



## Staff Report

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File #: REPORT 19-0619, Version: 1

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### 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 4<sup>th</sup> Street and 6<sup>th</sup> 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.

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 Categorically 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 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 <sup>st</sup> /2 <sup>nd</sup> floor)	3' 1 <sup>st</sup> Floor 1' 2 <sup>nd</sup> Floor	3' Basement Floor 2' 1 <sup>st</sup> Floor 2' 2 <sup>nd</sup> Floor 2' 3 <sup>rd</sup> 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 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 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 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 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