

**CITY OF MANHATTAN BEACH
COMMUNITY DEVELOPMENT DEPARTMENT**

TO: Planning Commission
FROM: Richard Thompson, Director of Community Development
BY: Jason Masters, Assistant Planner
DATE: July 9, 2014
SUBJECT: Consideration of an Application for an Amendment to the approved Coastal Development Permit and Minor Exception to construct a roof deck on the third floor of an Existing Single Family Residence with a non-conforming front setback 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 C)

Legal Description

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

Land Use

Existing/Previously Approved

Proposed

2,121 sq. ft. Single-Family
Residence

2,121 sq. ft. Single-Family
Residence

Neighboring Zoning /

Land Uses

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. (Existing) | 2,700 sq. ft. min |
| *House Building Floor Area (BFA): | 2,121 sq. ft. | 4,315 sq. ft. max |
| *Guest House BFA: | 483 | 500 sq. ft. max |
| *Garage sq. ft.: | 405 | 400 sq. ft. min |
| Height: | 30 ft. | 30 ft. max |
| Number of Stories: | 2 + roof deck | 3 max |
| Parking: | 2 enclosed | 2 enclosed |
| Setbacks: | | |
| Front (south) (Requires Minor Exception) | 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: | 1,113 sq. ft. | 320 sq. ft. min |

Non-Conformities

- Front yard setback.

*House addition/remodel previously approved under Coastal Development Permit/Minor Exception through Resolution No. PC 13-08 (Exhibit B)

*The Guest House and garage do not require a Minor Exception and the CDP only requires Staff-level Administrative approval [Local Coastal Program (LCP) Section A.96.260].

BACKGROUND

A Coastal Development Permit (CDP) is required when projects include a greater than ten percent addition and the project site is within the appealable area of the Coastal Zone, 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 an amendment to the approved Minor Exception request to retain, structurally modify and match the existing non-conforming front setback.

Minor Exceptions are typically processed administratively. Most appealable coastal permit applications involving single-family homes may proceed administratively as well through the public hearing waiver process provided by the Local Coastal Program 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 (LCP A.96.090).

DISCUSSION

The subject application is a request for an Amendment to the approved Coastal Development Permit and Minor Exception to construct a roof deck on the third floor of an existing single family residence with a non-conforming front setback at 121-20th Street. Structural modifications are needed to modify the existing nonconforming front setback to tie the new roof deck into the existing house.

In July, 2013, the Planning Commission approved an application for the subject property for a CDP to convert the existing duplex to a single family residence, construct a 374 square-foot addition and remodel the existing 1,747 square-foot residence matching the non-conforming front setback for a total of 2,121 square feet. That project is now under construction. Staff administratively approved a plan check revision to change the pitched roof to a flat roof. Staff is processing a separate Administrative CDP to demolish the detached garage and replace it with a new two car garage with a 483 square-foot guest suite above. The proposed garage and guest suite is not part of this application and will be processed separately as an administrative application as it does not require a Minor Exception or a public hearing. Including the guest suite, the total proposed buildable floor area is 2,604 square feet, or 60.3 percent of the maximum allowed buildable floor area (BFA).

The Minor Exception allows the project to maintain and match an existing non-conforming front yard 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, plus the 3rd story roof deck which will meet the height limits.

Manhattan Beach Municipal Code (MBMC) Section 10.84.120 - Minor Exceptions allows the construction of a residential addition that projects into a required setback and matches the existing legal non-conforming setback. While the proposed project will exceed fifty percent of the existing building's replacement valuation, per MBMC Section 10.84.120, the project is not required to address its non-conformities. 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. Moreover, the proposed eaves meet the minimum of fifty percent of the required 2' front setback. The project is eligible for Minor Exception approval when projects do not exceed 66 percent of the maximum allowed Buildable Floor Area (BFA). The proposed BFA for the subject project will be 60.3 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 60.3 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 plus the 3rd story roof deck 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 height, BFA, 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 was previously used as a duplex and was converted to a single family residence as part of the prior CDP and Minor Exception, 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 LCP which seeks to maintain neighborhood building scale, control residential building bulk, and establish building height standards. Additionally, consistent with the City's LCP Section A.96.150(A), Staff finds that the Project is not located between the first public road and the sea and thus not subject to subsection B regarding public access and recreation policies.

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 one written comment in opposition from project neighbors. Other City departments did not have comments on the proposed project.

The letter in opposition of the project was concerned with the proposed garage and guest suite which is not part of this application and is a separate Administrative Staff-level Coastal Permit. The letter voiced concern of adequate parking for the proposed guest suite and the possibility of it being rented out in the future. While the guest suite is not subject to this Public Hearing or the Minor Exception, please note that the total BFA for the residence and guest suite is under 3,600 square-feet and thus does not require an additional enclosed parking space. It is illegal to rent out guest suites in the City of Manhattan Beach separate from the primary residence. Staff will ensure conformance with all code criteria through the plan check process.

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 14-XX
- B. Resolution No. PC 13-08
- C. Vicinity Map
- D. Plans

RESOLUTION NO PC 14-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANHATTAN BEACH APPROVING AN AMENDMENT TO A COASTAL DEVELOPMENT PERMIT AND MINOR EXCEPTION TO ALLOW CONSTRUCTION OF A ROOF DECK ON THE THIRD FLOOR OF AN EXISTING 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. On July 10, 2013, the Planning Commission approved Resolution No. PC 13-08 approving a Coastal Development Permit and Minor Exception converting the existing duplex to a single family residence, remodeling, and adding 374 square feet to the existing 1,747 square-foot residence. The total 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 the 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) plus non-conforming eaves which varies between 1 foot and 1 foot 9 inches (2 feet minimum).
- B. The applicant proposes to amend the approved Coastal Development Permit (CDP) to construct a 3rd story roof deck matching the existing non-conforming front setback. Staff administratively approved a plan check revision to change the pitched roof to a flat roof. Staff is processing a separate Administrative CDP to demolish the detached garage and replace it with a new two car garage with a guest suite above. The proposed garage and guest suite is not part of this Resolution and will be processed separately as an administrative application as it does not require a Minor Exception or a public hearing. Including the guest suite, the total proposed buildable floor area is 2,604 square feet, or 60.3 percent of the maximum allowed buildable floor area (BFA).
- C. The Planning Commission of the City of Manhattan Beach conducted a public hearing pursuant to applicable law on July 9, 2014 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.
- D. The public hearing was advertised pursuant to applicable law, testimony was invited and received.
- E. The applicants for the Coastal Development Permit and Minor Exception are Stephen and Cindi Plache, the property owners.
- F. 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.
- G. The General Plan designation for the property is Medium Density Residential, and the Local Coastal Program/Land Use Plan designation is Medium Density Residential.
- H. 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.
- 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 Minor Exception application:

**ATTACHMENT A
PC MTG 7-9-14**

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 60.3 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 with a 3rd story roof deck 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 to tie in the proposed roof deck and eaves into the existing residence.

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 was previously approved as a single family residence which is consistent with the General Plan and Zoning Code.

- K. 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 two thousand (2,000) square feet in area and up to two thousand eight hundred (2,800) square feet per dwelling unit shall provide a minimum two (2) car off-street parking with one (1) fully enclosed garage and one (1) unenclosed parking space per dwelling unit, which may be located in a required yard subject to Director of Community Development approval.
 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.
- L. 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.
- M. 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'.
- N. 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.
- O. This Resolution upon its effectiveness constitutes the amendment to 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 amendment to the Coastal Development Permit and Minor Exception, and this Resolution supercedes and replaces Resolution No. PC 13-08 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 and project description submitted to the Planning Commission on July 9, 2014.
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 9, 2014 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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1 RESOLUTION NO PC 13-08

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

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

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

11 A. The Planning Commission of the City of Manhattan Beach conducted a public hearing pursuant to
12 applicable law on July 10, 2013 to consider an application for a Coastal Development Permit and
13 Minor Exception for the property legally described as Lot 24, Block 7, North Manhattan Beach Tract,
14 located at 121-20th Street in the City of Manhattan Beach.

15 B. The public hearing was advertised pursuant to applicable law, testimony was invited and received.

16 C. The applicants for the Coastal Development Permit and Minor Exception are Stephen and Cindi
17 Plache, the property owners.

18 D. The applicant proposes to convert the existing duplex to a single family residence, remodel, and add
19 374 square feet to the existing 1,747 square-foot residence. The total proposed buildable floor area is
20 2,121 square feet, or 49 percent of the maximum allowed square footage. The Minor Exception allows
21 the project to maintain an existing non-conforming front yard setback as well as build an addition that
22 projects into required setback, matching the existing legal non-conforming setback. The existing front
23 setback varies between 4 feet ½ inch and 4 feet 11 ¼ inches at the first story and between 2 feet ½
24 inch and 2 feet 8 inches at the second story (5 feet minimum).

25 E. The property is located within Area District III and is zoned RM Medium Density Residential. The
26 surrounding land uses consist of single- and multiple-family residences.

27 F. The General Plan designation for the property is Medium Density Residential, and the Local Coastal
28 Program/Land Use Plan designation is Medium Density Residential.

29 G. The Project is Categorically Exempt from the requirements of the California Environmental Quality Act
30 (CEQA), pursuant to Section 15301 and 15332 based on staff's determination that the project is a
31 minor development/infill project.

32 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.*

ATTACHMENT B
PC MTG 7-9-14

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

1 current Code requirements. This shall not preclude the submittal of multiple Minor Exceptions
2 that meet the Code established criteria.

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

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

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

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

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

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

14 L. The project is in accordance with the objectives and policies of the Manhattan Beach Coastal
15 Program, as follows:

- 16 1. The proposed structure is consistent with the building scale in the coastal zone neighborhood
17 and complies with the applicable standards of the Manhattan Beach Coastal Zone Zoning Code.
- 18 2. The proposed structure is consistent with building density standards of the Local Coastal
19 Program in that it proposes a floor area ratio factor less than the allowable.
- 20 3. The proposed structure will be consistent with the 30-foot Coastal Zone residential height limit.
21 This is consistent with the residential development policies of the Land Use Plan, Policy II.B.1-3
22 as follows:
 - 23 a. Maintain building scale in coastal zone residential neighborhoods.
 - 24 b. Maintain residential building bulk control established by development standards.
 - 25 c. Maintain Coastal Zone residential height limit not to exceed 30'.

26 M. The project is consistent with the public access and recreation policies of Chapter 3 of the California
27 Coastal Act of 1976, as follows;

28 Section 30212 (a) (2): The proposed structure does not impact public access to the shoreline,
29 and adequate public access is provided and shall be maintained along 20th Street.

30 Section 30221: Present and foreseeable future demand for public or commercial recreational
31 activities that could be accommodated on the property is already adequately provided for in the
32 area.

33 N. This Resolution upon its effectiveness constitutes the Coastal Development Permit and Minor
34 Exception approval for the subject project.

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

37 Standard Conditions

- 38 1. *Compliance.* All development must occur in strict compliance with the proposal as set forth in the
39 application for said permit, subject to any special conditions set forth below. Any substantial deviation
40 from the approved plans must be reviewed and approved by the Planning Commission.
- 41 2. *Expiration.* The Coastal Development Permit shall be approved for a period of two years after the date
42 of approval, with the option for future extensions, in accordance with the Manhattan Beach Municipal
43 Code (MBMC) Section 10.84.090.
- 44 3. *Interpretation.* Any questions of intent or interpretation of any condition will be resolved by the Planning
45 Commission.
- 46 4. *Inspections.* The Community Development Department Staff shall be allowed to inspect the site and
47 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.

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


6 I hereby certify that the foregoing is a full, true, and
7 correct copy of the Resolution as adopted by the
8 Planning Commission at its regular meeting of July 10,
9 2013 and that said Resolution was adopted by the
10 following vote:

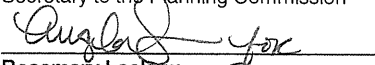
10 **AYES:** Chairperson Conway, Paralusz, Gross,
11 Andreani,

11 **NOES:**

12 **ABSTAIN:**

13 **ABSENT:** Ortmann

14 
Richard Thompson,
Secretary to the Planning Commission

15 
Rosemary Lackow
Recording Secretary

16 *for*
Rosemary
Lackow

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Vicinity Map
121-20th Street

20TH PL

20TH ST

OCEAN DR




20TH PL

20TH ST

OCEAN DR

Exhibit C

Legend

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



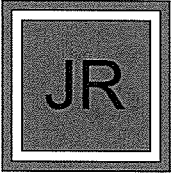
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PC MTG 7-9-14

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A REMODEL:

PLACHE RESIDENCE

121 20th STREET
MANHATTAN BEACH, CA. 90266



NOTES

PLANNING NOTES

- ALL BUILDING FEATURES PROJECTING INTO REQUIRED SETBACKS SHALL BE INDICATED ON SITE/PLOT PLAN.
- SEPARATE PERMITS AND PLANS ARE REQUIRED FOR SPAS, POOLS, SOLAR SYSTEMS, DEMOLITION AND SEWER 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.
- 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).
- PROVIDE STREET ADDRESS LETTERS AT A MINIMUM 4" INCHES IN HEIGHT @ APPROVED LOCATION.
- PARKING IS NOT PERMITTED IN REQUIRED YARDS OR OPEN SPACE EXCEPT A 20' WIDE FRONT YARD DRIVEWAY.
- A "CAPPED TEE" FITTING MUST BE INSTALLED OVER THE COLD WATER SUPPLY LINE ABOVE THE WATER HEATER FOR FUTURE SOLAR WATER HEATING. PAT RELIEF VALVE SHALL TERMINATE OUTSIDE THE BUILDING.
- 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.
- PROVIDE VISUAL SCREENING FOR PROPOSED MECHANICAL EQUIPMENT AND UTILITY METERS (TOP NEED NOT BE SCREENED IF LOCATED ON INTERIOR SIDE OF DWELLING).
- GAS AND ELECTRIC METERS MUST CLEAR PROPERTY LINES BY 3'-0".
- 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.
- 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.
- PARAPETS, SATELLITE ANTENNAE, RAILS, SKYLIGHTS, ROOF EQUIPMENT, MUST BE WITHIN THE MAXIMUM ALLOWABLE HEIGHT LIMIT.
- AT LEAST 20% OF ALL VISIBLE PORTIONS OF A REQUIRED FRONT OR CORNER SIDE YARD ADJOINING A STREET SHALL BE PLANTING AREA (W/MC10.12.0300).
- 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-MBMC10.52.120).
- ALL UTILITY AND EQUIPMENT LOCATIONS, INCLUDING FIRE SPRINKLER CHECK VALVES, ELECTRIC AND WATER METERS, UTILITY CABINETS, ETC. AND ANY REQUIRED PROTECTIVE FENCES. (NOTE: UBC AND SCC 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 ENCRUMPH INTO THE REQUIRED PARKING OR VEHICLE MANEUVERING AREA.)
- PROVIDE NOTARIZED OWNER'S ENCROACHMENT PERMIT AGREEMENT AND AGENCY-SIGNED INSURANCE ENDORSEMENT FORM #1 (GENERAL) TO COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO FINAL INSPECTION.

SUSTAINABLE BUILDING

SEE SHEET SP-02 FOR GREEN BUILDING REQUIREMENTS

SEPARATE PERMIT

CONTRACTOR TO SUBMIT SEPARATE PERMIT APPLICATIONS FOR SHORING, GRADING, DEMOLITION, FIRE SPRINKLER SYSTEM, HYDROLOGY CALCULATIONS & ENCROACHMENT, POOL AND SPA. SUBMIT CALC AND PLANS FOR TEMPORARY SHORING (UNDER A SEPARATE PERMIT). SUCH PLANS MUST BE APPROVED BY BUILDING DEPARTMENT PRIOR TO ISSUANCE OF BUILDING PERMIT.

PUBLIC WORKS NOTES

- ALL LANDSCAPE IRRIGATION BACKFLOW DEVICES MUST MEET CURRENT CITY REQUIREMENTS FOR PROPER INSTALLATION.
- NO DISCHARGE OF CONSTRUCTION WASTEWATER, BUILDING MATERIALS, DEBRIS, OR SEDIMENT FROM THE SITE IS PERMITTED. NO REFUSE OF ANY KIND GENERATED ON A CONSTRUCTION SITE MAY BE DEPOSITED IN RESIDENTIAL, COMMERCIAL, OR PUBLIC REFUSE CONTAINERS AT ANY TIME. THE UTILIZATION OF WEEKLY REFUSE COLLECTION SERVICE BY THE CITY'S TRASH HAULER FOR ANY REFUSE GENERATED AT THE CONSTRUCTION SITE IS STRICTLY PROHIBITED. FULL DOCUMENTATION OF ALL MATERIALS/TRASH LANDFILLED AND RECYCLED MUST BE SUBMITTED TO THE PERMITS DIVISION IN COMPLIANCE OF THE CITY'S CONSTRUCTION AND DEMOLITION RECYCLING ORDINANCE.
- A PROPERTY LINE CLEANOUT MUST BE INSTALLED ON THE SANITARY SEWER LATERAL. THE SEWER LATERAL MUST STAY WITHIN THE JOB SITE'S PROPERTY LINES. SEE STANDARD PLAN ST-5.
- A BACKWATER VALVE IS REQUIRED ON THE SANITARY SEWER LATERAL IF THE DISCHARGES FROM FIXTURES WITH FLOOD LEVEL RIMS THAT ARE LOCATED BELOW THE ELEVATION OF THE NEXT UPSTREAM MANHOLE COVER OF THE PUBLIC SEWER. SEE CITY STANDARD PLAN ST-24. MUST BE SHOWN ON PLAN IF APPLICABLE.
- IF ANY EXISTING SANITARY SEWER LATERAL IS USED, IT MUST BE TESTED TO CHECK ITS STRUCTURAL INTEGRITY. THE TAPE MUST BE MADE AVAILABLE FOR REVIEW BY THE PUBLIC WORKS DEPARTMENT. THE PUBLIC WORKS DEPARTMENT WILL REVIEW THE TAPE AND DETERMINE AT THAT TIME IF THE SANITARY LATERAL NEEDS REPAIRING, REPLACED, OR THAT IT IS STRUCTURALLY SOUND AND CAN BE USED IN ITS PRESENT CONDITION.
- ANY UNUSED WATER OR SANITARY SEWER LATERALS MUST BE ABANDONED AT THE CITY MAIN.
- RESIDENTIAL PROPERTIES MUST PROVIDE AN ENCLOSED STORAGE AREA FOR REFUSE CONTAINERS. THESE AREAS MUST BE CONSTRUCTED TO MEET THE REQUIREMENTS OF M.B.M.C. 5.24.030. THE AREA IS SHOWN ON THE SITE PLAN SHEET.
- IF THE PROPERTY IS LOCATED ON A CORNER LOT, A DISABLED ACCESS RAMP MUST BE INSTALLED ON THE PUBLIC SIDEWALK. SEE CITY STANDARD PLAN ST-9. RAMP MUST BE SHOWN ON PLANS IF APPLICABLE.
- THE BACK OF NEW DRIVEWAY APPROACH MUST BE SIX INCHES HIGHER THAN THE FLOW LINE ON THE STREET. M.B.M.C. 9.76.030.
- SIDEWALK, DRIVEWAY, CURB, AND GUTTER REPAIRS OR REPLACEMENT MUST BE COMPLETED PER PUBLIC WORKS SPECIFICATIONS. SEE CITY STANDARD PLANS ST-1, ST-2, AND ST-3. THE PLANS MUST HAVE A PROFILE OF THE DRIVEWAY, PERCENTAGE (%) OF SLOPE ON DRIVEWAY, AND DRIVEWAY ELEVATIONS.
- WATER METER SHALL BE PLACED NEAR THE PROPERTY LINE AND OUT OF THE DRIVEWAY APPROACH WHENEVER POSSIBLE. WATER METER LOCATION IS SHOWN ON SITE PLAN. SEE SHEET A-01 FOR LOCATION.
- IF THE WATER METER BOX IS REPLACED, IT MUST BE PURCHASED FROM THE CITY, AND MUST HAVE A TRAFFIC LID IF THE BOX IS LOCATED IN THE DRIVEWAY.
- IF ANY PARKWAY TREES ARE REMOVED, THEY MUST BE REPLACED WITH TREES SELECTED FROM THE CITY'S APPROVED PARKWAY TREE LIST, AND PLANTED IN ROOT BARRIER BOXES.
- EROSION AND SEDIMENT CONTROL DEVICES "BMP" (BEST MANAGEMENT PRACTICES) MUST BE IMPLEMENTED AROUND THE CONSTRUCTION SITE TO PREVENT DISCHARGES TO THE STREET AND ADJACENT PROPERTIES. BMP'S MUST BE IDENTIFIED AND SHOWN ON THE PLAN. CONTROL MEASURES MUST ALSO BE TAKEN TO PREVENT STREET SURFACE WATER ENTERING THE SITE.
- ALL STORM WATER, NUISANCE WATER, ETC. DRAIN LINES INSTALLED WITHIN THE STREET RIGHT OF WAY MUST BE CONSTRUCTED OF DUCTILE IRON PIPE.
- PLAN HOLDER MUST HAVE THE PLANS RECHECKED AND STAMPED FOR APPROVAL BY THE PUBLIC WORKS DEPARTMENT BEFORE THE BUILDING PERMIT IS ISSUED.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL THE STREET SIGNS AROUND THE PROPERTY IF SIGNS ARE DAMAGED, LOST OR REMOVED, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REPLACE AND/OR RELOCATE THE SIGNS AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ANY STREET MARKINGS THAT ARE DAMAGED OR REMOVED BY THE CONTRACTOR'S OPERATIONS. CONTACT THE PUBLIC WORKS INSPECTOR FOR SIGN SPECIFICATION AND SUPPLIERS.
- IF THE PROPERTY IS LOCATED ON A CORNER LOT, A DISABLED ACCESS RAMP MUST BE INSTALLED ON THE PUBLIC SIDEWALK. SEE CITY STANDARD PLAN ST-9. RAMP MUST BE SHOWN ON PLANS IF APPLICABLE.
- BEFORE THE UTILITY POLE LOCATED AT THE MIDDLE OF THE LOT ON ARMORE AVE. CAN BE RELOCATED, APPROVAL FROM PPC AND CITY COUNCIL AND A BUILDING PERMIT MUST BE OBTAINED.
- ALL EXISTING OR CONSTRUCTION RELATED DAMAGED OR DISPLACED SIDEWALK OR DRIVEWAY APPROACH MUST BE REPLACED AND SHOWN ON PLANS.

GENERAL NOTES

- 2010 CBC, 2010 CRC, 2010 CMC, 2010 CPC, 2010 CEC, 2010 CGS, 2008 CEES AND THE CITY OF MANHATTAN BEACH
- ACID NOTIFICATION IS REQUIRED 10 DAYS BEFORE BEGINNING ANY DEMOLITION WORK. REQUIRED FORM IS AVAILABLE AT THE COMMUNITY DEVELOPMENT DEPARTMENT. PROVIDE PROOF OF NOTIFICATION (MAIL WITH RETURN RECEIPT) 10 DAYS BEFORE BUILDING PERMIT IS ISSUED, OR COMPLETE ASBESTOS NOTIFICATION WAIVER.
- SOILS REPORT SHALL BE PROVIDED TO THE BUILDING DEPARTMENT FOR ALL CUTS, FILLS, AND EARTHWORK AS REQUIRED BY SECTION 1804.1-1804.4 UBC.
- STUMPS AND ROOTS SHALL BE REMOVED TO A DEPTH OF 12" IN THE AREA OCCUPIED BY THE BUILDING.
- INSTALLATION OF INTERIOR AND EXTERIOR WALL AND CEILING COVERINGS SHALL CONFORM TO CHAPTER 25 UBC.
- ALL WATER CLOSETS TO FLUSH WITH 1.6 GALLON MAX. (CPC 402.1, 402.2)
- ALL HOSE BIBS MUST BE PROTECTED BY BACK FLOW PREVENTION AND HAVE AN ANTI-SIPHON DEVICE.
- PROVIDE APPROVED BACKWATER VALVE FOR ALL PLUMBING FIXTURES LOCATED BELOW THE ELEVATION OF THE NEXT UPSTREAM MANHOLE COVER. FIXTURES ABOVE SUCH ELEVATION SHALL NOT DISCHARGE THROUGH THE BACKWATER VALVE. PROVIDE CAST IRON WASTE PIPING RISERS.

SYMBOL LEGEND

- 8'-0" FLAT CLR. CEILING HEIGHT
- LIVING ROOM ROOM NAME
- 100.00' S.F.E. SUB-FLOOR ELEVATION
- 12" DIFFERENTIAL IN FLOOR ELEVATION, FINISH SURFACE, OR CHANGE IN WALL PLAN
- 100.00' S.F.E. ELEVATION
- 100.00' S.F.E. SUB FLOOR ELEVATION
- LT.WT. ELEVATION
- B-A-000 SHEET NUMBER
- 4-12 ROOF SLOPE SURFACE DESCRIPTION (ARROW POINTS DOWN SLOPE)
- 4:12 SLOPED SURFACE SURFACE DESCRIPTION (ARROW POINTS DOWN SLOPE)
- 12 SLOPE RUN
- 4 SLOPE RISE
- WINDOW LETTER DESIGNATION
- DOOR NUMBER DESIGNATION
- SKYLIGHT LETTER DESIGNATION
- NORTH ARROW DESIGNATION
- REVISION NUMBER
- EXTENTS OF REVISION
- SECTION NUMBER
- SHEET NUMBER
- TOP/BOTTOM RISER
- DN, O, R, U, D # OF RISERS UP/DOWN

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
- D.M. DIMENSION
- DN. DOWN
- ELEV. ELEVATION
- F.A. FROM ABOVE
- FLR. FLOOR
- FX. FIXED
- HORIZ. HORIZONTAL
- HT. HEIGHT
- LAND. LANDING
- LT.WT. LIGHT WEIGHT CONCRETE
- MAX. MAXIMUM
- MIN. MINIMUM
- OP. OPERABLE
- PLN. 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: YES

CITY, STATE, NATIONALLY APPLICABLE CODES

2010 CBC, 2010 CMC, 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 = 407 S.F.
STORAGE = 0 S.F.
BALCONIES/DECKS = 1025 S.F.
MAIN HOUSE = 30 S.F.
BALCONIES/DECKS = 30 S.F.
GUEST LIVING = 483 S.F.
GUEST LIVING SPACE = 483 S.F.

MAXIMUM ALLOWABLE FLOOR AREA = 2697 X 1.6 = 4315.2 SF.
ACTUAL FLOOR AREA = 2604 SF.

HEIGHT CALCULATIONS

MAIN HOUSE
74.42'SE + 70.48'NW + 68.40'NW + 72.18'NE = 286.48'

285.48' / 4 = 71.37'
71.37' + 30' = 101.37'

MAXIMUM ALLOWABLE HEIGHT = 101.37'
ACTUAL HEIGHT = 101.2'

CONSULTANTS

M.S. STRUCTURAL ENGINEERING INC. 310.809.7061
3719 EMERALD STREET, UNIT A
TORRANCE, CA. 90503
msstructuralengineering@gmail.com

SHEET INDEX

| COVER | PROJECT INFORMATION |
|--------|--------------------------------|
| C-01 | CIVIL SURVEY |
| A-00.1 | OPEN SPACE CALCULATIONS |
| A-01 | SITE PLAN |
| A-02 | ROOF PLAN |
| A-03 | FIRST FLOOR, SECOND FLOOR PLAN |
| A-04 | ELEVATIONS |
| A-05 | ELEVATIONS |
| A-06 | SECTIONS |

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

PROJECT

PLACHE
121 20TH STREET
MANHATTAN BEACH
CALIFORNIA 90266

STAMP

REVISIONS

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PROJECT NO.

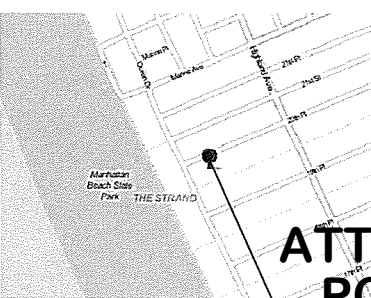
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PROJECT INFORMATION
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VICINITY MAP



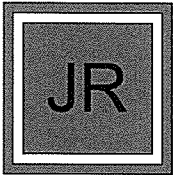
MANHATTAN BEACH, CA.

ATTACHMENT D
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PROJECT SITE

SHEET NO.

COVER
Page 21 of 30
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PROJECT
PLACHE
121 20TH STREET
MANHATTAN BEACH
CALIFORNIA 90266

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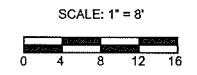
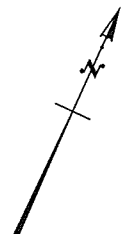
SHEET NO.

LEGEND

- EXISTING BUILDING
- CONCRETE
- BRICK
- WOOD DECK
- +108.78 EXISTING ELEVATION
- BLOCK WALL
- EXISTING FENCE
- BCR BEGINNING OF CURB RETURN
- CL CENTERLINE
- ELY EASTERLY
- FD FOUND
- FF FINISH FLOOR
- FH FIRE HYDRANT
- FL FLOW LINE
- GFF GARAGE FINISH FLOOR
- GM GAS METER
- GW GUY WIRE
- LET LEAD AND TAG
- MH MANHOLE
- NLY NORTHERLY
- PC PROPERTY CORNER
- PL, P/L PROPERTY LINE
- PP POWER POLE
- SPW SPRINKLER AND WASHNER
- Sly SOUTHERLY
- SPK SPRINKLER
- SSMH SANITARY SEWER MANHOLE
- STK STAKE
- STLT STREET LIGHT
- TC TOP OF CURB
- TW TOP OF WALL
- TX TOP OF DRIVEWAY APRON
- WLY 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 DENN ENGINEERS FOR CLARIFICATION AT: (310) 542-9433, 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.S. 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

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

ANY CHANGES OR MODIFICATIONS MADE TO THIS PLAN WITHOUT WRITTEN CONSENT OF DENN ENGINEERS SHALL RELIEVE DENN ENGINEERS FROM ANY LIABILITY OR DAMAGE RELIANT UPON SUCH CHANGES OR MODIFICATIONS, INCLUDING ANY ATTORNEY FEES OR COSTS INCURRED IN ANY PROCEEDING THAT DENN ENGINEERS MAY BE JOINED.

GARY J. ROEHL R.C.E. 30826

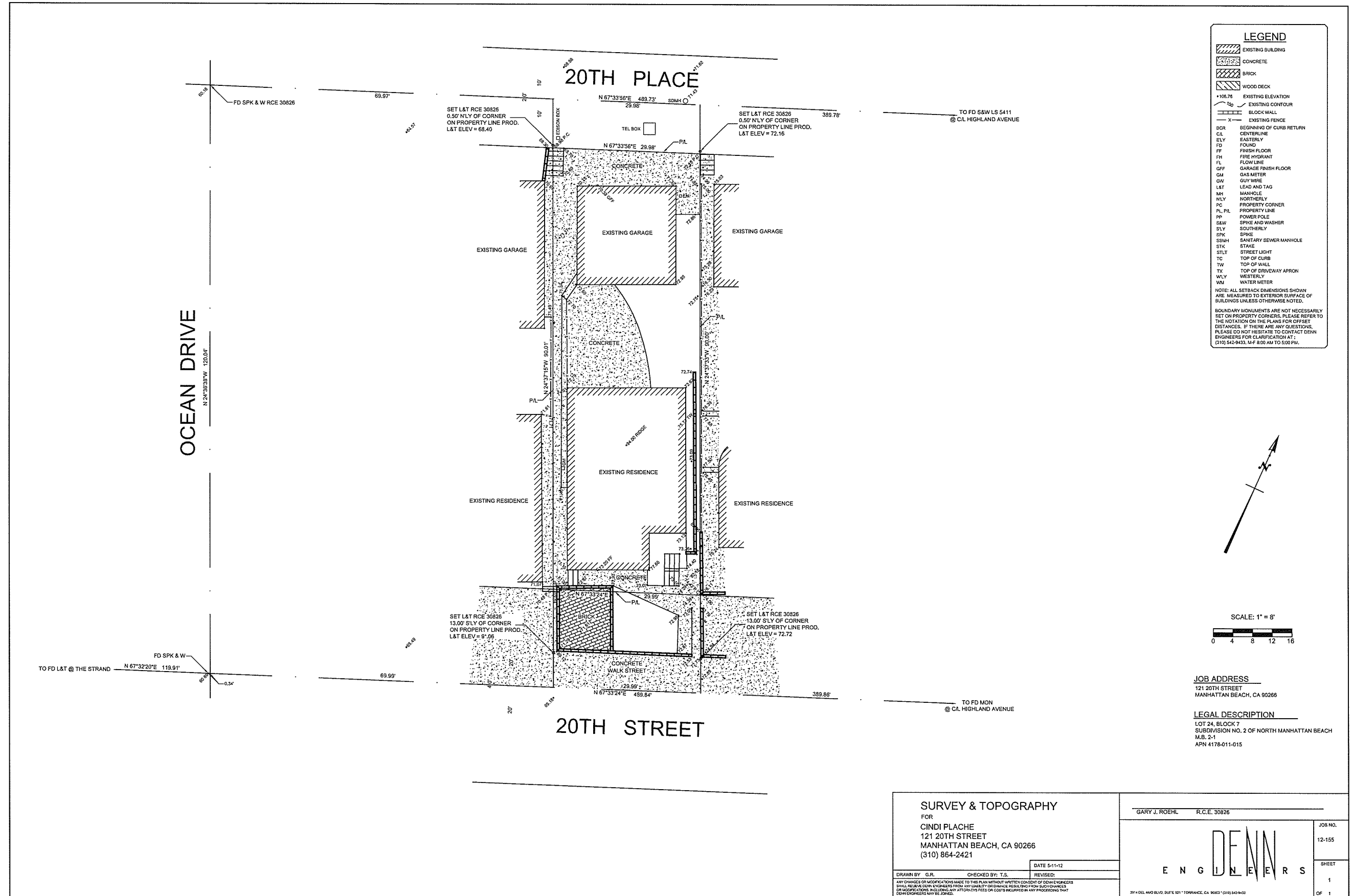
DENN ENGINEERS

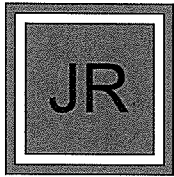
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SHEET 1 OF 1

3114 DCL AND BLVD. SUITE 811 TORRANCE, CA 90503 (310) 542-9433

CIVIL SURVEY
SCALE: 1/8"=1'-0"





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 FAX: 310-318-9400
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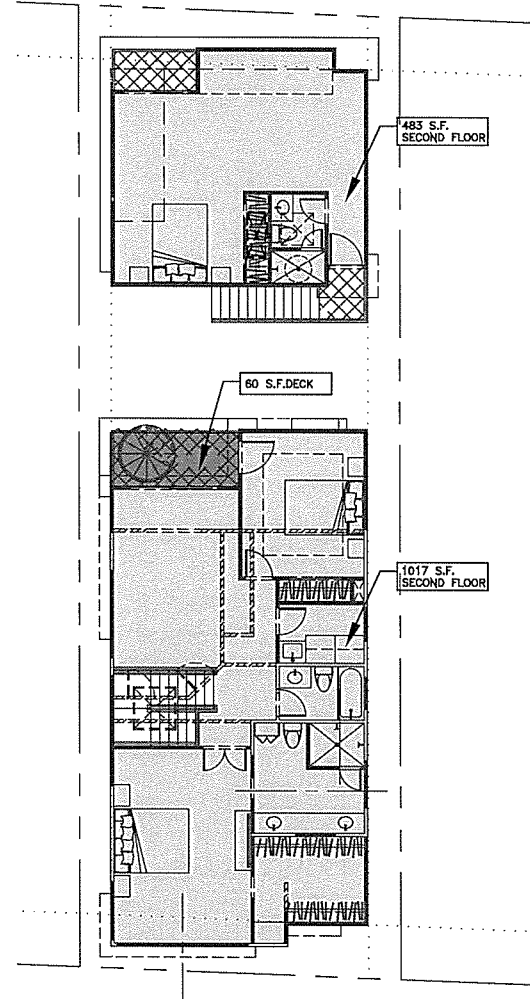
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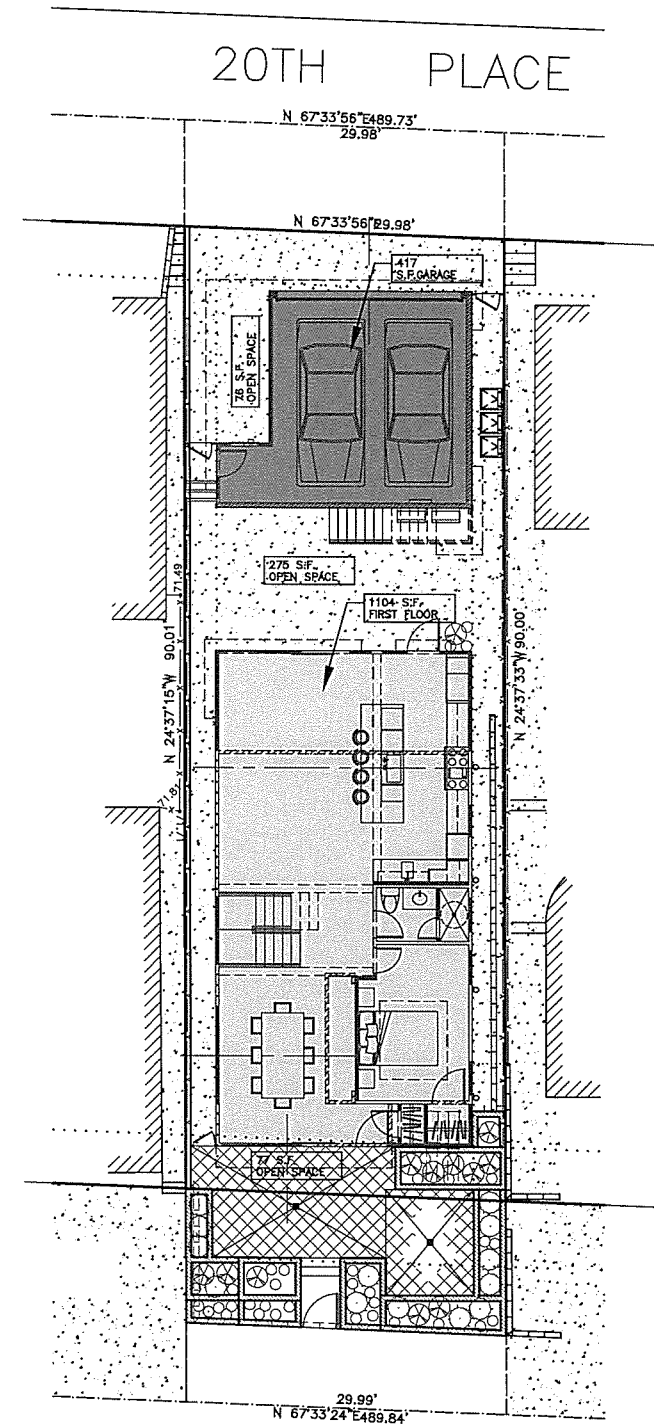
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 CALCULATIONS**
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| OPEN SPACE CALCS | |
|---------------------------|--------------------------|
| OPEN SPACE REQD. | = 0.15 X 2604 = 391 S.F. |
| FIRST FLOOR | = 428 S.F. |
| SECOND FLOOR | = 60 S.F. |
| ROOF DECK | = 645 S.F. |
| TOTAL OPEN SPACE PROVIDED | = 1113 S.F. |

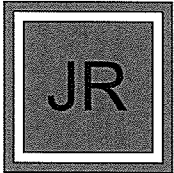


SECOND FLOOR PLAN
 SCALE: 1/8"=1'-0"



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





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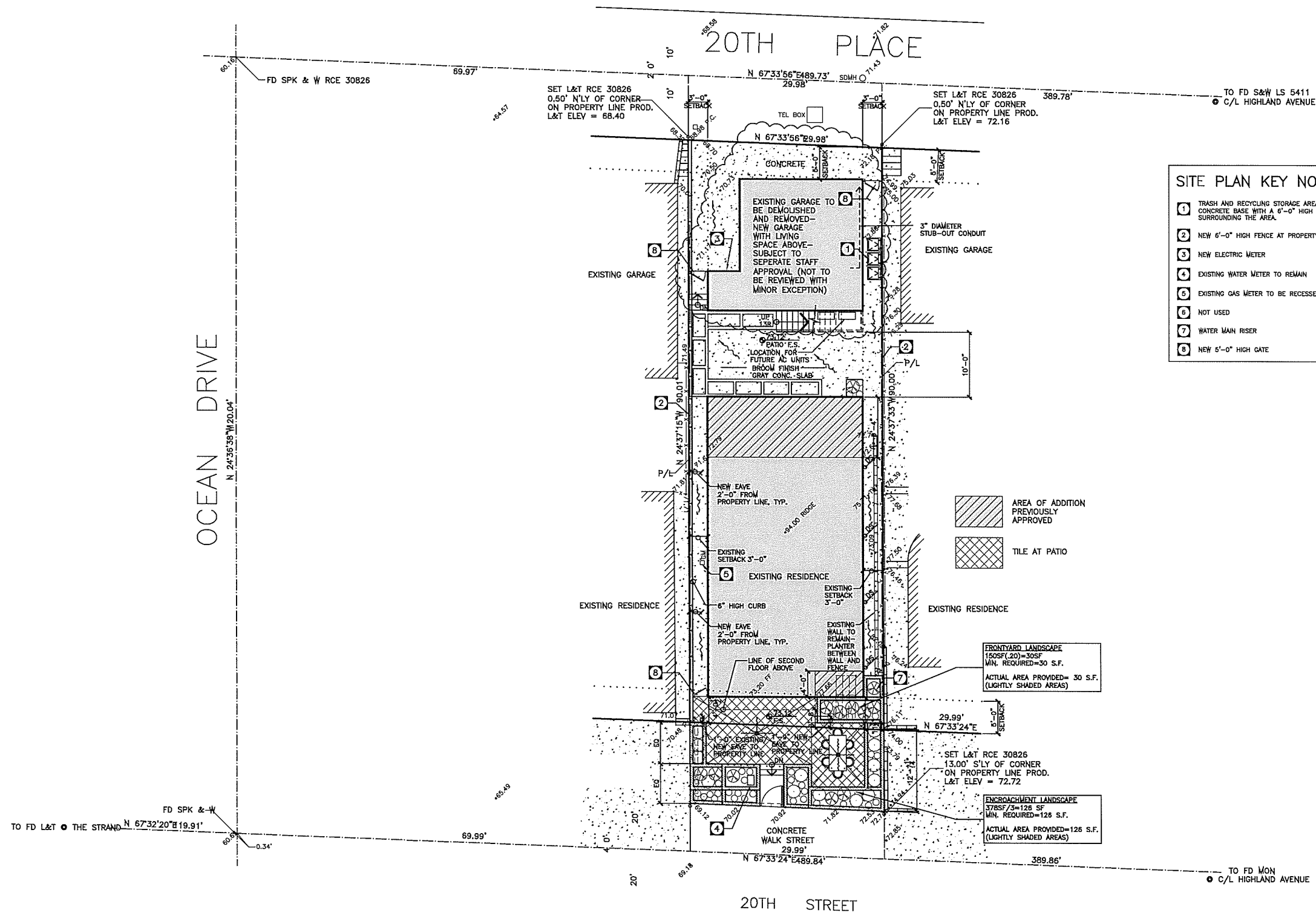
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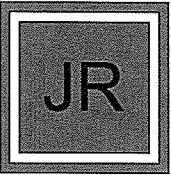
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SITE PLAN
 SCALE: 1/8"=1'-0"



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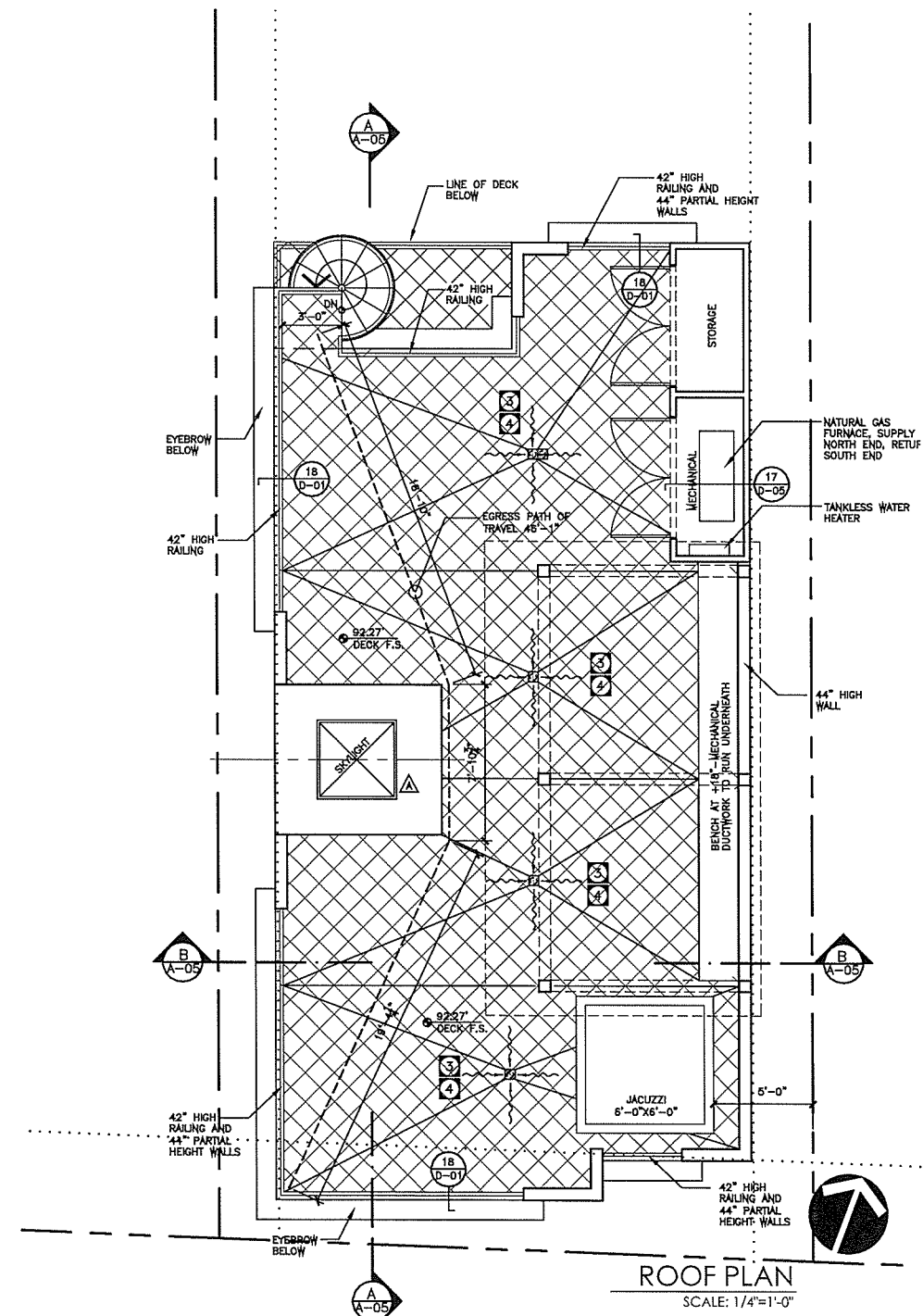
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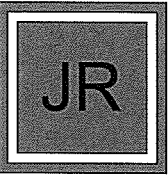
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ROOF PLAN
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ROOF PLAN
 SCALE: 1/4"=1'-0"



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| LEGEND | |
|--------|-------------------------|
| | EXISTING WALL TO REMAIN |
| | NEW WALL |
| | LINE OF CEILING |
| | DEMO |

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PLACHE
 121 20TH STREET
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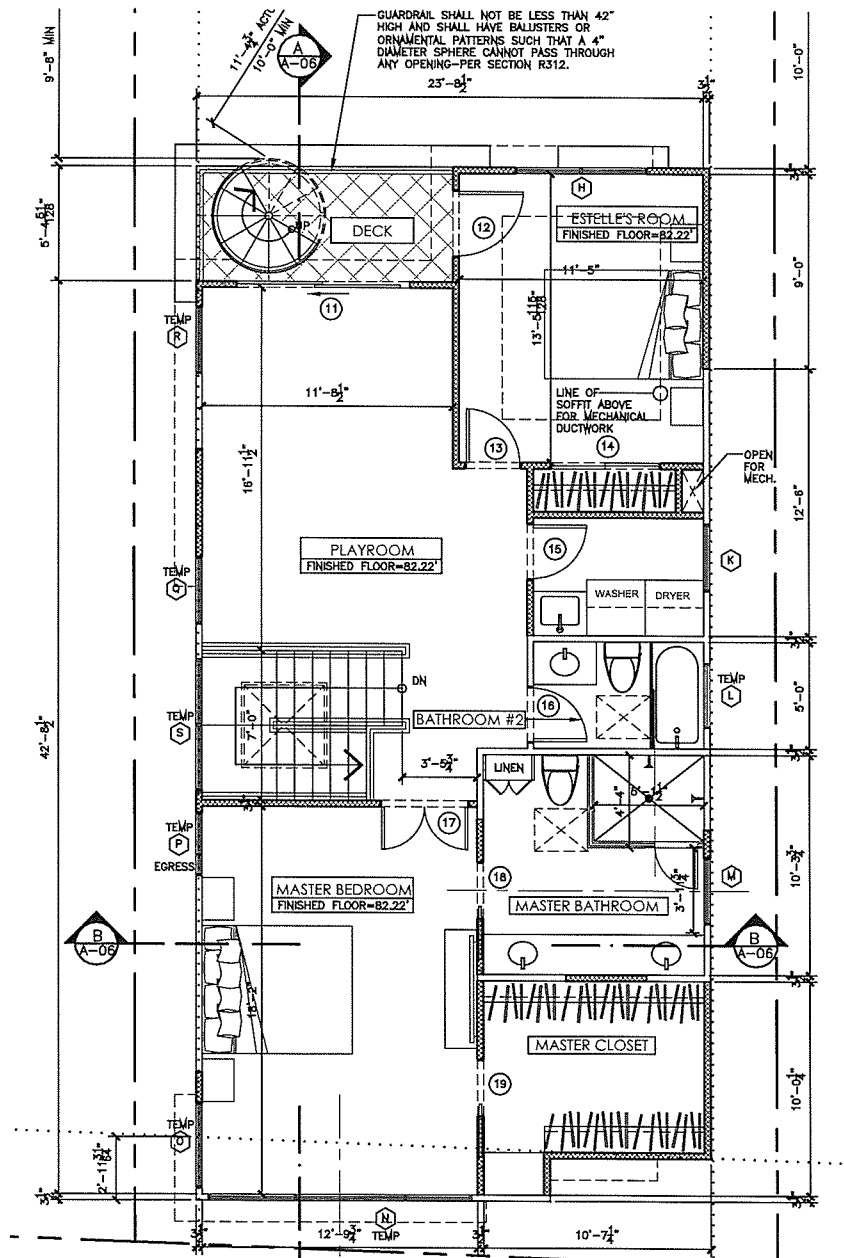
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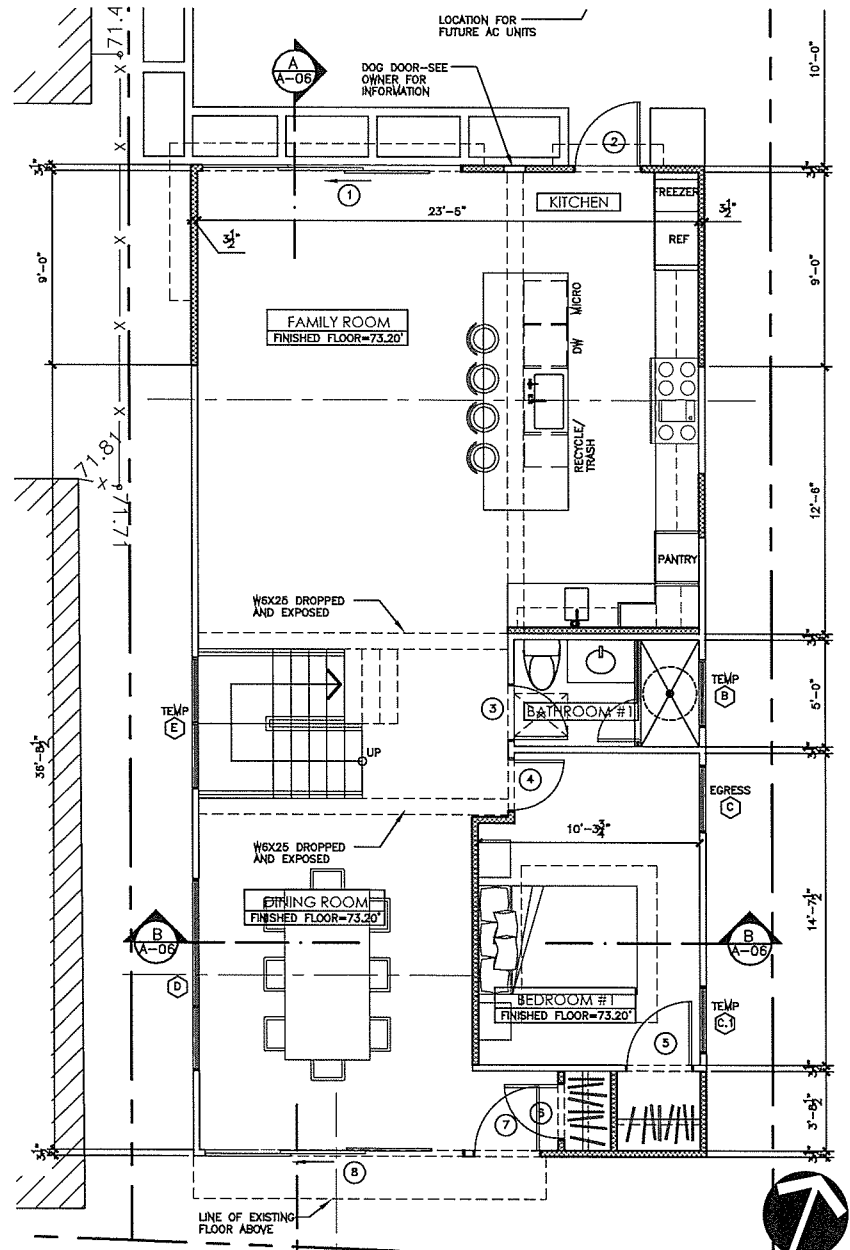
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**FLOOR/ROOF
 PLANS**
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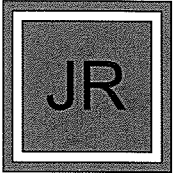
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SECOND FLOOR PLAN
 SCALE: 1/4"=1'-0"



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



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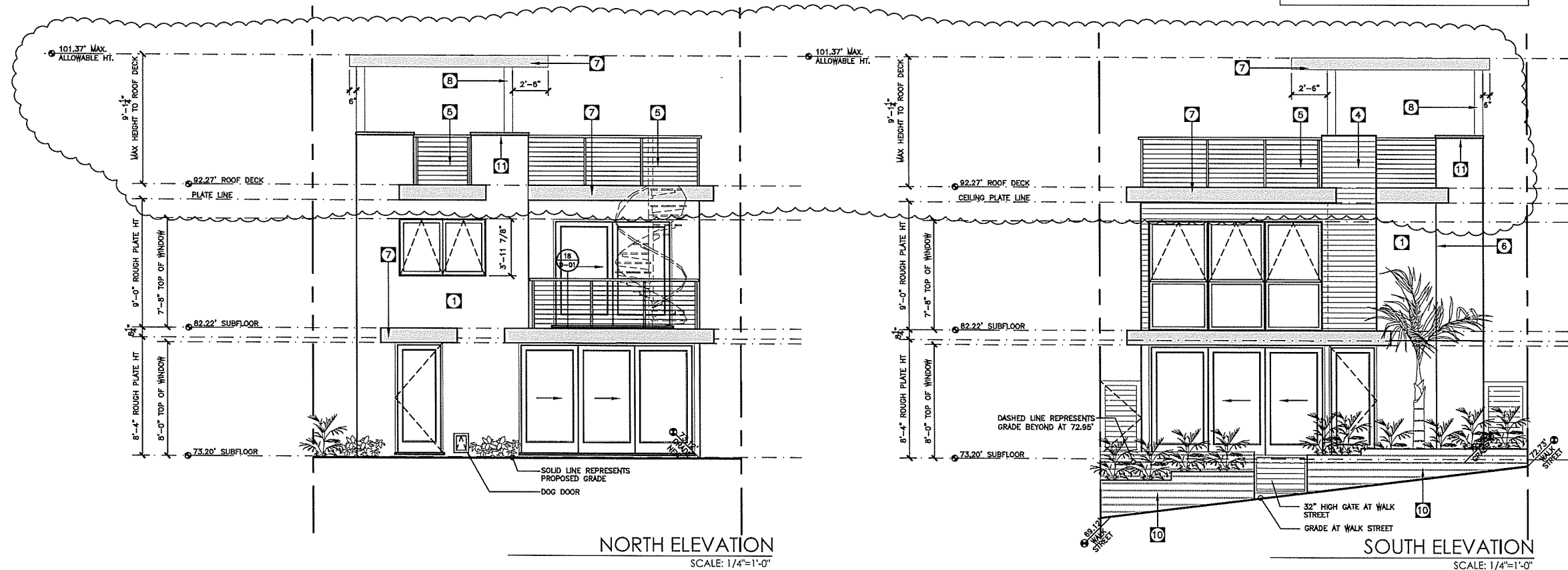
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EXTERIOR FINISH NOTES

- 1 STUCCO 7/8" SMOOTH TROWEL FINISH STUCCO PLASTER OVER WIRE LATH ATTACHED WITH 8d COOLER NAILS @ 6" O.C. OWNER TO SELECT COLOR.
- 2 FLAT ROOFING: BUILT-UP HOT MOP ASPHALT ROOFING WITH 1/4" PER 12" MIN. SLOPE. INSTALL PER MANUFACTURERS SPECIFICATIONS, MINIMUM CLASS B FIRE RATING.
- 3 DECK SURFACE: TILE OR APPROVED EQUAL WATERPROOF WALKING SURFACE OVER EXTERIOR GRADE PLYWOOD. ICBO #1338, STONE SURFACE OVER.
- 4 SIDING CEDAR 1X4 SHIPLAP SIDING OVER TYVEK
- 5 METAL RAILING WROUGHT IRON RAILING (GALVANIZED)
- 6 1/2" FRY REGLET
- 7 FASCIA ZINC ALUM WRAPPED FASCIA (COLOR TO BE SELECTED BY OWNER)
- 8 7X7 PSL EXPOSED 7X7 PSL
- 9 WOOD SCREEN 1X4 WOOD SLATS WITH 1/2" SPACE IN BETWEEN
- 10 CONCRETE WALL CONCRETE WITH 3/4" WIDE GROOVE EVERY 8" O.C.
- 11 METAL CAP ZINC ALUM METAL CAP (COLOR TO BE SELECTED BY OWNER)

MAXIMUM HEIGHT NOTE

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



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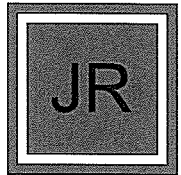
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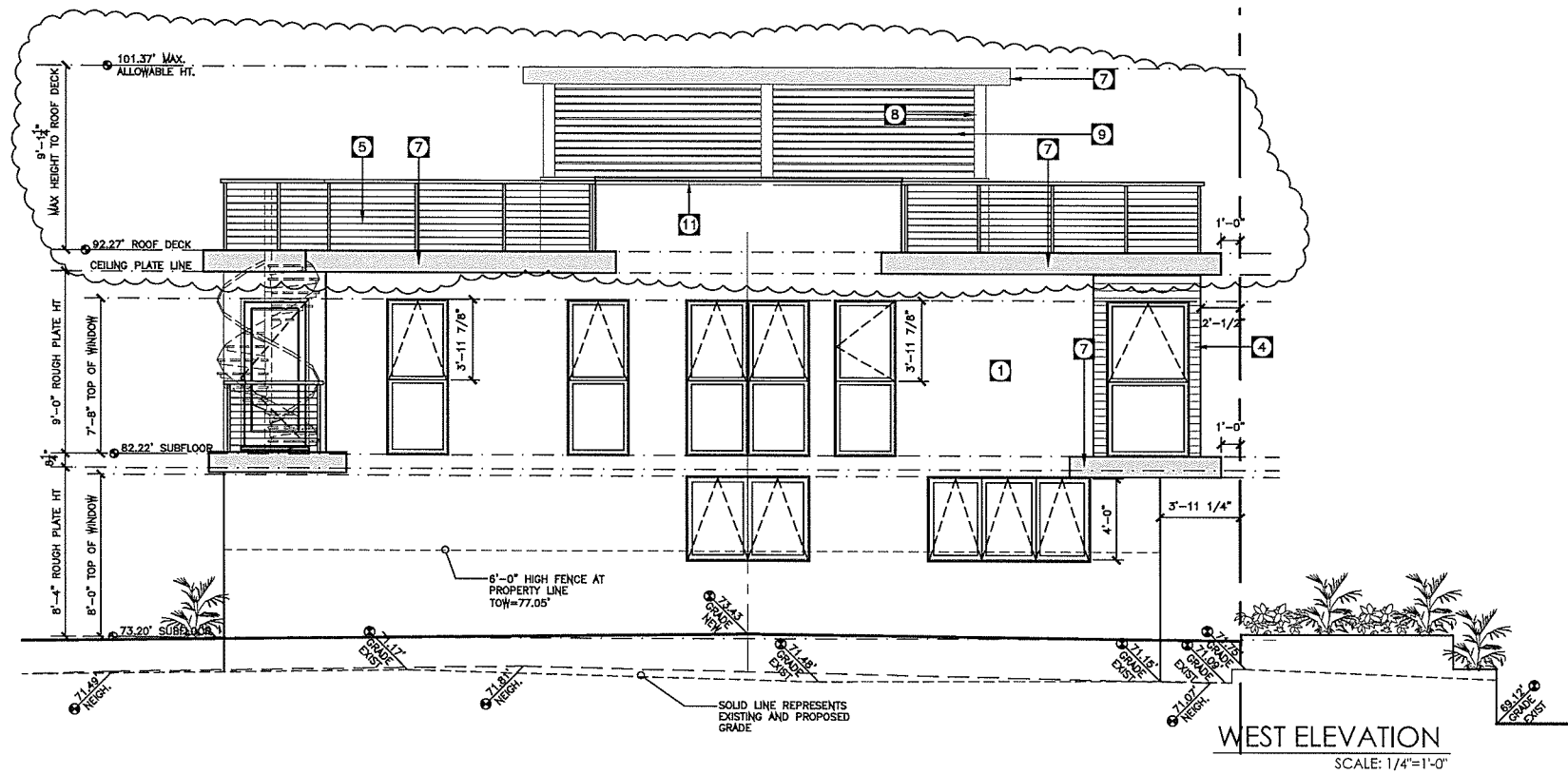
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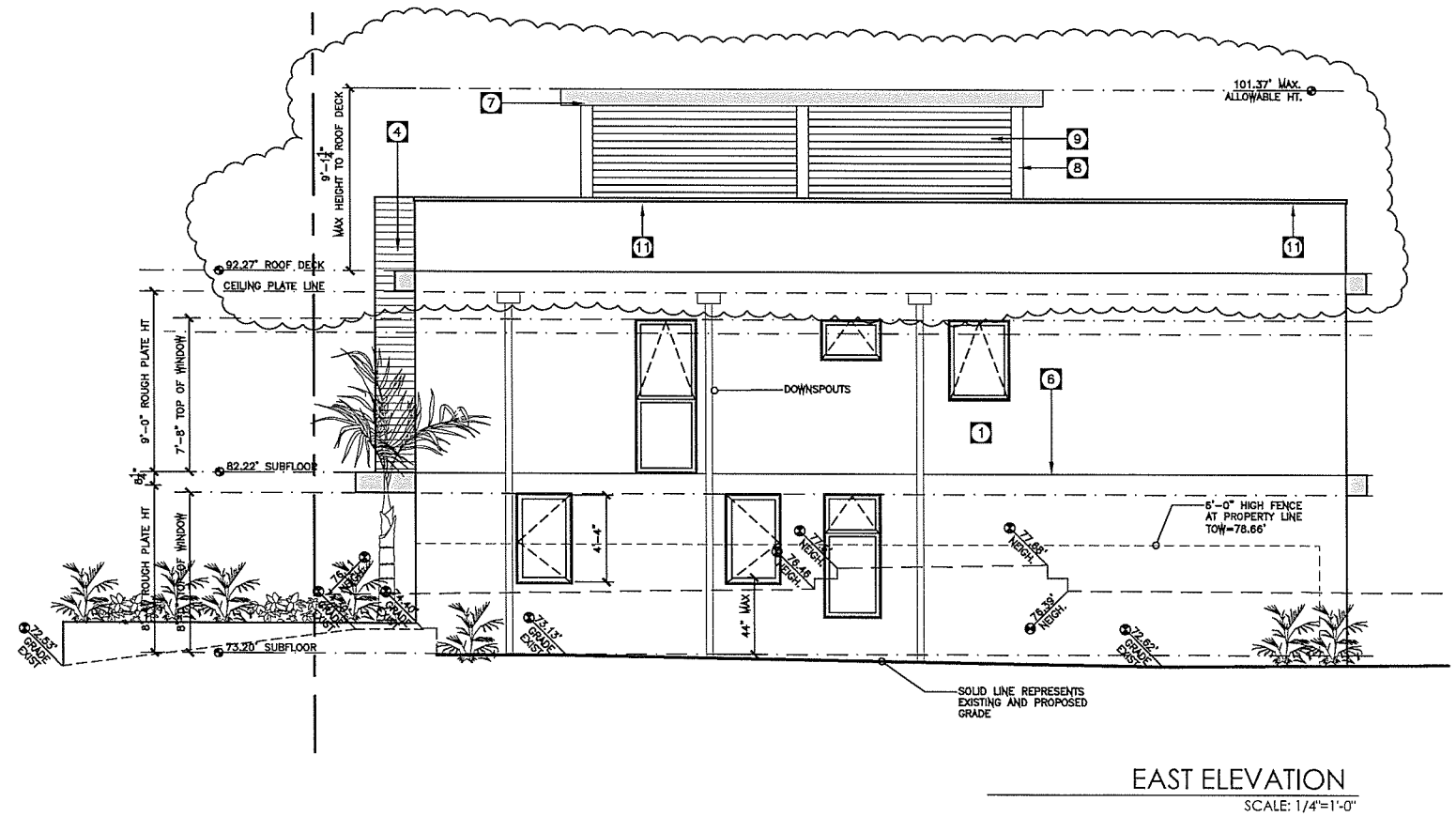
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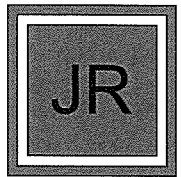
MAXIMUM HEIGHT NOTE
 PARAPETS, SATELLITE ANTENNAE, RAILS, SKYLIGHTS, AND ROOF EQUIPMENT, MUST BE WITH THE MAXIMUM HEIGHT LIMIT.

EXTERIOR FINISH NOTES

| | | |
|----|-----------------|---|
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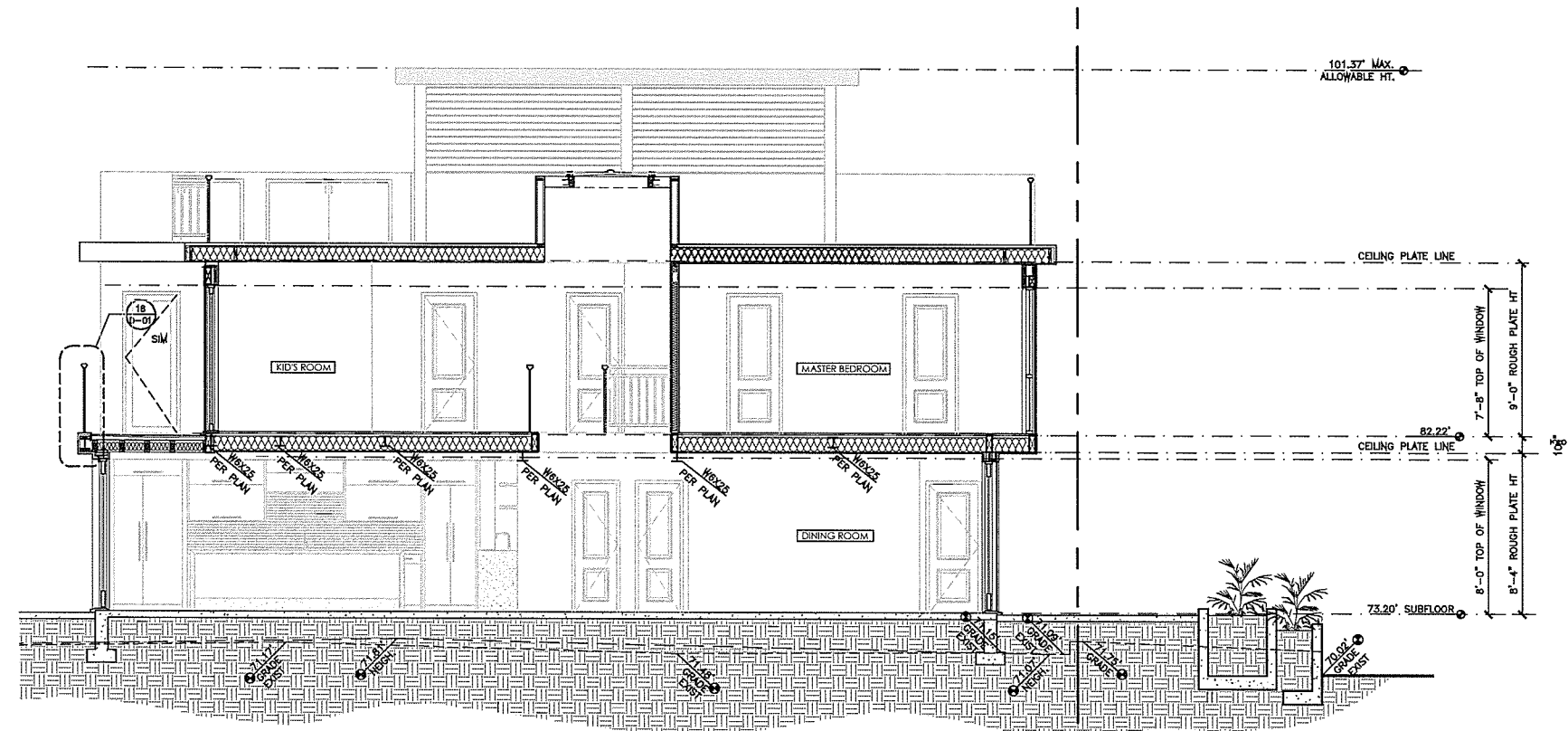


EAST ELEVATION
 SCALE: 1/4"=1'-0"



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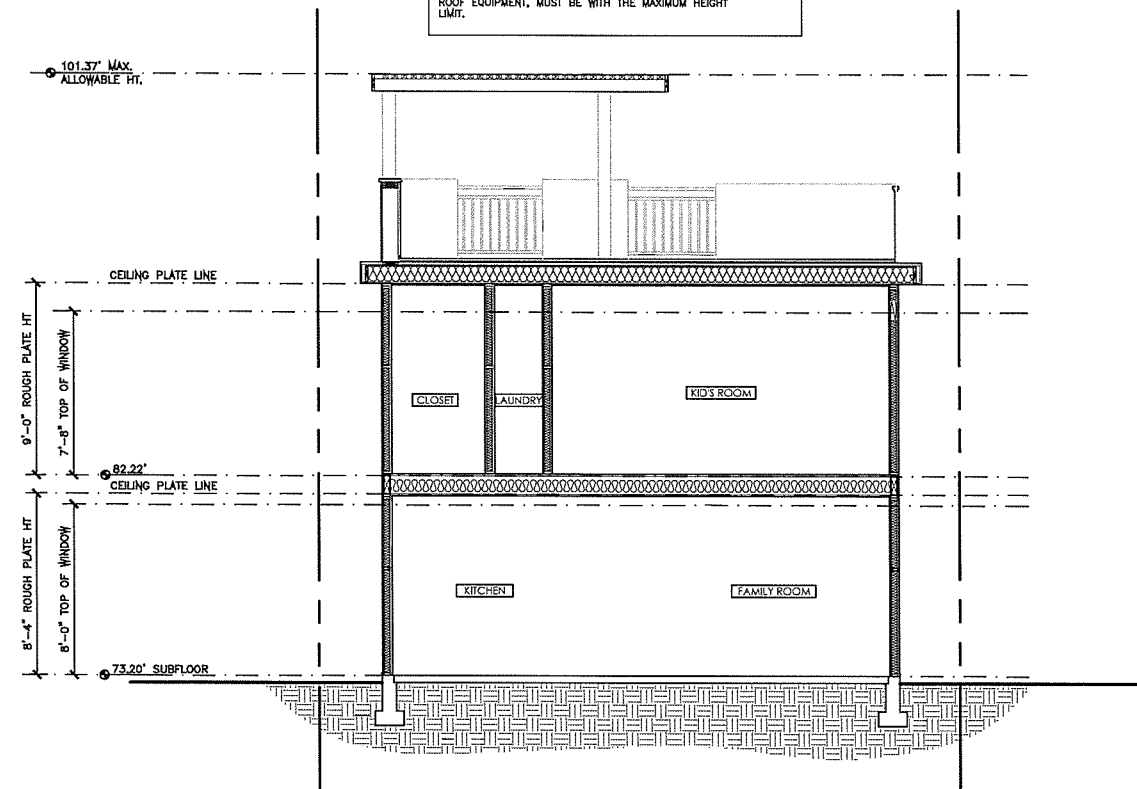
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SECTION A
 SCALE: 1/4"=1'-0"

MAXIMUM HEIGHT NOTE

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



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

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