



Staff Report

File #: REPORT 20-0598, Version: 1

Honorable Chair and Members of the Hermosa Beach Planning Commission

Regular Meeting of September 15, 2020

CON 20-2, PDP 20-5, VTPM #82983- Conditional Use Permit, Precise Development Plan and Vesting Tentative Parcel Map No. 82983 for a two-unit detached condominium project at 622 1st Place and determine the project is categorically exempt from the California Environmental Quality Act (CEQA).

Applicant/Owner: Nick Lind
2737 Amalfi
Newport Beach, CA 92660

Recommended Action:

Staff recommends the Planning Commission:

1. Adopt the attached resolution approving the Conditional Use Permit, Precise Development Plan and Vesting Tentative Parcel Map No. 82983 for a two-unit detached condominium project at 622 1st Place, subject to conditions, and determine the project is categorically exempt from the California Environmental Quality Act (CEQA)

GENERAL PLAN:	Medium Residential (MD)
ZONING:	Two-Family Residential (R-2)
LOT SIZE:	4,586 square feet
PROPOSED SQUARE FOOTAGE:	Unit 1: 2,945.30 square feet Unit 2: 2,886.50 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
ENVIRONMENTAL DETERMINATION:	Categorically Exempt, CEQA Section 15303(b) (Class 3 Exemption, New Construction or Conversion of Small Structures)

The subject site is located on the south side of 1st Place in between Ardmere Avenue to the west and Pacific Coast Highway to the east. The 4,586 square foot lot contains a single-family residence.

Parking for the existing building is accessed via an unpaved driveway from 1st Place on the west-end of the lot. There are currently two nonconforming unenclosed tandem parking spaces located at the rear of the lot from the driveway. The applicant proposes to demolish the existing building and construct two detached residential condominium units on the subject site.

The applicant proposes to provide parking access from 1st Place through a shared driveway. There is an existing 10-foot wide curb cut which will be improved and brought up to current code requirements but will remain in the same general location on the west side of the lot and as a result there is no loss or gain of on-street parking spaces on 1st Place. Both units (1 and 2) propose a three floor dwelling unit that will contain a two-car garage, and entry hall, and a guest bedroom and bathroom on the first floor; three bedrooms, two bathrooms, and a laundry on the second floor; a kitchen, dining room, powder room, a family room, and two decks on the third floor; and access to the roof deck above the third floor.

The architectural styles of both units are contemporary with exterior treatments of stone, steel siding, and smooth stucco.

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. (1,750 sq ft per unit)	4,586 (2,293 sq ft per unit)
Lot Coverage Maximum	65%	63.4%
Height Maximum	30'	30'
Front Yard Setback Minimum	10' (Prevailing Setback)	10'4 ½"
Minimum East and West Side Yard Setback:	3.9'	4'1 ½"

Rear Yard Setback (1 st /2 nd and 3 rd floors)	5' on the first floor and 3' on the 2 nd and 3 rd Floor Level	5'1/2" 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 space	1 space
Driveway Maximum Slope	20%	16%
Turning Radius	24'	24'
Open Space Per Unit	300 Sq. Ft.	Unit 1: 342.7 Sq. Ft. Unit 2: 302.5 Sq. Ft.
Minimum Unit Size (4 bedroom condominium)	Units 1 & 2: 1,530 Sq. Ft. each	Unit 1: 2,097 Sq. Ft. Unit 2: 1,972 Sq. Ft.
Storage Area Per Unit	200 Cu. Ft.	Unit 1: 200 Cu. Ft. Unit 2: 200 Cu. Ft.
Solid Waste Area Per Unit	Screened area for 6 bins (3 bins each unit) at 2.5' by 2.5' each	Located at grade adjacent to parking courtyard

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 ten foot wide driveway approach that is located on the east side of the lot. The applicant proposes to maintain the driveway location, located along the west side of the property. The driveway approach will be improved and brought into compliance with current code requirements. The driveway extends to the rear Unit 2 garage and shared guest parking space. The driveway slope profiles indicate the driveway slope will be 16% at the steepest point; within the maximum allowed slope of 20% pursuant to HBMC Subsection 17.44.120(D). The proposal intends to improve and update the existing ten foot wide curb cut so there will be no loss or gain of on-street parking spaces on 1st Place.

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 snake plant, gold dust plant, foxtail agave, Berkley sedge, blue fescue. In addition, the landscape plan will include one 24-inch box size Windmill Palm tree, which will be planted within the front yard planter. 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. 82983. 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 4,575 square foot lot, with a 39-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 4,575 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 this designation is to provide for the enhancement and reinvestment in mixed scale residential neighborhoods. The intent of this designation is to provide a transition between higher density residential uses and single-family neighborhoods.

This designation provides a range of residential building formats including condominiums, townhouses, duplex/triplex, and apartment buildings. The appropriate density range is between 13.1 to 25.0 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 accommodates a range of small scale residential development types and provides nearby access to commercial services along Pacific Coast Highway.

The intent is to maintain the building scale and form of this neighborhood, while enhancing access to local neighborhood serving commercial uses.

Building Design and Orientation suggest designing two unit complexes to resemble single-family homes with articulation and separate entrances. Setbacks are generally smaller in this area than the predominantly single-family neighborhoods.

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 intent of the Greenbelt Neighborhood character area with a density of 19 dwelling units per acre and through providing garages and parking behind the buildings. The design of the detached two-unit development is consistent with the Greenbelt Neighborhood character area in that the driveway extends behind the buildings, the front building provides a 10-foot front yard setback to match the prevailing setback on this street, and both units have been designed with building articulation elements such as staggered building facades, vertical and horizontal architectural bands and columns and large balconies and roof decks with a mixture of architectural finishes. The design also incorporates a front facing entry for Unit 1, which resembles single-family homes as indicated in the Greenbelt desired form and character.

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.

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.

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, Vesting Tentative Parcel Map #82983 for a two-unit detached condominium project at 622 1st Place, and determine the project is Categorically Exempt from the California Environmental Quality Act (CEQA).

Attachments:

1. Proposed Resolution
2. Applicant Submittal (Architectural plans, Landscape plans, Tentative parcel map)
3. Radius Map
4. Poster Verification

Respectfully Submitted by: Melanie Emas, Assistant Planner

Concur: Nicole Ellis, Associate Planner

Approved: Ken Robertson, Community Development Director