



Staff Report

File #: REPORT 20-0668, Version: 1

Honorable Chair and Members of the Hermosa Beach Planning Commission

Regular Meeting of October 20, 2020

PDP 20-6 Precise Development Plan for a three-story attached duplex with an attached Junior Accessory Dwelling Unit (JADU) located at 24 3rd Street and determination that the project is Categorically Exempt from the California Environmental Quality Act (CEQA).

Applicant: Louie Tomaro
Tomaro Architecture
2617 N. Sepulveda Blvd, Suite 100
Manhattan Beach, CA 90266

Property Owner: Smith Barry J and Jill TR
Smith Family Trust
24 3rd Street
Hermosa Beach, CA 90254

Recommended Action:

Staff recommends the Planning Commission adopt the attached resolution approving the Precise Development Plan for a three-story attached duplex with an attached Junior Accessory Dwelling Unit (JADU) located at 24 3rd Street and determination that the project is Categorically Exempt from the California Environmental Quality Act.

Background:

| | |
|--------------------------------|---|
| GENERAL PLAN: | High Density Residential |
| ZONING: | Multiple-Family Residential (R-3) |
| LOT SIZE: | 2,843 square feet |
| PROPOSED SQUARE FOOTAGE: | Unit A: 1,936 square feet JADU (within Unit A): 313 square feet Unit B: 992 square feet |
| PARKING REQUIRED: | 4 Standard spaces/1 Guest space |
| PARKING PROVIDED: | 4 Standard spaces/1 Guest space |
| ON STREET PARKING LOST/GAINED: | No on-street parking (abutting 20' alley and walk street) |
| ENVIRONMENTAL DETERMINATION: | Categorically Exempt, CEQA Section 15303(b) |

(Class 3 Exemption, New Construction or Conversion of
Small Structures)

The subject site is located north of 3rd Court (alley), south of 3rd Street (walk street) and on the west side of Hermosa Avenue. The 2,846 square foot lot contains three units with parking access provided from 3rd Court. The front of the property abuts a walk street, 3rd Street.

The applicant proposes to demolish the existing triplex and construct a two-unit attached residential duplex with an attached Junior Accessory Dwelling Unit (JADU) on the subject site. Parking for the proposed duplex with an attached JADU will be provided via a three-foot deep and 26 feet wide concrete driveway from 3rd Court leading to a four-car garage. There is no existing public parking located on 3rd Court, which is an alley, and the project will thus, not result in a reduction of public parking spaces. The duplex will front 3rd Street, a walk street with Unit A located at the front (north) along 3rd Street and Unit B located at the rear (south) towards 3rd Court. The proposed total living square footage of Unit A is 1,936 square feet with a 313 square foot attached JADU located at the first floor level adjacent to the secondary living area of the main dwelling unit. The second and third floor levels of Unit A are dedicated solely to the main unit, with a kitchen and bedrooms at the second floor level and a loft at the third floor level. The proposed total living square footage of Unit B is 992 square feet. The second unit will be comprised of two floor levels located directly above the four-car garage for the duplex. Two bedrooms are located at the first floor of Unit B with the main living area located at the second floor level of the unit.

The architectural styles of both units are modern with exterior treatments of, smooth stucco and wood paneling.

Analysis:

The property is zoned R-3 Multiple-Family Residential, and therefore must comply with the development standards set forth in Hermosa Beach Municipal Code (HBMC) Section 17.16. The table below illustrates the project's compliance with the R-3 development standards. The project must also comply with access and parking standards established in HBMC Section 17.44 and landscape and green measures established in HBMC Sections 8.44, 8.56 and 8.60. In addition, a proposal to construct a duplex requires submittal of a Precise Development Plan application and plans for Planning Commission review. The development must be in compliance with minimum standards of the zoning ordinance (R-3 zone). On a case by case basis, the Planning Commission may impose standards above the minimums designated by the zoning ordinance to improve the quality of development and to mitigate any environmental impacts.

In considering the Precise Development Plan for any development, the Planning Commission must consider the general criteria set forth in HBMC Section 17.58.030 for granting or conditionally granting the permit.

Basic Zoning Standards:

The project complies with the requirements of the Zoning Ordinance, for the R-3 zone set forth in HBMC Section 17.16.

| CRITERIA | REQUIRED | PROPOSED |
|---|---|--|
| Minimum Lot Area for 2 Units | 2,640 Sq. Ft. | 2,846 Sq. Ft. |
| Lot Coverage Maximum | 65% | 64.89% |
| Height Maximum | 30' | 30' |
| Front Yard Setback Minimum | 5' | 5' |
| Minimum East and West Side Yard Setbacks: | 3' | 3' |
| Rear Yard Setback | 3' and 1' at upper levels | 3' and 1' at upper 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 | 12.5% | 12.4% |
| Turning Radius | 23' | 23' |
| Open Space Per Unit | 300 Sq. Ft. | Unit A: 404 Sq. Ft. Unit B: 318 Sq. Ft. |
| Solid Waste Area Per Unit | Screened area for 9 bins (3 bins each unit including the JADU) at 2.5' by 2.5' each | Located in the west side yard abutting 3 rd Court behind a gate |

Access and Parking:

The on-site parking is located adjacent to the alley, 3rd Court. The required parking spaces will be located within a four-car garage accessed from the alley. The guest parking space is located east of the garage and partially occupies the side yard, which is also accessed from the alley. The driveway slope profiles indicate the driveway slope will be 12.4% at the steepest point; within the maximum allowed slope of 12.5% pursuant to HBMC Section 17.44.120.D. There is no public parking provided along 3rd Court, which is an alley or from 3rd Street, which is a walk-street. Therefore, there will be no loss or gain of public 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 Cordyline,

Kalanchoe, and Aeonium. All plant materials will be located within the City's encroachment area fronting the walk street (3rd Street). The landscape plan does not include landscape materials on private property and will thus result in less than 50% permeability on-site and an infiltration system will be required. 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, and west and C-1 Limited Business and Residential zoned properties to the south. 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/ duplexes on a lot with parking garages located off the alley.

General Criteria:

In considering the Precise Development Plan for any development, the following criteria for granting or conditionally granting said permit shall be considered:

1. Distance from existing residential uses in relation to negative effects

The subject site is zoned R-3 Multiple Family Residential with similar residentially zoned properties to the north, east and west of the subject site. The subject site is large enough to accommodate two residential units and a JADU. Similar residential development is found in the surrounding area comprised primarily of multi-story multi-family residences. Therefore, the proposed duplex with a JADU will be consistent with surrounding residential development and will not produce negative effects.

2. The amount of existing or proposed off-street parking in relation to actual need;

The proposed duplex with a JADU will provide four off-street parking spaces within a four-car garage located off of the alley, 3rd Court. In addition, one shared guest parking space will be provided for both units and will be located in the southwest corner of the lot. The JADU is exempt from providing parking as established by State law and consistent with HBMC Section 17.21.030(I)(1).

3. The combination of uses proposed, as they relate to compatibility;

The proposed residential use consisting of an attached duplex with a JADU is authorized under the R-3 zone and the residential use is consistent and compatible with the immediate neighborhood which includes multi-family residences with C-1 Limited Business and Residential to the south.

4. The relationship of the estimated generated traffic volume and the capacity and safety of streets serving the area;

The proposed duplex with a JADU will retain similar traffic volume generated from the project site because the proposal will maintain the same number of units that previously existed and is consistent with the City's R-3 allowable density and the City's General Plan (PLAN Hermosa) density range for the High Density land use area.

5. The proposed exterior signs and decor, and the compatibility thereof with existing establishments in the area;

The proposed duplex and JADU will not contain signage, thus will not be incompatible with the surrounding area. Nevertheless, it is important to consider the architectural style (décor) as part of this approval. The applicant is proposing a contemporary style, which can be found on other properties in the neighborhood. Accordingly, the aesthetic of the building will be compatible and complimentary to the existing residences in the area.

6. Building and driveway orientation in relation to sensitive uses, e.g., residences and schools;

Parking for both units will be accessed off of the alley. The front of the building is located along a walk street. Thus, the proposed building and driveway orientation will be consistent with the building and driveway orientations of surrounding properties and the project is not anticipated to have adverse affects on surrounding sensitive uses.

7. Noise, odor, dust and/or vibration that may be generated by the proposed use;

The proposed duplex and JADU is not anticipated to create adverse impacts because the proposed use of the property is residential, which is consistent with the use of the surrounding residential neighborhood. Construction of the duplex and JADU will generate temporary noise, odor, dust, and vibration, but they will be ceased when the construction has been completed. Construction noise, which is generated, must comply with the City's Noise Ordinance HBMC Section 8.24.050.

8. Impact of the proposed use to the city's infrastructure, and/or services;

There is sufficient capacity to serve the proposed duplex and JADU. The proposed residential use will have similar demand on the current infrastructure and services because the proposal will maintain the same number of units from the existing subject site.

9. Adequacy of mitigation measures to minimize environmental impacts in quantitative terms;

The proposed duplex with an attached JADU does not create adverse environmental impacts

because the proposed residential use and building design is consistent with surrounding uses and development within the neighborhood and complies with all applicable criteria set forth in the Hermosa Beach Municipal Code and General Plan. Nevertheless, multiple conditions of approval have been incorporated into this action. With these conditions, any potential impacts will be mitigated.

10. Other considerations that, in the judgment of the planning commission, are necessary to assure compatibility with the surrounding uses, and the city as a whole.

No other considerations noted.

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 (two) of new, small structures with an accessory structure. Section 15303 specifically lists the construction of appurtenant accessory structures as examples of activity that expressly falls within this exemption. 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.

General Plan Consistency:

The proposed attached duplex with an attached JADU 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 Walk Street Neighborhood character area as indicated in the City's General Plan, which accommodates a range of beach side residential development and neighborhood commercial services within a linear street network. The walk streets that provide beach access from Hermosa Avenue out to the Strand are a feature unique to this beachfront residential area.

The future vision of this neighborhood includes maintaining the high quality pedestrian connections through the walk streets and retains the form, scale, and orientation of buildings in the area. Most parcels in the Walk Street Character area have access on both a walk street and an alleyway. Building Design and Orientation should provide porches, patios or decks orientated towards the walk street with parking being provided garages accessed through the alleyway.

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) with a JADU development and meets the intent of the Walk Street Neighborhood character area by providing two-units and a JADU designed with garages and parking set behind the building and access through the alleyway. The design of the attached duplex and JADU is consistent with the Walk Street Neighborhood character area in that the front building façade includes two balconies fronting the walk street. Additional the extension of the front yard through the use of the City's encroachment area adds to the pedestrian connection and scale of the neighborhood.

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, and 5.6 Eclectic and diverse architecture.

Summary:

The project as conditioned is consistent with the zoning code, 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, Precise Development Plan, at 24 3rd, 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. Radius Map
5. Poster Verification

Respectfully Submitted by: Yuritzzy Randle, Assistant Planner

Approved: Ken Robertson, Community Development Director

Concur: Nicole Ellis, Associate Planner

Legal Review: Patrick Donegan, City Attorney