



Staff Report

File #: REPORT 19-0799, Version: 1

Honorable Chairman and Members of the Hermosa Beach Planning Commission

Regular Meeting of December 9, 2019

CON 19-4, PDP 19-7, VTPM #82783 - Conditional Use Permit, Precise Development Plan and Vesting Tentative Parcel Map No. 82783 for a two-unit attached condominium project at 645 10th Street, and determine the project is categorically exempt from the California Environmental Quality Act (CEQA).

Applicant/Owner: Dolores M. Slusarz Revocable Living Trust
C/O Mark Slusarz
310 21st Street #D
Huntington Beach, CA 92648

Recommended Action:

Adopt the attached resolution approving the Conditional Use Permit, Precise Development Plan, and Vesting Tentative Parcel Map No. 82783 for a two-unit attached condominium project at 645 10th Street, subject to conditions, and determining the project is Categorical Exempt from the California Environmental Quality Act (CEQA).

Background:

GENERAL PLAN:	Medium Density Residential
ZONING:	Two-Family Residential (R-2)
LOT SIZE:	4,107 square feet
PROPOSED SQUARE FOOTAGE:	Unit A: 2,604 square feet Unit B: 2,700 square feet
PARKING REQUIRED:	4 Standard spaces/1 Guest space
PARKING PROVIDED:	4 Standard spaces/1 Guest space
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 mid-City on the north side of 10th Street, between Ardmore Avenue to the west and Pacific Coast Highway to the east. The 4,107 square foot lot contains a single-family residence with an existing curb cut providing parking access from 10th Street. There is an existing established five-foot wide sidewalk on Monterey Boulevard.

Parking for the existing single-family residence is accessed from 10th Street leading to a two-car garage and concrete driveway. The applicant proposes to demolish the existing single-family

residence and construct two attached residential condominium units on the subject site.

The proposal is to relocate the existing driveway from the east side of the lot to the west side of the lot along 10th Street. The driveway will provide shared access to both units and there is no loss or gain of on-street parking spaces on 10th Street. Units A and B are three level structures that will each contain a two-car garage, bedroom and bathroom on the first floor, an entry hall three additional bedrooms, two bathrooms and laundry room on the second floor; dining room, kitchen, living room, powder room, 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 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-2 zone and design standards for condominiums in HBMC Section 17.22.

CRITERIA	REQUIRED	PROPOSED
Minimum Lot Area for 2 Units	3,500 Sq. Ft.	4,107 Sq. Ft.
Lot Coverage Maximum	65%	63%
Height Maximum	30'	30'
Front Yard Setback Minimum	5'	7'8"
Side Yard Setback Minimum East Side Yard: West Side Yard:	3' 9 5/8"	3' 10"
Rear Yard Setback (1 st /2 nd and 3 rd floors)	5' 1 st Floor, 3' 2 nd and 3 rd Floors	5' All Floor Levels

Total Parking Spaces	5 spaces total	5 spaces total
Garage Parking Spaces	4 (2 per unit)	4 (2 per unit)
Guest Parking Space	1	1
Driveway Maximum Slope	12.5%	11.9%
Turning Radius	28'	28'
Open Space Per Unit	300 Sq. Ft.	Unit A: 357 Sq. Ft. Unit B: 485 Sq. Ft.
Minimum Unit Size (4 bedroom condominium)	Units A & B: 1,600 Sq. Ft. each	Unit A: 2,604 Sq. Ft. Unit B: 2,700 Sq. Ft.
Storage Area Per Unit	200 Cu. Ft.	Unit A: 282 Cu. Ft. Unit B: 235 Cu. Ft.
Solid Waste Area Per Unit	Screened area for 3 bins at 2.5' by 2.5' each	Located within garages

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 driveway approach that is located on the west side of the lot. The driveway extends to the rear Unit B garage via a 12-foot wide driveway. The driveway slope profiles indicate the driveway slope will be 11.9% at the steepest point; within the maximum allowed slope of 12.5% pursuant to HBMC Section 17.44.120.D. The project has been designed to preserve existing on-street parking spaces by relocating the driveway to the furthest west point of the lot. There is currently one approximately 18-foot long street parking space between the subject site and the property to the west (635 10th Street). The proposed design will provide one approximately 20-foot long street parking space between the subject site and the property to the east (651-653 10th Street).

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 Deer Grass, Lavender, Kangaroo Paws and Aloe. In addition, the landscape plan will include two 24-inch box size Pygmy Date Palm trees, one of which will be planted within the front yard planter and the other will be planted in the northeast rear yard. 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-2 Two-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 with some single-story single-family residences.

The proposed layout of the building is consistent with multiple-family residential buildings in the immediate neighborhood consisting of both attached and detached two-unit condominiums on a lot with shared driveways leading to parking courtyards which provide vehicle access to the units.

Subdivision Map:

The applicant has applied for a Vesting Tentative Parcel Map No. 82783. 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 38-foot lot width. The R-2 zone requires a minimum lot size of 1,750 square feet per unit; thus allowing a maximum of two dwelling units on the 4,107 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 Greenbelt Neighborhood character area as indicated in the City's General Plan, which offers a range of small scale residential development types and provides nearby access to commercial services along Pacific Coast Highway. Single-family homes and duplexes currently coexist side by side. The future vision of this neighborhood includes maintaining the building scale and form of this neighborhood.

Lots range from 2,500 to 5,000 square feet and setbacks are generally smaller in this area than the predominantly single-family neighborhoods. Designing two to four unit complexes to resemble single-family homes with articulation and separate entrances is desirable. This area contains a diversity of residential typologies on small, regularly shaped parcels with an absence of alleys, which leads to a greater need for garages to be located on front facades. The design and orientation of buildings in this neighborhood vary due to the sloped nature of the lots.

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 Greenbelt Neighborhood character area with a density of 21.21 dwelling units per acre. The design of the attached two-unit development is consistent with the Greenbelt character area in that the front building provides a greater than five-foot front yard setback, vehicle access is provided via a single shared driveway providing access to both units, and building articulation with both units providing large balconies and roof decks with a mixture of architectural finishes.

Land Use Goal 2 states "While each neighborhood in Hermosa Beach is distinct, they each provide a variety of housing types, densities, designs and mix of uses and services that collectively reflect the small beach town character. The diversity of building types responds to the diversity of the city's population and the desire to create interesting and varied neighborhoods."

Specifically, Land Use Goal 2 Policy 2.1 states "Neighborhoods are complete and well-structured by encouraging, where appropriate, the following characteristics including having homes with entries and windows facing the street."

Although the design does not incorporate a front facing entry for Unit A, the design does provide two front facing balconies with partial transparent glass guardrails and large vertical windows which encourages having "eyes on the street." The Greenbelt Neighborhood character area also does not specifically identify front facing entries as a character defining "building design and orientation" unlike other character areas such as the North End Neighborhood which specifically states "Buildings should have a primary entrance onto the numbered streets, and are encouraged to have a secondary entrance on perpendicular streets." In addition, The Greenbelt Neighborhood Public Realm Design acknowledges that "the design and orientation of buildings in this neighborhood vary due to the sloped nature of the lots."

The proposed design features implement the following PLAN Hermosa goals and many of its 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, 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 #82783 for a two-unit attached condominium project at 645 10th Street, and determining the project is Categorically Exempt from the California Environmental Quality Act (CEQA).

Attachments:

1. Proposed Resolution
2. Site Photographs
3. Renderings
4. Applicant Submittal- Plans
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