

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

TO: Planning Commission

FROM: Marisa Lundstedt, Director of Community Development

BY: Angelica Ochoa, Associate Planner
Rafael Garcia, Assistant Planner

DATE: October 14, 2015

SUBJECT: Appeal of two Coastal Development Permits No. CA 15-05 (VTPM 73511) and CA 15-06 (VTPM 73086) and Subdivision Maps for the demolition of a duplex and construction of two three-story residential condominium units on each of the two lots, for a total of four new condominium units located at 2616 and 2620 Alma Avenue

RECOMMENDATION

Staff recommends that the Planning Commission take public comments, review and discuss the project, and uphold the Community Development Director's decision to **APPROVE** the Coastal Development Permits and Subdivision Maps for the construction of the two new condominiums on each of the two lots, with additional conditions, and **DENY** the subject appeal.

APPELLANT

Hugh and Suzanne Kretschmer
420 27th Street
Manhattan Beach, CA 90266

APPLICANT

2620 Alma Avenue, LLC/Matt Morris Dev.
3508 Highland Avenue
Manhattan Beach, CA 90266

BACKGROUND

On February 26, 2015, two Coastal Development Permit and Subdivision Map applications were submitted to the Community Development Department to request approval to demolish an existing duplex and construct two new two-unit condominium units. The existing 2,444 square foot duplex and two car garage, which is accessed off of Vista Drive, was built in 1921, on a legal double lot, 66' by 105', at the southeast corner of 27th Street and Alma Avenue. (Exhibit A). The original 630 square foot house, commonly known as the George Peck house, was added onto several times since the early 1900s. The proposed project is to construct two three-story residential condominium units, with enclosed two-car garages and guest parking spaces on each of the two lots, for a total of four new condominium units. A Coastal Development Permit is required for each of the subject projects, in that the lots are located in the Coastal non-appealable area of the City, which allows the City to make a final decision on the application. Subdivision Maps are required for the condominium development. The projects are located in Area District III and zoned Residential Medium Density (RM). Each lot is a full lot (33.34' x 105'), approximately 3,500 square feet in area. The surrounding area is a mix of two and three story single family and multi-family residences, condominiums and duplexes.

Staff reviewed the submitted plans and sent a notice of the proposed projects on July 8, 2015 to the surrounding neighbors within the required 100 feet of the subject property. The Coastal Development Permits approving the demolition of the existing duplex and construction of the new condominiums was approved on July 23, 2015 by the Community Development Director. (Exhibit B).

APPEAL

On August 6, 2015, an appeal was filed by the appellants who live at 420 27th Street located two properties to the east (rear) of the subject property and other nearby property owners (Exhibit C). According to Section A.96.160.A. of the City of Manhattan Beach Local Coastal Program, Appeals, the decision or action of the Community Development Department Director may be appealed to the Planning Commission. The appellants indicated that the intersection located at 27th Street and Vista Drive is a traffic hazard due to congestion and the project will put young children attending Grandview Elementary School in danger.

DISCUSSION

Existing Site Conditions

The project site is surrounded by Alma Avenue to the west, 27th Street to the north and Vista Drive, an alley, to the east. The site is made up of two legal buildable lots (lots 6 and 7 of Block 28 of Peck's Manhattan Beach Tract). The subject property, like all of the properties along Alma Avenue from Marine Avenue to 36th Street, is zoned RM. To the east across Vista Drive is zoned RS, Single Family Residential, and to the west of Crest Drive is zoned RH, High Density Residential. The site is currently improved with a residential duplex known as the "Peck" house with a free-standing garage and driveway at the rear of the site which is accessible off of Vista Drive. The proposed garages off of Vista Drive will line up with the other existing garages to the south of the properties.

The public right-of-way improvements along 27th Street between Alma Avenue and Vista Drive include a 40 foot right-of-way made up of a 10-foot parkway along both the north and the south sides of 27th Street, as well as 20 feet of paved street for vehicular circulation and parking. There is parallel public parking only on the south side of 27th Street, abutting the subject site, as well as both sides of Alma Avenue. No sidewalk currently exists on either side of 27th Street or along Alma Avenue. Alma has a 50 foot right-of-way with a 20 foot paved roadway width. The corner project proposes that the garages be setback along Alma which would allow 19.5 feet to park vehicles in the driveway without encroaching over the new proposed walkway. The interior lot garages are not set back as far and provide about 15 feet of clear space in the driveway, enough for compact vehicles. On the north side of Vista Drive, opposite of the subject property, a white edgeline has been painted by the City to demarcate a 4 foot wide area as a pedestrian walking zone as part of the "Safe Routes to School Program" designated route. Children walk along Vista Drive to and from Grandview Elementary School which is located approximately 250 feet southeast of the intersection of Vista Drive and 27th Street.

Proposed Building- 2616 Alma Avenue (CA 15-05, VTPM 73511)-Interior Lot

The proposed structure is a two unit, three-story condominium unit with an attached two-car garage and open guest space for each unit. Garage and guest parking access is proposed to be provided from Alma Avenue and Vista Drive. The total living area proposed is about 5,451 square feet, 2,748 square feet for Unit A and 2,703 square feet for Unit B which will be under the allowable 5,602 square feet for the lot. The total proposed open space of 501 square feet for Unit A and 413 square feet for Unit B will consist of ground level patios, and balconies on the second and third floors. The total open space will comply with the required 15 percent of the total living area. The allowable maximum height limit for the building is 30 feet, as measured from the average of the four corners of the property per MBMC Section 10.60.050, or an elevation of 236.05. The proposed height limit for the building is an elevation of 236.00, which is under the maximum height limit. The project meets all development standard requirements, including setbacks, heights, open space and parking.

Proposed Building- 2620 Alma Avenue (CA 15-06, VTPM 73086)- Corner Lot

The proposed structure is a two unit, three-story residential condominium with an attached two-car garage, as well as an open guest parking space for each of the units. Garage access is proposed to be provided from Alma Avenue and Vista Drive. The total living area is proposed at about 5,560 square feet (2,817 square feet for Unit A and 2,743 square feet for Unit B) which will be under the maximum 5,602 buildable square feet allowable for the lot. The total open space will comply with the required 15 percent of the total living area, with 423 square feet for Unit A and 412 square feet for Unit B. The allowable maximum height limit for the building is 30 feet, as measured from the average of the four corners of the property or an elevation of 236.94 feet. The proposed height for the building is an elevation of 236.75 feet, which is under the maximum height limit. The wall and landscaping at the corner of 27th Street and Vista Drive will be removed and replaced with low landscaping that will improve visibility at this corner. The project meets all development standard requirements, including setbacks, heights, open space and parking.

Subject Appeal (Exhibit C)

Appellants Hugh and Suzanne Kretschmer, property owners of 420 27th Street, are appealing the proposed project because they believe that there is already too much traffic congestion at the intersection of 27th Street and Vista Drive (northeast corner of the site). The appellants indicated that the intersection is a traffic hazard due to congestion. They believe that it is too dangerous to have this project at this location. They state that the increased car traffic from other conversions in the neighborhood already make this a dangerous route for children walking to and from school and adding four more residences on this busy corner will compound the situation. The appellant's petition states that they are against the new project in the interest of safety for children; they believe the students attending Grandview School will be put in danger

Municipal Code (Subdivision) and Local Coastal Program Requirements

The project complies with all applicable development standards contained within the City's Zoning Code, as well as Title 11-Subdivisions of the Manhattan Beach Municipal Code. Furthermore, the project is in accordance with the development standards of the Manhattan Beach Local Coastal Program, as well as the objectives and policies, as described above and as follows:

A. That the project, as described in the application and accompanying materials, as modified by any conditions of approval, conforms with the certified Manhattan Beach Local Coastal Program

- a) The proposed structure is consistent with the building scale in the coastal zone neighborhood and complies with the applicable standards of the Manhattan Beach Local Coastal Program.
- b) 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.
- c) The proposed structure will be consistent with the 30-foot Coastal Zone residential height limit. This is consistent with the residential development of the Land Use Plan, Policy II.B.1-3 as follows:
 1. Maintain building scale in coastal zone residential neighborhoods.
 2. Maintain residential building bulk control established by development standards.
 3. Maintain Coastal Zone residential height limit not to exceed 30-feet.

Furthermore, the subject project is consistent with the following General Plan Goals and Policies:

- Policy LU-1.1: Limit height of new development to three stories where height limit is thirty feet to protect privacy of adjacent properties, reduce shading, protect vistas of the ocean, and preserve low profile image of community
- Policy LU-1.2: Require design of new construction to utilize notches, balconies, rooflines, open space, setbacks and landscaping, or other architectural details to reduce bulk of buildings and add visual interest to streetscape
- Policy LU-3.1: Continue to encourage quality design in all new construction
- Goal LU -4: Preserve features of each community neighborhood and develop solutions tailored to each neighborhood's unique characteristics.
- Policy LU -4.2: Development and implement standards for the use of walk-street encroachment areas and public right-of-way areas.
- Policy LU-4.6: When public improvements are made, they should preserve and maintain distinctive neighborhood characteristics.

Department Comments

Staff requested comments from the City Traffic Engineer, City Engineer, and the Fire and Police Departments.

The Fire Marshall inspected the site and surrounding areas and made recommendations for the applicant to improve emergency vehicle and pedestrian access to the neighborhood. Currently there is street parking on the south side of 27th Street adjacent to the property, which is generally consistent with the neighborhood. The roadway on 27th Street is currently approximately 20 feet wide, which includes about 8 feet for public parallel parking with a 40 foot total public right-of-way width. The undeveloped public right-of-way on the south side of 27th Street is approximately 10 feet wide and the Fire Department is recommending that the street parking be retained and that the street be widened by about 4 feet on the south side, plus a 4 foot sidewalk, 2

feet of landscaping, and ADA access ramps at the two corners. This will improve access for emergency vehicles, trash trucks and other vehicles, as well as provide pedestrian access along 27th Street adjacent to the property starting from the walkway along Vista Drive, for access to Highland Avenue and the neighborhood. A new walkway along Alma Avenue will connect with the sidewalk along 27th Street.

Along 27th Street there is an existing power pole near the corner of Vista Drive and a fire hydrant near the corner of Alma Avenue. Landscaped bulb-outs at the corners with rolled curbs in these areas are recommended to accommodate these existing improvements without the applicant relocating them. The bulb-outs will define the parallel street parking area along 27th Street, accommodate the ADA access ramps and provide the rolled curbs for emergency vehicle turning radius enhancement.

The Public Works City Engineer, Police Department and City Traffic Engineer also inspected the site and support this recommendation. Staff met with the applicants and discussed the concerns with emergency vehicle and pedestrian access to the neighborhood and the opportunities to enhance access. The applicant has concerns with the proposal and they are exploring their options, but they are willing to work with staff to meet the goals and find a solution that works for everyone. Staff is recommending that these improvements become a condition for the project if approved, and the applicant would be responsible for construction of these improvements in the adjacent public right-of-way.

The Police Department further indicated that there have been complaints in the past in the area surrounding the school about traffic particularly during morning drop-off and afternoon pickup. In 2008 the City conducted a Grandview School Study and developed a Neighborhood Traffic Management Plan. A number of measures and improvements were approved and completed since that time, including the white edgeline that defines a pedestrian walking area on Vista Drive between 24th and 33rd Street. The Police Department provided incident reports within the last two years for the surrounding area of 27th Street, Vista Drive and Alma Avenue. Based on the incident reports and per the Police Department, no traffic collision or accidents have occurred during that time.

Staff believes that this is an opportunity to take a step to improve access for the benefit and betterment of the neighborhood and the community as a whole, now and in the future. As 27th Street is one of the few streets that Fire emergency vehicles can access, due to the narrow streets and tight turning radius, it is important to enhance access in this area. The recommended improvements will also provide connectivity and are consistent with other planned Highway Safety Improvement Program (HSIP) grant improvements in the area including botts dots along the Vista Drive white edgeline walking area, and crosswalk signage and flashing pedestrian crossing beacons at 27th Street and Highland Avenue.

Other Considerations

The alley along Vista is narrow (15 feet) and the setback required by the Zoning Code for the garages along Vista Drive is 7'-6" to the rear property line. This does not allow adequate room to park a vehicle parallel to the garage without encroaching into the alley. The Fire Department has raised a concern that in these situations people will often park vehicles in the driveway which

limits emergency vehicle access. Staff recommends that the Planning Commission discuss this concern and determine if it may be appropriate in this situation to provide a wider garage setback off the alley, 8 or 9 feet, so that vehicles parked in front of driveways will not overhang onto Vista Drive.

Applicant and Public Comments

The applicant held a neighborhood meeting at the site on September 24th, 2015. The project was presented to the neighbors and questions were responded to at the meeting. The applicant verbally indicated to staff that the neighbors raised concerns about school overcrowding, parking, traffic and safety for school children and other pedestrians in the Vista Drive alley. The applicant will be able to respond to questions from the Commission on the details of the meeting. Staff received signed correspondence from eight individuals with concerns similar to the appellant, stating that the development of the four new condominiums will only worsen the intersection of 27th Street and Vista Drive.

CONCLUSION

Staff mailed notices for the subject appeal on September 30, 2015 and published notice of the Planning Commission meeting in the Beach Reporter on October 1, 2015. Staff's recommendation to uphold the Director's decision, approve the subject projects, Coastal Development Permit CA 15-05 and CA 15-06, and deny the subject appeal, is based on the facts that the project complies with MBMC Subdivision, the Local Coastal Program requirements, and General Plan Goals and Policies. Public right-of-way improvements as recommended by Fire and other Departments can be incorporated to improve the overall conditions and pedestrian and vehicular access to the surrounding streets in the area. The Planning Commission may also consider providing direction to staff regarding the setback for the garages along Vista Drive.

The proposed project complies with all of the City's standards and therefore, staff recommends that the Planning Commission take public comments, review and discuss the proposed project and uphold the Community Development Director's decision to approve the Coastal Permits for 2616 (CA 15-05) and 2620 (CA 15-06) Alma Avenue, as well as the Subdivision Maps, with additional conditions, and deny the subject appeal.

Attachments:

- Exhibit A – Vicinity Map
- Exhibit B – Coastal Development Permits (CA 15-05 and CA 15-06)
- Exhibit C – Appellant's Documentation
- Exhibit D – Proposed Plans

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Coast Development Permit/Parcel Map Findings and Conditions

Project No: CA 15-05 & VTPM 73511

Required Findings: (Per Section A.96.150 of the Local Coastal Program and Title 11 of the Municipal Code)

Written findings are required for all decisions on Coastal Development Permits. Such findings must demonstrate that the project, as described in the application and accompanying material, or as modified by any conditions of approval, conforms with the certified Manhattan Beach Local Coastal Program.

1. The property is located within Area District III (Beach Area) and is zoned Residential Medium Density, RM.
2. The General Plan and Local Coastal Program/Land Use Plan designation for the property is Medium Density Residential.
3. The project is consistent with the residential development policies of the Manhattan Beach Local Coastal Program, specifically Policies II. B.1, 2, & 3, as follows:
 - II.B.1: The proposed structure is consistent with the building scale in the coastal zone neighborhood and complies with the applicable standards of the Local Coastal Program-Implementation Plan;
 - II.B.2: The proposed structure is consistent with the residential bulk control as established by the development standards of the Local Coastal Program-Implementation Plan;
 - II.B.3: The proposed structure is consistent with the 30' Coastal Zone residential height limit as required by the Local Coastal Program-Implementation Plan.
4. 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, adequate public access is provided and shall be maintained along Alma Avenue, 27th Street and Vista Drive.

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.

5. The proposed use is permitted in the RM zone and is in compliance with the City's General Plan designation of Medium Density Residential; the project 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.
6. The proposed parcel map complies with the State Subdivision Map Act and Title 11 of the Manhattan Beach Municipal Code.

Standard Coastal Development Permit Conditions:

1. Notice of Receipt and Acknowledgment. The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Community Development Department.
2. Expiration. The Coastal Development Permit shall expire three years from the date of approval, consistent with the required subdivision approval (see parcel map conditions).
3. Compliance. All development must occur in strict compliance with the proposal as set forth in the application for permit, subject to any special conditions set forth below. Any deviation from the approved plans must be reviewed and approved by the Director of Community Development.
4. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Director of Community Development.
5. Inspections. The Community Development Department staff shall be allowed to inspect the site and the development during construction subject to 24-hour advance notice.
6. 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.
7. 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.

Standard Parcel Map Conditions:

- 1. Electrical, telephone, cable television system, and similar service wires and cables shall be installed underground to the appropriate utility pole(s) 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.
- 2. 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.
- 3. Each new condominium shall have separate water and sewer laterals as approved by the Director of Public Works.
- 4. A property line clean out is required for each unit.
- 5. Backwater valves shall be installed as required by the Department of Public Works.
- 6. A Traffic Management Plan shall be submitted in conjunction with the building plans, to be approved by the Police 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. Driverless vehicles blocking neighbors' driveways without written authorization, and overnight storage of materials in the roadway shall be prohibited.
- 7. Flat roof surfaces shall have pea gravel or comparable decorative treatments.

8. The project shall conform to Section 10.52.110, Residential condominium standards, of the Manhattan Beach Municipal Code.
9. 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. Alma Avenue and 27th Street
 - b. Vista Drive and 27th Street
 - c. 26th Street and Alma Avenue
 - d. 26th Street and Vista Drive
10. The subject tentative map shall be approved for an initial period of 3 years with the option of future extensions.
11. The final parcel map shall be submitted for city approval and recorded by the Los Angeles County Recorder prior to issuance of condominium certificate of occupancy. The map shall bear the following certificates for City signature: Director of Finance; City Engineer; and Community Development Director.

Special Conditions:

1. The project shall be developed in conformance with all applicable development standards of the RM zoning district, and Chapter 2 of the Local Coastal Program - Implementation Program.
2. Any future rooftop solar panels must be within the maximum building height limit of 236.05 as shown on the approved plans.



City Hall 1400 Highland Avenue Manhattan Beach, CA 90266-4795
Telephone (310) 802-5000 FAX (310) 802-5001 TDD (310) 546-3501

COASTAL DEVELOPMENT PERMIT AND PARCEL MAP APPROVAL

Project No: CA 15-06 & VTPM 73086

On July 23, 2015, the Community Development Department of the City of Manhattan Beach granted Matt Morris Development, (property owner) this approval for the development described below, subject to the attached Standard and Special conditions.

Site: 2620 Alma Avenue

Description: Demolition of an existing duplex and construction of two three-story residential condominium units with two car enclosed garage spaces and one open parking guest space for each unit.

Issued by: Rafael Garcia, Assistant Planner (310) 802-5514

COMMUNITY DEVELOPMENT DEPARTMENT
Marisa Lundstedt, Director

Acknowledgment:

The undersigned permittee acknowledges receipt of this permit and agrees to abide by all terms and conditions thereof.

Signature of Permittee:

Date:

7-23-15

Coast Development Permit/Parcel Map Findings and Conditions

Project No: CA 15-06 & VTPM 73086

Required Findings: (Per Section A.96.150 of the Local Coastal Program and Title 11 of the Municipal Code)

Written findings are required for all decisions on Coastal Development Permits. Such findings must demonstrate that the project, as described in the application and accompanying material, or as modified by any conditions of approval, conforms with the certified Manhattan Beach Local Coastal Program.

1. The property is located within Area District III (Beach Area) and is zoned Residential Medium Density, RM.
2. The General Plan and Local Coastal Program/Land Use Plan designation for the property is Medium Density Residential.
3. The project is consistent with the residential development policies of the Manhattan Beach Local Coastal Program, specifically Policies II. B.1, 2, & 3, as follows:

II.B.1: The proposed structure is consistent with the building scale in the coastal zone neighborhood and complies with the applicable standards of the Local Coastal Program-Implementation Plan;

II.B.2: The proposed structure is consistent with the residential bulk control as established by the development standards of the Local Coastal Program-Implementation Plan;

II.B.3: The proposed structure is consistent with the 30' Coastal Zone residential height limit as required by the Local Coastal Program-Implementation Plan.

4. 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, adequate public access is provided and shall be maintained along Alma Avenue, 27th Street and Vista Drive.

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.

5. The proposed use is permitted in the RM zone and is in compliance with the City's General Plan designation of Medium Density Residential; the project 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.
6. The proposed parcel map complies with the State Subdivision Map Act and Title 11 of the Manhattan Beach Municipal Code.

Standard Coastal Development Permit Conditions:

1. Notice of Receipt and Acknowledgment. The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Community Development Department.
2. Expiration. The Coastal Development Permit shall expire three years from the date of approval, consistent with the required subdivision approval (see parcel map conditions).
3. Compliance. All development must occur in strict compliance with the proposal as set forth in the application for permit, subject to any special conditions set forth below. Any deviation from the approved plans must be reviewed and approved by the Director of Community Development.
4. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Director of Community Development.
5. Inspections. The Community Development Department staff shall be allowed to inspect the site and the development during construction subject to 24-hour advance notice.
6. 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.
7. 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.

Standard Parcel Map Conditions:

1. Electrical, telephone, cable television system, and similar service wires and cables shall be installed underground to the appropriate utility pole(s) 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.
2. 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.
3. Each new condominium shall have separate water and sewer laterals as approved by the Director of Public Works.
4. A property line clean out is required for each unit.
5. Backwater valves shall be installed as required by the Department of Public Works.
6. A Traffic Management Plan shall be submitted in conjunction with the building plans, to be approved by the Police 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. Driverless vehicles blocking neighbors' driveways without written authorization, and overnight storage of materials in the roadway shall be prohibited.
7. Flat roof surfaces shall have pea gravel or comparable decorative treatments.

8. The project shall conform to Section 10.52.110, Residential condominium standards, of the Manhattan Beach Municipal Code.
9. 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. Alma Avenue and 27th Street
 - b. Vista Drive and 27th Street
 - c. 26th Street and Alma Avenue
 - d. 26th Street and Vista Drive
10. The subject tentative map shall be approved for an initial period of 3 years with the option of future extensions.
11. The final parcel map shall be submitted for city approval and recorded by the Los Angeles County Recorder prior to issuance of condominium certificate of occupancy. The map shall bear the following certificates for City signature: Director of Finance; City Engineer; and Community Development Director.

Special Conditions:

1. The project shall be developed in conformance with all applicable development standards of the RM zoning district, and Chapter 2 of the Local Coastal Program - Implementation Program.
2. Any future rooftop solar panels must be within the maximum building height limit of 236.94' as shown on the approved plans.



MASTER APPLICATION FORM

CITY OF MANHATTAN BEACH
COMMUNITY DEVELOPMENT DEPARTMENT

Office Use Only

Date Submitted: 08/06/2015
Received By: NO
F&G Check Submitted: N/A

2620 Alma Avenue

Project Address

Legal Description

General Plan Designation

Zoning Designation

Area District

For projects requiring a Coastal Development Permit, select one of the following determinations¹:

Project located in Appeal Jurisdiction

Project not located in Appeal Jurisdiction

Major Development (Public Hearing required)

Public Hearing Required (due to UP, Var, ME, etc.)

Minor Development (Public Hearing, if requested)

No Public Hearing Required

Submitted Application (check all that apply)

<input checked="" type="checkbox"/> Appeal to PC/PPIC/BBA/JCC	4225	<u>500.00</u>	<input type="checkbox"/> Use Permit (Residential)	4330
<input type="checkbox"/> Coastal Development Permit	4341		<input type="checkbox"/> Use Permit (Commercial)	4330
<input type="checkbox"/> Continuance	4343		<input type="checkbox"/> Use Permit Amendment	4332
<input type="checkbox"/> Cultural Landmark	4336		<input type="checkbox"/> Variance	4331
<input type="checkbox"/> Environmental Assessment	4225		<input type="checkbox"/> Park/Rec Quimby Fee	4425
<input type="checkbox"/> Minor Exception	4333		<input type="checkbox"/> Pre-application meeting	4425
<input type="checkbox"/> Subdivision (Map Deposit)	4300		<input type="checkbox"/> Public Hearing Notice	4339
<input type="checkbox"/> Subdivision (Tentative Map)	4334		<input type="checkbox"/> Lot Merger/Adjust./\$15 rec. fee	4225
<input type="checkbox"/> Subdivision (Final)	4334		<input type="checkbox"/> Zoning Business Review	4337
<input type="checkbox"/> Subdivision (Lot Line Adjust.)	4335		<input type="checkbox"/> Zoning Report	4340
<input type="checkbox"/> Telecom (New or Renewed)	4338		<input type="checkbox"/> Other	

Fee Summary: (See fees on reverse side)

Total Amount: \$ 500.00 (less Pre-Application Fee if applied within past 3 months)

Receipt Number: _____ Date Paid: _____ Cashier: _____

Applicant(s)/Appellant(s) Information

Hugh & Suzanne Kretschmer

Name

420 27th Street, Manhattan Beach, CA 90266

Mailing Address

Neighborhood residents

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

Suzanne Kretschmer (310) 927-3415, skretschmer@verizon.net / Robert Alkin

Contact Person (include relation to applicant/appellant)

Phone number / email

420 27th Street, Manhattan Beach, CA 90266

Address

Applicant(s)/Appellant(s) Signature

310-962-3086
Phone number / email

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

Demolish one single family home and replace with four single family condominiums.

Appeal of CPD Coastal Development Permit

**ATTACHMENT C
PC MTG 10-14-15**

¹ 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)

MEMORANDUM

TO: City of Manhattan Beach
FROM: Concern Citizens of 27th Street and Surrounding Area
SUBJECT: Proposed 2620 Alma Avenue
DATE: August 5, 2015

In the interest of the safety of children, we the residents of 27th Street and surrounding area are against the demolition of the residence on 27th Street and Alma in order to build four townhomes/Condominiums. This project will put the young children attending Grandview school in danger.

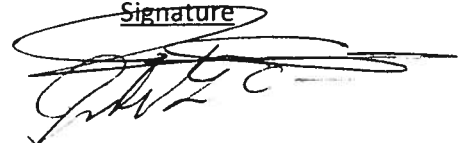
Name

Address

Signature

Robert Akin

429 27th St.



Joseph Coniglio

437 28th St

Diane Clements

Diane Clements

417 27th St.

In Ref


Janice Studwell

424 27th St.

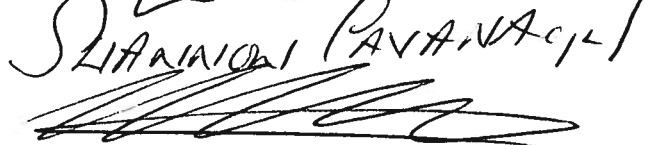
Janice Studwell

~~DEEK ROTH~~

428 27th St.



STANIMON PAVANACI



~~DEEK ROTH~~

456 26th Pl.

May Faynsod

448 27th St

From: **John Argue** john.argue@veritypoint.com
Subject: RE: Sign and Return
Date: August 6, 2015 at 1:40 AM
To: **Bobby Akin** Bobby.Akin@fox.com

MEMORANDUM

TO: City of Manhattan Beach
FROM: Concern Citizens of 27th Street and Surrounding Area
SUBJECT: Proposed 2620 Alma Avenue
DATE: August 5, 2015

In the interest of the safety of children, we the residents of 27th Street and surrounding area are against the demolition of the residence on 27th Street and Alma in order to build four townhomes/Condominiums. This project will put the young children attending Grandview school in danger.

John Argue
401 27th Street
Manhattan Beach, CA 90266

From: Bobby Akin [mailto:Bobby.Akin@fox.com]
Sent: Wednesday, August 5, 2015 7:39 AM
To: John Argue <john.argue@veritypoint.com>
Subject: Re: Sign and Return

Just send me an email that you are traveling and support the petition to halt the project. I'll attach to city forms..

Bobby Akin
Vice President Motorsport and Branded Content
FOX Networks
310 962 3086 - Mobile
424 203 5982 - Office

On Aug 5, 2015, at 12:16 AM, John Argue <john.argue@veritypoint.com> wrote:

Bobby, we are traveling thru Europe. Will try to find a place to print and scan.

----- Original message -----

From: Bobby Akin <Bobby.Akin@fox.com>

Date: 08/04/2015 11:29 PM (GMT+00:00)

To: Julie Argue <j.argue@verizon.net>, John Argue <john.argue@veritypoint.com>

Subject: Sign and Return

John/Julie:

Can you sign the attached and return to me ASAP. I am filing the paperwork with the city on Thursday...

Please forward to anyone you think would sign and ask them to forward to me....

Thanks!

Bobby Akin
Vice President Motorsport and Branded Content
FOX Networks
310 962 3086 - Mobile
424 203 5982 - Office

Begin forwarded message:

From: Bobby Akin <Bobby.Akin@fox.com>

Date: August 4, 2015 at 3:26:18 PM PDT

To: Bobby Akin <Bobby.Akin@fox.com>

Bobby Akin
Vice President, Branded Content
FOX Networks



City Hall 1400 Highland Avenue Manhattan Beach, CA 90266-4795
Telephone (310) 802-5000 FAX (310) 802-5001 TDD (310) 546-3501

COASTAL DEVELOPMENT PERMIT AND PARCEL MAP APPROVAL

Project No: CA 15-05 & VTPM 73511

On July 23, 2015, the Community Development Department of the City of Manhattan Beach granted Matt Morris Development, (property owner) this approval for the development described below, subject to the attached Standard and Special conditions.

Site: 2616 Alma Avenue

Description: Demolition of an existing duplex and construction of two three-story residential condominium units with two car enclosed garage spaces and one open parking guest space for each unit.

Issued by: Angelica Ochoa, Associate Planner (310) 802-5517

COMMUNITY DEVELOPMENT DEPARTMENT
Marisa Lundstedt, Director

Acknowledgment:

The undersigned permittee acknowledges receipt of this permit and agrees to abide by all terms and conditions thereof.

Signature of Permittee:  Date: 7-23-15

**ATTACHMENT B
PC MTG 10-14-15**

From: **Hugh Kretschmer** hughhk@verizon.net
Subject: Re:
Date: August 5, 2015 at 8:04 AM
To: Bobby Akin Bobby.Akin@fox.com

Bobby, I am current in Greece and don't have a real computer to turn this around. That said, both Suzanne and I support this position. It is too dangerous to have this project in this location. The increased car traffic from all of the other lot conversions in the neighborhood is already making this a dangerous route for children walking to school and adding 4 more residences on this busy corner will compound the situation.

Thanks

Hugh Kretschmer
(310) 308-3076

On Aug 5, 2015, at 1:25 AM, Bobby Akin <Bobby.Akin@fox.com> wrote:

Can you sign and return....

Bobby Akin
Vice President, Branded Content
FOX Networks
12121 W. Bluff Creek Drive, Suite 336
Playa Vista, CA 90094
Office: 424 203 5982
Cell: 310 962 3086
Email: bobby.akin@fox.com

<2620 Alma.docx>

APPLICANT PLANS
NOT
AVAILABLE
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