

Examples of Conditions of Approval for New Development/Re-development Projects

City of Hermosa Beach FY11-12

Conditional Use Permit Amendment 11-4: to expand the allowable area for outdoor dining in conjunction with a restaurant use (Crème de la Crepe)

- To reduce marine debris associated with take-out containers, the establishment shall not use take-out containers with a “No. 6” recycle code.
- The use shall comply with HBMC Chapters 8.44 and 8.56. The practice of washing and rinsing restaurant floor mats, equipment, tables, etc., or discharge of any liquids, other than stormwater, onto the public right-of-way, into the parking lot drain or into storm drains, is strictly prohibited. Discharge of liquids or wash water shall be limited to the sanitary sewer. The operator shall monitor the patio and area in front of the business to ensure the dining area is not creating a litter problem, and the operator shall promptly remove any litter, trash, food scraps, spilled scraps and liquids, or service items.

Parking Plan 12-1 to classify a new food establishment as a 'snack shop' for purpose of calculating parking requirements.

The applicant requests to convert a 198 square foot retail space to a snack shop together with a outdoor patio on Pier Plaza consisting of 9 feet by 13 feet (117 square feet) with approximately 7 stools and counter.

- The use shall comply with all requirements of Chapter 8.44 including but not limited to the following: The runoff from washing and/or rinsing of snack bar tables, equipment, floor mats, food preparation utensils and other coverings, shall drain to the sewer system only and shall under no circumstances drain to the stormwater system.
- Improvement and operation shall comply with water conservation requirements in Chapter 8.56, food facility inspections in Section **8.04.030**, and **sign regulations in Chapter 17.50.**

Parking Plan 12-5 to classify a new food establishment as a 'snack shop' for purpose of calculating parking requirements at 1120 Hermosa Ave.

The use shall comply with all requirements of Chapter 8.44 and shall also include the following:

- A. The runoff from washing and/or rinsing of tables, equipment, floor mats, food preparation utensils and other coverings, shall drain to the sewer system only and shall under no circumstances drain to the stormwater system.
- B. The premises shall be maintained in a neat, clean, litter and graffiti-free manner at all times, and adequate trash and recycle containers shall be provided within the establishment to reduce litter and contaminants on the public right-of-way per Chapter 8.12.
- C. Polystyrene containers and drink ware shall not be used or provided.

Conditional Use Permit 12-1, Precise Development Plan 12-1, and Vesting Tentative Parcel Map #071768 for a three-unit residential condominium project

- The plans shall comply with Subsection A4.106.4 (water permeable surfaces) of Section 15.48.020. The applicant shall install "Grasscrete" or other permeable material in the driveway, guest parking spaces and other non-landscaped areas to the maximum extent feasible. Curb inlets to allow drainage to landscape shall be installed. If providing water permeable surfaces on at least 50% of exterior surface area is not feasible, the applicant shall infiltrate runoff onsite. In the event that subsurface infiltration is required, the applicant shall enter into a maintenance agreement with the City (prior to final map approval) for the ongoing infiltration, and provide a surety bond to the City to guarantee that onsite, subsurface infiltration is achieved. The amount of the bond shall be determined by the Building Division. All other drainage shall be routed to an offsite facility or onsite permeable area approved by the City. To the extent possible, a portion of roof drainage shall be routed to onsite permeable areas. No drainage shall flow over any driveway or sidewalk.
- If the drainage of surface waters onto the property requires a sump pump to discharge said waters onto the street, the property owner(s) shall record an agreement to assume the risk associated with use and operation of said sump pump, release the City from any liability, and indemnify the City regarding receipt of surface waters from the property. The recorded agreement must be file with the City prior to issuance of the Certificate of Occupancy.
- A plan for urban and stormwater runoff controls approved by Public Works Department shall be set forth on the construction plans in accordance with Chapter 8.44 and Section 8.44.090, and the applicant shall at all times comply with the required best management practices.
- Water conservation practices set forth in Section 8.56.070 shall be complied with.

Conditional Use Permit 12-02, Precise Development Plan 12-03, and Vesting Tentative Parcel Map #71363 for a three-unit residential condominium project

- The plans shall comply with Subsection **A4.106.4 (water permeable surfaces)** of Section **15.48.020: The applicant** shall install “Grasscrete” or other permeable material in the driveway, guest parking spaces and other non-landscaped areas to the maximum extent feasible. Curb inlets to allow drainage to landscape shall be installed. If providing **water permeable surfaces on at least 50% of exterior surface area is not feasible, the applicant shall infiltrate runoff onsite. In addition**, runoff from the remainder of all impermeable surfaces on the project site, including roof runoff and downspouts from roofs, shall be directed onto permeable areas or into a subsurface infiltration system designed to infiltrate the volume of runoff produced by a 0.75 inch storm event. **The** applicant shall enter into an agreement with the City and provide financial assurances (prior to final map approval) for the ongoing infiltration as required by the Code and Public Works Department. All other drainage shall be routed to an offsite facility or onsite permeable area approved by the City.
- If the drainage of surface waters onto the property requires a sump pump to discharge said waters onto the street, the property owner(s) shall record an agreement to assume the risk associated with use and operation of said sump pump, release the City from any liability, and indemnify the City regarding receipt of surface waters from the property. The recorded agreement must be filed with the City prior to issuance of the Certificate of Occupancy.
- A plan for urban and stormwater runoff controls approved by Public Works Department shall be set forth on the construction plans in accordance with Chapter 8.44 and Section **8.44.090**, and the applicant shall at all times comply with the required best management practices.

Conditional Use Permit 12-5, Precise Development Plan 12-7, and Vesting Tentative Parcel Map #71965 for a two-unit residential condominium project

- The plans shall comply with Subsection **A4.106.4 (water permeable surfaces)** of Section **15.48.020: The applicant** shall install “Grasscrete” or other permeable material in the driveway, guest parking spaces and other non-landscaped areas to the maximum extent feasible. Curb inlets to allow drainage to landscape shall be installed. If providing **water permeable surfaces on at least 50% of exterior surface area is not feasible, the applicant shall infiltrate runoff onsite. In addition**, runoff from the remainder of all impermeable surfaces on the project site, including roof runoff and downspouts from roofs, shall be directed onto permeable areas or into a subsurface infiltration system designed to infiltrate the volume of runoff produced by a 0.75 inch storm event. **The** applicant shall enter into an agreement with the City and provide financial assurances (prior to final map approval) for the ongoing infiltration as required by the Code and Public Works Department. All other drainage shall be routed to an offsite facility or onsite permeable area approved by the City.

- If the drainage of surface waters onto the property requires a sump pump to discharge said waters onto the street, the property owner(s) shall record an agreement to assume the risk associated with use and operation of said sump pump, release the City from any liability, and indemnify the City regarding receipt of surface waters from the property. The recorded agreement must be filed with the City prior to issuance of the Certificate of Occupancy.
- A plan for urban and stormwater runoff controls approved by Public Works Department shall be set forth on the construction plans in accordance with Chapter 8.44 and Section **8.44.090**, and the applicant shall at all times comply with the required best management practices.

Precise Development Plan 12-6 for a second detached dwelling with garage

- The plans shall comply with Subsection **A4.106.4 (water permeable surfaces)** of Section **15.48.020: The applicant** shall install “Grasscrete” or other permeable material in the driveway, guest parking spaces and other non-landscaped areas to the maximum extent feasible. Curb inlets to allow drainage to landscape shall be installed. **If providing water permeable surfaces on at least 50% of exterior surface area is not feasible, the applicant shall infiltrate runoff onsite. In addition,** runoff from the remainder of all impermeable surfaces on the project site, including roof runoff and downspouts from roofs, shall be directed onto permeable areas or into a subsurface infiltration system designed to infiltrate the volume of runoff produced by a 0.75 inch storm event. **The applicant shall enter into a agreement s with the City and provide financial assurances (prior to final map approval) for the ongoing infiltration as required by the Code and Public Works Department. All other drainage shall be routed to an offsite facility or onsite permeable area approved by the City.**
- If the drainage of surface waters onto the property requires a sump pump to discharge said waters onto the street, the property owner(s) shall record an agreement to assume the risk associated with use and operation of said sump pump, release the City from any liability, and indemnify the City regarding receipt of surface waters from the property. The recorded agreement must be file with the City prior to issuance of the Certificate of Occupancy.
- A plan for urban and stormwater runoff controls approved by Public Works Department shall be set forth on the construction plans in accordance with Chapter 8.44 and Section **8.44.090**, and the applicant shall at all times comply with the required best management practices.