



Staff Report

File #: REPORT 19-0613, Version: 1

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 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 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. 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 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