



Staff Report

File #: REPORT 19-0652, Version: 1

Honorable Chairman and Members of the Hermosa Beach Planning Commission

Regular Meeting of October 15, 2019

CON 19-5, PDP 19-8, VTPM #82639 - Conditional Use Permit, Precise Development Plan and Vesting Tentative Parcel Map No. 82639 for a two-unit detached condominium project at 626 Longfellow Avenue, and determine the project is categorically exempt from the California Environmental Quality Act (CEQA).

Applicant/Owner: Milton Street Residential Acquisitions
C/O Berto Gonzales
6728 S. Bright Avenue, Suite C
Whittier, CA 90601

Recommended Action:

Adopt the attached resolution approving the Conditional Use Permit, Precise Development Plan, and Vesting Tentative Parcel Map No. 82639 for a two-unit detached condominium project at 626 Longfellow Avenue, subject to conditions, and determining the project is Categorical Exempt from the California Environmental Quality Act (CEQA).

Background:

GENERAL PLAN:	Medium Density Residential
ZONING:	Limited Multiple Family Residential (R-2B)
LOT SIZE:	5,287.8 square feet
PROPOSED SQUARE FOOTAGE:	Unit A: 2,914.2 square feet Unit B: 3,025.3 square feet
PARKING REQUIRED:	4 Standard spaces/1 Guest space
PARKING PROVIDED:	4 Standard spaces/2 Guest spaces
ON STREET PARKING LOST/GAINED:	0 Lost/0 Gained 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 northern portion of the City on the south side of Longfellow Avenue, between Ardmore Avenue to the west and Tennyson Place to the east. The 5,287.8 square foot lot contains a duplex with an existing curb cut providing parking access from Longfellow Avenue. There is an existing established 3.79 foot wide sidewalk on Monterey Boulevard.

Parking for the existing two-story duplex is accessed from Longfellow Avenue leading to a two-car garage and concrete driveway that can accommodate two off-street parking spaces. The applicant

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

The proposal is to provide parking access from Longfellow Avenue through a shared driveway for the two units; as a result, there is no loss or gain of on-street parking spaces on Longfellow Avenue. Unit A is a three level structure that will contain a two-car garage and entry hall on the first floor; three bedrooms, three bathrooms and laundry room on the second floor; dining room, kitchen, living room, powder room, bedroom, bathroom and deck on the third floor; and roof deck above the third floor level. Unit B is a three level structure that will contain a two-car garage recreation room, bedroom and bathroom on the first floor; three bedrooms, three bathrooms and laundry room on the second floor; dining room, kitchen, living room, bathroom and deck on the third floor; and roof deck above the third floor level.

The architectural styles of both units are contemporary with exterior treatments of concrete horizontal siding; bone white colored smooth stucco, stone and bronze/wood composite 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-2B zone and design standards for condominiums in HBMC Section 17.22.

CRITERIA	REQUIRED	PROPOSED
Minimum Lot Area for 2 Units	3,500 Sq. Ft.	5,287.8 Sq. Ft.
Lot Coverage Maximum	65%	57%
Height Maximum	30'	30'

Front Yard Setback Minimum	5' Minimum with existing front yard setbacks ranging from 8'6" and 9'3"	9' 1 3/16" All Floors
Side Yard Setback Minimum East Side Yard: West Side Yard:	5' 5'	5' 5'
Minimum Distance Between Buildings Used for Human Habitation	6'	6'4"
Rear Yard Setback (1 st /2 nd and 3 rd floors)	5' 1 st Floor 3' 2 nd and 3 rd Floors	5' 1 st Floor 5' 2 nd Floor 3' 3 rd Floor
Total Parking Spaces	5 spaces total	6 spaces total
Garage Parking Spaces	4 (2 per unit)	4 (2 per unit)
Guest Parking Space	1	2
Driveway Maximum Slope	20%	15.4%
Turning Radius	Unit A: 24' Unit B: 27'	Unit A: 24' Unit B: 27'
Open Space Per Unit	300 Sq. Ft.	Unit A: 552 Sq. Ft. Unit B: 400 Sq. Ft.
Minimum Unit Size (4 bedroom condominium)	Units A&B: 1,600 Sq. Ft. each	Unit A: 2,914.2 Sq. Ft. Unit B: 3,025.3 Sq. Ft.
Storage Area Per Unit	200 Cu. Ft.	Unit A: 1,080 Cu. Ft. Unit B: 201.63 Cu. Ft.
Solid Waste Area Per Unit	Screened area for 3 bins at 2.5' by 2.5' each	Located behind screening walls for each unit. (Bins will not obstruct required parking stall dimensions or back-up space.)

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.

Access and Parking:

Access to the on-site parking is provided through a shared 16-foot wide driveway approach that is located on the west side of the lot. The driveway extends to the rear Unit B garage via an 11-foot wide driveway. The driveway slope profiles indicate the driveway slope will be 15.4% at the steepest point, well within the maximum allowed slope of 20% pursuant to HBMC Section 17.44.120.D. The project has been designed to preserve existing on-street parking spaces by locating the driveway at the furthest west point of the lot and providing a driveway which curves to the east providing access

to the Unit A garage. There are currently two 20-foot long street parking spaces between the subject site and the property to the west (624 Longfellow Avenue) and one 17-foot long street parking space between the subject site and the property to the east (632 Longfellow Avenue). The proposed design will provide one 20-foot long street parking space between the subject site and the property to the west (624 Longfellow Avenue) and two 19-foot long street parking spaces between the subject site and the property to the east (632 Longfellow Avenue).

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 Mexican Feather Grass, Narrow Leaf Chalksticks, and Dwarf Blue Sticks. In addition, the landscape plan will include one 36-inch box Queen Palm tree to be located with the front yard area on the subject site fronting Longfellow Avenue. In addition, the applicant will provide a minimum of one 24-inch box size tree (palm variety) within the City's public right-of-way fronting Longfellow Avenue and the tree species must be listed on the Public Works Department's Approved Tree List. The project is conditioned 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-2B Limited Multiple Family Residential with similar residentially zoned properties to the north, east, south and west. Similar residential development is found in the surrounding area comprised primarily of multi-story, multi-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 entryways fronting Longfellow Avenue. Unit A will have a main entryway to the building oriented towards Longfellow Avenue. Unit B will have a main entryway accessed from the east side yard. The two-unit condominium is detached to avoid the long-row appearance and provides third level decks oriented towards the northwest.

There is a prevailing front yard setback on the south side of Longfellow Avenue between Ardmore Avenue and Tennyson Place. A survey of front yard setbacks shows existing front yard setbacks ranging from 8'6" and 9'3" measured from the front property line. There is an additional 2'6" public right-of-way area located between the front property lines and sidewalk giving the appearance of an even greater front yard setback. Therefore, the proposed 9' 1 3/16" front yard setback is appropriate and consistent with surrounding development.

Subdivision Map:

The applicant has applied for a Vesting Tentative Parcel Map No. 82639. 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 standard lot, meeting the minimum 4,000 square foot lot size minimum with a 50-foot lot width. The R-2B zone requires a minimum lot size of 1,750 square feet per unit (with no more than two dwelling units per lot); thus allowing a maximum of two dwelling units on the 5,287.8 square foot lot. The lot is similar to surrounding lot sizes and 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 the Medium Density Residential (MD) General Plan Land Use designation area, the purpose of which is to provide for the enhancement and reinvestment in mixed scale residential neighborhoods in Hermosa Beach. This medium density residential designation permits property owners to construct two residential units on a single lot. It is located throughout the city to provide a transition between higher density residential or commercial uses and single-family neighborhoods. Appropriate land uses include small-scale residential uses, including single family, duplex, condominiums, and townhouses in a two unit per lot format. The appropriate density range is between 13.1 to 25 dwelling units per acre.

The subject site is also located within the Hermosa View Neighborhood character area as indicated in the City's General Plan, which is exclusively residential with a predominance of single-family homes, and a few properties with two units per lot. The future vision of this neighborhood includes preserving building form, orientation and/or scale, and retaining the unique streetscape with wide parkways and uninterrupted sidewalks. The low-density residential development pattern of this neighborhood should be maintained through the retention of larger lot sizes, building orientation toward the street, and wider setbacks that provide room for parkways and sidewalks.

The desired building design and orientation within this neighborhood area includes residences which address the street with their primary facades, a variety of architectural styles and houses on lots larger than 5,000 square feet providing setbacks at a considerable distance from the street in a more typical "suburban" pattern. Longfellow Avenue has a unique streetscape quality within this neighborhood, with wider well-kept planter strips and tall palm trees.

The proposed project is consistent with the MD Land Use designation in that it will contribute to the residential neighborhood as a multi-family (two-unit on a single lot) development and meets the

intention of the Hermosa View Neighborhood character area with a density of 16.48 dwelling units per acre.

The design of the detached two-unit development is consistent with the Hermosa View character area in that the front building provides a 9' 1 3/16" front yard setback, which is consistent with the surrounding existing residential buildings on the south side of the block. Another building design element that is consistent with the character area is orientation of the front unit entry towards the street and designing a façade which incorporates a large northwest facing balcony to eliminate the appearance of a flat and box-like building. The proposed parking access for both units will be accessed from a shared driveway from Longfellow Avenue, which preserves on-street parking and will continue the unique streetscape with wide well-kept planter strips and tall palm trees on Longfellow Avenue.

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, 2.6 Diversity of building types and styles, 2.7 Context sensitive design, 5.1 Scale and Massing, 5.6 Eclectic and diverse architecture, 6.7 Pedestrian Orientated Design, and 6.9 Shared driveways.

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 #82639 for a two-unit detached condominium project at 626 Longfellow Avenue, and determining the project is Categorically Exempt from the California Environmental Quality Act (CEQA).

Attachments:

1. Proposed Resolution
2. Site Photographs
3. Applicant Submittal
4. Survey of Front Yard Setbacks
5. Radius Map
6. Poster Verification

Respectfully Submitted by: Nicole Ellis, Associate Planner
Legal Review: Lauren Langer, City Attorney
Approved: Ken Robertson, Community Development Director