

CALIFORNIA COASTAL COMMISSION

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W7a

Filed: 6/6/2014
180th Day: 12/10/2014
Staff: Z. Rehm-LB
Staff Report: 6/19/2014
Hearing Date: 7/9/2014

STAFF REPORT: CONSENT CALENDAR

Application Number: 5-14-0543

Applicant: The Sohail LLC

Agent: Kemal Ramezani

Project Location: 2700 Manhattan Avenue, Hermosa Beach, Los Angeles County; APN 4181-023-002

Project Description: Demolition of an existing two unit apartment structure and restaurant on two adjacent lots; construction of a 30' high three-story plus roofdeck over subterranean parking structure with three apartment units and a ground floor commercial space; consolidation of two lots; dedication of 2.5 feet of space to widen entry to alley at 28th Court; and removal of curbcut along Manhattan Avenue resulting in improved sidewalk and new on-street parking space.

Staff Recommendation: Approval with Conditions

I. MOTION AND RESOLUTION

Motion:

*I move that the Commission **approve** the coastal development permit applications included on the consent calendar in accordance with the staff recommendations.*

Staff recommends a **YES** vote. Passage of this motion will result in approval of all the permits included on the consent calendar. The motion passes only by affirmative vote of a majority of the Commissioners present.

Resolution:

The Commission hereby approves a coastal development permit for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the policies of Chapter 3 of the Coastal Act and will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3 of the Coastal Act. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the development on the environment.

II. STANDARD CONDITIONS

This permit is granted subject to the following standard conditions:

1. **Notice of Receipt and Acknowledgment.** The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. **Expiration.** If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. **Interpretation.** Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
4. **Assignment.** The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.

5. **Terms and Conditions Run with the Land.** These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

III. SPECIAL CONDITIONS

This permit is granted subject to the following special conditions:

1. **Approved Development and Use.** The approved development is a three unit apartment structure with a ground level commercial space classified and operated as a food store or retail store. Should the applicant or a future owner or lessee of the property propose to change the use of the ground floor space into a restaurant, an amendment to this permit shall be required.

IV. FINDINGS AND DECLARATIONS

The Commission hereby finds and declares:

A. PROJECT LOCATION AND DESCRIPTION

The subject site is two adjacent lots totaling approximately 4,800 sq. ft., gently sloping downward toward the coast, approximately 400 feet inland of the coast in the City of Hermosa Beach (**Exhibit 1**). The parcels have a land use designation of C-1 (Neighborhood Commercial). Most of the surrounding structures are multiple unit apartment buildings. A dry-cleaning store and a convenience store occupy the two street-corners seaward of the site.

The area is a built out residential neighborhood with severe parking conflicts between residents and visitors. The nearest public beach access is approximately 500 feet southwest via the walk street designated as 26th Street. Because the subject block is in close proximity to the beach, the metered spaces on the public street are used by the public for beach access. The nearest public parking lot is approximately one-half mile south, serving visitors of the Hermosa Beach Pier and commercial center.

The existing two-story two unit apartment structure and one-story restaurant on the site are both proposed to be demolished. Neither structure is listed as a historic resource. The proposed new development is a 30' high three-story plus roofdeck over subterranean parking structure with three apartment units and a ground floor commercial space. The floor areas of the proposed apartment units are 1,035 sq. ft., 1,474 sq. ft., and 2,641 sq. ft. and the floor area of the commercial space is approximately 1,123 sq. ft. The applicant also proposes decks and landscaping throughout the development (**Exhibit 2**). The applicant has received an approval in concept for the proposed development and a conditional use permit for a snack shop from the City of Hermosa Beach. The City has also required the applicant to tie the lots together and record the action with the Los Angeles County Recorder.

The site plan incorporates drainage features to control and capture stormwater runoff, including gutters and downspouts which direct water to a 75 ft. x 4 ft. bioengineered planter at the east of the structure. An on-site drainage system supported by a sump pump will direct excess water to curb drains. All proposed landscaping features native or non-native drought tolerant non-invasive plant species. A geotechnical investigation discovered no groundwater to a depth of 31' and concluded that the submitted grading and drainage plans are feasible. The graded material will be disposed of at a facility outside of the Coastal Zone.

The proposed plans include eight subterranean parking spaces for the three apartment units (two tandem spaces per unit plus two guest spaces), which is consistent with City requirements and Commission standards. On the ground floor, three standard parking spaces, one handicap parking space, and two tandem employee parking spaces are proposed to serve customers of the commercial space, which exceeds City requirements (3 spaces) and Commission standards (one space per 225 sq. ft. of gross floor area for a food store or general retail store).

Additionally, the applicant has complied with Section III (A) of the City's certified Land Use Plan which requires new development to "preserve and increase where feasible, residential, commercial, and general public parking within the Coastal Zone." The applicant has proposed configuring the entrances to the subterranean parking ramp and the ground level parking to be accessed from the alley designated as 28th Court. To widen the turning radius and improve vehicular circulation through the alley, the applicant has agreed to dedicate 2.5 feet of space at the northwest corner of the property. The applicant has also proposed to remove an existing curbcut along Manhattan Avenue, which will result in an improved sidewalk condition and one new on-street public parking space adjacent to two current metered public parking spaces (**Exhibit 2**).

Because the ground floor commercial space will provide parking for up to six vehicles, it is consistent with the standards for a food store or general retail store. The use proposed on the plans is a snack shop with 766 sq. ft. of floor area, which may be classified as a food store or general retail store. Another food store or general retail use of the ground floor commercial space utilizing up to the full 1,123 sq. ft. of potential gross floor area would also be consistent with the proposed parking plan. However, a restaurant would not be classified as a food store or general retail store, and additional parking could be required depending on the proposed service area. The applicant has stated and the City has conditioned that there will be a limited menu, that no stovetop, grill, or fryer will be utilized, and that there will be no waiter/waitress service.

Special Condition #1 states that the approved development is a three unit apartment structure with a ground level commercial space classified and operated as a food store or retail store. Should the applicant or a future owner or lessee of the property propose to change the use of the ground floor space into a restaurant, an amendment to this permit shall be required.

As conditioned, the proposed development is consistent with the Coastal Act, is consistent with past Commission actions in the area, and will not prejudice the City's ability to prepare a Local Coastal Program. The applicant has agreed with staff's recommendation and the special condition.

B. PUBLIC ACCESS

As conditioned, the proposed development will not have any new adverse impact on public access to the coast or to nearby recreational facilities. Thus, as conditioned, the proposed development conforms with Sections 30210 through 30214, Sections 30220 through 30224, and 30252 of the Coastal Act.

C. WATER QUALITY

The proposed development has a potential for a discharge of polluted runoff from the project site into coastal waters. The development, as proposed and as conditioned, incorporates design features to minimize the effect of construction and post construction activities on the marine environment. These design features include, but are not limited to, the appropriate management of equipment and construction materials, reducing runoff through the use of permeable surfaces, the use of drought tolerant non-invasive vegetation to reduce and treat the runoff discharged from the site, and for the use of post construction best management practices to minimize the project's adverse impact on coastal waters. Therefore, the Commission finds that the proposed development, as conditioned, conforms with Sections 30230 and 30231 of the Coastal Act regarding the protection of water quality to promote the biological productivity of coastal waters and to protect human health.

D. DEVELOPMENT

The development is located within an existing developed area and, as conditioned, will be compatible with the character and scale of the surrounding area, has been designed to assure structural integrity, and will avoid cumulative adverse impacts on public access. Therefore, the Commission finds that the development, as conditioned, conforms with Sections 30250, 30251, 30252, 30253 and the public access provisions of the Coastal Act.

E. LOCAL COASTAL PROGRAM

Coastal Act section 30604(a) states that, prior to certification of a local coastal program, a coastal development permit can only be issued upon a finding that the proposed development is in conformity with Chapter 3 of the Act and that the permitted development will not prejudice the ability of the local government to prepare an LCP that is in conformity with Chapter 3. The Land Use Plan for The City of Hermosa was effectively certified in 1981. As conditioned, the proposed development is consistent with Chapter 3 of the Coastal Act and with the certified Land Use Plan for the area. Approval of the project, as conditioned, will not prejudice the ability of the local government to prepare an LCP that is in conformity with the provisions of Chapter 3 of the Coastal Act.

F. CALIFORNIA ENVIRONMENTAL QUALITY ACT

Section 13096 of the Commission's regulations requires Commission approval of Coastal Development Permit applications to be supported by a finding showing the application, as conditioned by any conditions of approval, to be consistent with any applicable requirements of

the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available, which would substantially lessen any significant adverse effect which the activity may have on the environment.

As conditioned, there are no feasible alternatives or additional feasible mitigation measures available that would substantially lessen any significant adverse effect that the activity may have on the environment. Therefore, the Commission finds that the proposed project, as conditioned, is the least environmentally damaging feasible alternative and can be found consistent with the requirements of the Coastal Act to conform to CEQA.

SUBSTANTIVE FILE DOCUMENTS

1. City of Hermosa Beach Land Use Plan (Commission Certified 1981)

EXHIBITS

Exhibit 1 – Vicinity Map

Exhibit 2 – Proposed Site Plan

Vicinity Map: 2700 Manhattan Ave, Hermosa Beach

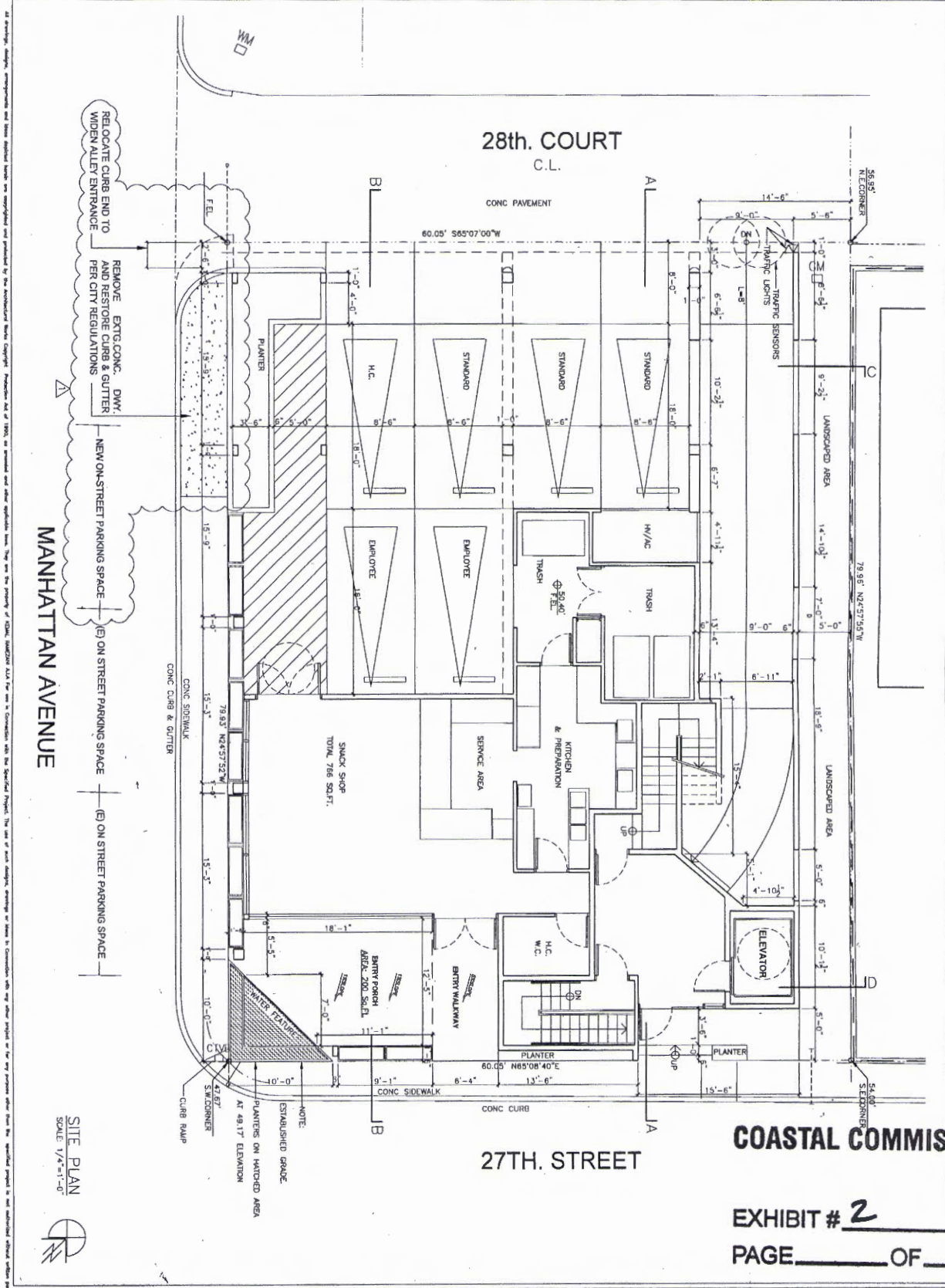


Subject Site

COASTAL COMMISSION

EXHIBIT # 1

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28th. COURT
C.L.
CONC PAVEMENT
60.05' S65.57'00"W
79.95' N24.57'54"W
78.93' N24.57'52"W
60.05' N65.08'40"E
54.40' S E CORNER
56.95' N E CORNER
RELOCATE CURB END TO WIDEN ALLEY ENTRANCE
REMOVE EXTS. CONC. DWY. AND RESTORE CURB & GUTTER PER CITY REGULATIONS
NEW ON-STREET PARKING SPACE (E) ON STREET PARKING SPACE (E) ON STREET PARKING SPACE
MANHATTAN AVENUE
CONC CURB & GUTTER
CONC SIDEWALK
PLANTER
H.C.
STANDARD
STANDARD
STANDARD
H.M./A.C.
TRASH
KITCHEN & PREPARATION
SERVICE AREA
SNACK SHOP TOTAL 766 SQ. FT.
EMPLOYEE
EMPLOYEE
W.C.
ELEVATOR
BARRY PORCH AREA- 200 SQ. FT.
ENTRY WALKWAY
PLANTER
CONC CURB
CONC SIDEWALK
NOTE: ESTABLISHED GRADE. PLANTERS ON HATCHED AREA AT 48.17' ELEVATION.
CURE RAMP
S.W. CORNER
S.E. CORNER
TRAFFIC SENSORS
TRAFFIC LIGHTS
L=8'

SITE PLAN
SCALE 1/4"=1'-0"



COASTAL COMMISSION
EXHIBIT # 2
PAGE _____ OF _____

SHEETS A-002	SHEET NO. : DATE: 01-08-2013	APPROVED BY : DATE: 01-28-2014	SHEET CONTENTS : SITE PLAN	PROJECT TITLE : MIXED USED PROJECT 2700 MANHATTAN AVENUE HERMOSA BEACH, CA 90254	ARCHITECT : IDEAL BUILDZ 1000 WEST 10TH ST. HERMOSA BEACH, CA 90254 TEL: (310) 515-3000 FAX: (310) 515-3002 WWW: www.idealbuildz.com