

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
200 Oceangate, 10th Floor
Long Beach, CA 90802-4302
(562) 590-5071



Filed: May 1, 1997
49th Day: June 19, 1997
180th Day: Oct. 28, 1997
Staff: JLR-LB JLR
Staff Report: May 19, 1997
Hearing Date: June.10-13, 1997

STAFF REPORT: CONSENT CALENDAR

APPLICATION NO.: 5-97-082

APPLICANT: Kim Komick

PROJECT LOCATION: 1005-1019 Monterey Blvd., Hermosa Beach

PROJECT DESCRIPTION: Demolish 11 residential units and construct a 19,664 sq. ft., 3-story, 30' high, 8-unit condominium with 28 parking spaces.

Lot area:	11,000 sq. ft.
Building coverage:	7,096 sq. ft.
Pavement coverage:	1,736 sq. ft.
Landscape coverage:	2,168 sq. ft.
Parking spaces:	28
Zoning:	R-3
Plan designation:	High Density Residential
Project density:	32 D.V./Acre
Ht abv fin grade:	30 ft.

LOCAL APPROVALS RECEIVED: Approval in Concept-City of Hermosa Beach

SUBSTANTIVE FILE DOCUMENTS: City of Hermosa Beach Amended Certified Land Use Plan (LUP)

SUMMARY OF STAFF RECOMMENDATION:

Staff is recommending approval with a Special Condition that limits the intensity of the development to eight units.

STAFF RECOMMENDATION:

The staff recommends that the Commission adopt the following resolution:

5-97-082 (Kim Komick)

I. Approval with Conditions.

The Commission hereby grants, subject to the conditions below, a permit for the proposed development on the grounds that the development will be in conformity with the provisions of Chapter 3 of the California Coastal Act of 1976, 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, and will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act.

II. 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 this permit is reported to the Commission. 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. Compliance. All development must occur in strict compliance with the proposal as set forth in the application for permit, subject to any special conditions set forth below. Any deviation from the approved plans must be reviewed and approved by the staff and may require Commission approval.
4. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
5. Inspections. The Commission staff shall be allowed to inspect the site and the project during its development, subject to 24-hour advance notice.
6. 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.
7. 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.

5-97-082 (Kim KomicK)

III. Special Conditions.

1. Density of Development

By accepting this permit, the applicant acknowledges that this permit is for no more than eight residential units, notwithstanding the provision of additional parking spaces.

IV. Findings and Declarations.

The Commission hereby finds and declares as follows:

A. Project Description

The applicant proposes to demolish 11 residential units and construct a 19,664 sq. ft., 3-story, 30' high, 8-unit condominium with 28 parking spaces. The proposed development is located approximately six blocks inland of the beach. Following is a brief description of the project as submitted by the applicant:

The proposed project consists of four detached structures, each with two attached units. The proposed units contain 3 bedrooms, 3 1/2 baths, with private open space on roofs and decks. The buildings have a contemporary style with the use of some Mediterranean elements. Parking requirements are met as each unit contains a two-car garage and guest parking spaces in the garage setback areas. Six guest spaces are proposed which more than compensate for the one space lost on the street and the four required for the project.

The project complies with all other zoning requirements and is consistent with policies in regards to open space, and bootleg potential except that full baths are proposed at the ground floor level abutting the garage. Lot coverage is 65%, all required setbacks are met, and the minimum private open space is substantially exceeded.

B. Consistency with the Provisions of the Certified Land Use Plan

The following provisions of the Coastal Act are relevant:

Section 30250.

(a) New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources.....

Section 30251.

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed... to be visually compatible with the character of surrounding areas, and, where

feasible, to restore and enhance visual quality in visually degraded areas.

Section 30252.

The location and amount of new development should maintain and enhance public access to the coast by...(4) providing adequate parking facilities or providing substitute means of serving the development with public transportation.

Additionally, the City's Certified Land Use Plan (LUP) contains the following relevant provision:

HIGH DENSITY: 26 to 40 dwelling units per net acre. Uses in this category would be mostly apartment buildings, which would be required to meet carefully designed standards for building coverage, setbacks, open space and parking. Small lots within the area will result in lower densities in part, existing high densities will be compensated for by these small lots, medium density-spot developments. It is intended that all future development in this area shall fall within the specified density range.

On August 9, 1981, the Commission certified, with suggested modifications, the City of Hermosa Beach Land Use Plan (LUP). Those modifications regarding parking/access and shoreline structures have been accepted and agreed to by the City of Hermosa Beach. The subject site is designated as a high density R-3 residential land use with a height limit of 35 feet according to the City's certified LUP. Density is limited to R-3, eight units in order to preserve community character and to reserve on street parking an traffic capacity for beach visitors. The proposed 8-unit condominium development is 30' high and equates to 32 dwelling units per net acre.

The project also includes one guest parking space for each unit and four additional on-site parking spaces for a total of 28 spaces. Because the proposed development is located in close proximity to a heavily used beach, the additional guest parking that will be provided is consistent with past Commission permit approvals. However, notwithstanding the provision of additional parking spaces, staff is recommending that the proposed project be limited to eight units in order to be consistent with the LUP density standards and to reduce cumulative impacts on beach access and parking by residential development. Therefore, the Commission finds that the proposed project, as conditioned, is consistent with the relevant development standards of the City's certified LUP. The Commission further finds that the proposed development is consistent with numerous past permit Commission approvals and will have no adverse impacts on coastal resources i.e., public access and public recreation.

C. Consistency with the California Environmental Quality Act (CEQA).

Section 13096 of Title 14 of the California Code of Regulations requires Commission approval of Coastal Development Permits to be supported by a finding showing the permit, as conditioned, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA).

5-97-082 (Kim KomicK)

Section 21080.5 (d) (2) (i) 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 impact which the activity may have on the environment.

As submitted, there are no feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment. Therefore, the Commission finds that the proposed project can be found consistent with the requirements of the Coastal Act to conform to CEQA.

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JR/lm

5-97-082

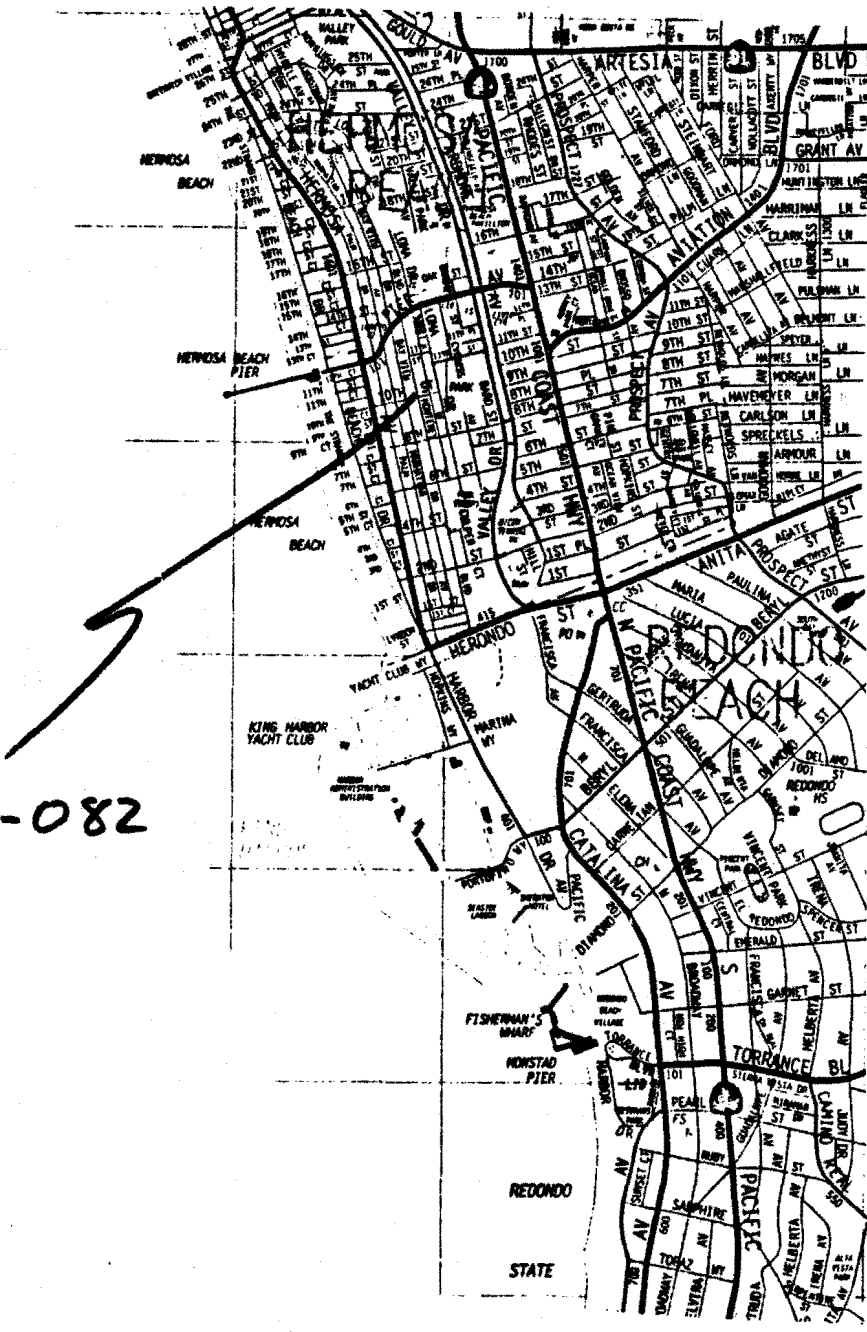
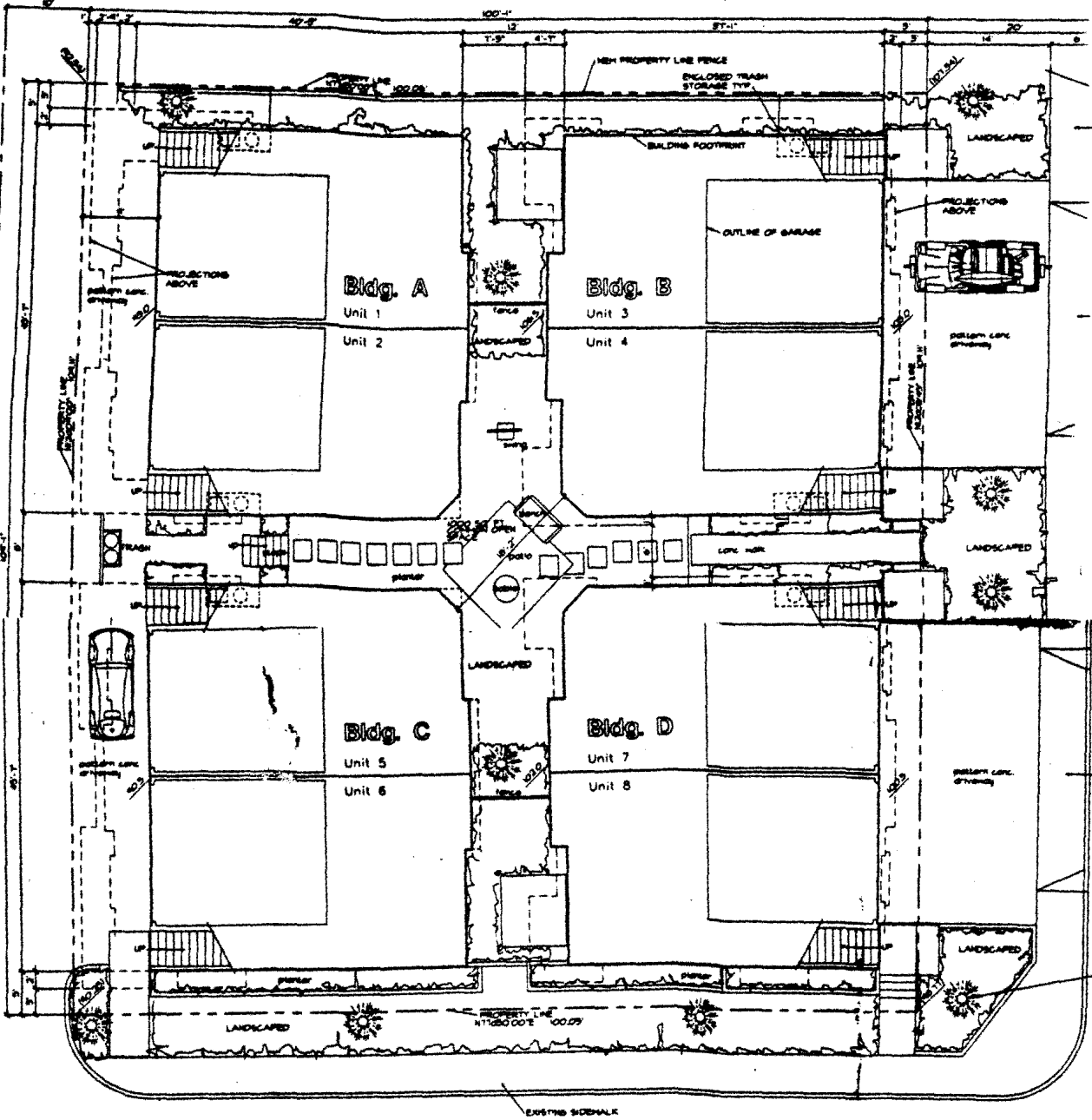


Exhibit A
5-97-082

BAYVIEW DRIVE

MONTEREY BLVD.



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2

CALIFORNIA COASTAL COMMISSION

10th Street CENTRAL LINE

RECEIVED
APR 4 1997

1005-1019 Monterey Blvd.

Exhibit B
5-97-082

5-97-082

North Elevation

NEW FINISH GRADE EXISTING GRADE

Exterior Eleva

SCALE: 1/8" = 1'-0"

NOTES:

1. EXTERIOR FINISHES:
SAND FINISH STUCCO,
VINYL FRAMED DUAL GLAZED
PAINTED GALVANIZED WROUGHT
FAUXSTONE DECORATIVE TRIM
ROLL-UP GARAGE DOORS
PAINTED G.I. CHIMNEY CAP
MISSION S' CLAY TILE ROOFING
2. HEIGHT LIMIT: THE HEIGHT LIMIT
30'-0" PROJECTION ABOVE EXISTING



South Elevation

10th STREET FRONTAGE

5-97-082
Exhibit

5-97-082

March 11, 1997

Honorable Chairman and Members of the
Hermosa Beach Planning Commission

Regular Meeting of
March 18, 1997

SUBJECT: CONDOMINIUM 97-4
PRECISE DEVELOPMENT PLAN 97-3
VESTING PARCEL MAP 52295

LOCATION: 1005-1019 Monterey Blvd.

APPLICANT: Kim Komack
3320 Highland Ave.
Hermosa Beach

REQUEST: TO ALLOW 8-UNIT TOWNHOUSE CONDOMINIUMS

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APR 4 1997
CALIFORNIA
COASTAL COMMISSION

Recommendation

To approve the request subject to conditions in the attached resolution.

Background

PROJECT INFORMATION

GENERAL PLAN:	High Density Residential
ZONING:	R-3
LOT SIZE:	10,900 Square Feet
UNIT SIZE:	Units 1,2,5, & 6: 1,949 square feet Units 3,4,7, & 8: 2,033 square feet
EXISTING USE:	Dilapidated single and multi-family residential structures consisting of 11 units.
ENVIRONMENTAL DETERMINATION:	The Environmental Review Board held a meeting on February 6, 1997 and recommended a Negative Declaration.

The subject site is located on the west side of Monterey Blvd. and has access from both Monterey Blvd. and Bay View Dr.

Analysis

The proposed project consists of four detached structures, each with two attached units. The proposed units contain with 3 bedrooms, 3 1/2 baths, with private open space on roofs and decks. The buildings have a contemporary style with the use of some Mediterranean elements.

Exhibit D
5-97-082

8

Parking requirements are met as each unit contains a two-car garage and guest parking spaces in the garage setback areas. 6 guest spaces are proposed which more than compensate for the one space lost on the street and the four required for the project.

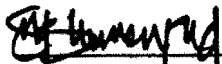
The project complies with all other zoning requirements and is consistent with policies in regards to open space, and bootleg potential except that full baths are proposed at the ground floor level abutting the garage. Lot coverage is 65%; all required setbacks are met, and the minimum private open space is substantially exceeded.

Staff's only concern is the required common open space. Projects with 5 or more units are required to have 100 sq. ft. of open space for each unit in a common area. The common area shown on submitted plans is at best "cross-roads" between the buildings with no amenities. The intent and purpose, i.e. provide an area for at least some minimal active recreation in larger complexes is not being fulfilled. A condition has been added requiring plans to be submitted revising the common open space area to the satisfaction of the Community Development Director.



Michael Schubach, City Planner

CONCUR:



Sol Blumenfeld, Director
Community Development Department

Attachments:
Resolution of Approval.

con97-4

Exhibit E
5-97-082

P.C. RESOLUTION 97-

TRACT

1 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERMOSA
2 BEACH, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT PRECISE
3 DEVELOPMENT PLANS AND VESTING TENTATIVE PARCEL MAP 52295, FOR A
4 EIGHT-UNIT CONDOMINIUM PROJECT, AT 1005-1019 MONTEREY BLVD.,
5 LEGALLY DESCRIBED LOTS 38 & 39 OF THE FIRST ADDITION TO HERMOSA
6 BEACH, AND TRACT NO. 1068 LOT 42.

7 WHEREAS, the Planning Commission held a public hearing on March 18, 1997, to consider a
8 proposed eight unit condominium project and to receive oral and written testimony and made the
9 following findings:

10 A The site is zoned R-3 and are physically suitable for the type and density of proposed
11 development;

12 B. The project will conform to all zoning and condominium criteria and will be compatible
13 with neighboring residential properties;

14 C. The Conditions of Approval will mitigated any significant impact and therefore a Negative
15 Declaration is approved.

16 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of
17 Hermosa Beach, California does hereby approve a Conditional Use Permit Precise
18 Development Plans and Vesting Tentative Parcel Map 52295, subject to the following
19 conditions of approval: Tract

20 1. The development and continued use of the properties shall be in conformance with
21 submitted plans, and the following conditions: Any minor modification shall be reviewed
22 and may be approved by the Community Development Director.

23 a) Revised plans shall be submitted modifying the common open space area to the
24 satisfaction of the Community Development Director.

25 b) Revised plans shall show 3/4 baths for all basement level units.

26 2. The project shall meet all requirements of the Condominium Ordinance.

27 a) Covenants, Conditions, and Restrictions in compliance with the Condominium
28 Ordinance shall be submitted to the Community Development Department for review
29 and approval prior to the issuance of building permits.

b) Proof of recordation of approved CC & R's shall be submitted to the Community
Development Director six (6) months after recordation of the Final Map

c) Requirements of Section 17.22.060(G) shall be shown on structural plans and review at
the time of Building Division plan check

3. There shall be compliance with all requirements of the Public Works Department and Fire
Department.

EXHIBIT F
5-97-082

- 1 4. A landscape shall be submitted indicating the size, quantity, and type of plant material and
2 in substantial compliance with the following:
- 3 a) An automatic landscape sprinkler system shall be provided, and shall be shown on
4 plans.
- 5 b) A minimum of 10 trees, a minimum 36" box in size, shall be provided.
- 6 5. Architectural treatment shall be as shown on building elevations and site and floor plans.
7 Any modification shall require approval by the Community Development Director.
- 8 a) Precise building height shall be reviewed at the time of plan check to the satisfaction of
9 the Community Development Director.
- 10 b) Revised elevations shall be submitted identifying precisely all architectural treatment,
11 material and features.
- 12 6. Any satellite dish antennas and/or similar equipment shall comply with the requirements of
13 Section 17.46.240 of the Zoning Ordinance.
- 14 7. Conduit shall be installed in each unit for cable television.
- 15 8. The address of each condominium unit shall be conspicuously displayed on the front street
16 side of the building with externally or internally lit numbers and the method for illumination
17 shall be shown on plans.
- 18 9. Roll-up Automatic garage doors shall be installed and shown on plans.
- 19 10. Two copies of final construction plans, including site, elevation and floor plans, which are
20 consistent with the conditions of approval of this conditional use permit, shall be reviewed
21 and approved by the Planning Division for consistency with Planning Commission
22 approved plans prior to the issuance of building permits.
- 23 11. An acceptance of conditions form shall be executed by the current property owner and
24 submitted to the Planning Division prior to the issuance of building permits.
- 25 12. The Conditional Use Permits, Precise Development Plans, shall be null and void eighteen
26 months from the date of approval unless building permits have been obtained, and the
27 Vesting Tentative Parcel Maps shall become null and void March 18, 1999 unless the map
28 is finalized and the project implemented. The applicant may apply in writing for an extension
29 of time to the Planning Commission prior to the dates of expiration.

VOTE: AYES:
 NOES:
 ABSENT:
 ABSTAIN:

CERTIFICATION

I hereby certify the foregoing Resolution P.C. 97- is a true and complete record of the action
taken by the Planning Commission of the City of Hermosa Beach, California, at their regular
meeting of March 18, 1997.

Peter Tucker, Chairman

Sol Blumenfeld, Secretary

Date

Exhibit G
cor97-4