

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
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Hermosa Beach, CA 90802-4302
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Filed: May 24, 1999
49th Day: July 12, 1999
180th Day: Nov. 20, 1999
Staff: JLR-LB *JLR*
Staff Report: 19 July 1999
Hearing Date: August 10-13, 1999
Commission Action:

STAFF REPORT: REGULAR CALENDAR

APPLICATION NUMBER: 5-99-192

APPLICANT: Steven R. Legare

PROJECT LOCATION: 1042 – 1058 Monterey Blvd. & 1043-1055 Sunset Drive, Hermosa Beach

PROJECT DESCRIPTION: Demolish seven residential units and construct an 18,632 sq. ft., 7-unit condominium, 2-story over basement plus roof deck, 30' high with 25 parking spaces.

Lot Area	9,774 sq. ft.
Building Coverage	5,744 sq. ft.
Pavement Coverage	2,482 sq. ft.
Landscape Coverage	1,548 sq. ft.
Parking Spaces	25
Zoning	R-3
Plan designation	High Density Residential
Project density	31 du/ac
Ht above final grade	30'

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 seven units.

STAFF RECOMMENDATION:

The staff recommends that the Commission adopt the following resolution:

I. APPROVAL WITH CONDITIONS

The Commission hereby **GRANTS** a permit, subject to the conditions below, 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 effects 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.

III. SPECIAL CONDITIONS: None

1. Density of Development

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

IV. FINDINGS AND DECLARATIONS:

The Commission hereby finds and declares as follows:

A. Project Description and Location

The applicant proposes to demolish 7 residential units and construct an 18,632 sq. ft., 7 unit condominium, 2-story over basement plus roof deck, 30' high with 25 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 seven units, detached into three separate 2-unit buildings fronting on Monterey Boulevard, and a three-unit building on Sunset Drive. The buildings each contain two stories above a basement, and include roof decks. The units contain 3 bedrooms and 3 ½ baths and range in size from 1900 to 2150 square feet. The buildings are designed in a Contemporary and Mediterranean styles of architecture. . . .

The project generally complies with most requirements of the Zoning Ordinance, except lot coverage. Lot coverage calculates to be 69%, which exceeds the maximum of 65%. Otherwise all required yards are provided and sufficient open space is supplied for each unit and for the total project. The required yards include a staggered 5 and 6 foot front yard. A significant to substantial portion of the required private open space for each unit is provided directly accessible to second story living areas (85 square feet for the 4 Monterey fronting units and 130-160 square feet for the rear 3 units) with the balance of open space provided on roof decks. A common courtyard area is provided to comply with the requirement for an additional 100 square feet of "common recreation" area per unit for projects of 5 or more units.

B. Adequate Parking Provisions

The City has a certified LUP but no certified implementation ordinances. Therefore, the standard of review for the proposed project is its conformance with and its adequacy to carry out the Chapter 3 policies of the Coastal Act.

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. In addition, land divisions, other than leases for agricultural uses, outside existing developed areas shall be permitted only where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels.

Section 30252, in part states:

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

In previous Commission permit approvals, the Commission has required two parking spaces per residential unit and one guest parking space for each four units. For the proposed development, that would equate to a total of 16 spaces whereas the applicant is proposing 25. 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 seven 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. Community Character

Section 30251 of the Coastal Act, in part, states:

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 . . . be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas.

The subject parcel is zoned and designated in the certified LUP for high density residential development. The surrounding area consists of residential structures that range in density from medium to high (24-40du/ac). The heights of structures vary from one to three stories. The proposed development, which is visually compatible with the character of the surrounding area in terms of height, density and bulk, is consistent with the visual provisions of Section 30251 of the Coastal Act. Therefore, the Commission finds that the proposed residential project, as submitted, is consistent and adequate to carry out the Chapter 3 development policies of the Coastal Act

D. Consistency with the Development Standards of the Certified LUP

On August 9, 1981, the Commission certified, with suggested modifications, the City of Hermosa Beach Land Use Plan (LUP). Those suggested 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, seven units in order to preserve community character and to reserve on street parking and traffic capacity for beach visitors. The proposed 7 unit condominium development is 30' high and equates to 31 dwelling units per net acre. This is consistent with the LUP. Therefore, the Commission finds that the proposed project is consistent with the development standards of the certified LUP. The Commission further finds that the proposed development will not prejudice the City's ability to prepare a Local Coastal Program consistent with policies of Chapter 3 of the Coastal Act as required by Section 30604(a).

E. California Environmental Quality Act

Section 13096(a) of the Commission's administrative 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.

The proposed project has been conditioned in order to be found consistent with the development policies of the Coastal Act. Mitigation measures to limit density, will minimize all adverse impacts. As conditioned, there are no feasible alternatives or mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment. Therefore, as conditioned, the proposed project is consistent with CEQA and the policies of the Coastal Act.

JLR>

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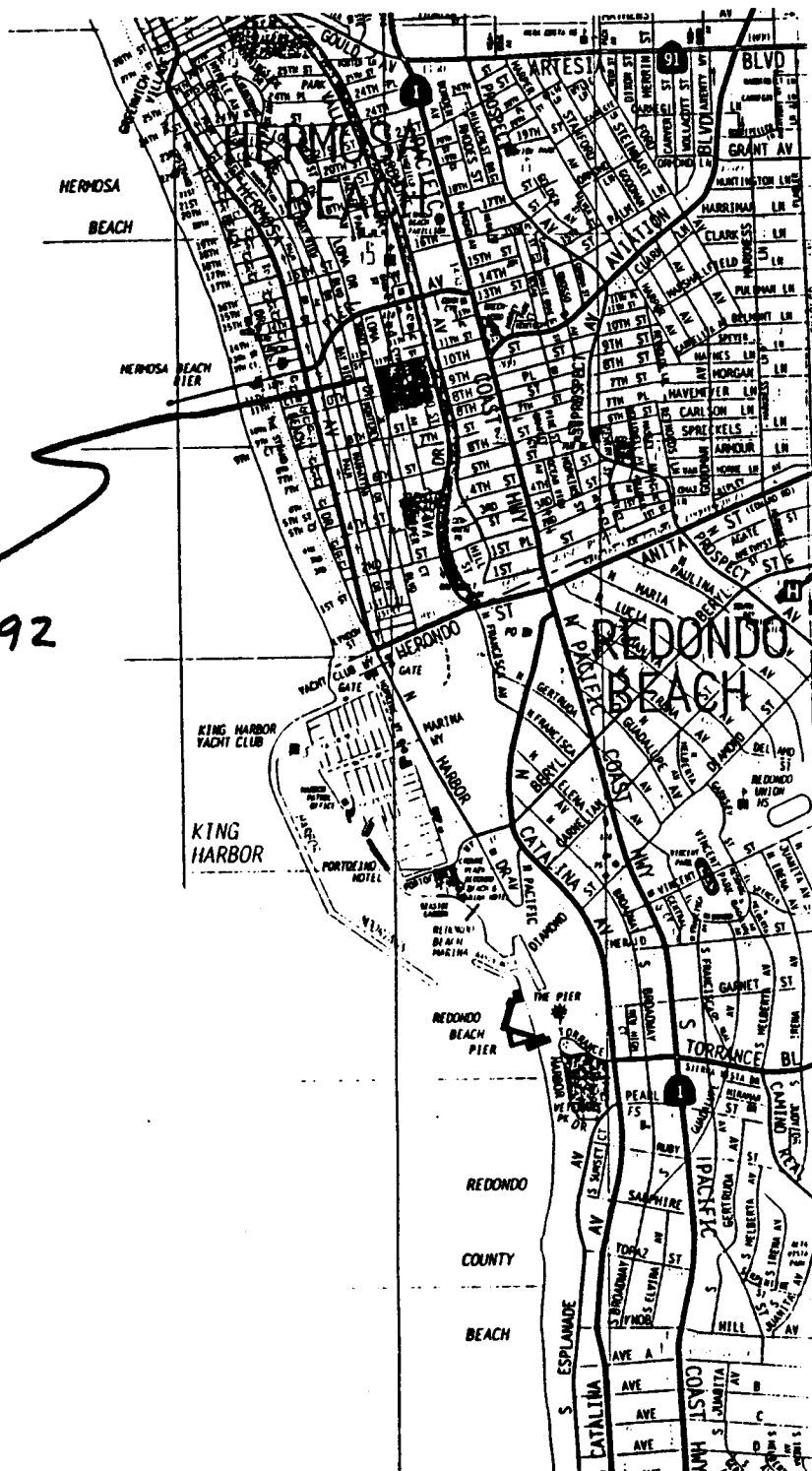
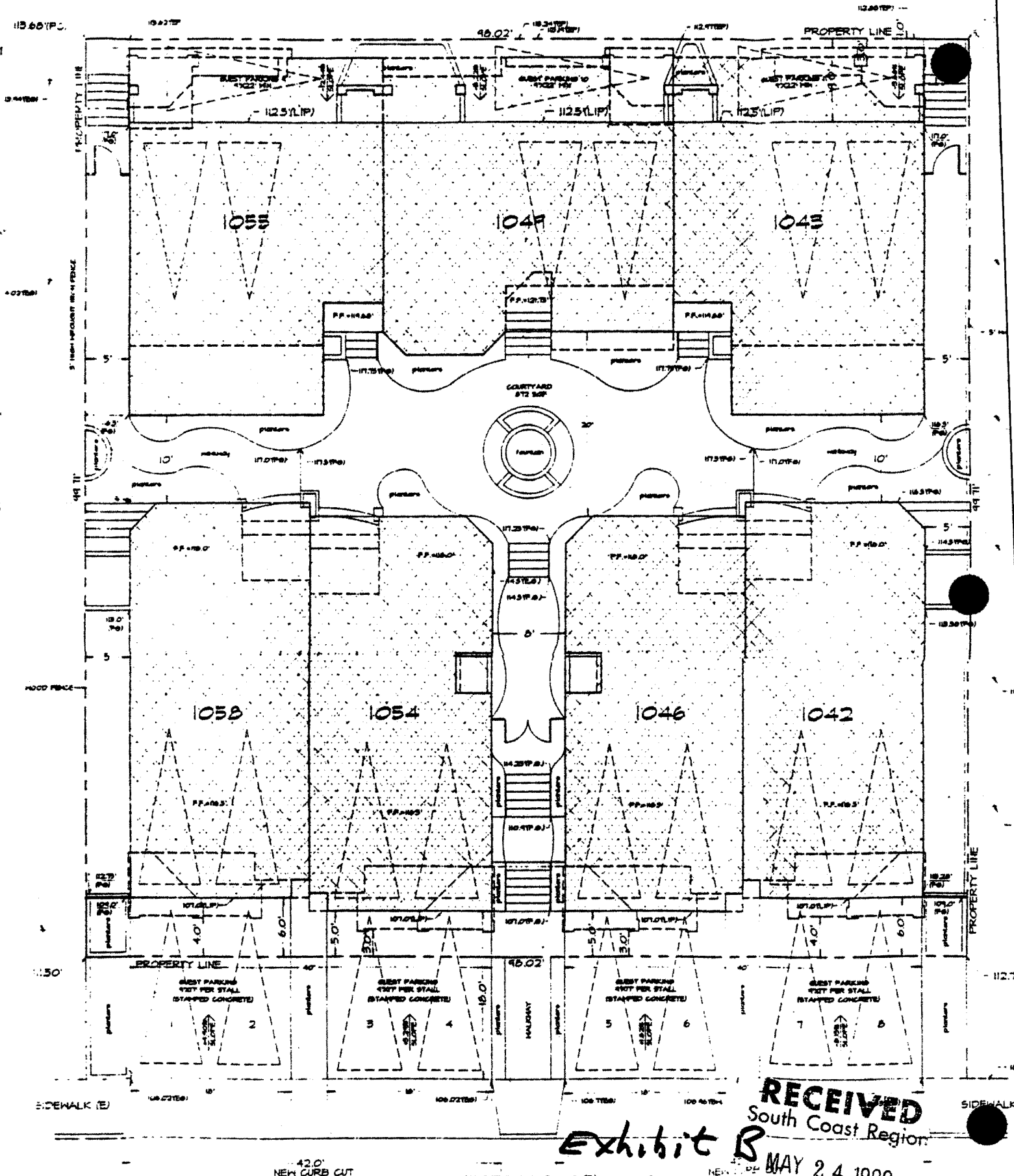


Exhibit A
5-99-192

Sunset Drive



RECEIVED
South Coast Region

MAY 24 1999

CALIFORNIA
COASTAL COMMISSION

Exhibit B
5-99-192

MONTEREY BOULEVARD

SROUR & ASSOCIATES
Business and Real Estate Development Services
1001 Sixth Street, Suite 110
Manhattan Beach, CA 90266
310/372-8433 Fax 310/372-8894

May 24, 1999

RECEIVED
South Coast Region

MAY 24 1999

CALIFORNIA
COASTAL COMMISSION

California Coastal Commission
200 Ocean Gate, 10th Floor
Long Beach, CA 90802

SUBJECT: **120 MONTEREY BLVD, HERMOSA BEACH**
Construction of new seven unit condominium

ATTN: JIM RYAN, STAFF ANALYST

Dear Mr. Ryan:

The attached application is for a seven unit condominium development on Monterey, in Hermosa Beach. The R-3, high density, zoning permits seven units, and there are several properties developed in the same manner throughout the area. There are presently seven apartment units on the site. The application was reviewed and approved by the Planning Commission at their meeting of April 20, 1999 and the Staff Report and Draft Resolution are attached for your review. The project has been designed to comply with zoning standards for the area and there were no opponents. Twenty-five on-site parking spaces are provided, including a private two-car garage for each of the units and 11 open guest parking spaces.

As there have been no significant issues or neighborhood concerns, and the fact that the use is permitted by Code, we believe this application should qualify for Consent Calendar review. In addition, there are several similar condominium projects near by previously approved by the Coastal Commission in the recent past including the eight unit project across Monterey at 10th Street.

I realize that this project probably cannot be scheduled for the June agenda but we request that this application be confirmed for the July agenda.

Thank you for your consideration, and let me know if any further information is needed.

Sincerely,


ELIZABETH SROUR

5-99-192
EXHIBIT C

5-99-192

