



Staff Report

City of Manhattan Beach

TO: Honorable Mayor Montgomery and Members of the City Council

THROUGH: David N. Carmany, City Manager

FROM: Richard Thompson, Director of Community Development
Eric Haaland, Associate Planner

DATE: March 1, 2011

SUBJECT: Consideration of Planning Commission Approval of a Coastal Development Permit and Minor Exception to Allow a Privacy Screen Wall around an Open Courtyard Area of an Existing Single-Family Residence at 3520 The Strand.

RECOMMENDATION:

Staff recommends that the City Council receive and file the decision of the Planning Commission approving the project subject to certain conditions.

FISCAL IMPLICATION:

There are no fiscal implications associated with the recommended action.

DISCUSSION:

The Planning Commission, at its regular meeting of February 9, 2011, approved (5-0) to construct a new exterior privacy screen wall at the edge of an existing courtyard (south side) with a vertical extension of the wall rising an additional 7 feet above the existing roof. In addition to a Coastal Development Permit, a Minor Exception is requested to allow reduced open space due to the resulting partial enclosure of courtyard. Most coastal permit applications involving single-family homes and duplexes are processed administratively, but in this case, the City's Coastal Program requires Planning Commission approval due to the additional Minor Exception request. Additionally, Minor Exceptions are typically approved administratively, but in this case the combination with the Coastal Permit requires Planning Commission approval.

The Planning Commission supported the project since it conforms to coastal program zoning requirements, and complies with the regulations and intent of the Minor Exception procedure. The existing 2,267 square feet of floor area of the residence would not change. The existing building height would remain at 2-stories in a 3-story zone, making the project eligible for Minor Exception approval of an open space reduction.

The Planning Commission concurred that home's maximum 2-story height provides a substantial open area benefit where another level of floor area would be permitted. The Commission found the Minor Exception request to be appropriate since it met the required findings, and is consistent

RESOLUTION NO PC 11-01

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANHATTAN BEACH APPROVING A COASTAL DEVELOPMENT PERMIT AND MINOR EXCEPTION TO ALLOW CONSTRUCTION OF A PRIVACY SCREEN WALL AROUND AN OPEN COURTYARD AREA OF AN EXISTING SINGLE FAMILY RESIDENCE ON THE PROPERTY LOCATED AT 3520 THE STRAND
(Partridge)**

THE PLANNING COMMISSION OF THE CITY OF MANHATTAN BEACH DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The Planning Commission of the City of Manhattan Beach hereby makes the following findings:

- A. The Planning Commission of the City of Manhattan Beach conducted a public hearing pursuant to applicable law on February 9, 2011 to consider an application for a Coastal Development Permit and Minor Exception for the property legally described as a Portion of Lot 5, Block 38, Manhattan Beach Tract No. 2, located at 3520 The Strand in the City of Manhattan Beach.
- B. The public hearing was advertised pursuant to applicable law, testimony was invited and received.
- C. The applicant for the Coastal Development Permit and Minor Exception is Robert Fry & Associates. The property owner is Wayne & Masuko Partridge.
- D. The applicant proposes a new exterior wall at the edge of an existing courtyard with a vertical extension of the wall rising an additional 7 feet above the existing roof of an existing single-family residence with a reduction of useable open space to a total of 166 square feet, instead of the required 340 square feet.
- E. The property is located within Area District III and is zoned RM Medium Density Residential. The surrounding private land uses consist of single and multiple family residences.
- F. The General Plan designation for the property is Medium Density Residential, and the Local Coastal Program/Land Use Plan designation is Medium Density Residential.

2. Maintain residential building bulk control established by development standards.
 3. Maintain Coastal Zone residential height limit not to exceed 30'.
- K. The project is consistent with the public access and recreation policies of Chapter 3 of the California Coastal Act of 1976, as follows;
- Section 30212 (a) (2): The proposed structure does not impact public access to the shoreline, and adequate public access is provided and shall be maintained along The Strand and 36th Street.
- Section 30221: Present and foreseeable future demand for public or commercial recreational activities that could be accommodated on the property is already adequately provided for in the area.
- L. This Resolution upon its effectiveness constitutes the Coastal Development Permit and Minor Exception approval for the subject project.

SECTION 2. The Planning Commission of the City of Manhattan Beach hereby **APPROVES** the subject Coastal Development Permit and Minor Exception subject to the following conditions:

Standard Conditions

1. *Compliance.* All development must occur in strict compliance with the proposal as set forth in the application for said permit, subject to any special conditions set forth below. Any substantial deviation from the approved plans must be reviewed and approved by the Planning Commission.
2. *Expiration.* The Coastal Development Permit shall be approved for a period of two years after the date of approval, with the option for future extensions, in accordance with the Manhattan Beach Municipal Code (MBMC) Section 10.84.090.
3. *Interpretation.* Any questions of intent or interpretation of any condition will be resolved by the Planning Commission.
4. *Inspections.* The Community Development Department Staff shall be allowed to inspect the site and the development during construction subject to 24-hour advance notice.

12. The applicant agrees, as a condition of approval of this project, to pay for all reasonable legal and expert fees and expenses of the City of Manhattan Beach, in defending any legal actions associated with the approval of this project brought against the City. In the event such a legal action is filed against the project, the City shall estimate its expenses for the litigation. Applicant shall deposit said amount with the City or enter into an agreement with the City to pay such expenses as they become due.

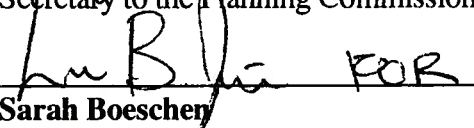
SECTION 3. Pursuant to Government Code Section 65009 and Code of Civil Procedure Section 1094.6, any action or proceeding to attack, review, set aside, void or annul this decision, or concerning any of the proceedings, acts, or determinations taken, done or made prior to such decision or to determine the reasonableness, legality or validity of any condition attached to this decision shall not be maintained by any person unless the action or proceeding is commenced within 90 days of the date of this resolution and the City Council is served within 120 days of the date of this resolution. The City Clerk shall send a certified copy of this resolution to the applicant, and if any, the appellant at the address of said person set forth in the record of the proceedings and such mailing shall constitute the notice required by Code of Civil Procedure Section 1094.6.

I hereby certify that the foregoing is a full, true, and correct copy of the Resolution as adopted by the Planning Commission at its regular meeting of February 9, 2011, and that said Resolution was adopted by the following vote:

AYES: Andreani, Fasola, Lesser,
Seville-Jones, Chairperson
Paralusz
NOES: None
ABSTAIN: None
ABSENT: None



RICHARD THOMPSON,
Secretary to the Planning Commission



Sarah Boeschen
Recording Secretary

January 26, 2011.

AYES: Fasola Lesser, Seville-Jones, Chairperson Paralusz
NOES: None
ABSENT: None
ABSTAIN: Andreani

4. AUDIENCE PARTICIPATION

None.

5. PUBLIC HEARINGS

02/08/11-3 Consideration of a Coastal Development Permit and Minor Exception to Install a Privacy Screen Wall Around an Open Courtyard Area of an Existing Single Family Residence at 3520 The Strand.

Associate Planner Haaland summarized the staff report. He indicated that the proposal is to add a screen wall along the south side of an existing single-family residence. He said that there is a courtyard in the central portion of the building facing the interior side of the site. He commented that a screen wall is proposed to extend upward, the effect of the existing fence along the courtyard side. He commented that the proposal would provide 174 square feet less of open space than the 15 percent useable open space requirement of 340 square feet. He said that staff feels the wall would result in the courtyard becoming more enclosed than would be permitted in order for the area to be counted toward open space. He commented that the project is eligible for a Minor Exception, as the Code does permit Minor Exception approval for a reduction in open space for buildings that do not have more than two levels in a three-story zone. He commented that a Coastal Permit is required for the project, as it includes an increase in building height, and is located in the appealable area of the Coastal Zone. He stated that a public hearing is required because a Minor Exception is involved with the approval. He indicated that that project is in compliance with the standards of the Zoning Code and Local Coastal Program other than allowing for a reduction in open space. He commented that staff is recommending approval of the Minor Exception and Coastal Development Permit.

In response to a question from Commissioner Lesser, Associate Planner Haaland stated that a property owner does not have a right to control the development of an adjacent property provided that Code standards for height and setbacks are met. He stated that the Code does not provide for protection of view angles. He indicated that the subject proposal would normally be approved administratively if it were not located in the appealable area of the Coastal Zone which requires a public hearing. He stated that staff feels extending the screen wall up vertically 10 feet beyond the existing fence on the south side provides more of an enclosure than is appropriate for countable open space.

courtyards. He commented that he does not feel that it should necessarily be imposed that open space must be visible to the public.

Robert Fry, the project architect, said that the intent of the applicants with the project was to remain within the design character of the home and utilize the same materials that have been used on the site. He commented that they have not made a final decision on the materials for the wall. He said that the intent was also to keep the wall as small and low profile as possible. He pointed out that the two lower wing walls that are located on the north and south side were moved out from the rooftop 8 feet so that they would not be visible from the interior rooms. He said that the only impact on the courtyard is the extension of the fence on the south side of the property. He indicated that the height of the neighboring structure to the south would still be 6 feet above the height of the proposed wall. He said that the proposed wall would not enclose the courtyard more than the existing fence.

In response to a question from Commissioner Lesser, **Mr. Fry** said that the purpose of the wing walls is to provide a structure for the wall that is attached to the existing house rather than having separate poles for the wall. He commented that the wall would have a height of 7'1 above the parapet, and the lower wing walls would have a height of approximately 4 feet.

In response to a question from Commissioner Seville-Jones, **Mr. Fry** said that the wall would consist of a translucent glazing panel.

In response to a question from Commissioner Fasola, **Mr. Partridge** said that they considered planting bamboo in the side yard to screen the fence. He indicated, however, that the amount of bamboo that would be planted to provide screening would cover the entire side yard.

Commissioner Fasola commented that he appreciates the reason for the wall in order to provide privacy. He indicated, however, that he has a concern that the neighbors would be looking at a glass wall that never is cleaned. He asked if installing an awning over the patio was considered rather than installing the proposed wall.

In response to a question from Commissioner Fasola, **Mr. Fry** indicated that the applicants did not want to have the courtyard area enclosed.

Mr. Partridge indicated that they do not wish to cover the courtyard area. He pointed out that their understanding is that they would lose all of the open space if the courtyard were covered. He indicated that leaving the patio open was an important consideration in determining the best proposal. He indicated that the patio is a source of light and air circulation for their home, which would be lost if the patio were covered.

Commissioner Andreani said that she appreciates the desire of the applicants to retain privacy in their courtyard and master bedroom, and the applicants were conscientious of the impact to the neighborhood. She commented that she sees the courtyard as open space for the applicant's use and feels that it does not have an impact on pedestrian traffic. She said that she is pleased that the applicant does not intend to cover the courtyard. She indicated that she supports the proposal.

Commissioner Fasola said that he supports allowing the courtyard to be improved. He said that the proposal is far better for the neighboring residents than a three story house being built on the subject property. He commented that he has concerns that the glass wall would become dirty and not be attractive. He indicated that he would support possibly planting bamboo in the side yard to provide screening. He stated that he would support the proposal.

Commissioner Seville-Jones indicated that she also is supportive of the proposal. She commented that applicants' home has a very open feeling because of the large windows that they are attempting to preserve. She said that she also feels that the applicants have designed the wall to avoid being detrimental to the neighbors as much as possible. She pointed out that the courtyard currently is enclosed by a wall. She commented that the current circumstances as well as the amount that would be permitted to be built on the site both should be considered in determining whether there would be a detrimental impact. She said that she feels the proposal is an elegant solution for preserving the existing home. She commented that there are not many properties that would warrant such consideration because there are few properties which have such a large amount of area covered by windows. She indicated that she supports the proposal.


Commissioner Lesser indicated that he agrees with the analysis of the other Commissioners. He indicated that he feels the project falls within the Minor Exception Ordinance. He commented that he also has a concern with the glass of the wall becoming dirty; however, maintenance of the wall is up to the applicant. He pointed out that the issue regarding the definition of open space is on the work plan of the City Council, and he does not feel it should impact the subject application. He commented that the definition of open space was an ongoing discussion of the Mansionization Committee as to whether the public should benefit from open space. He said that he appreciates the challenges regarding privacy that the applicants are attempting to address. He commented that he supports the project.


Chairperson Paralusz stated that she is in support of the project. She indicated that she appreciates that the applicants have designed the project with the least amount of impact to the neighbors and are within the Minor Exception Ordinance. She said that she is in agreement with the analysis of the other Commissioners.

A motion was **MADE** and **SECONDED** (Andreani/Lesser) to **APPROVE** a Coastal Development Permit and Minor Exception to install a privacy screen wall around an open courtyard area of an existing single family residence at 3520 The Strand

**CITY OF MANHATTAN BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT**

TO: Planning Commission

FROM: Richard Thompson, Director of Community Development 

BY: Eric Haaland AICP, Associate Planner 

DATE: February 9, 2011

SUBJECT: Consideration of a Coastal Development Permit and Minor Exception to Install a Privacy Screen Wall around an Open Courtyard Area of an Existing Single-Family Residence at 3520 The Strand.

RECOMMENDATION

Staff recommends that the Planning Commission **CONDUCT** the Public Hearing and **APPROVE** the subject request

APPLICANT

Robert Fry & Associates
26710 Menoninee Pl.
Rancho Palos Verdes, CA 90275

OWNER

Wayne & Masuko Partridge
3520 The Strand
Manhattan Beach, CA 90266

LOCATION

<u>Location</u>	3520 Strand at southeast corner Strand & 36 th St. (See Site Location Map).
<u>Legal Description</u>	Portion of Lot 5, Blk 38, MB Tract No. 2,
<u>Area District</u>	III

LAND USE

<u>General Plan</u>	Medium Density Residential				
<u>Zoning</u>	RM, Residential Medium Density				
<u>Land Use</u>	<table><tr><td><u>Existing</u></td><td><u>Proposed</u></td></tr><tr><td>2267 sq. ft SFR</td><td>No change</td></tr></table>	<u>Existing</u>	<u>Proposed</u>	2267 sq. ft SFR	No change
<u>Existing</u>	<u>Proposed</u>				
2267 sq. ft SFR	No change				

lower height than the screen wall. The solar panels are shown on the plans but do not require Planning Commission approval.

The proposal is a minor building alteration that conforms to height and setback requirements, and does not add any fully enclosed floor area to the building. The project issue to be addressed is useable open space.

The open space requirement for the existing residence is 340 square feet. The existing 311 square-foot courtyard and 166 square-foot rear yard provide all of the countable open space for the residence, since the front balcony is located within the setback. Staff has interpreted that surrounding the courtyard with a fourth wall (proposed screen wall) would be a substantial enclosure, and eliminate the courtyard from countable open space. A similar interpretation has been made for a previous Strand project proposing a courtyard open to above, but enclosed on all sides. The resulting condition is a 174 square foot deficiency in the countable open space, although the courtyard will continue to serve the residence as a primarily uncovered outdoor area.

Since the existing roof is well below the 30-foot height limit, the applicant does have the option of adding a roof deck to replace lost open space without losing existing living area. This alternative would be costly, and probably involve access stairs interrupting the courtyard area the applicant desire's to improve.

The issue of covering or semi-enclosing open space is a current City Council Work Plan item which will be studied by the Planning Commission in the future, and has been brought up as a concern by the Planning Commission in the past. The code currently limits useable open space from being entirely covered by floor area, but roof/deck covers and side openness have become recent concerns.

Minor Exception and Coastal Permit Findings:

Regardless of any future changes to the qualification of open space, Section 10.84.120 of the zoning code (attached) provides for Minor Exception approval of reduced open space for "dwelling units that are largely 2-story in 3-story zones", as is the case with this project. In order to approve this type of Minor Exception, the following findings must me made:

- a. The proposed project will be compatible with properties in the surrounding area, including, but not limited to, scale, mass, orientation, size and location of setbacks, and height.
- b. There will be no significant detrimental impact to surrounding neighbors, including, but not limited to, impacts to privacy, pedestrian and vehicular accessibility, light, and air.
- c. There are practical difficulty which warrants deviation from Code standards, including, but not limited to, lot configuration, size, shape, or topography, and/or relationship of existing building(s) to the lot.

CONCLUSION

Staff supports the request finding that the project: 1) meets the findings required to approve a Minor Exception, 2) conforms to applicable zoning objectives and development standards, 3) is not expected to have a detrimental impact on nearby properties; 4) is consistent with the goals and policies of the General Plan, and; 5) would conform to the City's Local Coastal Program.

A draft resolution of approval is attached, which would act as the project minor exception approval and coastal development permit, if the project is approved by the Commission with no further appeal. Several standard conditions typically included have been placed in the draft Resolution as well as project specific conditions.

Attachments:

- A. Draft Resolution No. PC 11-
- B. Vicinity Map
- C. Applicant material
- D. Minor Exception Code
- E. Development Plans (separate - NAE)

(NAE = not available electronically)

c: Wayne Partridge, Owner
Robert Fry, Project Architect

RESOLUTION NO PC 11-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANHATTAN BEACH APPROVING A COASTAL DEVELOPMENT PERMIT AND MINOR EXCEPTION TO ALLOW CONSTRUCTION OF A PRIVACY SCREEN WALL AROUND AN OPEN COURTYARD AREA OF AN EXISTING SINGLE FAMILY RESIDENCE ON THE PROPERTY LOCATED AT 3520 THE STRAND
(Partridge)**

THE PLANNING COMMISSION OF THE CITY OF MANHATTAN BEACH DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The Planning Commission of the City of Manhattan Beach hereby makes the following findings:

- A. The Planning Commission of the City of Manhattan Beach conducted a public hearing pursuant to applicable law on February 9, 2011 to consider an application for a Coastal Development Permit and Minor Exception for the property legally described as a Portion of Lot 5, Block 38, Manhattan Beach Tract No. 2, located at 3520 The Strand in the City of Manhattan Beach.
- B. The public hearing was advertised pursuant to applicable law, testimony was invited and received.
- C. The applicant for the Coastal Development Permit and Minor Exception is Robert Fry & Associates. The property owner is Wayne & Masuko Partridge.
- D. The applicant proposes a new exterior wall at the edge of an existing courtyard with a vertical extension of the wall rising an additional 7 feet above the existing roof of an existing single-family residence with a reduction of useable open space to a total of 166 square feet, instead of the required 340 square feet.
- E. The property is located within Area District III and is zoned RM Medium Density Residential. The surrounding private land uses consist of single and multiple family residences.
- F. The General Plan designation for the property is Medium Density Residential, and the Local Coastal Program/Land Use Plan designation is Medium Density Residential.
- G. The Project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Section 15301, and 15332 based on staff's determination that the project is a minor development/infill project.
- H. The project will not individually nor cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.
- I. The Planning Commission made the following findings with respect to the reduced open space Minor Exception application:
 - a) The proposed project will be compatible with properties in the surrounding area since the building size will be well below the maximum size permitted and the proposed screen wall does not increase floor area, and complies with the permitted height limit.
 - b) The project will not be detrimental to surrounding neighbors since the new construction will observe required setbacks, and be well below the maximum height limit.
 - c) Practical difficulties warrant deviation from code standards including demolishing living area or adding a roof deck to achieve conforming open space.



- a. a completed application and application fee as established by the City's Fee Resolution;
 - b. an affidavit executed by the assignee attesting to the assignee's agreement to comply with the terms and conditions of the permit;
 - c. evidence of the assignee's legal interest in the property involved and legal capacity to undertake the development as approved and to satisfy the conditions required in the permit;
 - d. the original permittee's request to assign all rights to undertake the development to the assignee; and,
 - e. a copy of the original permit showing that it has not expired.
6. *Terms and Conditions are Perpetual.* These terms and conditions shall be perpetual, and it is the intention of the Director of Community Development and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.
 7. *Effective Date.* This Resolution shall become effective when all time limits for appeal as set forth in MBMC Section 10.100.030, and the City of Manhattan Beach Local Coastal Program - Implementation Program Section A.96.160 have expired; and, following the subsequent Coastal Commission appeal period (if applicable) which is 10 working days following notification of final local action.

Special Conditions

8. The subject Coastal Development Permit will be implemented in conformance with all provisions and policies of the Certified Manhattan Beach Local Coastal Program (LCP) and all applicable development regulations of the LCP - Implementation Program.
9. The plans shall be in substantial conformance with the plans submitted to the Planning Commission on February 9, 2011.
10. The project shall comply with all requirements of the RM zoning district except for the proposed open space.
11. After completion of the project(s) that is subject to the Minor Exception approval(s), no further addition(s) shall be permitted unless the entire structure is brought into conformance with the current Code requirements. This shall not preclude the submittal of multiple Minor Exceptions that meet the Code established criteria.
12. The applicant agrees, as a condition of approval of this project, to pay for all reasonable legal and expert fees and expenses of the City of Manhattan Beach, in defending any legal actions associated with the approval of this project brought against the City. In the event such a legal action is filed against the project, the City shall estimate its expenses for the litigation. Applicant shall deposit said amount with the City or enter into an agreement with the City to pay such expenses as they become due.

Vicinity Map
3520 Strand

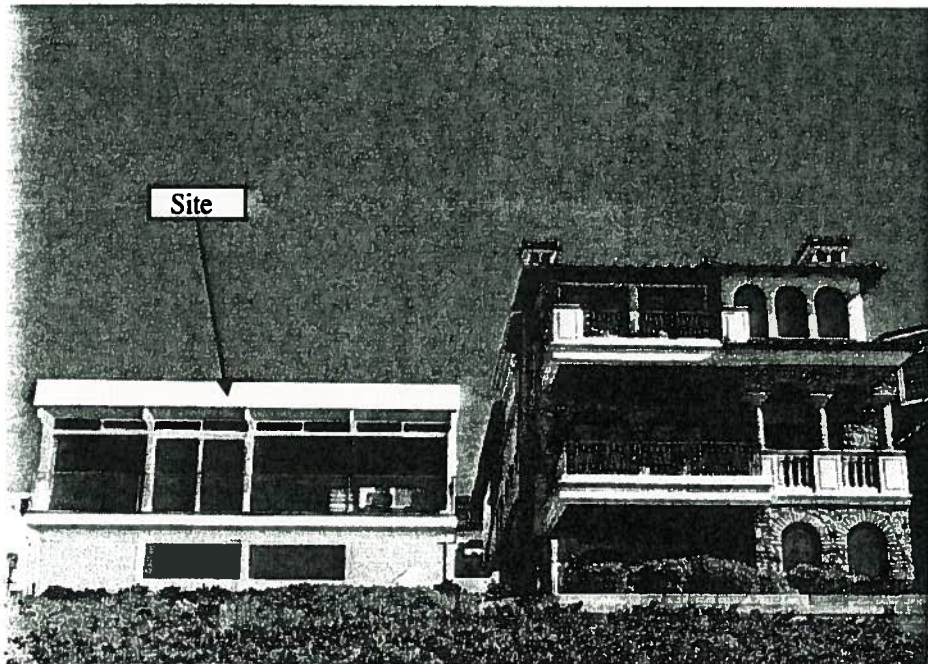
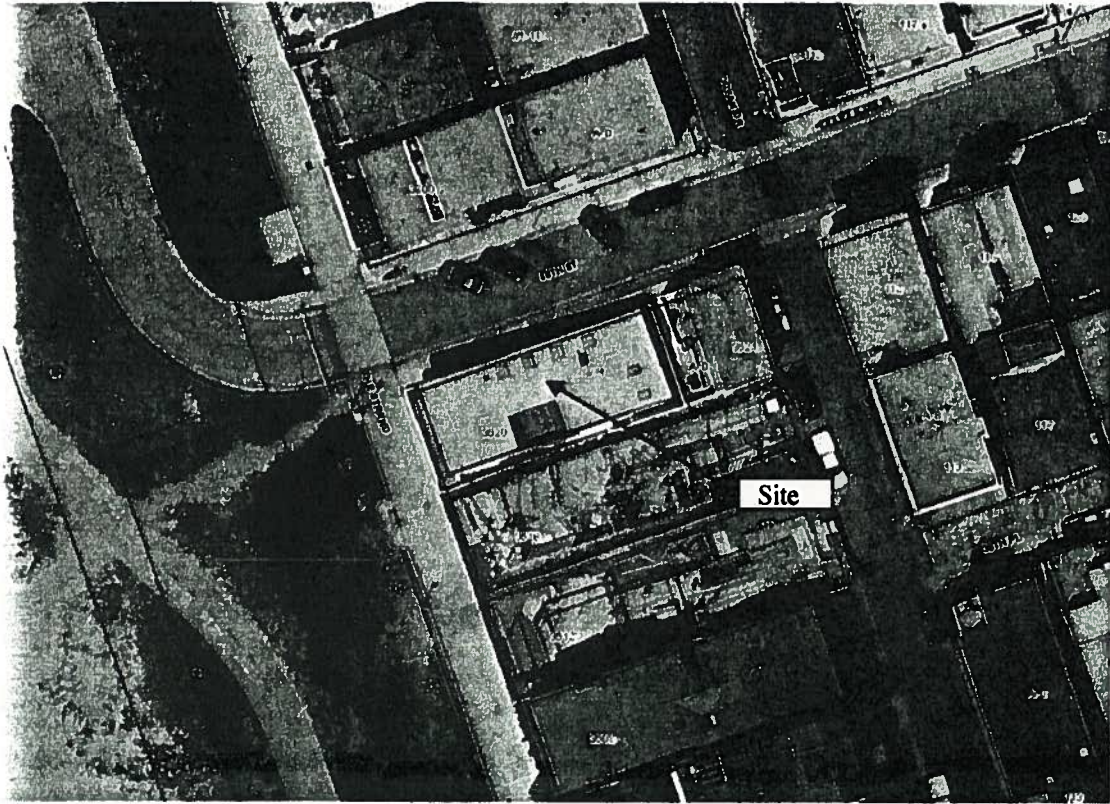


EXHIBIT B
PC MH. 2/9/11

Attachment I
Project Description

The Project is to make minor modifications to applicants' small two story house (the "**Subject House**") located at 3520 the Strand. The modifications are designed as the **minimum necessary** to restore some of the privacy lost upon the construction of a new three story "Tuscan villa" on the lot immediately adjacent to the **Subject House** on the South (3516 the Strand).

The **Subject House** is a "fifties modern" structure featuring floor to ceiling windows around the three interior sides of a south facing patio. These patio windows look out from (or provide views into) the living room and dining room, the kitchen and long hallway and the bedroom and master bath of the **Subject House**. They flood the open plan interior with light and provide views into the patio and beyond to the sea even from the master bedroom.

For most of the more than thirty nine years Applicants have owned and lived in the **Subject House**, the house to the South had only a single, frosted, bathroom window high on its North wall overlooking the **Subject House**. The new three story Tuscan villa to the South has numerous windows in its North Wall and an exterior third floor balcony from which one can look into the **Subject House**. Each such window and the balcony offers a different view, but in the aggregate they provide view into the living and dining rooms, kitchen and hallway and master bedroom of the **Subject House**.

Window coverings to block these views would destroy the architectural character of the **Subject House** and seriously impair the Applicants' enjoyment of their home. The Project is carefully designed to erect the minimum visual barrier necessary to solve this problem without impairing the views from the Tuscan villa over the **Subject House** to the Malibu Mountains or the sea, and without impairing the views of any neighboring house.

EXHIBIT C

PC MH. 2/9/11

PARTRIDGE RESIDENCE
3520 THE STRAND

PRIVACY SCREEN

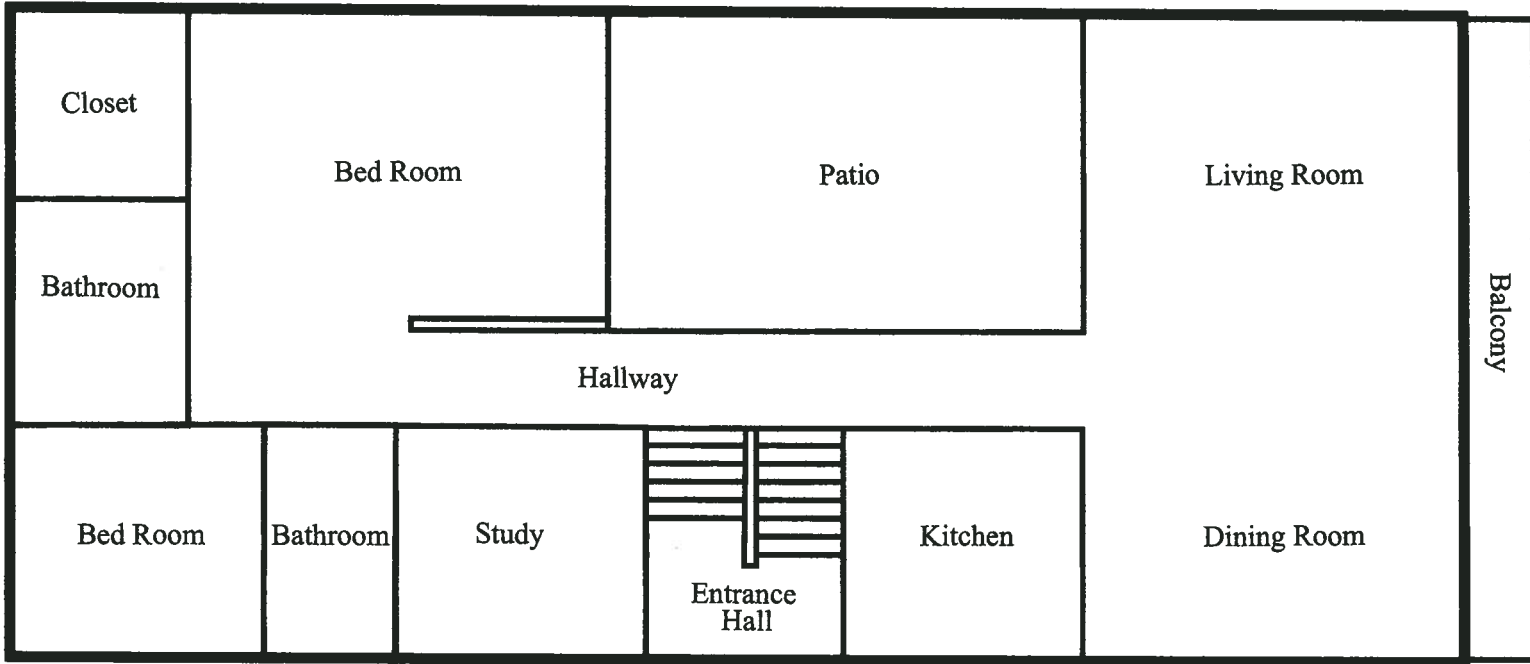
The Subject Property

A small (two stories in front, one in back) “fifties modern” house built in the early to mid sixties.



The Subject Property

A glass walled patio on the South side of the center of the Subject Property provides air circulation, floods the interior with light and imparts a sense of spaciousness to a relatively small space. This sense of light and openness have given the applicants great satisfaction over the almost forty years they have owned the property.



Schematic Partial Floor Plan



From master bedroom through patio to living room and beyond.



Hallway past patio to living/dining room and kitchen.

A new “maxed out” house was built immediately South of the Subject Property in 2008 and 2009. The new Neighbor has a third floor balcony and numerous windows (some floor to ceiling) on its North side which afford views into most of the living area of the Subject Property through its patio.



The Subject Property and its new Neighbor.



The new Neighbor over the Subject Property



Balcony and windows of the new Neighbor from inside the Subject Property.

THE PROPOSED PROJECT

DRAWINGS

The proposed Project has been carefully designed as the minimum screen necessary to restore privacy in the Subject Property without impairing the views of the new Neighbor looking North or of long standing neighbors looking West.

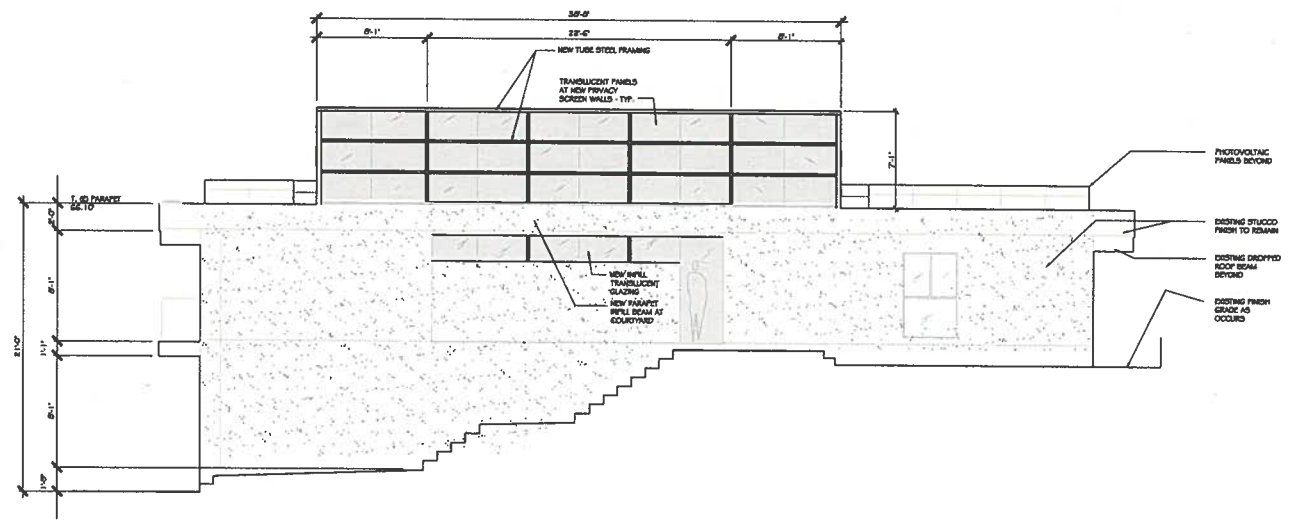


1070 Mainline Pl.
 Rancho Palms Vista, CA 90271
 714.261.2229 F 714.261.2833

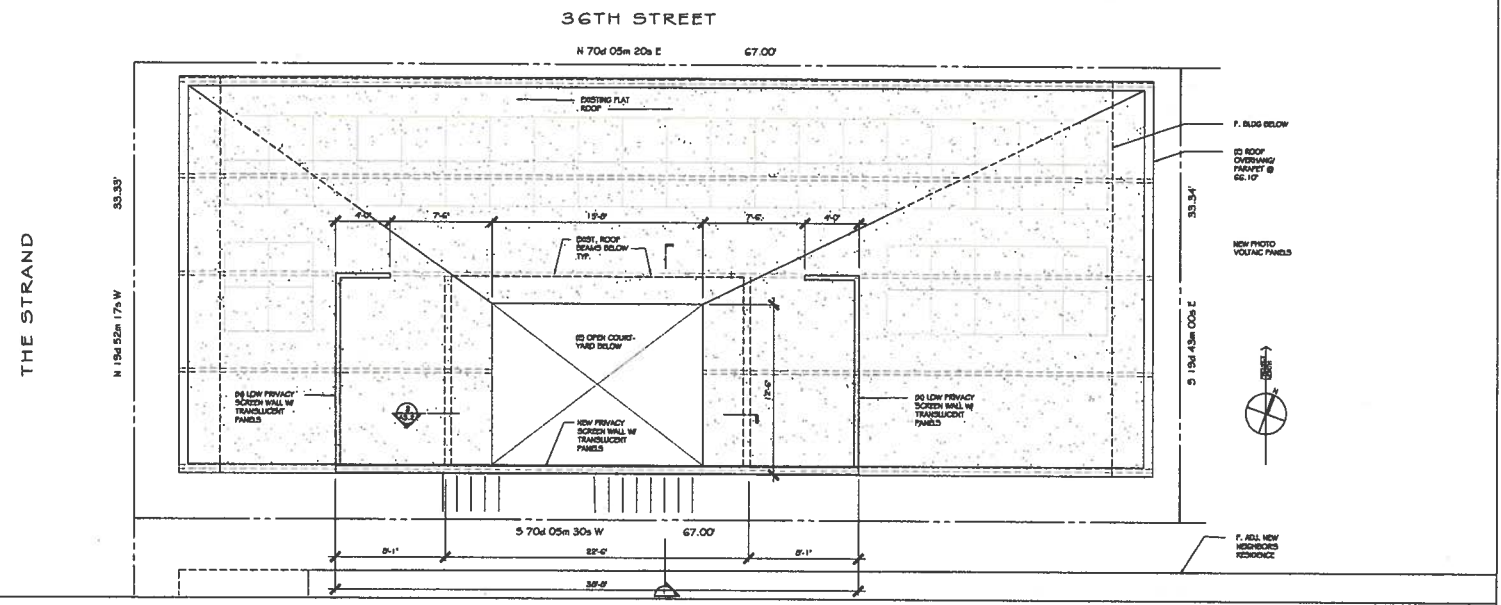
This drawing shall remain valid only as the property of RFA Architects. No part of this drawing may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of RFA Architects.

© RFA Architects 2016. All rights reserved.

Sheet by: *Adrian*



SOUTH ELEVATION Scale 1/8" = 1'-0" 1



ROOF PLAN/SITE PLAN Scale 1/8" = 1'-0" 2

PARTRIDGE RESIDENCE

*3520 The Strand
 Manhattan Beach, CA*

Revisions & Issuances

Roof Plan/Site Plan & Elevation

Project No. 0010	A3.0
Date: 03-15-18	

RFA

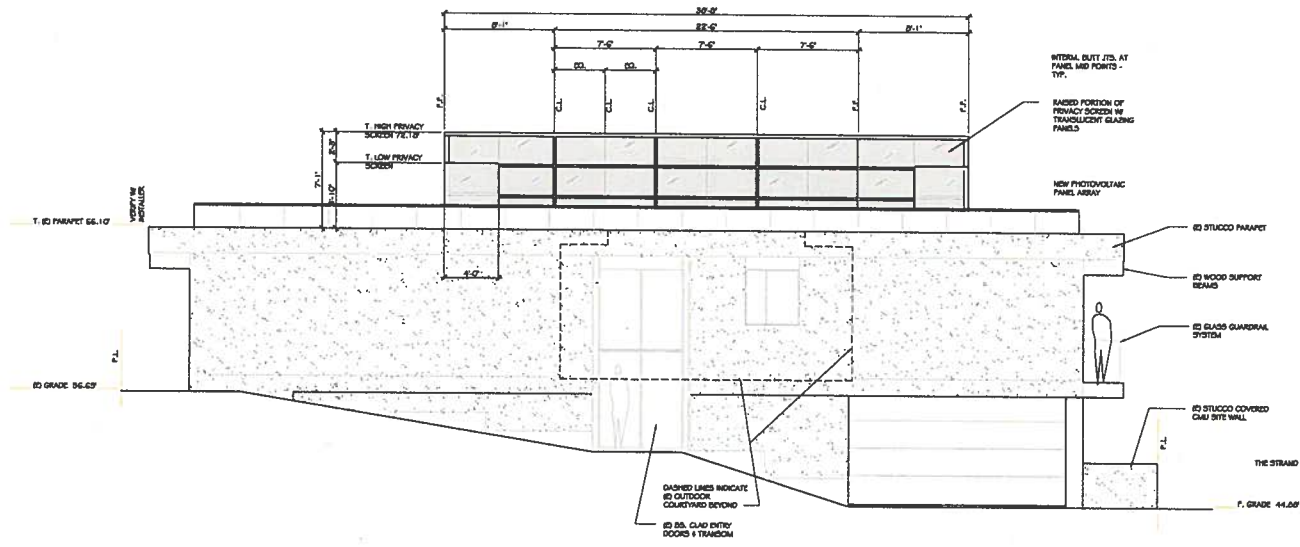


3079 Main Street
Manhattan Beach, CA 90272
714.251.0500 P. 310.310.1000

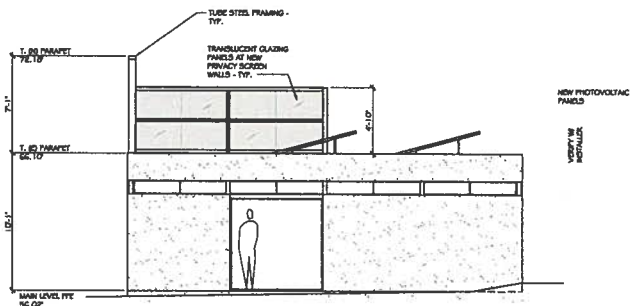
This drawing shall remain valid only as the property of RFA or its
Affiliate. It shall not be used for any other project, and shall be returned
to RFA upon completion of the project.

© RFA or its Affiliate 2014. All rights reserved.

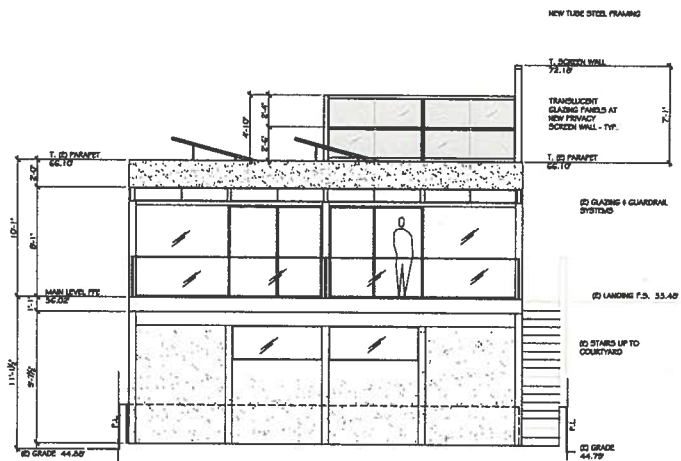
Sheet No. 1



NORTH (FRONT) ELEVATION Scale 1/8" = 1'-0" 1



EAST ELEVATION Scale 1/8" = 1'-0" 3



WEST (BEACH) ELEVATION Scale 1/8" = 1'-0" 2

**PARTRIDGE
RESIDENCE**
3520 The Strand
Manhattan Beach, CA

Revisions & Comments

No.	Description

Exterior Elevations

Project No. 0918
Date: 03-15-14

A3.1

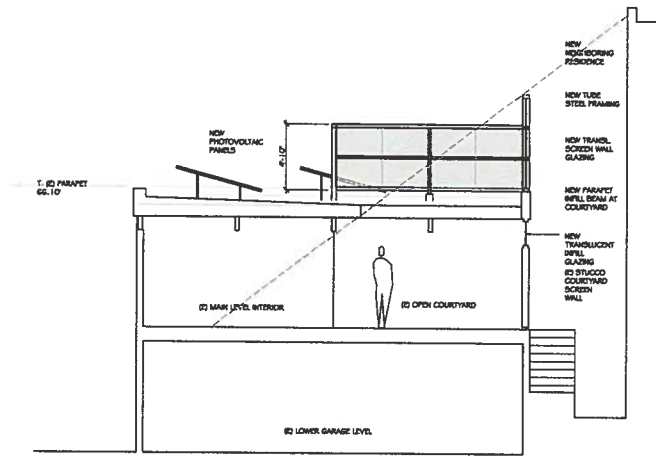


2079 Mainline Pl
Manhattan Beach, CA 90272
714.262.2000 P 782.862.8263

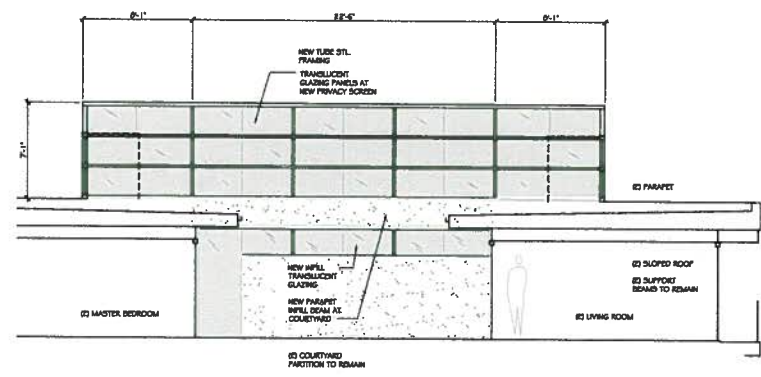
The Drawing, when printed, shall be the property of RFA or Applicant. They shall not be used for any purpose other than the intended use of this paper and shall not be used without written consent of RFA.

1. Date: 07/04/2014. All rights reserved.

Arch: RFA



BUILDING CROSS SECTION Scale 1/4" = 1'-0" 1



BUILDING CROSS SECTION Scale 1/4" = 1'-0" 2

PARTRIDGE RESIDENCE
3520 The Strand
Manhattan Beach, CA

Revisions & Instances

Building Sections

Project No.	0910	A3.2
Date	03-15-18	

10.84.120 Minor exceptions.

The Community Development Director may grant minor exceptions from certain regulations contained in the ordinance codified in this chapter for projects as follows: **Valuation No Limitation.** Projects that involve new structures or remodels without limits of project valuation [i.e., may exceed fifty percent (50%) valuation provisions of Section 10.68.030(E)], as provided below. Notice may be required for exceptions to Sections 10.68.030(D) and (E), see subsection A and B of this section for noticing requirements.

Applicable Section	Exception Allowed
10.12.030	Attachment of existing structures on a site in Area District III or IV which result in the larger existing structure becoming nonconforming to residential development regulations.
10.12.030	Site enlargements (e.g., mergers, lot line adjustments), not exceeding the maximum lot area, which result in existing structures becoming nonconforming to residential development regulations.
10.12.030(M)	Reduction in the 15% open space requirement for dwelling units that are largely 1-story in 2-story zones and for dwelling units that are largely 2-story in 3-story zones.
10.12.030(P)	Construction of retaining walls beyond the permitted height where existing topography includes extreme slopes.
10.12.030(T)	Reduction in percentage of additional 6% front yard setback, or 8% front/streetside yard setback on corner lots, required in the RS Zone—Area Districts I and II, 15% open space requirement, side yard setbacks, and/or rear yard setback. This may be applied to small, wide, shallow, multiple front yard, and/or other unusually shaped lots or other unique conditions.
10.12.030(T)	Reduction in percentage of additional 6% front yard setback required in the RS Zone—Area Districts I and II for remodel/additions to existing dwelling units if the additional setback area is provided elsewhere on the lot.
10.12.030(T)	Reduction in percentage of additional 8% front/streetside yard setback required on corner lots in the RS Zone—Area Districts I and II for remodel/additions to existing dwelling units if the additional setback area is provided elsewhere on the lot.
10.12—10.68	Non-compliant construction due to Community Development staff review or inspection errors.
10.68.030(D) and (E), 10.12.030 and 10.12.030(R)	Construction of a first, second or third story residential addition that would project into required setbacks or required building separation yard, matching the existing legal non-conforming setback(s).
10.68.030(D) and (E)	Alterations, remodeling and additions (enlargements) to existing smaller legal non-conforming structures.
10.68.030(E)	Alterations and remodeling to existing legal non-conforming structures.

A. Minor Exception Application Without Notice. All applications for minor exceptions may be approved administratively by the Director of Community Development without notice, except as provided in subsection B of this section. Additionally, a minor exception from Section 10.68.030(D) and (E) must meet the following criteria:

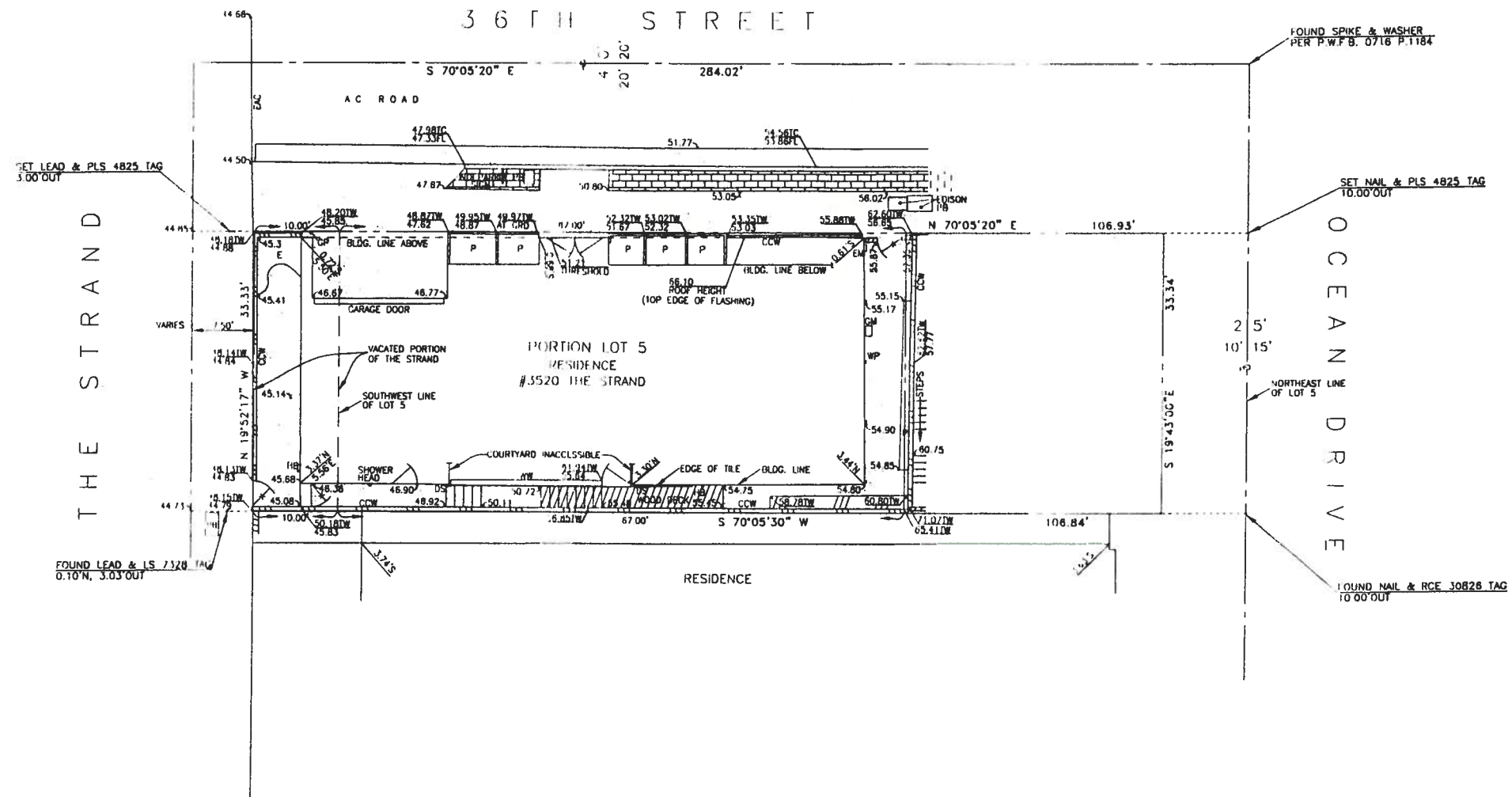
- 1. Alterations, remodeling, additions (enlargements) to existing smaller legal non-conforming structures.** The total proposed Buildable Floor Area, as defined in Section

EXHIBIT D
PCMB, 2/9/11

stating the reasons for the decision under the authority for granting the exception, as provided by the applicable sections of this chapter. The letter also shall state that the Director's decision is appealable under the provisions of subsection K of this section. Notice of the decision also shall be mailed to all those individuals who received the initial notice to property owners described in subsection E of this section.

2. Findings. In making a determination, the Director shall be required to make the following findings:

- a. The proposed project will be compatible with properties in the surrounding area, including, but not limited to, scale, mass, orientation, size and location of setbacks, and height.
- b. There will be no significant detrimental impact to surrounding neighbors, including, but not limited to, impacts to privacy, pedestrian and vehicular accessibility, light, and air.
- c. There are practical difficulty which warrants deviation from Code standards, including, but not limited to, lot configuration, size, shape, or topography, and/or relationship of existing building(s) to the lot.
- d. That existing non-conformities will be brought closer to or in conformance with Zoning Code and Building Safety requirements where deemed to be reasonable and feasible.
- e. That the proposed project is consistent with the City's General Plan, the purposes of this title and the zoning district where the project is located, the Local Coastal Program, if applicable, and with any other current applicable policy guidelines.



- LEGEND
- AC ASPHALTIC CONCRETE
 - CCW CONCRETE WALL
 - DS DOWN SPOUT
 - E EARTH
 - EAC EDGE OF ASPHALTIC CONCRETE
 - EM ELECTRIC METER
 - FF FINISHED FLOOR
 - FL FLOWLINE
 - GM GAS METER
 - GP GUARD POST
 - GRD GRADE
 - HB HOSEBIB
 - OH OVERHEAD, OVERHANG
 - P PLANTER
 - PB PULL BOX
 - SCV SPRINKLER CONTROL VALVE
 - TC TOP OF CURB
 - TW TOP OF WALL
 - WDFN WOOD FENCE
 - WM WATER METER
 - WP WOOD POST
 - WV WATER VALVE
 - WW WING WALL

LEGAL DESCRIPTION:

WEST 67 FEET OF LOT 5 IN BLOCK 38 OF PECK'S MANHATTAN BEACH, NO. 2, IN THE CITY OF MANHATTAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10 PAGE 37 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

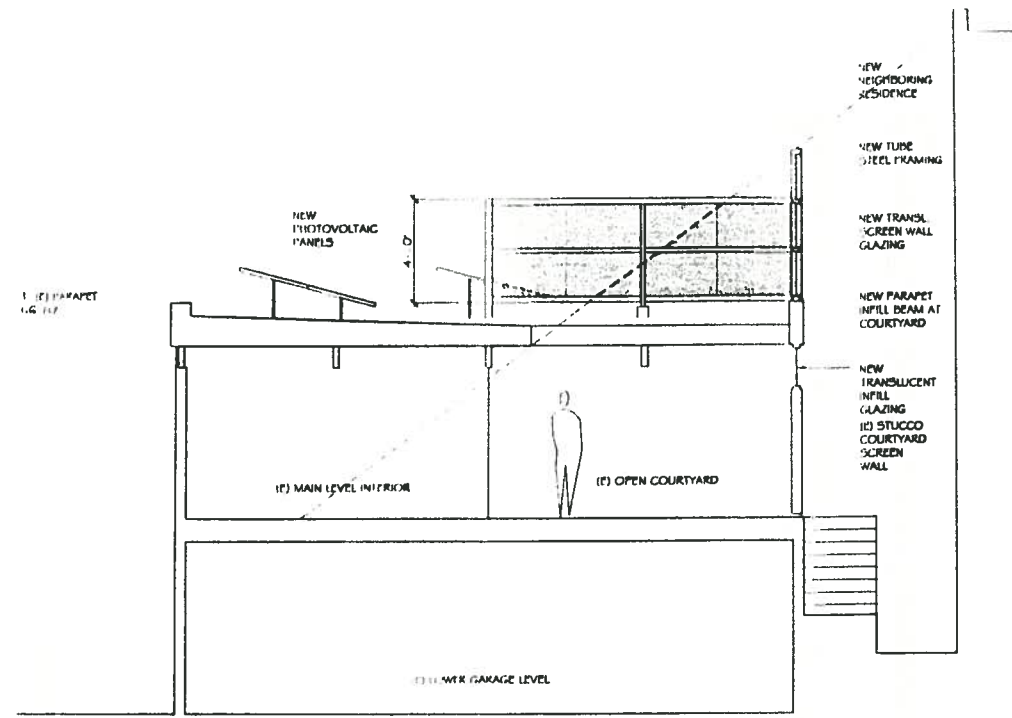
ALSO THAT PORTION OF THE EASTERLY 10 FEET OF THE STRAND LYING WESTERLY OF AND ADJACENT TO SAID LOT ON THE WEST AS VACATED BY THE BOARD OF TRUSTEES OF THE CITY OF MANHATTAN BEACH BY RESOLUTION RECORDED IN ROAD BOOK 156 PAGE 30 OF SAID COUNTY.

NOTE:
 AREA = 3,563 SQ FT (0.08 ACRES)

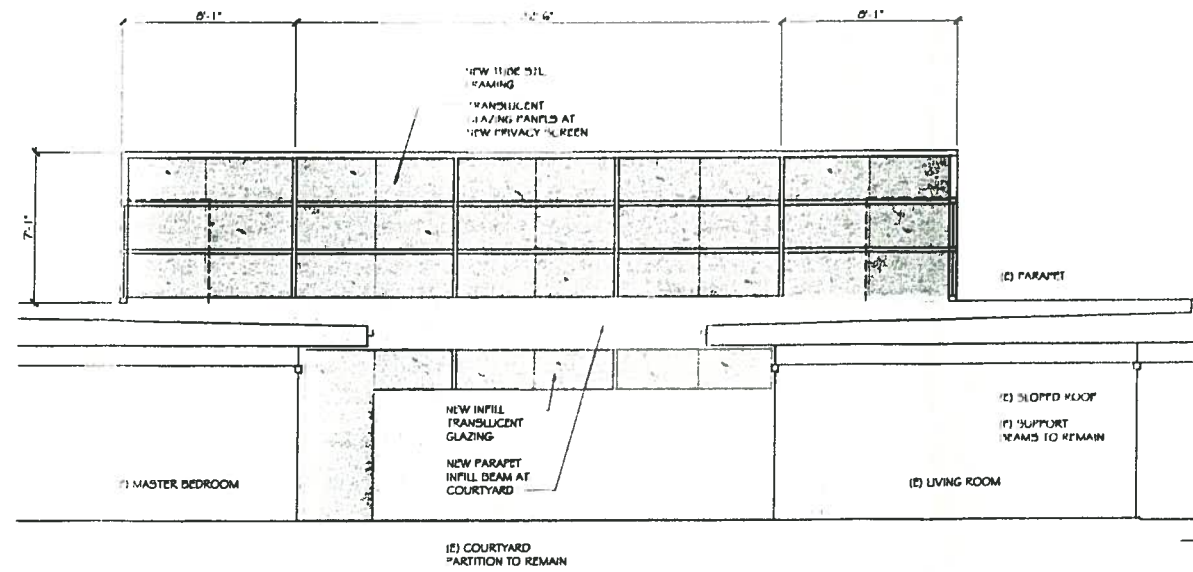
BENCH MARK:
 LA COUNTY PUBLIC WORKS BM NO. Y-6877
 USC&GS MON 2ND STEP FR BOTTOM LEADING TO BEACH @ FT OF ROSECRANS AVE 18FT S/O C/L PROD & 26.SFT W/O C/L THE STRAND MKD (Y-614 1941) CO ENG #21-24
 ELEVATION = 29.731 (2005)



BECKER AND MIYAMOTO, INC. LICENSED LAND SURVEYORS 2816 ROBERTSON BLVD. LOS ANGELES, CA 90034 (310) 839-9530		JOB NO.	10942
		DRAWN BY	H
TOPOGRAPHIC SURVEY PORTION LOT 5, BLOCK 38 PECK'S MANHATTAN BEACH TRACT NO. 2		CHECKED BY	YM
		DATE OF SURVEY	2-26-10
PREPARED FOR WAYNE PARTRIDGE		SHEET	1
		OF	1



BUILDING CROSS SECTION Scale 1/4" = 1'-0" 1



BUILDING CROSS SECTION Scale 1/4" = 1'-0" 2

PARTRIDGE RESIDENCE

3520 The Strand
Manhattan Beach, CA

Revisions & Issuances

Building Sections

Project No. 0910
Date: 03-15-10

A3.2

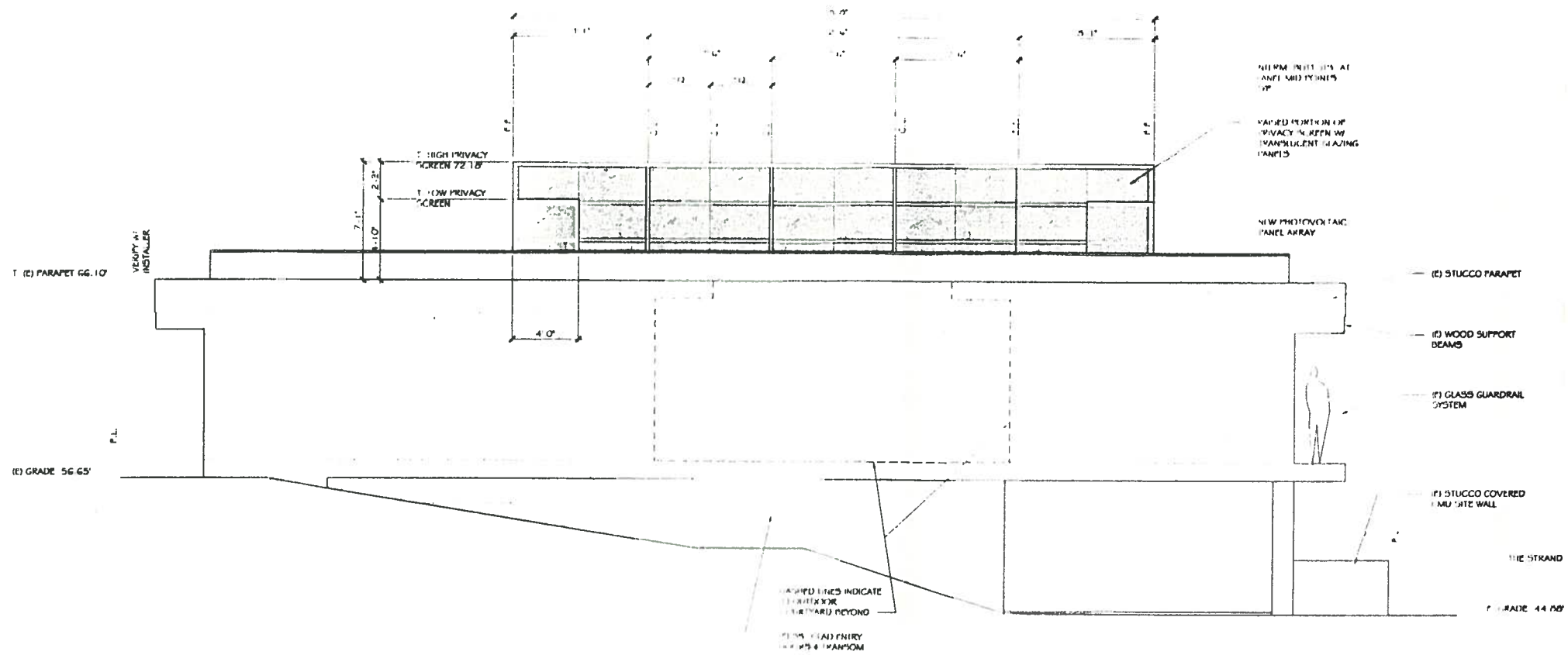


36710 Mainman Place
 Rancho Palms Verde, CA 90275
 T 310.375.3959 F 310.361.8363

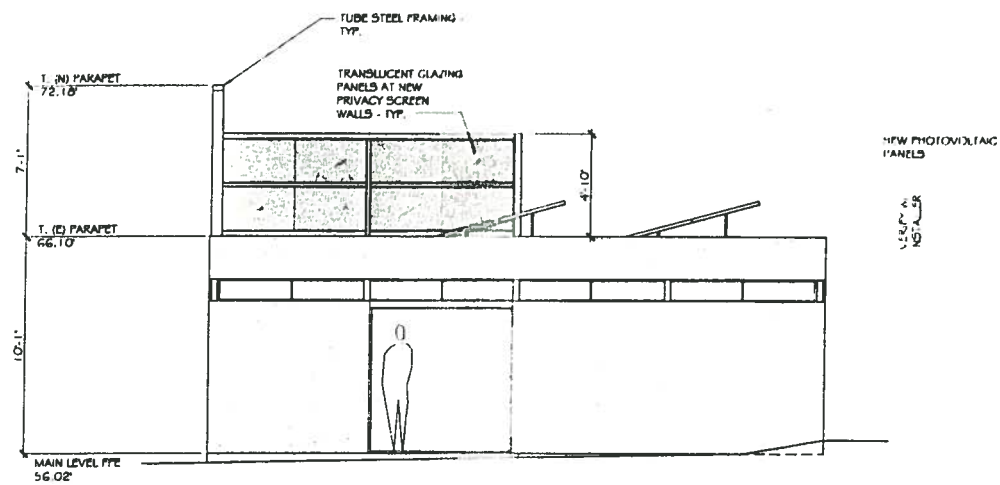
These Drawings, design concepts and ideas are the property of Robert Fry & Associates. They shall not be used for any purpose other than the construction of this specific project and shall not be used unless previously reviewed and approved in writing.

© Robert Fry & Associates 2008. All rights reserved.

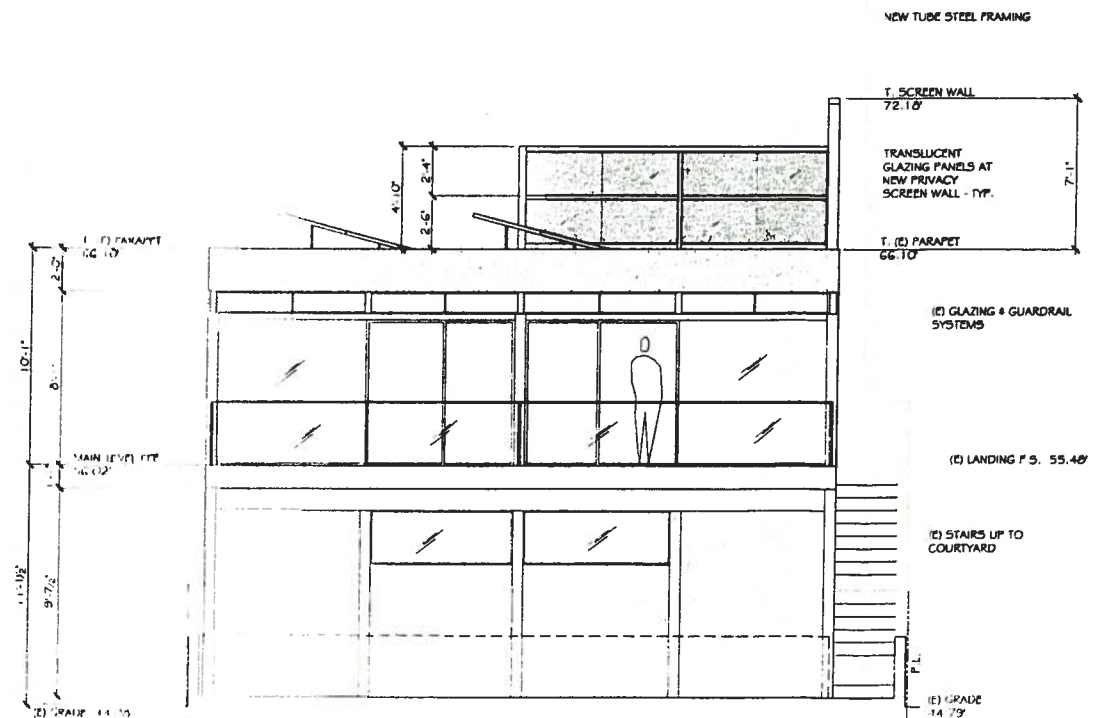
Robert Fry - Architect



NORTH (FRONT) ELEVATION Scale 1/4" = 1'-0" 1



EAST ELEVATION Scale 1/4" = 1'-0" 3



WEST (BEACH) ELEVATION Scale 1/4" = 1'-0" 2

PARTRIDGE RESIDENCE

3520 The Strand
 Manhattan Beach, CA

Revisions & Issuances

No.	Description

Exterior Elevations

Project No. 0910
 Date: 03-15-10

A3.1



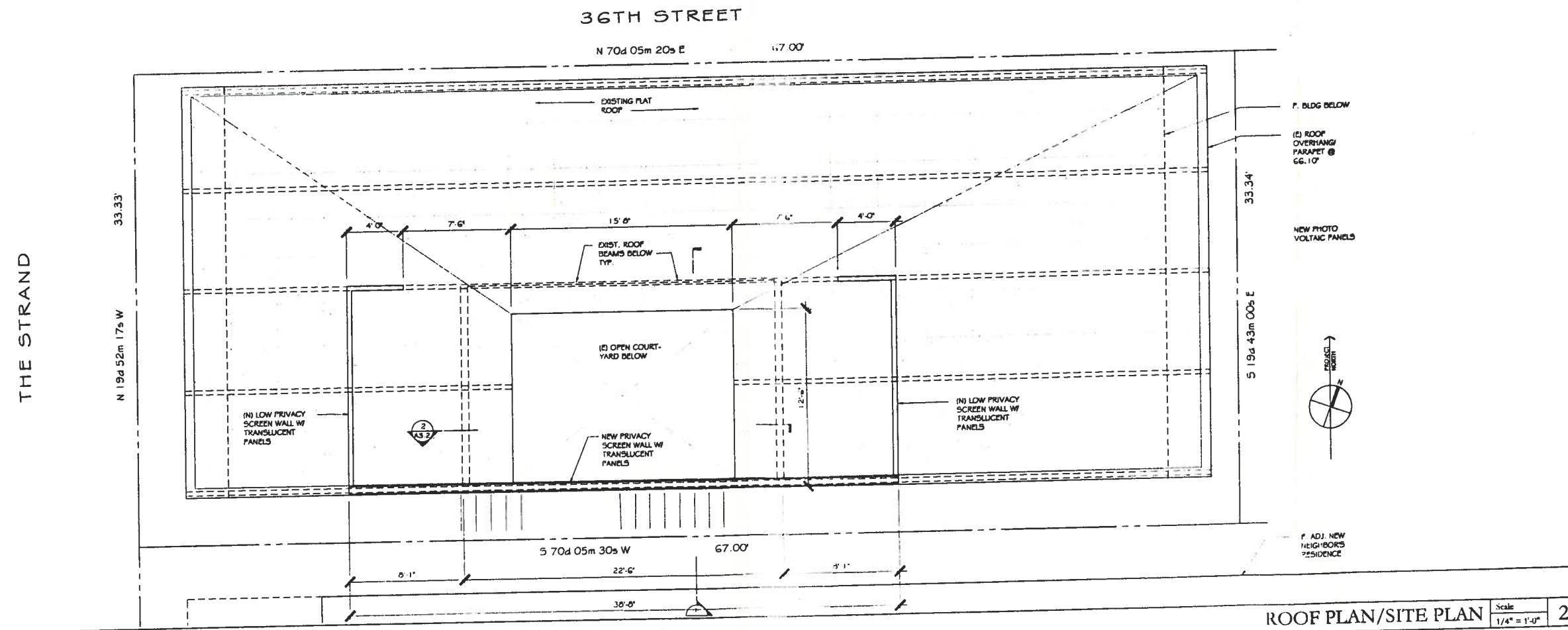
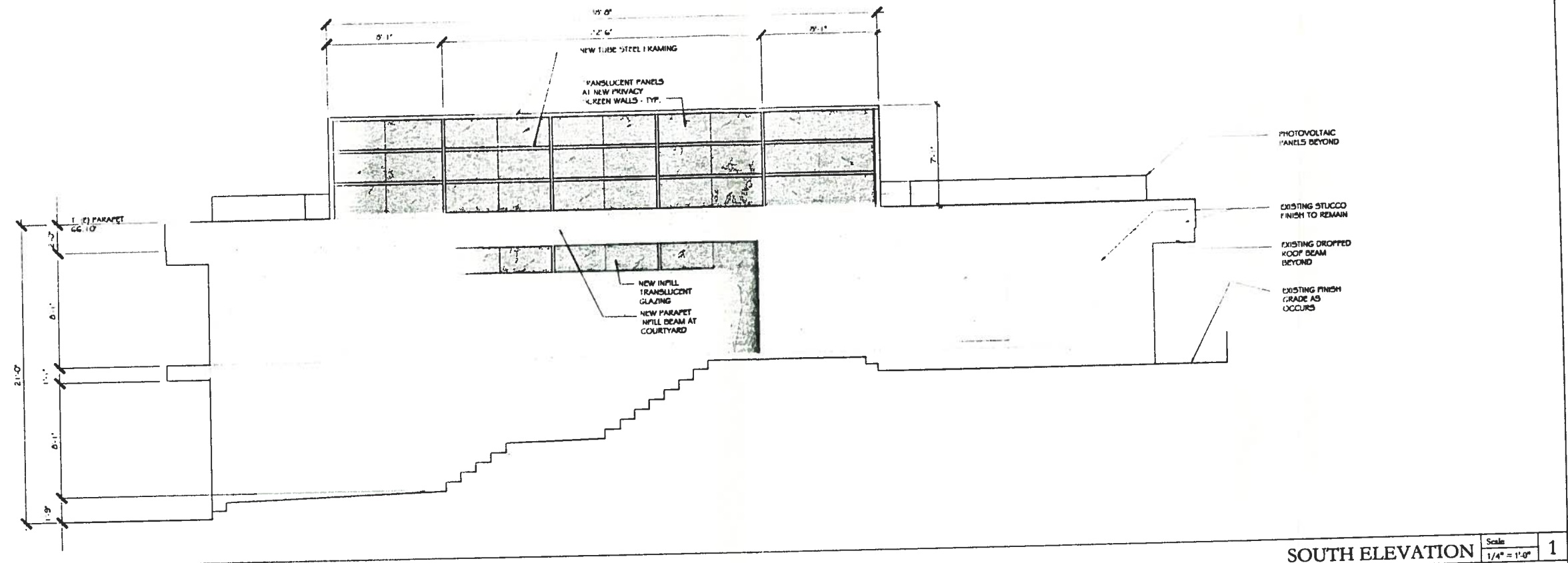
ARCHITECTURAL DESIGN

2670 Main Street
 Rancho Palms Vista, CA 90275
 T 310.373.9999 F 310.341.1343

These drawings, design concepts and ideas are the property of Robert Fry & Associates. They shall not be used for any purpose other than the construction of this specific project and shall not be used without permission in writing.

Robert Fry & Associates 2008 All rights reserved.

Robert Fry - Architect



PARTRIDGE RESIDENCE

3520 The Strand
 Manhattan Beach, CA

Revisions & Issuances

Roof Plan/Site Plan & Elevation

Project No. 0910
 Date: 03-15-10

A3.0

Eric Haaland

From: Wayne Partridge [wepmako@gte.net]
Sent: Wednesday, February 09, 2011 2:39 PM
To: Eric Haaland
Cc: Robert Fry; Jim Fasola; David Lesser; Kathleen Paralusz; Martha Andreani; Sandra Seville-Jones
Subject: Re: Item 02/09/11-3 Re Coastal Development Permit 3520 the Strand

Eric,

No, unfortunately, I cannot bring in a sample of the material. It has not yet been selected. This will be done in connection with seeking a building permit.

Eric, I called you today to put you on notice that I have a serious question, after reviewing the Code, as to whether a minor exception is required in this case.

The Code defines "**Open Space, Usable**" as "Outdoor **or** unenclosed area on the ground, or on a balcony, deck, porch or terrace designed and accessible for outdoor living, recreation, pedestrian access or landscaping,"(emphasis added).

The space in question is clearly within this definition, if one does not entirely ignore the "or", and would be within this definition even if its existing perimeter wall were to extend to the full building height limit. In deciding otherwise, the staff is ignoring the "or" and requiring that all "open space" be "unenclosed". This is not what the code says, and I think this approach could have a lot of unfortunate consequences.

For example, one could not build in Manhattan Beach a "hacienda" style house, in which the living area is built around an open central court yard giving light and air, and perhaps the beauty of a garden, to the entire living area.

In any event, if there is a wish to change the definition and make it more restrictive, this should be done after appropriately noticed proceedings before the Planning Commission and the Council.

Wayne Partridge

UACE Attachment
PC Mtg. 2/9/11

Eric Haaland

From: Wayne Partridge [wepmako@gte.net]
Sent: Tuesday, February 08, 2011 11:14 AM
To: Sandra Seville-Jones; Martha Andreani; Jim Fasola; Kathleen Paralusz; David Lesser
Cc: Eric Haaland
Subject: Item 02/09/11-3 Re Coastal Development Permit 3520 the Strand
Attachments: IMG_0002.JPG

Dear Commissioners:

It has occurred to me that both the Staff Report and the draft Resolution on this item could be read to suggest that the proposed construction will **newly enclose** the patio of the premises. The patio has been fully enclosed by a barrier and a gate since, applicants believe, the property was first constructed in the sixties. It was fully enclosed when the applicants bought the property in 1971. A subsequent remodel (done, as we recall, in the early eighties) replaced the former enclosure with a stucco wall similar to that now in place (see attached photo of the existing).

The proposed construction would extend a privacy screen upward from the existing wall.

We just wanted to clarify the matter for your consideration.

Wayne and Mako Partridge

LATE ATTACHMENT
PC Mtg. 2/9/11