

**CITY OF MANHATTAN BEACH  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
MEMORANDUM**

**TO:** Planning Commission

**FROM:** Marisa Lundstedt, Director of Community Development

**BY:** Jason Masters, Assistant Planner

**DATE:** January 28, 2015

**SUBJECT:** Consideration of a Use Permit and Vesting Tentative Parcel Map No. 72860 for Proposed Construction of Four Residential Condominium Units Located at 1154 North Rowell Avenue (Bowers & Murphy)

**RECOMMENDATION**

Staff recommends that the Planning Commission **CONDUCT** the Public Hearing and **ADOPT** the attached draft Resolution approving the project subject to conditions.

**APPLICANT**

Jeff Bowers and Bryan Murphy  
1300 Highland Avenue #202  
Manhattan Beach, CA 90266

**BACKGROUND**

The subject site presently consists of a square-shaped interior lot fronting on Rowell Avenue, one lot north of Manhattan Beach Boulevard, with an existing single family residence and detached garage. The project proposes a single 2-story building containing four residential units with below-grade parking. A vesting tentative parcel map is proposed to subdivide the property into separate ownership for each of the four units in accordance with Section 11.04.030 of the Manhattan Beach Municipal Code (MBMC). Section 10.12.020 of the City's Zoning Code requires use permit approval for residential condominium project of 3 or more units, and all residential projects of 4 or more units.

## PROJECT OVERVIEW

### LOCATION

Location	1154 North Rowell Ave. between MBB and 12 <sup>th</sup> St. (See Vicinity Map, attachment B).
Legal Description	Portion of Lots 13 & 14, Block 60 Tract No. 141
Area District	II

### LAND USE

General Plan Zoning	High Density Residential RH, High Density Residential
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	<u>Existing</u>	<u>Proposed</u>
Land Use	Single-family residence	4 residential condominium units
Neighboring Zoning/Land Uses	Northwest corner across 12 <sup>th</sup> Street North  South East West (Across Rowell Ave)	Meadows Elementary School RH/Duplex & Multi and single family RH/4-6 unit Apartments RH/Quadruplex RH/4-14 unit Apartments

### PROJECT DETAILS

	<u>Proposed</u>	<u>Requirement (Staff Rec)</u>
Parcel Size:	8,008 sq. ft.	4,600 sq. ft. min.
Residential Density:	1 unit / 2,002 sq. ft. lot area	1 unit /1,000 sq. ft. lot area max. (8 units max)
Building Floor Area:	7,264 sq. ft.	9,457 sq. ft. max
Height	26.66 ft.	30 ft. max.
Setbacks		
Front	20 ft.	20 ft.
Rear	12 ft.	12 ft.
North side	8 ft.	8 ft.
South side	8 ft.	8 ft.
Parking:	12 spaces	12 Spaces (2 plus 1 guest per unit)
Vehicle Access	Rowell Ave driveway	N/A
Open Space	>15% of unit area	15% of unit area min.
Landscaping	990 sq. ft. total	320 sq. ft. front yard min.

## **DISCUSSION**

The proposed plans (attachment D) show an existing single-family residence and detached garage to be demolished and the site to be redeveloped with a 2-story building containing four residential units, which would be owned separately in a condominium subdivision. The site would contain 7,264 square feet of living area above 12 below-grade parking spaces in the subterranean parking garage which includes four guest spaces within the garage. Pedestrian and driveway access would be taken from Rowell Avenue.

The proposed 2-story building, plus subterranean parking, would replace the existing 1,425 sq. ft. single-story building on the property with substantially increased floor area. The existing driveways would be moved from the south side to the center of the property. The residences are attached, with each 2-story unit sharing exterior garage access. The site is 80 feet wide, which requires an 8-foot side yard. Upper levels provide required supplemental side yard setbacks, and deck area/open space provides additional building modulation. The existing palm trees are to remain with a proposed 36" box tree.

The project conforms to the City's requirements for use, height, floor area, setbacks, density, parking, landscaping, and open space (MBMC 10.12.030). The project issues that warrant discussion include the following: trash, and project design.

### ***Trash:***

The Zoning Code (Section 10.52.110 B.10) requires condominiums to provide enclosed trash areas, and the Public Works Department determines appropriate storage and pick-up procedures. Larger residential projects may require commercial sized bins and service however, Public Works has determined that residential trash service is appropriate for this 4-unit development. The project has been accordingly designed with space for trash and recycling cans in the subterranean garage, to be placed on the street for weekly pick-up. Standard yard waste bins would also be provided on-site.

### ***Project Design:***

The project design is in conformance with all applicable regulations including the 2,250 sq. ft. + .9 floor area ratio (9,453 sq. ft. max proposed) of the RH zone (10.12.030 Lot area more than 7,500 sq. ft.). The overall appearance of the project is a modern style featuring deck area recessions and a flat roof. The project would replace the existing single-family residence with a single 2-story building with subterranean parking with substantially more floor area. This is consistent with the size and scale of similar buildings in the immediate area which includes duplexes, quadruplexes, and apartment buildings ranging from 4 to 14 units.

### **General:**

Pursuant to MBMC Section 10.84.060, Staff believes that the following required findings, as detailed in the draft Resolution (Attachment A) for the Use Permit can be made:

1. The proposed location of the use is in accord with the objectives of this title and the purposes of the district in which the site is located because
2. The proposed location of the use and the proposed conditions under which it would be operated or maintained will be consistent with the General Plan; will not be detrimental to the public health, safety or welfare of persons residing or working on the proposed project site or in or adjacent to the neighborhood of such use; and will not be detrimental to the public health, safety or welfare of persons residing or working on the proposed project site or in adjacent to the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the city;
3. The proposed use will comply with the provisions of this title, including any specific condition required for the proposed use in the district in which it would be located; and
4. The proposed use will not adversely impact or be adversely impacted by nearby properties. Potential impacts are related but not necessarily limited to: traffic, parking noise, vibration, odors, resident security and personal safety, and aesthetics, or create demands exceeding the capacity of public services and facilities which cannot be mitigated.

These findings can be made as the proposed project will meet the use, height, floor area, setbacks, density, parking, landscaping, and open space requirements of the MBMC, and the proposed use is consistent with existing established adjacent uses. The project will not impact existing infrastructure and will direct storm water run-off to the existing sanitary sewer. Best Management Practices (BMPs) will be used during construction to reduce soil loss and sedimentation. Dust/particulate matter air pollution measures are included to ensure no unmitigated construction or operational impacts on surrounding residential receptors. The project will provide more than the required landscaping, including drought tolerant plants, the protection of existing mature trees and the planting of a 36" box protected tree species. The subterranean parking garage and driveway access complies with driveway visibility requirements

The General Plan encourages residential development, such as this, that provides for multi-family housing in multi-family areas, including apartments, condominiums, and senior housing. The project is specifically consistent with General Plan Policies as follows:

**Land Use Element**

- LU-1.1      Limit the height of new development to three stories where the height limit is thirty feet, or to two stories where the height limit is twenty-six feet, to protect the privacy of adjacent properties, reduce shading, protect vistas of the ocean, and preserve the low-profile image of the community.
- LU-1.2      Require the design of all new construction to utilize notches, balconies, rooflines, open space, setbacks, landscaping, or other

architectural details to reduce the bulk of buildings and to add visual interest to the streetscape.

LU-2.3 Protect existing mature trees throughout the City, and encourage their replacement with specimen trees whenever they are lost or removed.

LU-3.1: Continue to encourage quality design in all new construction.

### **Housing Element**

HE-1: Preserve the scale of development in existing residential neighborhoods.

HE-1.A: Continue to enforce provisions of the Zoning Code which specify District Development Regulations for height, lot coverage, setbacks, open space and parking.

HE-3. Provide adequate sites for new housing consistent with the Regional Housing Needs Assessment and the capacity of roadways, sewer lines, and other infrastructure to handle increased growth.

The proposed project is consistent with these policies because it does not exceed 3 stories or 30 feet in height, it will provide visually interesting architecture which meets all applicable development standards and will maintain existing mature trees in addition to planting a new protected tree. The project will be consistent with the scale of development in the existing neighborhood. Which is largely multi-family residential with 4-14 units, 2-3 stories in height, and will provide three additional housing units for the City while having a negligible effect on existing infrastructure capacity.

### Public Input:

A public notice for the project was mailed to property owners within 500 feet of the site and published in the Beach Reporter newspaper. Staff has not received any inquiries to the project hearing notice. Additionally, the project was circulated to other City Departments whose comments have been incorporated into the proposed plans.

### **ENVIRONMENTAL DETERMINATION**

The Project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Sections 15303 and 15332 based on staff's determination that the project is a small infill development within an urbanized area.

## CONCLUSION

Staff recommends that the Planning Commission accept public hearing testimony, discuss the project issues, and adopt the attached draft Resolution approving the project subject to conditions.

### Attachments:

- A. Draft Resolution No. PC 14-
- B. Vicinity Map
- C. Applications
- D. Plans

c: Jeff Bowers and Bryan Murphy  
1300 Highland Avenue #202  
Manhattan Beach, CA 90266

**RESOLUTION NO. PC 15-XX**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANHATTAN BEACH APPROVING A USE PERMIT FOR CONSTRUCTION OF A NEW FOUR-UNIT RESIDENTIAL CONDOMINIUM BUILDING ON THE PROPERTY LOCATED AT 1154 NORTH ROWELL AVENUE (Bowers & Murphy)**

**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 on January 28, 2015, received testimony, and considered an application for a use permit and Vesting Tentative Parcel Map No. 72860 for construction of a proposed 7,264 square foot 4-unit residential condominium building at 1154 North Rowell Avenue in the City of Manhattan Beach. Said public hearing was advertised pursuant to applicable law, testimony was invited and received.
- B. The existing legal description of the site is Portion of Lots 13 & 14, Block 60, Tract No. 141.
- C. The applicants for the subject project are Jeff Bowers & Bryan Murphy, the owners of the property.
- D. The Project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Sections 15303 and 15332 based on staff's determination that the project is a small infill development within an urbanized area.
- E. 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.
- F. The property is located within Area District II and is zoned RH, High Density Residential. The use is permitted by the zoning code and is appropriate as conditioned for the high density residential area. The surrounding private land uses consist of Multi-Family Residential dwellings with similar density also zoned RH, High Density Residential with the exception of Meadows Elementary School Northwest of the property which is zoned PS, Public and Semipublic.
- G. The General Plan designation for the property is High Density Residential. The General Plan encourages residential development, such as this, that provides for housing of a more intensive form, including apartments, condominiums, and senior housing. The project is specifically consistent with General Plan Policies as follows:

**Land Use Element**

- LU-1.1 Limit the height of new development to three stories where the height limit is thirty feet, or to two stories where the height limit is twenty-six feet, to protect the privacy of adjacent properties, reduce shading, protect vistas of the ocean, and preserve the low-profile image of the community.
- LU-1.2 Require the design of all new construction to utilize notches, balconies, rooflines, open space, setbacks, landscaping, or other architectural details to reduce the bulk of buildings and to add visual interest to the streetscape.
- LU-2.2: Preserve and encourage private open space on residential lots citywide.
- LU-2.3 Protect existing mature trees throughout the City, and encourage their replacement with specimen trees whenever they are lost or removed.

LU-3.1: Continue to encourage quality design in all new construction.

**Housing Element**

HE-1: Preserve the scale of development in existing residential neighborhoods.

HE-1.A: Continue to enforce provisions of the Zoning Code which specify District Development Regulations for height, lot coverage, setbacks, open space and parking.

HE-3. Provide adequate sites for new housing consistent with the Regional Housing Needs Assessment and the capacity of roadways, sewer lines, and other infrastructure to handle increased growth.

H. Pursuant to Section 10.84.060 of the Manhattan Beach Municipal Code, the following findings for the Use Permit are made:

**1. The proposed location of the use is in accord with the objectives of this title and the purposes of the district in which the site is located;**

The property is located within Area District II and is Residential High Density (RH). The purpose of the RH zoning district, is to provide opportunities for an intensive form of residential development, including apartments and town houses with relatively high land coverage, at appropriate locations.

**2. The proposed location of the use and the proposed conditions under which it would be operated or maintained will be consistent with the General Plan; will not be detrimental to the public health, safety or welfare of persons residing or working on the proposed project site or in or adjacent to the neighborhood of such use; and will not be detrimental to the public health, safety or welfare of persons residing or working on the proposed project site or in adjacent to the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the city;**

a. The Project is consistent with the following Goals and Policies of the General Plan: A summary of the reasons for consistency are provided for each of the five categories.

**Land Use**

The proposed project will provide visually interesting architecture, constructed with quality materials that meets use, height, floor area, setbacks, density, parking, landscaping, and open space requirements. The local infrastructure is adequate to support the proposed development, and the proposed use is consistent with existing established adjacent uses.

**Infrastructure**

The Project maintains or improves existing infrastructure and requires that all utility systems be undergrounded and to direct storm water run-off to the existing sanitary sewer. Best Management Practices (BMPs) will be used during construction to reduce soil loss, sedimentation and dust/particulate matter air pollution.

**Community Resources**



The application will provide more than the required landscaping of drought tolerant plants and also includes the protection of existing mature trees and the planting of a 36” box protected tree species.

**Community Safety**

The project will have negligible impacts on Community Safety, but the subterranean parking garage and driveway access has been designed and complies with driveway visibility requirements.

**Noise**

Measures are included to insure no unmitigated construction or operational impacts on surrounding residential receptors. Construction hours are limited, to minimize noise that could exceed codified standards.

**3. The proposed use will comply with the provisions of this title, including any specific condition required for the proposed use in the district in which it would be located;**

Proposed improvements within the site area will be developed in accordance with the purpose and standards of the Residential High Density Zoning District in which it is located. Landscaping and open space will be provided at a rate above that required by code, and density, living area and height will be below the maximum allowed. Conditions of approval as discussed below will ensure consistency with the provisions of the Code, and other guiding Policy documents.

**4. The proposed use will not adversely impact or be adversely impacted by nearby properties. Potential impacts are related but not necessarily limited to: traffic, parking noise, vibration, odors, resident security and personal safety, and aesthetics, or create demands exceeding the capacity of public services and facilities which cannot be mitigated.**

The proposed Project will not result in adverse impacts as the application considers nearby properties by considering design features, site planning, layout of buildings, and parking in a manner which is sensitive to the surrounding uses. The Project includes conditions of approval related to traffic, parking, noise, landscaping, lighting, utilities, and other provisions to ensure that there will not be adverse impacts.

- I. Pursuant to Title 11 (Subdivisions) of the Manhattan Beach Municipal Code, the project is be in compliance with applicable provisions including, requiring State Subdivision Map Act and Zoning compliance as included in the Use Permit facts and findings above.
- J. This Resolution, upon its effectiveness, constitutes the Use Permit for the subject project.

Section 2. The Planning Commission of the City of Manhattan Beach hereby **APPROVES** the subject Use Permit and Vesting Tentative Parcel Map No. 72860 application for a residential condominium building, subject to the following conditions (\*indicates a site specific condition):

**Site Preparation / Construction**

- 1. The project shall be constructed and operated in substantial compliance with the submitted plans and project description as approved by the Planning Commission on January 28, 2015. Any other substantial deviation from the approved plans must be reviewed and approved by the Planning Commission.
- 2. A Traffic Management Plan shall be submitted in conjunction with all construction and other building plans, to be approved by the Community Development and Public Works

Departments prior to issuance of building permits. The plan shall provide for the management of all construction related traffic during all phases of construction, including delivery of materials and parking of construction related vehicles.

3. All electrical, telephone, cable television system, and similar service wires and cables shall be installed underground to the appropriate utility connections in compliance with all applicable Building and Electrical Codes, safety regulations, and orders, rules of the Public Utilities Commission, the serving utility company, and specifications of the Public Works Department.
4. During building construction of the site, the soil shall be watered in order to minimize the impacts of dust on the surrounding area.
5. The siting of construction related equipment (job site offices, trailers, materials, etc.) shall be subject to the approval from the Director of Community Development prior to the issuance of any building permits.
6. A site landscaping plan utilizing drought tolerant plants shall be submitted for review and approval concurrent with the building permit application. All plants shall be identified on the plan by the Latin and common names. The current edition of the Sunset Western Garden Book contains a list and description of drought tolerant plants suitable for this area.
7. A low pressure or drip irrigation system shall be installed in the landscaped areas, which shall not cause any surface run-off. Details of the irrigation system shall be noted on the landscaping plans. The type and design shall be subject to the approval of the Public Works and Community Development Departments.
8. Backflow prevention valves shall be installed as required by the Department of Public Works, and the locations of any such valves or similar devices shall be subject to approval by the Community Development Department prior to issuance of building permits.
9. All defective or damaged curb, gutter, street paving, and sidewalk improvements shall be removed and replaced with standard improvements, subject to the approval of the Public Works Department.
10. No waste water shall be permitted to be discharged from the premises. Waste water shall be discharged into the sanitary sewer system.
11. Property line clean outs, mop sinks, erosion control, and other sewer and storm water items shall be installed and maintained as required by the Department of Public Works or Building Official. Oil clarifiers and other post construction water quality items may be required. The project shall comply with Standard Urban Stormwater Mitigation Plan as required by the Public Works Department and Building and Safety.
12. Security lighting for the site shall be provided in conformance with Municipal Code requirements including glare prevention design.

Condominium Conditions

13. A survey suitable for purposes of recordation shall be performed by a Civil Engineer or Land Surveyor licensed in the State of California, including permanent monumentation of all property corners and the establishment or certification of centerline ties at the intersections of:
  - a. Rowell Avenue with Manhattan Beach Boulevard
  - b. Rowell Avenue with 12th Street
14. Each new condominium shall have separate water and sewer laterals as required by the Director of Public Works.

- 15. Vesting Tentative Parcel Map No. 72860 shall be approved for an initial period of 3 years with the option of future extensions. The final map shall be recorded prior to condominium occupancy.

**Procedural**

- 16. This Use Permit shall lapse three years after its date of approval, unless implemented or extended pursuant to 10.84.090 of the Municipal Code.
- 17. Pursuant to Public Resources Code section 21089(b) and Fish and Game Code section 711.4(c), the project is not operative, vested or final until the required filing fees are paid.
- 18. The applicant agrees as a condition of approval of this project to pay all reasonable legal and expert fees and expenses of the City of Manhattan Beach in defending any legal action brought against the City within 90 days after the city’s final approval, other than one by the Applicant, challenging the approval of the project or any action or failure to act by the City relating to the environmental review process pursuant to the California Environmental Quality Act. In the event such a legal action is filed against the City, the City shall estimate its expenses for the litigation. The Applicant shall deposit said amount with the City or enter into an agreement with the City to pay such expenses as they become due.
- 19. The applicant must submit in writing to the City of Manhattan Beach acceptance of all conditions within 30 days of approval of Use Permit.

**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 January 28, 2015 and that said Resolution was adopted by the following vote:

- AYES:**
- NOES:**
- ABSTAIN:**
- ABSENT:**

\_\_\_\_\_  
**MARISA LUNDSTEDT,**  
 Secretary to the Planning Commission

\_\_\_\_\_  
**Rosemary Lackow,**  
 Recording Secretary

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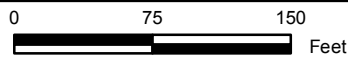
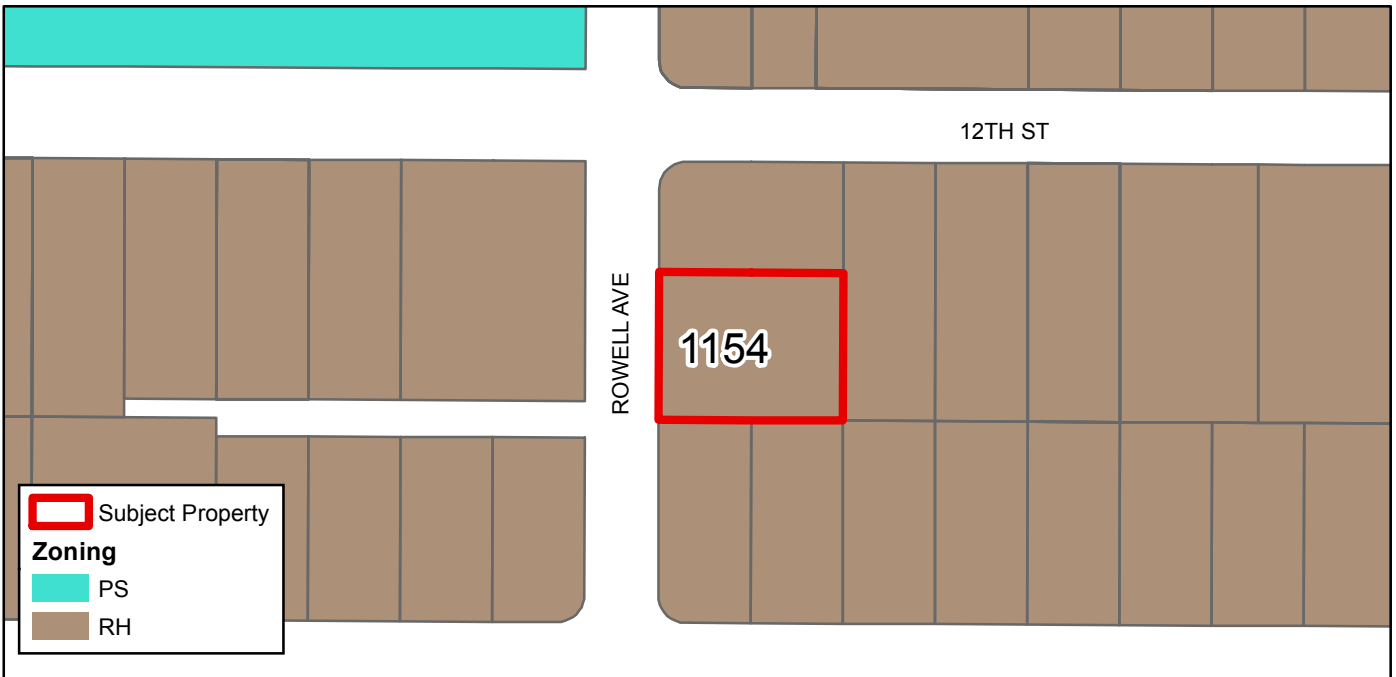
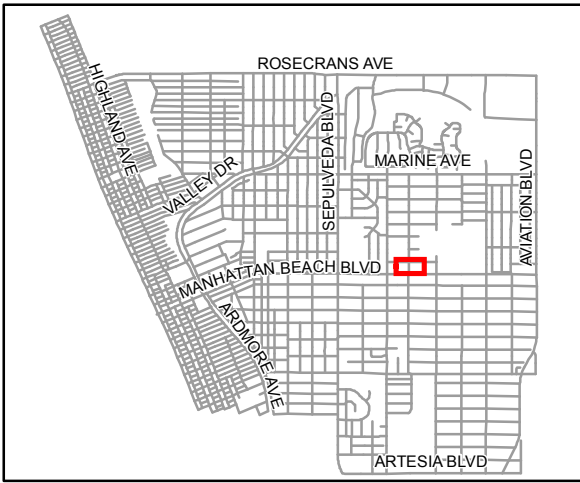
# Vicinity Map

## 1154 N Rowell Ave

ATTACHMENT B  
PC MTG 1-28-15



January 14, 2015



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# MASTER APPLICATION FORM

F 11  
7 2014

CITY OF MANHATTAN BEACH  
COMMUNITY DEVELOPMENT DEPARTMENT

*Office Use Only*  
Date Submitted: 9/17/14  
Received By:  
F&G Check Submitted:

1154 N Rowell Ave  
Project Address

TRACT #141 S 80.10 FT OF LOTS 13 AND 14  
Legal Description

Non Coastal Zone  
General Plan Designation

RH II  
Zoning Designation Area District

For projects requiring a Coastal Development Permit, select one of the following determinations<sup>1</sup>:

- |   |  |
|---|--|
| <input type="checkbox"/> Project located in Appeal Jurisdiction           | <input type="checkbox"/> Project <u>not</u> located in Appeal Jurisdiction |
| <input type="checkbox"/> Major Development (Public Hearing required)      | <input type="checkbox"/> Public Hearing Required (due to UP, Var., etc.)   |
| <input type="checkbox"/> Minor Development (Public Hearing, if requested) | <input type="checkbox"/> No Public Hearing Required                        |

**Submitted Application (check all that apply).**

- |   |  |                |
|---|--|----------------|
| <input type="checkbox"/> Appeal to PC/PPIC/BBA/CC               | <input checked="" type="checkbox"/> Use Permit (Residential) | <u>x 5,200</u> |
| <input type="checkbox"/> Coastal Development Permit             | <input type="checkbox"/> Use Permit (Commercial)             | _____          |
| <input checked="" type="checkbox"/> Environmental Assessment    | <input type="checkbox"/> Use Permit Amendment                | _____          |
| <input type="checkbox"/> Minor Exception                        | <input type="checkbox"/> Variance                            | _____          |
| <input type="checkbox"/> Subdivision (Map Deposit)4300          | <input type="checkbox"/> Public Notification Fee / \$85      | <u>x 35</u>    |
| <input checked="" type="checkbox"/> Subdivision (Tentative Map) | <input type="checkbox"/> Park/Rec Quimby Fee 4425            | _____          |
| <input type="checkbox"/> Subdivision (Final)                    | <input type="checkbox"/> Lot Merger/Adjustment/\$15 rec. fee | _____          |
| <input type="checkbox"/> Subdivision (Lot Line Adjustment)      | <input type="checkbox"/> Other                               | _____          |

**Fee Summary:** Account No. 4225 (calculate fees on reverse)

Pre-Application Conference: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_ Fee: 6415.00

Amount Due: \$ \_\_\_\_\_ (less Pre-Application Fee if submitted within past 3 months)

Receipt Number: \_\_\_\_\_ Date Paid: \_\_\_\_\_ Cashier: \_\_\_\_\_

**Applicant(s)/Appellant(s) Information**

Jeff Bowers & Bryan Murphy  
Name

1154 N Rowell Ave. Manhattan Beach  
Mailing Address

Owners  
Applicant(s)/Appellant(s) Relationship to Property

Robert Sweet (Representative) 310 937 1760  
Contact Person (include relation to applicant/appellant) Phone number / e-mail

2507 190th St. Redondo Beach 90278  
Address

[Signature] 310 433 4002  
Applicant(s)/Appellant(s) Signature Phone number

**Complete Project Description-** including any demolition (attach additional pages if necessary)

4 Townhouse Units (New) totaling 7,320 SF

Demolition of existing 1,425 SF House.

**ATTACHMENT C  
PC MTG 1-28-15**

<sup>1</sup> An Application for a Coastal Development Permit shall be made prior to, or concurrent with, an application for any other permit or approvals required for the project by the City of Manhattan Beach Municipal Code. (Continued on reverse)

# OWNER'S AFFIDAVIT

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES

I/We JEFFREY BOWERS being duly sworn, depose and say that I am/we are the owner(s) of the property involved in this application and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my/our knowledge and belief(s).

[Signature]  
Signature of Property Owner(s) – (Not Owner in Escrow or Lessee)

JEFFREY BOWERS  
Print Name

1300 HIGHLAND AVE. #202, MANHATTAN BEACH, CA 90266  
Mailing Address

(310) 433-4002  
Telephone

Subscribed and sworn to before me,  
this 17 day of September, 2014  
in and for the County of Los Angeles  
State of CA



Notary Public

\*\*\*\*\*

## Fee Schedule Summary

Below are the fees typically associated with the corresponding applications. Additional fees not shown on this sheet may apply – refer to current City Fee Resolution (contact the Planning Department for assistance.) Fees are subject to annual adjustment.

**Submitted Application (circle applicable fees, apply total to Fee Summary on application)**

*Coastal Development Permit*

Filing Fee (public hearing – no other discretionary approval required): \$ 4,615

Filing Fee (public hearing – other discretionary approvals required): 1,660

Filing Fee (no public hearing required – administrative): 920

*Use Permit*

Use Permit Filing Fee: \$ 5,200

Master Use Permit Filing Fee: 8,255

Master Use Permit Amendment Filing Fee: 4,740

Master Use Permit Conversion: 4,075

*Variance*

Filing Fee: \$ 5,160

*Minor Exception*

Filing Fee (without notice): \$ 1,775

Filing Fee (with notice): 2,020

*Subdivision*

Certificate of Compliance: \$ 1,560

Final Parcel Map + mapping deposit: 515

Final Tract Map + mapping deposit: 595

Mapping Deposit (paid with Final Map application): 500

Merger of Parcels or Lot Line Adjustment: 1,155

Quimby (Parks & Recreation) fee (per unit/lot): 1,817

Tentative Parcel Map (4 or less lots / units) No Public Hearing: 915

Tentative Parcel Map (4 or less lots / units) Public Hearing: 3,325

Tentative Tract Map (5 or more lots / units): 4,080

*Environmental Review (contact Planning Division for applicable fee)*

Environmental Assessment (no Initial Study prepared): \$ 215

Environmental Assessment (if Initial Study is prepared): 2,260

Fish and Game/CEQA Exemption County Clerk Posting Fee<sup>2</sup>: 75

*Public Notification Fee* applies to all projects with public hearings and covers the city's costs of envelopes, postage and handling the mailing of public notices. Add this to filing fees above, as applicable:

\$ 85

6,415

<sup>2</sup>Make a separate \$75 check payable to LA County Clerk, (DO NOT PUT DATE ON CHECK)



9/16/14

**Findings for 1154 Rowell Ave.**

*1. The proposed location of the use is in accord with the objectives of this title and the purposes of the district in which the site is located.*

**The site is located in RH Area District II which allows the proposed use.**

*2. The proposed location of the use and the proposed conditions under which it would be operated or maintained will be consistent with the General Plan; will not be detrimental to the public health, safety or welfare of persons residing or working in or adjacent to the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the city;*

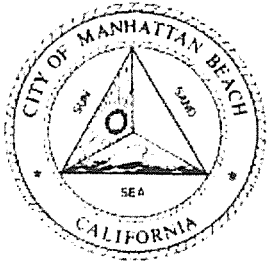
**The site is located in adjacent to properties with the same use or denser uses, such as Apartment buildings, Townhouses, and Duplexes.**

*3. The proposed use will comply with the provisions of this title, including any specific condition required for the proposed use in the district in which it would be located;*

**The site is located in RH Area District II which allows the proposed use.**

*4. The proposed use will not adversely impact nor be adversely impacted by nearby properties. Potential impacts are related but not necessarily limited to: traffic, parking, noise, vibration, odors, resident security and personal safety, and aesthetics, or create demands exceeding the capacity of public services and facilities which cannot be mitigated.*

**The site is located in adjacent to properties with the same use or denser uses, such as Apartment buildings, Townhouses, and Duplexes.**



# ENVIRONMENTAL INFORMATION FORM

(to be completed by applicant)

CITY OF MANHATTAN BEACH  
COMMUNITY DEVELOPMENT DEPARTMENT

Date Filed: 9/16/14

### APPLICANT INFORMATION

Name: Jeff Bowers & Bryan Murphy

Contact Person: Robert Sweet

Address: 1154 N Rowell Ave, MB 90266

Address: 2507 190th St, Redondo Beach

Phone number: 310 433-4002

Phone number: 310 937 1760

Relationship to property: Owners

Association to applicant: Representative

### PROJECT LOCATION AND LAND USE

Project Address: 1154 N Rowell Ave

Assessor's Parcel Number: 4166-009-012

Legal Description: TRACT #141 S 80.10 FT OF LOTS 13 AND 14

Area District, Zoning, General Plan Designation: Area District II, Zone RH (Coastal Exempt)

Surrounding Land Uses:

North Townhomes

West Apartments

South Apartments

East Duplex

Existing Land Use: Single family

### PROJECT DESCRIPTION

Type of Project: Commercial \_\_\_\_\_ Residential x Other \_\_\_\_\_

If Residential, indicate type of development (i.e.; single family, apartment, condominium, etc.) and number of units: 4 Townhouse Units

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

\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_

Removed/

	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>	<u>Demolished</u>
Project Site Area:	LOT = 8,004 SF	8,004 SF	10,080 Max	
Building Floor Area:	1,425 SF	7,320 SF	9,453 Max	1,425
Height of Structure(s)	14'	24' + 29'	30' Max	
Number of Floors/Stories:	1	2	3 Max	
Percent Lot Coverage:	23%	52%		
Off-Street Parking:	2	6	6	2
Vehicle Loading Space:				
Open Space/Landscaping:	N/A	1,573 / 1,920	1,098 Min	

Proposed Grading:

Cut 856 cu yd Fill 86 Balance 770 Imported \_\_\_\_\_ Exported 770

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

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

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

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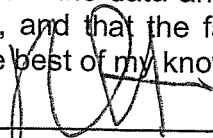


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**CERTIFICATION:** I hereby certify that the statements furnished above and in attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented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

Signature: 

Prepared For: Jeff Bowers & Bryan Murphy

Date Prepared: 9/16/14

Revised 7/97

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## General Notes

1. ALL WORK, INCLUDING MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE REQUIREMENTS OF LOCAL CODES, LAWS, AND ORDINANCES AND AS SPECIFIED BY ALL GOVERNING AUTHORITIES WHERE APPLICABLE. REFERENCE IS TO THE LATEST ACCEPTED EDITION OR REVISION. IN THE EVENT OF CONFLICT WITH CODE REQUIREMENTS, THE CODE REQUIREMENT OR NOTE WHICH ESTABLISHES THE HIGHER STANDARD SHALL TAKE PRECEDENCE.
2. THE INTENTION OF THE CONTRACT DOCUMENTS IS TO INCLUDE ALL LABOR AND MATERIALS, EQUIPMENT, AND TRANSPORTATION NECESSARY FOR THE COMPLETE AND PROPER EXECUTION OF THE WORK.
3. THE CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO BIDDING ANY PORTION OF THE WORK. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO BEGINNING WORK. SHOULD ANY CONDITION ARISE WHERE THE INTENT OF THE DRAWINGS IS IN DOUBT OR WHERE THERE IS A DISCREPANCY BETWEEN THE CONTRACT DOCUMENTS AND THE FIELD CONDITIONS, OR WITHIN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT / DESIGNER IMMEDIATELY FOR CLARIFICATION.
4. DIMENSIONS ARE FROM FACE OF STUDS OR TO CENTER OF WALL AS INDICATED ON DRAWINGS, UNLESS NOTED OTHERWISE.
5. WRITTEN DIMENSIONS TAKE PRECEDENCE. DO NOT SCALE DRAWINGS. WALLS NOT DIMENSIONED ARE TO ALIGN WITH EXISTING WALLS OR BE ABUTTED OR APPLIED TO EXISTING WALLS PER DRAWINGS.
6. REFERENCE TO ANY DETAIL OR DRAWING IS FOR CONVENIENCE ONLY AND DOES NOT LIMIT THE APPLICATION OF SUCH DETAILS OR DRAWINGS.
7. THE DESIGN, ADEQUACY AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC. IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE AND PROVIDE NECESSARY BRACING PRIOR TO THE APPLICATION OF ALL SHEAR WALLS, ROOF AND FLOOR DIAPHRAGMS, AND FINISH MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
8. DRAWINGS OF OTHER CONSULTANTS, ARE SUPPLEMENTARY TO THE ARCHITECTURAL DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CHECK WITH THE ARCHITECTURAL DRAWINGS BEFORE THE INSTALLATION OF WORK SHOWN ON THE DRAWINGS OF CONSULTANTS. THE CONTRACTOR SHALL BRING ANY DISCREPANCY BETWEEN THE ARCHITECTURAL DRAWINGS AND THE DRAWINGS OF THE CONSULTANTS TO THE ATTENTION OF THE ARCHITECT / DESIGNER FOR CLARIFICATION. ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS AND NOT BROUGHT TO THE ARCHITECT'S / DESIGNER'S ATTENTION SHALL BE CORRECTED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE AND AT NO EXPENSE TO THE OWNER OR ARCHITECT / DESIGNER.
9. PRIOR TO PERFORMANCE OF WORK, THE CONTRACTOR SHALL REQUIRE EACH SUBCONTRACTOR TO NOTIFY THE CONTRACTOR OF ANY WORK CALLED OUT IN THE DRAWINGS FOR HIS TRADE THAT CANNOT BE FULLY GUARANTEED.
10. CONTRACTOR SHALL VERIFY THE LOCATION AND SIZE OF ALL OPENINGS WITH ALL DRAWINGS AND MANUFACTURED ITEMS WHERE APPLICABLE.
11. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION, MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES, AND FOR COORDINATING ALL PORTIONS OF THE WORK.
12. THE CONTRACTOR HEREIN AGREES TO REPAIR OR REPLACE ANY OR ALL WORK, TOGETHER WITH ANY OTHER ADJACENT WORK WHICH MAY BE DISPLACED IN CONNECTION WITH SUCH REPLACEMENT, THAT MAY PROVE TO BE DEFECTIVE IN WORKMANSHIP OR MATERIALS WITHIN A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE, ORDINARY WEAR AND UNUSUAL ABUSE OR NEGLECT EXCEPTED.
13. CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, LANDSCAPING, MATERIALS, ETC. DURING CONSTRUCTION. CONTRACTOR SHALL PATCH AND REPAIR ALL SURFACES DISRUPTED OR DAMAGED DURING CONSTRUCTION TO MATCH EXISTING ADJACENT SURFACES.
14. THE CONTRACTOR SHALL ON A DAILY BASIS KEEP THE PREMISES FREE FROM ALL ACCUMULATIONS OF WASTE MATERIAL OR RUBBISH CAUSED BY HIS EMPLOYEES, SUBCONTRACTORS, OR WORK AND AT THE COMPLETION OF THE WORK SHALL REMOVE ALL RUBBISH, DEBRIS, EQUIPMENT, AND SURPLUS MATERIALS FROM IN AND ABOUT THE BUILDING AND LEAVE THE PREMISES "BROOM CLEAN".
15. ANY DEVIATION FROM THE CONSTRUCTION DOCUMENTS OR SPECIFICATIONS BY THE CONTRACTOR OR OWNER WITHOUT THE ARCHITECT'S / DESIGNER'S APPROVAL RELEASES THE ARCHITECT / DESIGNER OF RESPONSIBILITY AND LIABILITY IN CONNECTION WITH ALL WORK SO INVOLVED.
16. CLARIFICATIONS ON AND/OR INCONSISTENCIES WITH THE DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT / DESIGNER BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF WORK. ADDITIONAL CHARGES WILL NOT BE GRANTED BASED ON CLAIMS OF INCOMPLETE, INACCURATE, OR INCONSISTENT DRAWINGS AND SPECIFICATIONS.

# Palm 4

## 1154 N Rowell Ave. Manhattan Beach, CA 90266

### Project Info

**Project Description:**  
4 Townhouse Units (New)  
See A2.5 for area breakdown

**Legal Description:**  
80.10 FT OF LOTS 13 & 14, BLOCK 60  
TRACT NO. 141  
M.B. 13-178-179  
APN: 4166-009-012

**Zoning & Occupancy:**  
RH Area District II  
Coastal Exempt

**Construction:**  
Type V-B  
Fire Sprinklers throughout

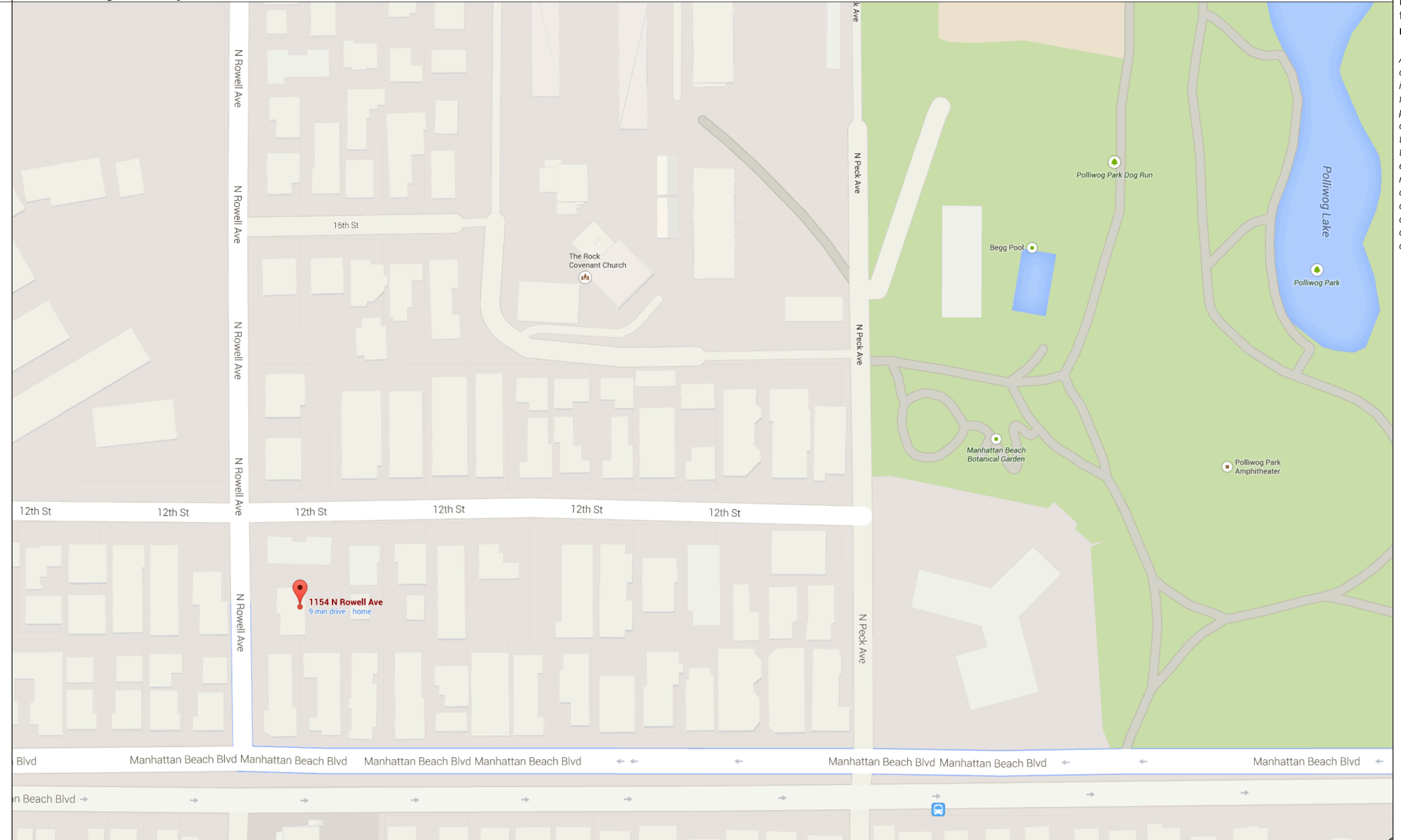
**Code Analysis:**  
2013 California Building Code  
2013 California Plumbing Code  
2013 California Mechanical Code  
2013 California Electrical Code  
2013 California Energy Standards

**Client:**  
Jeff Bowers & Bryan Murphy  
1154 N Rowell Ave  
Manhattan Beach, CA 90266

**Design by:**  
Robert Sweet  
**ras-a**, inc.  
2507 190th St.  
Redondo Beach, CA 90278  
tel 310 937 1760

**Structural Engineer:**  
T.B.D.

### Vicinity Map



## City of Manhattan Beach Notes & Code Amendments

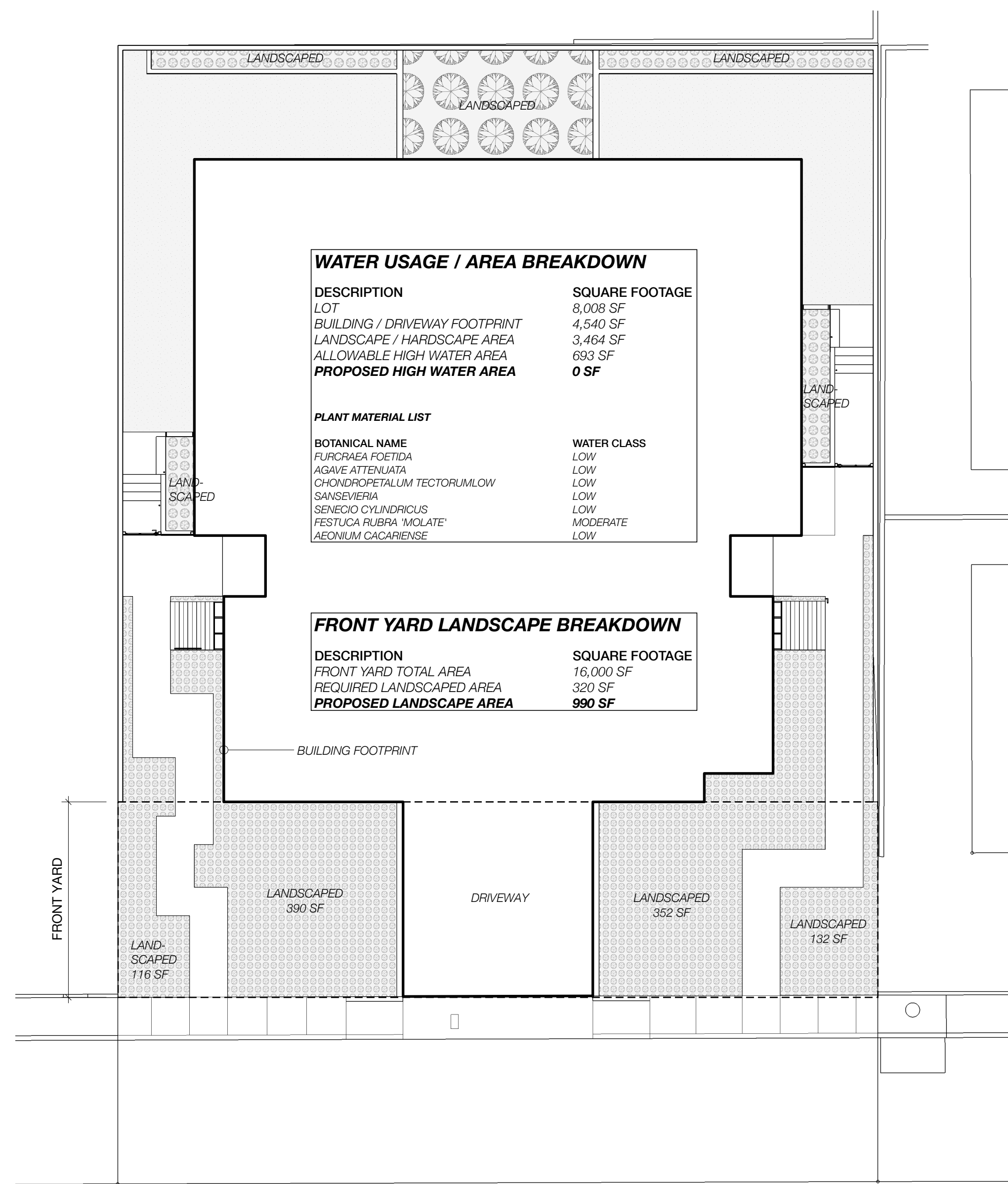
1. SEPERATE PERMITS AND PLANS ARE REQUIRED FOR SPAS, POOLS, SOLAR SYSTEMS, DEMOLITION AND SEWER CAP OF EXISTING BUILDINGS.
2. SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH AND NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 70" ABOVE THE DRAIN INLET PER CBC 1210.3. USE WATER-RESISTANT GYPSUM BACKING BOARD SHALL BE PER CBC 2509.2.
3. FLUSH VOLUMES FOR LOW-CONSUMPTION AND WATER SAVER WATER CLOSETS SHALL BE PROVIDED WITH A MAX 1.6 GALLONS OF WATER PER FLUSH.
4. ALL NEW PLUMBING FIXTURES SHALL BE CERTIFIED LOW FLOW FIXTURES.
5. CONTROL VALVE FOR SHOWER OR TUB-SHOWER SHALL BE OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE PER UPC 420.0
6. WATER HEATER SHALL BE STRAPPED TO WALL AT POINTS WITHIN THE UPPER 1/3 AND LOWER 1/3 OF ITS VERTICAL DIMENSIONS WITH THE LOWER A MIN. 4" ABOVE THE CONTROLS.
7. GARAGE DOOR EXTENSION SPRINGS SHALL BE FABRICATED FROM EITHER HARD DRAWN-SPRING WIRE OR OIL-TEMPERED WIRE AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INTSTRUCTION.
8. CEMENT, FIBER CEMENT OR GLASS MAT GYPSUM BACKERS IN COMPLIANCE WITH ASTM C 1178, C 1288 OR C 1325 AND INSTALLED IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS SHALL BE USED AS A BASE FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL AND CEILING PANELS IN SHOWER AREAS. WATER RESISTANT GYPSUM BACKING BOARD SHALL BE USED AS BASE FOR TILE IN WATER CLOSET COMPARTMENT WALLS WHEN INSTALLED IN ACCORDANCE WITH GA-216 OR ASTM C840. REGULAR GYPSUM WALLBOARD IS PERMITTED UNDER TILE OR WALL PANELS IN OTHER WALL AND CEILING AREAS WHEN INSTALLED IN ACCORDANCE WITH GA-216 OR ASTM C840. WATER RESISTANT GYPSUM SHALL NOT BE USED IN THE FOLLOWING LOCATIONS. A) OVER A VAPOR RETARDER B) IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY, SUCH AS SAUNAS, STEAM ROOMS, OR GANG SHOWER ROOMS. C) ON CEILINGS WHERE FRAME SPACING EXCEEDS 12" O.C. FOR 1/2" THICK AND MORE THAN 16" O.C. FOR 5/8" THICK.
9. COOKING EQUIPMENT MUST BE LISTED FOR RESIDENTIAL USE.
10. TWO 20-AMP SMALL APPLIANCE BRANCH CIRCUITS SERVING THE KITCHEN COUNTER RECEPTACLES SHALL HAVE NO OTHER OUTLETS PER CEC ARTICLE 210.52(B).
11. A DEDICATED 20 AMP CIRCUIT IS REQUIRED TO SERVE THE REQUIRED BATHROOM RECEPTACLES PER CEC ARTICLE 210.11(C)3.
12. ALL BEDROOM RECEPTACLES SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER LISTED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT PER CEC ARTICLE 210.12(B)
13. APPLIANCES SUCH AS KITCHEN SINK, FOOD GRINDERS, DISHWASHERS, MICROWAVE OVENS, TRASH COMPACTORS, WASHING MACHINES, DRYERS, REGRIGERATORS, AIR CONDITIONS, FAUS, BUILT-IN HEATERS OR ANY FIXED APPLIANCE WITH MOTOR LARGER THAN 1/4 HP SHALL BE ON A SEPARATE BRANCH CIRCUIT SUPPLIED BY A MINIMUM NUMBER 12 AWG WIRE.
14. VERIFY ELECTRICAL AND FUEL GAS REQUIREMENTS WITH MANUFACTURER'S SPECIFICATIONS.
15. SMOKE ALARMS & CARBON DIOXIDE ALARMS SHALL BE INSTALLED IN ALL BEDROOMS, ON THE CEILING OR WALL OUTSIDE OF EACH BEDROOM AND IN EVERY STORY.
16. SMOKE & CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACKUP AND LOW BATTERY SIGNAL.
17. BATHROOMS SHALL BE MECHANICALLY VENTILATED OR PROVIDED WITH A WINDOW AREA OF NOT LESS THAN 3 SF AT LEAST 50% OPENABLE.
17. WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED, IT SHALL BE INTERCONNECTED IN SUCH A MANNER SO THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS.
18. EXHAUST FANS ARE TO HAVE A MIN. CAPACITY OF 50 CFM.
19. INSTALL ON THE COLD WATER SUPPLY PIPE AT THE TOP OF THE WATER HEATER A CAPPED "T" FITTING TO PLUMB FOR FUTURE SOLAR WATER HEATING.
20. DECORATIVE CHIMNEY CAPS MUST BE LISTED ASSEMBLY.
21. ALL UTILITIES SERVING THE SITE SHALL BE INSTALLED PER CITY OF MANHATTAN BEACH "THE STANDARD UNDERGROUND CONNECTION".
22. ALL ELECTRICAL, TELEPHONE, CABLE TV, AND SIMILAR SERVICE WIRES AND CABLES SHALL BE INSTALLED UNDERGROUND FOR ALL NEW BUILDINGS. UNDERGROUND FUTURE STUB-OUT IS REQUIRED IF REMODEL IS OVER 50%
23. OBTAIN SANITATION DISTRICT APPROVAL FOR ANY NEW SEWER CONNECTION.
24. FENCE/WALL/HANDRAIL AND HEDGE HEIGHTS, 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 6" AT ALL OTHER LOCATIONS ON SITE (3' IN DRIVEWAY VISIBILITY TRIANGLE AND IN TRAFFIC VISION CLEARANCE TRIANGLE.)

## Perspective



## Sheet Index

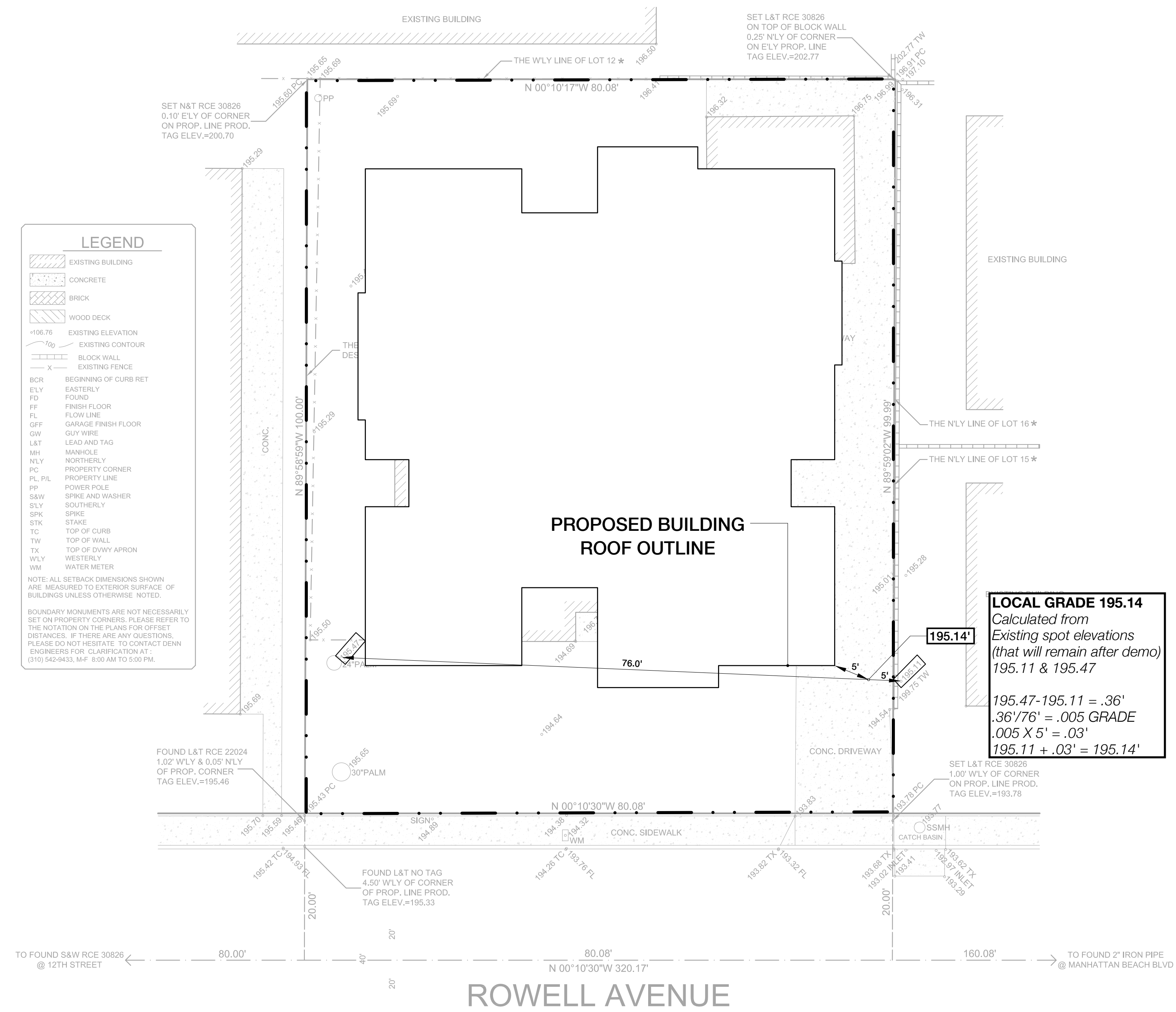
- A0 Cover / Project Info**
- A0.1 Diagrams**
- A1.1 Site Plan / Parking Plan**
- A2.1 First Floor Plan**
- A2.2 Second Floor Plan**
- A2.3 Roof Plan (lower)**
- A2.4 Roof Plan (upper)**
- A2.5 Area Breakdown**
- A3.1 Exterior Elevations**
- A3.2 Exterior Elevations**
- A3.3 Building Sections**
- A3.4 Building Sections**
- A3.5 Building Sections**
- A3.6 Building Sections**
- A3.7 Building Sections**



Landscape / Hardscape Diagram

Scale: 1" = 10'

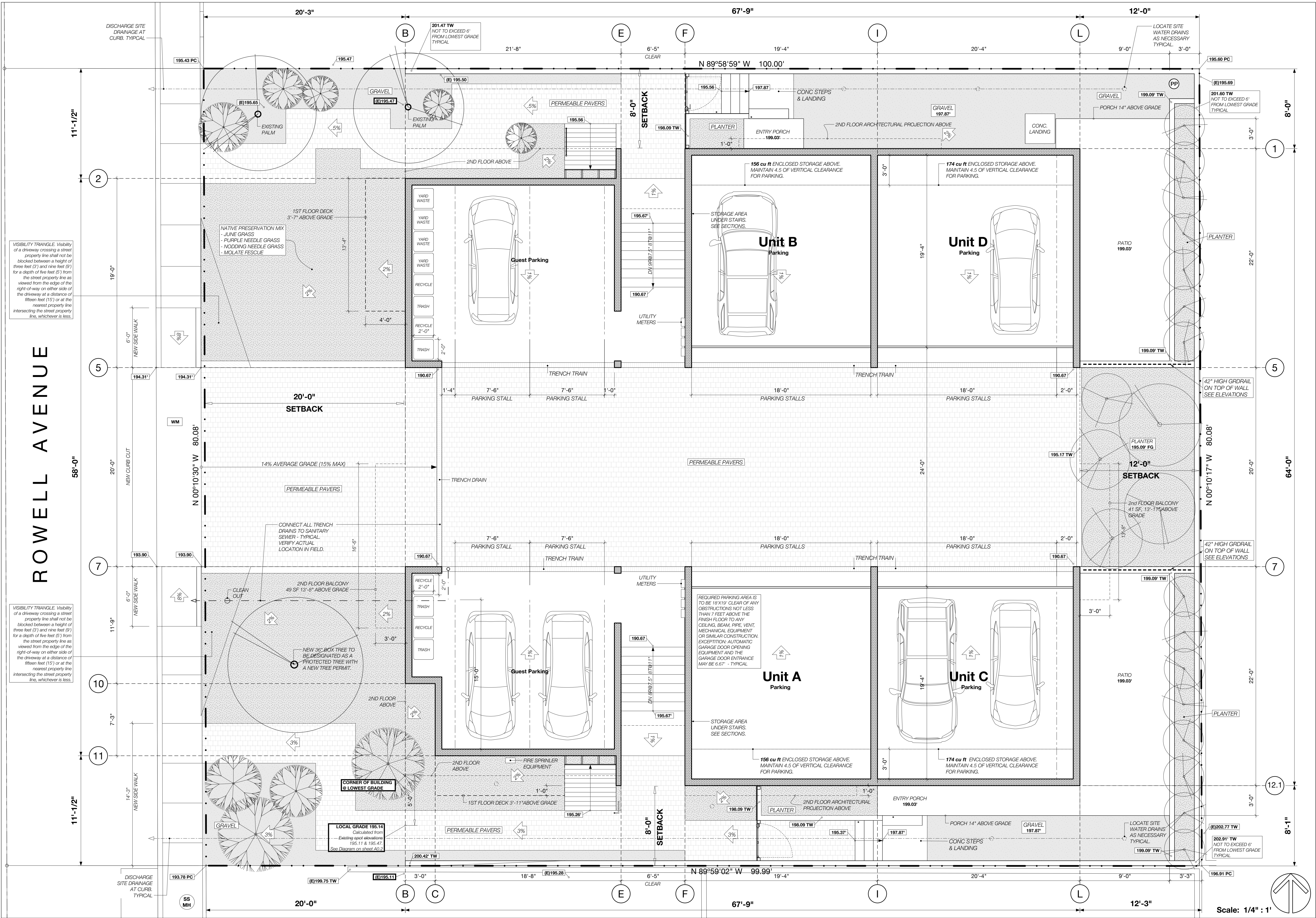
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Survey Overlay - Lowest Grade Calculation

Scale: 1" = 10'

01

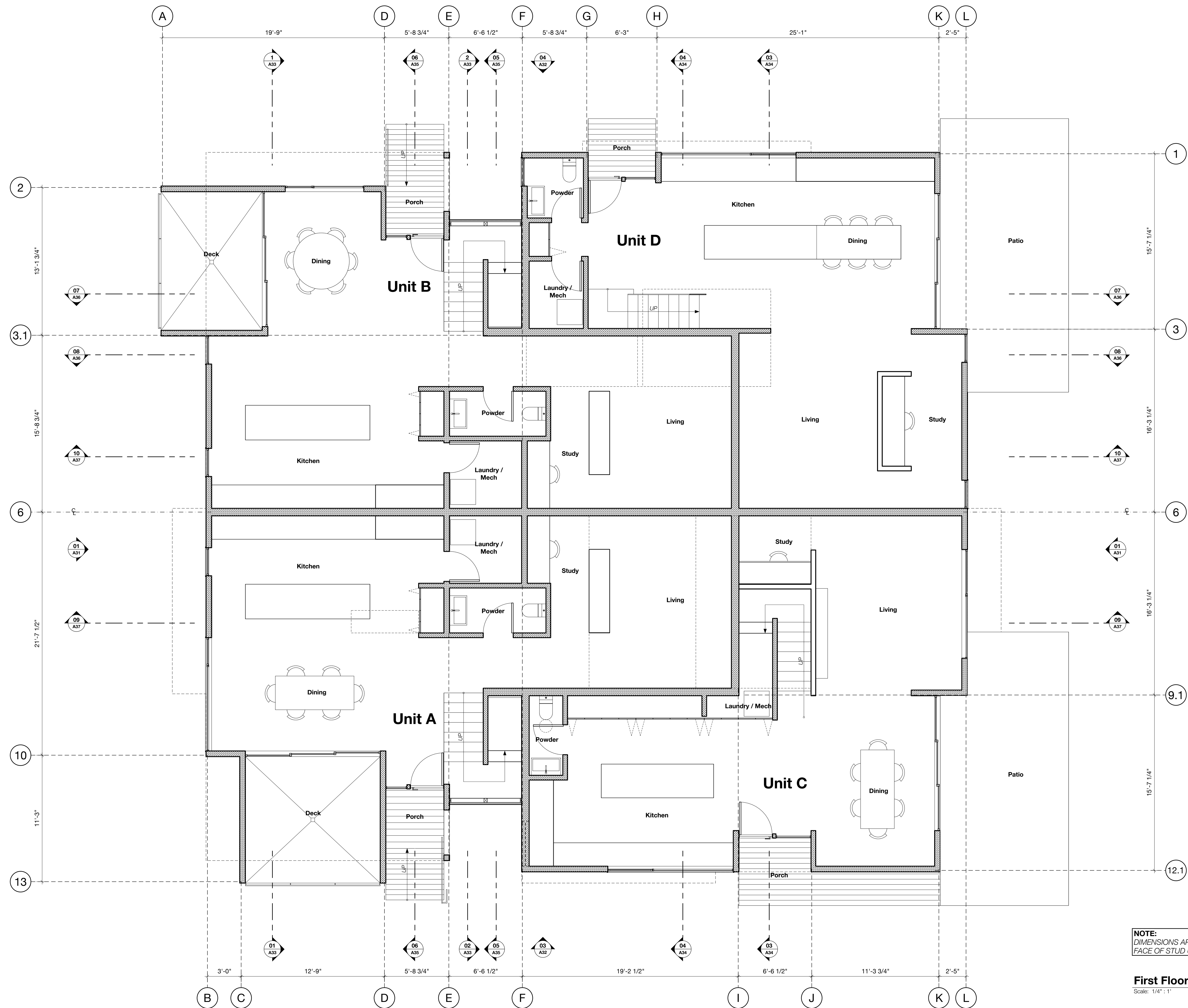


**VISIBILITY TRIANGLE** Visibility of a driveway crossing a street property line shall not be blocked between a height of three feet (3') and nine feet (9') for a depth of five feet (5') from the street property line as viewed from the edge of the right-of-way on either side of the driveway at a distance of fifteen feet (15') or at the nearest property line intersecting the street property line, whichever is less.

**VISIBILITY TRIANGLE** Visibility of a driveway crossing a street property line shall not be blocked between a height of three feet (3') and nine feet (9') for a depth of five feet (5') from the street property line as viewed from the edge of the right-of-way on either side of the driveway at a distance of fifteen feet (15') or at the nearest property line intersecting the street property line, whichever is less.

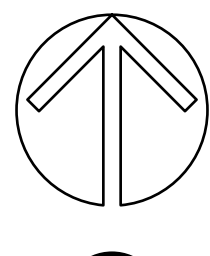
**ROWELL AVENUE**

Scale: 1/4" = 1'



NOTE:  
DIMENSIONS ARE TO  
FACE OF STUD U.N.O.

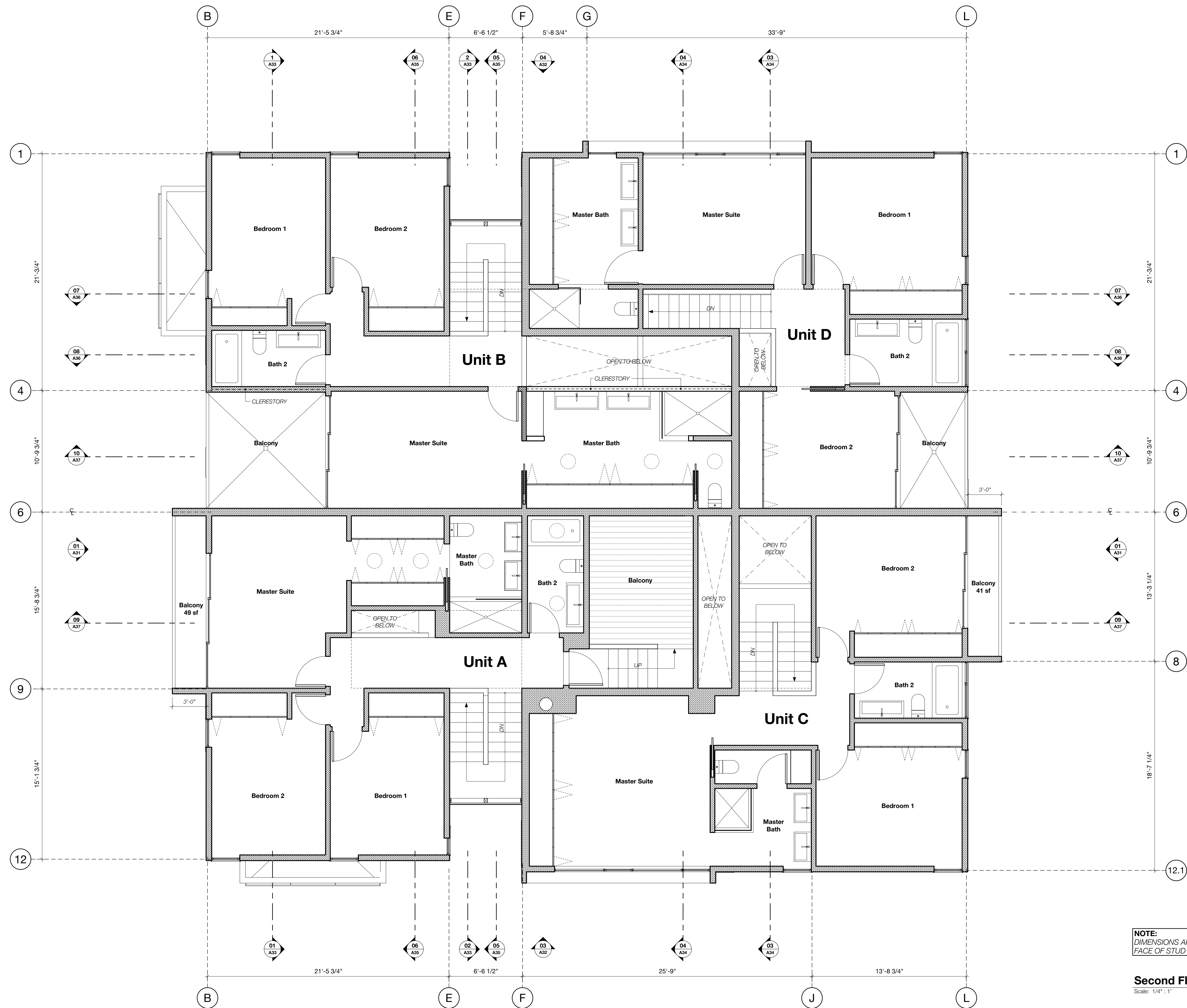
First Floor  
Scale: 1/4" = 1'



Project  
**Palm 4**  
Client  
Bryan Murphy &  
Jeff Bowers  
tel 310 433 4002  
Issue  
Jan 14, 2015  
Drawn By  
RAS

Floor Plans  
**A2.1**

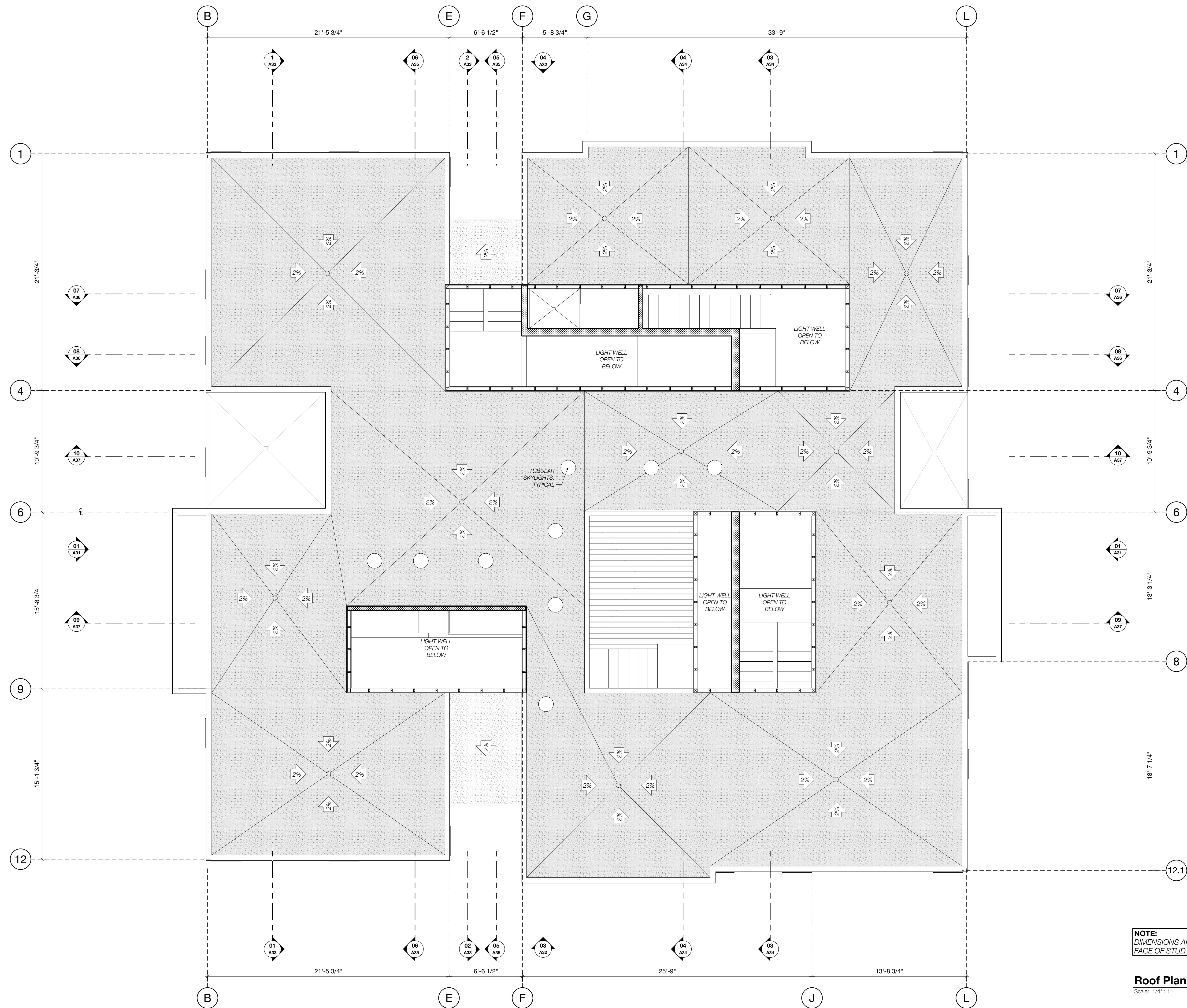




Project  
**Palm 4**  
Client  
Bryan Murphy &  
Jeff Bowers  
tel 310 433 4002

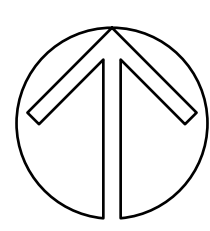
Issue  
Jan 14, 2015  
Drawn By  
RAS

Floor Plans  
**A2.2**



**NOTE:**  
DIMENSIONS ARE TO  
FACE OF STUD U.N.O.

**Roof Plan (lower)**  
Scale: 1/4" = 1'



03

Project

**Palm 4**

Client  
Bryan Murphy &  
Jeff Bowers  
tel 310 433 4002

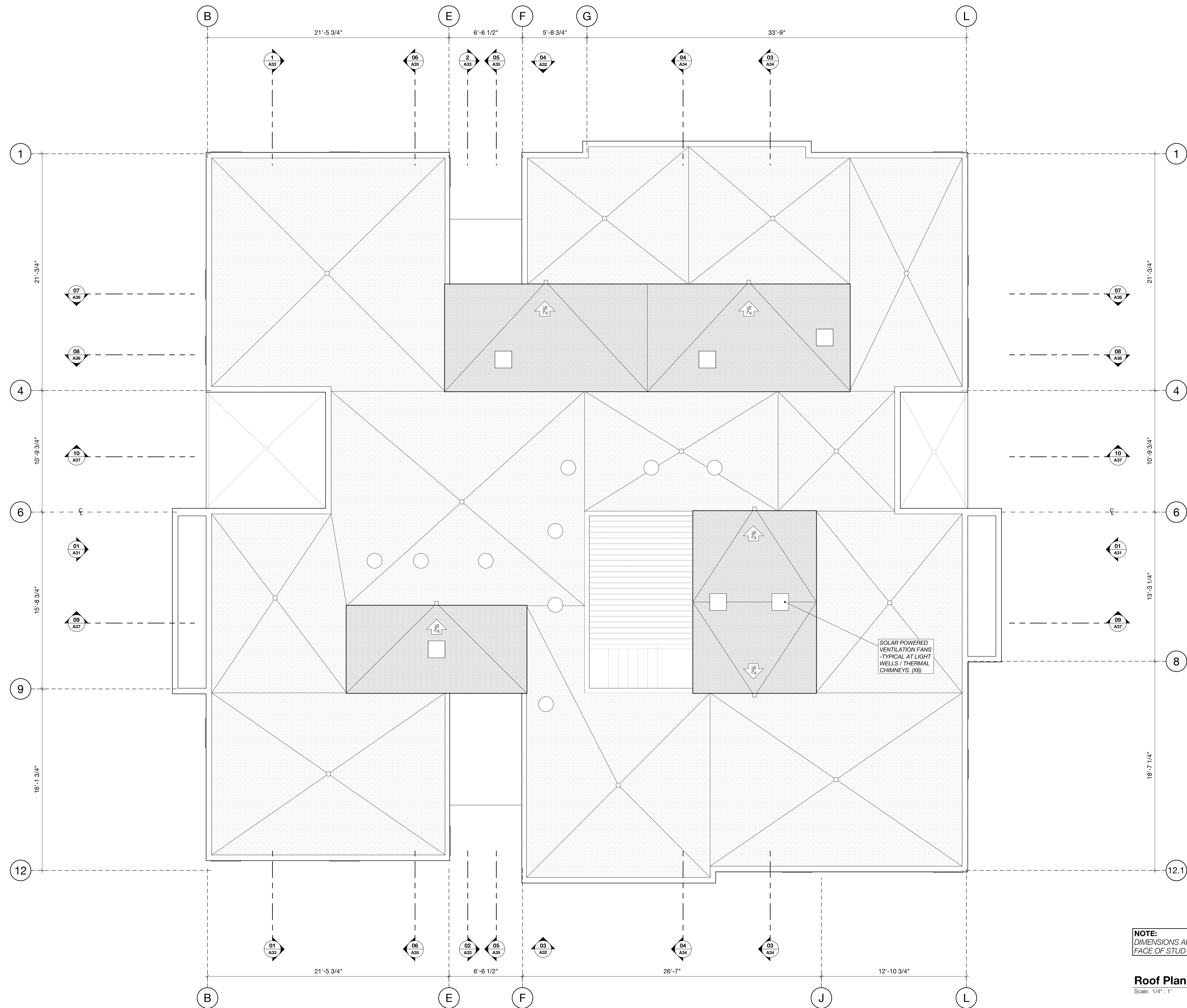
Issue

Jan 14, 2015

Drawn By  
RAS

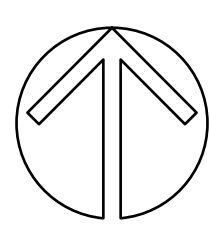
Roof Plans

**A2.3**



NOTE:  
DIMENSIONS ARE TO  
FACE OF STUD U.N.O.

Roof Plan (upper)  
Scale: 1/4" = 1'



04

Project

**Palm 4**

Client  
Bryan Murphy &  
Jeff Bowers  
tel 310 433 4002

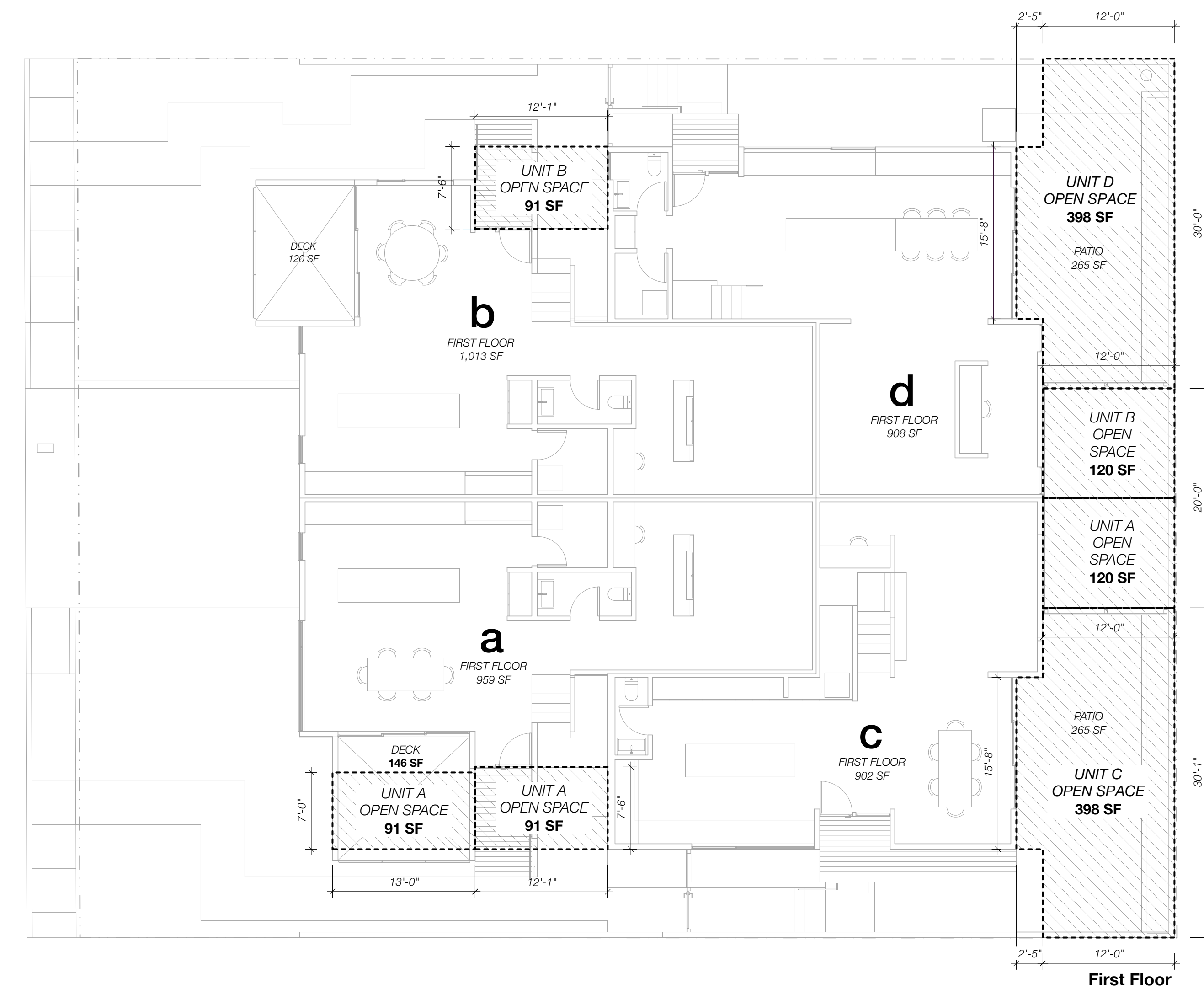
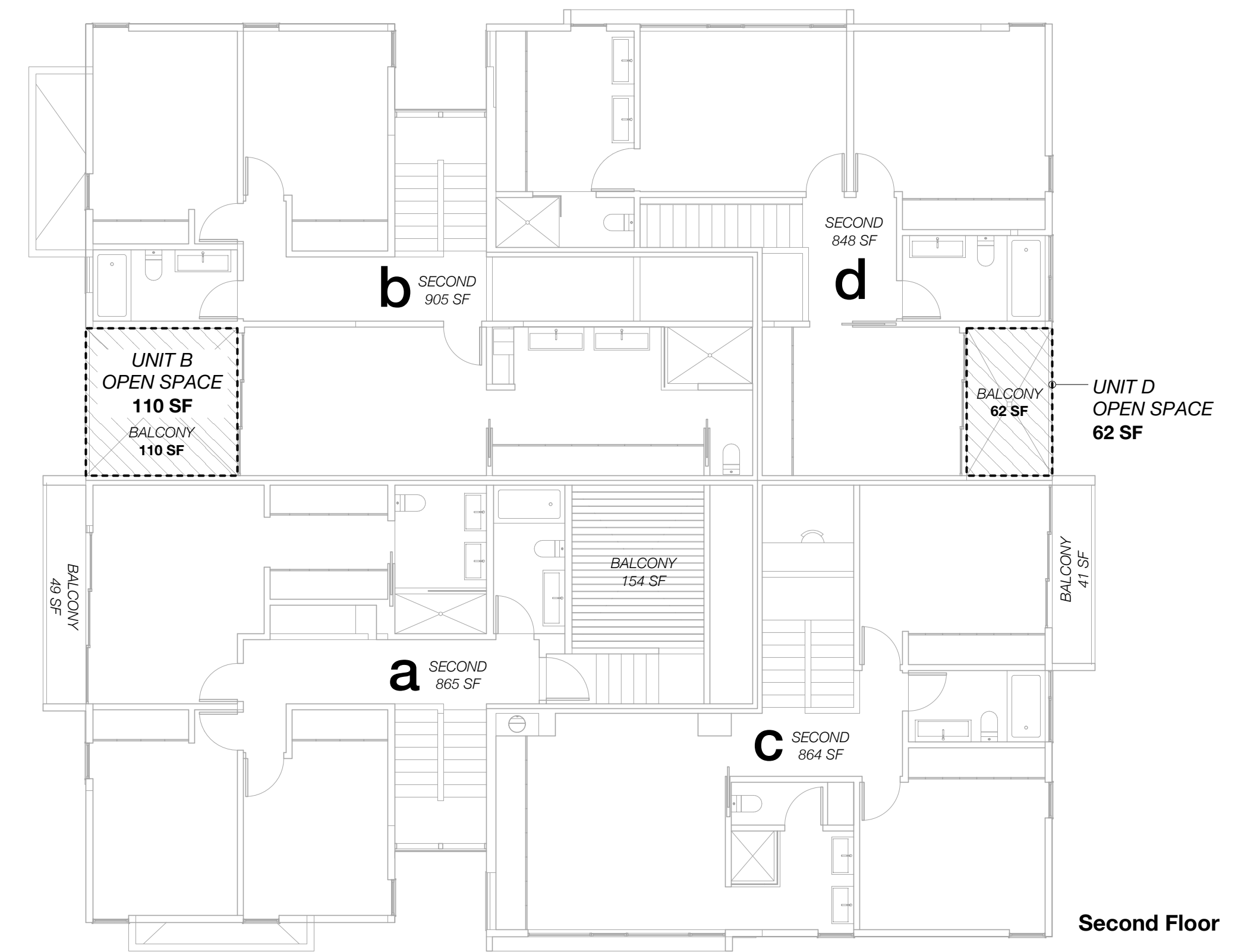
Issue

Jan 14, 2015

Drawn By  
RAS

Roof Plans

**A2.4**



**UNIT b**

B.F.A.	sqft
Garage	NA
First Floor	1013
Second Floor	905
<b>total</b>	<b>1,918</b>
<b>Decks &amp; Balconies</b>	
First Floor	120
Second Floor	110
<b>total</b>	<b>230</b>
<b>OPEN SPACE</b>	
required = 1,918 x .15 =	288
<b>total</b>	<b>322</b>

**UNIT d**

B.F.A.	sqft
Garage	NA
First Floor	908
Second Floor	848
<b>total</b>	<b>1,756</b>
<b>Decks &amp; Balconies</b>	
First Floor	265
Second Floor	62
<b>total</b>	<b>327</b>
<b>OPEN SPACE</b>	
required = 1,756 x .15 =	263
<b>total</b>	<b>460</b>

**UNIT a**

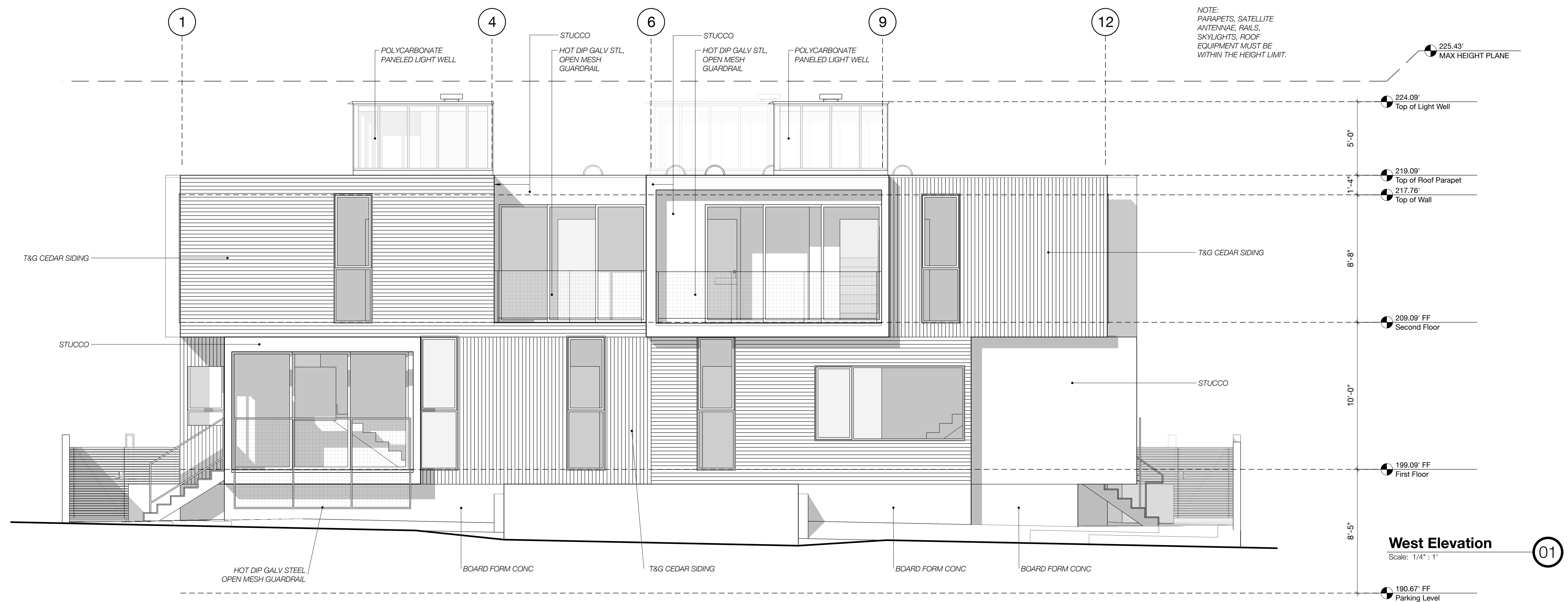
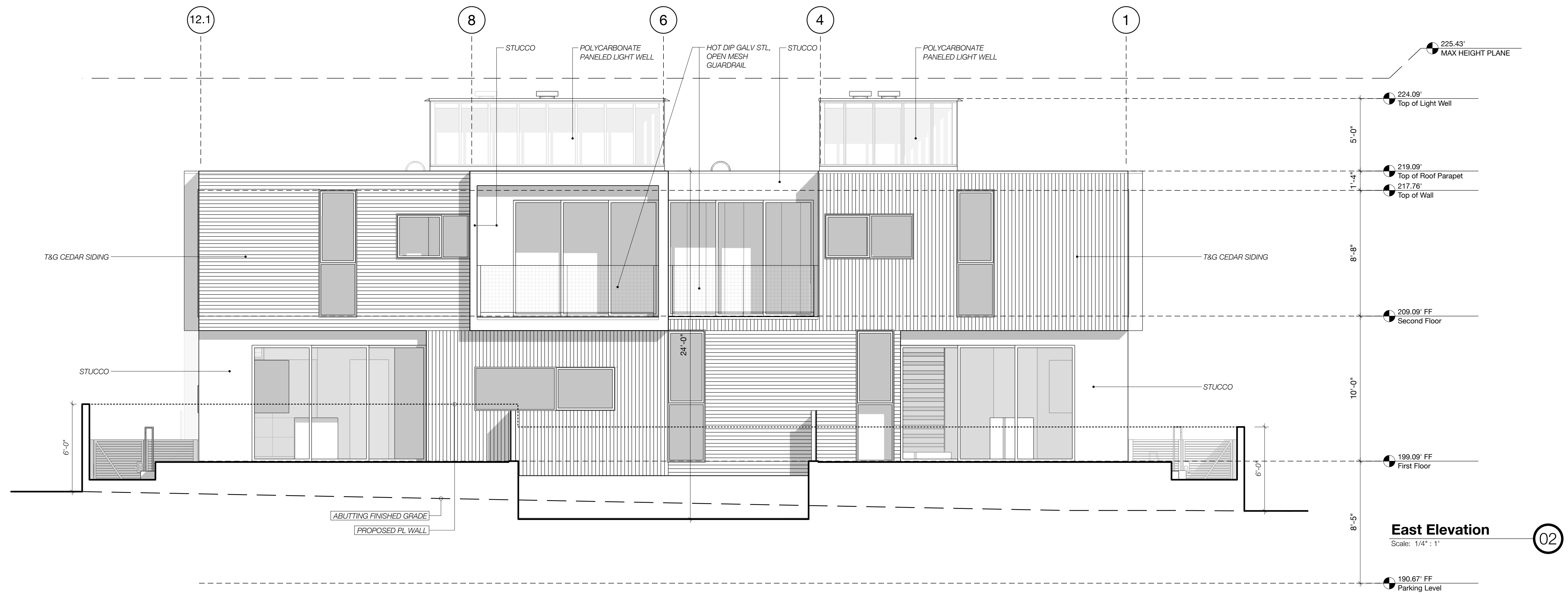
B.F.A.	sqft
Garage	NA
First Floor	959
Second Floor	865
<b>total</b>	<b>1,824</b>
<b>Deck / Patio / Balcony</b>	
First Floor	146
Second Floor	203
<b>total</b>	<b>349</b>
<b>Open Space</b>	
required = 1,824 x .15 =	274
<b>proposed</b>	<b>303</b>

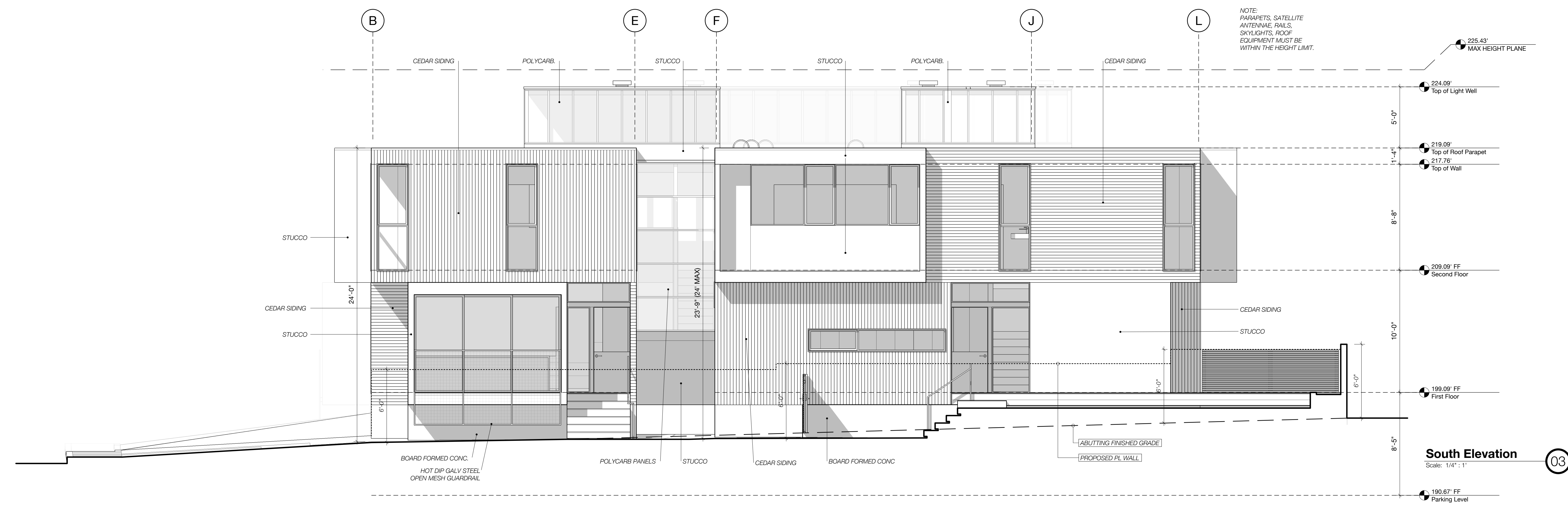
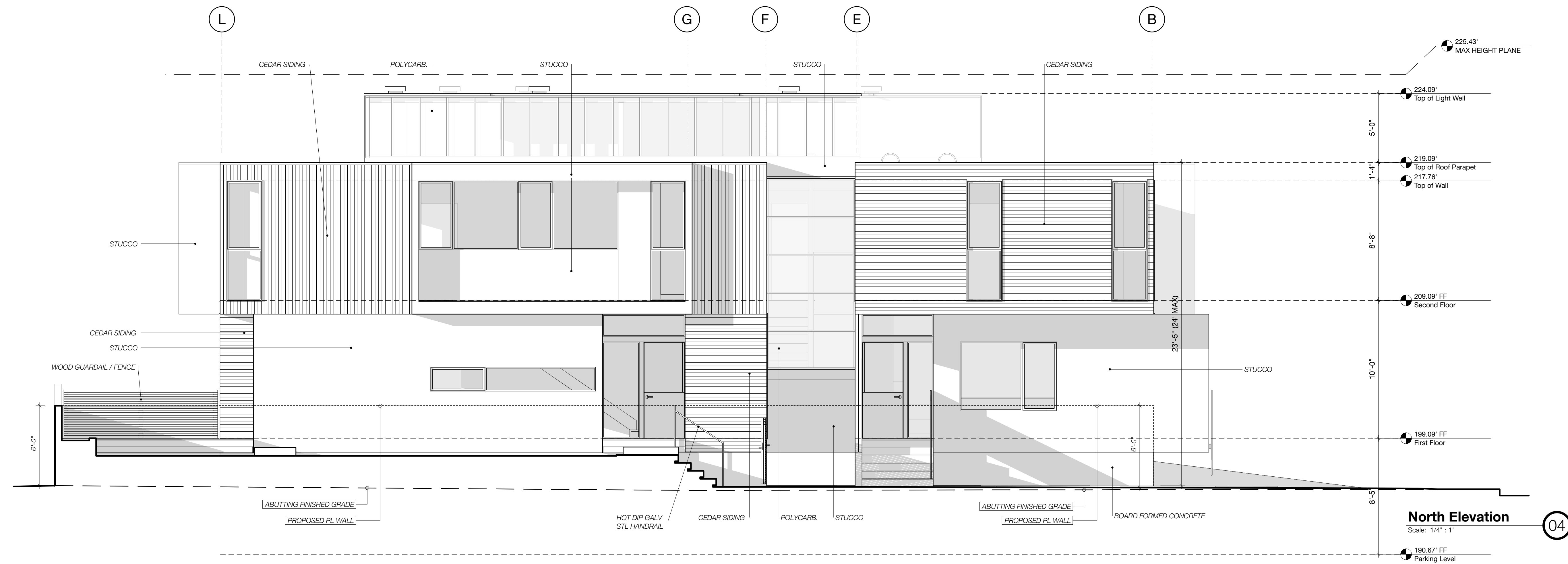
**UNIT c**

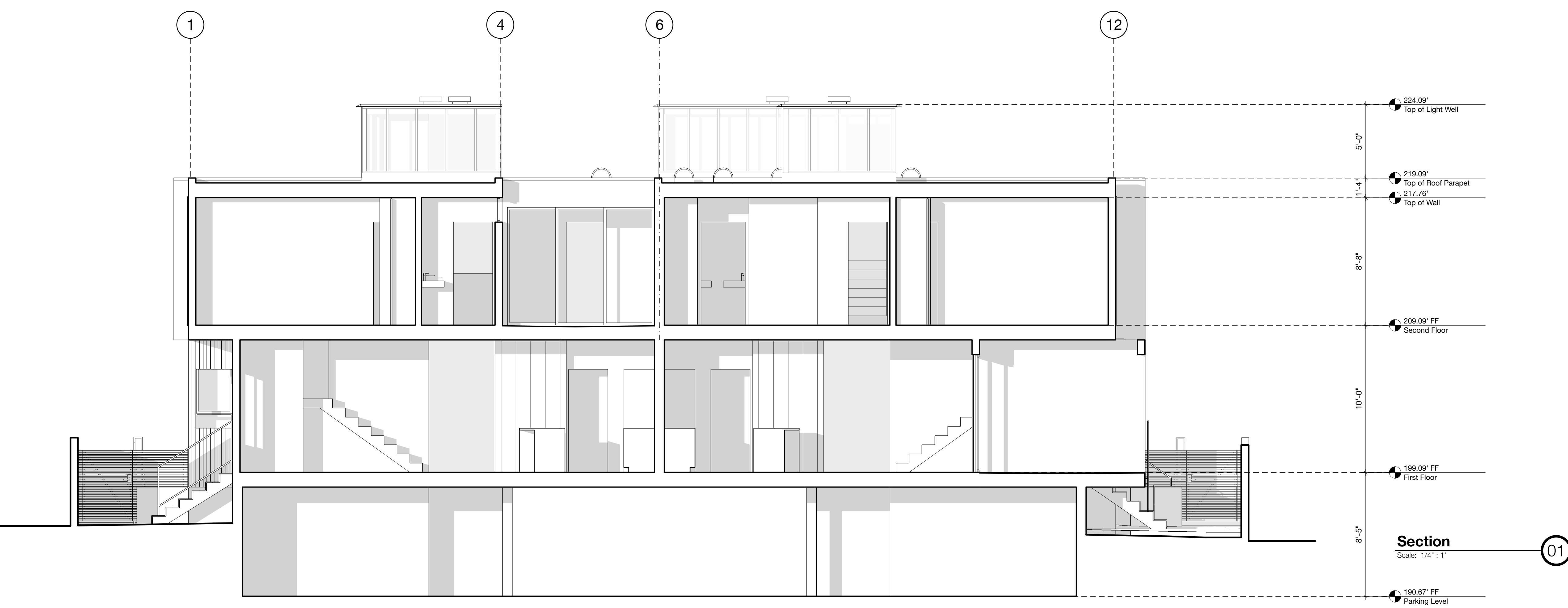
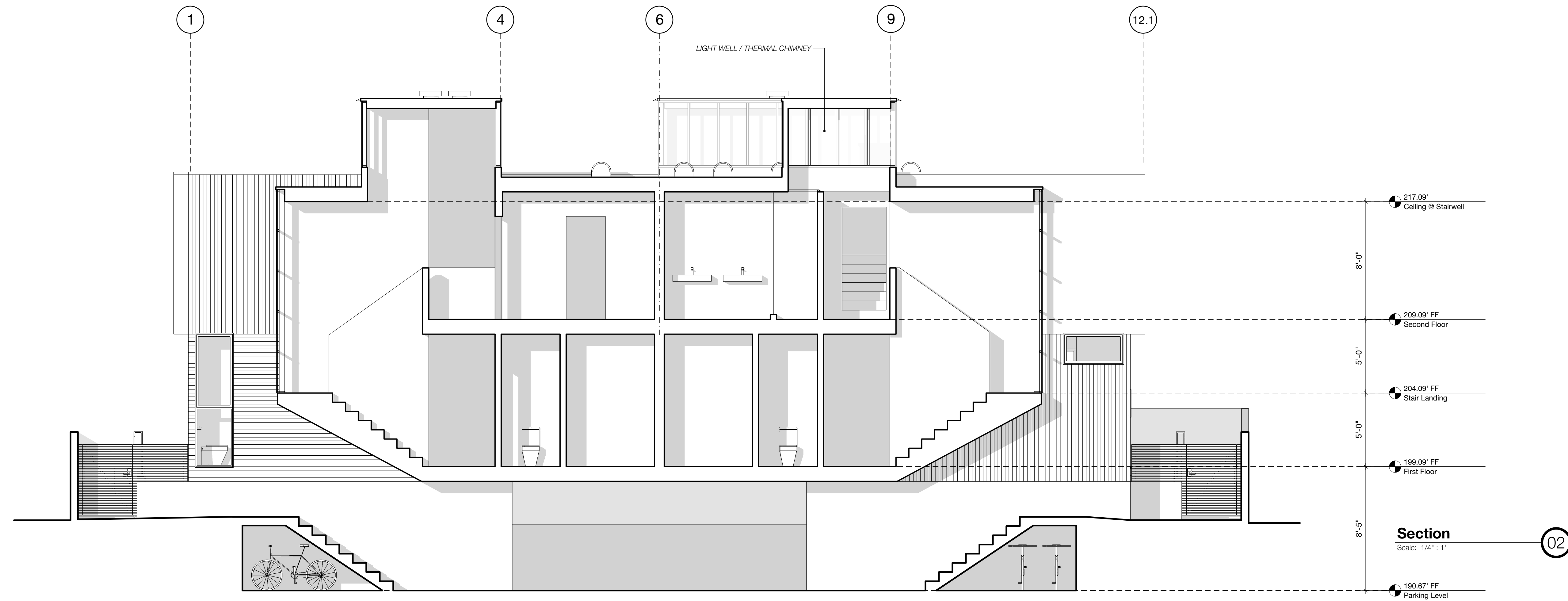
B.F.A.	sqft
Garage	NA
First Floor	902
Second Floor	864
<b>total</b>	<b>1,766</b>
<b>Decks &amp; Balconies</b>	
First Floor	265
Second Floor	41
<b>total</b>	<b>306</b>
<b>OPEN SPACE</b>	
required = 1,766 x .15 =	265
<b>total</b>	<b>398</b>

**LOT AREA : 8,008 SF**  
**TOTAL BFA : 7,264 SF**

**Floor Area / Open Space Diagram**  
Scale: 1/8" = 1'







Project

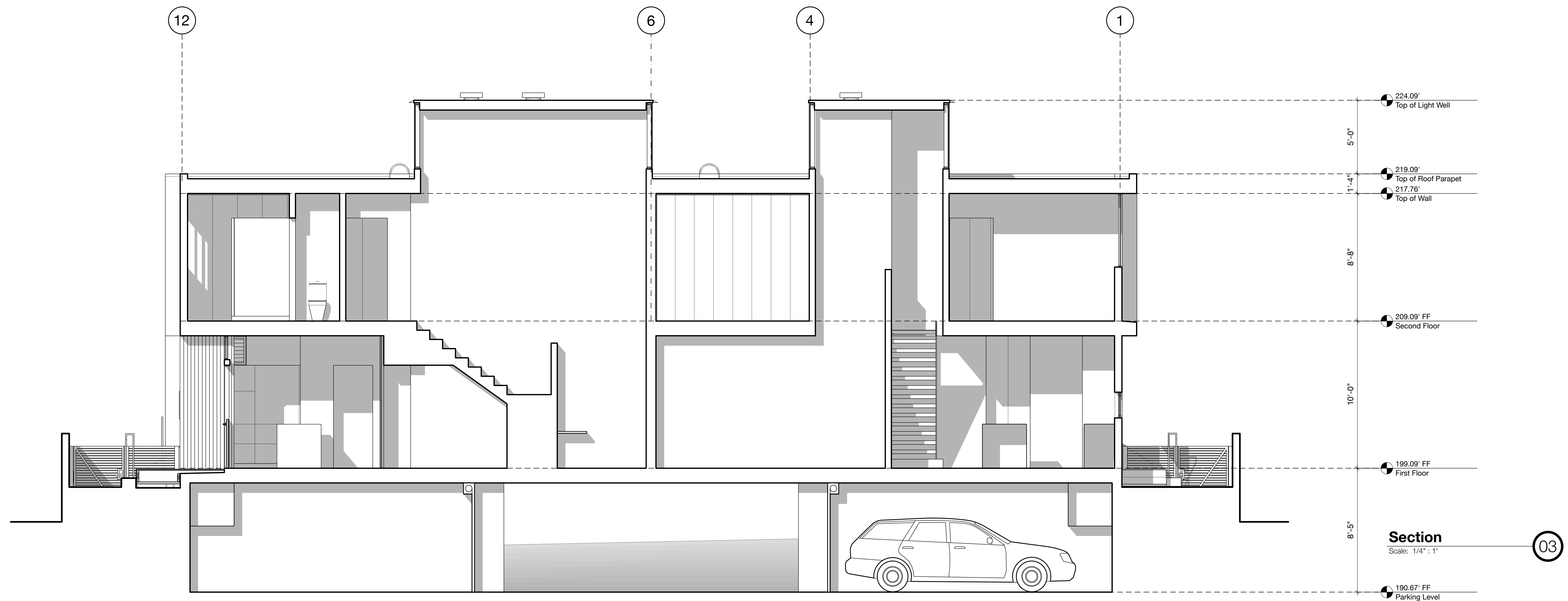
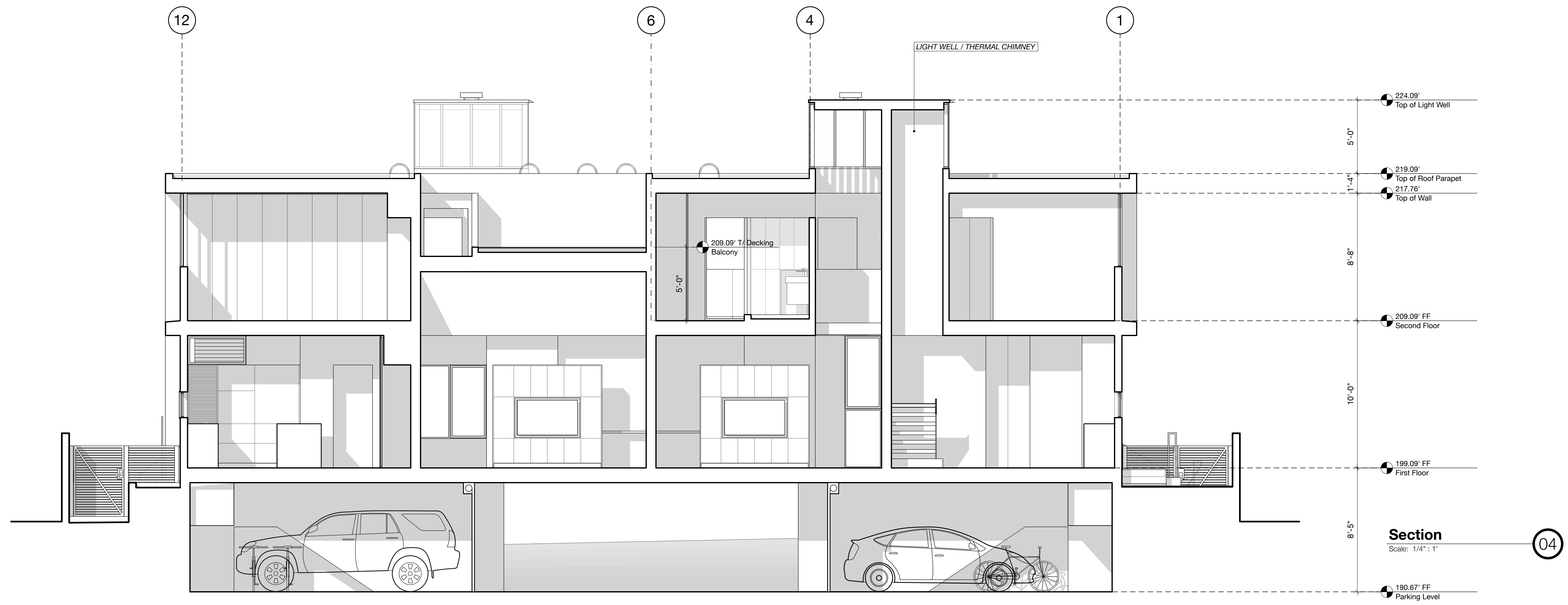
**Palm 4**

Client  
Bryan Murphy &  
Jeff Bowers  
tel 310 433 4002

Issue

Jan 14, 2015

Drawn By  
RAS



Project

**Palm 4**

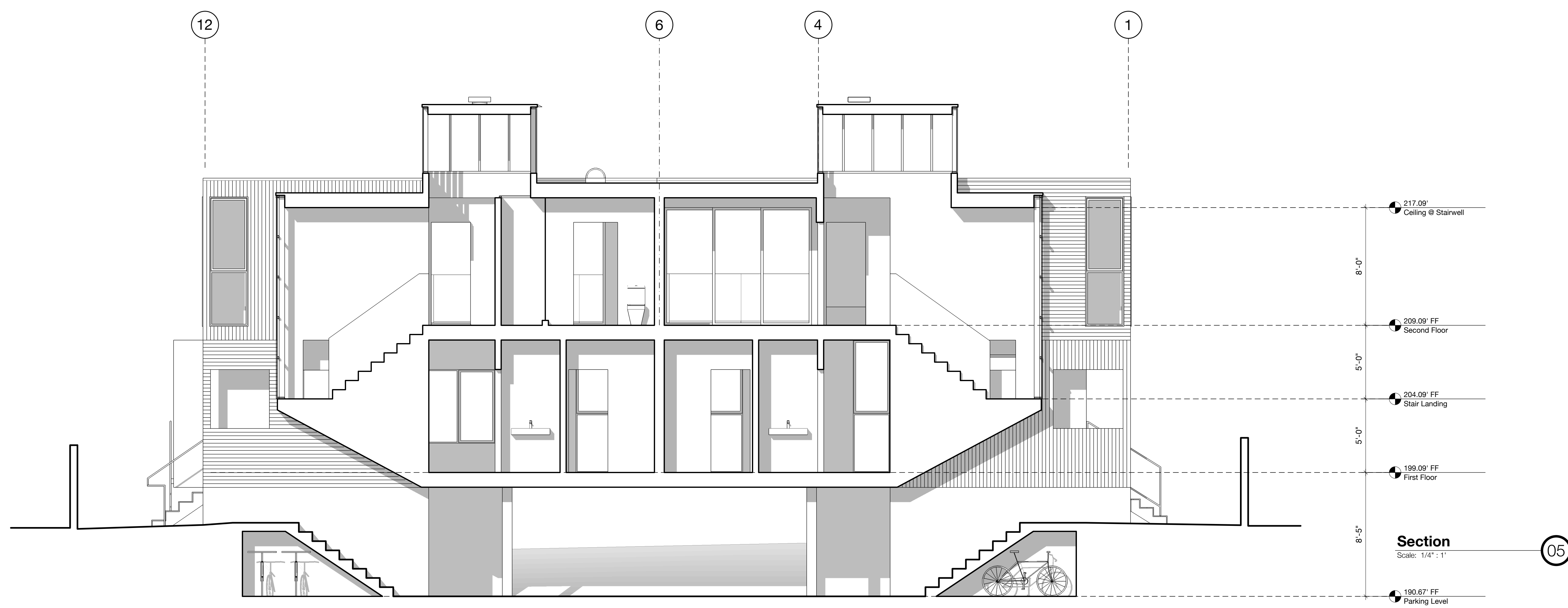
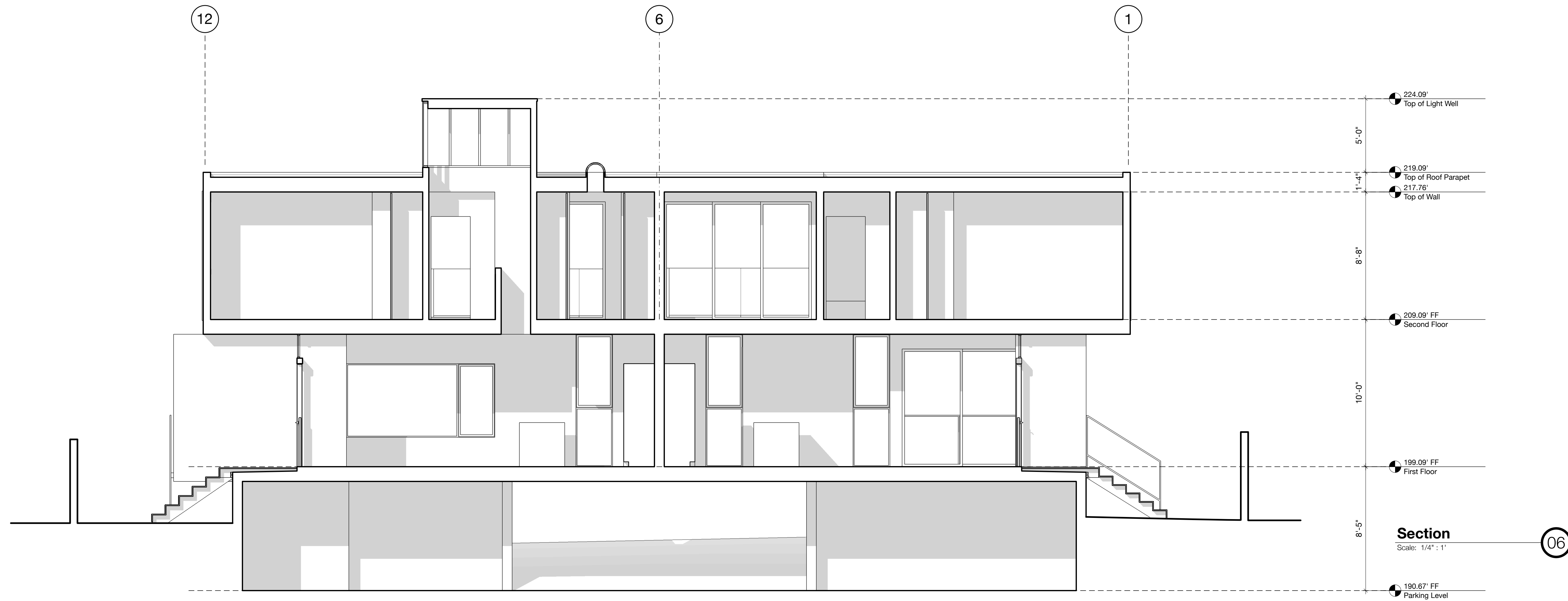
Client  
 Bryan Murphy &  
 Jeff Bowers  
 tel 310 433 4002

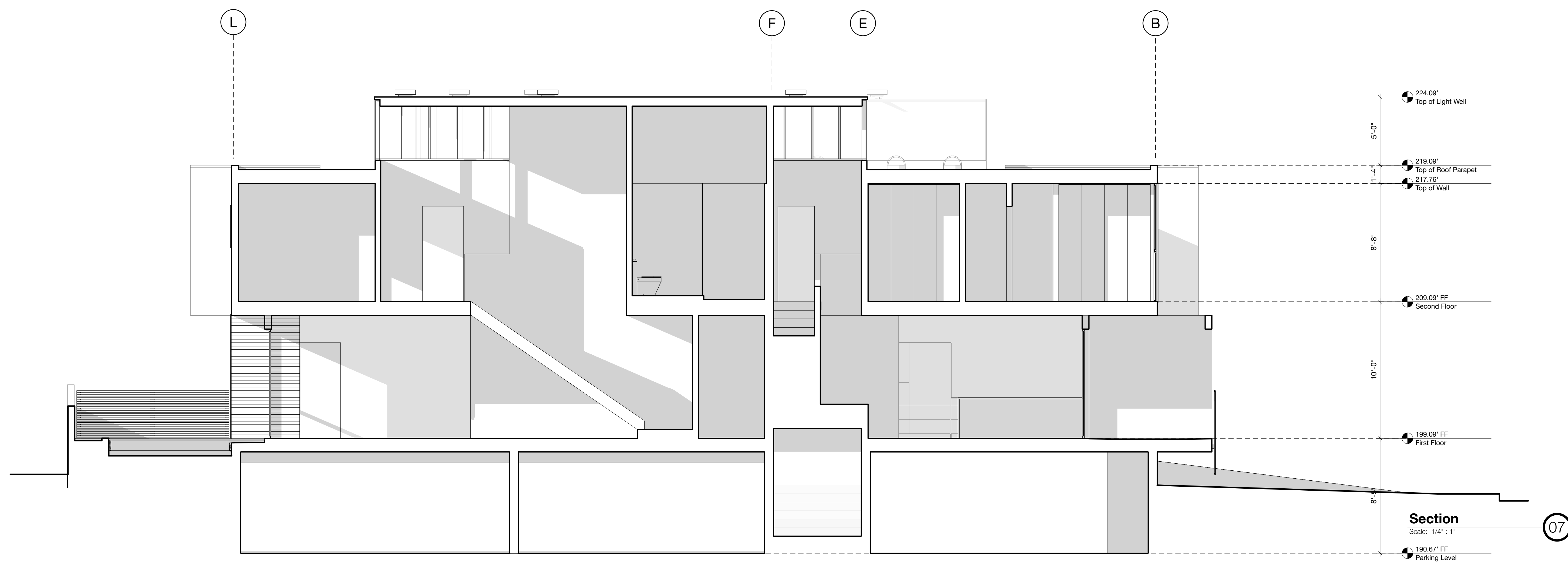
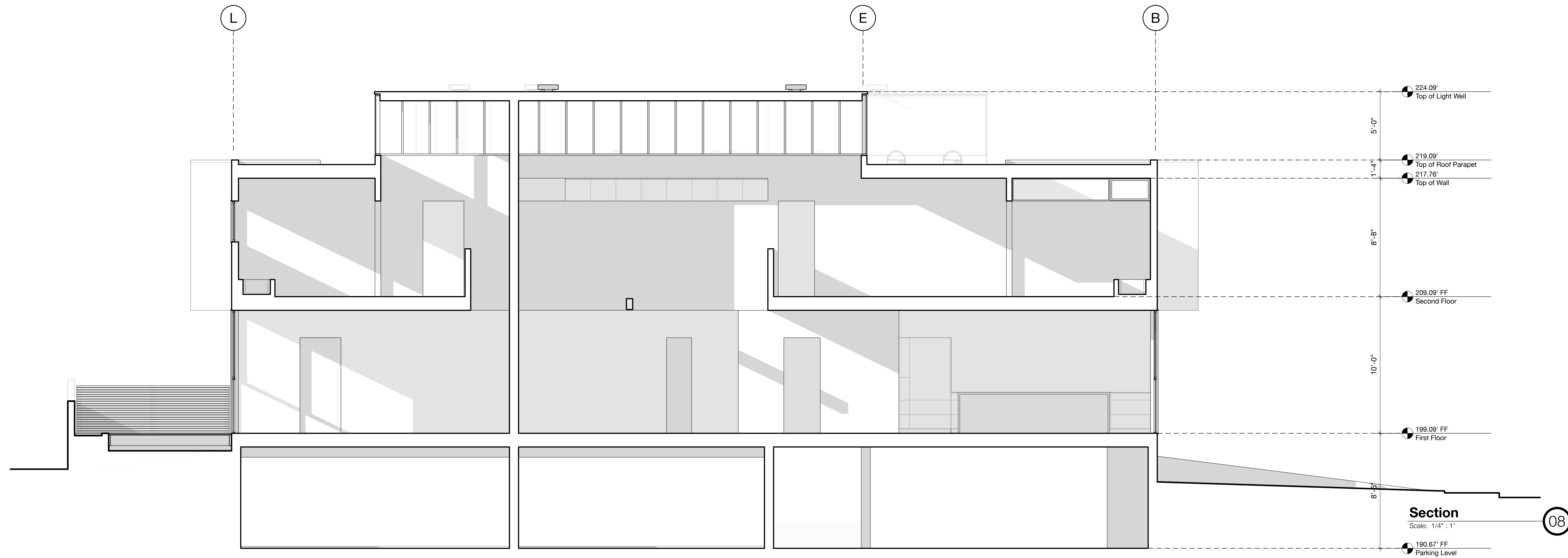
Issue

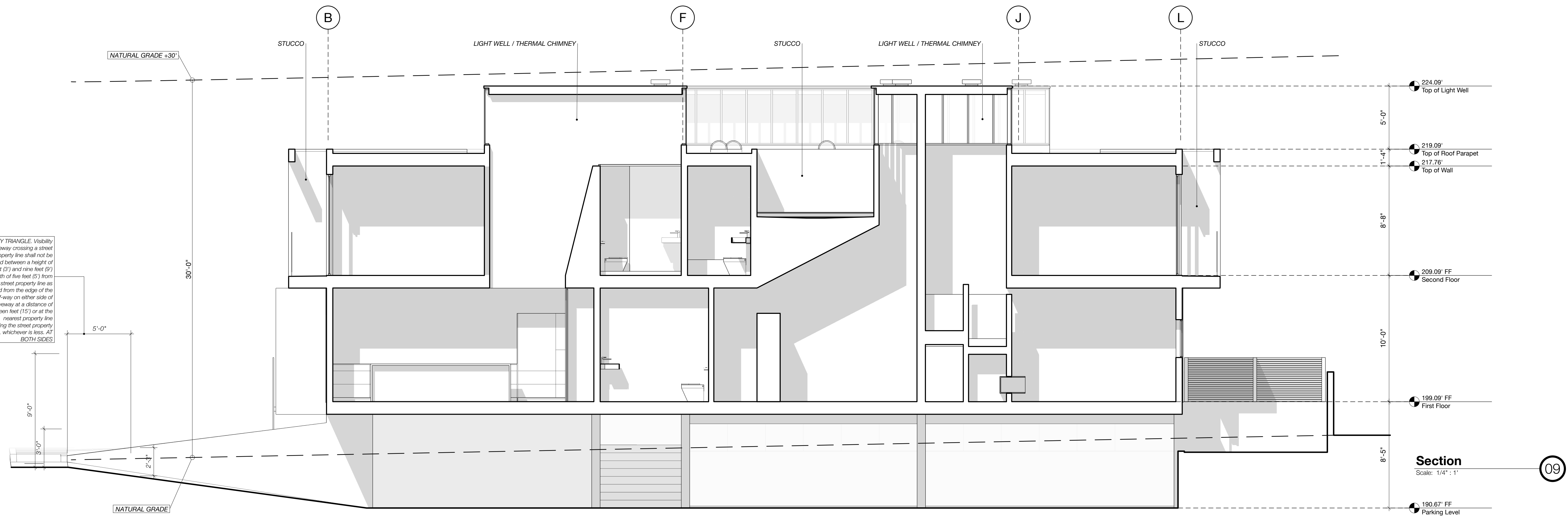
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