #529
Redondo Beach, CA 90277
310.936.3788
john@musolinoarc.com
www.musolinoarc.com

© 2019
Musolino Architecture

Musolino Architecture



01 EXISTING SECOND FLOOR PLAN - NO CHANGE
1/4" = 1'-0"



02 EXISTING FIRST FLOOR PLAN - NO CHANGE
1/4" = 1'-0"

sheet:

A1.1

title:
Floor Plans

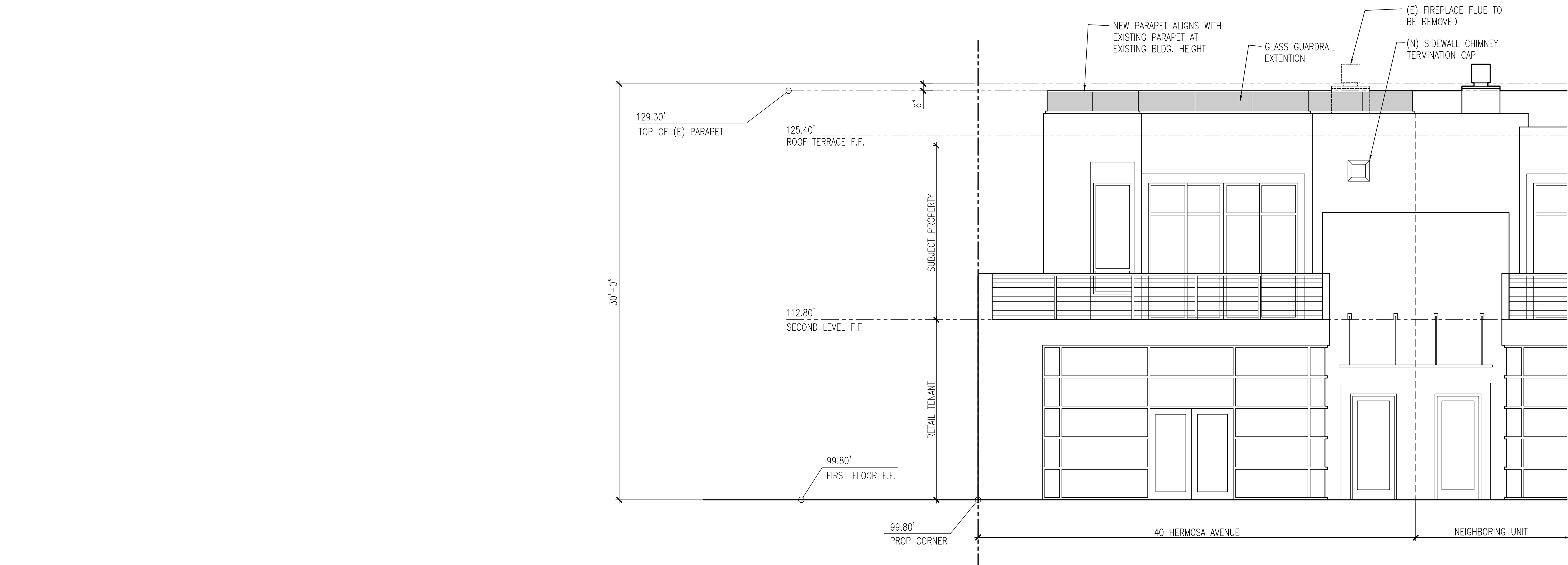
date: 08.19.19
issued for: Planning
revisions: Review

project information:
Franowicz / Gallagher Residence
40 Hermosa Avenue
Hermosa Beach, CA 90254

409 N. Pacific Coast Highway #529
Redondo Beach, CA 90277
310.936.3788
john@musolinoarc.com
www.musolinoarc.com

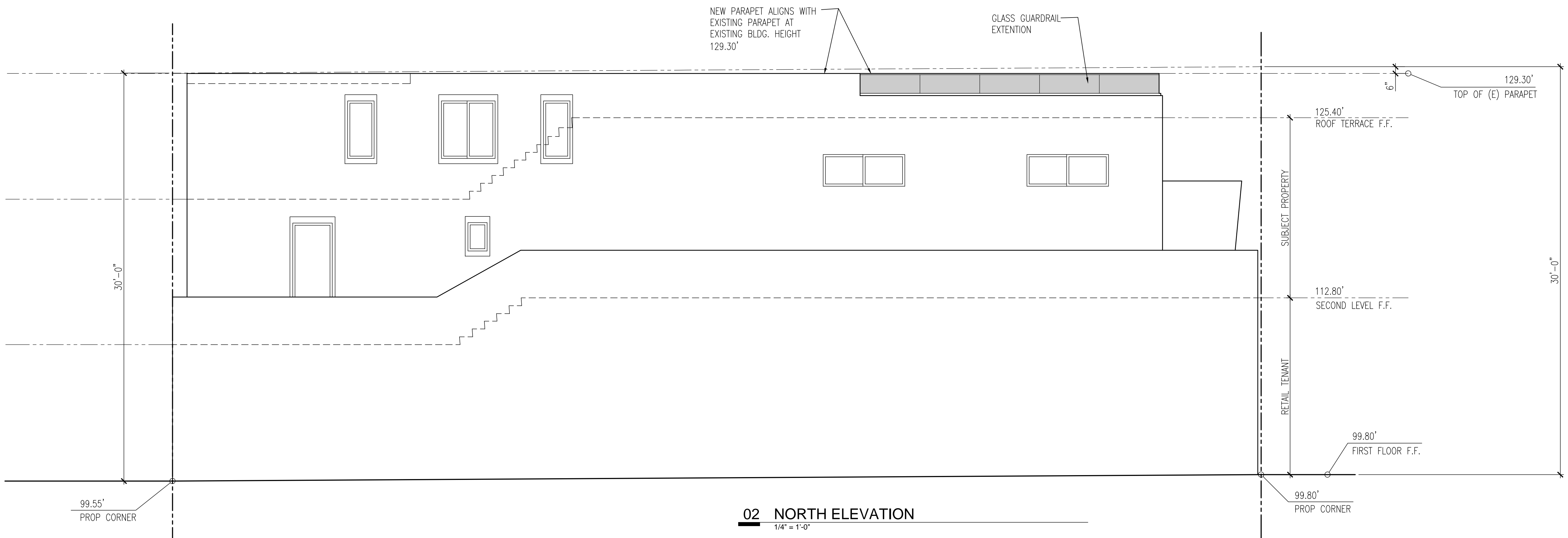
© 2019
Musolino Architecture

Musolino
Architecture



01 WEST ELEVATION

1/4" = 1'-0"



02 NORTH ELEVATION

1/4" = 1'-0"

sheet:

title: Elevations

date: 08.19.19
issued for: Planning
revisions: Review

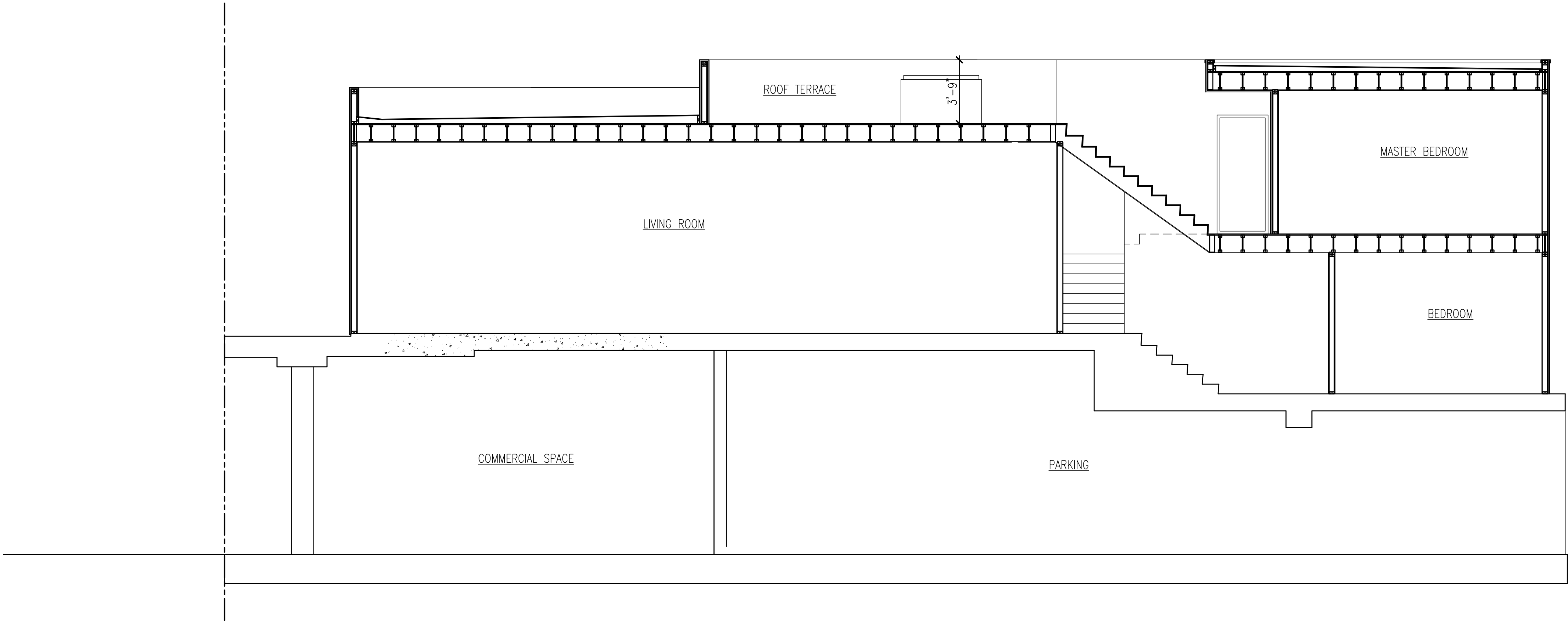
project information:
Franowicz / Gallagher Residence
40 Hermosa Avenue
Hermosa Beach, CA 90254

John Musolino
Licensed Architect
#C-33574

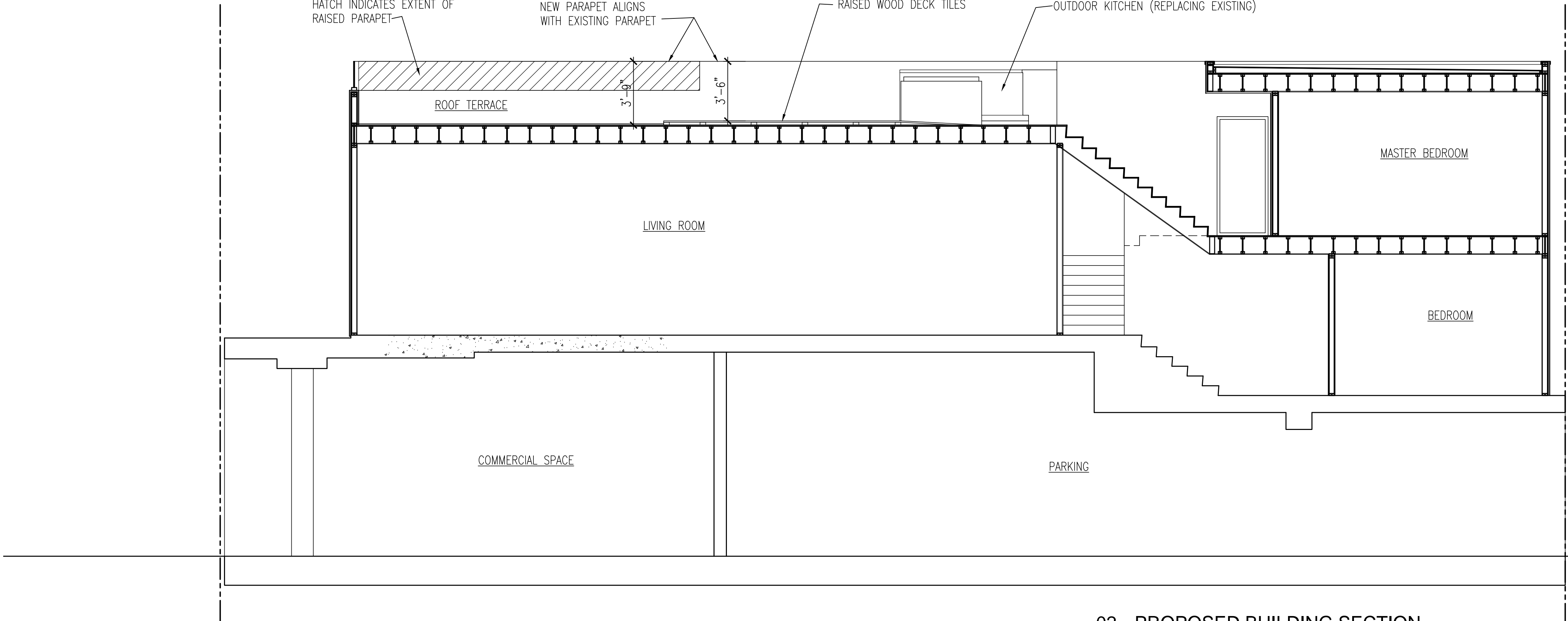
409 N. Pacific Coast Highway #529
Redondo Beach, CA 90277
310.936.3788
john@musolinoarc.com
www.musolinoarc.com

© 2019
Musolino Architecture

Musolino Architecture



01 EXISTING BUILDING SECTION
1/4" = 1'-0"



02 PROPOSED BUILDING SECTION
1/4" = 1'-0"

sheet:

title: Building Sections

date: 08.19.19
issued for: Planning
revisions: Review

project information:
Franowicz / Gallagher Residence
40 Hermosa Avenue
Hermosa Beach, CA 90254

John Musolino
Licensed Architect
#C-33574

409 N. Pacific Coast Highway #529
Redondo Beach, CA 90277
310.936.3788
john@musolinoarc.com
www.musolinoarc.com

© 2019
Musolino Architecture

Musolino Architecture

HERMOSA

AVENUE

PALM

DRIVE

LYNDON

STREET

SCALE: 1/8"=1'-0"

LEGEND

F.S.	INDICATES FINISHED SURFACE
T.C.	INDICATES TOP OF CURB
F.L.	INDICATES FLOW LINE
G.I.	INDICATES GRATE INLET
W.M.	INDICATES WATER METER
C.A.T.V.	INDICATES CABLE T.V. VAULT
CONC.	INDICATES CONCRETE
FNC.	INDICATES FENCE
F.F.	INDICATES FINISH FLOOR
B.W.	INDICATES BACK OF WALK
E.M.	INDICATES ELECTRIC METER
P.C.	INDICATES PROPERTY CORNER
P.P./L.P.	INDICATES POWER POLE W/LIGHT
C.B.	INDICATES CATCH BASIN
P.M.	INDICATES PARKING METER

TOPOGRAPHIC NOTES

1. CONTOUR LINES SHOWN ON THIS TOPOGRAPHIC SURVEY WERE GENERATED FROM RANDOM SPOT ELEVATIONS. THE EXPECTED LEVEL OF ACCURACY IS $\pm 1/2$ OF THE CONTOUR INTERVAL. ISOLATED ELEVATIONS, AS PLACED ON THE PLAT WERE PHYSICALLY MEASURED AT APPROXIMATELY THE LOCATIONS SHOWN. THEIR EXPECTED LEVEL OF ACCURACY IS ± 0.10 FOOT.
2. IF SPECIFIC ELEVATIONS ARE REQUIRED, THE USER SHOULD CONTACT PAI ENGINEERING, INC., TEL: (310) 379-4941 FOR SAME. INTERPOLATIONS MADE FROM THIS TOPOGRAPHIC SURVEY SHOULD BE DONE IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE, AND LIABILITY FOR INTERPOLATIONS IS NOT ASSUMED BY THE PREPARER, PAI ENGINEERING, INC.

RECOMMENDED

FOR PERMIT ISSUANCE
HAYDEN CONSULTANTS
MAR 14 2005

BY _____ DATE _____
These plans have been reviewed for adherence to the applicable codes and ordinance. Recommendation is hereby made to issue a building permit pending approval by all applicable City agencies.

The issuance or granting of a permit based on approval of these plans SHALL NOT be construed to permit or approve any violation of the applicable codes, ordinance, state or federal laws. No permit presumed to give authority to violate or cancel the provisions of such codes or laws shall be valid.

LEGAL DESCRIPTION

LOTS 1, 2 & 3, IN BLOCK 41, 1ST ADDITION TO HERMOSA BEACH, AS PER MAP RECORDED IN BOOK 1, PAGES 59 & 60 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.

AREA = 7,197 SQ. FT.

THESE PLANS APPROVED BUILDING
DIVISION CITY OF HERMOSA BEACH

MAR 23 2005

SURVEY CERTIFICATION

I HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA, THAT THIS PLAT CONSISTING OF ONE SHEET CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION IN MARCH, 2003; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN. THIS SURVEY DOES NOT INCLUDE EASEMENTS EXCEPT THOSE SPECIFICALLY DELINEATED HEREON.

VICTOR J. PAI, R.C.E. 20327

DATE

LOT & TOPOGRAPHIC SURVEY

PIAI ENGINEERING, INC. 340 24TH STREET HERMOSA BEACH, CA 90254 (310) 379-4941	FILE NAME: 11248LS
	DATE: 03-19-2003
DRAWN BY: V.J.P.	SCALE: 1/8"=1'-0"
	JOB NO. 11248
PROJECT SITE: 30 & 44 HERMOSA AVENUE HERMOSA BEACH, CA	SHEET 1 OF 1

RECEIVED

JUL 18 2019

COMMUNITY DEV. DEPT.



Existing Street View



Proposed Street View

P.C. RESOLUTION 04-14

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT, AND PRECISE DEVELOPMENT PLAN, ALLOW A MIXED USE CONDOMINIUM BUILDING WITH THREE RESIDENCES ABOVE COMMERCIAL ON THE GROUND FLOOR AT 30-44 HERMOSA AVENUE LEGALLY DESCRIBED AS LOTS 1,2 AND 3, BLOCK 41, 1ST ADDITION TO HERMOSA BEACH TRACT

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

Section 1. An application was filed by Pat Zingheim and Jay Schuster, owners of real property located at 30-44 Hermosa Avenue seeking approval of a Conditional Use Permit, and Precise Development Plan to allow the construction of condominium project consistent with the Vesting Tentative Tract Map previously approved containing three residences above commercial on the ground floor with a new development plan.

Section 2. The Planning Commission conducted a duly noticed public hearing to consider the subject application on April 20, 2004, 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 subject property is located in the C-1, Neighborhood Commercial Zone. A Conditional Use Permit is required pursuant to the C-1 permitted use list of Section 17.26.030 of the Zoning Ordinance, which provides that "Residence: Residential uses above ground floor commercial uses(s), including condominium developments" as a conditionally permitted use. This section was amended by the City Council to also allow residential condominiums. A Precise Development Plan is required pursuant to Chapter 17.58 for new construction of more than 1500 square feet.

2. The subject property is currently developed with one-story structures most recently used for a child day care center and thrift store. The property consists of the three 30-foot wide lots fronting on Hermosa Avenue with alley access to the rear.

3. The applicant proposes to construct a new building with three commercial tenant spaces on the ground floor and with three attached two-level residential condominiums units above. 17 parking spaces are provided to comply with the aggregate parking requirements of the commercial and residential uses.

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

1. The project is consistent with applicable general and specific plans and is in compliance with the use and development requirements of the Zoning Ordinance for both the commercial and residential portions of the project, and the project as a whole is in compliance with Section 17.44.180 Mixed-Use Development;

2. The site is zoned C-1 and is physically suitable for the type and density of proposed development and the project and proposed use comply with the development standards contained therein;

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;

5. 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;

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

7. The project provides the number of required off-street parking spaces on-site in compliance with Chapter 17.44 of the Zoning Ordinance.

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

Section 5. Based on the foregoing, the Planning Commission hereby approves the subject Conditional Use Permit, Precise Development Plan subject to the following **Conditions of Approval:**

1. The development and continued use of the property shall be in conformance with submitted plans, received and reviewed by the Commission at their meeting of April 20, 2004.
2. Occupancy of the commercial space on the ground floor shall be limited to uses permitted in the C-1 zone, and shall not include residential use. Uses that are subject to greater parking requirements, such as restaurants/cafes, and medical or dental clinics are not permitted. Also, Laundromats and dry cleaning business are prohibited.
3. Commercial uses shall be limited to operation hours between 8:00 A.M. and 10:00 P.M., except that a snack shop or coffee house shall have hours limited to between 7:00 A.M. and 9:00 P.M. Any lighting for commercial signs shall be turned off when the business is not in operation.

1. 4. The project shall meet all requirements of the Condominium Ordinance.
 2. a) Each residential unit shall have the minimum 200 cubic feet of storage space and
 3. plans shall clearly denote storage space and the location of the FAU and vacuum
 4. canister, if provided.
 5. b) Covenants, Conditions, and Restrictions in compliance with the Condominium
 6. Ordinance shall be submitted to the Community Development Department for
 7. review and approval prior to the issuance of building permits.
 8. c) Proof of recordation of approved CC & R's shall be submitted to the Community
 9. Development Director six (6) months after recordation of the Final Map.
 10. d) Requirements of Section 17.22.060(F) relating to utilities & (H) relating to Sound
 11. Insulation between units shall be shown on structural plans and reviewed at the
 12. time of Building Division plan check.
13. 4. Project CC and R's, and on-site signage shall specify how the commercial and
14. residential off-street parking will be used by occupants and customers of the building,
15. including the following:
 16. a) Tandem parking for two spaces per residential unit shall be permanently and
 17. exclusively assigned to individual residential units. Residential guest parking shall
 18. be assigned for use of all residences.
 19. b) The handicap accessible space shall be appropriately signed at the garage entry
 20. and stall.
 21. c) Commercial parking shall not be assigned to individual tenants, and instead shall
 22. be available to all commercial occupants and customers.
23. 5. Precise building height information shall be provided on final project plans, which
24. shall include corner point elevations provided on a detailed roof plan indicating
25. corner points of the lot, the location of all property lines and maximum and proposed
26. heights at the critical points on the roof.
27. 6. Architectural treatment shall be as shown on building elevations and site and floor
28. plans. Any modification shall require approval by the Community Development
29. Director.
30. 7. Two copies of a final landscaping plan indicating size, type, and quantity of plant
31. materials to be planted shall be submitted to the Community Development
32. Department, Planning Division for review and approval prior to the issuance of
33. Building Permits.
 34. a) At least three street trees shall be provided along the Hermosa Avenue frontage
 35. subject to approval by the Public Works Department.
36. 8. A sign program shall be submitted for review and approval by the Community
37. Development Department prior to the issuance of any sign permits for individual
38. businesses. All commercial signs shall be located on the first floor commercial portion
39. of the building, and shall be in compliance with the Sign Ordinance requirements for
40. the C-1 zone.

1 9. There shall be compliance with all requirements of the Public Works Department
2 and Fire Department

3 (a) Detailed plans for off-site improvements shall be prepared by a licensed
4 surveyor or civil engineer for approval by the Public Works Department
5 and shall include improving the alley to provide an improved 20-foot wide
6 paved alley, and a design to remedy the drainage situation on Palm Drive.

7 10. The lots comprising the project site shall be merged in accordance with Section
8 16.20.110 of the Subdivision Ordinance.

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

13 12. If garage doors are installed on the garage door openings for the residential parking,
14 it shall be a roll-up automatic garage door with a minimum 7-foot clearance with the
15 door in the open position.

16 13. Two copies of final construction plans, including site, elevation and floor plans,
17 which are consistent with the conditions of approval of this conditional use permit,
18 shall be reviewed and approved by the Planning Division for consistency with
19 Planning Commission approved plans prior to the submittal to the Building Division
20 for Plan Check.

21 a) Construction plans shall include details regarding lighting so as not to adversely
22 impact residences, and shall not include any flashing, blinking or high intensity
23 lighting. Lighting shall be included to adequately illuminate parking areas and
24 corridors.

25 b) Construction plans shall include locations for electrical connections for
26 commercial signs

27 14. Final construction plans shall include detailed lighting plans to ensure compatibility
28 between uses, and to provide adequate security for the parking areas.

29 15. 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.

16. 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. The applicant may apply in writing for an extension of time to the
Planning Commission prior to the dates of expiration.

17. 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.

18. The owner shall provide separate written disclosure upon sale or rental of the subject property that it is a mixed use and permits commercial and residential uses within the building.

Section 6. This grant shall not be effective for any purposes until the permittee and the owners of the property involved have filed at the office of the Planning Division of the Community Development Department their affidavits stating that they are aware of, and agree to accept, all of the conditions of this grant.

The Conditional Use Permit and Precise Development Plan shall be recorded, and proof of recordation shall be submitted to the Community Development Department.

Each of the above conditions is separately enforced, and if one of the conditions of approval is found to be invalid by a court of law, all the other conditions shall remain valid and enforceable.

Permittee shall defend, indemnify and hold harmless the City, its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers, or employee to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of the State Government Code. The City shall promptly notify the permittee of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the permittee of any claim, action or proceeding, or if the City fails to cooperate fully in the defense, the permittee shall no thereafter be responsible to defend, indemnify, or hold harmless the City.

The permittee shall reimburse the City for any court and attorney's fees which the City may be required to pay as a result of any claim or action brought against the City because of this grant. Although the permittee is the real party in interest in an action, the City may, at its sole discretion, participate at its own expense in the defense of the action, but such participation shall not relieve the permittee of any obligation under this condition.

The subject property shall be developed, maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions.

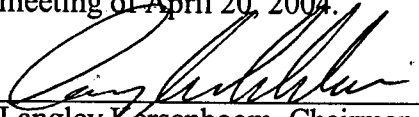
1 The Planning Commission may review this Conditional Use Permit, Precise Development
2 Plan and may amend the subject conditions or impose any new conditions if deemed necessary to
3 mitigate detrimental effects on the neighborhood resulting from the subject use.


4 Section 7. Pursuant to the Code of Civil Procedure Section 1094.6 any legal challenge to
5 the decision of the Planning Commission, after a formal appeal to the City Council, must be made
6 within 90 days after the final decision by the City Council.

7 VOTE: AYES: Allen, Hoffman, Kersenboom, Perrotti, Pizer
8 NOES: None
9 ABSENT: None
10 ABSTAIN: None

11 CERTIFICATION

12 I hereby certify the foregoing Resolution P.C. 04-14 is a true and complete record of the action
13 taken by the Planning Commission of the City of Hermosa Beach, California, at their regular
14 meeting of April 20, 2004.

15 
16 Langley Kersenboom, Chairman

17 
18 Sol Blumenfeld, Secretary

19 April 20, 2004

20 Date

21 F:\B95\CD\PC\2004\04-20-04\PDPR30Hermosa.doc
22
23
24
25
26
27
28
29

P.C. RESOLUTION 07-24

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH, CALIFORNIA, APPROVING AN AMENDMENT TO THE PRECISE DEVELOPMENT PLAN, TO MODIFY THE ARCHITECTURAL FINISHES AND FEATURES OF A MIXED USE CONDOMINIUM BUILDING WITH THREE RESIDENCES ABOVE COMMERCIAL ON THE GROUND FLOOR AT 30-44 HERMOSA AVENUE LEGALLY DESCRIBED AS LOTS 1,2 AND 3, BLOCK 41, 1ST ADDITION TO HERMOSA BEACH TRACT

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

Section 1. An application was filed by Manhattan Corners LLC, owners of real property located at 30-44 Hermosa Avenue seeking to amend the Precise Development Plan to modify the architectural features and finishes as shown on the plans approved on April 20, 2004, as referenced in P.C. Resolution 04-14.

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. On April 20, 2004, the Planning Commission approved a Precise Development Plan and Conditional Use Permit for the subject project (P.C. Resolution 04-14) which contains three residential condominium units above three commercial condominiums on the ground floor. The Commission approved the project subject to several conditions of approval, including two related to the architectural appearance. Condition No. 1 requires that the development be in conformance with submitted plans, and No. 4 requires that architectural treatment shall be as shown on building elevations and site and floor plans.

2. The applicant is requesting an amendment to the Precise Development Plan in order to modify architectural features instead of finishing the project consistent with the original approval. The architect has submitted revised exterior elevations and revised rendering to show the proposed modifications as compared with the original plans.

Section 4. Based on the foregoing factual findings, the Planning Commission makes the following finding pertaining to the application to amend the Precise Development Plan.

1. The proposed modifications to the exterior architecture are generally consistent with the architectural theme of the project as depicted on the plans as originally approved, and do not detract from the overall appearance of the project.

1. The architectural features and finishes shall be in substantial conformance with the submitted plans and rendering, depicting modified elevations and architectural treatment, received by the Community Development Department on May 10, 2007, and reviewed by the Commission at their meeting of May 15, 2007.

VOTE: AYES: Allen, Hoffman, Kersenboom, Pizer
NOES: None
ABSENT: None
ABSTAIN: Perrotti

I hereby certify the foregoing Resolution P.C. 07-24 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.

Ken Robertson, Secretary

Date _____

2

mmccc
KET
Street

3 BRAND NEW OCEAN VIEW
CONDOMINIUM-STYLE HOMES
By
SUNSHINE Gary E. Richardson

SPEED
CHECKED
BY
RADAR

SPEED
LIMIT
30

NON-RESIDENTS
ONLY

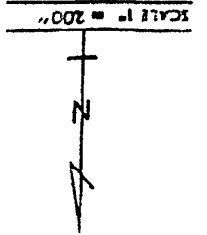
2007/05/09 17:08

CASE NO.:
DATE: 9-5-19

500' RADIUS MAP

ONTINENTAL MAPPING SERVICE

6315 VAN NUYS BLVD. VAN NUYS, 91401
(818) 787-1663

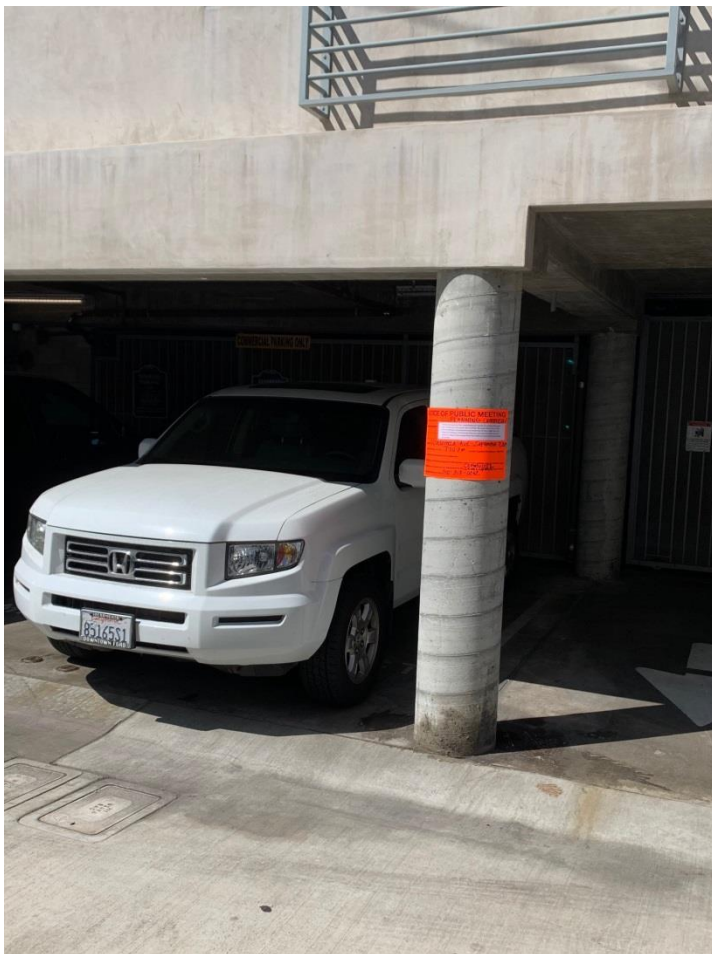


Address: 40 HERMOSA AVE



Public Notification Legal Posters







Staff Report

Staff Report

REPORT 19-0614

Honorable Chairman and Members of the Hermosa Beach Planning Commission

Regular Meeting of September 17, 2019

S4 #37 SIGN REVIEW - Determination on whether a proposed 212.5 square foot display on the south wall of the building at 101 Hermosa Avenue is a mural, and determination that the proposed display is not a project under the California Environmental Quality Act.

Applicant: Paul Mance
101 Hermosa Avenue
Hermosa Beach, CA 90254

Property Owner: Rosalee Mance Trust
C/O Paul Mance
101 Hermosa Avenue
Hermosa Beach, CA 90254

Recommended Action:

Adopt the attached resolution and determine that the proposed display covering 212.5 square feet of surface area on the south side of an existing building is consistent with the Hermosa Beach Municipal Code (HBMC) definition of 'Mural' at 101 Hermosa Avenue (Mickey's Deli), and determine that the proposed display is not a project under the California Environmental Quality Act (CEQA).

Background:

The subject property is located at 101 Hermosa Avenue (Mickey's Deli) on the northwest corner of Hermosa Avenue and 1st Street, abutting an alley behind the business to the west. Hermosa Avenue is a minor north/south arterial street through the city. The applicant proposes a 212.5 square foot (sq. ft.) display on the south side of the existing building facing 1st Street and visible from both 1st Street and Hermosa Avenue.

Analysis:

'Mural' as defined in HBMC Section 17.50.030 means a "pictorial representation not specifically identifying goods or services offered by the business on the premises." Mickey's Deli is a business that offers food and beverages for customers.

The proposed display is 17' wide by 12'6" high and depicts an image of Michael Angelo "Mickey" Mance, founder of Mickey's Deli in 1953, at a counter with images of his favorite movie stars Marlon

Staff Report

REPORT 19-0614

Brando and Frank Sinatra seated at counter stools. The image will include a painted canopy at the top of the mural. No projecting canopy is proposed. In the image, Mr. Mance is seen leaning on the counter with a portion of the logo on his shirt. The main message of the mural is the image of Mr. Mance, who established his business and personally served the neighborhood for 50 years. The applicant, Mr. Mance's son Paul Mance, noted that the partial logo is important to include because Mr. Mance wore a Mickey's Deli shirt every day. In the image, only the colors of the logo image are shown on the shirt, but not the words "Mickey's Deli." The image does not advertise Mickey's Deli or depict food or drinks sold at the business, thus would meet the Code definition of a mural.

The building wall will be plastered first to create a flat and smooth surface. The display will then be hand painted directly onto the south wall of the existing building by professional muralist Gustavo Zermeno.

Pursuant to HBMC Section 17.50.120.B.6, the Planning Commission may waive specific provisions of the sign ordinance relating to total sign area, coverage, height, type, and style for a display deemed to be a mural. The mural is proposed to comprise 26.5% of the south-facing wall, at the east end of the wall near the front entrance facing Hermosa Avenue.

The south wall placement of the mural faces the outdoor patio area adjacent to 1st Street, so it is expected that right-of-way impacts will be minimal. The applicant has been informed, and the project has been conditioned, requiring that a permit be obtained from the Public Works Department and that traffic control plans be provided to the Public Works Department for review and approval, if needed, to occupy the right-of-way while painting the display if the public sidewalk or street is impacted.

General Plan Consistency:

The project site is located within the General Plan (PLAN Hermosa) Neighborhood Commercial land use area and within the Walk Street Neighborhood Character Area, which provides a range of beach side residential development and neighborhood commercial services. The future vision intention is to maintain the high quality pedestrian connections through the walk streets and retain the form, scale, and orientation of buildings in this area by designing buildings that take advantage of the opportunities for outdoor living. The intended distribution of land use includes small pockets of neighborhood-scale commercial services around 1st Street, 4th Street, and 22nd Street (PLAN Hermosa, Pg. 73 and 83).

Furthermore, as indicated in the Public Art and Design section of Plan Hermosa's Land Use Element, "The City of Hermosa Beach's artistic past has shaped its vision and guiding principles for the future, and continues to resonate today. Public art includes artwork placed and integrated into the public realm for the community to enjoy. They provide both aesthetic and practical purposes that enhance community character and shapes identity. The public art and design in Hermosa Beach is a true reflection of the City's name, "Hermosa", meaning "beautiful" in Spanish. Since incorporation in 1907, the city has evolved into a vibrant and distinct beach community. The prevalence of public art and festivals contribute to the "funky" and "eclectic" character. Public art and design has played a large role in shaping the city's identity and is appreciated by residents and visitors alike. Public art displays in Hermosa Beach often help to share the rich cultural history of the town in the form of sculptures, murals, and placards or informational displays. These more permanent and highly visible displays - such as the many murals adorning previously blank walls throughout Downtown - contribute to the

Staff Report

REPORT 19-0614

beautification and aesthetic value of the community and are the result of cooperation, dedication, and commitment from many volunteers, donors, and community groups” (PLAN Hermosa Pg. 69).

PLAN Hermosa Public Art and Design includes the City’s goals for murals, “The Hermosa Beach Murals Project uses the professional work of talented artists to beautify buildings throughout the city. Murals displaying Hermosa Beach’s rich history and beach culture are showcased bringing community members and visitors from all around to see them. The murals have become a destination point in the city and have educated the community while preserving its unique charm” (PLAN Hermosa Pg. 69).

Environmental Analysis:

The proposed display is not a project under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378(a), because the display will be painted directly onto the south wall of the existing building, and will not result in a direct or reasonably foreseeable indirect physical change in the environment.

Conclusion:

Staff finds the display is a mural because it does not directly advertise products or goods offered on the premises, but instead depicts the historic 1953 business founder and enhances the pedestrian realm of the Walk Street Neighborhood streetscapes through provision of arts.

Staff recommends the Planning Commission adopt the attached resolution and determine that the proposed display is a mural pursuant to HBMC Sections 17.50.030 and 17.50.120.B.6, and determine that the proposed display is not a project under the California Environmental Quality Act (CEQA).

Attachments:

1. Proposed Resolution
2. Site Photographs
3. Applicant Submittal
4. Notice Poster Verification

Respectfully Submitted by: Christy Teague, Senior Planner

Legal Review: Lauren Langer, City Attorney

Approved: Ken Robertson, Community Development Director

P.C. Resolution 19-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH, CALIFORNIA, DETERMINING THE PROPOSED 212.5 SQUARE FOOT DISPLAY ON THE SOUTH WALL OF THE EXISTING BUILDING AT 101 HERMOSA AVENUE IS A MURAL AND DETERMINING THE PROPOSED DISPLAY IS NOT A PROJECT UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

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

Section 1. An application was filed on July 23, 2019 by Paul Mance, seeking determination of whether the proposed display covering 212.5 square feet of the south side of an existing building is consistent with the Hermosa Beach Municipal Code (HBMC) definition of “Mural” for the building located at 101 Hermosa Avenue.

Section 2. HBMC Section 17.50.030 defines a mural as “a pictorial representation not specifically identifying goods or services offered by the business on the premises.”

Section 3. The Planning Commission at its public meeting of September 17, 2019 considered testimony and evidence, both oral and written, was presented to and considered by the Planning Commission.

Section 4. The proposed display is not a project under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378(a), because the building wall will be primed to create a flat and smooth surface, then the mural will be hand painted directly onto the south wall of the existing building, and the mural will not result in a direct or reasonably foreseeable indirect physical change in the environment.

Section 5. Based on the evidence received at the public meeting, the Planning Commission makes the following findings:

1. The display meets the definition of a mural as set forth in HBMC Section 17.50.030, because the business on the premises, Mickey’s Deli, is a business that offers food and beverages for customers of Hermosa Beach, and the proposed display, a pictorial representation of Hermosa Beach’s historic deli founder Mickey Mance at a counter with 1950’s movie stars, does not specifically identify goods or services offered by the business on the premises.
2. Pursuant to HBMC Section 17.50.130.B, it is appropriate to waive the specific provisions of the sign code pertaining to sign area, coverage, height, type and style for the 212.5 sq. ft. mural display because the display meets the definition of a mural.

Section 6. Based on the foregoing, the Planning Commission hereby approves the requested Conditional Use Permit, subject to the following **Condition of Approval**:

1. **The image shall not exceed 17 feet in width or 12.5 feet in height.**

Section 7. 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. 19-XX is a true and complete record of the action taken by the Planning Commission of the City of Hermosa Beach, California, at its regular meeting of September 17, 2019.

David Pedersen, Chair

Ken Robertson, Secretary

September 17, 2019

Date

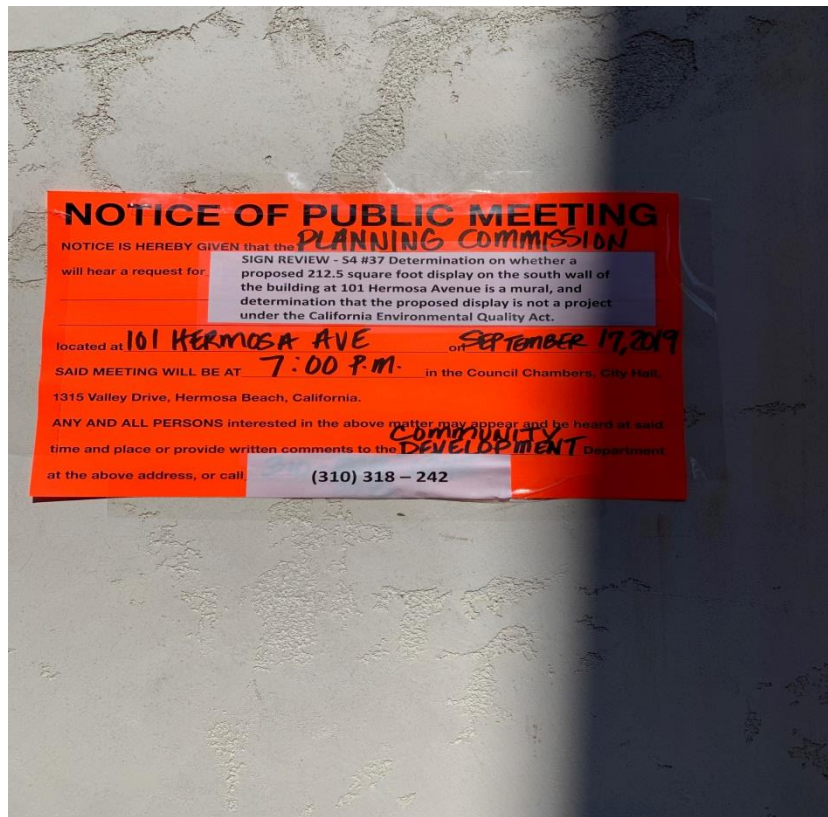
SITE PHOTOGRAPHS



APPLICANT SUBMITTAL



NOTICE POSTER VERIFICATION





Staff Report

Staff Report

REPORT 19-0615

Honorable Chairman and Members of the Hermosa Beach Planning Commission

Regular Meeting of September 17, 2019

LLA 19-1-- Lot Line Adjustment between a vacant parcel at 720 24th Place (APN: 4184-020-010) and the adjacent parcel to the west (APN: 4184-019-001); and determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

Applicant: Denn Engineers
3914 Del Amo Blvd., Suite 921
Torrance, CA 90503

Owner: 720 24th Place, LLC
C/O Dunham Stewart
200 Pier Avenue, Suite 305
Hermosa Beach, CA 90254

Recommended Action:

Adopt the attached resolution approving the lot line adjustment between a vacant parcel at 720 24th Place (APN: 4184-020-010) and the adjacent parcel to the west (APN: 4184-019-001) finding that the lot line adjustment conforms to the General Plan, Zoning Ordinance and Subdivision Map Act; and determine that the project is categorically exempt from the California Environmental Quality Act (CEQA).

Background:

The subject parcels are located at the northwest area of the city at the mid-block of 24th Place between Ardmore Avenue and Pacific Coast Highway. The applicant owns both parcels which are zoned single-family residential (R-1) with a General Plan land use designation of Low Density Residential. A demolition permit was issued on August 1, 2019 and all structures were demolished, making both parcels vacant. Both parcels front on 24th Place.

Analysis:

A lot line adjustment is the process under the State Subdivision Map Act that is used to change property lines between existing parcels. The process can be used to do a number of things, such as: combine up to four (4) adjacent parcels into one (1) parcel, alter the boundary between up to four (4) parcels, or reconfigure the shapes of up to four (4) parcels.

720 24th Place is mid-block, with two parcels, which currently measure 87.79 feet wide by 108.12 feet deep and is approximately 9,492 square feet in lot area; the larger parcel to the east (APN: 4184-020 103

Staff Report

REPORT 19-0615

-010) complies with the minimum 4,000 square feet lot size the smaller parcel to the west (APN: 4184-019-001) is substandard to the minimum 4,000 square feet lot size (1,351.5 square feet) and currently measures 12.5 feet wide by 108.12 feet deep. The parcels were previously combined with one single-family residence. The proposal complies with Hermosa Beach Municipal Code (HBMC) Section 17.08.030.I. requiring a minimum 4,000 square foot lot area in the R-1 zone.

LOT AREA AND PROPERTY LINE DIMENSIONS

	Existing	Proposed
720 24th Place (APN: 4184-020-010)	8,140.35 S.F. (75.29' x 108.12')	4,746.46 S.F. (43.9' x 108.12')
Adjacent parcel to the west (APN: 4184-019-001)	1,351.5 S.F. (12.5' x 108.12')	4,745.39 S.F. (43.89' x 108.12')

The request to move the property line 31.39 feet to the east will transfer approximately 3,394 square feet in lot area from the parcel at 720 24th Place to the adjacent parcel to the west. 720 24th Place (APN: 4184-020-010) will measure 43.9 feet wide by 108.12 feet deep totaling approximately 4,746 square feet in lot area and will remain compliant with the R-1 zone 4,000 square foot minimum lot area. The adjacent parcel to the west (APN: 4184-019-001) will measure 43.89 feet wide by 108.12 feet deep totaling approximately 4,745 square feet in lot area and will become compliant with the R-1 zone 4,000 square foot minimum lot area, thus creating two legal lots that are conforming to R-1 standards.

Findings:

Pursuant to the State Subdivision Map Act (California Government Code Section 66412(d)), a tentative map, parcel map, or final map shall not be required as a condition to the approval of a lot line adjustment between four or fewer existing adjoining parcels, where the land taken from one parcel is added to an adjoining parcel, and where a greater number of parcels than originally existed is not thereby created if the lot line adjustment is approved by the City.

The City must limit its review and approval to a determination of whether the parcels resulting from the adjustment will conform to the local general plan, any applicable specific plan, any applicable coastal plan, and zoning and building ordinances. Conditions and exactions placed on approval must be limited to those necessary to comply with the local general plan, any applicable specific plan, any applicable coastal plan, and zoning and building ordinances, to require the prepayment of real property taxes prior to the approval of the lot line adjustment, or to facilitate the relocation of existing utilities, infrastructure, or easements. In addition, the City cannot require a record of survey for a lot line adjustment, unless otherwise required by law.

General Plan Consistency:

The site is located within the General Plan Low Density Residential Land Use area, the purpose of which is to provide for the retention, maintenance, and investment in single-family residential neighborhoods. Attached or detached single-family dwellings are appropriate land uses. The density

104

Staff Report

REPORT 19-0615

range is 2.0 - 13 dwelling units per acre. The site is also located within the General Plan Greenbelt Character Area, and the future vision is to maintain the building scale and form of this neighborhood, while enhancing access to local neighborhood serving commercial uses.

The proposed lot line adjustment is consistent with the General Plan as two low density single-family parcels will be created with appropriate density ranges of 2.0 - 13 dwelling units per acre for the parcels. Future development will be required to comply with the R-1 development standards and other relevant provisions of the Hermosa Beach Municipal Code.

California Environmental Quality Act:

The project is Categorically Exempt from the California Environmental Quality Act, pursuant to CEQA Guidelines Section 15305, Class 5, minor lot line adjustments not resulting in the creation of any new parcel or change in land use or density in areas with an average slope of less than 20 percent. The project will preserve two existing vacant parcels, no new parcels will be created, and the average slope of the project area is 6% from north to south and 18% from east to west, and is therefore Categorically Exempt from CEQA.

Summary:

Staff recommends the Planning Commission approve the requested lot line adjustment between vacant parcel at 720 24th Place (APN: 4184-020-010) and the adjacent parcel to the west (APN: 4184-019-001) finding that the lot line adjustment conforms to the General Plan, Zoning Ordinance, and Subdivision Map Act; and determine that the project is categorically exempt from the California Environmental Quality Act (CEQA).

Respectfully Submitted by: Christy Teague, Senior Planner

Legal Review: Lauren Langer, City Attorney

Approved: Ken Robertson, Community Development Director

Attachments:

1. Proposed Resolution
2. Zoning Map
3. Assessor Map and Aerial
4. Site Photos and Public Notice Posters
5. Applicant Submittal Including Lot Exhibits

P.C. RESOLUTION NO. 19-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH, CALIFORNIA, APPROVING A LOT LINE ADJUSTMENT BETWEEN TWO VACANT PARCELS AT 724 24TH PLACE (APN: : 4184-020-010) AND THE ADJACENT PARCEL TO THE WEST (APN: 4184-019-001); AND DETERMINATION THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).

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

Section 1. An application for a lot line adjustment (LLA 19-1) was filed by the property owner of both parcels, Dunham Stewart, requesting to adjust the lot lines between two parcels, 720 24th Place (APN: 4184-020-010) and the adjacent parcel to the west (APN: 4184-019-001), as shown in Exhibit A, Exhibit B, and shown in the diagrams in Exhibit C, and Exhibit D.

Section 2. The Planning Commission considered the staff report, testimony and evidence, both written and oral, presented to the Commission.

Section 3. The project is Categorically Exempt from the California Environmental Quality Act, pursuant to CEQA Guidelines Section 15305, Class 5, minor lot line adjustments not resulting in the creation of any new parcel or change or use or density in areas with an average slope of less than 20 percent. The project will preserve two existing vacant parcels and no new parcels will be created and the average slope of the project area is 6% from north to south and 18% from east to west and is therefore Categorically Exempt from CEQA.

Section 4. Based on the foregoing, the Planning Commission makes the following findings:

1. The lot line between parcels will be adjusted 31.39 feet to the east. The lot line adjustment will transfer approximately 3,394 square feet in lot area from 720 24th Place (APN: 4184-020-010) to the adjacent parcel to the west (APN: 4184-019-001).
2. 720 24th Place (APN: 4184-020-010) will measure 43.9 feet wide by 108.12 feet deep and will be approximately 4,746 square feet in lot area and will be consistent with the R-1 4,000 square foot minimum lot area standard.
3. The adjacent parcel to the west (APN: 4184-019-001) will measure 43.89 feet wide by 108.12 feet deep totaling approximately 4,745 square feet in lot area and will be consistent with the R-1 4,000 square foot minimum lot area standard.
4. Pursuant to Subdivision Map Act (California Government Code Section 66412(d)) the resulting vacant parcels are consistent with the General Plan Low Density Residential land use designation and the Single-Family residential (R-1) zone.

5. Project conditions are limited to those permitted under Section 66412 of the Government Code.
6. A greater number of parcels will not be created by the lot line adjustment.

Section 5. Based on the foregoing, the Planning Commission **hereby approves Lot Line Adjustment 19-1**, as described in the proposed legal descriptions attached hereto as Exhibit A and Exhibit B and shown in the diagram in Exhibit C and Exhibit D, subject to the following **Conditions of Approval**:

1. A preliminary title report, current within six months of the date of Planning Commission approval, encompassing Parcel 4184-020-010 Lots 14, 15, and 16, in Block 2, Montmarie Tract and Parcel 4184-019-001 the northeasterly twelve and one-half feet (12.5 feet) of Lot 25, in Block 2, Hermosa View Tract No. 2, shall accompany the proposed legal descriptions reflecting that easements, if any, are located, relocated or granted to facilitate the provision of utilities to both parcels. Prior to recordation of the Certificate of Compliance, any utilities that would be interrupted by the lot line adjustment shall be relocated to facilitate the provision of utilities to both parcels to the satisfaction of the City.
2. Prepayment of all taxes as required California Government Code Section 66412 and any fees required by the City shall be evidenced prior to recordation of the Certificate of Compliance.
3. A Certificate of Compliance and legal descriptions in a form approved by the City and compliant with the Subdivision Map Act shall be submitted consistent with the plans approved by the Planning Commission, approved by the Community Development Director and City Attorney, and recorded with the Office of the Los Angeles County Recorder and evidence of recording shall be submitted to the Community Development Department within one (1) year of this approval.
4. Quit claim deeds reflecting the new legal descriptions shall be concurrently recorded to conform with parcel boundaries to those approved by the City under this lot line adjustment.

Section 6. Each of the above conditions is separately enforceable and, if one of the conditions is found unenforceable by a court of law, all other conditions shall remain valid and enforceable.

The Permittee shall defend, indemnify and hold harmless the City of Hermosa Beach and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul this Lot Line Adjustment. The City shall promptly notify the Permittee of any claim, action or proceeding and the City shall fully cooperate in the defense. If the City fails to promptly notify the Permittee of any claim, action or proceeding, or the City fails to cooperate fully in the defense, the Permittee shall not

thereafter be responsible to defend, indemnify or hold harmless the City.

The Permittee shall reimburse the City for any court and attorney's fees that the City may be required to pay as a result of any claim or action brought against the City because of this grant. Although the Permittee is the real party in interest in an action, the City may, at its sole discretion, participate at its own expense in the defense of the action but such participation shall not relieve the Permittee of any obligation under this Lot Line Adjustment.

Section 7. 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. No. 19-XX 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 September 17, 2019.

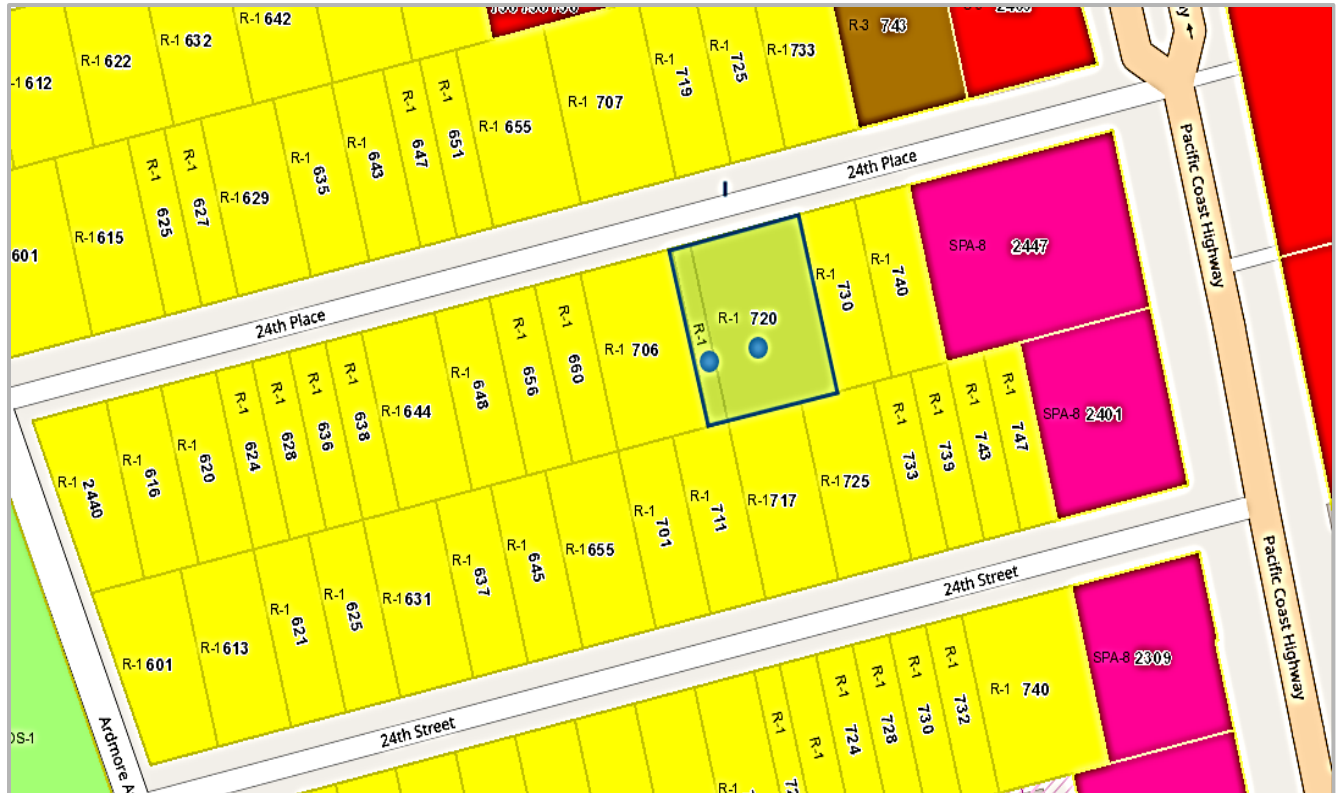
David Pedersen, Chair

Ken Robertson, Secretary

Date



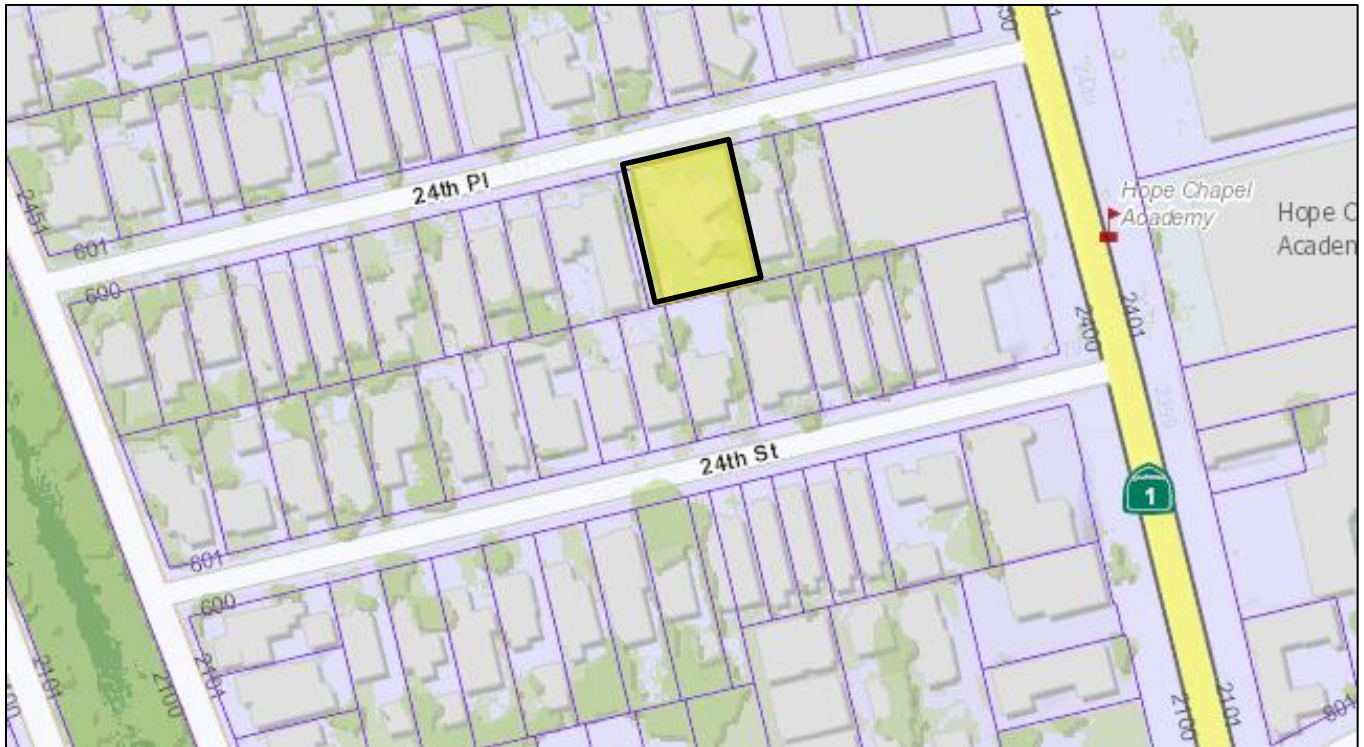
CITY OF HERMOSA BEACH-ZONING MAP



ZONING

R-1	SINGLE-FAMILY RESIDENTIAL
R-3	MULTIPLE-FAMILY RESIDENTIAL
SPA-8	SPECIFIC AREA PLAN 8 – COMMERCIAL USES
C-3	GENERAL AND HIGHWAY COMMERCIAL
OS-1	RESTRICTED OPEN SPACE

ASSESSOR MAP AND AERIAL



Property Information

Assessor's ID No: 4184-020-010
Address: 720 24TH PL
 HERMOSA BEACH CA
 90254
Property Type: Single Family
 Residential
Region / Cluster: 14 / 14161
Tax Rate Area (TRA): 04340

Property Boundary Description

MONTMARIE LOTS 14,15 AND
 LOT 16 BLK 2

Property Information

Assessor's ID No: 4184-019-001
Address: Address Not Availabl
Property Type: Vacant Land
Region / Cluster: 14 / 14161
Tax Rate Area (TRA): 04340

Property Boundary Description

HERMOSA VIEW TRACT # 2 NE 12.5 FT OF
 LOT 25 BLK 2

SITE PHOTOS AND PUBLIC NOTICE POSTERS

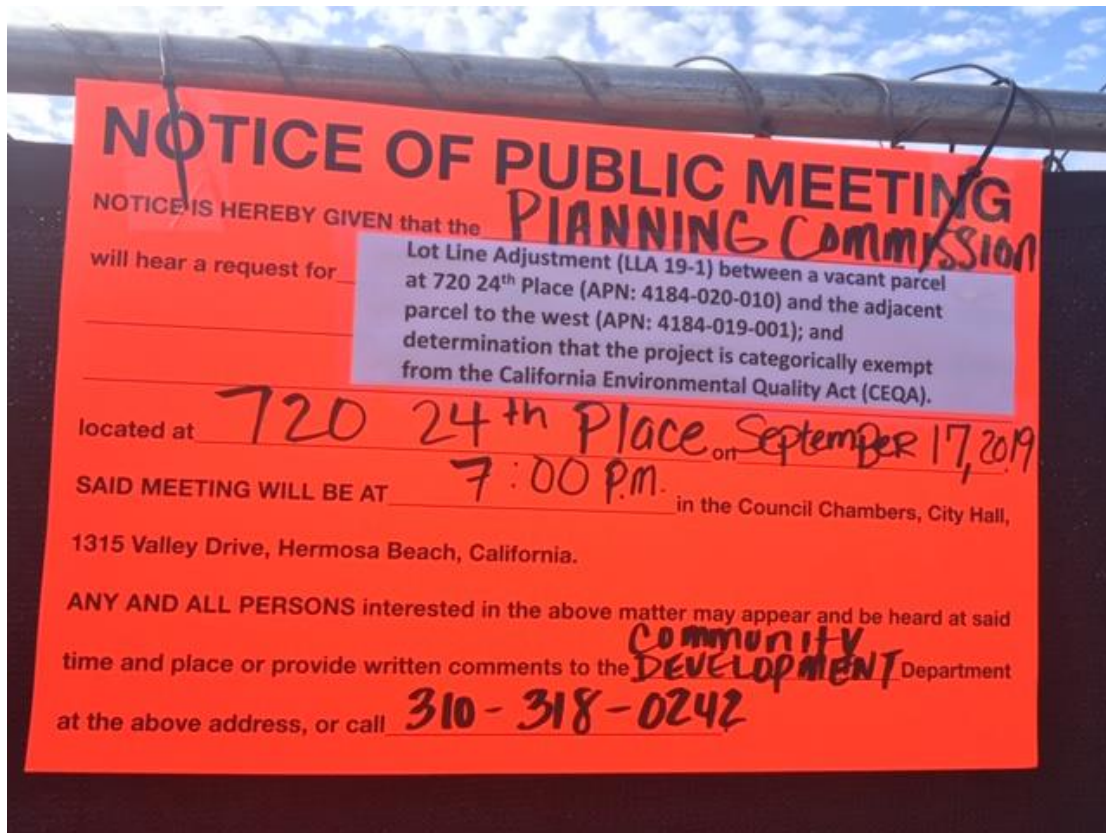


EXHIBIT "A"

EXISTING DESCRIPTIONS

THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF HERMOSA BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:

LOTS 14, 15, AND 16, BLOCK 2, MONTMARIE TRACT, AS PER MAP RECORDED IN BOOK 9, PAGE 135 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

THE NORTHEASTERLY TWELVE AND ONE-HALF FEET (12.5 FEET) OF LOT 25, BLOCK 2, HERMOSA VIEW TRACT NO. 2, AS PER MAP RECORDED IN BOOK 10, PAGE 40 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



EXHIBIT "B"

PROPOSED DESCRIPTIONS

THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF HERMOSA BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:

LOTS 14 AND 15, BLOCK 2, MONTMARIE TRACT, AS PER MAP RECORDED IN BOOK 9, PAGE 135 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE SOUTHWEST 6.10 FEET OF SAID LOT 15.

PARCEL 2:

LOT 16, AND THE SOUTHWEST 6.10 FEET OF LOT 15, BLOCK 2, MONTMARIE TRACT, AS PER MAP RECORDED IN BOOK 9, PAGE 135 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

TOGETHER WITH THE NORTHEASTERLY TWELVE AND ONE-HALF FEET (12.5 FEET) OF LOT 25, BLOCK 2, HERMOSA VIEW TRACT NO. 2, AS PER MAP RECORDED IN BOOK 10, PAGE 40 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



EXHIBIT "C"

EXISTING



BLOCK 2
HERMOSA VIEW
TRACT NO. 2
M.B. 10-40

BLOCK 2
MONTMARIE TRACT
M.B. 9-135



N.T.S.

24TH PLACE

25'

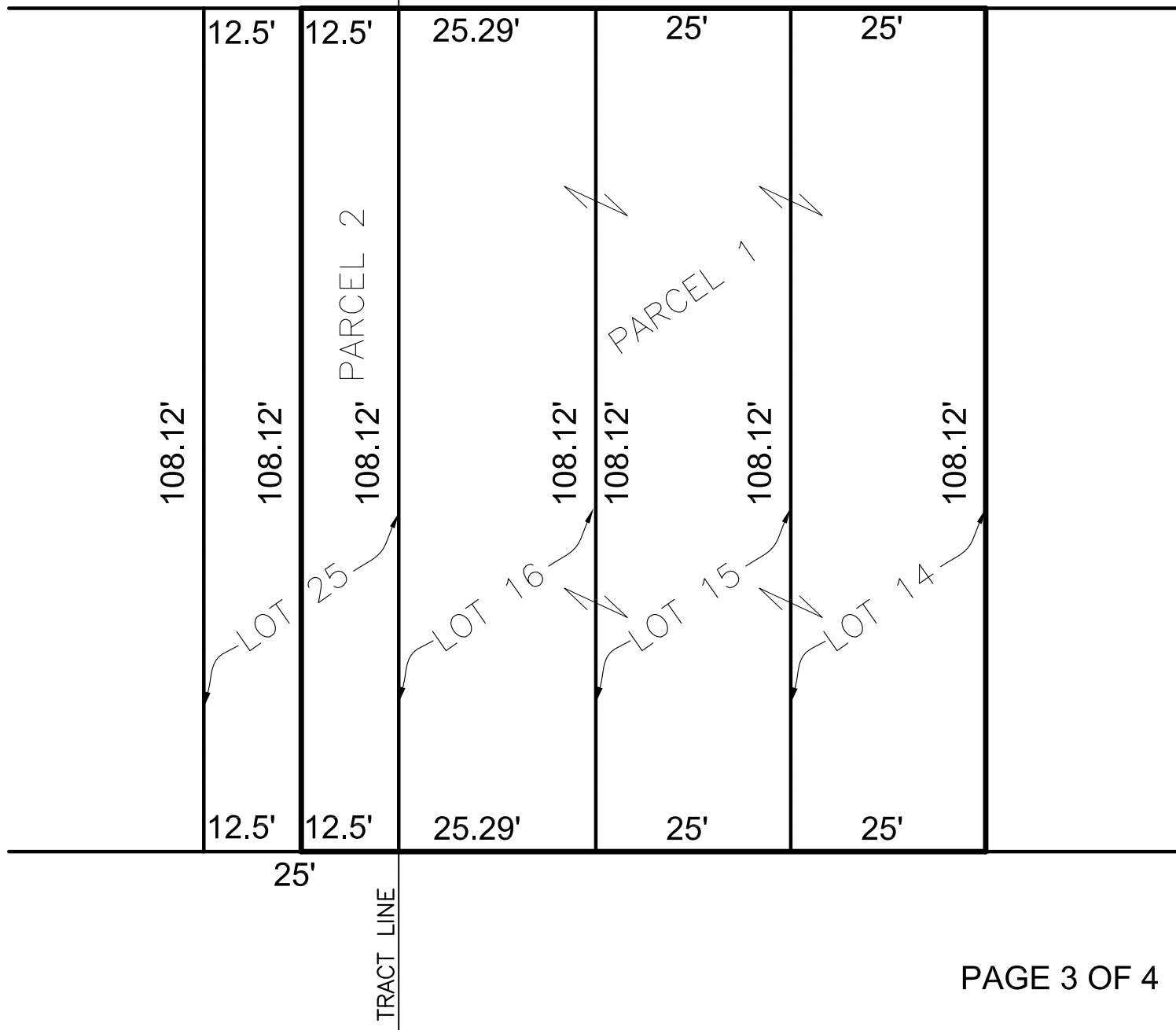


EXHIBIT "D"

PROPOSED



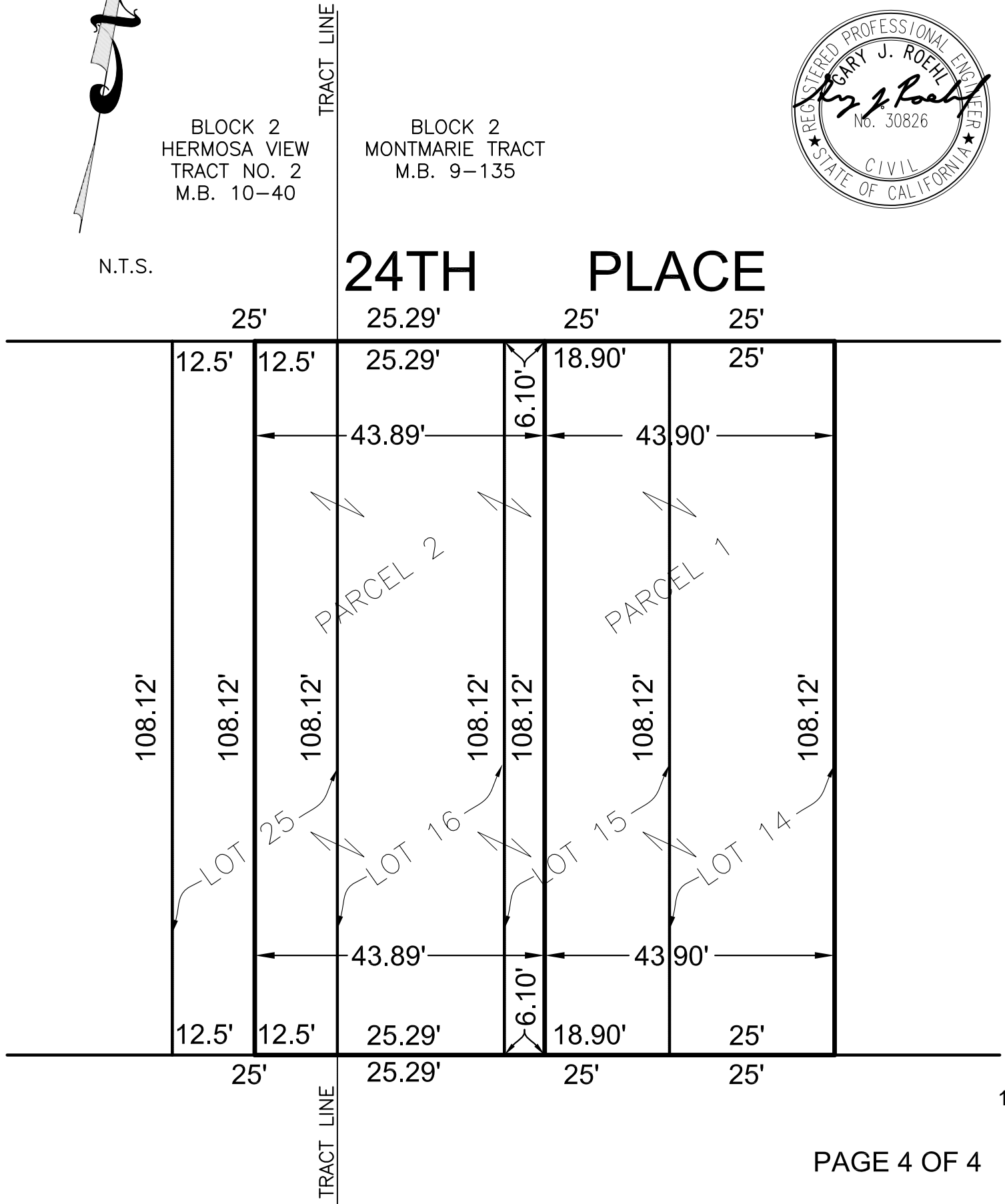
BLOCK 2
HERMOSA VIEW
TRACT NO. 2
M.B. 10-40

BLOCK 2
MONTMARIE TRACT
M.B. 9-135



N.T.S.

24TH PLACE





City of Hermosa Beach

City Hall
1315 Valley Drive
Hermosa Beach, CA 90254

Staff Report

Staff Report

REPORT 19-0607

Honorable Chairman and Members of the Hermosa Beach Planning Commission

Regular Meeting of September 17, 2019

Verbal Report on City Council Actions



City of Hermosa Beach

City Hall
1315 Valley Drive
Hermosa Beach, CA 90254

Staff Report

Staff Report

REPORT 19-0608

Honorable Chairman and Members of the Hermosa Beach Planning Commission

Regular Meeting of September 17, 2019

Verbal Status Report on Major Planning Projects



Staff Report

Staff Report

REPORT 19-0616

Honorable Chairman and Members of the Hermosa Beach Planning Commission

Regular Meeting of September 17, 2019

October 15, 2019 Planning Commission Tentative Future Agenda Items

Recommended Action:

To receive and file the October 15, 2019 Planning Commission tentative future agenda items.

Attachment:

1. Planning Commission October 15, 2019 Tentative Future Agenda

Respectfully Submitted by: Beverly Tuazon, Administrative Assistant

Approved: Ken Robertson, Community Development Director

Tentative Future Agenda

PLANNING COMMISSION
City of Hermosa Beach

October 15, 2019

Regular Meeting

7:00 P.M.

Project Title	Public Notice	Meeting Date
⇒ 910 Hermosa Avenue- Precise Development Plan Amendment for elevator modifications above the height limit at a commercial building.	10/3/19	10/15/19
⇒ 1559 Pacific Coast Highway, Suite 103- Conditional Use Permit and Parking Plan Amendment for an assembly hall health and fitness center (Core Power Yoga) with shared consolidated parking.	10/3/19	10/15/19
⇒ 626 Longfellow Avenue- Precise Development Plan, Conditional Use Permit and Vesting Tentative Parcel Map No. 82639 for a 2-unit condominium project.	10/3/19	10/15/19
⇒ 645 10 th Street- Precise Development Plan, Conditional Use Permit and Vesting Tentative Parcel Map No. 82783 for a 2-unit condominium project.	10/3/19	10/15/19
⇒ Conditional Use Permit Amendment to modify an existing non-conforming rooftop wireless telecommunication facility (AT&T Mobility) continued from the August 20, 2019 meeting.	10/3/19	10/15/19
⇒ Continued discussion of a potential Municipal Code text amendment to the M-1 Light Manufacturing Zone to consider allowing Cypress District businesses to host openings or events to showcase and offer products for sale on a limited basis.	10/3/19	10/15/19

f:\b95\cd\pc\future items\tent. future agendas\planning commission tentative agenda 10-15-19 (revised 9/10/19)



Staff Report

Staff Report

REPORT 19-0617

Honorable Chairman and Members of the Hermosa Beach Planning Commission

Regular Meeting of September 17, 2019

Community Development Department Activity Report of May and June 2019

Recommended Action:

The May and June 2019 Community Development Department activity reports will be presented at the October 15, 2019 meeting.

Respectfully Submitted by: Beverly Tuazon, Administrative Assistant

Approved: Ken Robertson, Community Development Director