



Staff Report

File #: REPORT 20-0675, Version: 1

Honorable Chair and Members of the Hermosa Beach Planning Commission

Regular Meeting of October 20, 2020

CON 20-1 Conditional Use Permit (20-1) and Precise Development Plan Amendment (20-4) for the completion of a two-unit detached condominium project, to construct the second of the two condominium units previously approved, located at 1461 Monterey Boulevard and determination that the project is Categorically Exempt from the California Environmental Quality Act.

Applicant/Owner: William Bagnard
Monterey Circle LLC
15332 Antioch Street, Suite 522
Pacific Palisades, CA 90272

Recommended Action:

Staff recommends the Planning Commission adopt the attached resolution approving the Conditional Use Permit and Precise Development Plan Amendment for the completion of a two-unit detached condominium project, to construct the second of the two condominium units previously approved located at 1461 Monterey Boulevard, and determine the project is categorically exempt from the California Environmental Quality Act (CEQA);

Background:

GENERAL PLAN:	High Density Residential
ZONING:	Multiple-Family Residential (R-3)
LOT SIZE:	2,906 square feet
PROPOSED SQUARE FOOTAGE:	Unit 1: 2,969 square feet
EXISTING SQUARE FOOTAGE:	Unit 2: 1,230 square feet
PARKING REQUIRED:	4 Standard spaces/2 Guest space
PARKING PROVIDED:	4 Standard spaces/3 Guest space
ON STREET PARKING LOST/GAINED:	1 Lost/1 Gained (1 space was lost at the time of original approval)
ENVIRONMENTAL DETERMINATION:	Categorically Exempt, CEQA Section 15303(b) (Class 3 Exemption, New Construction or Conversion of Small Structures)

The subject lot is located on the west side of Monterey Boulevard, north of Pier Avenue and south of 16th Street. The site can be accessed from both Monterey Boulevard and Bayview Drive. The 2,906 square foot lot is partially developed with one-condominium unit fronting Bayview Drive, while the other half of the lot remains vacant. The subject property and surrounding lots are zoned R-3. The neighborhood is comprised of mostly multiple-family and single-family, multi-story residential uses.

In 2011, Planning Commission approved a duplex with Planning Commission Resolution No. 11-9. The development began construction in 2011, however, in 2015 the applicant applied for a Precise Development Plan (PDP) amendment, Conditional Use Permit (CUP), and Tentative Parcel Map No. 73365 to modify the approved duplex under construction to be entitled as a two-unit detached residential condominium project at 1460 Bayview Drive and 1461 Monterey Boulevard. At the time of the 2015 application, both units had yet to be constructed and only the foundation and framing had been completed. On April 21, 2015, the Planning Commission approved the PDP amendment, CUP, and Tentative Parcel Map No. 73365 pursuant to Planning Commission Resolution No. 15-10 (see attachments for PC Resolution 15-10).

One of the two-condominium units was constructed in 2015 and in 2016 a demolition permit was issued to demolish the existing framing at 1461 Monterey Boulevard. Although the Final Parcel Map No.73365, CC&Rs and signed resolution were approved and recorded, the building permits for Unit 1 (1461 Monterey Boulevard) were never issued for construction and the Planning entitlements have since expired.

The applicant is requesting a CUP and PDP Amendment for a two-unit detached condominium project to construct the second of the two condominium units previously approved in 2015. The proposal does not include any changes to the existing unit fronting Bayview Drive. The plans for 1460 Bayview Drive (Unit 2) remain consistent with the Planning Commission approved 2015 plans. However, 1461 Monterey Boulevard (Unit 1) has been redesigned.

The applicant proposes to provide parking access from an existing driveway approach from Monterey Boulevard. There is an existing 10-foot wide curb cut, which was developed as a part of the 2015 condominium project. The existing curb cut resulted in a loss of one off-street parking space and as a result the 2015 project was required to provide one additional parking space on-site resulting in a total of six off-street parking spaces. The applicant proposes to provide two guest parking spaces within the proposed driveway leading to the two-car garage. Thus, a total of seven off-street parking spaces will be provided. The proposed unit will be a three level structure with a basement level that will contain a recreational room and restroom, and a two-car garage, mudroom, bath and office at the first level. The second level will contain three bedrooms and the third level will be dedicated to the main living area with a kitchen, living room, dining room and a balcony.

The architectural style of the proposed unit is contemporary with exterior treatments of cement fiber siding and wood finishes.

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 Categorical 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 (one) of new, small structures. More specifically, the project is comprised of construction of the second of two originally approved condominium units 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. (1,320 Sq. Ft. per unit)	2,906 Sq. Ft. (1,455 Sq. Ft. per unit)
Lot Coverage Maximum	65%	64.93%
Height Maximum	30'	30'
Front Yard Setback Minimum	5'	5.08'
Minimum North and South Side Yard Setback:	3'	3.03'
Rear Yard Setback (1 st /2 nd and 3 rd floors)	3' and 1'	3' at 1460 Bayview Drive
Total Parking Spaces	6 spaces total	7 spaces total
Garage Parking Spaces	4 (2 per unit)	4 (2 per unit)
Guest Parking Space	2 spaces	3 spaces
Driveway Maximum Slope	12.5%	11.94%
Turning Radius	23'	23'(+)

Open Space Per Unit	300 Sq. Ft.	Unit 1: 314 Sq. Ft. Unit 2: 303 Sq. Ft. (Existing)
Minimum Unit Size (2 and 3 bedroom condominium)	Units 1 & 2: 1,250 Sq. Ft. & 1,400 Sq. Ft. each	Unit 1: 2,969 Sq. Ft. Unit 2: 1,230 Sq. Ft. (Existing)
Storage Area Per Unit	200 Cu. Ft.	Unit 1: 231 Cu. Ft. Unit 2: 272 Cu. Ft. (Existing)
Solid Waste Area Per Unit	Screened area for 6 bins (3 bins each unit) at 2.5' by 2.5' each	Located in the west side yard behind a gate.

Revised Covenants, Conditions and Restrictions (CC&R's) have been submitted to reflect the proposed amendments 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:

Six parking spaces were required for the 2015 approval; five parking spaces for the proposed units and one replacement parking space on-site due to the loss of one off-street space due to the construction of the curb cut at Monterey Boulevard. Parking for the existing unit (Unit 2) is accessed via a concrete driveway from Bayview Drive leading to a three-car garage. There are no changes proposed to the existing parking for Unit 2. Parking for Unit 1 will be accessed via an existing 10-foot wide concrete driveway from Monterey Boulevard leading to a new two-car garage with two guest parking spaces located in the driveway. Therefore, the loss of the one on-street parking space on Monterey Boulevard will be provided on-site for Unit 1. The driveway slope profiles indicate the driveway slope will be 11.95% at the steepest point for Unit 1; within the maximum allowed slope of 12.5% pursuant to HBMC Section 17.44.120.D.

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 Oliver Twist Shrub, Casa Blue Flax Lily, and Star Jasmine. In addition, the landscape plan will include a 24-inch box size Wilson Olive tree plant in 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-3 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 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 properties with access from both the alley and Monterey Boulevard.

Subdivision Map:

The subdivision and improvements were previously reviewed and were determined to be compliant with criteria for approval of a subdivision map and were not likely to cause serious public health problems within the proposed subdivision. The design of the subdivision is compatible with the immediate residential environment.

The applicant applied for a Vesting Tentative Parcel Map No. 73365 in 2015 and in 2016 the Final Map was approved. The approved Final Map and City Council Resolution is included as an attachment to this report (CC Resolution 16-7032 attached).

A vesting tentative parcel map grants vested rights to proceed with a project in accordance with the ordinances, polices and standards in effect at the time the application for approval of the vesting tentative map is completed. The proposal to construct one of the previously approved two-unit condominiums is on an existing 2,906 square foot lot, with a 29.09-foot lot width. 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 2,906 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 (Quinby) fees for Unit 1 (1461 Monterey Boulevard) as there is inadequate area on-site for land dedication per City required Parks and Recreation Area fees.

The proposal to construct one of the previously approved two-unit condominiums 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 Fire Department, Public Works Department, and Building & Safety Division preliminarily reviewed the submitted plans, and no

major concerns were identified.

General Plan Consistency:

The subject site is located within the High Density Residential (HD) General Plan Land Use designation area; the purpose of which is to provide a range of residential housing types to serve the varying living accommodation needs or desires 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. The designation allows for a variety of high-density building types and development patterns.

This designation provides a range of residential building formats including condominiums, townhouses, duplex/triplex, and apartment buildings. Single-family residential is discouraged in this designation. The appropriate density range is 25.1 to 33.0 dwelling units per acre.

The subject site is also located within the Sand Section Neighborhood character area as indicated in the City's General Plan, which accommodates a range of residential development types, with neighborhood commercial services. The abundance of small, pedestrian-friendly blocks gives this area its charm and intimate sense of community.

The future vision of this neighborhood is to enhance multi-modal connectivity and access while preserving the building form, scale, and orientation in this neighborhood. It is appropriate to have small-scale apartments adjacent to single-family homes in this area and an integrated mixture of housing types is what defines the identity of the Sand Section.

Building Design and Orientation should avoid flat, box-like front façades and greater Articulation is favorable. Garages and parking are typically accessed through alleyways or driveways that extend behind buildings. This area may include prevailing setback requirements for front, side, and rear setbacks that vary from block to block, but provide consistency within each block.

The proposed project is consistent with the HD 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 Sand Section Neighborhood character area by providing two-units on a lot. The design of the detached two-unit development is consistent with the Sand Section Neighborhood character area in that the front façade of the proposed unit is designed with building articulation elements such as a staggered building facade, vertical and horizontal architectural cement fiber paneling, large balconies and brick siding architectural finishes. The project also complies with the allowable density range and provides 13.3 dwelling units per acre.

Although the proposal includes parking access off of Bayview Drive and Monterey Boulevard, the original project was approved in 2016 and the previous General Plan did not include specific language about avoiding multiple curb cuts and points of vehicle access.

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 proposal includes a front facing entry for Unit 1 that is recessed approximately 16 feet from the front property line. The design also provides a large front facing balcony with vertical guardrails and large vertical windows, which encourages having “eyes on 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, and 5.6 Eclectic and diverse architecture.

Summary:

The project as conditioned is 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 and Precise Development Plan amendment for the completion of a two-unit detached condominium project, to construct the second of the two condominium units previously approved located at 1461 Monterey Boulevard, and determine the project is Categorically Exempt from the California Environmental Quality Act (CEQA).

Attachments:

1. Proposed Resolution
2. Site Photographs
3. Applicant Submittal
4. 2015 Approved Plans
5. PC Resolution 15-10
6. CC Resolution 16-7032
7. Recorded Final Parcel Map
8. Radius Map
9. Poster Verification

Respectfully Submitted by: Yuritzy Randle, Assistant Planner

Approved: Ken Robertson, Community Development Director

Concur: Nicole Ellis, Associate Planner

Legal Review: Patrick Donegan, City Attorney