

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

TO: Planning Commission

FROM: Marisa Lundstedt, Director of Community Development

THROUGH: Laurie B. Jester, Planning Manager

BY: Ted Faturos, Assistant Planner

DATE: October 28, 2015

SUBJECT: Variance Amendment for Parking Standards, Setbacks and Two-Story Limit for a Proposed Second Story Addition to an Existing One Story Single Family Residence at 2702 North Ardmore Avenue (Truong)

RECOMMENDATION

Staff recommends that the Planning Commission **CONDUCT THE PUBLIC HEARING, APPROVE** the request, and **ADOPT** the attached Resolution. (Exhibit A)

APPLICANT/OWNER

Thomas and Jessica Truong
2702 North Ardmore Avenue
Manhattan Beach, CA 90266

BACKGROUND

The subject site is a small triangular shaped lot located at the corner of a five way intersection (Ardmore Avenue at 27th Street and Poinsettia Avenue) The site's location (see attached Location map – Exhibit B) also contributes to its highly irregular shape. The site previously received approval for a variance in 1954 for rear and side yard setbacks and minimum structure size (Exhibit C). The current project proposes to add a 767 square foot second story addition to the existing 530 square foot (plus a single car garage) one-story residence while maintaining the existing nonconformities. The project as proposed will also create new nonconformities.

LOCATION

<u>Location</u>	2702 North Ardmore Avenue (See Location Map – Exhibit B)
<u>Legal Description</u>	Lot 9, Block 34, Tract No. 1638
<u>Area District</u>	II

LAND USE

<u>General Plan</u>	Low Density Residential
<u>Zoning</u>	RS, Residential Low Density

PROJECT DETAILS

	<u>Proposed</u>	<u>Code Requirement</u>
Parcel Size:	2,140 sq ft*	4,600 sq ft min
Buildable Floor Area:	1,297 sq ft / 530 sq ft (E)	1,498 sq ft max
Height	26 ft	26 ft max
Parking:	1 enclosed space*	2 enclosed spaces
	18 ft 2 in length of space*	19 ft length of space
	8 ft wide garage door*	9 ft wide garage door
<u>Setbacks / Projections (Eaves)</u>		
Front (northwest)	19.7 ft*	20 ft. min.
Rear (southeast)	8 ft 1 in*	12 ft. min.
Street Side (south)	1 ft* / 0.5 ft eave	3 ft. min. / 2.5 ft min. eave
Interior Side (north)	3 ft 1 in	3 ft. min.
Additional Front & Corner Side	71.53 sq ft	171.2 sq ft
Stories	2 (with small 3-story area)	2

* Existing Legal non-conforming

DISCUSSION

The existing site consists of a 530 square foot home with a 256 square foot one-car enclosed garage located on a small, substandard 2,140 square foot triangle-shaped lot. The lot sits at a five-way intersection, with the lot's front yard located on North Ardmore Avenue and the lot's streetside yard located along 27th Street. The lot has 40 feet of frontage on North Ardmore Avenue and tapers back eastward to a narrow point.

The existing structure has several nonconformities. The existing front yard setback is 19.7 feet while the minimum required front yard setback is 20 feet. The existing streetside yard is one foot while the minimum required street side yard is 3 feet. The existing structure encroaches into the minimum 12 foot rear yard, providing 8 feet 1 inch of rear yard setback. Furthermore, the

existing structure has a one-car enclosed garage instead of the required two-car enclosed garage. The garage's door is 8 feet wide, not meeting the minimum 9 foot wide requirement for single car garage doors. The garage also does not meet the minimum interior clearance length of 19 feet, with a length of 18 feet 2 inches.

The variance granted by the Planning Commission in 1954 (Minor Variance No. 11-1954-Exhibit C) allowed a reduction in the required rear and side yard setbacks as well as a reduction in the minimum structure size. The Planning Commission recognized in 1954 that applying the Zoning Code development standards to the small, irregularly shaped lot "would result in undue and unnecessary hardship and result in an unreasonable situation." Code standards have changed since 1954, with increased setbacks and garage requirements as well as other additional regulations. The relief from the development standards given by the existing variance does not adequately address the current Code nor the applicant's proposed plans. A variance amendment is requested to provide for deviation from the current development standards in order to add onto the existing dwelling.

The submitted plans will maintain the existing nonconformities (nonconforming front yard, rear yard, and street side yard setbacks, one-car garage, 8 foot wide garage door, and 18 foot 2 inch interior garage clearance length) and the additions and remodel will create new nonconformities. The applicant proposes to maintain the existing building footprint but add a second story over the existing structure. The resulting structure would not meet the required additional front and corner side setback requirements (MBMC 10.12.030 T), providing 71.53 square feet of the required 171.2 square foot reduction on the second story. The proposed plans also show a small portion of the bathroom on the second level (Attachment E- Sheet SD.10- Bath 2) is actually three stories as defined by the Zoning Code, while only two stories are allowed. Finally, an eave on the 27th Street streetside yard is significantly less than the required 2.5 feet from property line (MBMC 10.60.060 A).

Variance Findings

Section 10.84.010 of the MBMC indicates that variances are intended to resolve practical difficulties or unnecessary physical hardships that may result from the size, shape, or dimensions of a site or the location of existing structures thereon; from geographic, topographic, or physical conditions on the site or in the immediate vicinity. The City's Zoning Code, Section 10.84.060 B is based upon State Law and requires that each of the following three findings must be met in order for a Variance to be approved.

These required findings are detailed below:

1. Because of special circumstances or conditions applicable to the subject property—including narrowness and hollowness or shape, exceptional topography, or the extraordinary or exceptional situations or conditions—strict application of the requirements of this title would result in peculiar and exceptional difficulties to, or exceptional and/or undue hardships upon, the owner of the property;
2. The relief may be granted without substantial detriment to the public good; without substantial impairment of affected natural resources; and not be detrimental or injurious

to property or improvements in the vicinity of the development site, or to the public health, safety or general welfare; and

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

Staff suggests the following findings in support of the project:

1. The lot is a small, narrowly-tapered triangle shape that sits at a five-way intersection. The property is also sloped with an 8 foot drop in elevation from the front to the rear on the north side, a 74 foot length. Applying the strict application of the Code development standards to this irregular lot would result in an extremely burdensome buildable envelope and an exceptional and undue hardship in developing a reasonably sized house on the property. The first floor buildable envelope using the Zoning Code development standards would only be about 700 square feet. The second story buildable envelope would be even smaller at about 530 square feet after applying the additional corner side setback requirements. These setback requirements, coupled with the two-car garage standard that would take away about 350 square feet, would create a dwelling with about 880 square feet of livable area. It would be unlikely that a design could even reach 880 square feet. The lot's shape and orientation clearly present practical difficulties for the property owner in building a reasonably sized residence.
2. The relief may be granted without substantial detriment to the public good as the home is retaining its existing building footprint and setbacks. The nonconforming side yard is on the streetside, not the interior side yard next to the neighbor to the northeast. The nonconforming rear yard setback is also not directly abutting a neighboring home. The new second story will match these non-conforming setbacks. The small portion of the proposed building that qualifies as a three-story is very minor, and wouldn't be out of place in the neighborhood considering the non-conforming three-story home next door to the northeast. Furthermore, the proposed house is about 200 square feet, or 13%, under the maximum buildable floor area, and provides modulation and architectural interest to benefit the neighborhood.
3. Granting the application is consistent with the purposes of the Zoning Code, in particular Section 10.12.010 B and E, and will not constitute the granting of a special privilege because the setback standards are oriented toward more standard shape, size and depth properties. The proposed project will provide relative setback and bulk consistency with neighboring properties, will ensure adequate light, air, privacy and open space, protect neighboring residents from adverse impacts, and achieve design compatibility.

The proposed project is consistent with the following General Plan goals and policies

Land Use Element:

Policy 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.

Policy LU-2.2- Preserve and encourage private open space on residential lots citywide.

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

Housing Element:

Policy 1. Preserve the scale of development in existing residential neighborhoods.

Policy 2. Preserve existing dwellings.

Program 2a. Allow non-conforming dwellings to remain and improve.

Department comments

Two mature trees are located in the public right-of-way on 27th Street that will be impacted by the proposed plans. Public Works and the City's arborist have concluded that the trees should be removed based on their health and poor structure. Additionally, due to their close proximity to the house, construction which would further compromise their survival. Public Works will require replacement trees to be planted within the right of way.

A nonconforming private wall is located in the public right-of-way on 27th Street. The applicants will be required to obtain an Encroachment Permit and bring the wall into conformance with the City's regulations for the private use of public property (MBMC 7.36) by lowering the wall to 42 inches maximum, and complying with other Code requirements. Additionally, Section 9.72.015 requires two public parking spaces on corner lots in the Tree Section. Based on review and input from the City Traffic Engineer and City Engineer, one parking spot will be provided on 27th Street and one on Ardmore Avenue, as there is not adequate sight distance from the stop sign at the corner of 27th Street to provide two parking spaces on 27th Street. The details of the right-of-way improvements along both 27th Street and Ardmore Avenue will be reviewed and refined during the plan check process.

No other Department comments were received.

Neighbor Response

Staff has received no comments in response to the project notice which was published in the paper on October 15, 2015 and mailed to surrounding property owners on October 13, 2015.

ENVIRONMENTAL REVIEW

The Project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Section 15303 based on staff's determination that the project

consists of the new construction of a small structure consisting of one-single family residence that will not have a significant impact on the environment.

CONCLUSION

Staff supports the Variance request, subject to the recommended conditions, based on the Variance findings stated above, and that the project otherwise: (1) conforms to applicable zoning objectives and development standards, (2) is not expected to have a detrimental impact on nearby properties, and, (3) is consistent with the goals and policies of the General Plan.

Attachments:

- A. Draft Resolution No. PC 15-XX
- B. Location Map
- C. Minor Variance No. 11-1954
- D. Applicant Material
- E. Proposed Plans dated October 20, 2015 (not available electronically)

c: Thomas and Jessica Truong, Applicants
Joseph Wu, Project Architect

RESOLUTION NO PC 15-XX

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANHATTAN BEACH APPROVING A VARIANCE AMENDMENT FROM SETBACK, PROJECTIONS, PARKING AND TWO-STORY REQUIREMENTS FOR THE REMODEL AND SECOND STORY ADDITION TO AN EXISTING HOME AT 2702 N ARDMORE AVENUE
(Truong)**

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

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

- A. The Planning Commission of the City of Manhattan Beach conducted a public hearing pursuant to applicable law on October 28, 2015, to consider an application for a Variance Amendment for the property legally described as Lots 9, Block 34, Tract No. 1638, located at 2702 N Ardmore Avenue in the City of Manhattan Beach.
- B. The public hearing was advertised pursuant to applicable law, testimony was invited and received.
- C. The applicants and property owners for the Variance Amendment are Thomas and Jessica Truong.
- D. The property is located within Area District II and is zoned RS Single-Family Residential. The surrounding Zoning and land uses consist of single-family residences and to the west across Valley Drive is the Veterans Parkway open space zone.
- E. The General Plan designation for the property and surrounding area is Low Density Residential. The General Plan encourages the preservation, rehabilitation and upgrade of residential development, such as this. The project is specifically consistent with General Plan Policies as follows:

Land Use Element:

Policy 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.

Policy LU-2.2- Preserve and encourage private open space on residential lots citywide.

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

Housing Element:

Policy 1. Preserve the scale of development in existing residential neighborhoods.

Policy 2. Preserve existing dwellings.

Program 2a. Allow non-conforming dwellings to remain and improve.

- F. The applicants request is to remodel the existing nonconforming structure and add a second story addition. The proposal would maintain and match with new construction the existing nonconforming setbacks and garage; as well as create new nonconformities related to additional second story corner setbacks, eave projections, and a third- story for a minor portion of the house.

**EXHIBIT A
PC MTG 10-28-15**

- G. A variance was previously approved by the Planning Commission on June 9, 1954, adopted as Minor Variance No. 11-1954, for a decrease in the required side and rear yard setbacks and minimum dwelling size.
- H. The existing nonconforming setbacks that will be maintained are the front setback at 19.7 feet, the rear yard setback at 8 feet 1 inch, and the street side yard setback at 1 foot. The nonconforming one-car garage will also be maintained, with the minimum interior length of the garage will remain at 18 feet 2 inches instead of the required 19 feet. The garage door width will also maintain an 8 foot wide clearance instead of the required 9 foot wide clearance. With the addition, a three-story area will be created for a small portion of the house on the north side for a portion of “Bath 2”, as shown on the second level plans and building section.
- I. The proposed construction complies with other applicable standards including maximum building height, maximum buildable floor area, and interior side yard setback.
- J. The project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Section 15303 based on staff’s determination that the project consists of the new construction of a small structure consisting of one single family residence that will not have a significant impact on the environment.
- K. 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.
- L. The Planning Commission made the following findings with respect to the Variance application:

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

The lot is a small, narrowly-tapered triangle shape that sits at a five-way intersection. The property is also sloped with an 8 foot drop in elevation from the front to the rear on the north side, a 74 foot length. Applying the strict application of the Code development standards to this irregular lot would result in an extremely burdensome buildable envelope and an exceptional and undue hardship in developing a reasonably sized house on the property. The first floor buildable envelope using the Zoning Code development standards would only be about 700 square feet. The second story buildable envelope would be even smaller at about 530 square feet after applying the additional corner side setback requirements. These setback requirements, coupled with the two-car garage standard that would take away about 350 square feet, would create a dwelling with about 880 square feet of livable area. It would be unlikely that a design could even reach 880 square feet. The lot’s shape and orientation clearly present practical difficulties for the property owner in building a reasonably sized residence.

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

The relief may be granted without substantial detriment to the public good as the home is retaining its existing building footprint and setbacks. The nonconforming side yard is on the streetside, not the interior side yard next to the neighbor to the northeast. The nonconforming rear yard setback is also not directly abutting a neighboring home. The new second story will match these non-conforming setbacks. The small portion of the proposed building that qualifies as a three-story is very minor, and wouldn’t be out of place in the neighborhood considering the non-conforming three-story home next door to the northeast. Furthermore, the proposed house is about 200 square feet, or 13%, under the maximum buildable floor area, and provides modulation and architectural interest to benefit the neighborhood.

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

The application is consistent with the purposes of the Zoning Code, in particular Section 10.12.010 B and E, and will not constitute the granting of a special privilege because the setback standards are oriented toward more standard shape, size and depth properties. The proposed project will provide relative setback and bulk consistency with neighboring properties, will ensure adequate light, air, privacy and open space, protect neighboring residents from adverse impacts, and achieve design compatibility

M. This Resolution upon its effectiveness constitutes the Variance Amendment for the subject project.

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

1. The project shall be in substantial conformance with the plans submitted to, and approved by the Planning Commission on October 28, 2015. Any substantial deviation from the approved plans must be reviewed and approved by the Planning Commission.
2. If determined to be necessary by the City Traffic Engineer, a Construction Traffic Management and Staging Plan shall be submitted in conjunction with all construction and other building plans, to be approved by the Community Development Department prior to issuance of building permits. The plan shall provide for the management of all construction related traffic and operation during all phases of construction, including delivery and storage of materials and parking of construction related vehicles.
3. No discharge of construction wastewater, building materials, debris, or sediment from the site is permitted. Erosion control devices shall be provided as required by the Public Works Director.
4. 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.
5. 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.
6. 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.
7. A street corner obstruction-free zone on 27th Street and Valley Boulevard shall be provided as required by the Director of Public Works.
8. The applicants must obtain an Encroachment Permit for their walls in the right-of-way on 27th Street. The walls will be brought into compliance with the city's Encroachment standards for private use of public property.

Procedural

9. This Resolution shall become effective when all time limits for appeals have been exhausted as provided in MBMC Section 10.100.030 and will replace Minor Variance No. 11-1954.
10. The Variance Amendment shall be approved for a period of two years after the date of approval, with the option for future extensions, in accordance with the MBMC Section 10.84.090 (A) .

11. 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.
12. The applicants must submit in writing to the City of Manhattan Beach acceptance of all conditions within 30 days of approval of the Variance Amendment.
13. *Indemnity, Duty to Defend and Obligation to Pay Judgments and Defense Costs, Including Attorneys' Fees, Incurred by the City.* The applicants shall defend, indemnify, and hold harmless the City, its elected officials, officers, employees, volunteers, agents, and those City agents serving as independent contractors in the role of City officials (collectively "Indemnitees") from and against any claims, damages, actions, causes of actions, lawsuits, suits, proceedings, losses, judgments, costs, and expenses (including, without limitation, attorneys' fees or court costs) in any manner arising out of or incident to this approval, related entitlements, or the City's environmental review thereof. The applicants shall pay and satisfy any judgment, award or decree that may be rendered against City or the other Indemnitees in any such suit, action, or other legal proceeding. The City shall promptly notify the applicants of any claim, action, or proceeding and the City shall reasonably cooperate in the defense. If the City fails to promptly notify the applicants of any claim, action, or proceeding, or if the City fails to reasonably cooperate in the defense, the applicants shall not thereafter be responsible to defend, indemnify, or hold harmless the City or the Indemnitees. The City shall have the right to select counsel of its choice. The applicants shall reimburse the City, and the other Indemnitees, for any and all legal expenses and costs incurred by each of them in connection therewith or in enforcing the indemnity herein provided. Nothing in this Section shall be construed to require the applicants to indemnify Indemnitees for any Claim arising from the sole negligence or willful misconduct of the Indemnitees. In the event such a legal action is filed challenging the City's determinations herein or the issuance of the approval, the City shall estimate its expenses for the litigation. The applicants shall deposit said amount with the City or enter into an agreement with the City to pay such expenses as they become due.

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

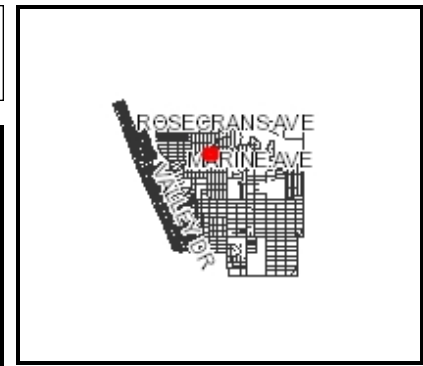
AYES:
NOES:
ABSTAIN:
ABSENT:

Marisa Lundstedt,
Secretary to the Planning Commission

Rosemary Lackow
Recording Secretary



City of Manhattan Beach



Legend

Parcels

EXHIBIT B
PC MTG 10-28-15

Scale: 1: 1,200

This map is a user generated static output from the "MB GIS Info" Intranet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

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Notes

EXHIBIT B-10-28-15
PLANNING COMMISSION
2702 North Ardmore Avenue

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PLANNING COMMISSION MINOR VARIANCE NO. 11-1954 - W. S. McGRIGOR

A communication was presented from the Planning Commission dated June 14, 1954, accompanied by a certified copy of a resolution adopted by the Commission at its meeting of June 8, 1954, finding the request of W. S. McGregor, 2515 Palm Avenue, to waive the twenty foot rear yard required by the Zoning Ordinance and maintain a rear yard of 18' 6", and to waive the five foot side yard requirement and maintain a three foot side yard, in order to build a residential structure containing 602 square feet instead of the 850 square foot minimum required by the Zoning Ordinance, on Lot 9, Block 34, in Tract No. 1638, to be a minor matter under subdivision "g" of Section 15 of Ordinance No. 502.

After discussion, it was moved by Councilman Linaker and seconded by Councilman Logan that the following resolution be adopted:

WHEREAS, the City Planning Commission has presented to this Council a certified copy of a resolution setting forth the findings and recommendations of said Commission with reference to a minor variance on petition of W. S. McGregor of 2515 Palm Avenue, Manhattan Beach, with respect to the premises located in the City of Manhattan Beach known as Lot 9, Block 34, Tract No. 1638; and

WHEREAS, under the provisions of subdivision "g" of Section 15 of Ordinance No. 502 (the Land Use Plan-Zoning Ordinance) of said City, as amended, it now becomes the duty of this Council to approve or disapprove the findings and recommendations made by said Commission in its said resolution;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MANHATTAN BEACH, CALIFORNIA, AS FOLLOWS:

First: That said resolution hereinabove referred to of said Planning Commission be placed on file in the office of the City Clerk, open to public inspection; that it be designated as "Determination No. 11-1954 (Subdivision G of Section 15 of Ordinance No. 502)" and that as so on file it is hereby referred to and by this reference incorporated herein and made a part hereof;

Second: That the City Council does hereby make the same findings and determinations with reference to said matter as are made by said Planning Commission in its said resolution; and

Third: That this Council does hereby approve the findings, recommendations and action of said City Planning Commission and does hereby order that this resolution be spread upon the official minutes of the meeting of this Council at which the same is passed and adopted and shall be shown as so adopted by a four-fifths vote of all

of its members, all as contemplated in and under the provisions of said subdivision "g" of Section 15 of said Ordinance No. 502 above referred to.

On roll call said motion was carried and said resolution was adopted by the following vote:

AYES: Councilmen Poye, Gorman, Linaker, Logan and Mayor Walker
NAYS: None
ABSENT: None

EXHIBIT C
PC MTG 10-28-15

C/O 6-15-54

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MASTER APPLICATION FORM

CITY OF MANHATTAN BEACH
COMMUNITY DEVELOPMENT DEPARTMENT

PAII
JB/001-01363412
06-08-2015

Office Use Only
Date Submitted: 6/18/15
Received By: POP (C.F.)
F&G Check Submitted:

2702 N. Ardmore Avenue, Manhattan Beach, CA 90266
Project Address

Tract No 1638 (EX of STS) Lot 9 Blk 34
Legal Description

Low Density Residential RS II
General Plan Designation Zoning Designation Area District

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

- Project located in Appeal Jurisdiction
Project not located in Appeal Jurisdiction
Major Development (Public Hearing required)
Minor Development (Public Hearing, if requested)
Public Hearing Required (due to UP, Var., etc.)
No Public Hearing Required

Submitted Application (check all that apply)

- Appeal to PC/PPIC/BBA/CC
Coastal Development Permit
Environmental Assessment
Minor Exception
Subdivision (Map Deposit)4300
Subdivision (Tentative Map)
Subdivision (Final)
Subdivision (Lot Line Adjustment)
Use Permit (Residential)
Use Permit (Commercial)
Use Permit Amendment
Variance
Public Notification Fee / \$85
Park/Rec Quimby Fee 4425
Lot Merger/Adjustment/\$15 rec. fee
Other

Total \$5,460

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

Pre-Application Conference: Yes No Date: Fee:
Amount Due: \$ (less Pre-Application Fee if submitted within past 3 months)
Receipt Number: Date Paid: Cashier:

Applicant(s)/Appellant(s) Information

Thomas Truong and Jessica Truong
Name

2702 N. Ardmore Avenue, Manhattan Beach, CA 90266
Mailing Address

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

Thomas Truong, Owner 714-679-0527 / wuLac@yahoo.com
Contact Person (include relation to applicant/appellant) Phone number / e-mail

2702 N. Ardmore Avenue, Manhattan Beach, CA 90266
Address,

Applicant(s)/Appellant(s) Signature 424-206-1482
Phone number

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

An addition and remodel to an existing 498 S.F. one-story single family residence. The addition includes 186 S.F. of den, and 496 S.F. of master bedroom, master bath, W.I.C., bedroom 2 and bath 2. The remodel includes 498 S.F. of great room, kitchen, laundry and powder, and 228 S.F. of one-car garage. In addition, a new trash enclosure will be added next to the garage, the existing perimeter fences/walls will be remodeled, and landscaping at public area along the property lines will be redone which includes removal of two existing public trees.

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)

EXHIBIT D
PC MTG 10-28-15

OWNER'S AFFIDAVIT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
 COUNTY OF LOS ANGELES

I/We Thomas L. Truong and Jessica Truong as trustees of the Truong Family Trust 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 of Property Owner(s) – (Not Owner in Escrow or Lessee)

Thomas L. Truong, Jessica Truong

Print Name

2702 N. Ardmore Ave., Manhattan Beach, CA 90266

Mailing Address

(#24) 206-1482

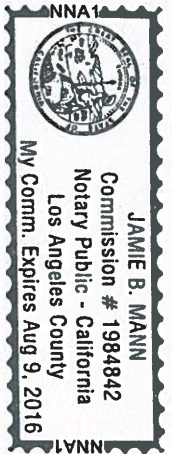
Telephone

Subscribed and sworn to (or affirmed) before me this 29th day of May, 2015
 by Thomas L. Truong + Jessica Truong, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature

[Signature]
 Notary Public

SEAL



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 Fee²: 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

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

To City of Manhattan Beach Planning Commission:

My name is Thomas Truong. My wife and I bought a single family residence located at 2702 North Ardmore Avenue, Manhattan Beach, CA 90266 in 2012. We have a son, Joshua, who is currently attending 4th grade. Due to the size of existing house (530 S.F.) and the growth of our son, we are in need of expanding our house. However, since the house is located at a very small and sloped lot with an odd triangular shape, we need to request for several variances. Below please find the list of variances that we are hoping the Commission will approve:

1. One-car garage for a proposed 1,297 S.F. 2-bedroom house due to site restraint.
2. The existing structure and the new second floor addition will encroach approximately 2 feet inside the side yard setback.
3. The proposed second floor supplementary setback is 71.53 S.F. which is less than the required 8% setback of 171.20 S.F. due to site restraint.
4. Due to the existing structure location and site condition, part of the existing side yard C.M.U. perimeter wall is located outside the legal property line.
5. Existing one-car garage with garage depth of less than 19'-0".
6. Existing one-car garage with +/-8'-0" wide garage door.

Please review the submitted plans for more details and information on all of the proposed changes. We hope that the Commission can grant the requested variances to accommodate the growing need of my family. Thank you very much for your attention.

Best regards,

Thomas and Jessica Truong
October 12, 2015



ENVIRONMENTAL INFORMATION FORM

(to be completed by applicant)

CITY OF MANHATTAN BEACH
COMMUNITY DEVELOPMENT DEPARTMENT

Date Filed: _____

APPLICANT INFORMATION

Name: Thomas and Jessica Truong
Address: 2702 N. Ardmore Avenue
Phone number: 424-206-1482
Relationship to property: Owner

Contact Person: Thomas Truong
Address: 2702 N. Ardmore Avenue
Phone number: 714-679-0527
Association to applicant: Owner

PROJECT LOCATION AND LAND USE

Project Address: 2702 N. Ardmore Avenue, Manhattan Beach, CA 90266
Assessor's Parcel Number: 4173-029-020
Legal Description: Tract No 1638 (EX of STS) Lot 9 Blk 34
Area District, Zoning, General Plan Designation: II, RS, Low Density Residential
Surrounding Land Uses:
North Public Street / Greenbelt West Public Street / Single Family Dwelling
South Public Street / Single Family Dwelling East Single Family Dwelling
Existing Land Use: _____

PROJECT DESCRIPTION

Type of Project: Commercial _____ Residential Other _____

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

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:	<u>2,140</u>	<u>2,140</u>	<u> </u>	<u> </u>
Building Floor Area:	<u>498</u>	<u>1,180</u>	<u> </u>	<u> </u>
Height of Structure(s)	<u>12</u>	<u>26.72</u>	<u> </u>	<u> </u>
Number of Floors/Stories:	<u>1</u>	<u>2</u>	<u> </u>	<u> </u>
Percent Lot Coverage:	<u>33.8%</u>	<u>33.8%</u>	<u> </u>	<u> </u>
Off-Street Parking:	<u>1</u>	<u>1</u>	<u> </u>	<u> </u>
Vehicle Loading Space:	<u>N/A</u>	<u>N/A</u>	<u> </u>	<u> </u>
Open Space/Landscaping:	<u>N/A</u>	<u>N/A</u>	<u> </u>	<u> </u>

Proposed Grading:

Cut N/A Fill N/A Balance N/A Imported N/A Exported N/A

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

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

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

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: _____

Date Prepared: 6/4/15

Revised 7/97

Thomas and Jessica Truong 2702 N. Ardmore Ave



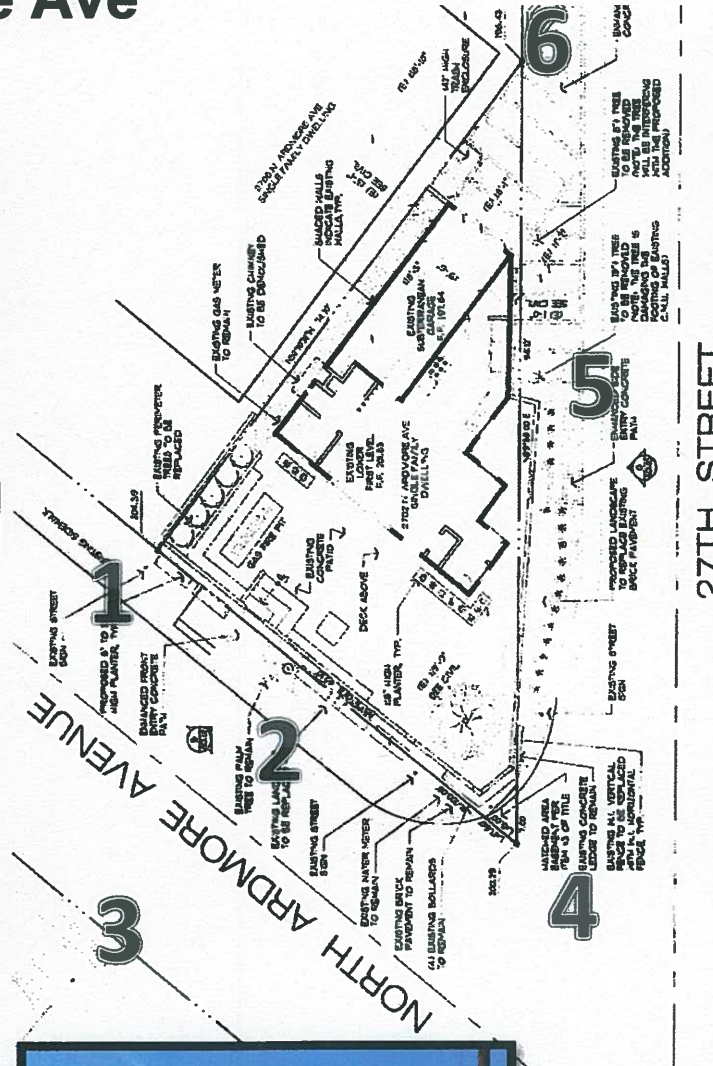
1. Front Right View (Ardmore Ave)



2. Front View (Ardmore Ave)



3. Front House View of Greenbelt (Ardmore Ave)



6. Back View (27th Street)

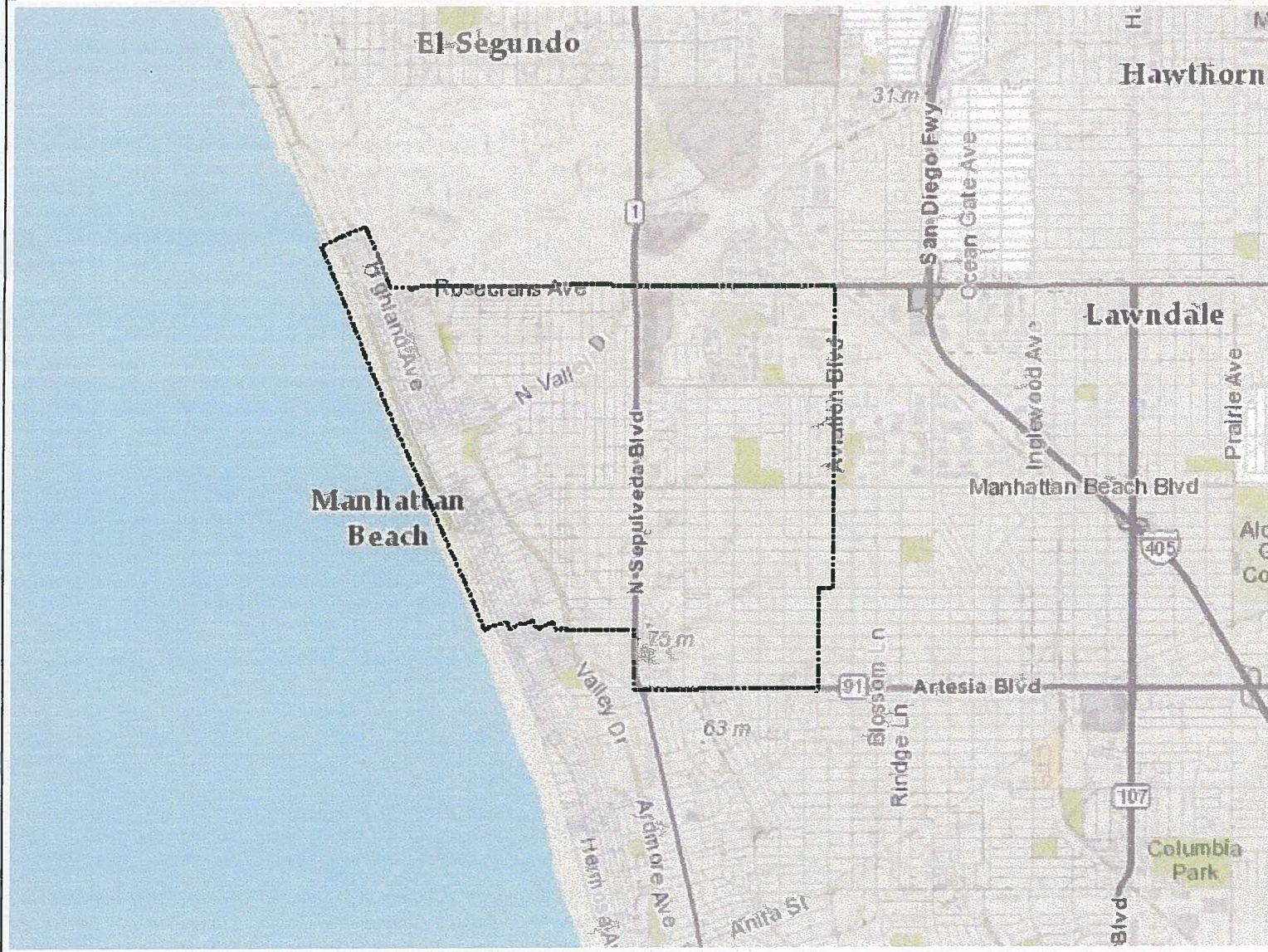


5. Side View (27th Street)



4. Corner View (Ardmore and 27th Street)

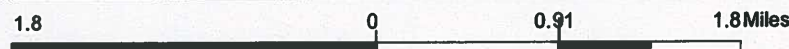
City of Manhattan Beach



Legend

— City Boundary

Scale: 1: 57,924



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Notes

City of Manhattan Beach

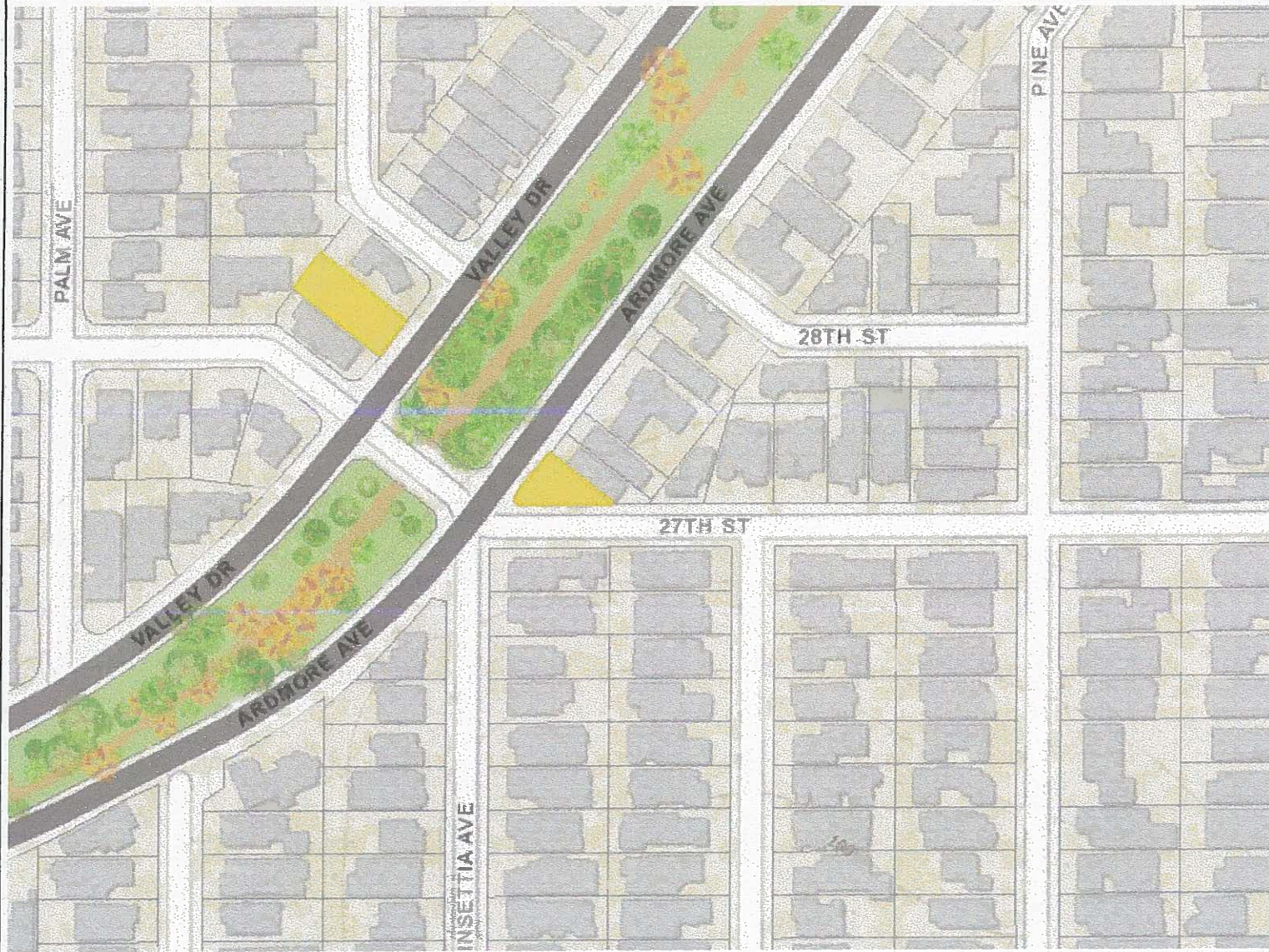


Legend

Parcels



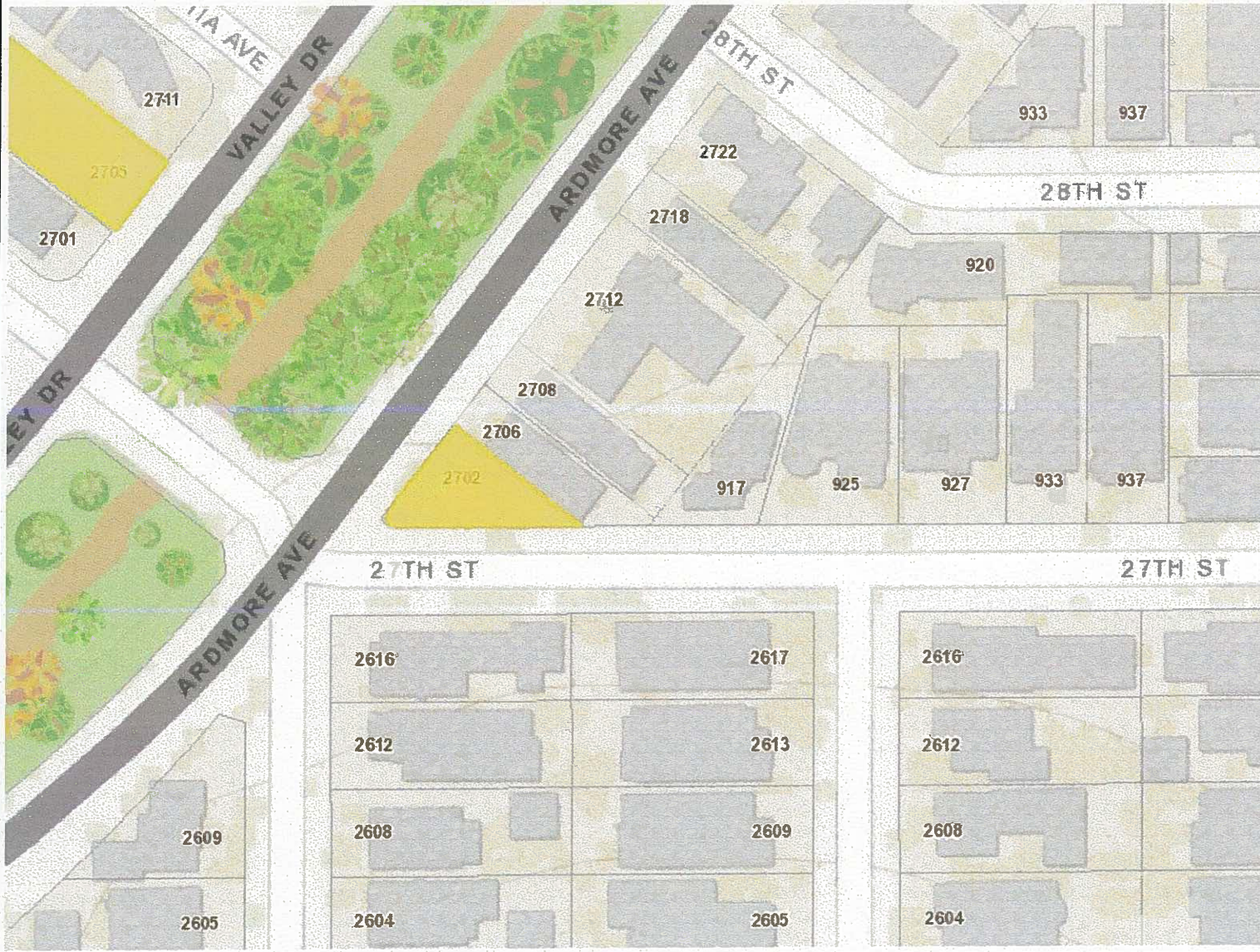
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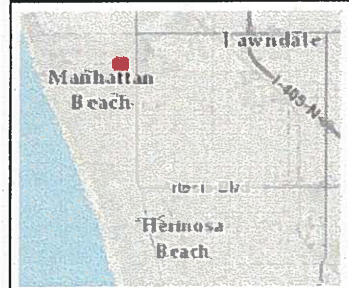
Notes

City of Manhattan Beach



Legend
 Addresses
 Parcels

 Scale: 1: 1,014



0.0 0 0.02 0.0 Miles

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Notes

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