

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

TO: Planning Commission

FROM: Marisa Lundstedt, Director of Community Development

BY: Rafael Garcia, Assistant Planner

DATE: December 14, 2016

SUBJECT: Variance and Vesting Tentative Parcel Map No. 74210 for the Subdivision of a lot resulting in the creation of two sub-standard sized lots at 3000 Pacific Avenue (Monfalcone Family Trust c/o Lucinda M. Monfalcone)

RECOMMENDATION

Staff recommends that the Planning Commission **CONDUCT** the Public Hearing, **DISCUSS** the project, and **ADOPT** the attached Resolution (Exhibit A), approving the project with conditions.

APPLICANT

Monfalcone Family Trust c/o Lucinda M. Monfalcone
120 31st Street, Manhattan Beach, CA 90266
Manhattan Beach, CA 90266

BACKGROUND

The subject site is an 8,964 square-foot, rectangular-shaped, interior lot, zoned Single Family Residential (RS) within Area District II. The site is developed with a single-story, single family home with an attached garage and an in-ground pool located at the rear. The subdivision request proposes to split the lot into two, equal sized, 4,482 square foot lots with dimensions of 40' by 112'. The existing residence will be demolished and the lots will be developed with a new single-family residence on each lot. The zone requires a minimum area of 4,600 square feet per lot pursuant to MBMC Section 10.12.030. All of the other lots in this block on the east side are approximately 4,480 square feet with dimensions of 40' by 112' except for one other lot that is the same size as the subject site. The lot was originally 80' by 116' (9,280 square feet), however, in 1961 an easement was granted to the City of Manhattan Beach for Street Purposes which resulted in the development of a 4 foot sidewalk along the entire east side of Pacific Avenue on this block and a smaller 8,964 square foot lot.

PROJECT OVERVIEW

LOCATION

Location 3000 Pacific Avenue
Legal Description TRACT # 1638 EX OF ST LOT 2 BLOCK 8
Area District II

LAND USE

General Plan Low Density Residential
Zoning RS, Single-Family Residential

Land Use Existing 1,857 sq. ft. single family residence with 2-car garage and in-ground pool Proposed Two Single Family Residences

Neighboring Zoning/Land Uses North RS/Single-Family Residential
South RS/Single-Family Residential
East RS/Single-Family Residential
West (Across Pacific) RS/Single-Family Residential

PROJECT DETAILS

Parcel Size: Proposed 4,482 sq. ft. (40' x 112') Requirement 4,600 sq. ft. min
Lot Width: 40 ft (each lot) 40 ft. min (each lot)

DISCUSSION

The project proposes to subdivide an existing 8,964 square foot lot (80' by 112') into two, equal size, smaller lots that are 4,482 square feet each (40' by 112'). Each new parcel will continue to have vehicular access from Pacific Avenue. The site is currently developed with one single family residence. The applicant intends to demolish the existing single family home and develop a single family residence on each of the two new lots. The parcels resulting from the subdivision will be substandard with regards to minimum required lot area, which is the purpose for the Variance. Otherwise the lots conform to all development standards and will be consistent with many of the existing lots in the area with respect to lot dimensions along the east side of Pacific Avenue, all except for one are now 40 feet wide by 112 feet in depth. The majority of the lots along the Pacific Avenue corridor are currently 40' by 112' with the exception of the lots along the west side of Pacific Avenue, in the same block as the subject site. Originally these lots were 65' by 116' and 75' by 116' instead of 80' by 116'. Through the decades, several of these lots have been split and developed as 50' by 112' and 42' by 112' lots which comply with the minimum required lot area.

The substandard lot area proposed is a result of an easement that was granted to the City of Manhattan Beach for right of way and street purposes (new 4 foot sidewalk) in 1961. The former (1958) Manhattan Beach Municipal Code contained a provision (Section 10-3.1423) which addressed lots where the area was reduced by a street dedication. If the area of the lot was reduced such that it did not comply with the development requirements of the Code, the lot was not penalized and a subdivision could be approved without a Variance. The current code does not include this provision and, therefore, a Variance is required. Subdivision requests for lot splits resulting in two new lots are usually approved administratively at staff level, but since the project requires approval of a Variance both requests are going before the Planning Commission for review and action.

Code Requirements:

Variances

Required Variance findings per MBMC Section 10.84.060 and how the project complies are as follows:

- 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 subject property is located on the east side of Pacific Avenue between 27th Street and 31st Street. There are currently 13 other lots on the east side of the street. Twelve (12) of the lots are 40 feet wide and 112 feet in depth and only one other lot is 80 feet wide and 112 feet in depth. The lot pattern along both the east and west sides of Pacific Avenue between Valley Drive and Rosecrans Avenue is predominantly composed of lots that are 40 feet wide by 112 feet in depth (with 4' sidewalks). The City has previously approved subdivision requests (3600 Pacific Avenue in 1992) granting relief from the strict application of the Zoning Ordinance to lots which granted the City easements for street purposes. Past approvals established a precedent that lots should not be penalized because they were reduced for street widening purposes and the lot size places an undue hardship on the property suffering from the same unique set of conditions.

- 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.**

Approval of the Variance and VTPM 74210 will subdivide the existing site into two equal sized parcels with a net increase of one additional single family

residence, which will not generate any significant change in density to the immediate neighborhood or to the community. The lot pattern is compatible with the scale of development throughout most of the Pacific Avenue corridor where the majority of the lots are 40 feet wide and 112 feet in depth and approximately 4,480 square foot in area. All new construction will comply with current development standards and will be compatible with surrounding uses. Consequently, there will be no substantial detrimental impact to the public good or natural resources resulting from approval of the Variance and VTPM, nor will there be any impact on public health, safety or general welfare of the surrounding community.

The following General Plan goals and policies applicable to this project are:

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

The project proposes to subdivide an 80' by 112' lot into two, smaller, 40' by 112' lots that will each be developed with a single family residence consistent with the code requirements. The new development will be consistent with the residential nature of the area and lot pattern along the east side of Pacific Avenue.

Policy 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.

The subject site is zoned RS, District II and the height limit is twenty-six feet. All new development will comply with all code requirements including height standards which will limit all future residential development to two stories. Required setbacks will further protect adjacent properties from privacy concerns.

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

All future development will comply with all development standards associated with RS zoned lots including setbacks and landscape requirements. A minimum of twenty percent of the required front yard setback must be landscaped and required setbacks along the front, side and rear yards will further encourage the preservation of landscape areas.

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

All future development will comply with all development standards associated with RS zoned lots including setbacks. Required setbacks along the front, side and rear yards will preserve open space throughout.

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

The new residential development will comply with all zoning development standards including, but not limited, to setbacks, landscaping, height and supplemental setback requirements. The provisions will help to maintain a strong aesthetic appeal as part of the new residential development.

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.

Granting the request for a Variance is consistent with the purposes of the Municipal Code and will not constitute a grant of a special privilege to the parcel because many of the lots along Pacific Avenue already enjoy the same rights, benefits and opportunities as requested by the subject property. The proposed lot split will be consistent with the majority of the established lot pattern in the area as most lots are 40 feet wide by 112 feet in depth. All new construction will comply with current development standards, the goal of which is to ensure consistency with neighboring properties, adequate building separation, privacy, open space and parking.

Subdivisions

Parcel map findings per Title 11 of the Manhattan Beach Municipal Code and how the project complies are as follows:

1. The property is located within Area District II and is zoned RS.

The existing single family residence will be demolished and a new single family residence will be constructed on each of the new lots. The new single family residences will conform to the RS, Area District II zone development standards, as well as all other applicable codes as contained within Title 10 of the Manhattan Beach Municipal Code. The new development will continue to be residential in nature.

2. The General Plan designation for the property is Low Density Residential.

The General Plan land use designation for the property will continue to remain as Low Density Residential. No changes to the General Plan Designation or the underlying zoning district are proposed as part of the project.

3. The subdivision complies with the standards of Title 10 of the Manhattan Beach Municipal Code.

The project involves the subdivision of an existing lot into two, equal size, smaller lots that are 4,482 square feet each (40' by 112'). The RS, Area District II zone requires a minimum area of 4,600 square feet per lot pursuant to MBMC Section 10.12.030. The parcels resulting from the subdivision will be substandard with regards to minimum required lot area. Otherwise the lots conform to all development standards and will be consistent with the majority of the existing lots in the area with respect to lot dimensions and area. The project complies with all of the required Variance findings pursuant to MBMC Section 10.84.060 which allows deviations from development standards through the Variance process.

4. The proposed parcel map complies with the State Subdivision Map Act and the City's Subdivision Ordinance.

The subdivision complies with the Subdivision Map Act, as well as all of the provisions contained within Title 11 of the Manhattan Beach Municipal Code. The two new residences will also comply with all of the development standards contained within Title 10 of the MBMC.

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 received no inquiries or responses to the project hearing notice.

DEPARTMENT COMMENTS

No comments were received from outside City department comments.

ENVIRONMENTAL DETERMINATION

The Project is Exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Sections 15061(b)(3) based on staff's determination that it can be seen with certainty that there is no possibility that the project will have a significant effect on the environment, as defined by CEQA, since the project is consistent with the predominant neighborhood lot pattern.

CONCLUSION

Staff recommends that the Planning Commission conduct the public hearing, discuss the information and testimony received, and adopt the attached resolution, approving the project with conditions

Exhibits:

- A. Draft Resolution
- B. Vicinity Map
- C. Applicant material
- D. VTPM No. 74210
- E. Parcel Maps for Pacific Avenue from Alma Avenue to Rosecrans Avenue

c: Monfalcone Family Trust c/o Lucinda M. Monfalcone
Srouer & Associates, Applicant Rep.

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RESOLUTION NO. PC 16-__

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANHATTAN BEACH APPROVING A VARIANCE AND VESTING TENTATIVE PARCEL MAP NO. 74210 RESULTING IN THE CREATION OF TWO SUBSTANDARD SIZED LOTS (MONFALCONE FAMILY TRUST C/O LUCINDA M. MONFALCONE)

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 December 14, 2016, pursuant to applicable law, and considered an application for a Variance and Vesting Tentative Parcel Map for the subdivision of a 8,964 square foot lot resulting in the creation of two, substandard, equal size lots with an area of 4,482 square feet each at 3000 Pacific Avenue in the City of Manhattan Beach. The minimum lot area required is 4,600 within the RS, Area District II zone pursuant to MBMC Section 10.12.030.
- B. The public hearing was advertised pursuant to applicable law, testimony was invited and received.
- C. The existing legal description of the site is Lot 2 in Block 18 of Tract No. 1638.
- D. The applicant for the subject project is Monfalcone Family Trust c/o Lucinda M. Monfalcone, the owner of the property.
- E. The project is exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Sections 15061(b)(3) based on staff's determination that it can be seen with certainty that there is no possibility that the project will have a significant effect on the environment, as defined by CEQA.
- F. 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.
- G. The property is located within Area District II and is zoned RS, Single Family Residential. The surrounding properties consist of RS (Single Family Residential – to all sides) zoning.
- H. The General Plan designation for the property is Low Density Residential. The Low Density Residential land use classification provides for the development of single family residences and development is characterized by detached homes on individual lots. The project is specifically consistent with the General Plan Policies as follows:

Land Use Element:

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

The project proposes to subdivide an 80' by 112' lot into two, smaller, 40' by 112' lots that will each be developed with a single family residence consistent with the code requirements. The new development will be consistent with the residential nature of the area and lot pattern along the east side of Pacific Avenue.

Policy 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.

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The subject site is zoned RS, District II and the height limit is twenty-six feet. All new development will comply with all code requirements including height standards which will limit all future residential development to two stories. Required setbacks will further protect adjacent properties from privacy concerns.

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

All future development will comply with all development standards associated with RS zoned lots including setbacks and landscape requirements. A minimum of twenty percent of the required front yard setback must be landscaped and required setbacks along the front, side and rear yards will further encourage the preservation of landscape areas.

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

All future development will comply with all development standards associated with RS zoned lots including setbacks. Required setbacks along the front, side and rear yards will preserve open space throughout.

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

The new residential development will comply with all zoning development standards including, but not limited, to setbacks, landscaping, height and supplemental setback requirements. The provisions will help to maintain a strong aesthetic appeal as part of the new residential development.

I. The Planning Commission made findings required to approve the Variance pursuant to MBMC Section 10.84.060 as follows:

- 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 subject property is located on the east side of Pacific Avenue between 27th Street and 31st Street. There are currently 13 other lots on the east side of the street. Twelve (12) of the lots are 40 feet wide and 112 feet in depth and only one other lot is 80 feet wide and 112 feet in depth. The lot pattern along both the east and west sides of Pacific Avenue between Valley Drive and Rosecrans Avenue is predominantly composed of lots that are 40 feet wide by 112 feet in depth (with 4' sidewalks). The City has previously approved subdivision requests (3600 Pacific Avenue in 1992) granting relief from the strict application of the Zoning Ordinance to lots which granted the City easements for street purposes. Past approvals established a precedent that lots should not be penalized because they were reduced for street widening purposes and the lot size places an undue hardship on the property suffering from the same unique set of conditions.

- 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.**

Approval of the Variance and VTPM 74210 will subdivide the existing site into two equal sized parcels with a net increase of one additional single family residence, which will not generate any significant change in density to the immediate neighborhood or to the community. The lot pattern is compatible with the scale of development throughout most of the Pacific Avenue corridor where the majority of the lots are 40 feet wide and

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112 feet in depth and approximately 4,480 square foot in area. All new construction will comply with current development standards and will be compatible with surrounding uses. Consequently, there will be no substantial detrimental impact to the public good or natural resources resulting from approval of the Variance and VTPM, nor will there be any impact on public health, safety or general welfare of the surrounding community.

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.**

Granting the request for a Variance is consistent with the purposes of the Municipal Code and will not constitute a grant of a special privilege to the parcel because many of the lots along Pacific Avenue already enjoy the same rights, benefits and opportunities as requested by the subject property. The proposed lot split will be consistent with the majority of the established lot pattern in the area as most lots are 40 feet wide by 112 feet in depth. All new construction will comply with current development standards, the goal of which is to ensure consistency with neighboring properties, adequate building separation, privacy, open space and parking.

- J. The project complies with the parcel map findings as required by Title 11 of the Manhattan Beach Municipal Code and are as follows:

1. **The property is located within Area District II and is zoned RS.**

The existing single family residence will be demolished and a new single family residence will be constructed on each of the new lots. The new single family residences will conform to the RS, Area District II zone development standards, as well as all other applicable codes as contained within Title 10 of the Manhattan Beach Municipal Code. The new development will continue to be residential in nature.

2. **The General Plan designation for the property is Low Density Residential.**

The General Plan land use designation for the property will continue to remain as Low Density Residential. No changes to the General Plan Designation or the underlying zoning district are proposed as part of the project.

3. **The subdivision complies with the standards of Title 10 of the Manhattan Beach Municipal Code.**

The project involves the subdivision of an existing lot into two, equal size, smaller lots that are 4,482 square feet each (40' by 112'). The RS, Area District II zone requires a minimum area of 4,600 square feet per lot pursuant to MBMC Section 10.12.030. The parcels resulting from the subdivision will be substandard with regards to minimum required lot area. Otherwise the lots conform to all development standards and will be consistent with the majority of the existing lots in the area with respect to lot dimensions and area. The project complies with all of the required Variance findings pursuant to MBMC Section 10.84.060 which allows deviations from development standards through the Variance process.

4. **The proposed parcel map complies with the State Subdivision Map Act and the City's Subdivision Ordinance.**

The subdivision complies with the Subdivision Map Act, as well as all of the provisions contained within Title 11 of the Manhattan Beach Municipal Code. The two new residences will also comply with all of the development standards contained within Title 10 of the MBMC.

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K. This Resolution, upon its effectiveness, constitutes the Variance and the Vesting Tentative Parcel Map for the subject project.

Section 2. The Planning Commission of the City of Manhattan Beach hereby **APPROVES** the subject Variance and Vesting Tentative Parcel Map application for the subdivision of the subject property, subject to the following conditions:

Site Preparation

1. The project shall be constructed in substantial compliance with the submitted plans/parcel map and project description as approved by the Planning Commission on December 14, 2016. Any substantial deviation from the approval involving the subdivision of an 80' by 112' lot into two, smaller 40' by 112' lots must be reviewed and approved by the Planning Commission.
2. The final parcel map shall be submitted for city approval and recorded with the Los Angeles County Recorder prior to issuance of the certificate of occupancy. The map shall bear the following certificates for City signature: Director of Finance, City Engineer and Community Development Director.
3. All utilities serving the site shall be undergrounded consistent with the provisions and exceptions provided in Section 9.12.050, Services undergrounding of this code.
4. 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.
5. Each new parcel shall have separate water and sewer laterals as approved by the Director of Public Works.
6. Property line cleanouts and backwater valves shall be installed as required by the Department of Public Works for each parcel.
7. The subject map shall be approved for an initial period of 3 years with the option of future extensions.

Procedural

8. This Resolution shall become effective when all time limits for appeals have been exhausted as provided in MBMC Section 10.100.010.
9. 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.
10. The applicant must submit in writing to the City of Manhattan Beach acceptance of all conditions within 30 days of approval of the Variance.
11. This Variance shall lapse two years after its date of approval, unless implemented or extended pursuant to 10.84.090 of the Municipal Code.
12. *Indemnity, Duty to Defend and Obligation to Pay Judgments and Defense Costs, Including Attorneys' Fees, Incurred by the City.* The applicant 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,

RESOLUTION NO. PC 16-__

related entitlements, or the City's environmental review thereof. The applicant shall pay and satisfy any judgment, award or decree that may be rendered against City or the other Indemnitees in any such suit, action, or other legal proceeding. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall reasonably cooperate in the defense. If the City fails to promptly notify the applicant of any claim, action, or proceeding, or if the City fails to reasonably cooperate in the defense, the applicant 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 applicant shall reimburse the City, and the other Indemnitees, for any and all legal expenses and costs incurred by each of them in connection therewith or in enforcing the indemnity herein provided. Nothing in this Section shall be construed to require the applicant to indemnify Indemnitees for any Claim arising from the sole negligence or willful misconduct of the Indemnitees. In the event such a legal action is filed challenging the City's determinations herein or the issuance of the approval, the City shall estimate its expenses for the litigation. The applicant shall deposit that 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 December 14, 2016 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



City of Manhattan Beach

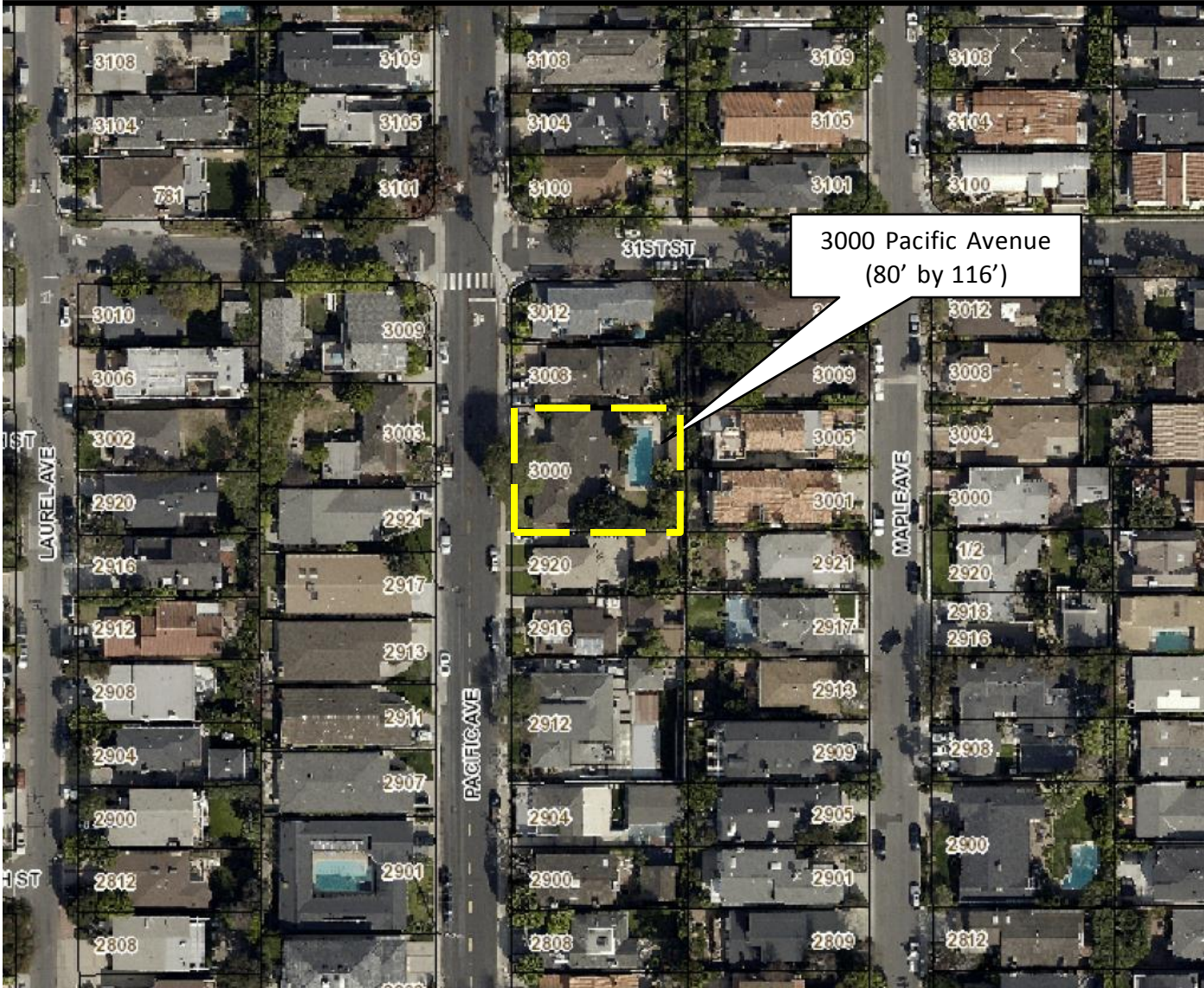


EXHIBIT B
PC MTG 12-14-16

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MASTER APPLICATION FORM

CITY OF MANHATTAN BEACH
 COMMUNITY DEVELOPMENT DEPARTMENT

001301-0059 Toni J. 8/23/16

Office Use Only
 Date Submitted: 8/23/16
 Received By: *To ERact.*
 F&G Check Submitted:

3000 Pacific Avenue, Manhattan Beach, CA 90266
 Project Address
 Lot 2, Block 18, Tract 1638

Legal Description
 RS Zoning Designation ADII Area District
 General Plan Designation

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 type="checkbox"/> Appeal to PC/PPIC/BBA/CC	4225	<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 checked="" type="checkbox"/> Variance	4331 \$5,934
<input checked="" type="checkbox"/> Environmental Assessment	4225 \$215	<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 checked="" type="checkbox"/> Subdivision (Tentative Map)	4334 \$1,343	<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 checked="" type="checkbox"/> Other Noticing	\$69

Fee Summary: (See fees on reverse side)
 Total Amount: \$ 7561 (less Pre-Application Fee if applied within past 3 months)
 Receipt Number: _____ Date Paid: _____ Cashier: _____

Applicant(s)/Appellant(s) Information

Monfalcone Family Trust c/o Lucinda M. Falcone
 Name
 120 31st Street, Manhattan Beach, CA 90266
 Mailing Address
 Property owner
 Applicant(s)/Appellant(s) Relationship to Property
 Srour & Associates, LLC/Elizabeth C. Srour, 1001-6th St., #110, MB (310)372-8433 bunny@esrou.com
 Contact Person (include relation to applicant/appellant) Phone number / email

Address
Lucinda Monfalcone Srour 310-796-0555
 Applicant(s)/Appellant(s) Signature Phone number./email

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

Approval of VTPM 74210 for Division of Lot and Variance

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 C PC MTG 12-14-16

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 Monfalcone Family Trust

I/We Lucinda Monfalcone Simon, Trustee, on behalf of 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).

Lucinda Monfalcone Simon, Trustee
 Signature of Property Owner(s) – (Not Owner in Escrow or Lessee)

Lucinda Monfalcone Simon, Trustee
 Print Name

120 31st Street, Manhattan Beach, CA 90266
 Mailing Address

310/796-0555
 Telephone/email

Subscribed and sworn to (or affirmed) before me this 29 day of July, 2016 by Lucinda Monfalcone Simon, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature Elizabeth C. Fran
 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 Division for assistance.) Fees are subject to annual adjustment.

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

Coastal Development Permit	
Public hearing – no other discretionary approval required:	\$ 4,673 <input checked="" type="checkbox"/>
Public hearing – other discretionary approvals required:	2,061 <input checked="" type="checkbox"/>
No public hearing required – administrative:	1,274 <input checked="" type="checkbox"/>
Use Permit	
Use Permit:	\$ 6,137 <input checked="" type="checkbox"/>
Master Use Permit:	9,468 <input checked="" type="checkbox"/>
Master Use Permit Amendment:	4,915 <input checked="" type="checkbox"/>
Master Use Permit Conversion:	4,512 <input checked="" type="checkbox"/>
Variance	
Filing Fee:	\$ 5,934 <input checked="" type="checkbox"/>
Minor Exception	
Without notice:	\$1,418
With notice:	1,908 <input checked="" type="checkbox"/>
Subdivision	
Certificate of Compliance:	\$ 1,586
Final Parcel Map + mapping deposit:	513
Final Tract Map + mapping deposit:	710
Mapping Deposit (paid with Final Map application):	500
Merger of Parcels or Lot Line Adjustment:	1,106
Quimby (Parks & Recreation) fee (per unit/lot):	1,817
Tentative Parcel Map (4 or less lots / units) No Public Hearing:	1,276
Tentative Parcel Map (4 or less lots / units) Public Hearing:	3,470 <input checked="" type="checkbox"/>
Tentative Tract Map (5 or more lots / units):	3,960 <input checked="" type="checkbox"/>
Environmental Review (contact Planning Division for applicable fee)	
Environmental Assessment (no Initial Study prepared):	\$ 215
Environmental Assessment (if Initial Study is prepared):	3,006
Fish and Game/CEQA Exemption County Clerk Posting Fee ² :	75
<input checked="" type="checkbox"/> Public Hearing Notice 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:	\$ 69

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

ATTACHMENT TO APPLICATION FOR VARIANCE and APPROVAL OF VTPM 74210
3000 PACIFIC AVENUE
AUGUST 2016 - Revised

PURPOSE of Variance request: To allow subdivision of existing lot into two equal size parcels

Existing lot = 9280 sf gross area

8960 sf net area (+ 320 sf sidewalk easement area)

Proposed parcels = 4640 sf gross area

4480 sf net area (+ 160 sf sidewalk easement area)

Required Lot Area District II = 4600 sf

BACKGROUND:

- The Subject Property is located on the east side of Pacific Avenue and has been owned continuously by Joseph and Lucy Monfalcone, either individually or through their Trust, since 1947.
- At the time of purchase, the Subject Property was 80' wide x 116' deep, or 9,280 sf.
- In 1961, the City required the Monfalcons, along with all other property owners on the east side of Pacific Avenue, to grant the City a 4' wide easement for a sidewalk (the "Sidewalk Easement").
- Although the Sidewalk Easement reduced the Monfalcons' buildable lot dimensions to 80' wide x 112' deep (8,960 sf), former Municipal Code Section 10-3.1423 provided that a lot whose area is reduced by a street dedication shall not be penalized, and the proposed splitting of the lot could be approved without a variance.¹
- By 1991, the City had amended its Municipal Code. At some point, Section 10-3.1423 was repealed, and Section 10.04.030 was added. Section 10.04.030 defines an "Area, Lot, Parcel, or Site" to exclude "public-access corridors" such as the Sidewalk Easement that the Monfalcons gave to the City in 1961.
- Thus, while the Monfalcons could have split their lot prior to 1991, the elimination of Section 10-3.1423 and addition of Section 10.04.030 now precludes them from doing so unless a variance is granted.
- In 1992, in connection with the City's approval of a variance permitting an 80' wide x 112' deep lot split at 3600 Pacific Avenue (discussed below), the then City Attorney, Carl Newton, opined that "a Code Amendment should be initiated, out of equity and fairness, so that it is included in the ZORP document. The new Section should be similar to the subject matter of the former Code Section [10-3.1423]." See, Exhibit "A." For unknown reasons, a Code Amendment similar to Section 10-3.1423 was never enacted.
- To the best of their knowledge, the repeal of Section 10-3.1423 and enactment of Section 10.04.030 was done without specific notice to the Monfalcons, notwithstanding that it significantly affected the value of their property.

¹ According to the City of Manhattan Beach Department of Community Development's February 4, 1992 Memorandum regarding a lot split at 3600 Pacific Avenue, former Municipal Code Section 10-3.1423 was entitled "Required area reduced for Street and Highway purposes." That Code section "addressed lots whereby the area was reduced by street dedication. If the area of the lot was so reduced such that it could not comply with the development requirements in that Code, the lot was not penalized and the proposed splitting of the lot could be approved without a variance." See, Exhibit "A" attached hereto.

The Monfalcons have requested a copy of the former Municipal Code Section 10-3.1423 from the City to ascertain its precise language and effective dates. Despite its efforts, the City has been unable to locate the Code as of the time of this submission. The Monfalcons will submit a copy of the Code to the City at or prior to the time of hearing if and when the City locates the former Code.

- Between 1961 (the year the Monfalcons granted a Sidewalk Easement to the City) and 1992, at least five other similarly situated homeowners successfully sought the City's approval to split their 80' x 112' lots on Pacific Avenue.
 - In 1978, the City permitted the owners at 3524 Pacific Avenue to split their 80' wide x 112' deep lot into two 40' wide x 112' deep lots (resulting in 3524 and 3528 Pacific Avenue). The process was approved by the City Council by motion passed on March 16, 1978.
 - In 1978, the City permitted the owners at 3601 Pacific Avenue to split their 80' wide x 112' deep lot into two 40' wide x 112' deep lots (resulting in 3601 and 3605 Pacific Avenue). The process was approved by the Board of Zoning Adjustment by Resolution dated March 14, 1978.
 - In 1987, the City permitted the owners at 3308 Pacific Avenue to split their 80' wide x 112' deep lot into two 40' wide x 112' deep lots (resulting in 3308 and 3312 Pacific Avenue). The process was approved by the Board of Zoning Adjustment by Resolution dated April 28, 1987.
 - In 1988, the City permitted the owners at 2800 Pacific Avenue (eight lots south of the Subject Property) to split their 80' wide x 112' deep lot into two 40' wide x 112' deep lots (resulting in 2800 and 2804 Pacific Avenue). The process was handled by the Board of Zoning Adjustment by Resolution BZA 88-5 at its January 12, 1988 meeting and thereafter approved by the City Council on February 2, 1988.
 - In 1992, the City approved a variance permitting the owners at 3600 Pacific Avenue to split their 80' wide x 112' deep lot into two 40' wide x 112' deep lots (resulting in 3600 and 3604 Pacific Avenue). The process was handled by the Board of Zoning Adjustment by Resolution BZA 92-3 at its January 14, 1992 meeting and thereafter received and filed by the City Council.

SURROUNDING NEIGHBORHOOD COMPATIBILITY

- The Subject Property is located on the east side of Pacific Avenue between 27th Street and 31st Street. There are currently 13 other lots on the east side of the street. Twelve (12) of the lots are 40' wide x 112' deep.
- The lot pattern along both the east and west sides of Pacific Avenue between Valley Drive and Rosecrans Avenue is overwhelmingly characterized by 40' wide x 112' deep lots (with 4' sidewalks). There are 98 lots, of which 79 (80%) are 40' wide x 112' deep or less.
- The City has previously granted relief to homeowners who sought a lot split under similar circumstances. In doing so, the City has acknowledged, either expressly in Municipal Code Section 10-3.1423 or by approval of a variance, that homeowners who gave the City Sidewalk Easements should not be penalized because their lots were reduced by the street widening.
- In previous lot split cases along Pacific Avenue which were reviewed and approved by the City, the Findings of Fact recognized that the 40' wide x 112' deep parcels were fully consistent with the General Plan, Zoning Ordinance and lot pattern within the Area District.
- There is no justification to reverse the long-standing policy of permitting lot-splits on parcels which became sub-standard as a result of Sidewalk Easements. Rather, a change in policy at this time appears to be arbitrary and capricious inasmuch as there has been no change in circumstances throughout the neighborhood or the area to support such a change.

FINDINGS

1. SPECIAL CIRCUMSTANCES AND/OR CONDITIONS EXIST TO GRANT A VARIANCE.

The applicants and/or their parents (“Applicants”) have owned the Subject Property continuously since 1947. At the time of acquisition, the Applicant’s lot was 9,280 buildable square feet (80’ wide x 116’ deep) and could be split pursuant to the then-existing Municipal Code.

In 1961, the City required the Applicants (and all other homeowners along Pacific Avenue between 27th Street and 31st Street) to execute a Sidewalk Easement which granted the City the perpetual right to use a 4’ wide x 80’ long strip of land for public street and highway purposes. The Sidewalk Easement gave the City the right to use, but not own, the easement land. The Applicant’s buildable lot dimension was reduced to 8,960 buildable square feet (80’ wide x 112’ deep) as a result of the Sidewalk Easement.

Between 1961 and 1992, the City continued to approve lot split requests from homeowners whose lots had been reduced by the Sidewalk Easements. Lot splits were approved at the following addresses: 2800 (and 2804) Pacific Avenue, 3600 (and 3604) Pacific Avenue, 3308 (and 3312) Pacific Avenue, 3601 (and 3605) Pacific Avenue, and 3524 (and 3528) Pacific Avenue.

Sometime prior to 1991, former Municipal Code §10-3.1423 provided that a lot whose area was reduced by a street dedication should not be penalized as a result of the area lost through the street dedication. Section 10-3.1423 was subsequently repealed.

In 1991, the Municipal Code was amended to add §10.04.30 – Definitions. The term “Area, Lot, Parcel, or Site” is defined as “The horizontal area within the property lines excluding public-access corridors, flood control and drainage easements, vehicular easements, and areas to be included in future street rights-of-way as established by easement, dedication or ordinance.” This repeal of former Municipal Code §10-3.1423 and the addition of §10.04.030 transformed the Applicants’ lot into a non-conforming lot for purposes of a lot split because the land encompassed by Sidewalk Easement could not be considered as part of the Applicants’ lot.

There is no evidence that the City specifically intended to prohibit the Applicants from splitting their property when it enacted Municipal Code §10.04.30.

In 1992, the then City Attorney, Carl Newton, opined that “a Code Amendment should be initiated, out of equity and fairness, so that it is included in the ZORP document. The new Section should be similar to the subject matter of the former Code Section [10-3.1423].” For unknown reasons, a Code Amendment similar to Section 10-3.1423 was never enacted.

A strict application of Municipal Code §10.04.30’s definition of “Area, Lot, Parcel, or Site” would cause an undue economic hardship to the Applicants. The value of their existing lot is likely substantially less than if it were split. This would be an unjust result inasmuch as it would deny the Applicants the same rights, benefits and opportunities of property ownership that have routinely been granted to other similarly-situated property owners throughout the immediate neighborhood.

The Commission finds that the proposed lot split will be entirely consistent with the immediate neighborhood and the Tree Section in general. There are 13 lots (not including the Applicant's lot) along the east side of Pacific Avenue between 27th Street and 31st Street. Currently, 12 of the 13 lots are 40' wide x 112' deep (*i.e.*, the same dimensions as the Applicant's lots if split). If the Applicants' request for a variance is approved, the east side of Pacific Avenue will be characterized by 14 lots measuring 40' wide x 112' deep, and one lot measuring 80' wide x 112' deep.

2. NO SUBSTANTIAL DETRIMENT TO THE PUBLIC GOOD

Approval of the Variance and VTPM 74210 will divide the existing site into two equal sized parcels with a net increase of one new home which will not generate any significant change in density to the immediate neighborhood or to the community. The proposed lot pattern is fully compatible with the scale of development throughout the Pacific Avenue corridor which is characterized by the same 40' wide x 112' deep lot pattern and 4,480 buildable square foot lot size. All new construction will be governed by current standards of development which seek compatibility with surrounding uses. Consequently, there will be no substantial detrimental impact to the public good or natural resources resulting from approval of the Variance and VTPM, nor will there be any impact on public health, safety or general welfare of the surrounding community.

3. THE APPLICANTS' REQUEST IS CONSISTENT WITH THE PURPOSE OF THIS MUNICIPAL CODE §10.84.060

Granting the Applicants' request for a Variance is consistent with the purposes of the Municipal Code and will not constitute a grant of a special privileges to the Applicants because the overwhelming majority of surrounding property owners already enjoy the same rights, benefits and opportunities as requested by the Applicants. The proposed lot split will be consistent with the established lot pattern in this area and as previously approved by the City elsewhere in the immediate neighborhood. Any new construction will comply with current development standards, the goal of which is to ensure consistency with neighboring properties, ensure adequate building separation, privacy, open space, parking, architectural character, appropriate drainage facilities and conservation of natural resources such as water and energy sources.



ENVIRONMENTAL INFORMATION FORM

(to be completed by applicant)

CITY OF MANHATTAN BEACH
COMMUNITY DEVELOPMENT DEPARTMENT

Date Filed: _____

APPLICANT INFORMATION

Name: Monfalcone Family Trust c/o Lucinda M. Falcone Contact Person: Srouer & Associates, LLC/Elizabeth Srouer
 Address: 120 31st Street, Manhattan Beach, CA 90266 Address: 1001-6th St., #110, Manhattan Beach, CA 90266
 Phone number: (310) 796-0555 Phone number: (310) 372-8433 bunny@esrouer.com
 Relationship to property: Property owner Association to applicant: Consultant

PROJECT LOCATION AND LAND USE

Project Address: 3000 Pacific Avenue, Manhattan Beach, CA 90266
 Assessor's Parcel Number: 4173-017-032
 Legal Description: Lot 2, Block 18, Tract 1638
 Area District, Zoning, General Plan Designation: ADII, RS, RS
 Surrounding Land Uses:
 North Residential West Residential
 South Residential East Residential
 Existing Land Use: Single Family Home

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: Division of lot to create 2 lots

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/

	Existing	Proposed	Required	Demolished
Project Site Area:	9284 sf - gross		4600 sf / lot	
Building Floor Area:	8964 sf - net			
Height of Structure(s)				
Number of Floors/Stories:				
Percent Lot Coverage:				
Off-Street Parking:				
Vehicle Loading Space:				
Open Space/Landscaping:				

N/A

No development proposed with this application

Proposed Grading: Not applicable
 Cut _____ Fill _____ Balance _____ Imported _____ Exported _____

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

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

* See attached

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: Elizabeth Scam Prepared For: Monfalcone Family Trust
 Date Prepared: August 18, 2016
 Revised 7/97

ATTACHMENT TO ENVIRONMENTAL INFORMATION FORM
3000 PACIFIC AVENUE
August 2016

Approval of VTPM 74210 and Variance will divide the existing site into two equal sized parcels with a net increase of one new home. The existing single family residence and related improvements will subsequently be removed and a new SFD constructed on each of the resulting parcels. The addition of one new single family residence will not result in any significant change to the neighborhood. The proposed lot pattern is totally consistent with the well established lot pattern along Pacific Avenue between Valley Drive and Rosecrans in that:

Total number of parcels facing Pacific = 86 parcels
Of which 69 (80%) = 40 x 112' or less
 15 (20%) = 42 x 112' to 75 x 112'

Water Quality Impacts*

Given existing development on the subject site with substantial lot coverage containing the residential structure, concrete and wooden deck structures and pool area, the proposed use will cause negligible additional surface run-off. Existing drainage patterns will not be significantly altered in that any proposed development for each new lot will incorporate generous front and rear yard landscaped areas which serve to absorb a significant portion of surface run-off. The lots will be properly graded to obtain maximum onsite drainage and soil stability and gutters and downspouts will be incorporated to control roof run-off.

Municipal Services*

The increase of one residential unit is minimal and one that has already been anticipated by the General Plan. This change is not significant and will not compromise the ability of the City to provide public services. Taking into account the sidewalk easement area, the proposal complies with development standards and land use regulations established in the MB Zoning Code and is consistent with the Goals & Policies of the City's General Plan, all of which seek compatibility within the particular land use area and zoning district.

Fuel Consumption*

The proposed addition of one residential unit does not result in a marked increase in energy consumption and will not involve significant or wasteful use of non-renewable resources. All new construction is required to comply with energy conservation standards of the State's Uniform Building Code and an additional residence will not generate any noticeable increased demand. All new homes are required to incorporate energy conserving design features such as window glazing and insulation, and mandated energy conserving appliances.

There will be an insignificant increase in vehicle trips to and from the site and any increased fossil fuel consumption will be negligible.

Noise*

The project, when completed, will not substantially change existing noise or vibration levels in the vicinity. Any ambient noise that might emanate from Pacific Avenue will be buffered with incorporation of sound attenuation techniques such as insulation, double paned windows, etc.

The project will result in short term noise generated from heavy equipment during site preparation and construction. This will be temporary and subject to the City policy regulating hours of construction. Construction noise from the project would not represent unusual construction noise in this urban environment and will not be greater than for other similar projects in this area.

Solid Waste*

There will be considerable waste generated on a temporary basis as a result of demolition. Containment of dust & debris resulting from the demolition & grading and then disposal of the debris are all governed by Building Code and Waste Management provisions.

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EXHIBIT "A"

92/0204.24 Variance and Vesting Tentative Parcel Map No. 23262 to Allow a lot Split on the Property Located at 3600 Pacific Avenue (Ralls) (BZA Approved, Reso. BZA 92-3) CC 02-04-92

The Council received and filed the Board of Zoning Adjustment's decision of approval for the subject Variance and Vesting Tentative Parcel Map No. 23262 subject to conditions contained in BZA Reso. 92-3.

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

TO: Honorable Mayor and Members of the City Council
THROUGH: Bill Smith, City Manager
FROM: Byron L. Woosley, Director of Community Development
Bret B. Bernard, Planning Administrator
BY: Bradley Collin, Assistant Planner
DATE: February 4, 1992
SUBJECT: VARIANCE and VESTING TENTATIVE PARCEL MAP No. 23262 to
Allow a Lot Split on the Property Located at 3600 Pacific
Avenue
(Ralls)
(BZA Approved, Resolution No. BZA 92-3)

RECOMMENDATION

It is recommended that the City Council **RECEIVE AND FILE** the Board of Zoning Adjustment's decision of **APPROVAL** for the subject Variance and Vesting Tentative Parcel Map No. 23262 subject to conditions contained in the attached Resolution.

BUDGET IMPLICATION:

Other than Staff time expended no impact to the City's Budget is anticipated as a result of this project. The Staff time expended totals (approximately) 10 hours to date.

APPLICANT/OWNER IN ESCROW

W. R. Ralls
P.O. Box No. 504
Manhattan Beach, CA 90266

DISCUSSION

The Board of Zoning Adjustment, at its regular meeting of January 14, 1992 **APPROVED** a Variance and Vesting Tentative Parcel Map 23262 for a lot split located at 3600 Pacific Avenue. A copy of the Staff analysis and an excerpt from the BZA's Minutes are attached for reference.

VESTING TENTATIVE PARCEL MAP

This project includes a request to subdivide an existing (80' by 112') 8,960 square foot lot into two equal size smaller parcels, per Vesting Tentative Parcel No. 23262, copy attached. Each new parcel would have access from Pacific Avenue similar to the existing 80' wide lot. The site is currently developed with one single family residence. At a future date, subject to the approval and recordation of this Parcel Map, the applicant intends to develop each parcel with a single family dwelling. The parcels resulting from this Map action would be substandard with regards to required minimum area, which is the reason for the Variance. They would otherwise be conforming to the Area District's development standards and would be consistent with the other lots along this block of Pacific Avenue.

VARIANCE

The former Code had a provision, Section 10-3.1423, entitled "Required area reduced for Street and Highway purposes", which addressed lots whereby the area was reduced by a street dedication. If the area of the lot was so reduced such that it could not comply with the development requirements in that Code, the lot was not penalized and the proposed splitting of the lot could be approved without a Variance.

The lots on both sides of Pacific Avenue in this area were originally 80 feet in width and 116 feet in depth. Prior to the street widening they had sufficient total area to divide these original lots into two lots each, dimensioned 40 feet wide by 116 feet deep, or 4,640 square feet. The 4,640 square feet of lot area met the minimum requirement for (formerly) R-1 (now RS) lots within Area District II. However, following the required dedication of 4 feet from each lot to accommodate the widening of Pacific Avenue (in approximately 1961), each was reduced to an area of only 4,480 square feet (or 40' x 112'). Hence, the application of the aforementioned (former) Code Section No. 10-3.1423 to Pacific Avenue.

While under the purview of the former Code, 11 lots on this block were subdivided to 40 feet by 112 feet, or 4,480 square feet. This subdivision was consistent with the Code (with Section 10-3.1423) and did not require a Variance. Only one lot, 3600 Pacific Avenue (the subject site), retained its original 80 by 112 feet boundaries (with exception of the street dedication).

The current Code did not carry forth this type of relief (see Code Section 10.60.010, Development of Substandard Lots). Therefore, there is no provision in the current Code which would allow 3600 Pacific, or any other lot so reduced in land area due to a City (etc.) required street dedication, to subdivide without a Variance for sub-standard lot area.

It was the opinion of the City Attorney, Carl Newton, that a Code Amendment should be initiated, out of equity and fairness, so that it is included in the ZORP document. The new Section should be similar to the subject matter of the former Code Section. This Code Amendment will be considered by the Planning Commission during the review of the ZORP document.

NEIGHBOR CONCERNS

To date, no objections, written or verbal, have been received by Staff.

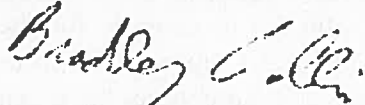
ALTERNATIVES

The alternatives available to the City Council include:

1. RECEIVE and FILE the Board's decision of APPROVAL for the Variance and Vesting Tentative Parcel Map No. 23262 to allow a Lot Split on the property located at 3600 Pacific Avenue.
2. APPEAL the Board's decision, and DIRECT Staff to schedule a new public hearing before the City Council.

Respectfully Submitted,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Byron L. Hoosley, Director



Bradley Collin,
Assistant Planner

Attachments:

Resolution No. BZA 92-3
BZA Staff Report, datnd 1/14/92
Excerpt BZA Minutes, dated 1/14/92
Vesting Tentative Parcel Map No. 23262

xc: SUBTEC, Applicant's Representative
W.R. Ralls, Applicant

cc -> aircallb.ccc

3539

GRANT OF EASEMENT FOR
STREET PURPOSES

THIS INDENTURE, made this 6th day of July, 1961,
by and between JOSEPH MONFALCONE, a married man,

party of the first part, and CITY OF MANHATTAN BEACH, a municipal corporation of the County of Los Angeles, State of California, party of the second part,

FREE T
FEE \$360-3T

W I T N E S S E T H:

That the said party of the first part, for and in consideration of the sum of Two hundred forty dollars (\$240.00) lawful money of the United States of America, to him in hand paid by the said party of the second part, the receipt of which is hereby acknowledged, does by these presents grant and convey unto the said party of the second part a perpetual easement and/or right-of-way for public street and highway purposes, in, over and across a portion of Lot 2, Block 18, Tract No. 1638, Sheet No. 1,

in the City of Manhattan Beach, County of Los Angeles, State of California, as per map thereof recorded in Book 21, pages 46 and 47, of Maps, records of Los Angeles County, California, and more particularly described as follows, to wit:

The westerly 4 feet of Lot 2, Block 18, Tract No. 1638, Sheet No. 1.

AUG 8 1961

SUBJECT to conditions, reservations and rights-of-way of record.

TO HAVE AND TO HOLD, all and singular, the said premises unto the said party of the second part, to be used for public street

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CALIF.
27 Min. 12 P.M. AUG 8 1961
RAY E. LEE, County Recorder

3539



or highway purposes only, and to be known as PACIFIC AVENUE.

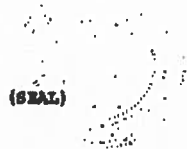
IN WITNESS WHEREOF, the said party of the first part has hereunto subscribed his name the day and year first above written.

Joseph Monfalcone

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On this 8th day of July, 1961, before me, the undersigned, a notary public in and for said County and State, personally appeared JOSEPH MONFALCONE known to me to be the person who executed the foregoing instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Wesley G. Simmons
Notary Public in and for the County of Los Angeles, State of California.
Wesley G. Simmons
My commission expires Sept., 17, 1962.

CERTIFICATE OF ACCEPTANCE

THIS IS TO CERTIFY that the interest in real property conveyed by the within deed or grant to the City of Manhattan Beach, a municipal corporation of Los Angeles County, California, is hereby accepted under the authority of Resolution No. 2042 of the City Council of said City adopted at its regular meeting of January 7, 1958, and recorded in Book 56366, page 325, of Official Records of Los Angeles County, and the grantee consents to the recordation of said deed or grant by its duly authorized officer.

Dated:

Thomas R. Deardoff
City Clerk of the City of Manhattan Beach, California.



AUG 8 1961

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State of California, County of Los Angeles, ss. H.A. Ewer & Bonnie K. Ewer and
L.H. Snyder & Capitola Snyder, Mortgagors in the foregoing mortgage named and A.P. Manning,
and Mary J. Manning, the mortgagees in said mortgage named, each being duly sworn, each
for himself both before and say: That the aforesaid mortgage is made in good faith and
without any design to hinder, delay or defraud any creditor or creditors.

H.A. Ewer
Bonnie K. Ewer
L.H. Snyder
Capitola Snyder.

Subscribed and sworn to before me this 11th day of May, 1926.
(Notarial Seal) Louis J. Filley, Notary Public
in and for said County and State.
1170 Copy of original recorded at request of Mortgagee, May 14, 1926 at 53 min. past 10 A.M.
Copyist: J.C. Comper. S.L. Logan, County Recorder, By Deputy.
U.S. L.S. \$1.00 cancelled.

GRANT DEED

J.D. MILLAR REALTY COMPANY, a corporation organized under the laws of the State of
California and FIDELITY SAVINGS AND LOAN ASSOCIATION, a corporation organized under the
laws of the State of California, in consideration of Ten (\$10.00) Dollars, do hereby grant
to CARRIE SPALDING, a widow, all the real property situated in the City of Manhattan
Beach, County of Los Angeles, State of California, described as follows:

Lot Two (2) in Block Eighteen (18) of Tract 1638 Sheet 1, as per map of said tract
filed in the office of the County Recorder of said county in Map Book 27, Pages 48 and 49,
reserving, however, to the ^{said} J.D. MILLAR REALTY COMPANY, its successors or assigns, the
right to enter upon the premises hereby conveyed to care for shade trees planted upon
near the front line thereof. Provided, however, that this conveyance is
made and accepted on each of the following express conditions, viz:

That said premises shall be used for residence purposes only;
That any building erected upon said premises shall be located not less than twenty
(20) feet from the front line thereof; That no residence building shall be erected
upon said premises, or any part thereof, which shall cost and be fairly worth less than
\$1000.00, unless such building be located seventy (70) feet from the front line of said
premises. Provided, that all and each of the conditions, restrictions,
and covenants hereinbefore contained, shall, in all respect, terminate and end and be
of no further effect either legal or equitable, and shall not be enforceable after
January 1, 1935; And Provided Also, that said premises, or any part thereof,
shall not be sold, conveyed, leased, rented to or occupied by any person of other than
the Caucasian or White race. Provided, that each of the restrictions,
conditions and covenants contained in the paragraph immediately preceding shall be per-
petual and binding forever upon the parties hereto, their heirs, devisees, executors,
administrators or assigns. Provided that a breach of any of the fore-
going conditions shall cause said premises to revert to the said J.D. MILLAR REALTY COMPANY,
its successors or assigns, each of whom, respectively, shall have the right of immediate
re-entry upon said premises in the event of any such breach.

Provided Also, that a breach of any of the foregoing conditions, or re-entry by reason
of such breach, shall not defeat or render invalid the lien of any Mortgage or Deed of
Trust made in good faith and for value as to said premises, or any part thereof; but said
conditions shall be binding upon and effective against any owner of said premises whose
title thereto is acquired by foreclosure, trustee's sale or otherwise.

TO HAVE AND TO HOLD to the said grantee her heirs or assigns, subject to the matters
here shown. IN WITNESS WHEREOF, J.D. MILLAR REALTY COMPANY, and FIDELITY
SAVINGS AND LOAN ASSOCIATION have hereunto caused their corporate names and seals to be
affixed by their Presidents and Secretaries thereunto duly authorized, this 26th day of
August, 1925.

(Corporate Seal)
J.D. MILLAR REALTY COMPANY,
By J.D. Miller, President
By G.T. Dolan, Secretary.
(Corporate Seal)
FIDELITY SAVINGS AND LOAN ASSOCIATION
By S.W. Ruddle, Vice-President
By Clarence H. Lee, Secretary.

State of California, County of Los Angeles, ss. On this 26th day of August, 1925,
before me, Alice V. Beeble, a Notary Public in and for said County, personally appeared
J.D. Miller, known to me to be the President, and G.T. Dolan, known to me to be the
Secretary of J.D. MILLAR REALTY COMPANY, the corporation that executed the within and

foregoing instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation therein named and acknowledged to me that such corporation executed the same.

Witness my hand and official seal the day and year in this certificate first above written.

(Notarial Seal) Alice V. Deble, Notary Public in and for the County of Los Angeles, State of California.

On this 20th day of August, 1925, before me, Jess S. Montgomery, a Notary Public in and for said County, personally appeared S.W. Reddin, known to me to be the Vice President, and Clarence H. Lee, known to me to be the Secretary of FIDELITY SAVINGS AND LOAN ASSOCIATION, the corporation that executed the within and foregoing instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation, therein named and acknowledged to me that such corporation executed the same.

Witness my hand and official seal the day and year in this certificate first above written.

(Notarial Seal) Jess S. Montgomery, Notary Public in and for the County of Los Angeles, State of California.

Recorded at request of Grantee, Nov. 16, 1925 at 27 min. past 10 A.M. in Book 4142, at Page 49 of Official Records, Los Angeles County, Cal., C.L. Logan, County Recorder.

702. Copy of original recorded at request of Title Guaranty & Tr. Co. Aug. 14, 1926 at 12 A.M. Copyist #109. Compared. C.L. Logan, County Recorder, Ey

THIS INDENTURE, made the 3rd day of May, A.D., 1926, between the FIDELITY SAVINGS AND TRUST COMPANY, a corporation organized and existing under the laws of the State of California, and having its principal place of business in the City of Los Angeles, County of Los Angeles, State of California, the party of the first part, and

Alwyn Litsinger and Mary Litsinger, husband and wife, as joint tenants, the parties of the second part,

WITNESSETH: that the party of the first part for and in consideration of the sum of Ten (\$10.00) Dollars paid to it in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, does by these presents, grant, bargain and sell, convey and confirm unto the said parties of the second part, as joint tenants, all that certain real property situate in the City of Burbank, County of Los Angeles, State of California, and particularly described as follows:

Lot Twenty-two (22) in Block "K" of Tract 6994, as per map recorded in Book 77, Page 58, 59, 60, 61 in the office of the County Recorder of said County.

Subject to taxes for the fiscal year 1926-27.

(Subject to Conditions, Restrictions, Reservations and Rights of way of record)

Provided, however, that this conveyance is made subject to the following conditions, which shall apply to and be binding upon the grantees, their heirs, devisees, executors, administrators and assigns:

1. That all of the lots in said Tract 6994, except Lots 25 to 30, inclusive, in Block L, and 19 to 24 in Block M, shall be restricted and reserved to be used for residence purposes only. That said Lots 25 to 30, inclusive, in Block L, and Lots 19 to 24 inclusive, in Block M, may be used for residence purposes, for business purposes, and any store building erected on said lots shall cost and be built upon a lot that \$3,000, and any permanent residence building shall cost \$2,000.

2. That any residence building erected on the front of any of the lots in said tract shall cost and be fairly worth not less than \$2,000, and on all lots fronting on Burbank Boulevard in Blocks A, E, H and I, of said tract, no part thereof shall be used for any other purpose shall be located nearer than 40 feet to the front line of said premises, and all the other residence lots in said tract, no part thereof shall be located less than 20 feet to the front line of said premises, provided, however, that any building erected on any lot costing less than this and may be placed or erected on a lot less than 20 feet from the front line thereof shall not be located nearer than 20 feet from the front line of said premises.

3. Buildings on the premises shall be of neat construction finished with a tiled roof and have a gable roof (roof sloping both ways) with a pitch of at least seven eighths of an inch to the foot shall overhang on all sides at least eighteen inches, and shall have a sanitary toilet plumbing fixture properly connected up to a sewer pipe.

4. That all buildings, temporary or permanent, erected on any of the lots in this

#64
7-1

the overplus to the said Mortgagees, all of said costs, including ~~the~~ ^{notary} ~~sum~~ ^{fee}, being hereby secured. The said Mortgagees do hereby state, declare and warrant, that they are the sole and separate owners of all the within mentioned personal property and that there are no liens or incumbrances or adverse claims of any kind whatever on any part thereof.

Signed, Sealed and Delivered in the Presence of) A. P. Smith (Seal)
LeVerghne Smith (Seal)

State of California, County of Los Angeles)ss. On this 14th day of November, A.D.1925, before me Frank V. Hughes, a Notary Public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared A.P.Smith & LeVerghne Smith, husband & wife, known to me to be the persons whose names are subscribed to the within Instrument, and acknowledged to me that they executed the same. In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

(Notarial Seal) Frank V. Hughes, Notary Public
in and for said County and State. My Com Exp Jan 15, 1928

State of California, County of Los Angeles)ss. A.P.Smith & LeVerghne Smith, Mortgagees, in the foregoing mortgage named and M.W.Rowe, the mortgagee in said mortgage named, each being duly sworn, each for himself doth depose and say: That the aforesaid mortgage is made in good faith and without any design to hinder, delay or defraud any creditor or creditors.

A.P.Smith
LeVerghne Smith
M.W.Rowe

Subscribed and sworn to before me this 14th day of November, 1925.

(Notarial Seal) Frank V. Hughes, Notary Public
in and for said County and State. My Com Exp Jan 15, 1928.

#1091 Copy of original recorded at request of Mortgagee Nov 16 1925 at 9 Min Past 12 M
Coylist #19 Compared C L Logan, County Recorder, By Deputy.

U.S.I.R.S. \$1.00 Canceled GRANT DEED

J.D.Miller Realty Company, a corporation organized under the laws of the State of California and Fidelity Savings and Loan Association, a corporation organized under the laws of the State of California, in consideration of Ten (\$10.00) Dollars, do hereby grant to Carrie Spalding, a widow all the real property situated in the City of Manhattan Beach, County of Los Angeles, State of California, described as follows: Lot Two (2) in Block Eighteen (18) of ^{Treat} ~~10th Street~~ Sheet 1, as per map of said tract filed in the office of the County Recorder of said county in Map Book 21, Pages 46 and 47. Reserving, however, to the said J.D.Miller Realty Company, its successors or assigns, the right to enter upon the premises hereby conveyed to care for shade trees planted on or near the front line thereof. Provided, however, that this conveyance is made and accepted on each of the following express conditions, viz: That said premises shall be used for residence purposes only; That any building erected upon said premises shall be located not less than twenty (20) feet from the front line thereof; that no residence building shall be erected upon said premises, or any part thereof, which shall cost and be fairly worth less than \$1000.00, unless such building be located seventy (70) feet from the front line of said premises. Provided that all and each of the conditions, restrictions and covenants hereinbefore contained, shall, in all respects, terminate and end and be of no further effect either legal or equitable, and shall not be enforceable after January 1, 1935;

And provided also, that said premises or any part thereof, shall not be sold, conveyed, leased, rented to or occupied by any person of other than the Caucasian or White race, Provided, that each of the restrictions, conditions and covenants contained in the paragraph immediately preceding shall be perpetual and binding forever upon the parties hereto, their heirs, devisees, executors, administrators or assigns. Provided that a breach of any of the foregoing conditions shall cause said premises to revert to the said J.D.Miller Realty Company, its successors or assigns, each of whom, respectively, shall have the right of

mediate re-entry upon said premises in the event of any such breach. Provided, also that a breach of any of the foregoing conditions, or re-entry by reason of such breach, shall not defeat or render invalid the lien of any Mortgage or Deed of Trust made in good faith and for value as to said premises, or any part thereof; but said conditions shall be binding upon and effective against any owner of said premises whose title thereto is acquired by foreclosure, trustee's sale or otherwise.

To have and to hold to the said grantee her heirs or assigns, subject to the matters above shown. In witness whereof, J.D.Millar Realty Company and Fidelity Savings and Loan Association have hereunto caused their corporate names and seals to be affixed by their Presidents and Secretaries thereunto duly authorized, this 26th day of August, 1925. (Corporate Seal)

J.D.MILLAR REALTY COMPANY
By J.D.Millar, President
By -- Secretary

(Corporate Seal)

FIDELITY SAVINGS AND LOAN ASSOCIATION
By S.W.Reddin, Vice President
By Clarence H. Lee, Secretary

State of California, County of Los Angeles) ss. On this 26th day of August, 1925, before me Alice V. Deeble, a Notary Public in and for said County, personally appeared J.D.Millar known to me to be the President, and G.T.Dolan, known to me to be the Secretary of J.D. Millar Real. Company, the corporation that executed the within and foregoing instrument and known to me to be the persons who executed the within instrument on behalf of the corporation therein named and acknowledged to me that such corporation executed the same. Witness my hand and official seal the day and year in this certificate first above written.

(Notarial Seal)

Alice V. Deeble, Notary Public
in and for the County of Los Angeles, State of California.

State of California, County of Los Angeles) ss. On this 26th day of August, 1925, before me Jess S. Montgomery, a Notary Public in and for said County, personally appeared S.W.Reddin known to me to be the Vice President, and Clarence H. Lee, known to me to be the Secretary of Fidelity Savings and Loan Association, the corporation that executed the within and foregoing instrument and known to me to be the persons who executed the within instrument on behalf of the corporation therein named and acknowledged to me that such corporation executed the same. Witness my hand and official seal the day and year in this certificate first above written.

(Notarial Seal)

Jess S. Montgomery, Notary Public
in and for the County of Los Angeles, State of California.

#942 Copy of original recorded at request of Grantee Nov 16 1925 at 27 Min Past 10 A M
Copyist #19 Compared L Logan, County Recorder, By Deputy.

GRANT DEED FOR STREET PURPOSES

We, Frank Le Favour and Thelma B. LeFavour, his wife, grant to the city of Long Beach, a municipal corporation, organized and existing under and by virtue of the laws of the state of California, and situated in the county of Los Angeles therein, for street and alley purposes, that real property situated in the city of Long Beach, county of Los Angeles, state of California, described as follows: The east fifteen (15) feet of Lot 17, "Tract No.5737" as per map recorded in book 61, pages 40 and 41 of Maps, Records of the County of Los Angeles, State of California. It is understood that each of the undersigned grantors grants only that portion of the above described parcel of land which is included within land owned by said grantor or in which said grantor is interested. Witness our hands this 30th day of October, 1925.

Frank Le Favour
Thelma B. Le Favour

RECORDED
9-25-25

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PARCEL MAP NO.74210

IN THE CITY OF MANHATTAN BEACH
 COUNTY OF LOS ANGELES
 STATE OF CALIFORNIA

FOR SUBDIVISION PURPOSES

SUBDIVIDER
 MONFALCONE ESTATE
 C/O GARY RICHARDSON
 950 ARTESIA BOULEVARD
 HERMOSA BEACH, CA 90254
 PHONE 310-480-7694

LEGAL DESCRIPTION
 LOT 2, BLOCK 18
 TRACT NO. 1638
 M.B. 21-46-47
 APN 4173-017-032

JOB ADDRESS
 3000 PACIFIC AVENUE
 MANHATTAN BEACH, CA 90266

ENGINEER

DENN ENGINEERS

3914 DEL AMO BLVD., STE. 921
 TORRANCE, CA 90503
 310-542-9433

Gary J. Roehl
 GARY J. ROEHL

REV 10-20-2016
 DATE 3-31-2016

R.C.E. 30826

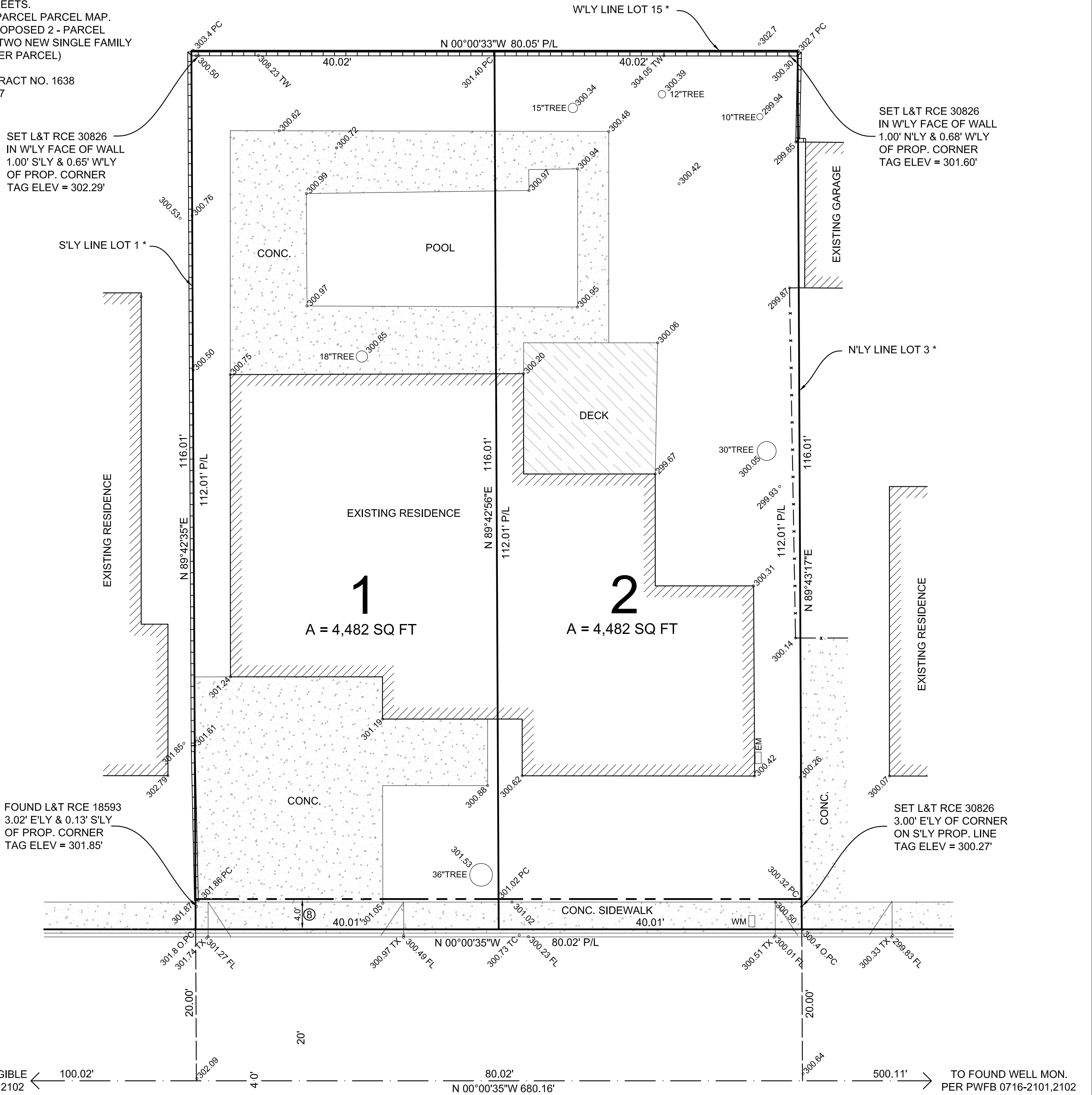


16-119

NOTES

1. ALL EXISTING STRUCTURES TO BE REMOVED UNLESS OTHERWISE NOTED.
2. ALL UTILITIES ARE LOCATED IN ADJACENT STREETS.
3. THIS IS A 2-PARCEL PARCEL MAP.
4. THIS IS A PROPOSED 2 - PARCEL PROJECT FOR TWO NEW SINGLE FAMILY HOMES (ONE PER PARCEL)

* BLOCK 18, TRACT NO. 1638
 M.B. 21-46-47



PACIFIC AVENUE

EXHIBIT D
 PC MTG 12-14-16

NOTE:
 A TITLE POLICY HAS BEEN PROVIDED AND REVIEWED BY DENN ENGINEERS AT THE TIME OF THIS SURVEY. ANY READILY AVAILABLE ITEMS AFFECTING THIS PROPERTY HAVE BEEN PLOTTED BASED ON PROVIDED DOCUMENTS.

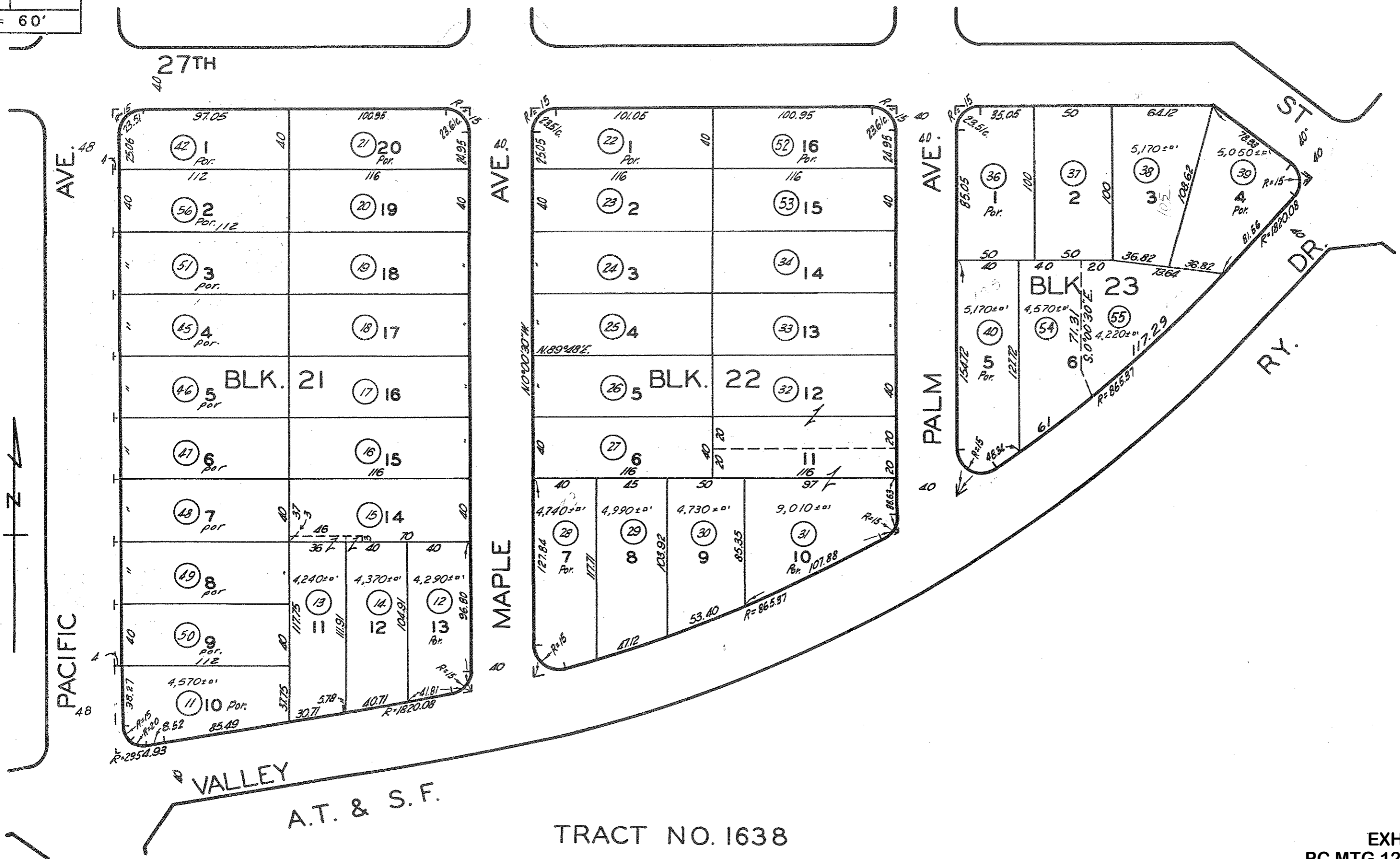
Ⓢ ITEM #8 - EASEMENT FOR STREET RECORDED AUGUST 8, 1961 AS INSTRUMENT NO. 3539 OF O.R.

USA NATIONAL TITLE COMPANY, INC.
 ORDER NO. 071631280-30
 DATED MARCH 8, 2016

LEGEND		
	EXISTING BUILDING	PC PROPERTY CORNER
	CONCRETE	PL, P/L PROPERTY LINE
	BRICK	PP POWER POLE
	WOOD DECK	S&W SPIKE AND WASHER
	EXISTING ELEVATION	S'LY SOUTHERLY
	EXISTING CONTOUR	SPK SPIKE
	BLOCK WALL	STK STAKE
	EXISTING FENCE	TC TOP OF CURB
	BEGINNING OF CURB RET	TW TOP OF WALL
	EASTERLY FOUND	TX TOP OF DWVY APRON
	FINISH FLOOR	W'LY WESTERLY
	FLOW LINE	WM WATER METER
	GARAGE FINISH FLOOR	
	GUY WIRE	
	LEAD AND TAG	
	MANHOLE	
	NORTHERLY PROPERTY CORNER	
	ORIGINAL PROPERTY CORNER	

NOTE: ALL SETBACK DIMENSIONS SHOWN ARE MEASURED TO EXTERIOR SURFACE OF BUILDINGS UNLESS OTHERWISE NOTED.
 BOUNDARY MONUMENTS ARE NOT NECESSARILY SET ON PROPERTY CORNERS. PLEASE REFER TO THE NOTATION ON THE PLANS FOR OFFSET DISTANCES. IF THERE ARE ANY QUESTIONS, PLEASE DO NOT HESITATE TO CONTACT DENN ENGINEERS FOR CLARIFICATION AT: (310) 542-9433, M-F 8:00 AM TO 5:00 PM.

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TRACT NO. 1638
M.B. 22-142-143

EXHIBIT E
PC MTG 12-14-16

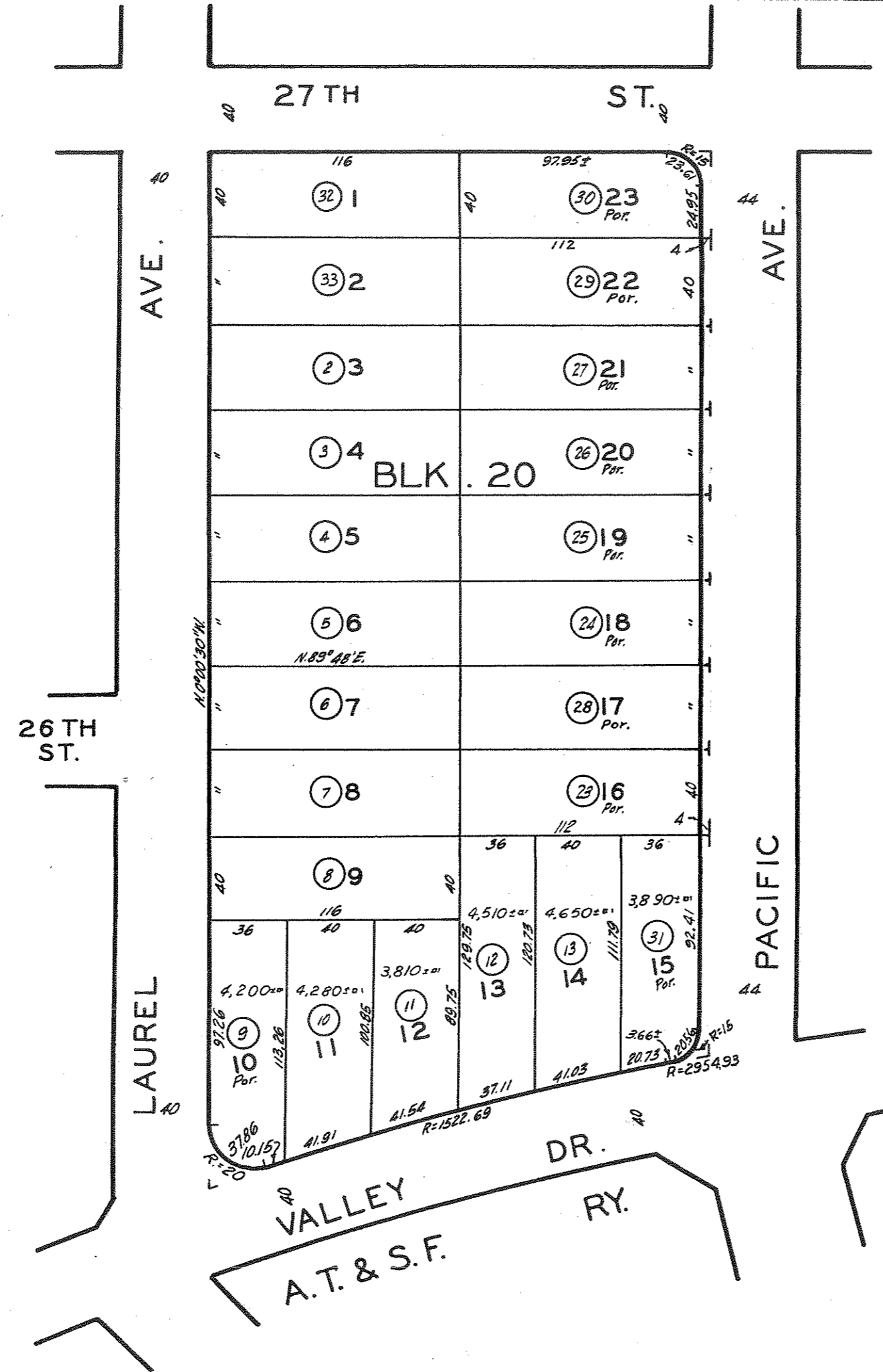
CODE
6174
FOR PREV. ASSMT. SEE: 166-219 & 228

TRACT NO. 1638
M.B. 22-142-143



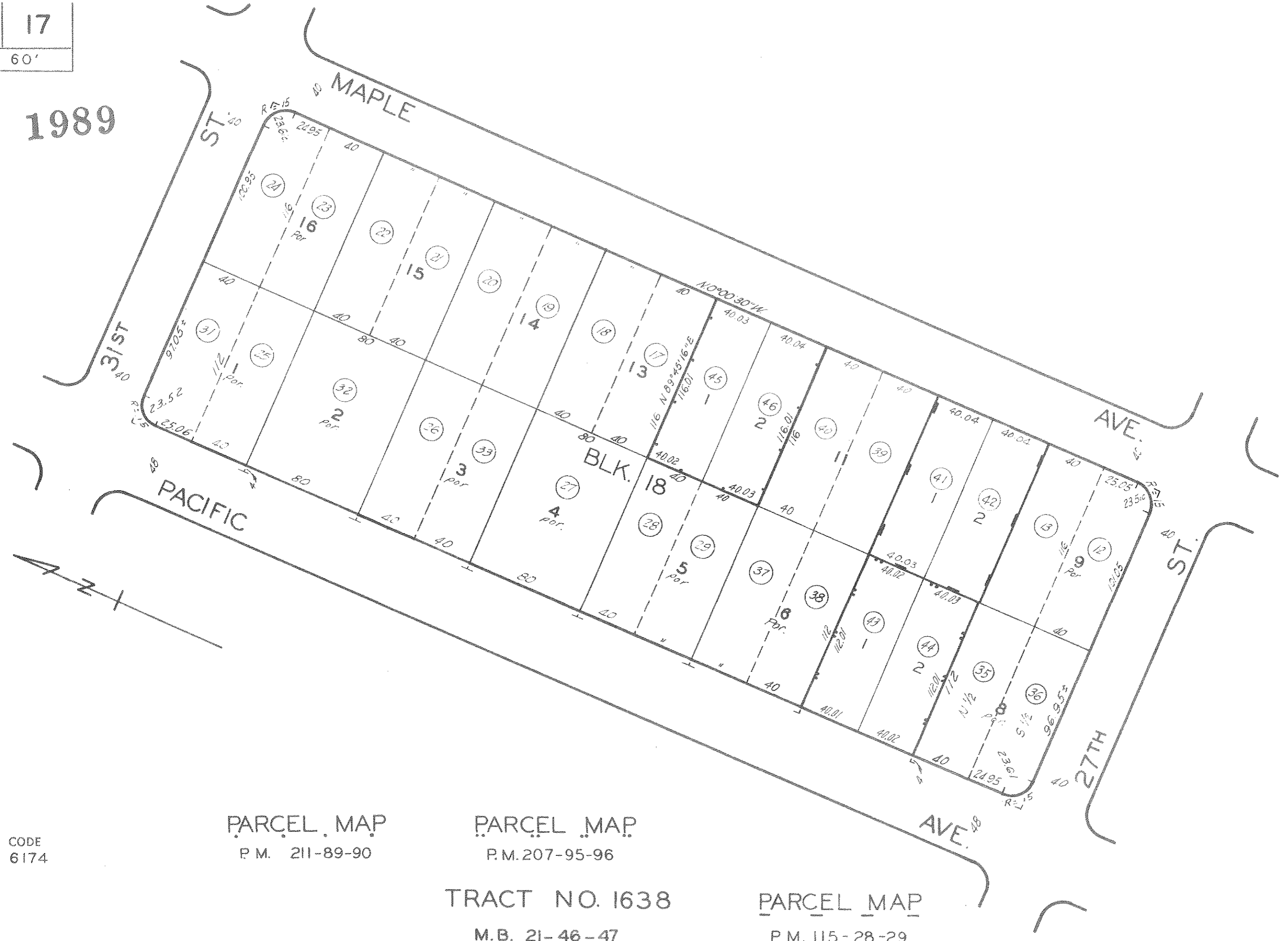
CODE
6174

FOR PREV. ASSMT. SEE: 166-218



REVISED
7-26-61
9-1-61
10-25-61
1-22-62
10-4-63 PE
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790912409
88082201002001
88120604002001

1989



CODE
6174

PARCEL MAP
P.M. 211-89-90

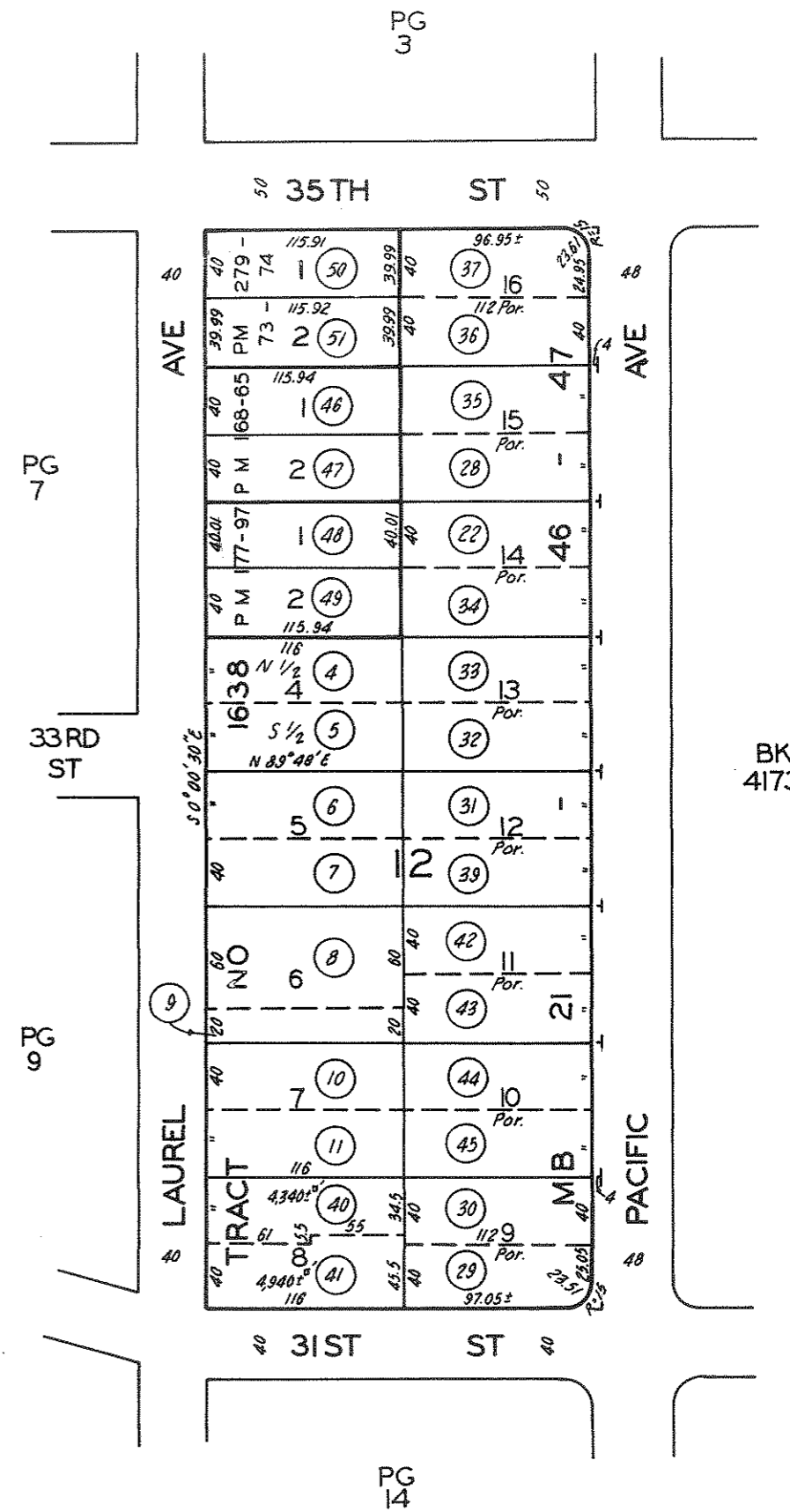
PARCEL MAP
P.M. 207-95-96

TRACT NO. 1638
M.B. 21-46-47

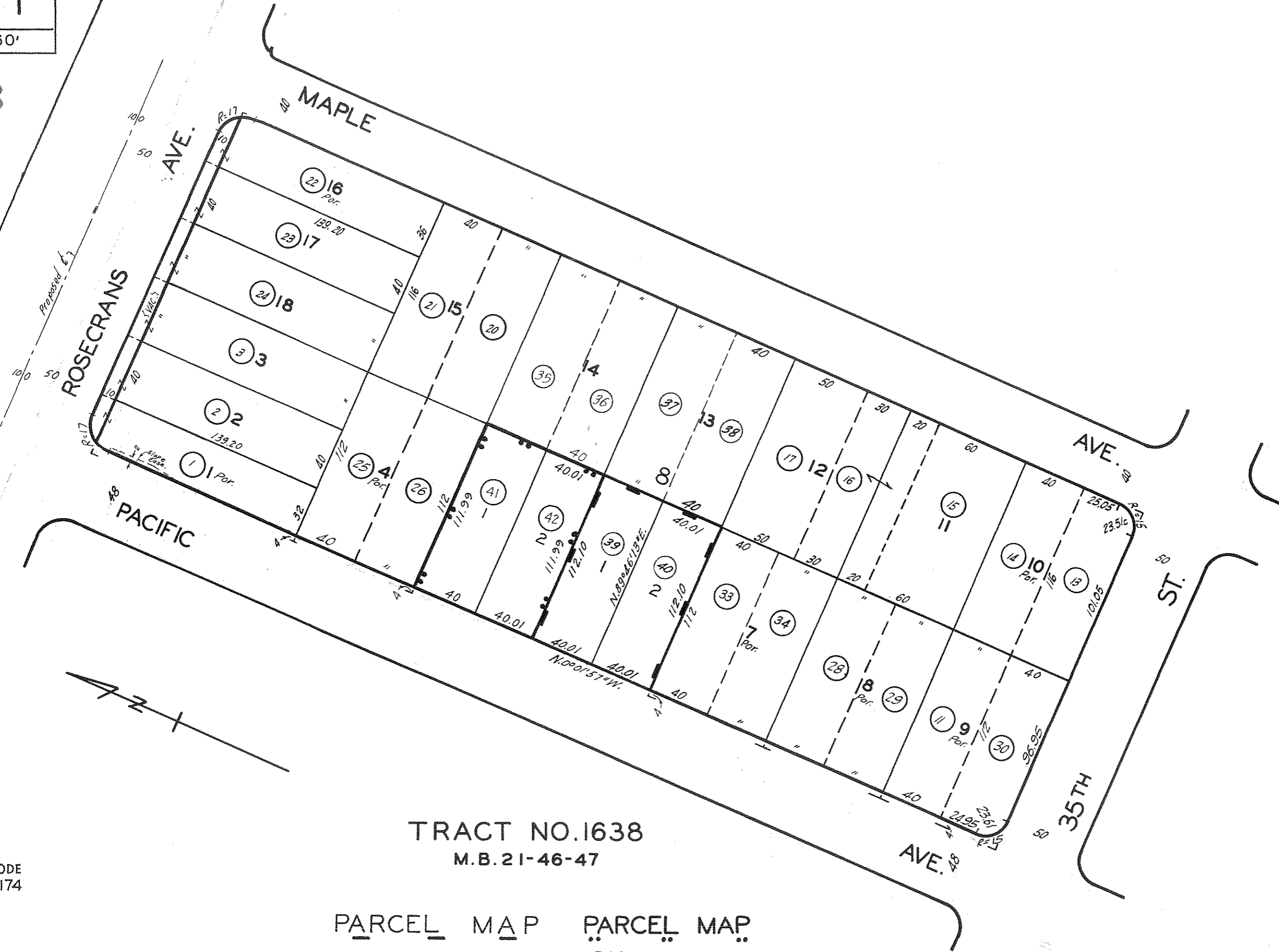
PARCEL MAP
P.M. 115-28-29

FOR PREV. ASSM'T. SEE: 166-209

1998



1993

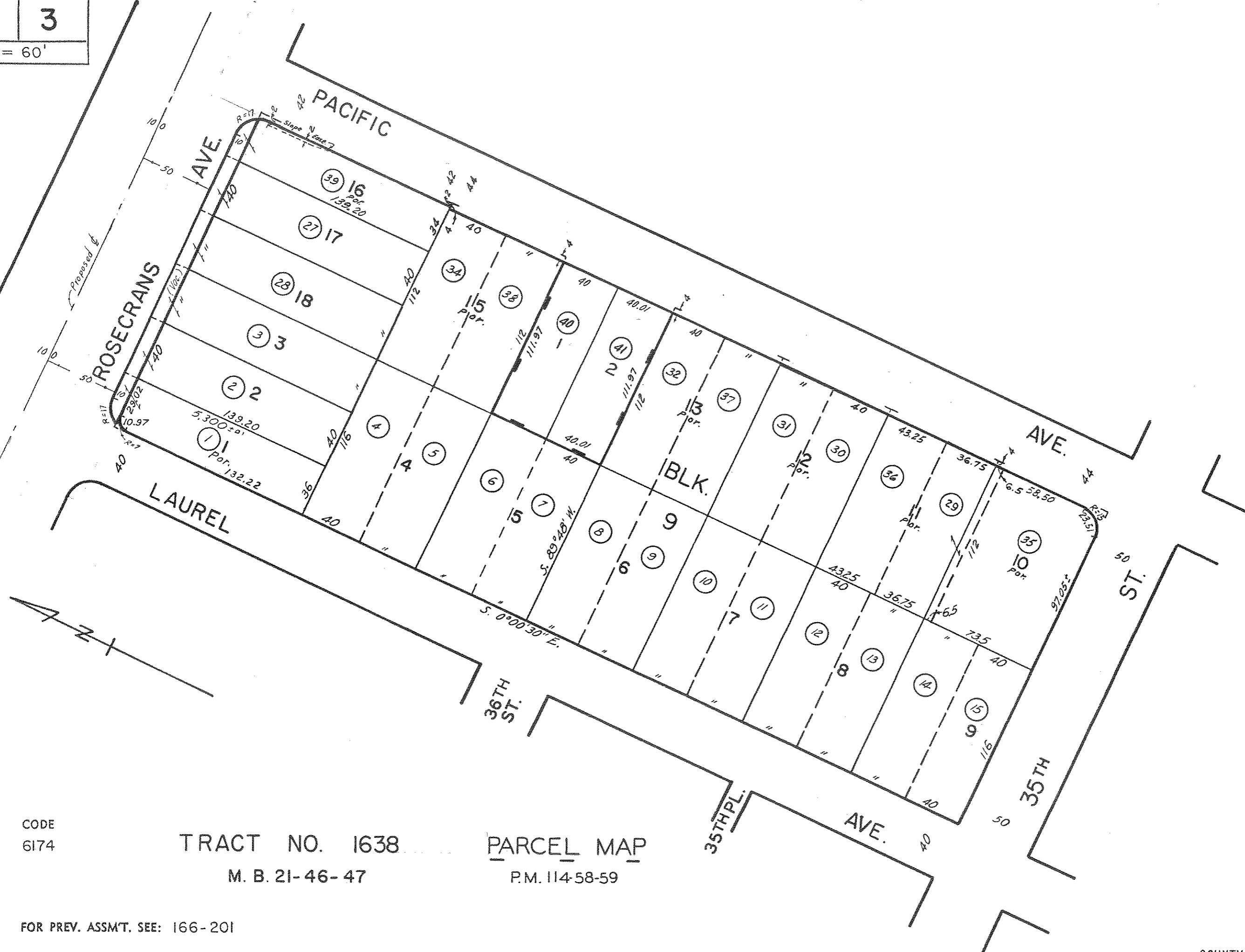


TRACT NO. 1638
M.B. 21-46-47

CODE
6174

PARCEL MAP P.M. 112-60-61
PARCEL MAP P.M. 254-28-29

FOR PREV. ASSM'T. SEE: 166 - 206



CODE
6174

TRACT NO. 1638
M. B. 21-46-47

PARCEL MAP
P.M. 114-58-59

FOR PREV. ASSMT. SEE: 166-201