

**CITY OF MANHATTAN BEACH
COMMUNITY DEVELOPMENT DEPARTMENT**

TO: Planning Commission
FROM: Richard Thompson, Director of Community Development
BY: Esteban Danna, Associate Planner
DATE: July 10, 2013
SUBJECT: Consideration of a Coastal Development Permit and Minor Exception to Allow an Addition and Remodel to an Existing Duplex and Conversion to a Single Family Residence at 121-20th Street.

RECOMMENDATION

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

APPLICANT /OWNER

Stephen and Cindi Plache
121-20th Street
Manhattan Beach, CA 90266

Location

Location 121-20th Street between Highland Avenue and Ocean Drive
(Attachment B)

Legal Description Lot 24, Block 7, North Manhattan Beach Tract

Area District III

Land Use

General Plan Medium Density Residential

Zoning RM, Residential Medium Density

<u>Land Use</u>	<u>Existing</u>	<u>Proposed</u>
	1,747 sq. ft. Duplex	2,121 sq. ft. Single-Family Residence

Neighboring Zoning /

<u>Land Uses</u>	North: RM / Duplex
	South: RM / Triplex
	East: RH / Single Family Residence
	West: RM / Duplex

Project Details

	<u>Proposed</u>	<u>Requirement</u>
Parcel Size:	2,697 sq. ft.	2,700 sq. ft. min
Building Floor Area:	2,121 sq. ft. (1,747 existing)	4,315 sq. ft. max.
Height:		30 ft. max.
Number of Stories:	2	3 max.
Parking:	2 enclosed	2 enclosed (for SFR)
Setbacks:		
Front (south)	Varies (4 ft. ½ in. - 4 ft. 11¼ in. on first floor, 2 feet ½ inch - 2 feet 8 inches at the second)	5 ft. min.
Rear (north)	6 ft. 9 ½ in.	5 ft. min.
Interior Side (east)	3 ft.	3 ft. min.
Interior Side (west)	3 ft.	3ft. min
Usable Open Space:	428 sq. ft.	320 sq. ft. min.

Non-Conformities

- Front yard setback.

BACKGROUND

A Coastal Development Permit is required when projects include a greater than ten percent addition and the project site is within the appealable area, where a decision is appealable to the State Coastal Commission. A public hearing is required, without the option of a waiver of the public hearing, because the application includes a Minor Exception request to retain and match the existing non-conforming front setback.

Minor Exceptions are typically processed administratively. Most appealable coastal permit applications involving single-family homes and duplexes may proceed administratively as well through the public hearing waiver process provided by the Local Coastal Program (LCP) section A.96.260. However, applications that require discretionary approvals in addition to the Coastal Development Permit such as minor exceptions, variances, use permits, and subdivision maps, must be reviewed by the Planning Commission at a public hearing.

DISCUSSION

The applicant proposes to convert the existing duplex to a single family residence, remodel, and add 374 square feet to the existing 1,747 square-foot residence. The total proposed buildable floor area is 2,121 square feet, or 49 percent of the maximum allowed buildable floor area (BFA). The Minor Exception allows the project to maintain an existing non-conforming front yard setback as well as build an addition that projects into the required front setback, matching the existing legal non-conforming setback. The existing front setback varies between 4 feet ½ inch and 4 feet 11 ¼ inches at the first story and between 2 feet ½ inch and 2 feet 8 inches at the second story. The rest of the building’s setbacks are conforming and will remain conforming. The Zoning Code allows three-story buildings in the subject property’s district. The proposed project will remain at two-stories.

The project does not exceed fifty percent of the existing building's replacement valuation, and is therefore not required to address its unaltered non-conformities. In order to keep and match the existing non-conforming setback, a Minor Exception is required. Manhattan Beach Municipal Code (MBMC) Section 10.84.120 - Minor Exceptions allows the construction of a residential addition that projects into required setback and matches the existing legal non-conforming setback. A minimum of fifty percent of the minimum setback is required when matching a non-conforming building wall. The subject project complies with the requirement since the addition that matches the non-conforming wall will vary between 4 feet 8 inches and 4 feet 11 ¼ inches. The project is eligible for Minor Exception approval when projects do not exceed 66 percent of the maximum allowed BFA. The proposed BFA for the subject project will be 49.5 percent.

Minor Exception and Coastal Permit Findings

Section 10.84.120 of the Zoning Code provides findings for Minor Exception approval of nonconforming setbacks for residential remodel and addition projects. In order to approve this Minor Exception, the following findings must be 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.*

The proposed project will be only 49 percent of the total allowed square footage, will not exceed the maximum allowed height, and, with the exception of the front yard, will comply with setback requirements. The building will remain two stories in a three-story district.

- 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.*

The existing non-conforming setback to remain is along 20th Street and any significant detrimental effects are therefore minimized as the building faces a public right-of-way. The residence meets all the open space, parking, and other development standards as required by the zoning code.

- c. *There are practical difficulties which warrant 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.*

There are practical difficulties which warrant deviation from Code standards, including demolition of a portion of the existing building adjacent to the front yard setback.

- 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.*

With the exception of the front yard setback, the project will conform to all applicable zoning code standards.

- 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.*

The proposed project is currently used as a duplex and will be converted to single family residence which is consistent with the General Plan and Zoning Code.

It is Staff's opinion that these findings can be made since the resulting building will be well below the maximum size and the proposed project will be compatible with the neighborhood. The project is also consistent with a primary intention of Minor Exceptions (MBMC 10.84.010), which is to encourage retention of smaller buildings with nonconformity challenges rather than prompting property owners to build new maximum size buildings.

Staff finds that the additional criteria for the Minor Exception, per Section 10.84.120(G), applicable to nonconforming setbacks, are met by the proposal as listed in the attached resolution, including appropriate building code compliance and zoning conformity.

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:

Land Use Element

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 Element

Housing

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

Staff also finds that that the project will comply with applicable coastal program regulations. The project is consistent with policies II.B 1, 2, 3 of the City's Local Coastal Program which seeks to maintain neighborhood building scale, control residential building bulk, and establish building height standards.

PUBLIC INPUT

A public notice for the project was mailed to property owners and residents within 300 feet of the site and published in the Beach Reporter newspaper. Staff has received no inquiries or opposition from project neighbors or other members of the community. 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 15301 and 15332 based on staff's determination that the project is a minor infill development and will not have a significant impact on the environment.

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, provided that 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 13-XX
- B. Vicinity Map
- C. Public Notice
- D. Plans

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RESOLUTION NO PC 13-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANHATTAN BEACH APPROVING A COASTAL DEVELOPMENT PERMIT AND MINOR EXCEPTION TO ALLOW CONSTRUCTION OF AN ADDITION AND REMODEL TO AN EXISTING DUPLEX AND CONVERSION TO A SINGLE FAMILY RESIDENCE WITH A NON-CONFORMING FRONT YARD SETBACK ON THE PROPERTY LOCATED AT 121-20th STREET (Plache)

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 July 10, 2013 to consider an application for a Coastal Development Permit and Minor Exception for the property legally described as Lot 24, Block 7, North Manhattan Beach Tract, located at 121-20th Street 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 Coastal Development Permit and Minor Exception are Stephen and Cindi Plache, the property owners.
- D. The applicant proposes to convert the existing duplex to a single family residence, remodel, and add 374 square feet to the existing 1,747 square-foot residence. The total proposed buildable floor area is 2,121 square feet, or 49 percent of the maximum allowed square footage. The Minor Exception allows the project to maintain an existing non-conforming front yard setback as well as build an addition that projects into required setback, matching the existing legal non-conforming setback. The existing front setback varies between 4 feet ½ inch and 4 feet 11 ¼ inches at the first story and between 2 feet ½ inch and 2 feet 8 inches at the second story (5 feet minimum).
- E. The property is located within Area District III and is zoned RM Medium Density Residential. The surrounding 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 Minor Exception application:

1. *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.*

The proposed project will be only 49 percent of the total allowed square footage, will not exceed the maximum allowed height, and, with the exception of the front yard, will comply with setback requirements. The building will remain two stories in a three-story district.

2. *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.*

The existing non-conforming setback to remain is along 20th Street and any significant detrimental effects are therefore minimized as the building faces a public right-of-way. The residence meets all the open space, parking, and other development standards as required by the zoning code.

3. *There are practical difficulties which warrant 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.*

There are practical difficulties which warrant deviation from Code standards, including demolition of a portion of the existing building adjacent to the front yard setback.

4. *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.*

With the exception of the front yard setback, the project will conform to all applicable zoning code standards.

5. *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.*

The proposed project is currently used as a duplex and will be converted to single family residence which is consistent with the General Plan and Zoning Code.

- J. The Planning Commission determined that the project is consistent with the following applicable Minor Exception Criteria:

1. New construction must conform to all current Code requirements except as permitted by MBMC Section 10.84.120.
2. Structural alterations or modifications, as regulated by Chapter 10.68, to existing non-conforming portions of structures shall only be allowed as follows:
 - a. To comply with Building Safety access, egress, fire protection and other safety requirements (i.e., stairs, windows) as determined to be significant by the Building Official.
 - b. For architectural compatibility (i.e., roof pitch and design, eave design, architectural features design) as determined to be necessary by the Director of Community Development.
 - c. Minor alterations to integrate a new 2nd or 3rd floor into an existing 1st and/or 2nd floor, as determined to be necessary by the Director of Community Development.
 - d. Architectural upgrades, including those associated with construction of new square footage, as determined to be necessary by the Director of Community Development.
 - e. Other minor alterations or modifications as determined to be necessary by the Director of Community Development.
3. A minimum of ten percent (10%) of the existing structure, based on project valuation as defined in Section 10.68.030, shall be maintained.
4. All existing parking, required in accordance with Chapter 10.64, or by the provisions of this Section, shall be retained and shall not be reduced in number or size.
5. Projects under two thousand (2,000) square feet in area per dwelling unit shall provide a minimum one (1) car fully enclosed garage per dwelling unit.
6. All development on the site which is existing legal non-conforming development for zoning regulations may remain, however non-conformities shall be brought closer to or in conformance with current zoning requirements to the extent that it is reasonable and feasible.
7. The existing legal non-conforming portions of the structure that remain shall provide a minimum of fifty percent (50%) of the required minimum setbacks, unless there is an unusual lot configuration and relationship of the existing structure to the lot lines for minor portions of the building, then less than fifty percent (50%) of the minimum required setback may be retained.
8. All development on the site which is existing legal non-conforming for Building Safety regulations shall be brought into conformance with current regulations to the extent feasible, as determined by the Building Official.

9. 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.
- 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. The project is in accordance with the objectives and policies of the Manhattan Beach Coastal Program, as follows:
1. The proposed structure is consistent with the building scale in the coastal zone neighborhood and complies with the applicable standards of the Manhattan Beach Coastal Zone Zoning Code.
 2. The proposed structure is consistent with building density standards of the Local Coastal Program in that it proposes a floor area ratio factor less than the allowable.
 3. The proposed structure will be consistent with the 30-foot Coastal Zone residential height limit. This is consistent with the residential development policies of the Land Use Plan, Policy II.B.1-3 as follows:
 - a. Maintain building scale in coastal zone residential neighborhoods.
 - b. Maintain residential building bulk control established by development standards.
 - c. Maintain Coastal Zone residential height limit not to exceed 30'.
- M. 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 20th 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.
- N. 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.
5. *Assignment.* The permit may be assigned to any qualified persons subject to submittal of the following information to the Director of Community Development:
 - 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 July 10, 2013.
10. The project shall comply with all requirements of the RM zoning district except for the existing front yard setback.
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. Applicant shall defend, indemnify, and hold the City, its elected officials, officers, employees, volunteers, agents, and those City agents serving as independent contractors in the role of City officials (collectively "Indemnitees") free and harmless from and against any and all claims (including, without limitation, claims for bodily injury, death, or damage to property), demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs, and expenses (including, without limitation, attorneys' fees, consequential damages, disbursements, and court costs) of every kind and nature whatsoever (individually, a "Claim," collectively, "Claims"), in any manner arising out of or incident to: (i) this approval and related entitlements, (ii) the City's environmental review of this project, (iii) any construction related to this approval, or (iv) the use of the property that is the subject of this approval. Applicant shall pay and satisfy any judgment, award or decree that may be rendered against City or the other Indemnitees in any such suit, action, or other legal proceeding arising out of or incident to this approval, any construction related to this approval, or the use of the property that is the subject of this approval. The City shall have the right to select counsel of its choice. Applicant shall reimburse the City, and the other Indemnitees, for any and all legal expenses and costs incurred by each of them in connection therewith or in enforcing the indemnity herein provided. Applicant's obligation to indemnify shall not be restricted to insurance proceeds, if any, received by Applicant or Indemnitees. This indemnity shall apply to all Claims and liability regardless of whether any

insurance policies are applicable. Nothing in this Section shall be construed to require Applicant to indemnify Indemnitees for any Claim arising from the sole negligence or willful misconduct of the Indemnitees. In the event such a legal action is filed challenging the City's determinations herein or the issuance of the coastal permit, 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 July 10, 2013 and that said Resolution was adopted by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Richard Thompson,
Secretary to the Planning Commission

Rosemary Lackow
Recording Secretary

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Vicinity Map 121-20th Street

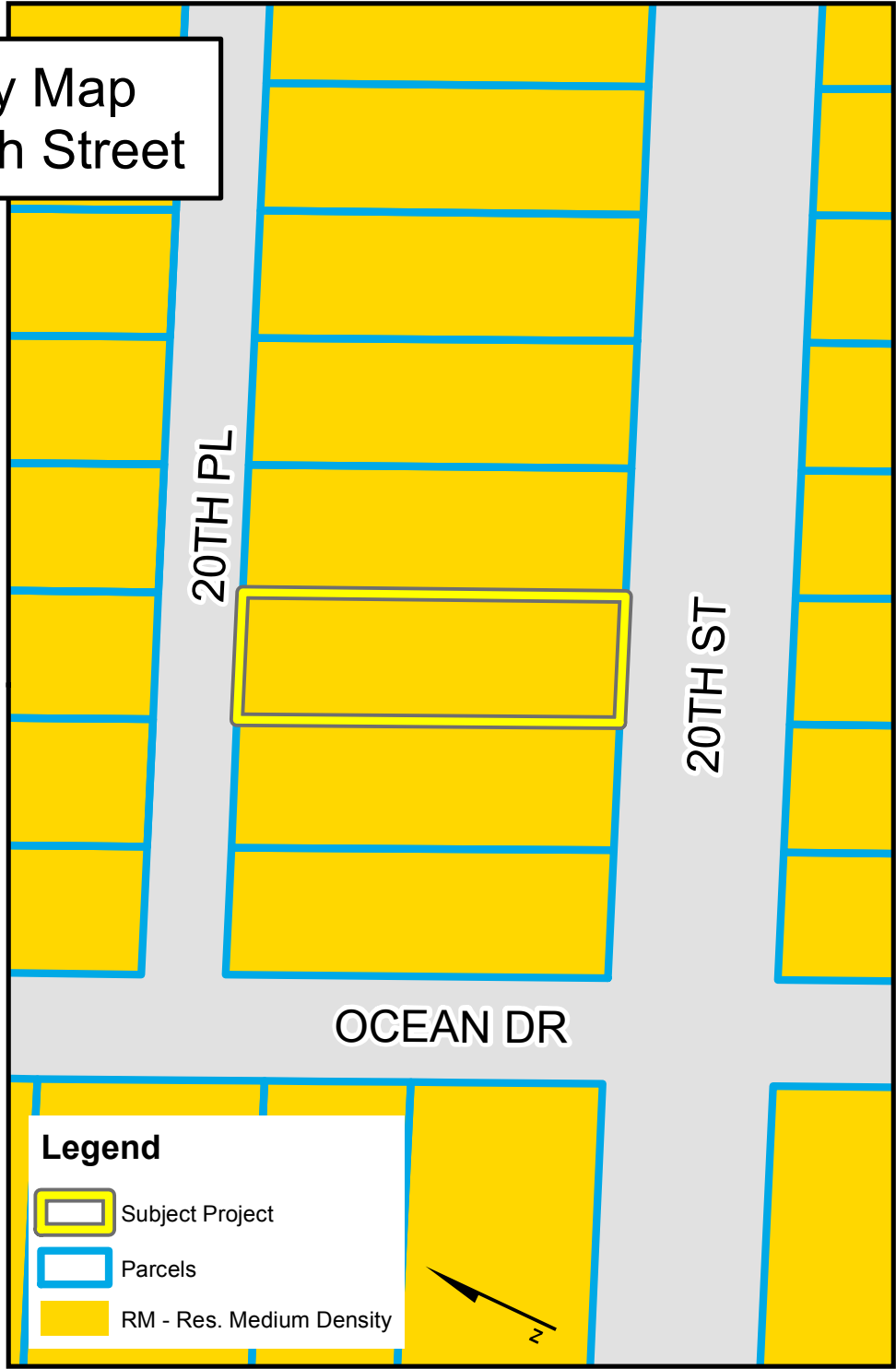



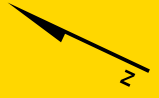


Exhibit B

Legend

-  Subject Project
-  Parcels
-  RM - Res. Medium Density



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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
MINOR EXCEPTION AND COASTAL DEVELOPMENT PERMIT FOR AN ADDITION
AND REMODEL TO A SINGLE FAMILY RESIDENCE LOCATED AT 121-20TH
STREET (WITHIN THE APPEAL JURISDICTION OF THE COASTAL ZONE).

Applicant: Stephen Plache
Filing Date: April 18, 2013

Project Location: 121-20th Street

Project Description: Application for a Minor Exception and Coastal Development Permit for an addition and remodel to an existing single-family residence. The project proposes to remodel the existing house and add 389 square feet to the existing 1,747 square-foot residence. The total proposed buildable floor area is 2,136 square feet, or 49.5% of the maximum allowed square footage. The Minor Exception allows the project to maintain an existing non-conforming front yard setback.

Environmental Determination: This project is Categorical 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, July 10, 2013
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 Community Development Department on Monday, July 8, 2013, or City website: <http://www.citymb.info> on Friday July 5, 2013 after 5 p.m.

Public Comments: Anyone wishing to provide written comments for inclusion in the Staff Report must do so by July 2, 2013. 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.

The City Council's decision is appealable to the State Coastal Commission within ten (10) working days following receipt by the State Coastal Commission of the City's final action.

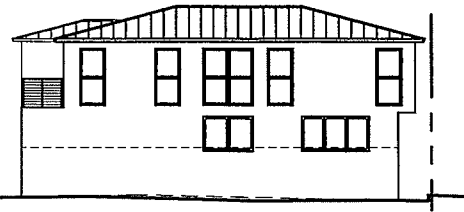
If you challenge the proposed actions in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this Notice, or in correspondence delivered to the Planning Commission at, or prior to the public hearing.

Mail: June 25, 2013
Publish: June 27, 2013 – Beach Reporter

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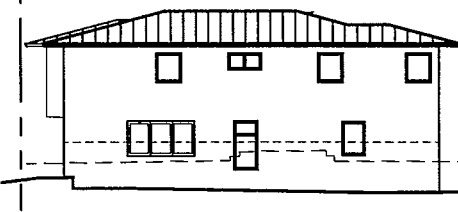
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A REMODEL:

PLACHE RESIDENCE

121 20th STREET
MANHATTAN BEACH, CA. 90266



2617 N. SEPULVEDA
MANHATTAN BEACH
CALIFORNIA 90266
TEL: 310-318-8089
FAX: 310-318-9400
WWW.TOMARO.COM
INFO@TOMARO.COM

PROJECT
PLACHE RESIDENCE
121 20th STREET
MANHATTAN BEACH
CALIFORNIA 90266

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PROJECT NO.

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PROJECT INFORMATION

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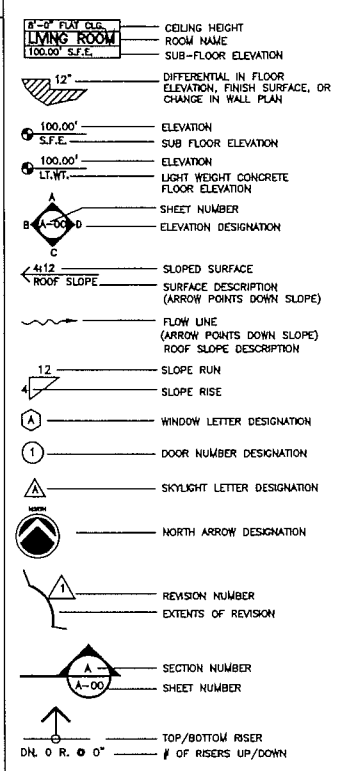
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NOTES

PLANNING NOTES

1. ALL BUILDING FEATURES PROJECTING INTO REQUIRED SETBACKS SHALL BE INDICATED ON SITE/LOT PLAN.
2. SEPARATE PERMITS AND PLANS ARE REQUIRED FOR SPAS, POOLS, SOLAR SYSTEMS, DEMOLITION AND SENER CAP OF EXISTING BUILDINGS. IF SUCH IMPROVEMENTS OR DEMOLITION IS REQUIRED AS A CONDITION OF APPROVAL FOR DISCRETIONARY ACTIONS OR TO COMMENCE BUILDING, THEN SUCH PERMITS MUST BE OBTAINED BEFORE OR AT THE TIME THE PROPOSED BUILDING PERMIT IS ISSUED.
3. FENCE, WALL, HANDRAIL HEIGHTS, AND HEDGES AS MEASURED FROM THE LOWEST FINISHED GRADE ADJACENT TO EACH SECTION OF THESE STRUCTURES, MAY BE A MAXIMUM OF 42" IN THE FRONT YARD SETBACK, AND 72" AT ALL OTHER LOCATIONS ON SITE, (36" IF OBSTRUCTING DRIVEWAY VISIBILITY, COMBINED RETAINING AND FREE STANDING WALL).
4. PROVIDE STREET ADDRESS LETTERS AT A MINIMUM 4" INCHES IN HEIGHT @ APPROVED LOCATION.
5. PARKING IS NOT PERMITTED IN REQUIRED YARDS OR OPEN SPACE EXCEPT A 20' WIDE FRONT YARD DRIVEWAY.
6. A 'CAPPED TEE' FITTING MUST BE INSTALLED OVER THE COLD WATER SUPPLY LINE ABOVE THE WATER HEATER FOR FUTURE SOLAR WATER HEATING. P&T RELIEF VALVE SHALL TERMINATE OUTSIDE THE BUILDING.
7. ROUTE UNDERGROUND CONDUIT TO POWER POLE PER PUBLIC WORKS DEPARTMENT HANDOUT ST-13. STUB OUT TO PROPERTY LINE FOR FUTURE UNDERGROUNDING OF UTILITIES WHEN APPLICABLE.
8. PROVIDE VISUAL SCREENING FOR PROPOSED MECHANICAL EQUIPMENT AND UTILITY METERS (TOP NEED NOT BE SCREENED IF LOCATED ON INTERIOR SIDE OF DWELLING).
9. GAS AND ELECTRIC METERS MUST CLEAR PROPERTY LINES BY 3'-0".
10. CONTRACTOR TO CHECK CITY RECORDS TO DETERMINE EXISTENCE OF CESSPOOL ON PROPERTY. IF THERE IS AN EXISTING CESSPOOL, IT MUST BE LOCATED AND THEN INSPECTED BY CITY PERSONNEL BEFORE DEMOLITION OR BUILDING PERMITS CAN BE ISSUED.
11. CHIMNEYS MAY EXCEED THE MAXIMUM PERMITTED HEIGHT BY NO MORE THAN 5 FEET, PROVIDED THE LENGTH AND WIDTH OF THE CHIMNEY PORTION EXCEEDING THE HEIGHT LIMIT SHALL NOT EXCEED 3 FEET IN WIDTH AND 5 FEET IN LENGTH.
12. PARAPETS, SATELLITE ANTENNAE, RAILS, SKYLIGHTS, ROOF EQUIPMENT, MUST BE WITHIN THE MAXIMUM ALLOWABLE HEIGHT LIMIT.
13. AT LEAST 20% OF ALL VISIBLE PORTIONS OF A REQUIRED FRONT OR CORNER SIDE YARD ADJOINING A STREET SHALL BE PLANTING AREA (MBC10.12.030(D)).
14. A TREE REMOVAL PERMIT OR TREE PROTECTION PLAN IS REQUIRED FOR THE REMOVAL OR PRESERVATION OF TREES WITHIN THE FRONT YARD (RESIDENTIAL ZONES, AREA DISTRICT II, WEST OF SEPULVEDA BOULEVARD-MBC10.52.120).
15. ALL UTILITY AND EQUIPMENT LOCATIONS, INCLUDING FIRE SPRINKLER CHECK VALVES, ELECTRIC AND WATER METERS, UTILITY CABINETS, ETC. AND ANY REQUIRED PROTECTIVE POLES, (NOTE: UBC AND SCE REQUIRE THAT ELECTRIC BOXES MUST PROVIDE 3 FEET CLEAR TO ANY OBSTRUCTION, AND IF LOCATED ADJACENT TO A PARKING AREA PROTECTIVE BARRIERS 3 FEET AWAY FROM THE BOX IS REQUIRED. PROTECTIVE BARRIERS MAY NOT ENCRACH INTO THE REQUIRED PARKING OR VEHICLE MANEUVERING AREA.)
16. PROVIDE NOTARIZED OWNER'S ENCRACHMENT PERMIT AGREEMENT AND AGENCY-SIGNED INSURANCE ENDORSEMENT FORM #1 (GENERAL) TO COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO FINAL INSPECTION.

SYMBOL LEGEND



ABBREVIATION

- A.H. ACTUAL HEIGHT
- A.W. AWNING WINDOW
- B.O.W. BOTTOM OF WALL
- C.H. CRITICAL HEIGHT
- CLG. CEILING
- CLR. CLEAR
- COL. COLUMN
- CONC. CONCRETE
- C.W. CASEMENT WINDOW
- DN. DOWN
- DM. DIMENSION
- ELEV. ELEVATION
- F.A. FROM ABOVE
- FLR. FLOOR
- FX. FIXED
- HORZ. HORIZONTAL
- HT. HEIGHT
- LAND. LANDING
- LT.WT. LIGHT WEIGHT CONCRETE
- MAX. MAXIMUM
- MIN. MINIMUM
- OP. OPERABLE
- PLINE. PROPERTY LINE
- REQ. REQUIRED
- SECT. SECTION
- S.F.E. SUB FLOOR ELEVATION
- SHT. SHEET
- SK. SKEWED
- SL. SLOPED
- T.O.W. TOP OF WALL

PROJECT DATA

PROPERTY OWNERS

CINDI AND STEPHEN PLACHE 310.545.3558
121 20TH STREET
MANHATTAN BEACH, CA, 90266

LEGAL DESCRIPTION

NORTH MANHATTAN BEACH SUB NO 2 LOT 24 BLK 7
APN 4178-011-015

OCCUPANCY AND ZONING

OCCUPANCY: R3/U
ZONING: RM
CONSTRUCTION TYPE: TYPE V-B
AREA DISTRICT: III
NO. OF UNITS: 1
NO. OF STORIES: 2
SPRINKLERED: NO

CITY, STATE, NATIONALLY APPLICABLE CODES

2010 CBC, 2010 CMG, 2010 CPC, 2010 CEC, STATE OF CALIFORNIA, AND THE CITY OF MANHATTAN BEACH, CA.

AREA CALCULATIONS

LOT SIZE = 2697 SF.

EXISTING CALCULATIONS

FIRST FLOOR LIVING = 858 S.F.
SECOND FLOOR LIVING = 889 S.F.
TOTAL LIVING = 1747 S.F.

GARAGE FLOOR = 405 S.F.
STORAGE = 0 S.F.
BALCONIES/DECKS = 0 S.F.

NEW CALCULATIONS

FIRST FLOOR LIVING = 1104 S.F.
SECOND FLOOR LIVING = 1017 S.F.
TOTAL LIVING = 2121 S.F.

GARAGE FLOOR = 405 S.F.
STORAGE = 0 S.F.
BALCONIES/DECKS = 60 S.F.

MAXIMUM ALLOWABLE FLOOR AREA = 2697 X 1.6 = 4315.2 SF.
ACTUAL FLOOR AREA = 2136 SF.

HEIGHT CALCULATIONS

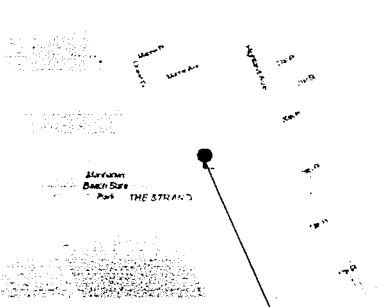
74.42'SE + 70.48'SW + 68.40'NW + 72.18'NE = 285.48'
285.48' / 4 = 71.37'
71.37' + 30' = 101.37'
MAXIMUM ALLOWABLE HEIGHT = 101.515'
ACTUAL HEIGHT = 94.5'
FIRST FLOOR

CONSULTANTS

SHEET INDEX

COVER	PROJECT INFORMATION
C-01	CIVIL SURVEY
A-00	50% VALUATION
A-00.1	AREA CALCULATIONS
A-01	SITE PLAN
A-02	FIRST FLOOR, SECOND FLOOR, ROOF PLAN
A-03	ELEVATIONS
A-04	SECTIONS

VICINITY MAP



MANHATTAN BEACH, CA.

EXHIBIT D
PC MTG 7-10-13

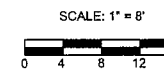
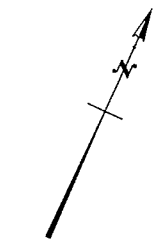
- 1
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LEGEND

- EXISTING BUILDING
- CONCRETE
- BRICK
- WOOD DECK
- 106.78 EXISTING ELEVATION
- BLOCK WALL
- EXISTING CONTOUR
- EXISTING FENCE
- BEGINNING OF CURB RETURN
- CENTERLINE
- EASTERLY
- FOUND
- FINISH FLOOR
- FIRE HYDRANT
- FLOW LINE
- GARAGE FINISH FLOOR
- GAS METER
- GUY WIRE
- LEAD AND TAG
- LEAD AND TAG
- MANHOLE
- NORTHERLY
- PROPERTY CORNER
- PROPERTY LINE
- POWER POLE
- SPIKE AND WASHER
- SOUTHERLY
- SPIKE
- SANITARY SEWER MANHOLE
- STAKE
- STREET LIGHT
- TOP OF CURB
- TOP OF WALL
- TOP OF DRIVEWAY APRON
- WESTERLY
- WATER METER

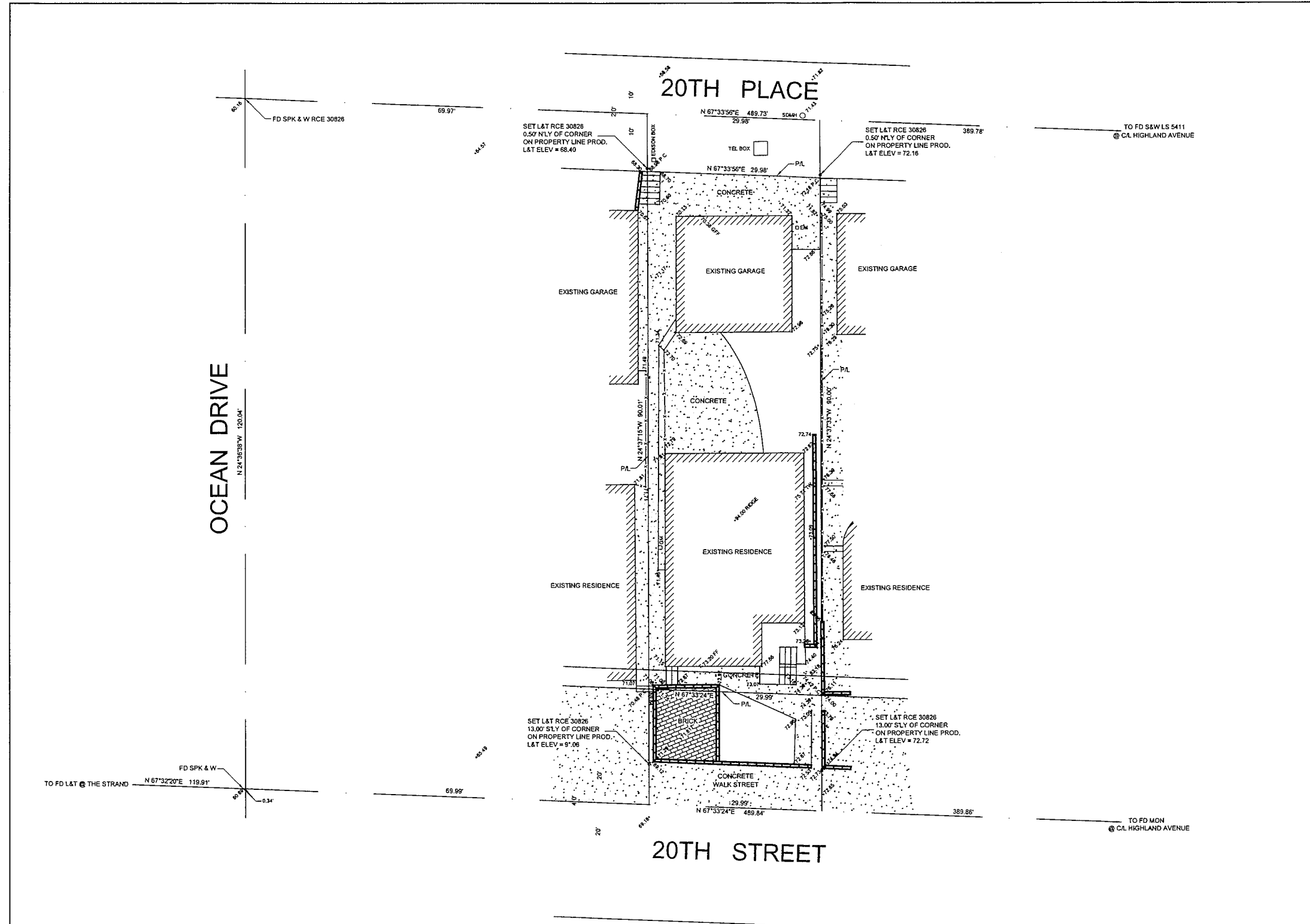
NOTE: ALL SETBACK DIMENSIONS SHOWN ARE MEASURED TO EXTERIOR SURFACE OF BUILDINGS UNLESS OTHERWISE NOTED.

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) 542-8433, M-F 8:00 AM TO 5:00 PM.



JOB ADDRESS
121 20TH STREET
MANHATTAN BEACH, CA 90266

LEGAL DESCRIPTION
LOT 24, BLOCK 7
SUBDIVISION NO. 2 OF NORTH MANHATTAN BEACH
M.B. 2-1
APN 4178-011-015



SURVEY & TOPOGRAPHY
FOR
CINDI PLACHE
121 20TH STREET
MANHATTAN BEACH, CA 90266
(310) 864-2421

DATE 5-11-12
REVISED:

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

ANY CHANGES OR MODIFICATIONS MADE TO THIS PLAN WITHOUT WRITTEN CONSENT OF DESIGN ENGINEERS SHALL RELIEVE DESIGN ENGINEERS FROM ANY LIABILITY OR DAMAGE RESULTING FROM SUCH CHANGES OR MODIFICATIONS, INCLUDING ANY ATTORNEY'S FEES OR COSTS INCURRED IN ANY PROCEEDING THAT MAY BE BROUGHT AGAINST THEM.

GARY J. ROEHL R.C.E. 30826

DENNIS
ENGINEERS

JOB NO.
12-155

SHEET
1

OF 1

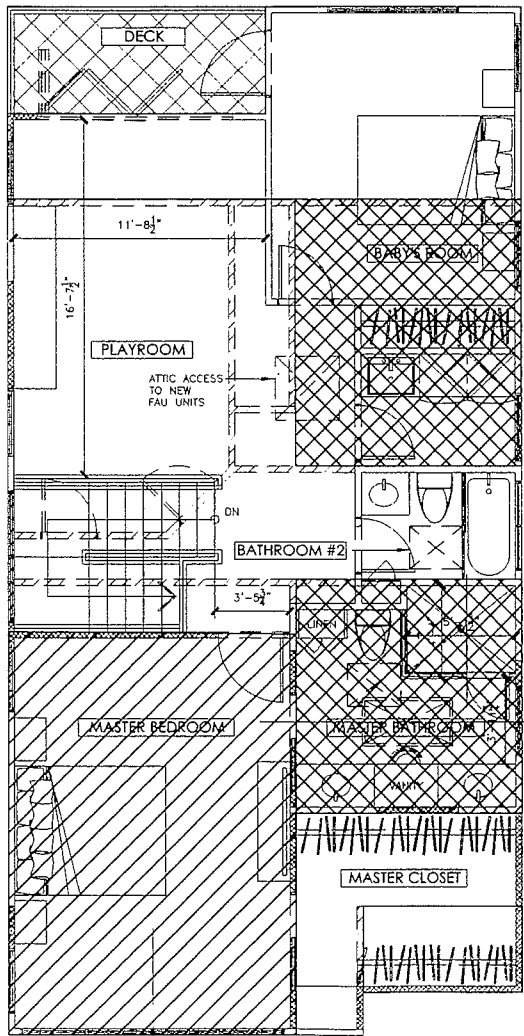
3810 DE ANGELO BLVD. SUITE 101 TORRANCE, CA 90503 (310) 402-9433

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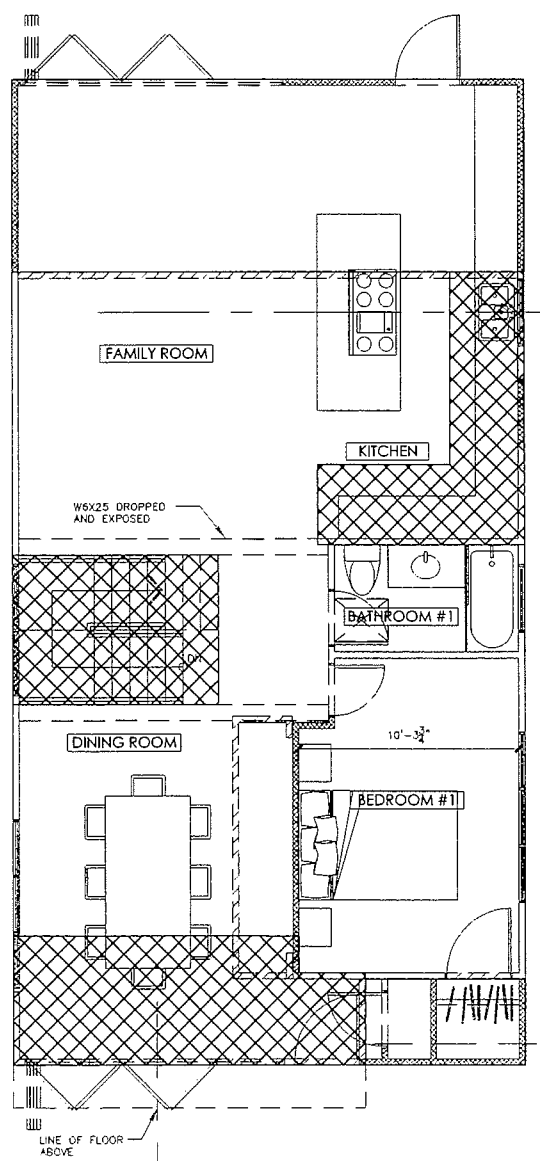
POCHE LEGEND			
GRAPHIC	DESCRIPTION		
	ADDITION		
	MAJOR REMODEL AREA		
	MINOR REMODEL		

50% VALUATION			
	FIRST FLOOR	SECOND FLOOR	VALUATION
ADDITION	246	186	432 SF X \$160= \$69,120
DECKS	0	60	60 S.F. X \$58.75= \$3,525
MAJOR REMODEL	0	250 S.F.	250 S.F. X \$140=\$35,000
MINOR REMODEL	229 S.F.	247 S.F.	476 S.F. X \$80.00= \$38,080
TOTAL			\$145,725 S.F.

EXISTING VALUATION		
1747 SF X \$160=	\$279,520	LIVING AREA
405 SF X \$57.33=	\$232,18.65	GARAGE AREA
	\$302,738.65	TOTAL



SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



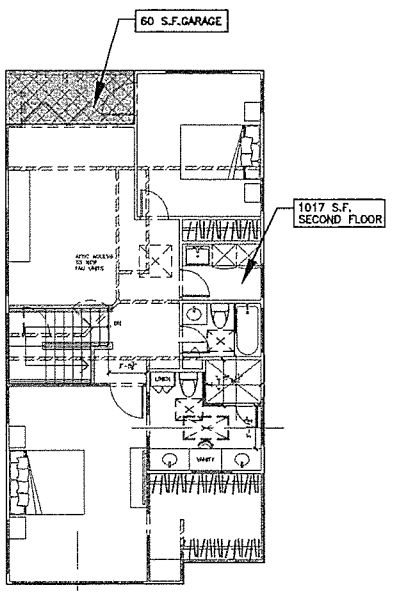
FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

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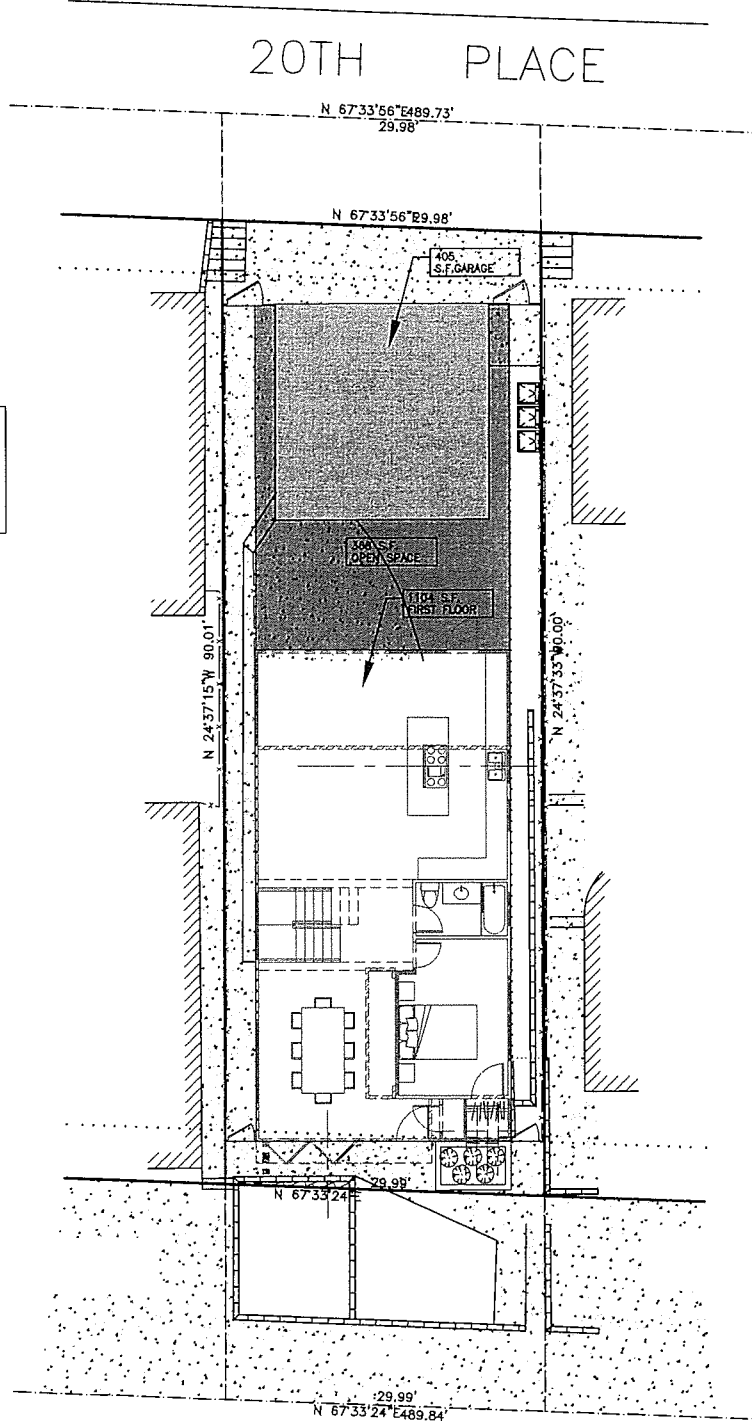
**AREA
CALCULATIONS**

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OPEN SPACE CALCS	
OPEN SPACE REQD.	= 0.15 X 2121 = 318 S.F.
FIRST FLOOR	= 368 S.F.
SECOND FLOOR	= 60 S.F.
TOTAL OPEN SPACE PROVIDED	= 428 S.F.



SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"



FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"





2617 N. SEPULVEDA
 MANHATTAN BEACH
 CALIFORNIA 90266
 TEL: 310-318-8089
 FAX: 310-318-9400
 WWW.TOMARO.COM
 INFO@TOMARO.COM

PROJECT

PLACHE
 RESIDENCE
 121 20th STREET
 MANHATTAN BEACH
 CALIFORNIA 90266

STAMP

REVISIONS

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PROJECT NO.

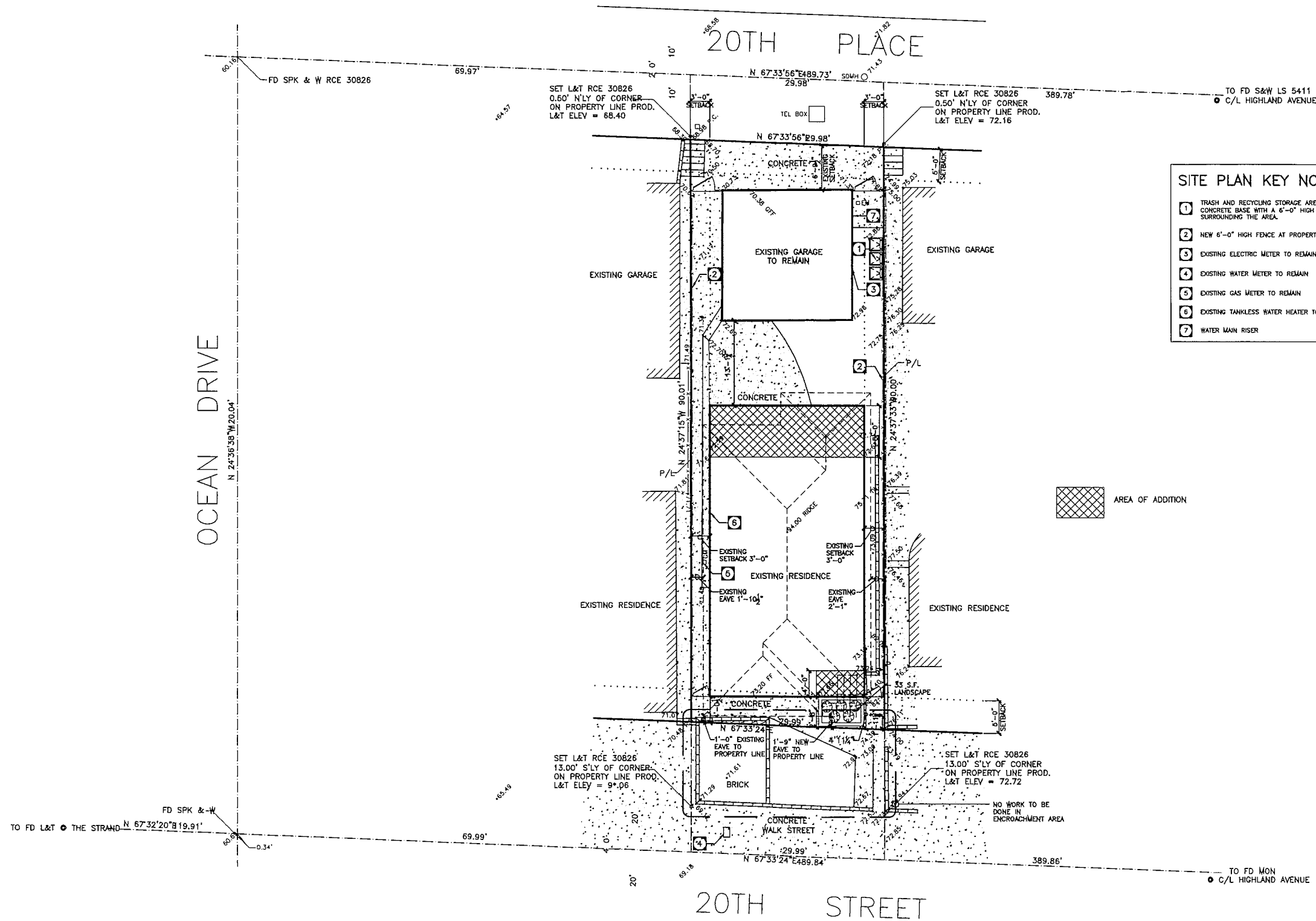
PRINT DATE

DRAWING
SITE PLAN

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A.01

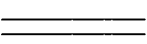


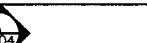


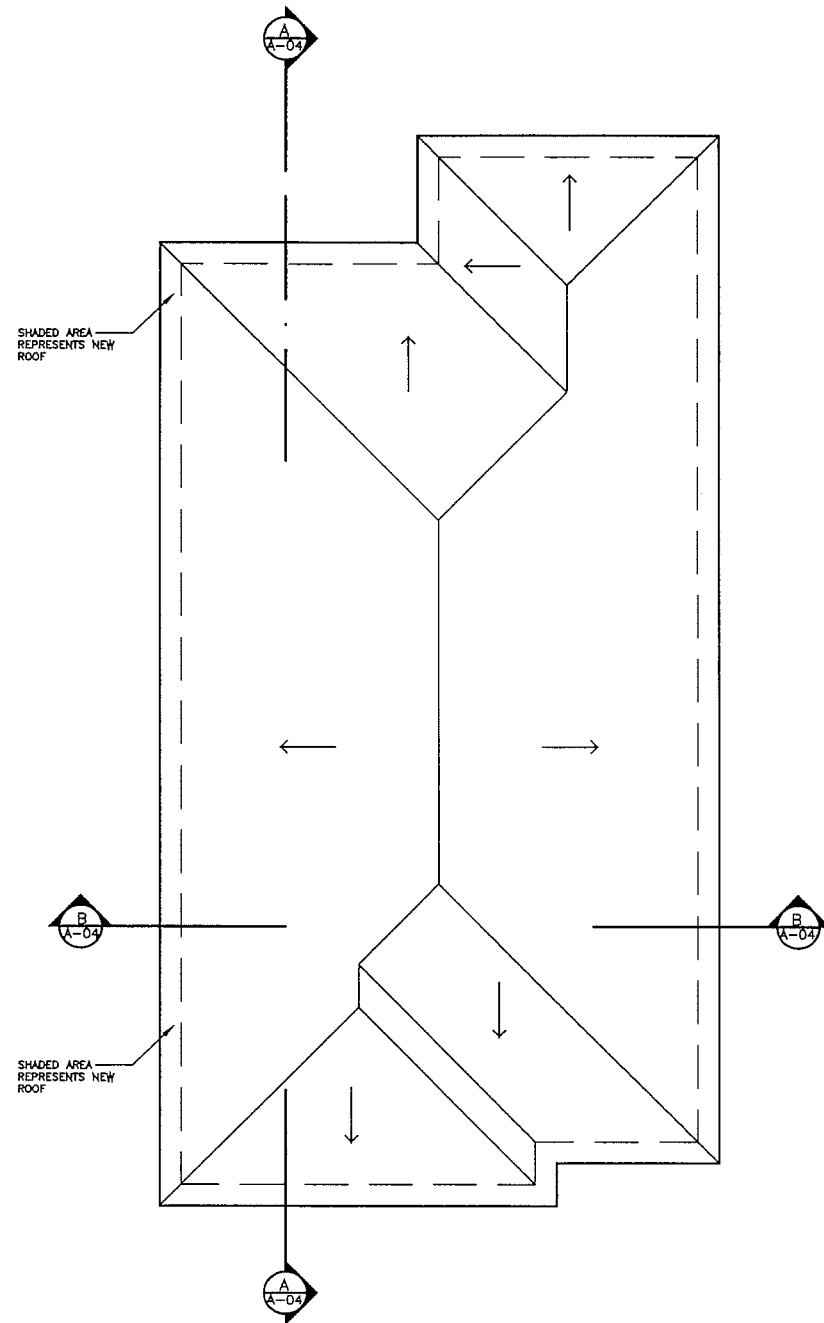
- SITE PLAN KEY NOTES**
- 1 TRASH AND RECYCLING STORAGE AREA TO HAVE A CONCRETE BASE WITH A 6'-0" HIGH FENCE/GATE SURROUNDING THE AREA.
 - 2 NEW 6'-0" HIGH FENCE AT PROPERTY LINE
 - 3 EXISTING ELECTRIC METER TO REMAIN
 - 4 EXISTING WATER METER TO REMAIN
 - 5 EXISTING GAS METER TO REMAIN
 - 6 EXISTING TANKLESS WATER HEATER TO REMAIN
 - 7 WATER MAIN RISER



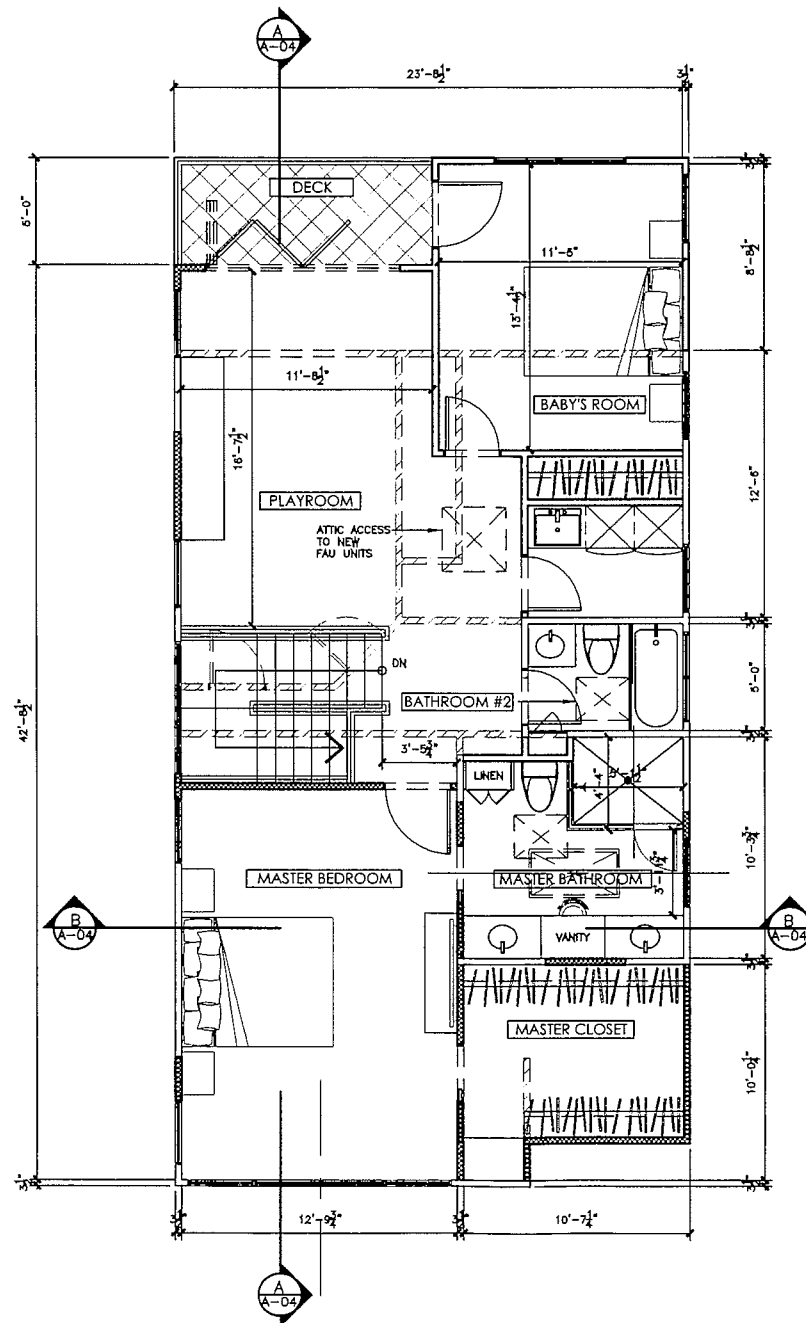
SITE PLAN
 SCALE: 1/8"=1'-0"

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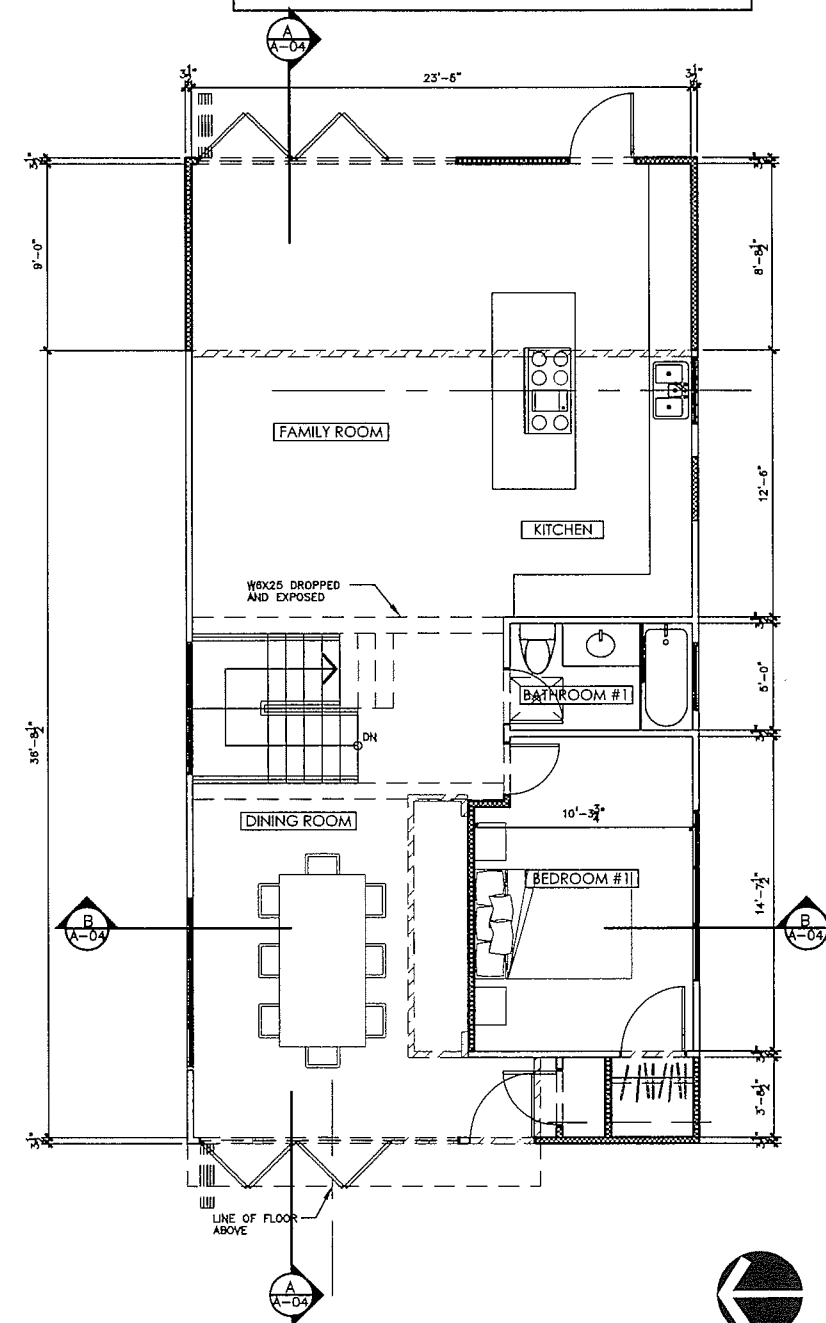
LEGEND	
	EXISTING WALL TO REMAIN
	NEW WALL
	LINE OF CEILING
	DEMO



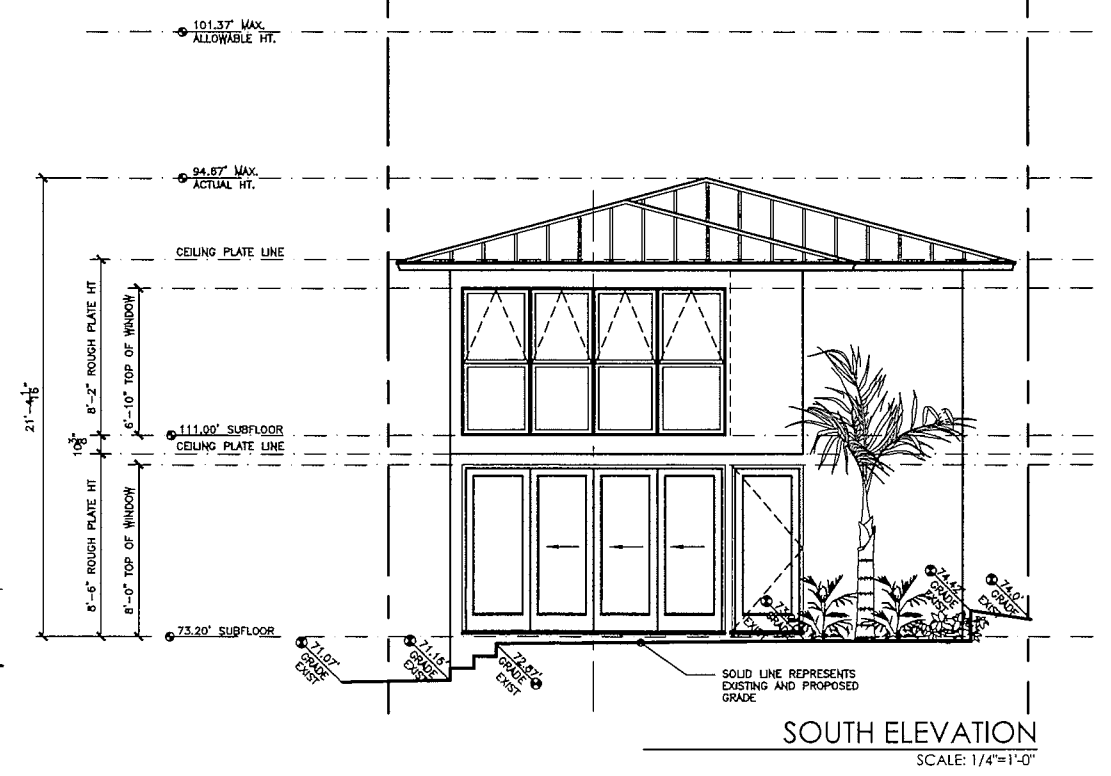
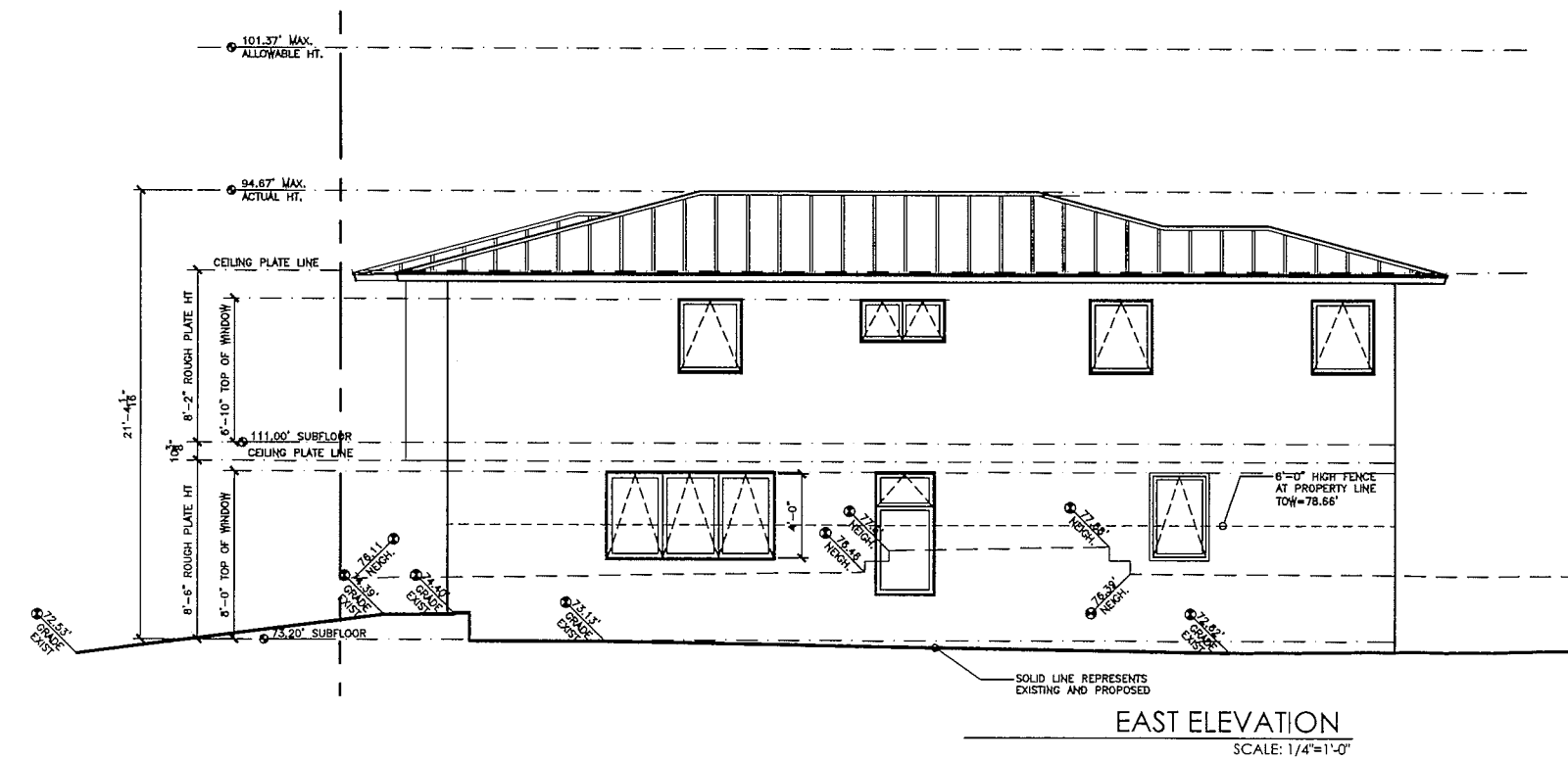
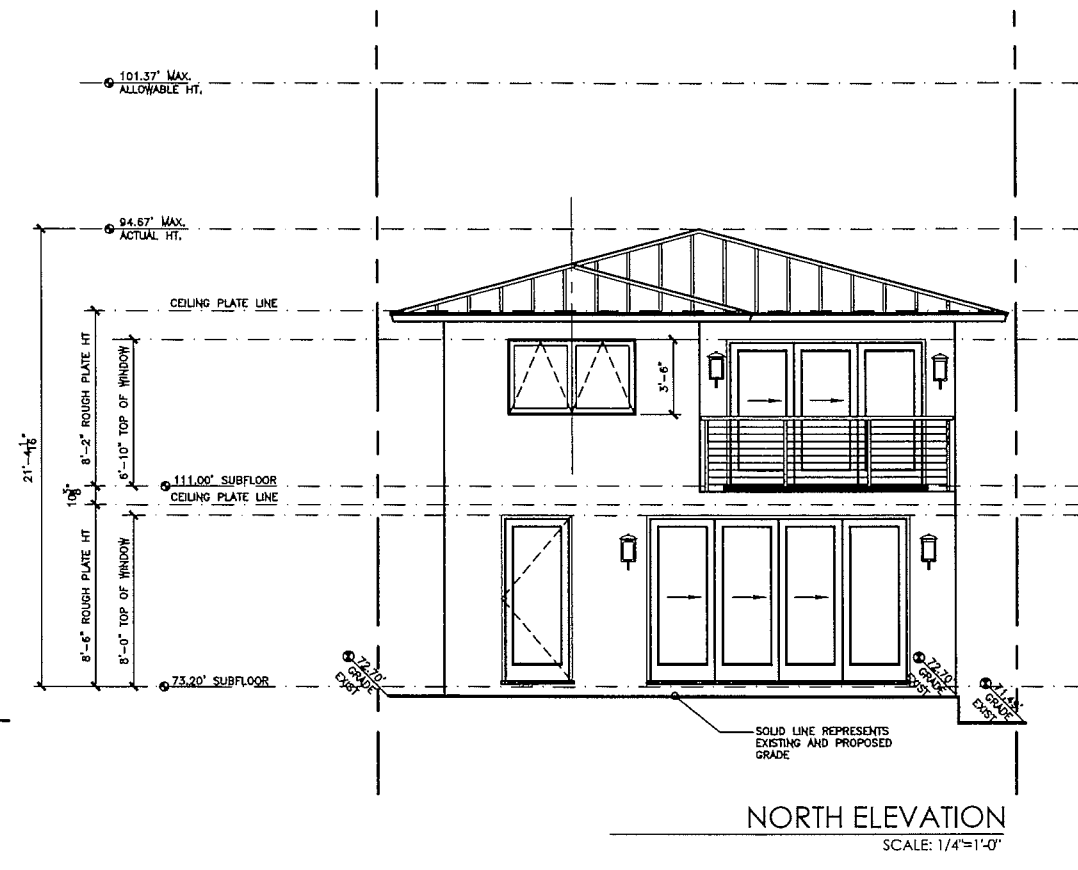
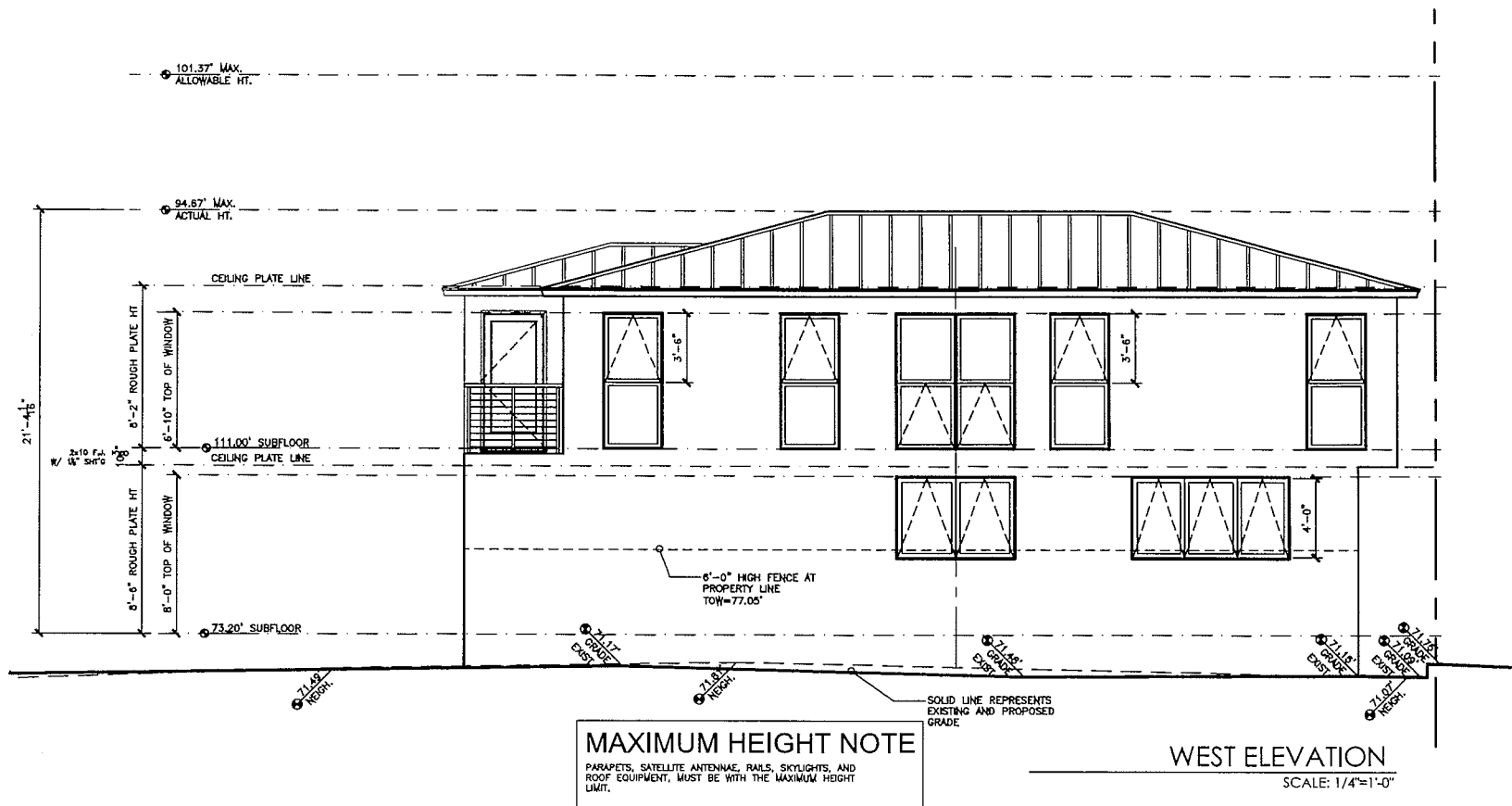
ROOF PLAN
SCALE: 1/4"=1'-0"



SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"



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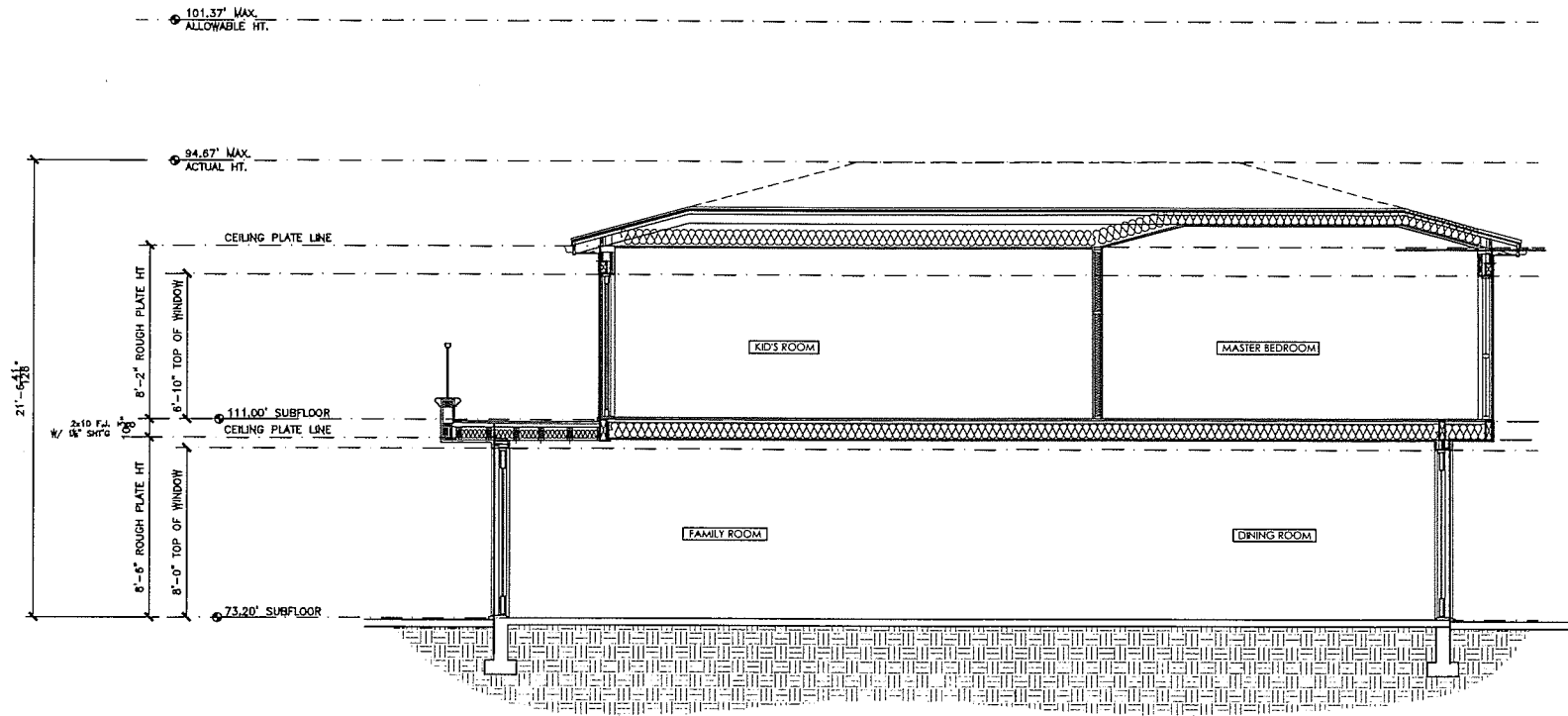
PROJECT NO.

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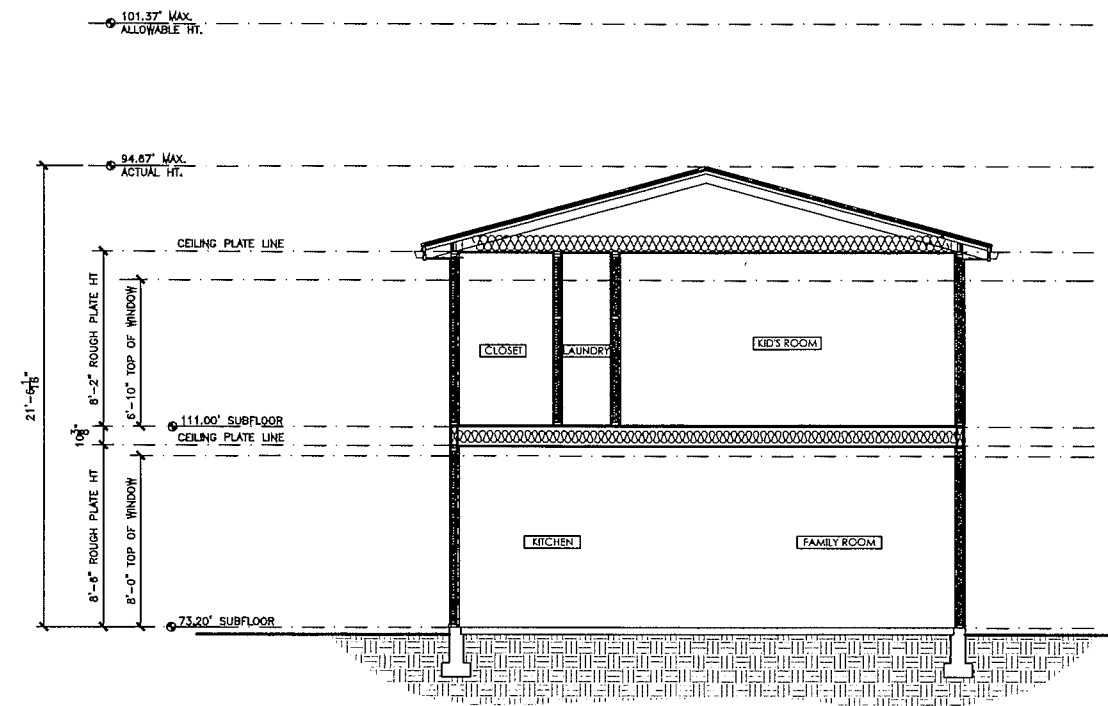
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SHEET NO.



SECTION A
SCALE: 1/4"=1'-0"



NORTH ELEVATION
SCALE: 1/4"=1'-0"

MAXIMUM HEIGHT NOTE

PARAPETS, SATELLITE ANTENNAE, RAILS, SKYLIGHTS, AND ROOF EQUIPMENT, MUST BE WITH THE MAXIMUM HEIGHT LIMIT.

PROJECT

PLACHE
RESIDENCE
121 20th STREET
MANHATTAN BEACH
CALIFORNIA 90266

STAMP

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A.04