

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

TO: Planning Commission

FROM: Anne McIntosh, Director of Community Development

BY: Eric Haaland, Associate Planner

DATE: October 25, 2017

SUBJECT: Consideration of a Site Development Permit for Demolition of 8 Apartment Units and Construction of Eleven Residential Apartment Units Located at 1214 Tennyson Street (Obelisk Architects)

RECOMMENDATION

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

APPLICANT

Obelisk Architects/Nagy Bakhoun
3800 Pacific Coast Hwy.
Torrance, CA 90505

OWNER

James D. Van Zanten
1461 21st Street
Manhattan Beach, CA 90266

BACKGROUND

The subject site presently consists of a large rectangular lot fronting on Tennyson Street with an eight-unit residential apartment building. A short public alley that is shared with a number of other neighboring residential properties abuts the rear of the site. The project proposes a primary 3-story building containing eleven residential units and on-grade parking, and a detached rear garage. Section 10.12.020 of the City's Zoning Code requires Site Development Permit approval for apartment projects of 6 or more units.

PROJECT OVERVIEW

LOCATION

Location	1214 Tennyson St. between Chabela Dr. & Prospect Ave. (See Vicinity Map).
Legal Description	Portion of Lot 1, Block 3, Amended Map of Seaside Park Tract
Area District	I

LAND USE

General Plan	High Density Residential
Zoning	RH, High Density Residential

	<u>Existing</u>	<u>Proposed</u>
Land Use	8 residential apartments	11 residential apartments
Neighboring Zoning/Land Uses	North (across Tennyson) South (across alley) East West	RS/Single-family Homes CG/Apts. & Restaurant RH/Apartments RH/Condominiums

PROJECT DETAILS

	<u>Proposed</u>	<u>Requirement (Staff Rec)</u>
Parcel Size:	12,910 sq. ft.	7,500 sq. ft. min.
Residential Density:	1 unit /1173 sq. ft. lot area	1 unit /1000 sq. ft. lot area max.
Building Floor Area:	13,028 sq. ft.	13,869 sq. ft. max
Height	30 ft.	30 ft. max.
Setbacks		
Front	20 ft.	20 ft.
Rear	31.5 ft.	31.5 ft. from P/L
East side	5 ft.	5 ft.
West side	5 ft.	5 ft.
Parking:	25 spaces	25 Spaces
Vehicle Access	1 alley driveway	Alley-only
Open Space	15% of unit area	15% of unit area min.
Landscaping	620 sq. ft. in front yard	252 sq. ft. front yard min.

DISCUSSION

The submitted plans show an existing multi-family residential site to be redeveloped with a 3-story building containing eleven residential units. The site would contain 13,869 square feet of living area above 20 enclosed parking spaces, and a 759 square-foot, 5-space parking enclosure that includes guest parking. Pedestrian and driveway access would be taken from the rear alley, in addition to pedestrian access from Tennyson Street.

The proposed 3-story building would replace the existing 1-story 8-unit building on the property with an increase in height and floor area. The project's half of an existing double-size street-access driveway and pedestrian walkway that is currently shared with the easterly neighboring property would be eliminated. The residences are accessed from common walkways along the building's west side, which also lead to the bottom level common garage. Although the site is 63 feet wide, a basic 5-foot side yard is permitted for projects exceeding 2 units. Upper levels provide required supplemental side yard setbacks, and deck area/open space provides additional building modulation.

The project conforms to the City's requirements for use, height, floor area, setbacks, parking, landscaping, and open space (MBMC 10.12.030). The project issues that warrant discussion include the following: the Site Development Permit, the easterly contiguous neighbor site, and project design.

Site Development Permit:

Section 10.12.020 of the City's Zoning Code requires a Site Development Permit (and Precise Development Plan) for apartment projects of 6 or more units. This is the first project to request such approval, as the procedure was recently added to the zoning code. Previously, a use permit would have been required, including a determination that the project would not be detrimental to the surrounding area. The findings required for Planning Commission approval of a Site Development Permit are as follows:

1. The proposed project is consistent with the General Plan and Local Coastal Program;
2. The physical design and configuration of the proposed project are in compliance with all applicable zoning and building ordinances, including physical development standards.

Staff's review has determined that the above findings can be made for the proposed project. As discussed in this report, the project conforms to the General Plan and applicable City codes.

Easterly Contiguous neighbor site:

Although they occupy separate properties, the existing apartment building on the site matches the easterly neighbor building. These properties appear as a single symmetrical development with driveways and a decorative pedestrian walkway straddling the common property line in the center. The proposed project would remove half of that large space, leaving a narrower, but useable, driveway and pedestrian entryway for the neighboring site.

At least one utility line serving the neighboring property currently crosses the subject site (above rear garage), and will need coordination/relocation during the proposed construction.

A condition has been included in the attached draft resolution of approval requiring that resulting boundary, access, and utility issues for the easterly neighboring property be addressed by the applicant.

Project Design:

The project's design is in conformance with all applicable regulations including the floor area ratio (13,869 sq. ft. max.) of the RH zone. The overall appearance of the project is modern style, featuring deck area recessions, architectural surrounds, and trellis elements. The project would replace a one-story building with a 3-story building with substantially more floor area, but is consistent with the size and scale of westerly neighboring buildings.

The project's front yard is proposed to be primarily a landscaped berm screening the base of the building similar to the westerly neighboring development. A transformer and disabled access walkway are items located at the front building base that also visually benefit from this screening approach. A proposed resolution condition requires such screening be maintained.

General:

Pursuant to Section 10.84.060 of the Manhattan Beach Municipal, Staff believes that the following required findings for the Precise Development Plan and Site Development Permit can be made:

The General Plan encourages residential development that provides for housing of a more intensive form, including apartments, condominiums, and senior housing. The project is specifically consistent with General Plan Policies as follows:

- LU-1.1 Limit the height of new development to three stories where the height limit is thirty feet, or to two stories where the height limit is twenty-six feet, to protect the privacy of adjacent properties, reduce shading, protect vistas of the ocean, and preserve the low-profile image of the community.

- LU-1.2 Require the design of all new construction to utilize notches, balconies, rooflines, open space, setbacks, landscaping, or other architectural details to reduce the bulk of buildings and to add visual interest to the streetscape.

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

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 a few inquiries regarding timing and effects on the easterly neighboring property, and no other responses to the project hearing notice.

ENVIRONMENTAL DETERMINATION

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

CONCLUSION

Staff recommends that the Planning Commission conduct the public hearing, discuss the project, and adopt the attached resolution approving the project subject to certain conditions.

Attachments:

- A. Draft Resolution No. PC 17-
- B. Vicinity Map
- C. Applicant description
- D. Plans

c: Obelisk Architects, Applicant/Architect
James D. Van Zanten, Owner

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RESOLUTION NO. PC 17-

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANHATTAN BEACH APPROVING A SITE DEVELOPMENT PERMIT FOR CONSTRUCTION OF A NEW 11-UNIT RESIDENTIAL APARTMENT BUILDING AT 1214 TENNYSON STREET
(Obelisk Architects)

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 duly noticed public hearing on October 25, 2017, received testimony, and considered an application for a site development permit, with a precise development plan, for construction of a proposed 13,028 square foot 11-unit residential apartment building on the property located at 1214 Tennyson Street in the City of Manhattan Beach.
- B. The existing legal description of the site is Portion of Lot 1, Block 3, Amended Map of Seaside Park Tract.
- C. The applicant for the subject project is Obelisk Architects, and the owner of the property is James D. Van Zanten.
- D. The Project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Sections 15303 and 15332 based on staff's determination that the project is a small infill development within an urbanized area.
- E. The project will not individually nor cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.
- F. The property is located within Area District I and is zoned RH, High Density Residential. The use is permitted by the zoning code and is consistent, as conditioned, with the high density residential area. The surrounding private land uses consist of Multi-Family and Single-Family Residential dwellings, and commercial development.
- G. The General Plan designation for the property is High Density Residential. The General Plan encourages residential development that provides for housing of a more intensive form, including apartments, condominiums, and senior housing. The project is specifically consistent with General Plan Policies as follows:
 - LU-1.1 Limit the height of new development to three stories where the height limit is thirty feet, or to two stories where the height limit is twenty-six feet, to protect the privacy of adjacent properties, reduce shading, protect vistas of the ocean, and preserve the low-profile image of the community.
 - LU-1.2 Require the design of all new construction to utilize notches, balconies, rooflines, open space, setbacks, landscaping, or other architectural details to reduce the bulk of buildings and to add visual interest to the streetscape.
 - LU-3.1: Continue to encourage quality design in all new construction.
- H. The Planning Commission made findings required to approve the Site Development Permit pursuant to MBMC Section 10.84.060 as follows:
 - 1. The proposed project is consistent with the General Plan;
 - 2. The physical design and configuration of the proposed project are in compliance with all applicable zoning and building ordinances, including physical development standards, as detailed in the staff report.
- I. The project shall be in compliance with applicable provisions of the Manhattan Beach Municipal Code.
- J. This Resolution, upon its effectiveness, constitutes the Site Development Permit for the subject project.

Section 2. The Planning Commission of the City of Manhattan Beach hereby **APPROVES** the subject Site Development Permit application for a residential apartment building, subject to the following conditions (*indicates a site specific condition):

RESOLUTION NO. PC 17-

Site Preparation / Construction

1. * The project shall be constructed and operated in substantial compliance with the submitted plans and project description as approved by the Planning Commission on October 25, 2017. Any substantial deviation from the approved plans or project description must be reviewed and approved by the Planning Commission.
2. A Construction Management and Parking Plan (CMPP) shall be submitted by the applicant with the submittal of plans to plan check. The CMPP shall be reviewed and approved by the City, including but not limited to, the City Traffic Engineer, Planning, Fire, Police and Public Works, prior to permit issuance. The Plan shall include, but not be limited to, provisions for the management of all construction related traffic, parking, staging, materials delivery, materials storage, and buffering of noise and other disruptions. The Plan shall minimize construction related impacts to the surrounding neighborhood, and shall be implemented in accordance with the requirements of the Plan.
3. All electrical, telephone, cable television system, and similar service wires and cables shall be installed underground to the appropriate utility connections in compliance with all applicable Building and Electrical Codes, safety regulations, and orders, rules of the Public Utilities Commission, the serving utility company, and specifications of the Public Works Department.
4. During building construction of the site, the soil shall be watered in order to minimize the impacts of dust on the surrounding area.
5. The siting of construction related equipment (job site offices, trailers, materials, etc.) shall be subject to the approval from the Director of Community Development prior to the issuance of any building permits.
6. A site landscaping and irrigation plan, including front yard sloping for screening effect, utilizing drought tolerant plants, including large-box-sized trees, shall be submitted for review and approval by the Community Development and Public Works Departments concurrent with the building permit application. All plants shall be identified on the plan by the Latin and common names. Protected trees shall be maintained or removed subject to issuance of a Tree Permit. A micro-spray or drip irrigation system shall be installed in the landscaped areas, which shall not cause any surface run-off. Landscaping and irrigation shall be installed per the approved plan prior to building final.
7. A covered trash and recycling enclosure(s), with adequate capacity shall be provided on the site subject to the specifications and approval of the Public Works Department, Community Development Department, and City's waste contractor. A trash and recycling plan shall be provided as required by the Public Works Department and shall be implemented prior to building permit final and occupancy of the site.
8. Backflow prevention valves shall be installed as required by the Department of Public Works, and the locations of any such valves or similar devices shall be subject to approval by the Community Development Department prior to issuance of building permits.
9. All defective, damaged, inadequate or substandard curb, gutter, street paving, sidewalk improvements, catch basins or similar public infrastructure shall be removed and replaced with standard improvements, subject to the review and approval of the Public Works Department. Adjacent sidewalks shall be installed or replaced with landscaping enhancements, and disabled access improvements as determined by the City's Traffic Engineer and Public Works Department.
10. No waste water shall be permitted to be discharged from the premises. Waste water shall be discharged into the sanitary sewer system.
11. Property line clean outs, mop sinks, erosion control, and other sewer and storm water items shall be installed and maintained as required by the Department of Public Works or Building Official. Oil clarifiers and other post construction water quality items may be required.
12. A lighting plan, including a photometric study, shall be submitted for the surface parking lots and entire project site for approval by the Community Development and Police Departments. The Plan shall include energy efficient security lighting for the site. All outside site lighting shall be directed away from the public right-of-way and shall minimize spill-over onto the sidewalks and street. Shields and directional lighting shall be used where necessary to prevent spillover onto adjacent properties. (MBMC 10.64.170)
13. Boundary, access, and utility issues for the easterly neighboring property, due to its existing joint

RESOLUTION NO. PC 17-

development and operation with the subject site, shall be addressed by the applicant as determined to be appropriate by the Community Development Director.

Procedural

14. This Resolution shall become effective when all time limits for appeal as set forth in MBMC Section 10.100.030 have expired.
15. This Site Development Permit shall lapse two years after its date of approval, unless implemented or extended pursuant to 10.84.090 of the Municipal Code.
16. 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.
17. Terms and Conditions are Perpetual; Recordation of Covenant. The provisions, terms and conditions set forth herein are perpetual, and are binding on James D. Van Zanten, their respective successors-in-interest, and, where applicable, all tenants and lessees of 1214 Tennyson Street. Further, James D. Van Zanten shall record a covenant indicating its consent to the conditions of approval of this Resolution with the Office of the County Clerk/Recorder of Los Angeles. The covenant is subject to review and approval by the City Attorney. James D. Van Zanten shall deliver the executed covenant, and all required recording fees, to the Department of Community Development within 30 days of the adoption of this Resolution. If James D. Van Zanten fails to deliver the executed covenant within 30 days, this Resolution shall be null and void and of no further effect. Notwithstanding the foregoing, the Director may, upon a request by James D. Van Zanten, grant an extension to the 30-day time limit.
18. The Secretary shall certify to the adoption of this Resolution and shall forward a copy of this Resolution to the applicant. The Secretary shall make this resolution readily available for public inspection.
19. *Indemnity, Duty to Defend and Obligation to Pay Judgments and Defense Costs, Including Attorneys' Fees, Incurred by the City.* James D. Van Zanten 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. James D. Van Zanten 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 James D. Van Zanten of any claim, action, or proceeding and the City shall reasonably cooperate in the defense. If the City fails to promptly notify James D. Van Zanten of any claim, action, or proceeding, or if the City fails to reasonably cooperate in the defense, James D. Van Zanten 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. James D. Van Zanten 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 James D. Van Zanten 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. James D. Van Zanten shall deposit said amount with the City or enter into an agreement with the City to pay such expenses as they become due

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

I hereby certify that the foregoing is a full, true, and correct copy of the Resolution as adopted by the Planning Commission at its regular meeting of October 25, 2017 and that said Resolution was adopted by the following vote:

RESOLUTION NO. PC 17-

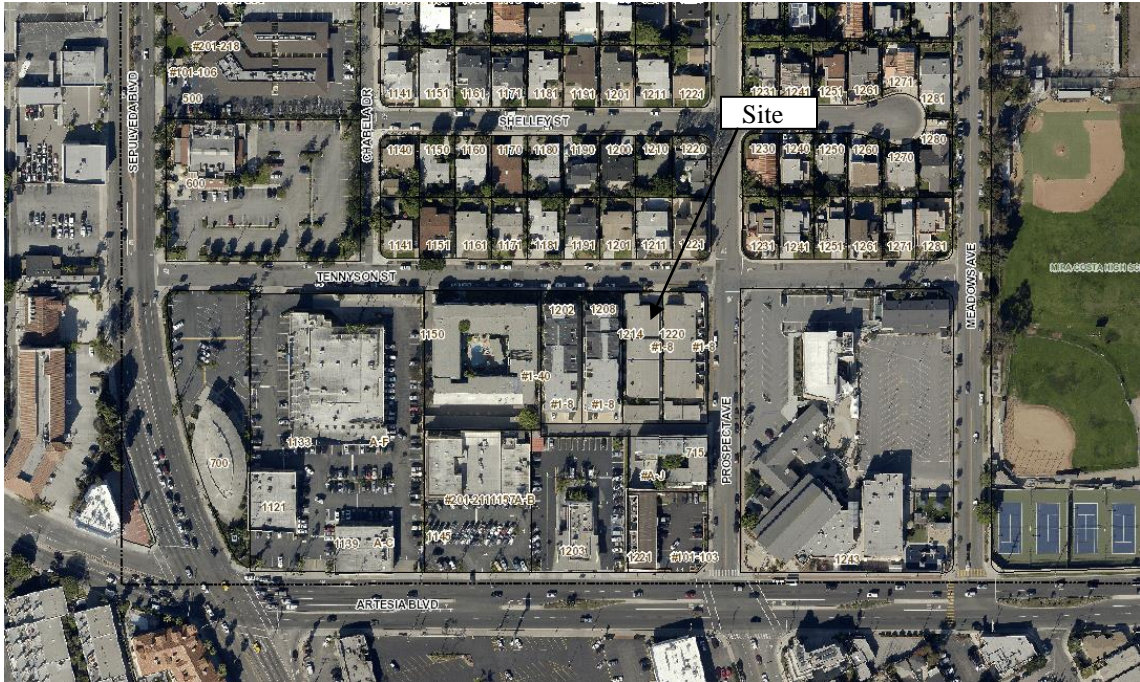
**AYES:
NOES:
ABSTAIN:
ABSENT:**

ANNE MCINTOSH,
Secretary to the Planning Commission

Rosemary Lackow,
Recording Secretary

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Vicinity Map
1214 Tennyson Street



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Written Description & Findings

May 10, 2017

Re: 1214 Tennyson Street, Manhattan Beach, CA 90266

7. In this residential apartment proposal, there is just one proposed building type and use, which includes eleven-unit apartment building. These units, vary in size from approximately 1,130 sq. ft. to 1,360 sq. ft., are like other two-beds apartment units around City of Manhattan Beach.

8. Findings for the proposed multi-family apartment project and determinations for the Precise Development Plan / Site Development Permit:

1. The project is a unique multi-family apartment project that meets all the code standards individually and collectively as a cohesive design. The residential uses meet all the objectives of this title and purpose outlined for Area District I.
2. The project will be operated and maintained under the guidelines outlined for the General Plan, and will not be detrimental to the public health, safety or welfare of the neighborhood or the community at large. It is in fact an example of a multi-family apartment project that could be a prototype for other RH Zoned projects that fall under Precise Development Plan / Site Development Permit.
3. The proposed multi-family apartment project complies with the special conditions outlined in Area District I in the RH Zone and is sensitive to setbacks, scale, massing and character.
4. The project as designed is intended to minimize impact with respect to traffic, parking, noise, vibration, odors, security, safety, aesthetics, and does not exceed the capacity of public services and facilities as required by the Manhattan Beach Municipal Code.

In conclusion, our apartment project as currently proposed, is a project that meets or exceeds the findings required to be met to approve this project.



Nagy Bakhoum, Architect

Summary of California's Housing Shortage

California's residential building is falling short of meeting the State's housing demand.

With California's desirable climate, diverse economy, and many of the nation's top colleges, the State continues to experience strong housing demand; however, housing construction is constrained by regulatory barriers, high costs, and fewer public resources.

Land Use Policy Can Promote Sustainability, Affordability, and Equity. Manhattan Beach's commitment to building high-density units through providing a streamlined permit process is specified in the zoning code:

10.84.010 – Purposes

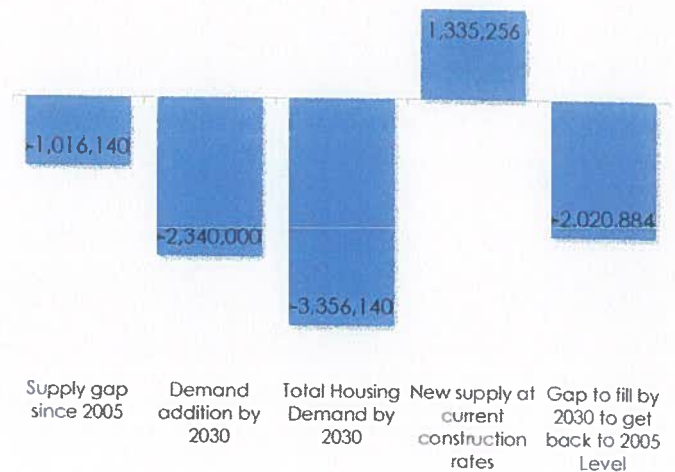
Site development permits are intended to streamline the permitting process for multi-family housing developments of six (6) or more units.

Why higher density units are needed in Manhattan Beach:

- Encouraging new homes in already developed areas and areas of opportunity not only alleviates the housing crisis, but also supports the State's climate change and equity goals.
- In addition to our supply challenges, the housing growth that does occur frequently takes the form of urban sprawl; expanding into undeveloped areas. These development patterns often resulted in reinforcing income inequality and patterns of segregation.
- Continued sprawl will decrease affordability and quality of life while increasing transportation costs.
- Lack of supply and rising costs are compounding growing inequality and limiting advancement opportunities for younger Californians.

California's housing shortage outlook

- From 2015-2025, approximately 1.8 million new housing units are needed to meet projected population and household growth, or 180,000 new homes annually.
- In the last 10 years, California has built an average of 80,000 homes a year, far below the 180,000 homes needed a year to keep up with housing growth from 2015-2025. This lack of supply greatly impacts housing affordability. (However, this has not always been the case. From 1955-1989, the State averaged more than 200,000 new homes annually, with multifamily housing accounting for more of the housing production.)
- At the current construction pace, however, California will have a backlog of over 2 million by 2030

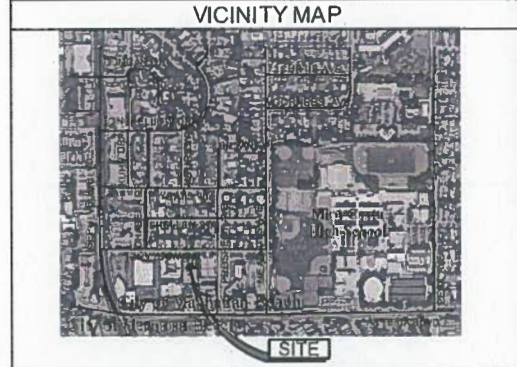


SOURCES:

1. Calculation by CALIFORNIA ASSOCIATION OF REALTORS®
2. California Department of Housing and Community Development, California's housing future: Challenges and Opportunities. www.hcd.ca.gov

ABBREVIATIONS			
ARCH. Architectural	FIN. Finish, Finished	PLYWD. Plywood	
BTWN. Between	FLR. Floor	RIS. Risers	
BLDG. Building	F.J. Floor Joist	R.O. Rough Opening	
BLK. Block	FTG. Footing	R.R. Roof Rafter	
BM. Beam	FRZ. Frieze	REV. Revision	
CSMT. Cement	QALV. Galvanized	REFR. Refrigerator	
CLR. Clear	G.D. Garbage Disposal	REQD. Required	
CLG. Ceiling	GRD. Grade	SHT. Sheet	
C.J. Ceiling Joist	GYP. BO. Gypsum Board	SL. Slider	
COL. Column	HDR. Header	SIM. Sill	
CONC. Concrete	HGT. Height	STL. Steel	
CONT. Continuous	INT. Interior	STRUCT. Structural	
DRY. Dryer	MAX. Maximum	TEMP. Tempered	
DIA. Diameter	MIN. Minimum	TR. Treads	
DIM. Dimension(s)	MECH. Mechanical	T.&G. Tongue & Groove	
D.W. Dishwasher	MFG. Manufacturer	T.O. Top	
DWGS. Drawings	MICRO. Microwave	TYP. Typical	
ELEV. Elevation	MTL. Metal	U.N.O. Unless Noted Otherwise	
EQ. Equal	NAT. Natural	V.I.F. Verify in Field	
(E) Existing	(N) New	WASH. Washer	
EXT. Exterior	NO. Number	W.H. Water Heater	
F.A.U. Forced Air Unit	O.C. On Center	WD. Wood	

LEGEND	
	Concrete
	Masonry Wall
	New Wall
	Detail #
	Room #
	Section #
	Shearwall
	Door
	Window
	Dimension to center line
	Dimension to face of framing/masonry (unless noted otherwise)
	Slope
	Elevation Heights



PROJECT CONTACTS	
OWNER:	The Van Zanten Trust
ARCHITECT:	Obelisk Architects 3800 Pacific Coast Highway Torrance, CA 90505 Phone: 310.373.3568 Contact: N. Balkoum
SURVEYOR:	Pacific Land Consultants, Inc. 28441 Highridge Rd. Suite 230 Rolling Hills Estates, CA 90274 Phone: (310) 544-8889 Contact: Chris Vassallo
STRUCTURAL:	

PROJECT SUMMARY	
PROJECT ADDRESS:	1214 Tennyson Street Manhattan Beach, CA 90266
PROJECT DESCRIPTION:	Demolition of existing one-story residential apartment building. Proposed construction of 2-stories residential apartment (11-UNITS) with one-story subterranean car garage.
ZONE:	RH Zone Area District: I
BUILDING TYPE:	2-story apartment with 1-story subterranean car garage
OCCUPANCY GROUP:	R-2 Residence / (U) Garage
CONSTRUCTION TYPE:	Type V-A Sprinklered
SPRINKLERED:	Fire sprinkler under a separated submittal and permit
APPLICABLE CODES:	2016 CBC, 2016 CRC, 2016 CMC, 2016 CPC & 2016 CEC of State of California 2016 Title 24 Codes
LEGAL DESCRIPTION:	The Easterly 53 feet of the Westerly half of Lot 1 and the Westerly 10 feet of the Easterly half of Lot 1 in Block 3 of Seaside Park in the City of Manhattan Beach, County of Los Angeles, State of California, as per map recorded in Book 8, Page 19 of Maps, in the office of the County Recorder of said County. Assessor's Parcel Number: 4188-012-028

SHEET INDEX	
G-001 COVER SHEET	
C-001 CIVIL SURVEY	
C-002 CIVIL SURVEY	
A-001 SITE PLAN	
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A-101 BASEMENT & FIRST FLOOR PLANS	
A-102 SECOND FLOOR PLAN & ROOF PLAN	
A-201 EXTERIOR ELEVATIONS	
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A-301 BUILDING SECTIONS	

CITY OF MANHATTAN BEACH BUILDING DIVISION NOTES:

- ALL WORKS AND MATERIALS IN THIS PROJECT SHALL COMPLY WITH 2016 CBC, 2016 CMC, 2016 CPC & 2016 CEC W/STATE OF CALIFORNIA TITLE 24, CALIFORNIA AND CITY OF MANHATTAN BEACH AND OR DISABLED ACCESS REQUIREMENTS.
- IN ADDITION TO THE REQUIREMENTS OF SECTION 106.4.4, EVERY PERMIT ISSUED SHALL EXPIRE AND BECOME NULL AND VOID IF THE BUILDING OR WORK AUTHORIZED BY SUCH PERMIT IS NOT COMPLETED WITHIN TWO YEARS FROM THE DATE OF ISSUANCE OF SAID PERMIT.
- ALL PROPERTY LINES, EASEMENTS, PROPOSED AND EXISTING STRUCTURES, OVERHEAD POWER LINES, AND ABANDONED OIL WELLS, CE SPOOLS, AND SEPTIC TANKS ARE SHOWN ON THE PLANS.
- ALL CONSTRUCTION ACTIVITY SHALL BE PROHIBITED, EXCEPT BETWEEN HOURS OF 7:00 A.M. AND 5:00 P.M. ON MONDAYS, TUESDAYS, WEDNESDAYS, THURSDAYS, AND FRIDAYS AND BETWEEN THE HOURS OF 8:00 A.M. AND 5:00 P.M. ON SATURDAYS. THERE SHALL BE NO CONSTRUCTION ACTIVITY BETWEEN THE HOURS OF 8 P.M. AND 7 A.M. MONDAY THROUGH FRIDAY, AND BETWEEN 5 P.M. AND 9 A.M. ON SATURDAYS. NO CONSTRUCTION ACTIVITY SHALL BE PERMITTED ON SUNDAYS, MEMORIAL DAY, INDEPENDENCE DAY, LABOR DAY, THANKSGIVING DAY, CHRISTMAS DAY, AND NEW YEAR'S DAY.
- AT LEAST TWO SIGNS, WEATHER PROOF, 12" X 18" MINIMUM SHALL BE POSTED ON THE CONSTRUCTION SITE SHOWING WORKING HOURS, NAME AND EMERGENCY PHONE NUMBER OF THE CONTRACTOR.
- PROVIDE A CONSTRUCTION FENCE AND OR CANOPY PER SEC. 3303, CBC AT PUBLIC RIGHT-OF-WAY FOR PEDESTRIANS PROTECTION IF ANY WORK TO BE PERFORMED ON ANY BUILDING OR STRUCTURE ADJACENT TO PUBLIC RIGHT-OF-WAY.
- NO DEMOLITION SHALL COMMENCE WITHOUT A VALID DEMOLITION PERMIT. WORK COMMENCED WITHOUT A VALID PERMIT MAY BE SUBJECT TO A SPECIAL INVESTIGATION BEFORE A PERMIT MAY BE ISSUED.
- DEMOLITION PERMIT - THERE WILL BE A 14-DAY WAITING PERIOD AFTER A DEMOLITION PERMIT APPLICATION IS FILED. BEFORE A DEMOLITION PERMIT MAY BE ISSUED, EVERY HOLDER OF A DEMOLITION PERMIT AND OR BUILDING PERMIT SHALL COMPLETELY ENCLOSE BY FENCING THE CONSTRUCTION SITE PRIOR TO THE START OF DEMOLITION OR CONSTRUCTION.
- A GRADING PERMIT IS REQUIRED WHEN GRADING OR EXCAVATION INVOLVES A CUT OR FILL DEPTH OF 3'-0" OR MORE AND OR 200 CUBIC YARDS. SUBMIT GRADING PLANS AND SOILS REPORT TO THE BUILDING DIVISION FOR REVIEW AND APPROVAL. DUST SHALL BE CONTROLLED CONTINUOUSLY BY WATERING OR BY OTHER APPROVED MEANS IF EXCAVATING. CONTRACTOR SHALL NOTIFY THE UNDERGROUND SERVICE ALERT (USA-1-800-422-4133) PRIOR TO ANY EXCAVATION.
- A SHORING PERMIT IS REQUIRED FOR ANY VERTICAL CUT OR FILL THAT IS 5'-0" IN HEIGHT OR OVER. ENGINEERED SHORING PLANS AND CALCULATIONS AND SOIL REPORT MUST BE SUBMITTED TO THE BUILDING DIVISION FOR REVIEW AND APPROVAL PER SECTION 3301.2 OF THE CBC. THE HOLDER OF A SHORING PERMIT SHALL NOTIFY IN WRITING ALL THE OWNERS OF ADJOINING PROPERTIES NOT LESS THAN 10 DAYS BEFORE SUCH EXCAVATION IS TO COMMENCE. AN OSHA PERMIT IS ALSO REQUIRED; A COPY OF WHICH SHALL BE SUBMITTED TO THE BUILDING DIVISION. SHORING CONTRACTOR SHALL NOTIFY THE UNDERGROUND SERVICE ALERT (1-800-422-4133) PRIOR TO ANY EXCAVATION.
- THE SANDLASTING MUST BE WET SANDLASTING, AND ALL THE PRECAUTIONARY MEASURES MUST BE TAKEN BY THE CONTRACTOR TO PROTECT LIFE AND PROPERTY OF NEIGHBORS. RESIDENTS AND THE PUBLIC ADJACENT PROPERTY OWNERS MUST BE NOTIFIED AT LEAST TWO (2) DAYS PRIOR TO SANDLASTING.

- PROVIDE ROOF GUTTERS AND DOWN SPOUTS OR CONCRETE PAVEMENT/SWALE ON GROUND TO DIVERT AND CONVEY SURFACE WATER AWAY FROM BUILDING TO CATCH BASIN AND DRAIN PIPES THROUGH CURB TO STREET AND STORM DRAIN SYSTEM.
- NO CHANGES SHALL BE MADE ON PLANS WHETHER INTERIOR OR EXTERIOR OF THE STRUCTURE WITHOUT WRITTEN APPROVAL FROM THE PLANNING AND BUILDING DIVISIONS.
- THE APPROVAL OF PLANS, SPECIFICATIONS AND CALCULATIONS DOES NOT PERMIT THE VIOLATION OF ANY SECTIONS OF THE BUILDING CODE, OR OTHER CITY ORDINANCES, STATE OR FEDERAL LAWS.
- PARTY WALLS BETWEEN DWELLING UNITS IN CONDOMINIUMS AND APARTMENTS SHALL HAVE SOUND TRANSMISSION CLASS, STC 55 RATED ASSEMBLIES AND COMMON FLOOR/CEILING SHALL HAVE IMPACT INSULATION CLASS, IIC 50 RATED ASSEMBLIES. FLOOR SHEATHING SHALL NOT BE CONTINUOUS AT PARTY WALLS. ENTRANCE DOORS FROM CORRIDORS SHALL HAVE A STC 33 RATING.
- A BUILDING HEIGHT SURVEY SHALL BE REQUIRED WHEN APPROVED PLANS OR FIELD INSPECTIONS SHOW THAT THE BUILDING HEIGHT IS WITHIN 2'-0" OF THE ALLOWABLE MAXIMUM HEIGHT APPROVED BY THE PLANNING DIVISION. THE CERTIFICATION BY THE SURVEYOR CERTIFYING THE BUILDING'S HEIGHT RELATIVE TO THE EXISTING GRADE ELEVATION SHALL BE SUBMITTED TO BUILDING DIVISION FOR RECORD.
- AN OPENING OR OPERABLE WINDOWS IN A WALL HAVING A WIDTH AND HEIGHT OF AT LEAST 18", WITH FLOOR TO SILL HEIGHT OF LESS THAN 30" THRU WHICH A PERSON MIGHT FALL TO LEVEL OF 30" OR MORE BELOW THE FINISH FLOOR SHALL BE PROVIDED WITH A PERMANENT GUARD RAIL CONFORMING TO THE REQUIREMENTS OF SECTION 509, CBC.
- GLAZING MUST BE TEMPERED AND AFFIXED WITH PERMANENT LABELS WHERE THE GLAZING IS IN DOOR AND AT WITHIN 24" ARC OF THE DOOR, IN RAILINGS, IN WALL ENCLOSING STAIRWAY LANDINGS, SHOWER, AND BATH TUB IN ACCORDANCE WITH SECTION 2406, CBC.
- WIDTH OF STAIRWAYS SHALL BE MIN. 36" CLEAR (44" FOR OCCUPANT LOADS ARE 50 OR MORE.) THE CLEAR WIDTH IS FROM WALL TO WALL, WALL TO BALUSTRADE OR BALUSTRADE TO BALUSTRADE. GUARD RAILHANDRAIL PICKETS OR INTERMEDIATE RAILINGS SHALL HAVE A CLEAR SPACE OF LESS THAN 4 INCHES.
- GARAGE DOOR OPENING INCLUDING HARDWARE SHALL BE 7'-0" HIGH MINIMUM AND 18'-0" WIDE BY 1'-0" DEEP CLEAR INSIDE DIMENSIONS. GARAGE DOOR SPRINGS AND OPENERS SHALL BE STATE APPROVED AND WITH MANUFACTURER'S LABEL. DOOR IN OCCUPANCY SEPARATION WALL BETWEEN GARAGE AND DWELLING UNIT SHOULD BE A LABELED 20-MINUTE DOOR OR 1-3/8" THICK SOLID WOOD, SELF-CLOSING AND TIGHT FITTING DOOR.
- ONLY COMMON NAILS SHALL BE PERMITTED FOR THE REQUIRED NAILING ON VERTICAL AND HORIZONTAL DIAPHRAGMS SUCH AS SHEAR WALLS AND ROOF/FLOOR SHEATHINGS RESPECTIVELY.
- WELDING OF REBAR SHALL COMPLY WITH CBC, STANDARD 19-1. SUBMIT WELDING PROCEDURES AND QUALIFICATION OF D IPUTY/SPECIAL INSPECTORS IN ACCORDANCE WITH SPECIAL INSPECTION PROGRAM TO THE BUILDING DIVISION FOR APPROVAL PRIOR TO ANY WELDING WORKS.
- PRIOR TO COMMENCE OF WELDING AND INSPECTION, ALL FABRICATION SHOPS, WELDERS, AND SPECIAL INSPECTORS SHALL BE CERTIFIED BY CITY OF LOS ANGELES OR ICBO AND APPROVED BY BUILDING DIVISION IN ACCORDANCE WITH SPECIAL INSPECTION PROGRAM. THE CERTIFIED FABRICATOR OR SPECIAL INSPECTOR SHALL SUBMIT A CERTIFICATE OF COMPLIANCE THAT THE WORKS WAS PERFORMED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS TO THE SATISFACTION OF BUILDING OFFICIAL AND THE ENGINEER OR ARCHITECT OF RECORD.

- SPECIAL INSPECTIONS ARE REQUIRED FOR ANY FIELD WELDS OF STRUCTURAL MEMBERS AND WELDS PERFORMED IN A NON-CERTIFIED SHOP.
- PROVIDE VERTICAL AND HORIZONTAL REBAR IN FOUNDATION STEM WALL THAT EXCEEDS 24" IN HEIGHT MEASURED FROM TOP OF FOOTING PER SECTION 1914 AND SECTION 2107 OF THE CBC.
- PROVIDE UNDERGROUND CONDUITS FOR FUTURE ELECTRICAL, TELEVISION/CABLE, AND TELEPHONE LINES TO BE LOCATED AT THE FRONT PROPERTY LINES. VERIFY WITH INSPECTOR FOR ADDITIONAL COMMENTS.
- A COPY OF REGISTERED LETTERS TO EACH ADJACENT PROPERTY OWNERS IS REQUIRED PRIOR TO GRADING WORK.
- PROVIDE STREET ADDRESS LETTERS A 4 MINIMUM OF INCHES IN HEIGHT.
- SIGN PERMIT AND SIGN PROGRAM IS TO BE OBTAINED AS PART OF SEPARATE PERMIT.
- SEPARATE PERMITS AND PLANS ARE REQUIRED FOR SIGNS, DEMOLITION AND SEWER CAP OF EXISTING BUILDINGS.
- ALL RESIDENTIAL STALLS SHALL BE A MINIMUM 8.5' X 18' (LARGE CAR) AND 8.5' X 18 FEET FOR COMMERCIAL. PARALLEL STALLS MUST BE A MINIMUM OF 8' X 22 AND THE INTERIOR GARAGE DIMENSIONS OF A 2-CAR GARAGE MUST BE A MINIMUM OF 18' X 19'.



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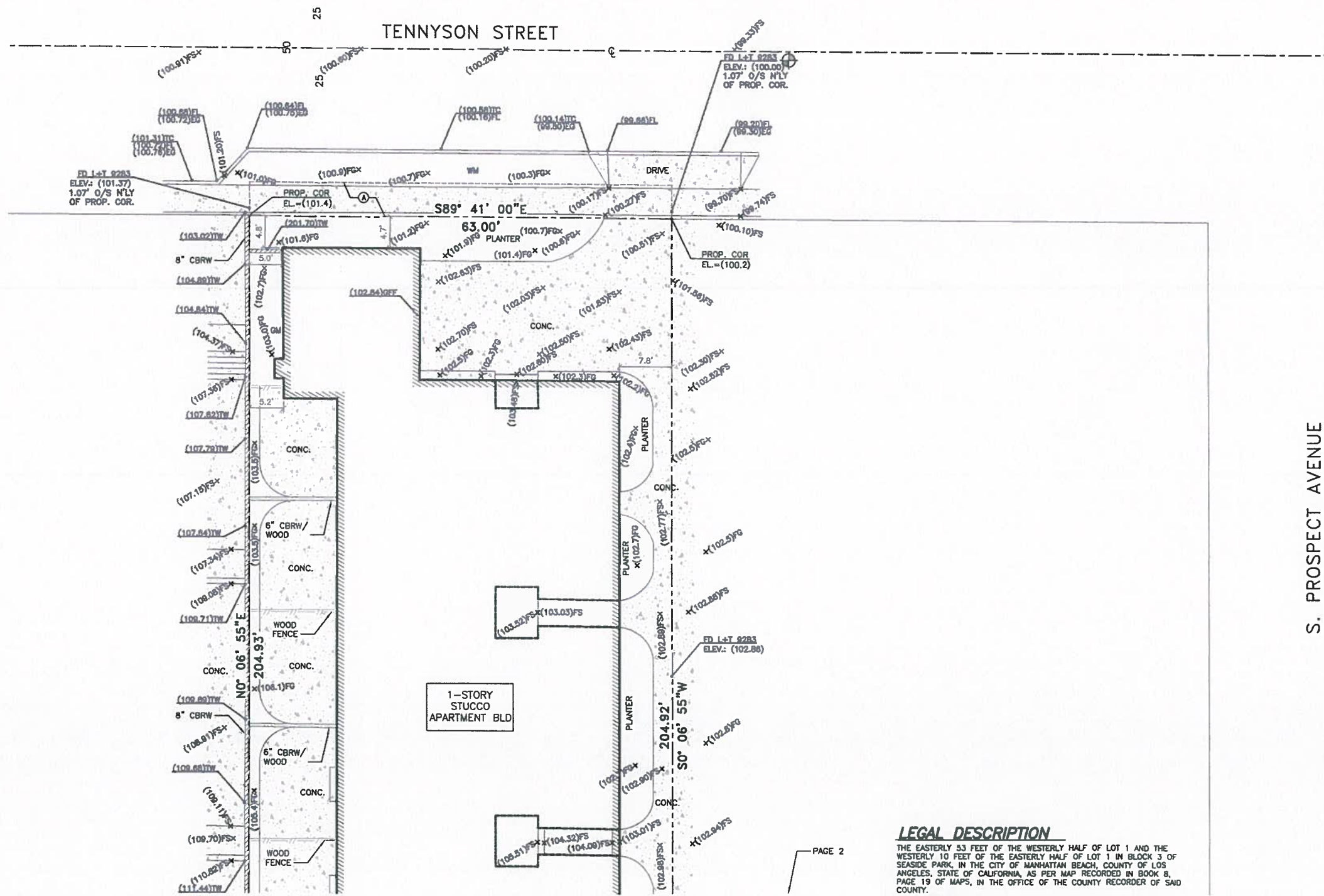


SHEET TITLE

COVER SHEET

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SHEET
G-001



LEGEND

- B.M. INDICATES BENCHMARK
- B.W. INDICATES BACK OF WALK
- C.L. INDICATES CENTERLINE
- E.G. INDICATES EDGE OF GUTTER
- F.F. INDICATES FINISHED FLOOR
- F.L. INDICATES FLOW LINE
- F.S. INDICATES FINISHED SURFACE
- F.W. INDICATES FRONT OF WALK
- G.M. INDICATES GAS METER
- G.S. INDICATES GROUND SHOT
- G.F.F. INDICATES GARAGE FINISHED FLOOR
- P.P. INDICATES POWER POLE
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- INDICATES POWER POLE
- INDICATES TREE AND TRUNK DIAMETER

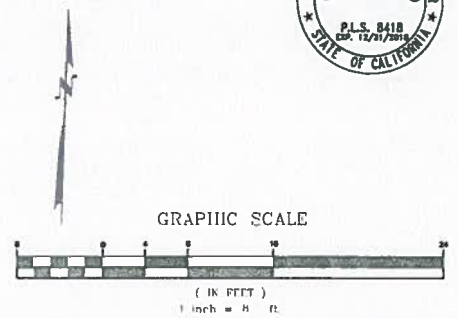
TOPOGRAPHIC NOTES

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SURVEY CERTIFICATION

I HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR OF THE STATE OF CALIFORNIA, THAT THIS PLAT CONSISTING OF ONE SHEET CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION IN MARCH, 2017; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN. THIS SURVEY DOES NOT INCLUDE EASEMENTS EXCEPT THOSE SPECIFICALLY DELINEATED HEREON.

CHRISTOPHER W. VASSALLO P.L.S. 8418 DATE
REGISTRATION EXPIRES 12-31-2018



LEGAL DESCRIPTION

THE EASTERLY 53 FEET OF THE WESTERLY HALF OF LOT 1 AND THE WESTERLY 10 FEET OF THE EASTERLY HALF OF LOT 1 IN BLOCK 3 OF SEASIDE PARK, IN THE CITY OF MANHATTAN BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8, PAGE 19 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

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PURPOSE: PUBLIC STREET, ROAD, OR HIGHWAY
RECORDING DATE: JANUARY 16, 1958
RECORDING NO: 2484, OF OFFICIAL RECORDS
AFFECTS: THE NORTHERLY 5 FEET AND SOUTHERLY 10 FEET OF SAID LAND
- (B) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
PURPOSE: POWER LINES
RECORDING DATE: JULY 16, 1958
RECORDING NO: 3321, OF OFFICIAL RECORDS
AFFECTS: THE SOUTHERLY 6 FEET OF SAID LAND

AREA = 12,910.35 SQ. FT. APN= 4168-012-026

PLEASE NOTE

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UNDERGROUND UTILITIES

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BENCHMARK

FD L+T LS 9283
ASSUMED EL.: 100.00

C-001 LOT & TOPOGRAPHIC SURVEY



PACIFIC LAND CONSULTANTS, INC.
28441 HIGHRIDGE RD. SUITE 230
ROLLING HILLS ESTATES, CA 90274
(310) 544-8889

FILE NAME: 17042LS.DWG
DATE: 7-25-2017 (REVISED)
SCALE: 1/8"=1'-0"
JOB NO. 17042
DRAWN BY: A.P.
PROJECT SITE: 1214 TENNYSON STREET, MANHATTAN BEACH, CA
JOB NO. 17042
Page 16 of 26
PC MTG-10-25-17

LEGEND

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- B.W. INDICATES BACK OF WALK
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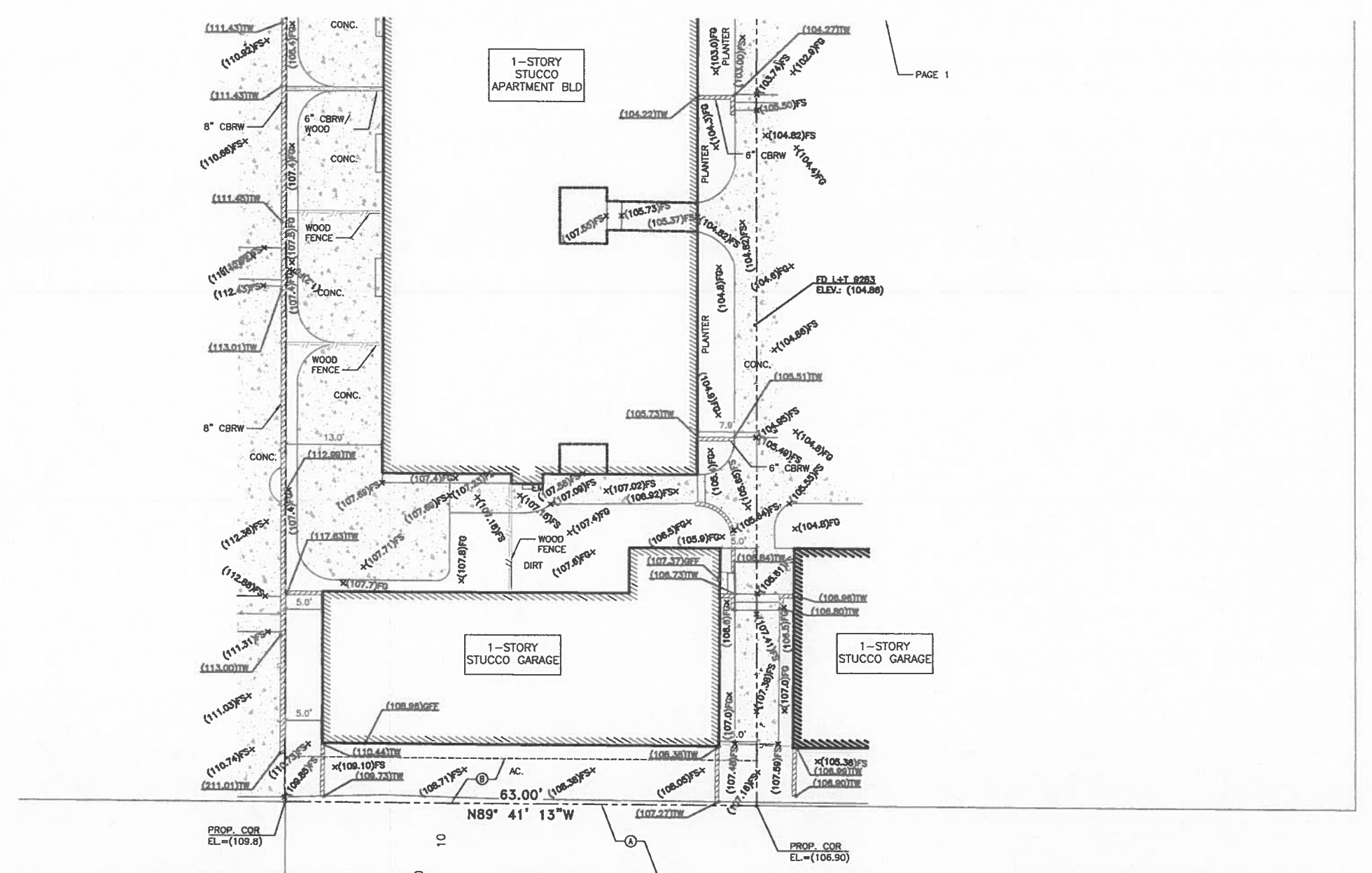
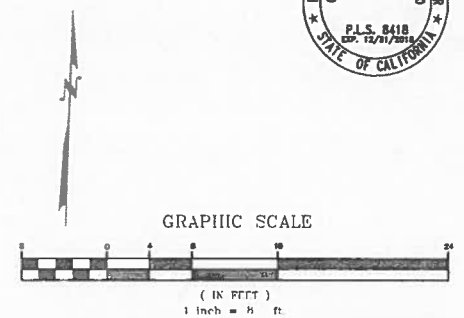
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BENCHMARK

FD L-T LS 9283
ASSUMED EL.: 100.00

C-002 LOT & TOPOGRAPHIC SURVEY

	PACIFIC LAND CONSULTANTS, INC. 28441 HIGHRIDGE RD. SUITE 230 ROLLING HILLS ESTATES, CA 90274 (310) 544-8689	FILE NAME: 17042LS.DWG DATE: 7-25-2017 (REVISED)
	DRAWN BY: A.P. PROJECT SITE: 1214 TENNYSON STREET MANHATTAN BEACH, CA	JOB NO. 17042 Page 17 of 26 PC-MTG-10-25-17

PROJECT

**Manhattan
Lofts**

1214 Tennyson Street
Manhattan Beach
CA, 90266

REVISIONS
▲ 09/26/17 Planning Submittal

PROJECT NUMBER
1703 ZAN TEN MB
DATE
September 26, 2017

STAMP



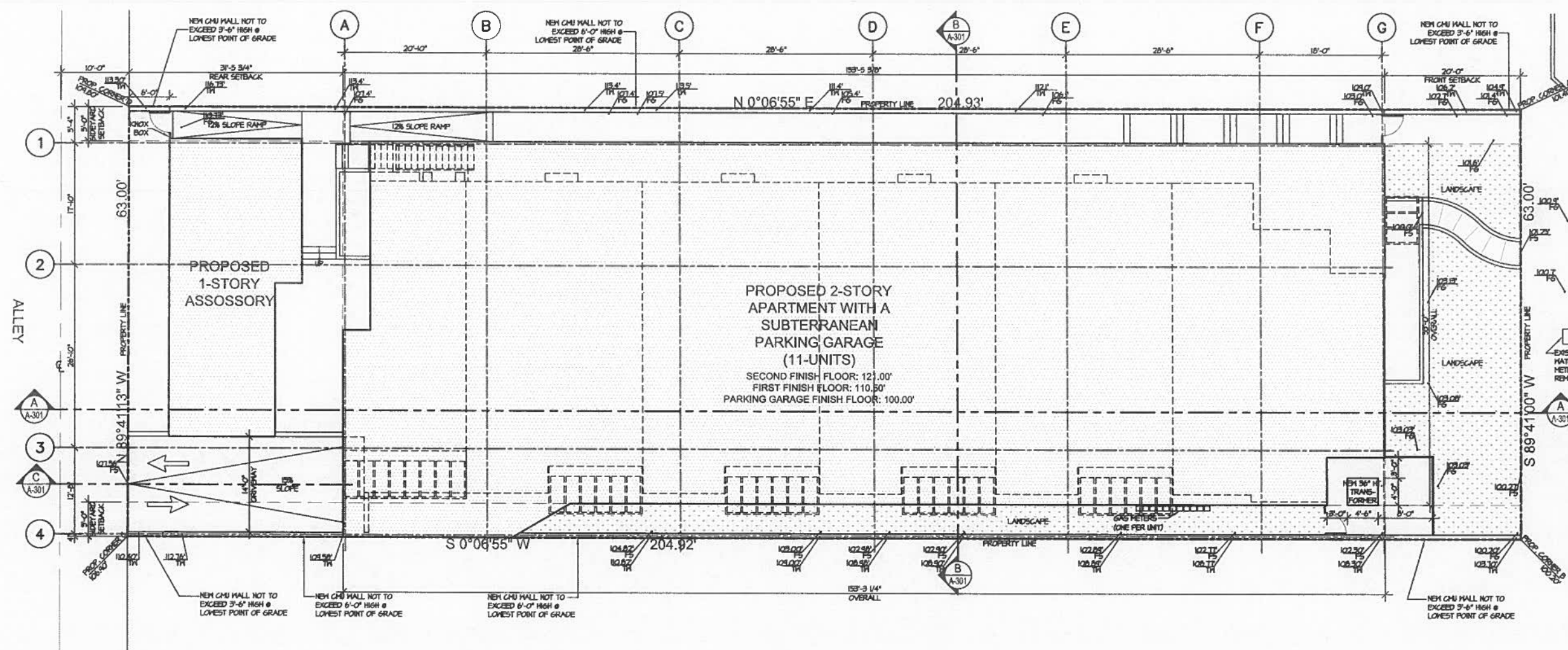
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**SITE
PLAN**

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SHEET

A-001



Site Plan

SCALE 1/8" = 1'-0"





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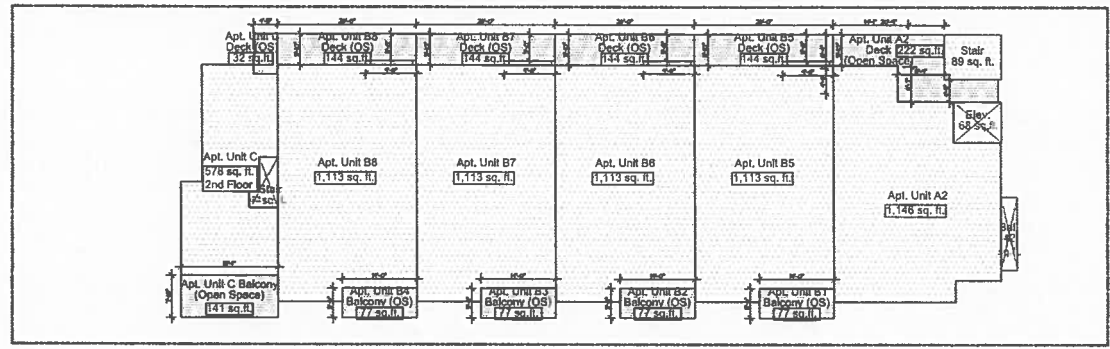
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**AREA
CALCULATION
& DIAGRAMS**

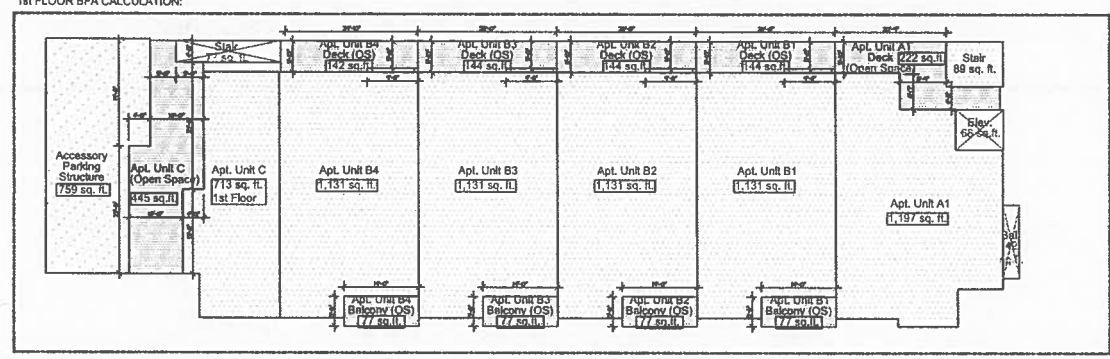
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A-002

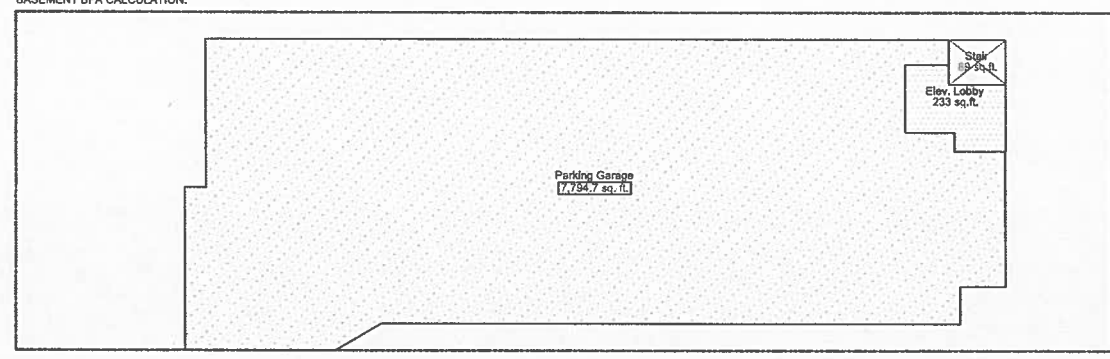
2nd FLOOR BFA CALCULATION:



1st FLOOR BFA CALCULATION:



BASEMENT BFA CALCULATION:



AREA CALCULATIONS:

1214 TENNYSON ST., MANHATTAN BEACH
 APN: 4166-012-026
 ZONING DISTRICT: RH (RESIDENTIAL HIGH DENSITY)
 AREA DISTRICT: 1
 PROPOSED AREA BREAKDOWN:
 LOT AREA 12,910.3 SF.
 FAR 0.9+2.250 SF.
 MAX. BFA 13,869.3 SF.
 PROPOSED RESIDENTIAL APARTMENT 13,023.3 SF.
 MAX. HEIGHT CALCULATION:
 PROPERTY CORNER "A" = 101.40'
 PROPERTY CORNER "B" = 100.20'
 PROPERTY CORNER "C" = 106.90'
 PROPERTY CORNER "D" = 106.80'
 $101.40' + 100.20' + 106.90' + 106.80' = 415.30'$ 4 CORNERS
 AVERAGE
 MAX. RESIDENTIAL APARTMENT HEIGHT:
 $104.58' + 30' = 134.58'$

APARTMENT UNIT / OPEN SPACE CALCULATION (11 UNITS):

APT. UNIT	HABITABLE AREA	MIN. REQ. OPEN SPACE	PROPOSED OPEN SPACE
APT. UNIT "A1"	1,196.9 SF.	220.0 SF.	222.2 SF.
APT. UNIT "B1"	1,131.3 SF.	220.0 SF.	220.7 SF.
APT. UNIT "B2"	1,131.3 SF.	220.0 SF.	220.7 SF.
APT. UNIT "B3"	1,131.3 SF.	220.0 SF.	220.7 SF.
APT. UNIT "B4"	1,131.3 SF.	220.0 SF.	219.1 SF.
APT. UNIT "C"	578.0 SF.	220.0 SF.	220.7 SF.
TOTAL	1,291.1 SF.	220.0 SF.	619.1 SF.

APARTMENT PARKING CALCULATION:

TOTAL APT. UNIT = 11 UNITS x 2 STALL UNIT	= 22 STALLS
GUEST STALL = 0.25 x 11 APT. UNITS	= 2.7 = 3 STALLS
TOTAL REQ. APT. PARKING	25 STALLS
TOTAL PROPOSED APT. PARKING	25 STALLS
TOTAL REQ. HANDICAP PARKING = 22 STALLS x 5% = 1.1 = 2 STALLS	
TOTAL PROPOSED HANDICAP PARKING	2 STALLS
PARKING GARAGE	7,784.7 SF.

Area Calculation & Diagrams

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



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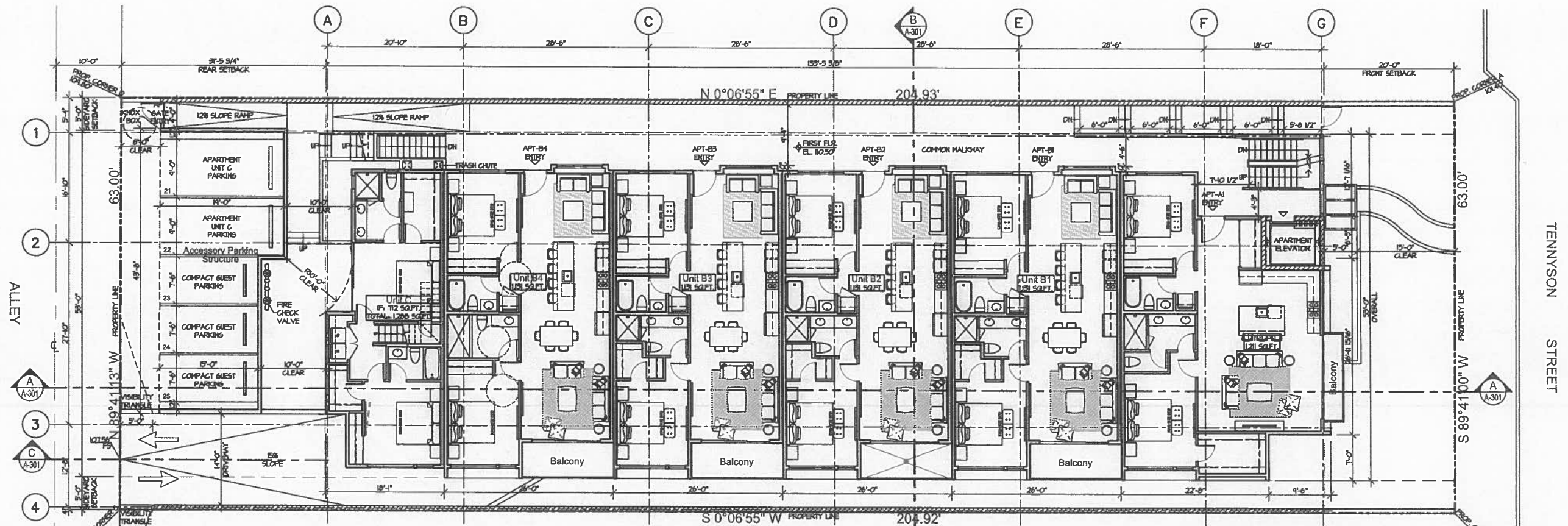
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BASEMENT
& FIRST
FLOOR PLANS

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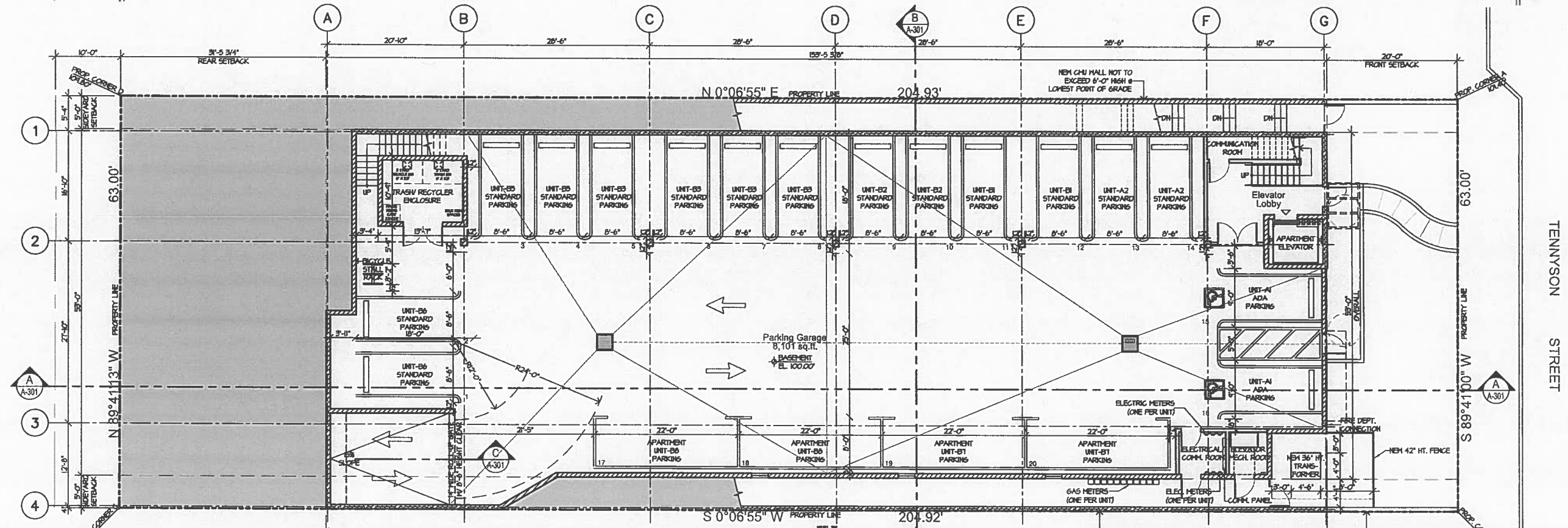
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A-101



First Floor Plan

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



Basement Floor Plan

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



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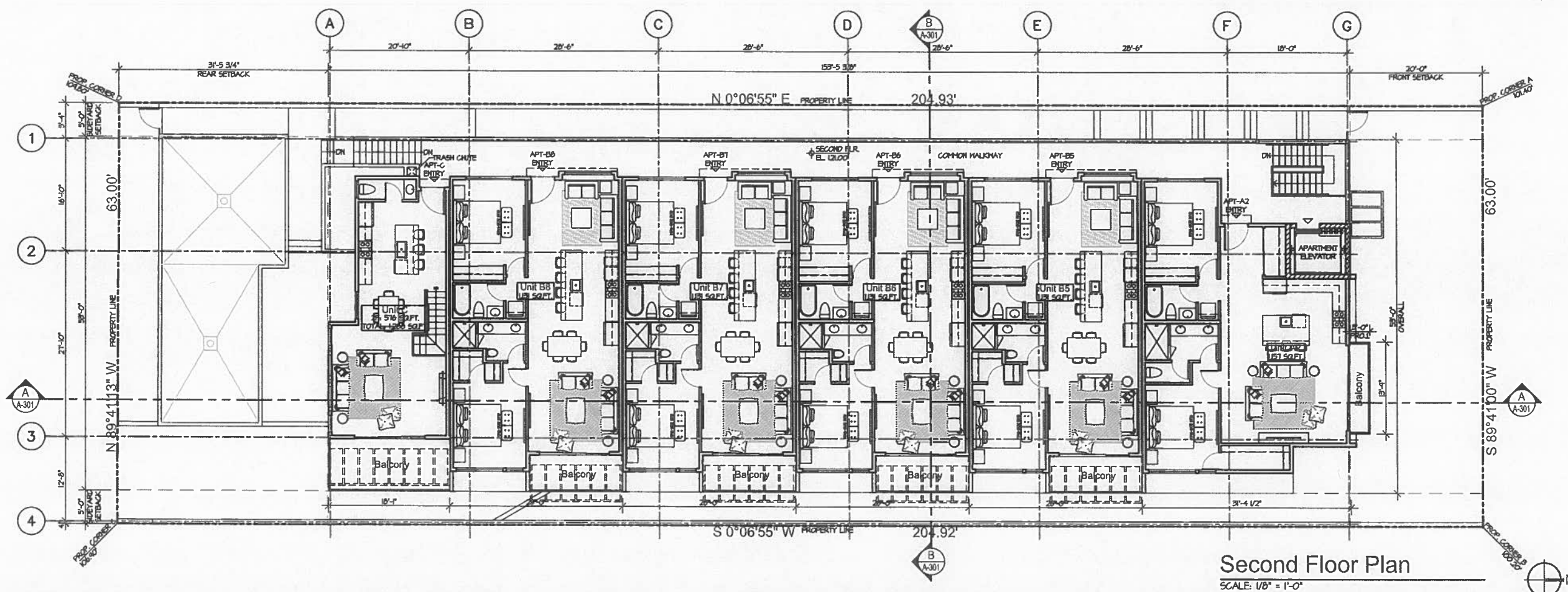
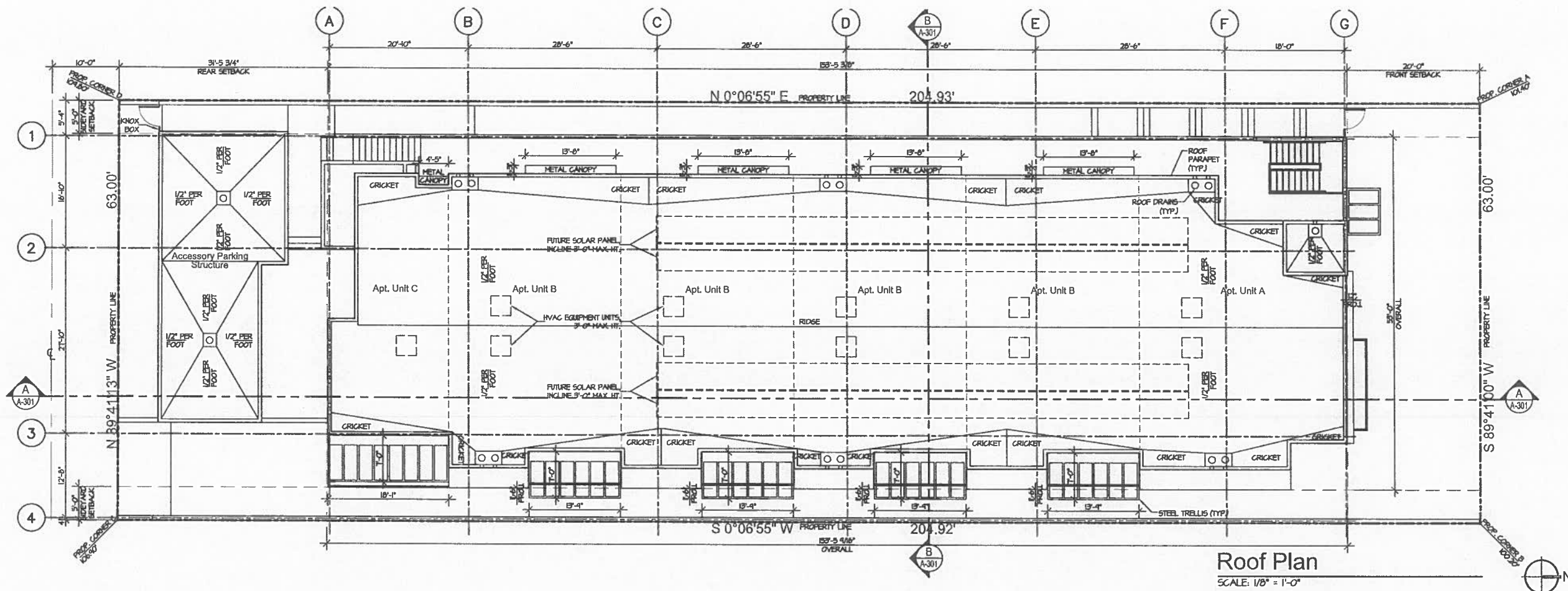
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**SECOND
FLOOR PLAN
& ROOF PLAN**

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SHEET

A-102





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PROJECT

**Manhattan
Lofts**

1214 Tennyson Street
Manhattan Beach
CA, 90266

REVISIONS

A_09/26/17 Planning Submittal

PROJECT NUMBER

1703 ZAN TEN MB

DATE

September 26, 2017

STAMP



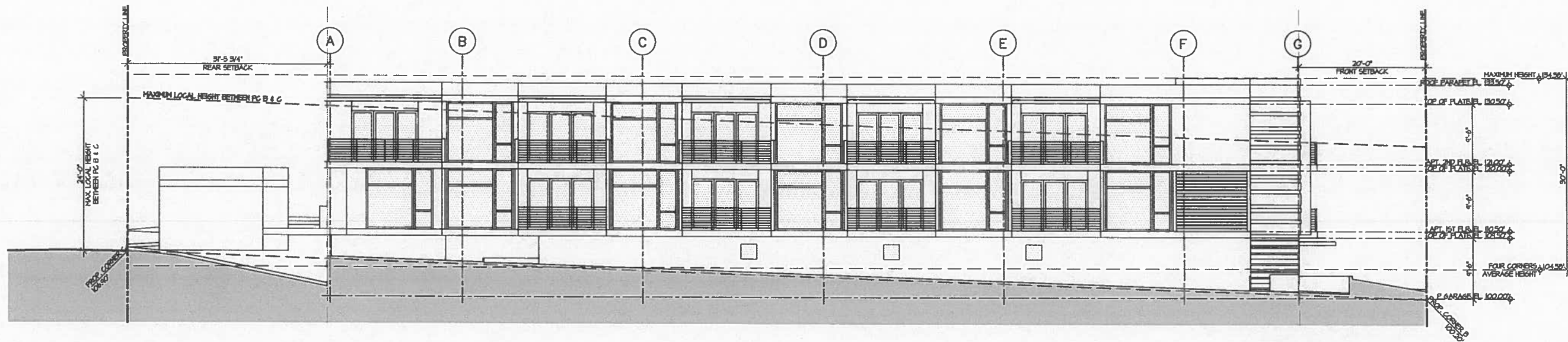
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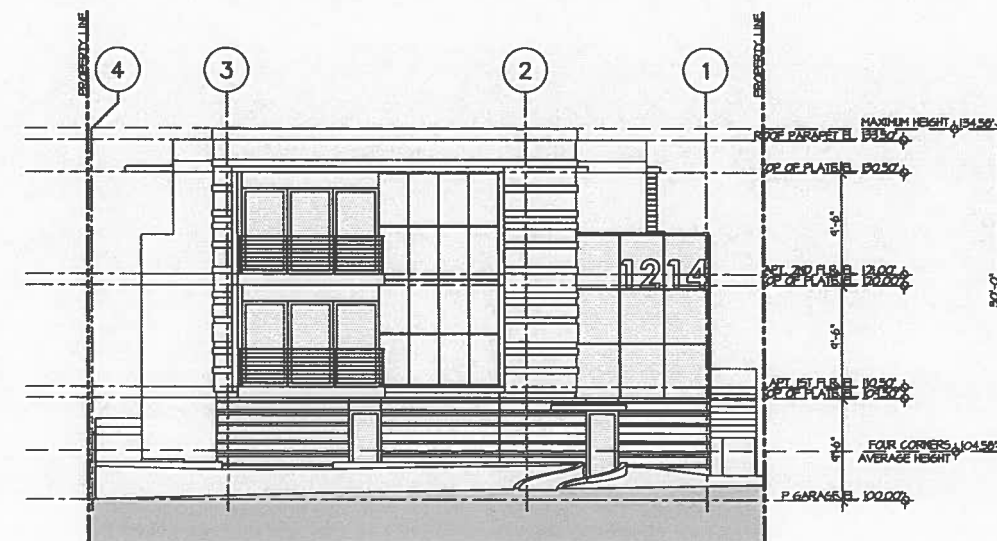
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A-201



East Elevation

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



North Elevation

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



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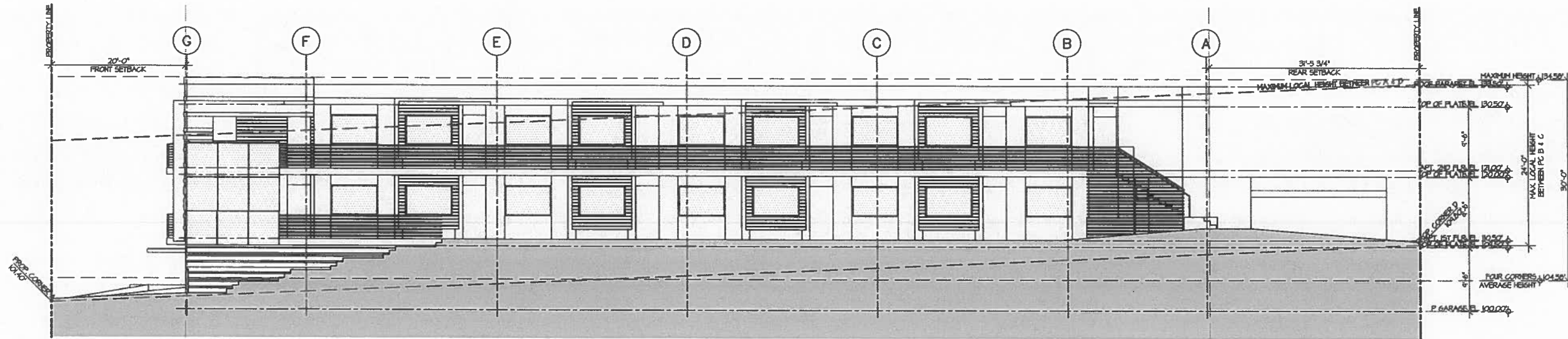
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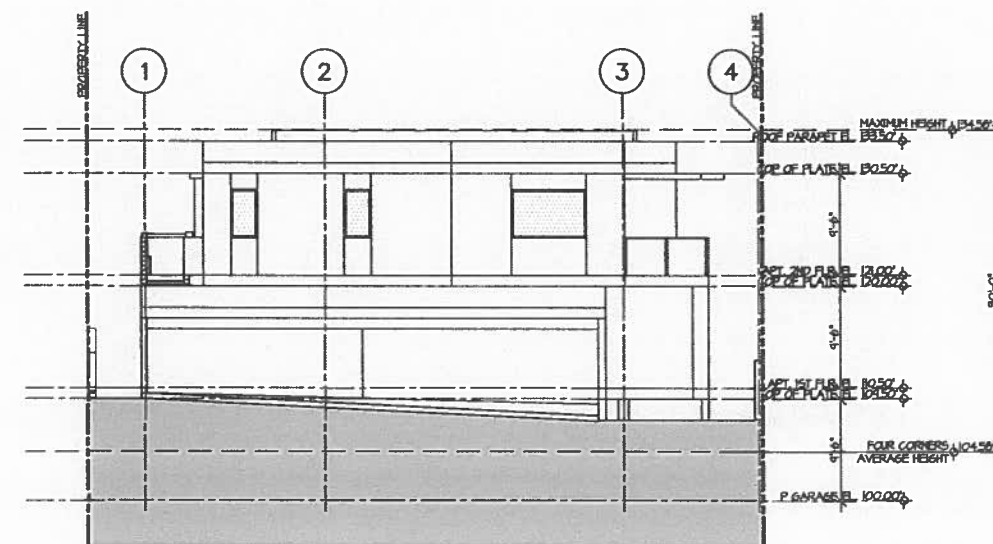
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A-202



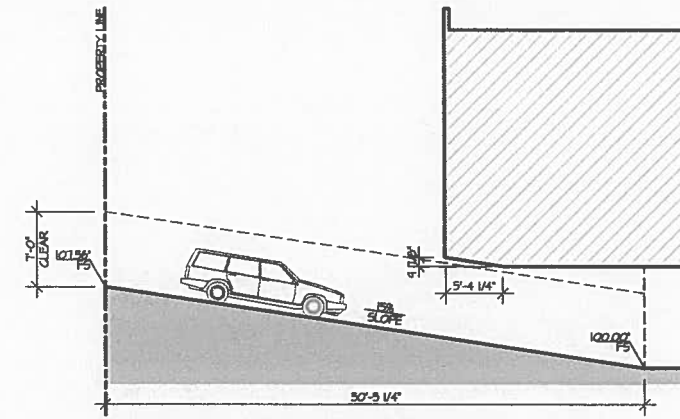
West Elevation

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



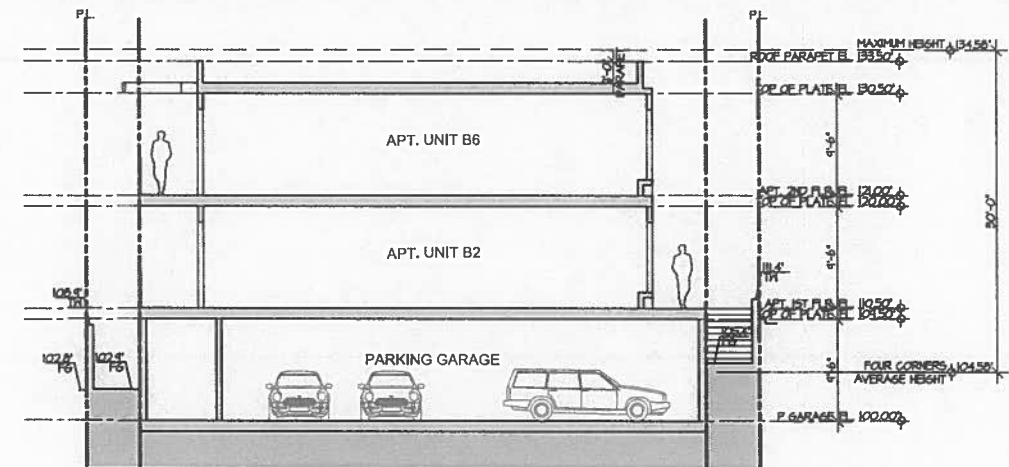
South Elevation

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



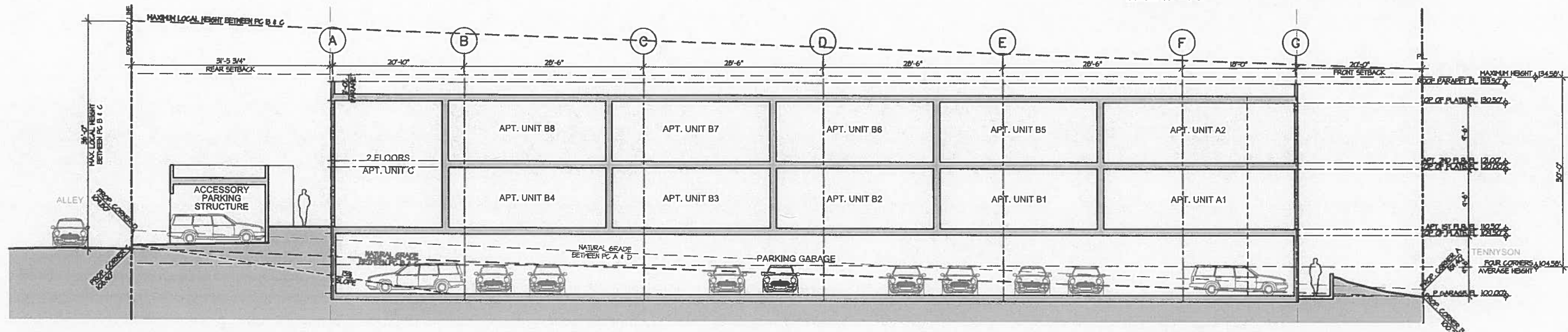
Driveway Profile Section "C"

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



Section "B"

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



Section "A"

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



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**LANDSCAPE
PLAN**

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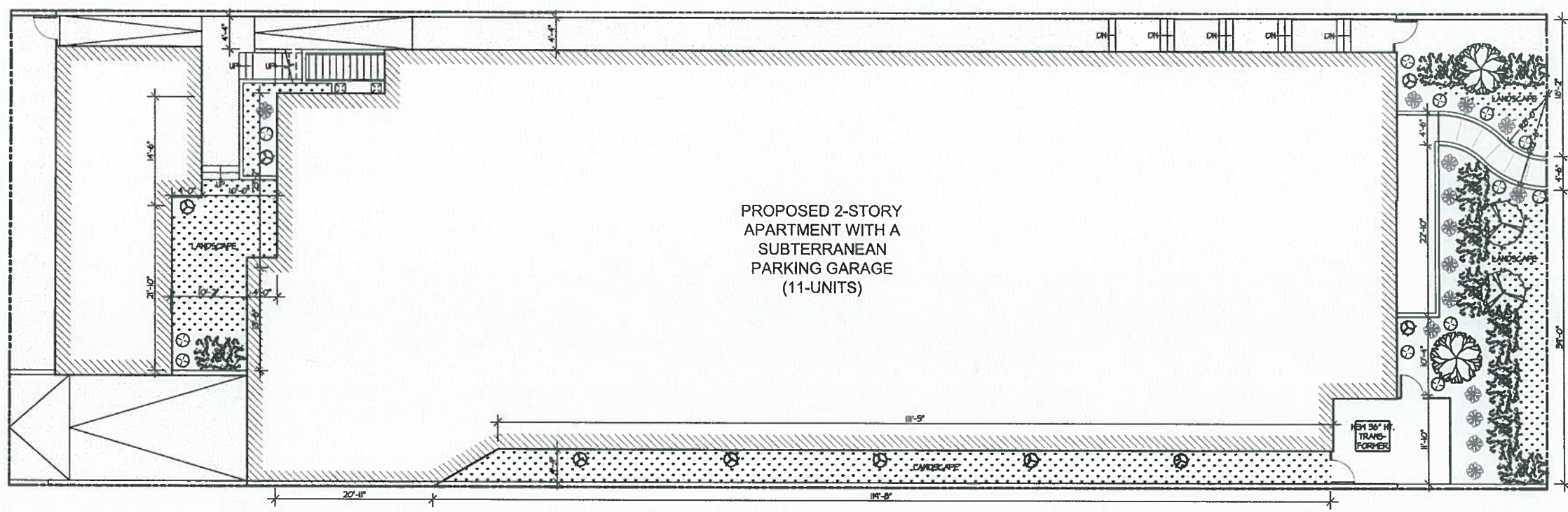
PLANTING LEGEND									
PICTURE OF PLANT	SYMBOL	VEGETATION TYPE	BOTANICAL NAME	COMMON NAME	REGIONAL EVALUATION WATER NEEDS	PLANT POT SIZE	DIAMETER (PLANTING / MATURED)	HEIGHT (PLANTING / MATURED)	QUANTITY
		TREE	LAGERSTROEMIA INDICA	CRAPE MYRTLE	MODERATE	30 GAL.	24"70"	4 FT.	2
		TREE	AGONIS FLEXUOSA	PEPPERMINT TREE	LOW	30 GAL.	24"70"	15 FT.	1
		SHRUB	ROSA CALIFORNICA	CALIFORNIA WILD ROSE	LOW	1 GAL.	12"72"	4 FT.	12
		VINE	ROSA BANKSAE	LADY BANKS' ROSE	MODERATE	1 GAL.	12"48"	4 FT.	9
		SHRUB	PORTULACARIA AFRA	ELEPHANTS FOOD	LOW / VERY LOW	5 GAL.	12"48"	4 FT.	15
		GROUND COVER	ROSMARINUS OFFICINALIS	ROSEMARY	LOW	FLATS	6"12"	1 FT.	10
		GROUND COVER		SYNTHETIC TURF					

LEGEND:

- NEW BUILDING
- LANDSCAPE AREA
- HARDSCAPE AREA

LANDSCAPE PLAN NOTES:

- GENERAL:**
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERSTRUCTURE UTILITIES, PIPES, AND STRUCTURAL CONDITIONS. LANDSCAPE CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF UTILITIES.
 - LANDSCAPE CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED, WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE LANDSCAPE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
 - LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH OTHER SUBCONTRACTORS, AS REQUIRED, TO ACCOMPLISH IRRIGATION AND PLANTING OPERATION. LANDSCAPE CONTRACTOR SHALL COORDINATE WITH GENERAL CONTRACTOR FOR ALL NECESSARY SLEEVING AND CONDUITS, AS SHOWN ON PLAN.
 - SEE DETAILS AND SPECIFICATIONS FOR PLANTING REQUIREMENTS, MATERIALS, AND EXECUTION.
 - AN AUTOMATIC LANDSCAPE SPRINKLER SYSTEM SHALL BE PROVIDED.
 - TREES AND SHRUB LOCATIONS SHOWN ON PLANTING PLAN ARE APPROXIMATE AND SHALL BE ADJUSTED, AS DIRECTLY BY THE LANDSCAPE ARCHITECT.
- SOIL PREPARATION:**
- FOR TURF AND GROUND COVER PLANTINGS IN LANDSCAPE AREAS, THE FOLLOWING AMENDMENTS SHOULD BE UNIFORMLY BROADCAST AND THOROUGHLY INCORPORATED TO A DEPTH OF 6 INCHES BY MEANS OF A ROTOTILLER, OR EQUAL:
AMOUNT PER 1,000 SQUARE FEET
6 CUBIC YARDS OF SHAVINGS
10 LBS. OF AMMONIUM PHOSPHATE SULFATE (16-20-0)
10 LBS. OF SULFATE OF POTASH
200 LBS. OF AGRICULTURAL GYPSUM
1-1/2 CUBIC YARDS OF NITROHUMUS
- MULCHING:**
- APPLY MULCH TO ALL TREES TO AN AVERAGE OF 2" DEEP, 3" MINIMUM DIAMETER OR TO THE FULL SIZE OF BASINS, WHICHEVER IS GREATER. ALL BASINS SHALL BE AT LEAST AS WIDE AS PLANT BALLS OR MINIMUM WIDTH OF 3" M WHICHEVER IS GREATER. SIFT SOIL OVER MULCH SUFFICIENTLY TO KEEP IT FROM BLOWING IN THE WIND.
 - MULCH SHALL CONSIST OF EQUAL PARTS OF SHAVINGS AND PEAT MOSS OVER 100 CUBIC FEET OF MULCH, THOROUGHLY MIXED. TWO CUBIC FEET OF LOOSE SHAVINGS ARE EQUAL TO ONE CUBIC FOOT OF BALED PEAT.
- INSTALLATION OF TREES AND SHRUBS:**
- THE ARCHITECT SHALL APPROVE ALL PLANTING AREAS PRIOR TO THE INSTALLATION OF ANY MATERIALS.
 - STAKE PLANT LOCATIONS AND SECURE ARCHITECT'S APPROVAL BEFORE HOLES ARE DUG.
 - ALL PLANT HOLES SHALL BE A MINIMUM OF TWO (2) TIMES THE DIAMETER AND HEIGHT OF THE CONTAINER. EXCAVATE PITS WITH VERTICAL SIDES FOR ALL PLANTS, AS DIRECTED. TREE PITS SHALL BE SIZES SHOWN ON DRAWINGS TOP PERMIT HANDLING AND PLANTING WITHOUT INJURY TO BALLS OF EARTH OR ROOTS.
 - PREPARED BACKFILL MIX FOR PLANT PITS SHALL BE AS FOLLOWS PER 10 CUBIC YARDS:
6 CUBIC YARDS OF APPROVED IMPORTED TOPSOIL
2 CUBIC YARDS OF SHAVINGS
2 CUBIC YARDS OF NITROHUMUS
1 CUP OF BONE MEAL PER 1 CU. YD. OF BACKFILL
 - PLANT TABLETS SHALL BE ADDED TO PLANT HOLES AS FOLLOWS:
1 TABLET FOR 1 GALLON CONTAINER PLANTS
3 TABLET FOR 5 GALLON CONTAINER PLANTS
4 TABLETS FOR 15 GALLON CONTAINER PLANTS
6 TABLETS FOR 24" BOX SPECIMEN TREES
 - APPLY ROOT HORMONE TO EACH TREE, AT THE RATE RECOMMENDED BY THE MANUFACTURER ('SUPERTHRIVE' OR EQUAL)
- *NOTE: SHAVINGS TO BE NITROGEN STABILIZED ORGANIC AMENDMENT DERIVED FROM REDWOOD, FIR, OR CEDAR SHAVINGS.



PROPOSED 2-STORY
APARTMENT WITH A
SUBTERRANEAN
PARKING GARAGE
(11-UNITS)

ALLEY

TENNYSON
STREET

Landscape Plan
SCALE 1/8" = 1'-0"



L-001

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