



Agenda Item #: _____

Staff Report

City of Manhattan Beach

TO: Honorable Mayor Powell and Members of the City Council

THROUGH: David N. Carmany, City Manager

FROM: Richard Thompson, Director of Community Development
Esteban M. Danna, Assistant Planner

DATE: June 5, 2012

SUBJECT: Planning Commission Approval of Variance for an Addition and Remodel to an Existing Two-Story Single Family Residence to Allow a Three-Story Structure while Staying Below the Maximum Height Limit and Maintaining the Existing Legal Non-Conforming Setbacks at 931 Highview Avenue.

RECOMMENDATION:

Staff recommends that the City Council receive and file the Planning Commission's approval Resolution PC 12-04 granting a Variance for the addition/remodel of the home located at 931 Highview Avenue.

FISCAL IMPLICATION:

There are no fiscal implications associated with the recommended action.

BACKGROUND:

The existing 2,056 square-foot home was originally built in 1958. The applicant is seeking approval to add and remodel the house without significantly changing the original architectural concept and design integrity, described by the applicant as mid-century modern. The structure is non-conforming in regards to side yard setbacks. The applicant proposes to add a total of 1,304 square feet as well as remodel the existing house. The remodel consists of reconfiguring the existing floor plans and adding 296 square feet to the existing first and second levels as well as add a third level consisting of 1,008 square feet. The total square footage upon completion will be 3,360.

DISCUSSION:

Through the variance process, the applicant is seeking relief from MBMC Section 10.12.030(H) to build three-stories instead of the permitted two-stories. The applicant also seeks relief from Section 10.12.030(E) to allow the project to maintain the existing legal non-conforming side setbacks and match the new side setbacks at the third level to the existing setbacks, Section 10.12.030(F) to exceed the 24-foot maximum wall height at the side yards, as well as Section 10.12.030(T) to maintain a reduction in the 6 percent (of lot area) additional setback on the second story adjacent to the front yard.

At its May 9, 2012 regular meeting, the Planning Commission held a public hearing, discussed the proposed project and approved Resolution PC 12-04, granting the variance. One neighbor provided testimony in support of the project. The applicant submitted four letters of support from other neighbors.

The Commission supported the project and acknowledged that it follows the spirit of the Mansionization rules that were adopted by the City several years ago to maintain and expand smaller, older non-conforming homes. Adding approximately 1,000 square-feet at the rear of the first level would have avoided the variance process altogether as the first level would then be defined as a basement, not a story. However, the property owners did not want to add that much square footage. The preservation of the original architecture and design concept of the house as well as the General Plan's goal to maintain and conserve the character of its existing residential neighborhoods were also factors in the approval of the variance.

CONCLUSION

Staff recommends that the City Council receive and file the Planning Commission's approval Resolution PC 12-04 granting a Variance for the addition/remodel of the home located at 931 Highview Avenue.

- Attachments:
- A. Resolution PC 12-04
 - B. Planning Commission Staff Report and Attachments dated May 9, 2012
 - C. Draft Planning Commission Minutes dated May 9, 2012

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RESOLUTION NO PC 12-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANHATTAN BEACH APPROVING A VARIANCE APPLICATION FOR AN ADDITION AND REMODEL TO AN EXISTING SINGLE FAMILY RESIDENCE ALLOWING A THIRD STORY AND MAINTAINING THE EXISTING LEGAL NON-CONFORMING SIDE, ADDITIONAL FRONT, AND BUILDING WALL HEIGHT SETBACKS ON THE PROPERTY LOCATED 931 HIGHVIEW AVENUE (Dobbins)

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 May 9, 2012 to consider an application for a Variance for the property legally described as Portion of Lot 6, Block 19, Tract 3393, located at 931 Highview Avenue in the City of Manhattan Beach.
- B. The public hearing was advertised pursuant to applicable law, testimony was invited and received.
- C. The applicants for the Variance are Scott and Kathleen Dobbins.
- D. The property is located within Area District I and is zoned Single-Family Residential (RS). The surrounding land uses consist of single-family residences.
- E. The General Plan designation for the property is Low Density Residential.
- F. The applicant requests relief from MBMC Section 10.12.030(H) to build three-stories instead of the permitted two-stories. The applicant also requests relief from Section 10.12.030(E) to allow the project to maintain the existing legal non-conforming side setbacks and match the new side setbacks at the third level to the existing setbacks, Section 10.12.030(F) to exceed the 24-foot maximum wall height at the side yards, as well as Section 10.12.030(T) to maintain a reduction in the 6 percent (of lot area) additional setback on the second story adjacent to the front yard.
- G. The proposed construction complies with all other applicable standards including maximum building height.
- H. The Project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Section 15303.
- I. 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.
- J. The Planning Commission made the following findings with respect to the Variance application:
 - 1. Special circumstances applicable to the subject property include exceptional topography, lot shape, and lot size. There is a significant elevation change with a 14.3 percent slope from Highview Avenue down to Railroad Place. The lot's shape is also uncommon in that it is pie-shaped and narrows from front (85 feet in width) to rear (43.15 feet in width). The lot size is 6,355 square feet in an area district with a minimum required lot size of 7,500 square feet.

EXHIBIT A
CC MTG 6/5/12

The currently non-conforming pre-existing house would not create new circumstances or impacts to neighbors' privacy, light, ventilation, or aesthetics. Application of story, additional front setback, and increased side and building wall height setback requirements for the existing house and the addition would result in exceptional difficulties and/or undue hardships upon the owner of the property, since substantial changes would be needed to portions of the building that currently conform where no changes are proposed. Bringing the non-conformities up to current standards would also disrupt the original architectural design and concept of the home.

2. Relief may be granted without detriment to the public good, impairment of natural resources, or to the detriment or injury of properties or improvements in the vicinity, or to the public health, safety or general welfare. The maximum allowed height will not be exceeded and setbacks of the building will remain as they are currently.

The home will be smaller than the maximum allowed, at 77 percent of the total allowed for the lot. The house will be kept at the front of the lot which minimizes negative impacts to neighbors since it allows for greater light, air, and privacy with a large open yard between the house and the garage.

3. Granting the application is consistent with the purposes of this title and will not constitute granting of a special privilege inconsistent with limitations on other properties in the vicinity and in the same zoning district and area district because the height and setbacks of the building would not be inconsistent with surrounding properties. The number of levels being proposed would otherwise be allowed by code if more square footage is added adjacent to the first level. The non-conforming side setbacks are pre-existing, compatible with surrounding buildings, and do not affect the adjoining properties.

- K. The General Plan of the City of Manhattan Beach poses certain goals and policies which reflect the expectations and wishes of the City with respect to land uses. Specifically, the project is consistent with the following Goals and Policies of the General Plan:

Goal LU-1: Maintain the low-profile development and small-town atmosphere of Manhattan Beach.

Goal LU-2: Encourage the provision and retention of private landscaped open space.

Goal LU-3: Achieve a strong, positive community aesthetic.

Goal LU-4: Preserve the features of each community neighborhood, and develop solutions tailored to each neighborhood's unique characteristics.

Housing Policy 1.1: The City of Manhattan Beach will continue to maintain and conserve the character of its existing residential neighborhoods.

- L. This Resolution upon its effectiveness constitutes the Variance for the subject project.

SECTION 2. The Planning Commission of the City of Manhattan Beach hereby **APPROVES** the subject Variance subject to the following conditions:

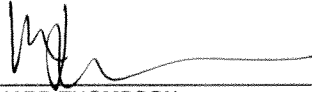
1. The project shall be in substantial conformance with the plans submitted to, and approved by the Planning Commission on May 9, 2012.

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2. The project shall be in conformance with the Manhattan Beach Municipal Code except for:
 - a. Allowing three stories instead of the two-story maximum while staying below the maximum 26-foot height limit as measured from the average elevation at the four corners of the lot.
 - b. Allowing the retention of the existing 5-foot side yard setbacks instead of the minimum 6 feet 3 inches.
 - c. Matching the new third level side yard setbacks with the existing non-conforming 5-foot side yard setbacks.
 - d. Reducing the minimum 6 percent (of lot area) additional setback at the second story adjacent to the front yard setback to 2.9 percent.
 3. Future construction or remodel of the detached garage shall not include the addition of an accessory guest quarters or any additional buildable floor area on the second floor. An open or covered deck above the detached garage is allowed pursuant to MBMC Section 10.52.050.
 4. Water and sewer laterals, water meters, backflow devices, backwater valves, and property line clean outs shall be installed or replaced as required by the Director of Public Works. Sewer laterals shall not extend beyond property lines or job site boundaries as defined by Public Works. Any unused laterals shall be abandoned at the City main.
 5. No discharge of construction wastewater, building materials, debris, or sediment from the site is permitted. Erosion control devices shall be provided as required by the Public Works Director.
 6. All defective or damaged curb, gutter, street paving, and/or sidewalk improvements shall be removed and replaced with standard improvements, subject to the approval of the Public Works Department.
 7. All development on the site shall be brought into conformance with current Building Safety regulations as determined by the Building Official.
 8. This Resolution shall become effective when all time limits for appeals have been exhausted as provided in MBMC Section 10.100.030.
 9. The Variance shall be approved for a period of two years after the date of approval, with the option for future extensions, in accordance with the MBMC Section 10.84.090 (A).
 10. 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.

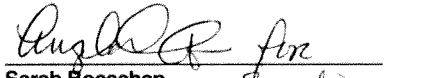
SECTION 3. Section 1094.6 of the California Code of Procedure governs the time within which judicial review, if available, of the decision reflected in this resolution must be sought, unless a shorter time is provided by other applicable law. The City Clerk shall send a certified copy of this resolution 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 California 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 May 9, 2012 and that said Resolution was adopted by the following vote:

AYES: Gross, Paralusz, Conaway, Seville-Jones, Andreani
NOES: None
ABSTAIN: None
ABSENT: None



RICHARD THOMPSON,
Secretary to the Planning Commission



Sarah Boeschen
Recording Secretary

Sarah Boeschen

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

TO: Planning Commission

FROM: Richard Thompson, Director of Community Development

BY: Esteban Danna, Assistant Planner

DATE: May 9, 2012

SUBJECT: Variance for an Addition and Remodel to an Existing Two-Story Single Family Residence to Allow a Three-Story Structure while Staying Below the Maximum Height Limit and Maintaining the Existing Legal Non-Conforming Setbacks.

RECOMMENDATION

Staff recommends that the Planning Commission **CONDUCT** the Public Hearing, discuss the proposed project, and **APPROVE** the subject request.

PROJECT DETAILS

<u>Location</u>	931 Highview Avenue
<u>Zoning / Area District</u>	RS (Residential Single-Family), Area District I
<u>General Plan / Land Use</u>	Low Density Residential /Single Family Residential

	<u>Proposed</u>	<u>Requirement</u>
Parcel Size:	6,355 s.f.	7,500 s.f. min, 15,000 s.f. max.
Density:	1 unit	1 unit max.
Building Floor Area:	3,360 sq. ft. (77% of max.)	4,371 s.f. max.
Height	154.66 feet	154.74 feet (26 ft. above avg.)
Parking:	2 enclosed spaces	2 enclosed spaces
Number of Stories	3 ¹	2 max.
Setbacks:		
Front (east)	20 ft.	20 ft. min
Rear (west)	47 ft. 10 in.	12 ft. min
North Side	5 ft. existing ^{1,2}	6 ft. 3 in. min.
South Side	5 ft. existing ¹	6 ft. 3 in. min.
Add. 2 nd Story Setback	183 s.f. (2.9% of lot area) ¹	381 s.f. min. (6% of lot area)
Building Wall Height	26 ft. 9 in. ¹	24 ft. max.

¹ Requires Variance

² Chimney projection is closer to the property line, however, it is allowed to remain pursuant to Manhattan Beach Municipal Code (MBMC) 10.60.040(G) and 10.68.030(E).

**EXHIBIT B
CC MTG 6-5-12**

BACKGROUND

The existing 2,056 square-foot home was originally built in 1958. The applicant is seeking to add and remodel the house without significantly changing the original architectural concept and design integrity, described by the applicant as mid-century modern. The structure is non-conforming in regards to side yard setbacks. The applicant proposes to add a total of 1,304 square feet and remodel the existing house. The remodel consists of reconfiguring the existing floor plans and adding 296 square feet to the existing first and second levels as well as add a third level consisting of 1,008 square feet. The total square footage upon completion will be 3,360.

DISCUSSION

Through the variance process, the applicant is seeking relief from MBMC Section 10.12.030(H) to build three-stories instead of the permitted two-stories. The applicant also seeks relief from Section 10.12.030(E) to allow the project to maintain the existing legal non-conforming side setbacks and match the new side setbacks at the third level to the existing setbacks, Section 10.12.030(F) to exceed the 24-foot maximum wall height at the side yards, as well as Section 10.12.030(T) to maintain a reduction in the 6 percent (of lot area) additional setback on the second story adjacent to the front yard.

Variance to Number of Stories

The project proposes to add a level above the existing two-level structure, creating a three-story condition. MBMC 10.12.030(H) states that a maximum of 2 stories are allowed where the maximum height limit is 26 feet. The proposed structure will not exceed the 26-foot maximum height allowed based on the lot's four-corner elevation average. The house will also not exceed the maximum allowed structure height above grade on the low side with 26 feet 9 inches proposed (31 feet 2 inches maximum allowed per 10.60.050(B)).

The existing two-story house is located on the front part of the lot with an alley-accessed detached garage located near the rear of the property. The structures are separated by a yard. The lot has a 14.3 percent down slope from Highview towards the alley to the west (Railroad Place). Only the second level of the house is visible from Highview Avenue with the first level being mostly below street grade. The existing house is a one-story structure when seen from Highview Avenue. Both levels of the existing house are exposed on the backside of the structure, which is adjacent to the rear yard. The proposed addition will exceed the two-story maximum in the area adjacent to the rear yard. The area adjacent to the front yard will be two stories.

Per code, the proposed additional story may be built without a variance if more floor area is added at the yard between the existing house and garage, which would then classify the existing first level as a basement. This is illustrated by the project architect on page A4 of Exhibit E. The owner, however, does not want to add that much square footage and wants to keep the original rectangular floor plan as part of preserving the architecture and design concept of the original house.

Variance to Setbacks

The existing house has non-conforming side yards (currently 5 feet, with 6 feet 3 inches minimum required). In order to preserve the original rectangular shape of the house, the applicant proposes to maintain the existing setbacks at 5 feet and match the third level addition to the existing setbacks. Non-conforming side setbacks also include the projecting chimney at the north side setback, which is allowed to remain per MBMC 10.60.040(G) and 10.68.030(E). The proposed building height will

also create a non-conforming side yard setback by exceeding the 24-foot maximum allowed building wall height at the side yard without increasing the setback by an additional 3 feet (MBMC 10.12.030(F)). The project proposes a building wall height of 26 feet 9 inches (at its worst case) in order to maintain the rectangular shape of the original house.

The proposed project also requests to maintain a reduced additional required setback at the second story adjacent to the front yard setback (minimum 381 square feet or 6 percent of the lot area within the front 13 feet 11 inches or 1/5 of the lot's buildable length) as required per MBMC 10.12.030(M). The project proposes an area of 183 square feet, or 2.9 percent of the lot's area.

Variance Findings

In order to grant the variance request, Section 10.84.060(B) of the zoning code requires that the Planning Commission make required findings as follows:

- 1. Because of special circumstances or conditions applicable to the subject property—including narrowness and hollowness or shape, exceptional topography, or the extraordinary or exceptional situations or conditions—strict application of the requirements of this title would result in peculiar and exceptional difficulties to, or exceptional and/or undue hardships upon, the owner of the property;*

Special circumstances applicable to the subject property include exceptional topography, lot shape, and lot size. There is a significant elevation change with a 14.3 percent slope from Highview Avenue down to Railroad Place. The lot's shape is also uncommon in that it is pie-shaped and narrows from front (85 feet in width) to rear (43.15 feet in width). The lot size is 6,355 square feet in an area district with a minimum required lot size of 7,500 square feet.

The currently non-conforming pre-existing house would not create new circumstances or impacts to neighbors' privacy, light, ventilation, or aesthetics. Application of story, additional front setback, and increased side and building wall height setback requirements for the existing house and the addition would result in exceptional difficulties and/or undue hardships upon the owner of the property, since substantial changes would be needed to portions of the building that currently conform where no changes are proposed. Bringing the non-conformities up to current standards would also disrupt the original architectural design and concept of the home.

- 2. The relief may be granted without substantial detriment to the public good; without substantial impairment of affected natural resources; and not be detrimental or injurious to property or improvements in the vicinity of the development site, or to the public health, safety or general welfare; and*

Relief may be granted without detriment to the public good, impairment of natural resources, or to the detriment or injury of properties or improvements in the vicinity, or to the public health, safety or general welfare. The maximum allowed height will not be exceeded and setbacks of the building will remain as they are currently.

The home will be smaller than the maximum allowed, at 77 percent of the total allowed for the lot. The house will be kept at the front of the lot which minimizes negative impacts to

neighbors since it allows for greater light, air, and privacy with a large open yard between the house and the garage.

3. *Granting the application is consistent with the purposes of this title and will not constitute a grant of special privilege inconsistent with limitations on other properties in the vicinity and in the same zoning district and area district.*

Granting the application is consistent with the purposes of this title and will not constitute granting of a special privilege inconsistent with limitations on other properties in the vicinity and in the same zoning district and area district because the height and setbacks of the building would not be inconsistent with surrounding properties. The number of levels being proposed would otherwise be allowed by code if more square footage is added adjacent to the first level. The non-conforming side setbacks are pre-existing, compatible with surrounding buildings, and do not affect the adjoining properties.

The project architect provides additional information in the submittal regarding the variance findings and development on surrounding properties (Exhibits C and E).

The General Plan of the City of Manhattan Beach poses certain goals and policies which reflect the expectations and wishes of the City with respect to land uses. Specifically, the project is consistent with the following Goals and Policies of the General Plan:

Goal LU-1: Maintain the low-profile development and small-town atmosphere of Manhattan Beach.

Goal LU-2: Encourage the provision and retention of private landscaped open space.

Goal LU-3: Achieve a strong, positive community aesthetic.

Goal LU-4: Preserve the features of each community neighborhood, and develop solutions tailored to each neighborhood's unique characteristics.

Housing

Policy 1.1: The City of Manhattan Beach will continue to maintain and conserve the character of its existing residential neighborhoods.

Public Input

A public notice for the project was mailed to the property owners within 500 feet of the site and published in the Beach Reporter newspaper. Staff did not receive any additional comments at the writing of this report. Other City departments did not have comments for the proposed project

Environmental Review

The Project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Sections 15303.

CONCLUSION

Staff recommends that the Planning Commission accept public hearing testimony, discuss the proposed project, and approve the variance request based on the findings discussed above and included in the proposed Resolution.

Attachments:

- A. Draft Resolution No. PC 12-XX
- B. Vicinity Map
- C. Application Materials
- D. Correspondence
- E. Plans (Not Available Electronically)

RESOLUTION NO PC 12-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANHATTAN BEACH APPROVING A VARIANCE APPLICATION FOR AN ADDITION AND REMODEL TO AN EXISTING SINGLE FAMILY RESIDENCE ALLOWING A THIRD STORY AND MAINTAINING THE EXISTING LEGAL NON-CONFORMING SIDE, ADDITIONAL FRONT, AND BUILDING WALL HEIGHT SETBACKS ON THE PROPERTY LOCATED 931 HIGHVIEW AVENUE (Dobbins)

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 May 9, 2012 to consider an application for a Variance for the property legally described as Portion of Lot 6, Block 19, Tract 3393, located at 931 Highview Avenue in the City of Manhattan Beach.
- B. The public hearing was advertised pursuant to applicable law, testimony was invited and received.
- C. The applicants for the Variance are Scott and Kathleen Dobbins.
- D. The property is located within Area District I and is zoned Single-Family Residential (RS). The surrounding land uses consist of single-family residences.
- E. The General Plan designation for the property is Low Density Residential.
- F. The applicant requests relief from MBMC Section 10.12.030(H) to build three-stories instead of the permitted two-stories. The applicant also requests relief from Section 10.12.030(E) to allow the project to maintain the existing legal non-conforming side setbacks and match the new side setbacks at the third level to the existing setbacks, Section 10.12.030(F) to exceed the 24-foot maximum wall height at the side yards, as well as Section 10.12.030(T) to maintain a reduction in the 6 percent (of lot area) additional setback on the second story adjacent to the front yard.
- G. The proposed construction complies with all other applicable standards including maximum building height.
- H. The Project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Section 15303.
- I. 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.
- J. The Planning Commission made the following findings with respect to the Variance application:
 1. Special circumstances applicable to the subject property include exceptional topography, lot shape, and lot size. There is a significant elevation change with a 14.3 percent slope from Highview Avenue down to Railroad Place. The lot's shape is also uncommon in that it is pie-shaped and narrows from front (85 feet in width) to rear (43.15 feet in width). The lot size is 6,355 square feet in an area district with a minimum required lot size of 7,500 square feet.

The currently non-conforming pre-existing house would not create new circumstances or impacts to neighbors' privacy, light, ventilation, or aesthetics. Application of story,

additional front setback, and increased side and building wall height setback requirements for the existing house and the addition would result in exceptional difficulties and/or undue hardships upon the owner of the property, since substantial changes would be needed to portions of the building that currently conform where no changes are proposed. Bringing the non-conformities up to current standards would also disrupt the original architectural design and concept of the home.

2. Relief may be granted without detriment to the public good, impairment of natural resources, or to the detriment or injury of properties or improvements in the vicinity, or to the public health, safety or general welfare. The maximum allowed height will not be exceeded and setbacks of the building will remain as they are currently.

The home will be smaller than the maximum allowed, at 77 percent of the total allowed for the lot. The house will be kept at the front of the lot which minimizes negative impacts to neighbors since it allows for greater light, air, and privacy with a large open yard between the house and the garage.

3. Granting the application is consistent with the purposes of this title and will not constitute granting of a special privilege inconsistent with limitations on other properties in the vicinity and in the same zoning district and area district because the height and setbacks of the building would not be inconsistent with surrounding properties. The number of levels being proposed would otherwise be allowed by code if more square footage is added adjacent to the first level. The non-conforming side setbacks are pre-existing, compatible with surrounding buildings, and do not affect the adjoining properties.

- K. The General Plan of the City of Manhattan Beach poses certain goals and policies which reflect the expectations and wishes of the City with respect to land uses. Specifically, the project is consistent with the following Goals and Policies of the General Plan:

Goal LU-1: Maintain the low-profile development and small-town atmosphere of Manhattan Beach.

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Goal LU-4: Preserve the features of each community neighborhood, and develop solutions tailored to each neighborhood's unique characteristics.

Housing Policy 1.1: The City of Manhattan Beach will continue to maintain and conserve the character of its existing residential neighborhoods.

- L. This Resolution upon its effectiveness constitutes the Variance for the subject project.

SECTION 2. The Planning Commission of the City of Manhattan Beach hereby **APPROVES** the subject Variance subject to the following conditions:

1. The project shall be in substantial conformance with the plans submitted to, and approved by the Planning Commission on May 9, 2012.
2. The project shall be in conformance with the Manhattan Beach Municipal Code except for:
 - a. Allowing three stories instead of the two-story maximum while staying below the maximum 26-foot height limit as measured from the average elevation at the four corners of the lot.
 - b. Allowing the retention of the existing 5-foot side yard setbacks instead of the minimum 6 feet 3 inches.
 - c. Matching the new third level side yard setbacks with the existing non-conforming 5-foot side yard setbacks.
 - d. Reducing the minimum 6 percent (of lot area) additional setback at the second story adjacent to the front yard setback to 2.9 percent.

3. Future construction or remodel of the detached garage may not include the addition of an accessory guest quarters or any additional buildable floor area on the second floor. An open or covered deck above the detached garage is allowed pursuant to MBMC Section 10.52.050.
4. Water and sewer laterals, water meters, backflow devices, backwater valves, and property line clean outs shall be installed or replaced as required by the Director of Public Works. Sewer laterals shall not extend beyond property lines or job site boundaries as defined by Public Works. Any unused laterals shall be abandoned at the City main.
5. No discharge of construction wastewater, building materials, debris, or sediment from the site is permitted. Erosion control devices shall be provided as required by the Public Works Director.
6. All defective or damaged curb, gutter, street paving, and/or sidewalk improvements shall be removed and replaced with standard improvements, subject to the approval of the Public Works Department.
7. All development on the site shall be brought into conformance with current Building Safety regulations as determined by the Building Official.
8. This Resolution shall become effective when all time limits for appeals have been exhausted as provided in MBMC Section 10.100.030.
9. The Variance shall be approved for a period of two years after the date of approval, with the option for future extensions, in accordance with the MBMC Section 10.84.090 (A).
10. 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. Section 1094.6 of the California Code of Procedure governs the time within which judicial review, if available, of the decision reflected in this resolution must be sought, unless a shorter time is provided by other applicable law. 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 California 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 May 9, 2012 and that said Resolution was adopted by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

RICHARD THOMPSON,
Secretary to the Planning Commission

Sarah Boeschen
Recording Secretary



Exhibit B

March 23, 2012

Project Description
for Scott & Kathleen Dobbins' House, 931 Highview Avenue, Manhattan Beach

The new project is an addition to an existing 2-story house on a sloped lot.

The existing site is 6,355 square feet, with a 14.3% downslope from east (front) to west (rear).

The existing house is 2,056 square feet in size, three bedrooms and two bathrooms, on two levels. There is a 514 square foot detached garage that is accessed from the rear alley below. The house and garage were constructed in 1958 and have never been remodeled or updated. The house is a very good example of Mid-Century Modern architecture, which was the most significant design movement of the post-war era.

There will be an addition of a third level above the existing house, and a small expansion to the existing first and second levels. The new total size of the house will be 3,360 square feet, an addition of 1,304 square feet.

	Existing house	New addition	New total size
Lower level	1046 sf	160 sf	1206 sf
Middle level	1010 sf	104 sf	1114 sf
Upper level	0	1040 sf	1040 sf
Total size	2056 sf	1304 sf	3360 sf

The owner plans to add a swimming pool, a cabana, and possibly rebuild the garage at some time in the future. However, as these improvements are not a part of this building permit or variance, are not physically attached to the house, and do not affect the proposed building addition, they are not addressed by this variance.

EXHIBIT C
 PC Mtg. 5/9/12

March 23, 2012

Findings for the Variance
for Scott & Kathleen Dobbins' House, 931 Highview Avenue, Manhattan Beach

1. Special Circumstances:

The site has a steep downslope of 14.3%. Because of this, the lowest level of the existing house is completely below grade as viewed from the street. The proposed house will have only two levels visible from the street.

The site is wedge-shaped, with a long property line adjacent to the street of 85 feet, and a shorter property line on the rear alley of 43 feet. This causes a very large percentage of the lot to be in the non-buildable front setback (25% of the site, compare with 10% to 22% for surrounding sites). The wedge shape also restricts the expansion of the house towards the rear, as the lot narrows in that direction.

2. No Detriments to the Public:

This project has no detriments to the neighbors or the public, as the improvements are within the height limit, and the house will be much smaller than the maximum allowable size. We are proposing a BFA of 0.53, far below the allowable BFA of 0.70. The surrounding houses all have much higher densities, with BFAs ranging from 0.70 to 1.20.

We are also providing a large amount of open space in the rear yard, which adjacent houses do not provide. This project is a great benefit to the neighbors, as they will all enjoy the sunlight and air flow that our extra open space allows.

Our proposed project has the lowest BFA, and the most open space, of any house in the area.

2. No Special Privileges:

We are not asking for any special privileges; we are actually asking to build less square footage than what is allowed on our property. This project would not require a variance if we were to add habitable area to the lower levels of the house. But because of the steep slope and the wedge-shaped lot, it is difficult and undesirable (for neighbors and ourselves) to build that extra floor area.

Importantly, this project is within the spirit of the mansionization ordinance. The new project will be of modest size, will be within the allowable height limits, and will be a great benefit to the surrounding neighbors. The existing house is an excellent example of a Mid-Century Modern home, and this variance will allow us to save it.



ENVIRONMENTAL INFORMATION FORM

(to be completed by applicant)

CITY OF MANHATTAN BEACH
COMMUNITY DEVELOPMENT DEPARTMENT

Date Filed: _____

APPLICANT INFORMATION

Name: SCOTT + KATHLEEN DOBBINS

Contact Person: JIM FASOLA

Address: 432 5TH ST, MB 90266

Address: 800 MANHATTAN BCH BL #10, 90266

Phone number: 310-546-2507

Phone number: 310-374-7000

Relationship to property: OWNERS

Association to applicant: ARCHITECT

PROJECT LOCATION AND LAND USE

Project Address: 931 HIGHVIEW AVE

Assessor's Parcel Number: 4170-032-009

Legal Description: SEE ATTACHED

Area District, Zoning, General Plan Designation: AD 1, ZONE RS, LOW DENSITY RESIDENTIAL

Surrounding Land Uses:

North SFD

West SFD

South SFD

East SFD

Existing Land Use: SFD

PROJECT DESCRIPTION

Type of Project: Commercial _____ Residential X Other _____

If Residential, indicate type of development (i.e.; single family, apartment, condominium, etc.) and number of units: SINGLE FAMILY HOUSE

If Commercial, indicate orientation (neighborhood, citywide, or regional), type of use anticipated, hours of operation, number of employees, number of fixed seats, square footage of kitchen, seating, sales, and storage areas: _____

N/A

If use is other than above, provide detailed operational characteristics and anticipated intensity of the development: _____

N/A

Removed/

	Existing	Proposed	Required	Demolished
Project Site Area:	<u>6355 SF</u>	<u>6355 SF</u>	-	-
Building Floor Area:	<u>2056 SF</u>	<u>3360 SF</u>	-	-
Height of Structure(s)	<u>17'-9"</u>	<u>25'-11"</u>		
Number of Floors/Stories:	<u>2</u>	<u>3</u>		
Percent Lot Coverage:	<u>28%</u>	<u>28%</u>		
Off-Street Parking:	<u>2</u>	<u>2</u>	<u>2</u>	-
Vehicle Loading Space:	<u>N/A</u>	<u>N/A</u>		
Open Space/Landscaping:	<u>72%</u>	<u>72%</u>		

Proposed Grading:

Cut ∅ Fill ∅ Balance ∅ Imported ∅ Exported ∅

Will the proposed project result in the following (check all that apply):

- | Yes | No | |
|---------------|---------------|--|
| <u> </u> | <u> X </u> | Changes in existing features or any bays, tidelands, beaches, lakes, or hills, or substantial alteration of ground contours? |
| <u> </u> | <u> X </u> | Changes to a scenic vista or scenic highway? |
| <u> </u> | <u> X </u> | A change in pattern, scale or character of a general area? |
| <u> </u> | <u> X </u> | A generation of significant amount of solid waste or litter? |
| <u> </u> | <u> X </u> | A violation of air quality regulations/requirements, or the creation of objectionable odors? |
| <u> </u> | <u> X </u> | Water quality impacts (surface or ground), or affect drainage patters? |
| <u> </u> | <u> X </u> | An increase in existing noise levels? |
| <u> X </u> | <u> </u> | A site on filled land, or on a slope of 10% or more? |
| <u> </u> | <u> X </u> | The use of potentially hazardous chemicals? |
| <u> </u> | <u> X </u> | An increased demand for municipal services? |
| <u> </u> | <u> X </u> | An increase in fuel consumption? |
| <u> </u> | <u> X </u> | A relationship to a larger project, or series of projects? |

Explain all "Yes" responses (attach additional sheets or attachments as necessary):

EXISTING SLOPE OF LOT IS 14.3% (NO CHANGE PROPOSED)

CERTIFICATION: I hereby certify that the statements furnished above and in attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Signature: [Signature]

Prepared For: SCOTT DOBBINS

Date Prepared: 3-13-12

Revised 7/97



View from Highview Ave. - Proposed



View from Highview Ave. – Existing

1



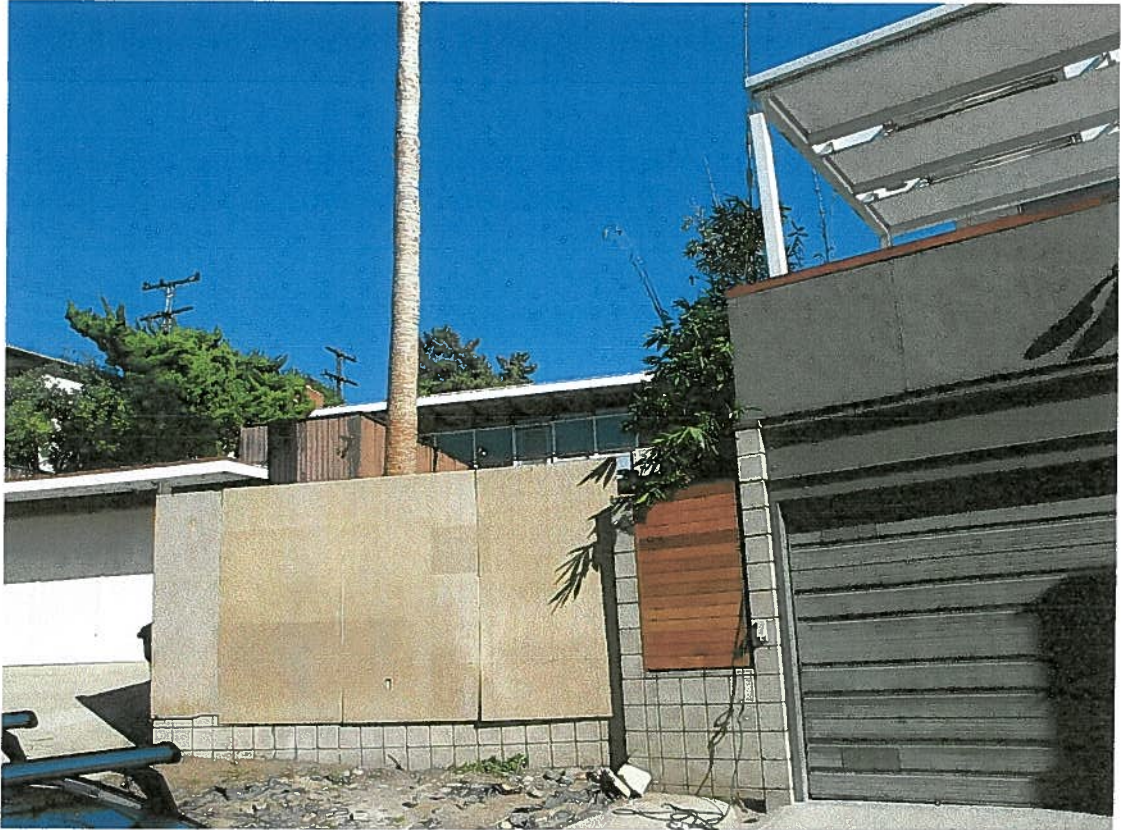
Oblique View from Rear Alley - Proposed



Oblique View from Rear Alley – Existing



View from Rear Alley - Proposed



View from Rear Alley – Existing

3



929 Highview - View from Alley



925 Highview - View from Alley



Existing View from Alley



Existing View Towards Ocean

5

CITY OF MANHATTAN BEACH

NOTICE OF A PUBLIC HEARING BEFORE THE PLANNING COMMISSION OF THE CITY OF MANHATTAN BEACH TO CONSIDER AN APPLICATION FOR A VARIANCE FOR AN ADDITION AND REMODEL TO A SINGLE FAMILY RESIDENCE LOCATED AT 931 HIGHVIEW AVENUE

- Applicant:** Scott and Kathleen Dobbins
- Filing Date:** March 26, 2012
- Project Location:** 931 Highview Avenue
- Project Description:** Application for a Variance for an addition and remodel to an existing single family residence to add a third story condition while staying below the maximum height limit and maintaining the existing legal non-conforming setbacks. The proposed home will be 3,360 square feet, 77 percent of the maximum allowed Buildable Floor Area.
- Environmental Determination:** This project is Categorically Exempt, Class 3, Section 15303, California Environmental Quality Act (CEQA) Guidelines.
- Project Planner:** Esteban Danna, 310-802-5514, edanna@citymb.info
- Public Hearing Date:** Wednesday, May 9, 2012
Time: 6:30 p.m.
Location: Council Chambers, City Hall, 1400 Highland Avenue, Manhattan Beach
- Further Information:** Proponents and opponents may be heard at that time. For further information contact project Planner. The project file is available for review at the Community Development Department at City Hall.
- A Staff Report will be available for public review at the Civic Center Library on Saturday, May 5, 2012, or at the Community Development Department on Monday, May 7, 2012, or City website: <http://www.citymb.info> on Friday May 4, 2012 after 5 p.m.
- Public Comments:** Anyone wishing to provide written comments for inclusion in the Staff Report must do so by May 2, 2012. Written comments received after this date will be forwarded to the Planning Commission at, or prior to, the public hearing, but will not be addressed in the Staff Report. Oral and written testimony will be received during the public hearing.
- Appeals:** The Planning Commission's decision is appealable to the Manhattan Beach City Council within 15 days from the date of the Planning Commission's decision of the City's final action. Appeals to the City Council shall be accompanied by a \$500 fee.

If you challenge the proposed actions in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this Notice, or in correspondence delivered to the Planning Commission at, or prior to the public hearing.

Mail: April 25, 2012
Publish: April 26, 2012 – Beach Reporter

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**CITY OF MANHATTAN BEACH
[DRAFT] PLANNING COMMISSION
MINUTES OF REGULAR MEETING
MAY 9, 2012**

A Regular Meeting of the Planning Commission of the City of Manhattan Beach, California, was held on the 9th day of May, 2012, at the hour of 6:30 p.m., in the City Council Chambers of City Hall, at 1400 Highland Avenue, in said City.

1. ROLL CALL

Present: Conaway, Gross, Paralusz, Seville-Jones, Chairperson Andreani
Absent: None
Staff Present: Richard Thompson, Community Development Director
Esteban Danna, Assistant Planner
Recording Secretary, Sarah Boeschen

2. APPROVAL OF MINUTES – March 14, 2012

Commissioner Conaway requested that the ninth paragraph on page 4 of the March 14 minutes be revised to read: “In response to a question from Commissioner Seville-Jones, Director Arndt stated that staff would be involved but does not have the time to develop a plan for addressing the parks master plan without hiring a contractor.”

Commissioner Conaway requested that the third line of the fourth paragraph on page 5 of the minutes be revised to read: “. . . and many residents need to cut into the street for repair of the sewer lines.”

Commissioner Conaway requested that the fifth line of the sixth paragraph on page 6 of the minutes be revised to read: “. . . and the responsibility of the Cultural Arts Commission is to plan for the art that will be included as part of the project.”

Commissioner Conaway requested that the last sentence on page 6 of the March 14 minutes be changed to read: “He indicated that the structure is planned to be substantially completed in June of 2014; however other items ~~that~~ will need to be completed and systems ~~that~~ will need to be checked before the planned opening in December of 2014.”

A motion was MADE and SECONDED (Paralusz/Seville-Jones) to **APPROVE** the minutes of March 14, 2012, as amended.

AYES: Conaway, Gross, Paralusz, Seville-Jones, Chairperson Andreani
NOES: None
ABSENT: None
ABSTAIN: None

3. AUDIENCE PARTICIPATION

4. PUBLIC HEARINGS

05/09/12-2 Variance for an Addition and Remodel to an Existing Two Story Single Family Residence to Allow a Three-Story Structure While Staying Below the Maximum Height Limit and Maintaining the Existing Legal Non-Conforming Setbacks

Assistant Planner Danna summarized the staff report.

In response to a question from Commissioner Gross, Assistant Planner Danna indicated that the maximum that would be permitted to be built on the subject lot would be 4,371 square feet. He indicated that a project could qualify for a minor exception up to 75 percent of the maximum allowable square footage. He indicated that the proposed structure is 3,360 square feet, or approximately 77 percent of the maximum allowed for the site.

In response to a question from Commissioner Conaway, Assistant Planner Danna indicated that existing structure complies with the minimum 20 foot front yard setback requirement. He stated that a minimum of 6 percent of the lot area is required to remain open on the second level within the front 1/5 of the buildable envelope.

In response to a question from Commissioner Gross, Assistant Planner Danna indicated that the requirement was intended to provide for articulation in the front of structures.

Chairperson Andreani commented that she appreciates that buildable floor area cannot be added onto a detached garage as indicated in item 3 in Section 2 on page 3 of the draft Resolution. She asked whether Municipal Code Section 10.52.050 would allow for a covered deck to be placed on a detached garage.

Assistant Planner Danna indicated that a covered deck would not be considered buildable floor area and would be permitted above the garage. He said that a deck would be counted toward the amount of gross floor area that is permitted for an accessory structure.

Director Thompson indicated that a covered deck would be permitted above the garage. He commented that an additional restriction could be placed on a deck if the Commission felt it was necessary. He said that staff is not recommending any additional restrictions for a deck.

Chairperson Andreani opened the public hearing.

Jim Fasola, the project architect, described the design of the proposed structure. He pointed out that the project has been designed according to the needs and wishes of the property owners rather than by a developer. He stated that the existing structure is in need of repair but has the potential to be a great home. He indicated that the existing home is 2,000 square feet. He commented that there are houses in the area that are much larger than is proposed for the subject property. He pointed out that they are proposing a total of 3,300 square feet. He indicated that the applicants bought the property with the intention of remodeling. He said that the house could be expanded to the rear on the first and second levels. He indicated, however, that adding to the rear would change the character of the home and would result in a loss of open space. He commented that adding to the rear also would result in encroaching into the side yard because of the triangular shape of the lot. He pointed out that they could have much more square footage if they added to the rear because the lower level could be classified as a basement and would not be counted toward the buildable floor area. He said that the proposal would allow the existing character of the structure to be preserved. He commented that a large portion of the lot consists of the front yard. He indicated that the subject structure is the type that was intended to be preserved under the Mansionization Ordinance.

Scott Dobbins, the applicant, said that they want to retain a smaller home with a larger yard rather than rebuilding a much larger home. He pointed out that the four adjacent neighbors to the subject property support the project.

In response to a question from Commissioner Gross, **Mr. Fasola** said that the construction will need to meet current Building Code requirements.

Commissioner Conaway commented that the preservation of mid-century modern homes is gaining popularity in the architectural community. He said that consideration as a special circumstance as preserving an important piece of architecture within the City.

Mr. Fasola said that the existing home was built by an architecture and engineering firm.

Jan Dennis, a resident of the 900 block of Highview Avenue, said that the subject property is a fine example of the premodern age of building and should be retained. She stated that the home is a fine piece of architecture. She commented that the Heritage Conservancy is involved with displaying and educating the history of architecture in Manhattan Beach, and the subject home will be featured in one of their upcoming newsletters.

Chairperson Andreani closed the public hearing.

Commissioner Gross indicated that he is in support of the proposal. He said that he appreciates the comparison of the subject home to the neighboring properties that was provided as well as the renderings. He indicated that the setbacks that would be provided with the subject proposal would be better than the setbacks for the neighboring properties. He said that the proposal meets the intent of the Mansionization Ordinance to retain existing smaller structures and to maintain the eclectic architecture of the City. He commented that the existing structure could be torn down and a huge building built or the existing building could remain and possibly not be upgraded to current Code safety standards if the subject proposal is not approved. He indicated that he supports the proposal. He commented that he would prefer that the language of item 3 in Section 2 of the draft Resolution be stricken which states that future construction or remodel of the detached garage may not include the addition of an accessory guest quarters or any additional buildable floor area on the second floor.

In response to a comment from Commissioner Gross, Director Thompson pointed out that the applicant would not need to come back before the Commission in the future to add an accessory structure above the garage if the language in item 3 in Section 2 of the draft Resolution is not included.

Commissioner Paralusz indicated that she supports the project. She said that she feels the project meets the intent of the Mansionization Ordinance. She commended the architect and applicant for a very thoughtful design that fits the character of the neighborhood and meets the needs of the applicants. She said that she appreciates that a much larger home could be built on the subject site than is proposed and that there are much larger homes in the area. She indicated that she commends the decision to preserve and maintain the mid-century architecture. She said that she feels the exceptions meet the intent of the Code language.

Commissioner Conaway said that he supports the project. He commended the applicant for proposing a structure that is less than the maximum allowed and that preserves the existing mid-century modern architecture. He said that the proposal does meet the spirit of the Mansionization Ordinance. He indicated that whether the structure is three levels is not as important as maintaining the setbacks. He pointed out that only a narrow corner of the structure would extend into the required setback rather than an entire wall. He said that the proposal meets the criteria for a special circumstance that would allow him to support the exception for the second story setbacks as proposed. He commented that the applicant may wish to come back in the future and redesign the garage. He indicated that he would be in favor of retaining the language restricting any addition of buildable floor area above the garage.

Commissioner Paralusz commented that she would want an opportunity to review any future proposal to add buildable floor area above the garage. She said that she would support retaining the language of item 3 in Section 2 of the draft Resolution.

Commissioner Seville-Jones indicated that she agrees with the comments of the other Commissioners. She said that the proposal would preserve open space and an important architectural structure in the City. She indicated that she appreciates that the applicant could build a much larger structure without being required to come before the Commission. She pointed out that the adjacent neighbors have not objected to the proposal. She indicated that she feels the findings for a special circumstance can be met to approve the proposal because of the size and shape of the subject lot. She said that she does not believe the proposal would result in a substantial detriment to the neighbors; she believes that the project is consistent with the goals of the General Plan; and she believes that it would not be granting a special privilege to the applicants. She commented that she would support retaining the language restricting any buildable floor area above the garage so that any future proposal would be required to come before the Commission.

Chairperson Andreani stated that she agrees with the comments of the other Commissioners. She said that she appreciates that the applicants wish to maintain the style of the existing home. She commented that she also appreciates that the proposal is for a home that is smaller than is permitted. She indicated that the project meets the intent of the Mansionization Ordinance and Minor Exception Ordinance to preserve and promote the eclectic nature of the residential neighborhoods in the City. She stated that she supports the proposal. She commented that she is in favor of keeping the language of item 3 in Section 2 of the draft Resolution so that any enclosed structure above the garage that may be proposed in the future would be reviewed by the Commission. She indicated that she had a concern that a covered deck would appear more as buildable floor area than an open deck.

Chairperson Andreani reopened the public hearing.

Mr. Fasola pointed out that the Code allows 900 square feet of buildable floor area to be built for the detached garage. He commented that the existing garage is 512 square feet. He said that the applicants plan to eventually add a deck above the garage. He asked if the language of item 3 in Section 2 of the draft Resolution would restrict a trellis above the garage.

Director Thompson said that item 3 in Section 2 of the draft Resolution would allow some use of the garage for a deck but would prohibit an enclosed structure on top of the garage.

Assistant Planner Danna said that a covered deck that is open on four sides would be permitted as the language of item 3 is written.

Chairperson Andreani closed the public hearing.

The Commissioners agreed to change the wording of item 3 in Section 2 of the draft Resolution to read: "Future construction or remodel of the detached garage ~~may~~ shall not include the addition of an accessory guest quarters or any additional buildable floor area on the second floor. . ."

A motion was MADE and SECONDED (Conaway/Paralusz) to **APPROVE** a Variance for an addition and remodel to an existing two story single family residence to allow a three-story structure while staying below the maximum height limit and maintaining the existing legal non-conforming setbacks, with a change to the wording of item 3 in Section 2 of the draft

Resolution to read: “Future construction or remodel of the detached garage ~~may~~ shall not include the addition of an accessory guest quarters or any additional buildable floor area on the second floor. . .”

AYES: Conaway, Gross, Paralusz, Seville-Jones, Chairperson Andreani
NOES: None
ABSENT: None
ABSTAIN: None

Director Thompson explained the 15-day appear period and said that the item will be placed on the City Council’s Consent Calendar for their meeting of June 5, 2012.

5. DIRECTORS ITEMS

Director Thompson said that Dr. Caprellian has provided the Commissioners with information regarding approval of alcohol licenses in the City of Manhattan Beach. He indicated that the issue is scheduled to be discussed by the City Council at their meeting of May 15, 2012.

6. PLANNING COMMISSION ITEMS

Chairperson Andreani introduced new Planning Commissioner Steve Ortmann.

The Commissioners all thanked Sandra Seville-Jones for her service on the Commission.

Chairperson Andreani stated that Leadership Manhattan Beach will have a ribbon cutting for the sustainable demonstration garden at the post office chamber of commerce site on Saturday, May 12 at 10:00 a.m. She commented that the police and fire facility will also be hosting an open house on May 12.

Commissioner Paralusz indicated that the City’s Centennial Parade will take place on May 19 at 10:00 a.m.

7. TENTATIVE AGENDA May 23, 2012

8. ADJOURNMENT

The meeting was adjourned at 7:35 p.m. to Wednesday, May 23, 2012, in the City Council Chambers, City Hall, 1400 Highland Avenue

SARAH BOESCHEN
Recording Secretary

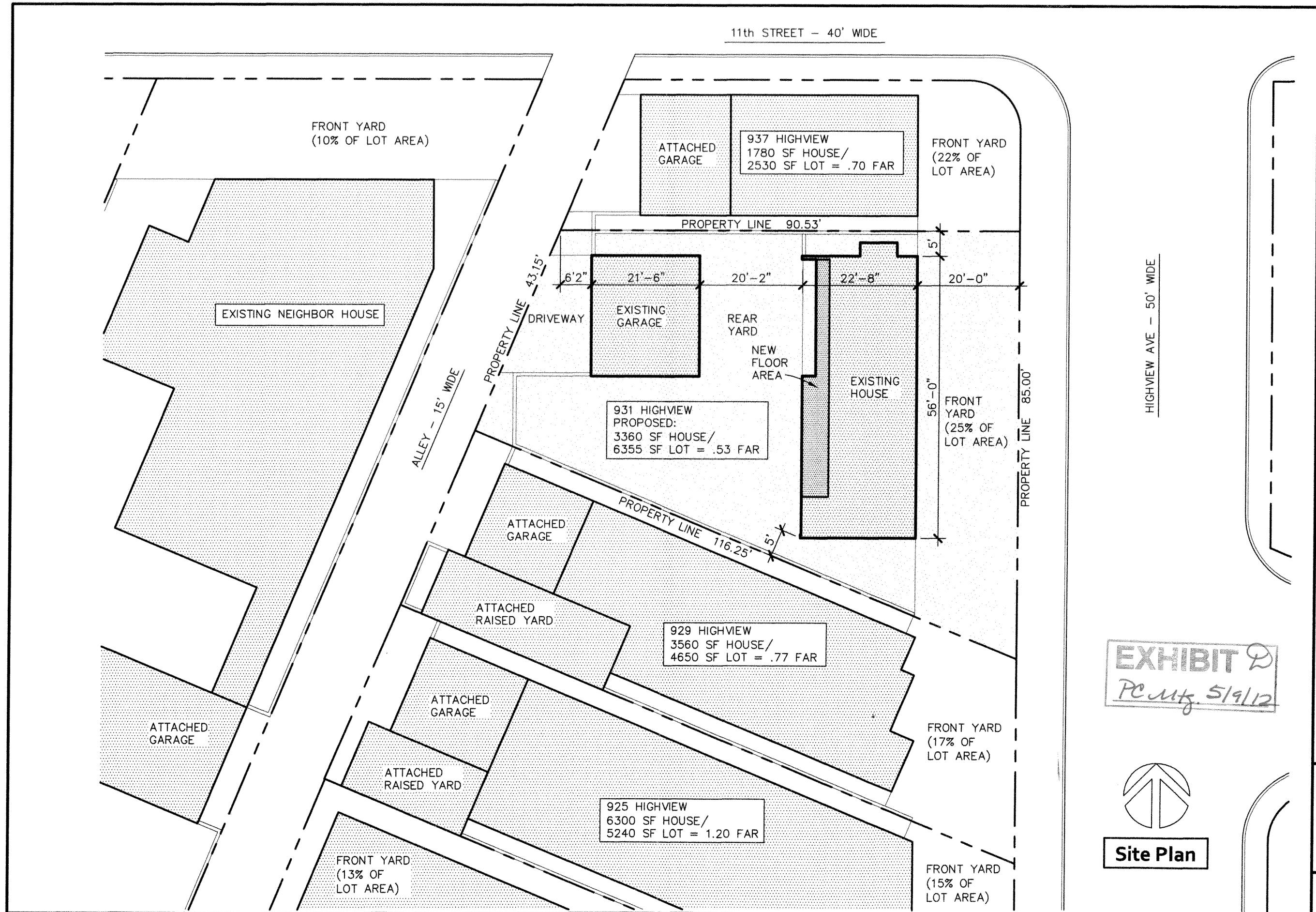
ATTEST:

RICHARD THOMPSON
Community Development Director

**LATE
ATTACHMENT
ADDED 6/4/12**

**for
City Council
Meeting of
6/5/12**

**Plans for
931 Highview**



800 Manhattan Beach Blvd, Suite 300
Manhattan Beach, California 90266
Phone 310-374-7000 Fax 310-374-7740
FasolaArchitects.com

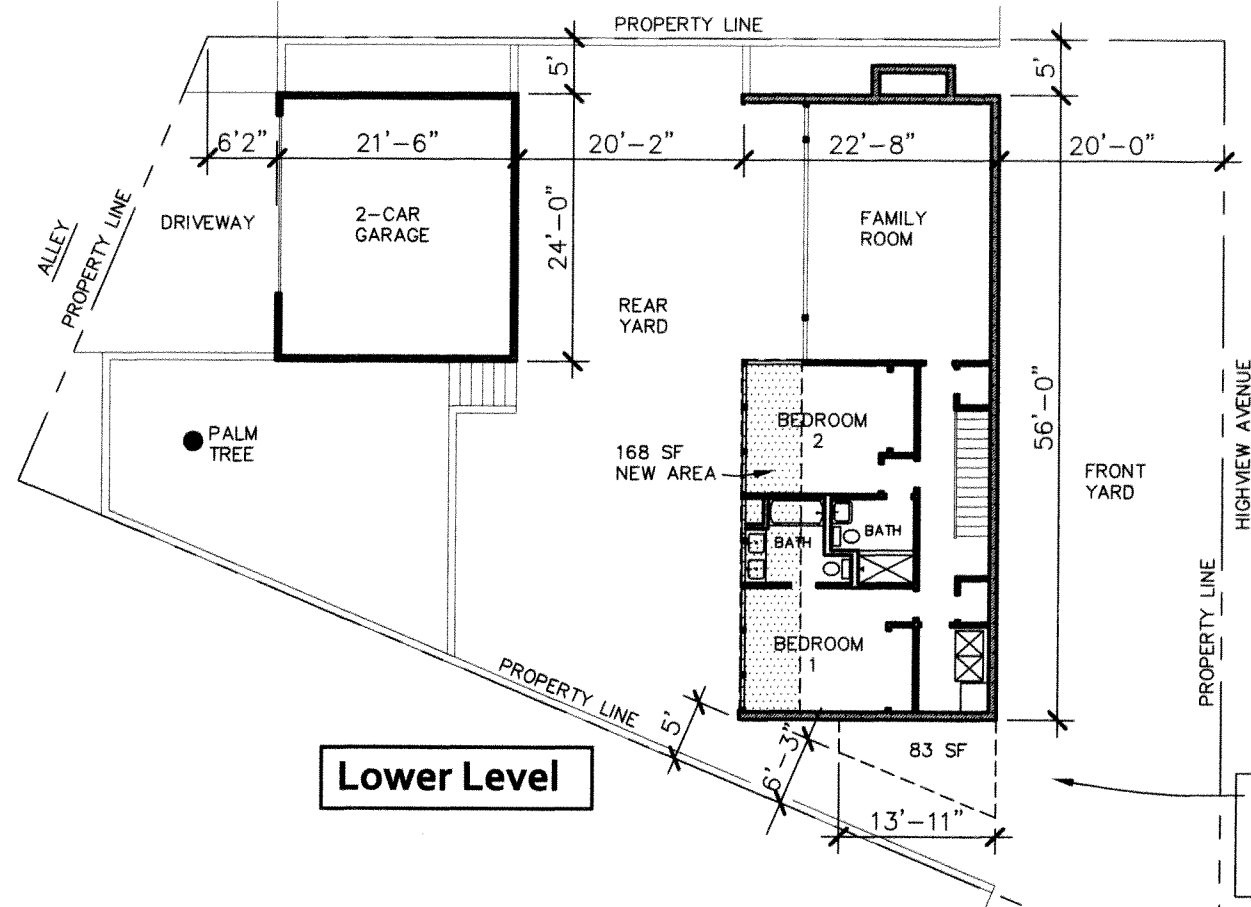
FASOLA

4-17-12

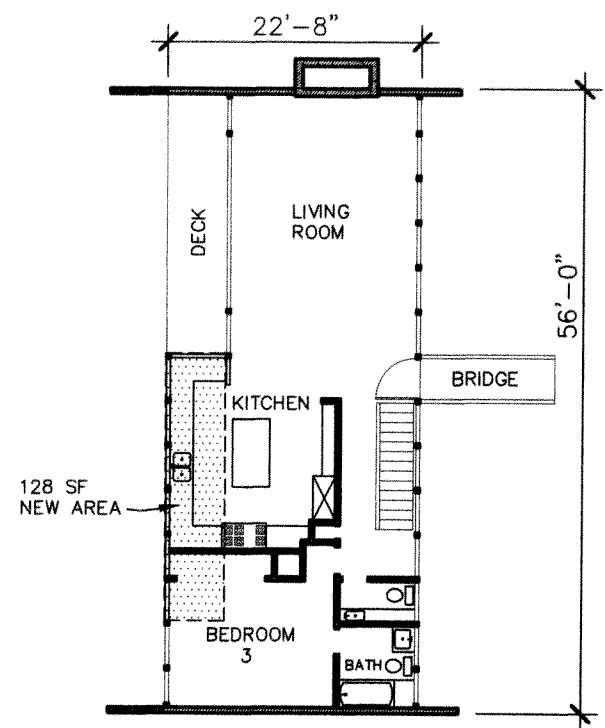
The Dobbins House
931 Highview Avenue
Manhattan Beach, California 90266

Site Plan
1/16" = 1'-0"

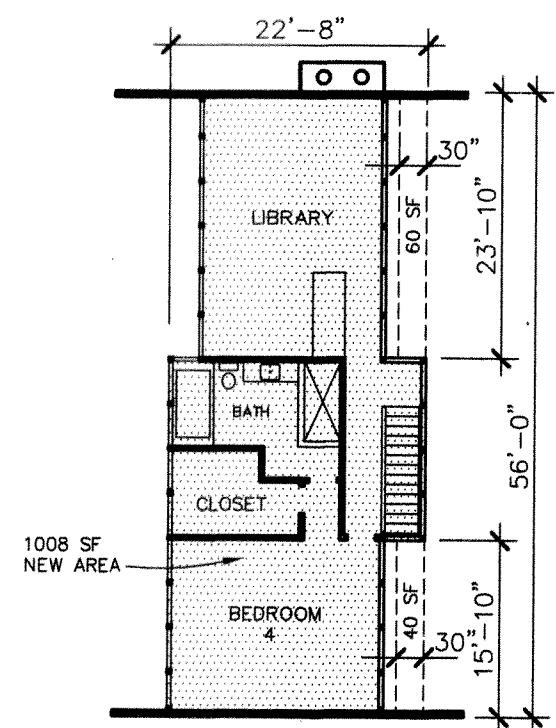
A1



Lower Level



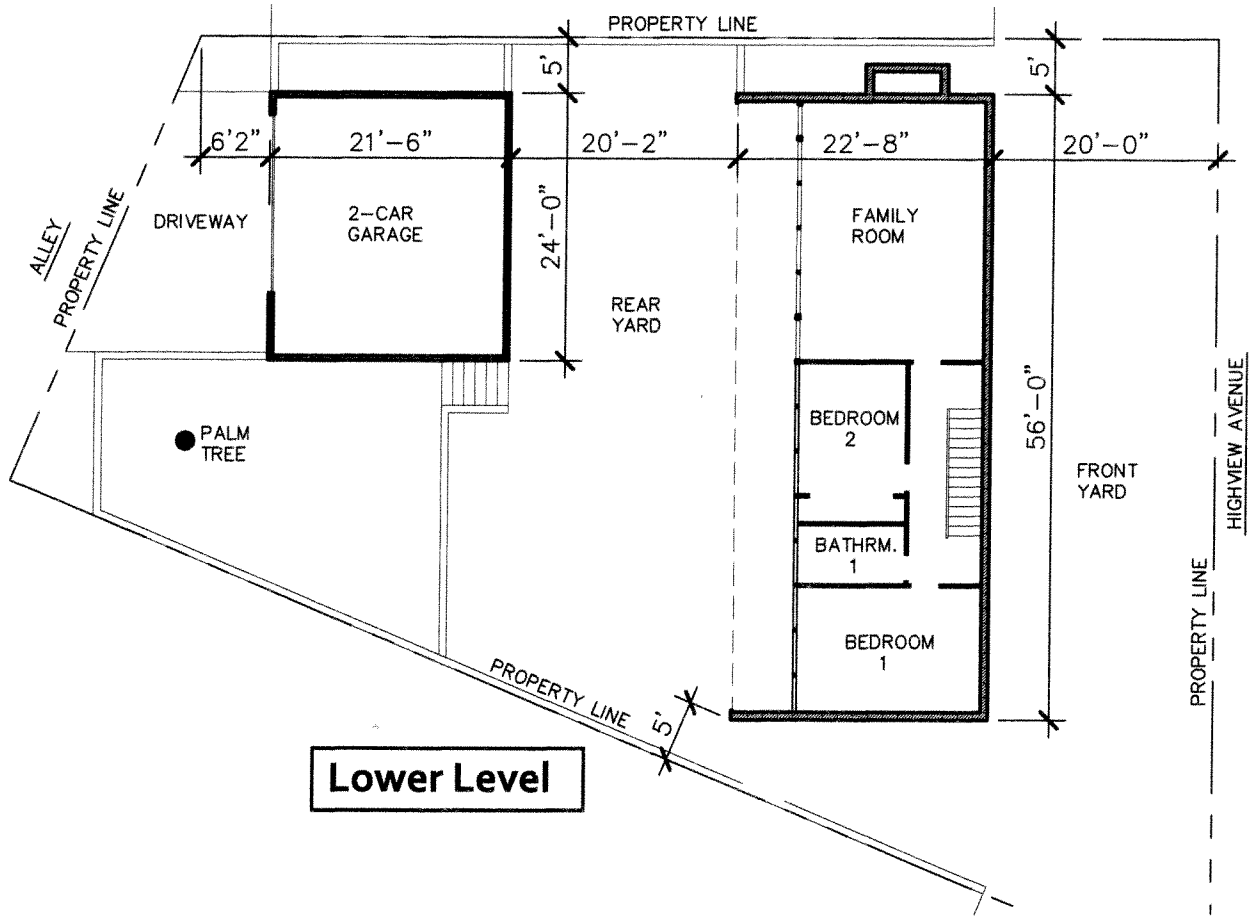
Middle Level



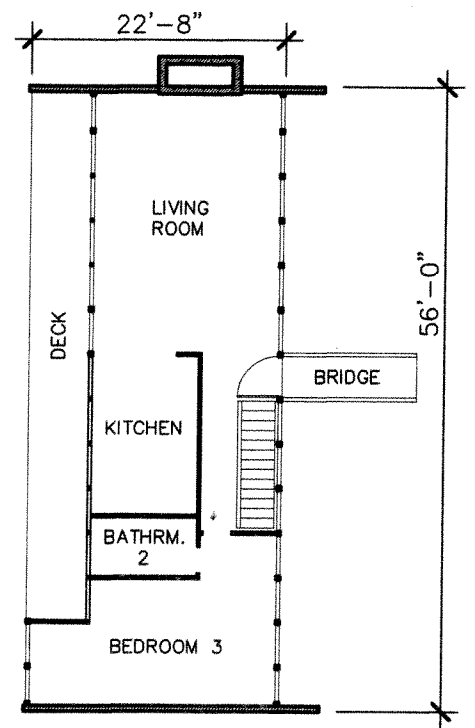
Upper Level

2nd FLOOR ADDITIONAL
SETBACK:
83+60+40 SF = 183 SF
183 SF/6355 SF = 2.9%

Proposed Floor Plans



Lower Level



Middle Level

Existing Floor Plans

800 Manhattan Beach Blvd, Suite 100
Manhattan Beach, California 90266
Phone 310-374-7000 Fax 310-374-7740
FASOLAARCHITECTS.COM

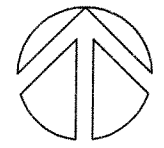
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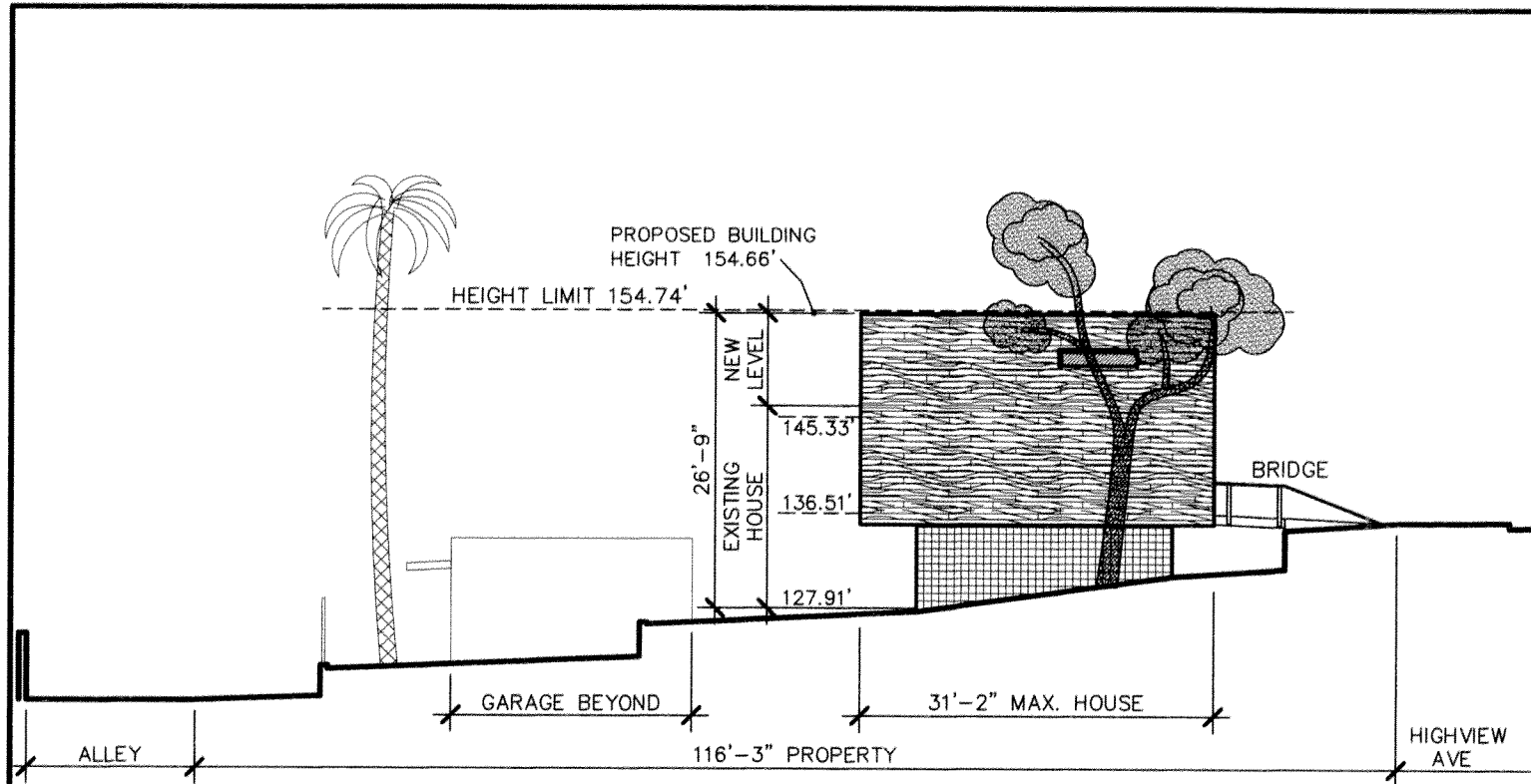
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The Dobbins House
931 Highview Avenue
Manhattan Beach, California 90266

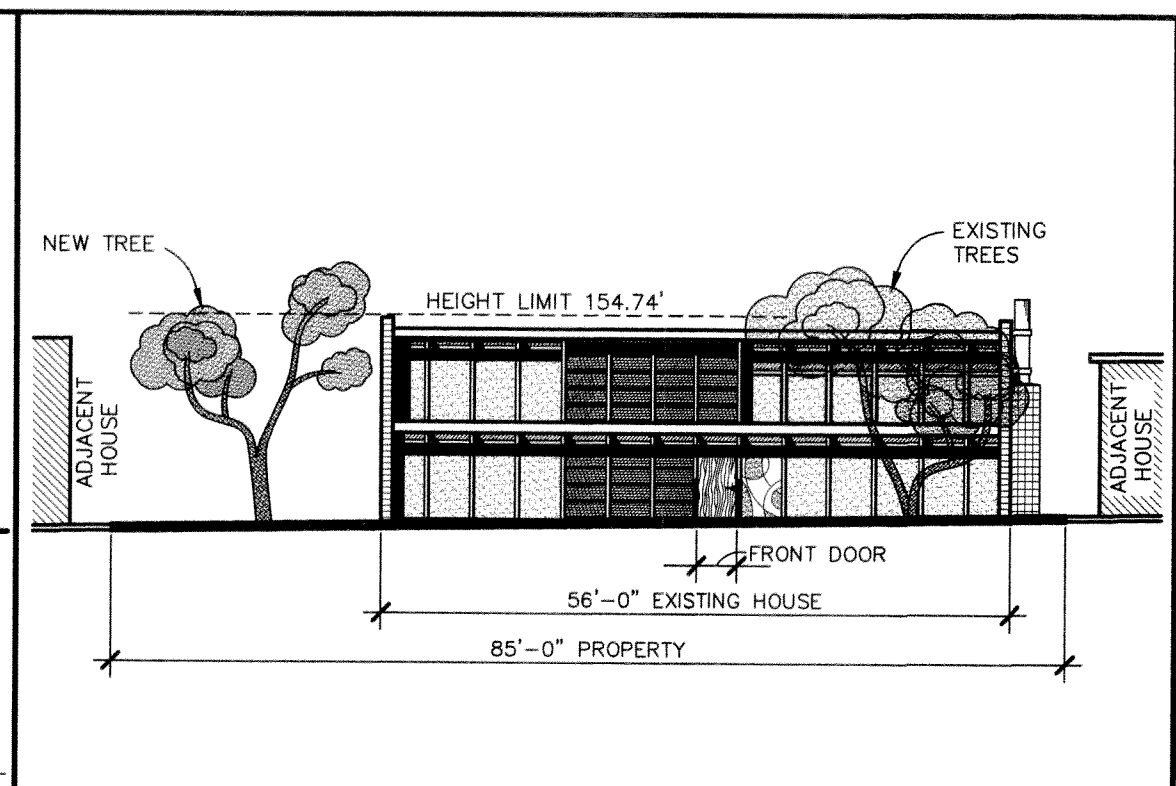
Existing and Proposed Floor Plans
1/16" = 1'-0"

A2

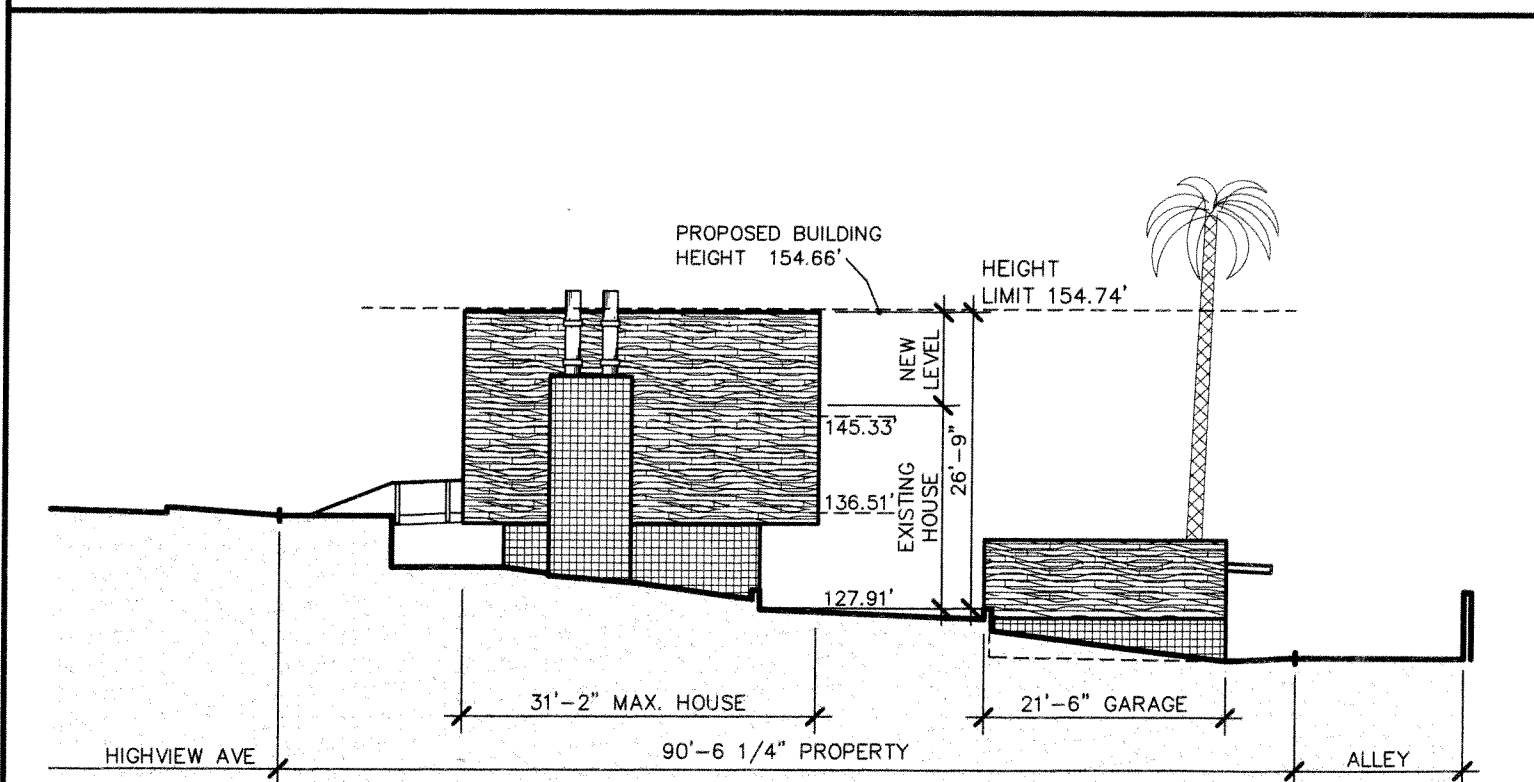




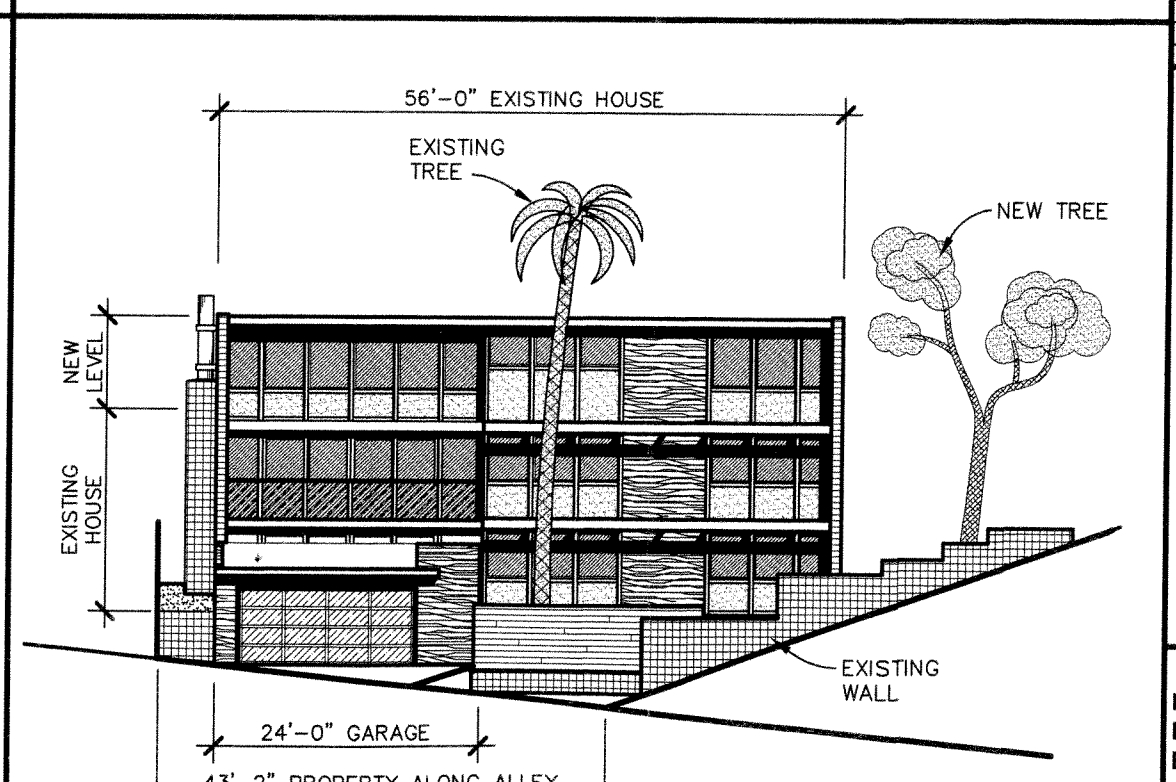
South Elevation



East Elevation (Highview Ave)



North Elevation



West Elevation (Alley)

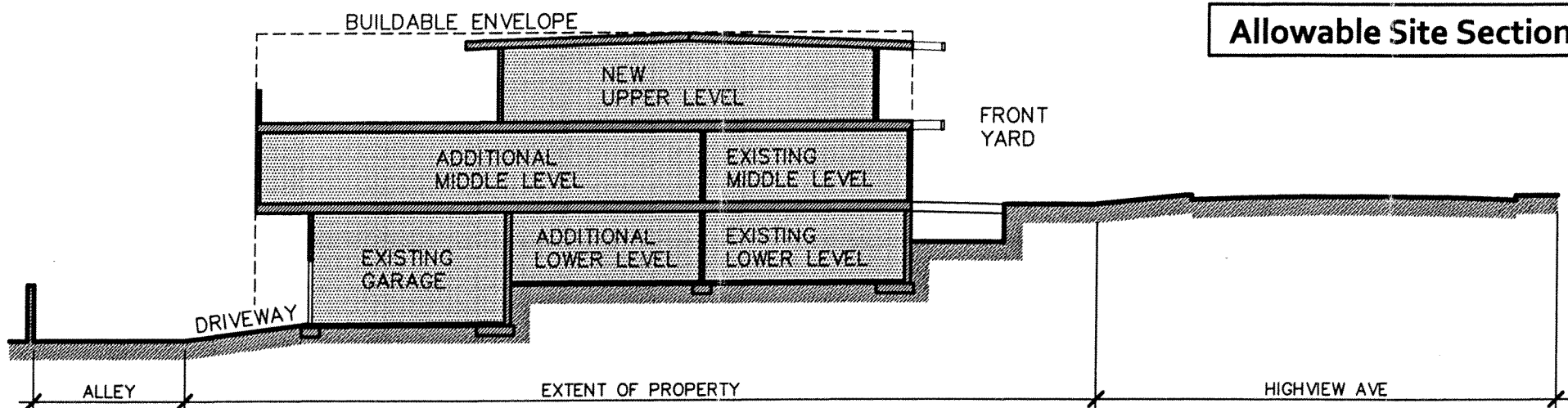
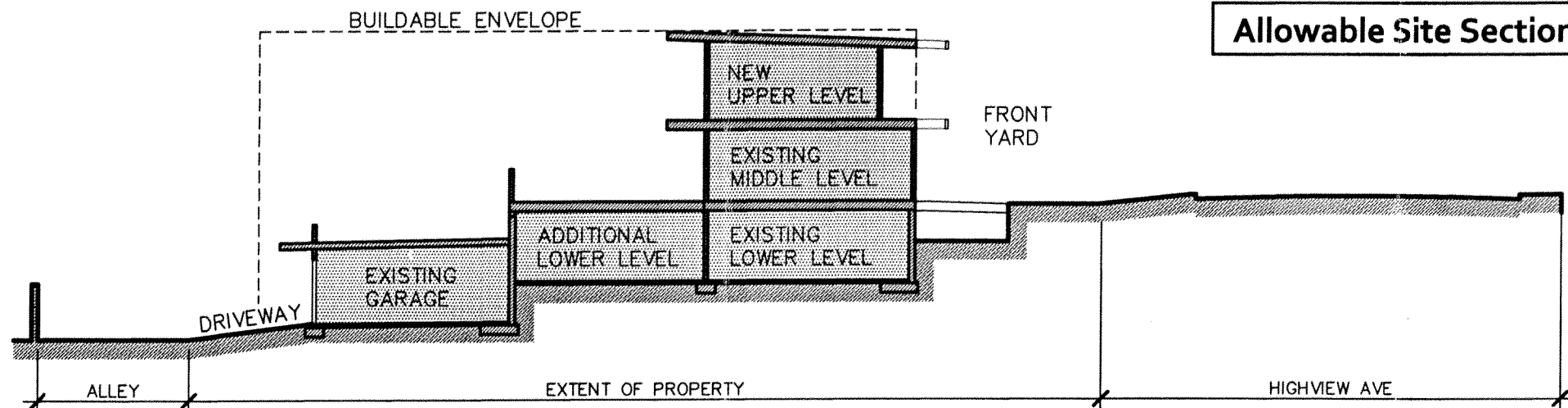
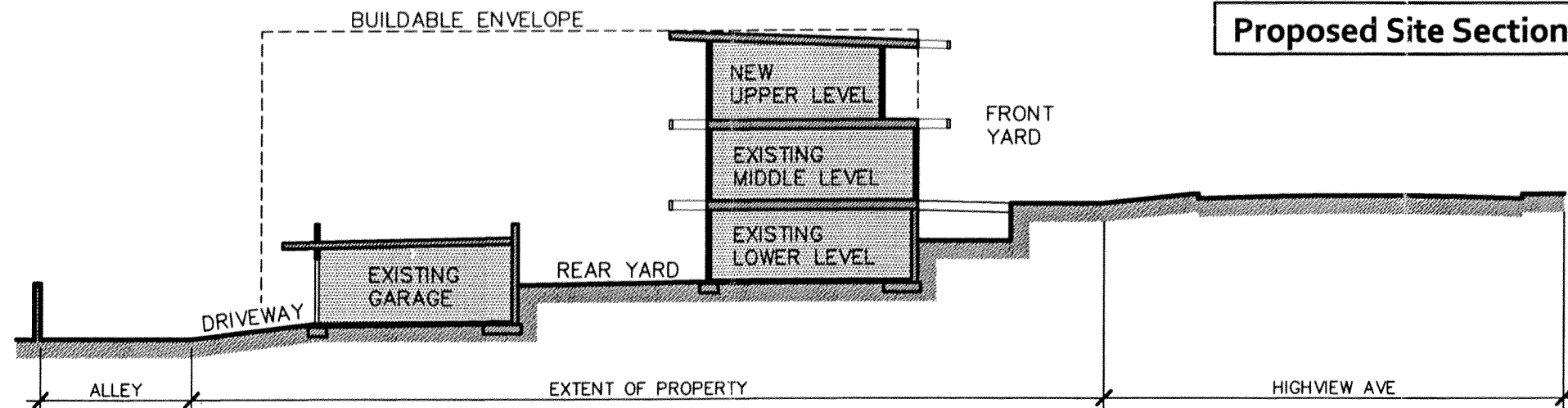
800 Manhattan Beach Blvd, Suite 500
 Manhattan Beach, California 90266
 Phone 310-374-7000 Fax 310-374-7140
 FasolaArchitects.com

FASOLA
 4-17-12

The Dobbins House
 931 Highview Avenue
 Manhattan Beach, California 90266

New
 Exterior
 Elevations
 1/16" = 1'-0"

A3



800 Manhattan Beach Blvd, Suite 500
 Manhattan Beach, California 90266
 Phone 310-374-7000 Fax 310-374-7140
 FasolaArchitects.com

FASOLA

4-17-12

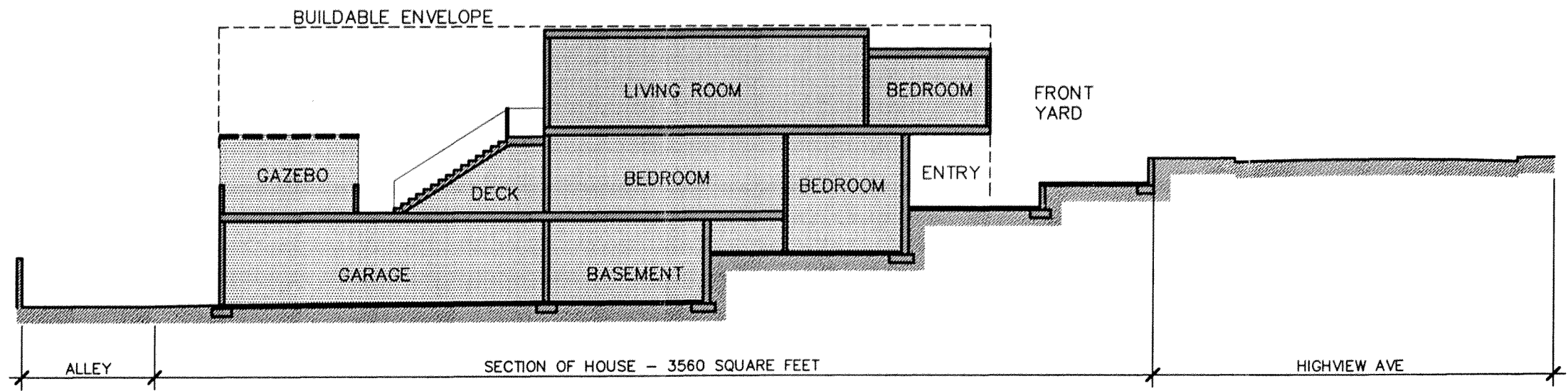
The Dobbins House
 931 Highview Avenue
 Manhattan Beach, California 90266

Allowable
 and
 Proposed
 Site
 Sections

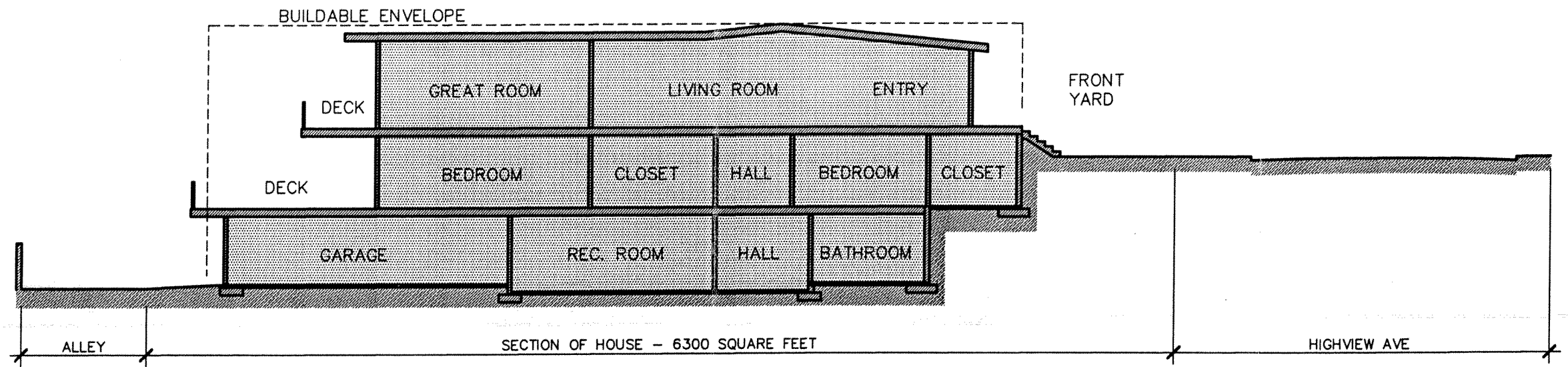
1/16" = 1'-0"

A4

929 Highview Ave. Existing Site Section



925 Highview Ave. Existing Site Section



800 Manhattan Beach Blvd, Suite 100
 Manhattan Beach, California 90266
 Phone 310-374-7000 Fax 310-374-7740
 FasolaArchitects.com

FASOLA

4-17-12

The Dobbins House
 931 Highview Avenue
 Manhattan Beach, California 90266

Site Sections
 of
 Neighboring
 Properties
 1/16" = 1'-0"

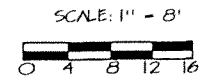
A5

LEGEND

- EXISTING BUILDING
- CONCRETE
- BRICK
- WOOD DECK
- +106.76 EXISTING ELEVATION
- EXISTING CONTOUR
- BLOCK WALL
- EXISTING FENCE
- BCR BEGINNING OF CLAD RETURN
- E'LY EASTERLY
- FD FOUND
- FF FINISH FLOOR
- FL FLOW LINE
- GF GARAGE FINISH FLOOR
- GW GUY WIRE
- L&T LEAD AND TAG
- MH MANHOLE
- N'LY NORTHERLY
- PC PROPERTY CORNER
- PL P/L PROPERTY LINE
- FF FLOOR FINISH
- S&W SPIKE AND WASHER
- S'LY SOUTHERLY
- SK SPIKE
- SKR SKRIP
- TC TOP OF CURB
- TW TOP OF WALL
- TX TOP OF DRIVEWAY APRON
- W'LY WESTERLY
- WM WATER METER

NOTE: ALL SETBACK DIMENSIONS SHOWN ARE MEASURED TO EXTERIOR SURFACE OF BUILDINGS UNLESS OTHERWISE NOTED.

BOUNDARY MONUMENTS ARE NOT NECESSARILY SET ON PROPERTY CORNERS. PLEASE REFER TO THE NOTATION ON THE PLANS FOR OFFSET DISTANCES. IF THERE ARE ANY QUESTIONS, PLEASE DO NOT HESITATE TO CONTACT DESIGN ENGINEERS FOR CLARIFICATION AT (310) 542-9433, M-F 8:00 AM TO 6:00 PM.



JOB ADDRESS
 921 HIGHVIEW AVENUE
 MANHATTAN BEACH, CA

LEGAL DESCRIPTION
 PORTION OF LOT 6, BLOCK 19
 TRACT NO. 5593
 M.B. 40-28
 APN 4170-032-009

SURVEY & TOPOGRAPHY
 FOR
SCOTT DOBBINS
 4751 WILSHIRE BLVD., #110
 LOS ANGELES, CA 90010
 (323) 692-4022

DRAWN BY G.R. CHECKED BY T.S. REVISIONS

DATE 7-13-11

ANY CHANGES OR MODIFICATIONS MADE TO THIS PLAN, WITHOUT WRITTEN CONSENT OF DENN ENGINEERS, SHALL BE VOID. DENN ENGINEERS SHALL NOT BE RESPONSIBLE FOR ANY CHANGES OR MODIFICATIONS, INCLUDING ANY APPROVALS FROM LOCAL AGENCIES, IN ANY PROJECTS THAT THIS PLAN IS USED FOR.

CARY J. ROEHL R.C.E. 50826

DENN ENGINEERS

JOB NO. 10-245
 SHEET 1
 OF 1

921 HIGHVIEW AVENUE, MANHATTAN BEACH, CA 90266 • (310) 542-9433

