

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

TO: Planning Commission

FROM: Anne McIntosh, Director of Community Development

BY: Rafael Garcia, Assistant Planner

DATE: May 23, 2018

SUBJECT: Consideration of a Master Use Permit and Tentative Tract Map No. 082049 for the Development of a Mixed-Use Building at 1701 and 1707 Artesia Boulevard, Manhattan Beach (1701 Artesia, LLC)

RECOMMENDATION

Staff recommends that the Planning Commission **CONDUCT** the Public Hearing, **DISCUSS** the project, and **ADOPT** the attached resolution, approving the project with conditions.

APPLICANT

Nagy Bakhoum (Obelisk Architects)
3800 Pacific Coast Highway
Torrance, CA 90505

BACKGROUND

The subject site presently consists of two commercially zoned lots with a total of 13,409.4 square-feet located on the northeast corner of Artesia Boulevard and Redondo Avenue. The corner lot (1701 Artesia Boulevard) currently has a single-story commercial building with a garage at the rear and the interior lot (1707 Artesia Boulevard) has a single-family home with garage with access off of Artesia Boulevard. The project proposes to demolish all of the existing buildings, merge the two lots and construct a mixed use, 13,408.7 square-foot multi-story building with two enclosed parking levels at the lower floor levels. The 2,888 square foot medical office space will be located on the second-floor level and the nine (9) residential condominiums (10,520.3 sq. ft.) are proposed on the third and fourth floor levels. The project also includes a pool deck area at the rear of the site and a variety of open space throughout. Section 10.16.020 of the City's Zoning Code requires Use Permit approval for mixed use projects in a Local Commercial (CL) zone.

PROJECT OVERVIEW

LOCATION

Location	1701 and 1707 Artesia Boulevard- Northeast corner of Artesia Boulevard and Redondo Avenue
Legal Description	Lot 22 and 23 in Block 108 of Redondo Villa Tract B
Area District	I

LAND USE

General Plan	Local Commercial
Zoning	CL, Local Commercial

Land Use	<u>Existing</u> 1,000 sq. ft. commercial building, 1,010 sq. ft. single family dwelling and two garages	<u>Proposed</u> 2,888 sq. ft. medical office, 9 Residential Condominiums totaling 10,520.3 sq. ft.
Neighboring Zoning/Land Uses	North South East West	RS-Single Family Residential R-1A and RMD- Residential CL- Commercial Building RH- Residential

PROJECT DETAILS

Parcel Size:	<u>Proposed</u> 13,409.4 sq. ft.	<u>Requirement</u> 4,000 sq. ft. min.
Building Floor Area:	13,408.3 sq. ft.	13,409.4 sq. ft. max.
Height	30 ft.	30 ft. max.
Setbacks		
Commercial		
Front	0' to 5'	None
Rear	20'-5" to 26'-4"	None
Daylight Plane	45 Degree	45 Degree min.
East Side	3'-8" to 10'	None
West Side	0' to 5'	None
Residential		
Front	20' to 25'	20' min.
Rear	20.44'	20.44' min.
East Side	10' to 13'	10' min.
West Side	5' to 13'	5' min.
Landscaping	1,462 sq. ft.	1,073 sq. ft. min.
Parking:	27 Spaces (Residential) 16 Spaces (Commercial)	27 Spaces (Residential) 14.4 Spaces (Commercial)
Vehicle Access	3 Driveways Total	N/A

DISCUSSION

The site is currently made up of two lots with an existing 1,000 square-foot single-story commercial building with a garage on 1701 Artesia Boulevard and a 1,010 square-foot single family residence with a two-car garage on 1707 Artesia Boulevard all of which are proposed to be demolished. The site will be developed with a mixed use, 13,408.3 square-foot, four-level (three story), building with two enclosed parking levels at the lower floor levels with a medical office, as well as nine (9) residential condominiums. The nine residential condominiums include seven (7) single-level units as well as two (2) townhome style condominiums (i.e. two-story) with separate enclosed two-car garages and a guest space for each. All the units are two-bedroom with at least two-baths each. Compared to the existing development on both properties, the new building will include more floor area, increased height, as well as additional off-street parking at the lower floor levels, and outdoor pool area at the rear of the site. The proposed project will include a total of three driveways. The driveway for the lower parking level will be located on Artesia Boulevard while the driveway for the upper parking level will be located on Redondo Avenue. The third driveway will be located on Redondo Avenue at the rear of the site and will provide access to the two enclosed garages associated with the townhome style residential condominiums located at the rear. The existing project site has a substantial grade differential of almost 20 feet when the grade elevation at the rear is compared to the grade elevation along the front of the site.

The residential portions of the project are located on the two upper floor levels and will be setback from the front, side and rear property lines. The commercial component and most of the parking related to this project will be contained within the two lower floor levels of the building. A total of 21 residential parking spaces are proposed on the ground floor level along with two commercial parking spaces. The second-floor level includes a total of 14 commercial parking spaces. There will also be a total of six additional parking stalls for the townhome style condominiums located at the rear of the site on the third level. The parking areas will be gated, but will remain open during the hours of operation. Key or code controlled ingress must be provided at all gates, including an intercom system connected to individual unit. Automatic exiting using vehicle detection must be provided when vehicles leave the gated area. Automatic exiting will be provided when vehicles leave the parking area.

Visitors will be able to access the commercial space from the parking area along the second-floor level, as well as through the pedestrian stairs located along the lower floor level oriented towards the building frontage. The building includes an interior-accessed stairwell, landscaping, a contemporary façade with glazing and a variety of architectural projections. Trash enclosures will be provided at the lower-floor level for the residential component of the project and on the second level for the commercial medical office. The enclosure and waste containers will be accessible and comply with all of the standards and specifications as required by the Public Works Department as detailed in the conditions of approval

The project conforms to the City's requirements for use, floor area, setbacks, parking, and landscaping. The building also complies with the 45-degree daylight plane setback (starting 15' above grade) from the rear-abutting residentially zoned properties and provides landscaping along the rear and east property lines. The commercial use is expected to be a single-tenant medical office that will be located along the second-floor level. The project was forwarded to Building and Safety, Public Works, the Traffic Engineer and the Fire Department for review. The comments received were addressed and the suggested conditions of approval have been included as part of the attached resolution. The project issues that warrant discussion include the following: project design, parking, and open space.

Project Design:

The project design is in conformance with all applicable regulations of the CL zoning district. The overall appearance of the project is modern in style featuring a contemporary façade with considerable glazing to minimize bulk and massing, increased setbacks on the two upper floor levels as well as ground floor landscaping along the building frontage.

The building includes a commercial frontage oriented towards Artesia Boulevard with an interior pedestrian stairwell with landscaping along the frontage. The interior pedestrian staircase located on the ground floor will provide access to the medical office on the second floor. The access to the residential units on the upper floor levels will be provided by two staircases one of which will be located towards the front of the building and the second will be located towards the rear of the site as well as an elevator.

The ground level enclosed parking structure will be prominent on both streets which has resulted in a very minimal visible storefront on Artesia Boulevard, with only a partial commercial façade facing the street. However, the glazing, variety of architectural materials, building articulation and consistent treatment of the entire building will help to reduce the visual impact generated by the prominence of the parking lot at the ground floor level. Staff is supportive of the design as proposed.

The commercial component will be 2,888 sq. ft. which is approximately 22 percent of the total project square footage. There is no minimum commercial square footage requirement for mixed-used projects, however the Planning Commission, in the past, has expressed concerns regarding the ratio of commercial space in relation to residential.

Parking:

The project includes a total of 43 parking spaces and are located throughout the project site. The parking is made up of 27 residential parking spaces as well as 16 commercial parking spaces (only 14 are required) which are located at the two lower floor levels. The project also includes two townhome-style residential condominiums each of which has an enclosed two car garage along with a guest space. The parking complies with all parking code requirements as prescribed in Chapter 10.64 of the Manhattan Beach Municipal Code.

The City's Traffic Engineer has reviewed the project, found the traffic and parking design to be appropriate, and determined that a formal traffic study is not required. The conditions of approval provided by the Traffic Engineer have been included as part of the attached resolution.

Open Space:

The project includes over 2,782 square feet of open space for the residential condominiums located on the two upper floor levels as well as the rear pool deck area. The residential units include decks as well as a variety of balconies located on the east and west sides of the building. The Manhattan Beach Municipal Code requires that a minimum of fifteen percent (15%) of the buildable floor area per unit be provided, but never less than two hundred twenty (220) square feet. In this case each residential unit is required a minimum of 220 square feet of open space which equates to a total of 1,980 square feet for all nine units. The project proposes to provide over 2,782 square feet of total open space which will also include the pool deck area located at the rear of the site.

General:

Use Permit

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

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

The purpose of the Local Commercial (CL) zoning district is to provide sites for businesses serving the daily needs of nearby residential areas while establishing development standards that prevent significant adverse effects on residential uses adjoining a CL district. The mixed use building will include a medical office, as well as nine residential condominium units. The building will include landscaping, parking and open space all of which meet or exceed the minimum requirements as required by the code. The medical use is anticipated as a single-tenant medical office. Lastly, the buildable floor area will be the maximum allowed area of 13,408.3 square feet and will include increased setbacks that will be provided throughout several areas of the building.

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

The purpose of the Local Commercial General Plan Land Use Category is to provide areas for neighborhood-oriented, small-scale professional offices, retail

businesses, and service activities that serve the local community. Permitted uses are generally characterized by those which generate low traffic volumes, have limited parking needs, and generally do not operate late hours. The maximum Floor Area Factor is one to one (1:1). Residential mixed uses are permitted with discretionary review at densities consistent with the High Density Residential category.

The mixed-use building will include at least one medical office, as well as nine residential condominium units. The medical use is anticipated as a single-tenant medical office. The building and business use will operate in a manner which is consistent with the intent of the Local Commercial Land Use Category and will not be detrimental to residents or the community.

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

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

The overall appearance of the project will be modern in style featuring substantial open space and increased setbacks throughout, as well as ground floor landscaping along the front and street side property lines at the ground and second floor levels. The glazing system, variety of architectural materials and building articulation will help to enhance the appearance from the street.

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

The new mixed-use building will replace an older commercial building and single-family residence that are currently located on the site which were originally constructed in the in the 1940s and 1950s. The new building includes a variety of architectural features, design elements, glazing system, and landscaping along the street that will all work together to contribute to the overall appearance to the area.

Policy LU-6.3: Recognize the need for a variety of commercial development types and designate areas appropriate for each. Encourage development proposals that meet the intent of these designations.

Mixed-use areas promote lively neighborhoods. Several commercial areas in Manhattan Beach accommodate residential use including the Local Commercial area along Manhattan Beach Boulevard and Artesia Boulevard. Approval of this project will help to achieve the overall intent of the General Plan since the mixed-use building is an allowable use within the CL district with approval of a Use Permit.

Policy LU-6.4: Recognize the unique qualities of mixed-use areas and balance the needs of both the commercial and residential uses.

The mixed-use building includes a medical office and nine residential condominium units. The project includes a variety of open space and landscaping that helps to enhance the overall livability of the multi-family portion of the project while maintaining an attractive exterior as part of the building. The project succeeds in balancing the needs of both uses.

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

The building will include landscaping, parking, open space and setbacks all of which meet or exceed the minimum development standards as required by the code. The proposed mixed-use building (medical office and residential condominiums) is allowed within the Local Commercial (CL) zoning district with approval of use permit.

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

The proposed project complies with all development standards and does not create demands which exceed the capacity of public services and facilities which cannot be mitigated, in that, the mixed-use building is compatible with the area, parking supplies, setbacks, and landscaping. The medical use is anticipated as a single tenant medical office. Increased setbacks are provided throughout the building in order to minimize any potential impacts related to aesthetics and design of the building. Additionally, the project will comply with the 45-degree day light plane requirement which will reduce bulk and privacy effects upon the single-family residences located directly to the north. The Traffic Engineer has reviewed the project's traffic and parking design. Other city departments have reviewed the project and are satisfied that any potential impacts will be addressed by the attached conditions of approval.

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 two comments from neighboring property owner who have concerns regarding the removal of on-street parking and overall parking impacts that may be generated as a result of the project. One of the neighbors also has concerns regarding noise impacts from Artesia Boulevard as well as traffic impacts at the Artesia Boulevard/Redondo Avenue and Redondo Avenue/Mathews Avenue intersections.

ENVIRONMENTAL DETERMINATION

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

CONCLUSION

Staff recommends that the Planning Commission conduct the public hearing for the proposed Master Use Permit and Tentative Tract Map, discuss the information and testimony received, and adopt the attached resolution, approving the project with conditions

Attachments:

- A. Draft Resolution
- B. Vicinity Map
- C. Application
- D. Public Comments
- E. Architectural Plans

cc: 1701 Artesia, LLC
Nagy Bakhoun, Applicant Rep.
Obelisk Architects, Architect.

RESOLUTION NO. PC 18-__

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANHATTAN BEACH APPROVING A MASTER USE PERMIT AND TENTATIVE TRACT MAP FOR CONSTRUCTION OF A NEW MULTI-STORY MIXED USE BUILDING AT 1701 AND 1707 ARTESIA BOULEVARD (1701 ARTESIA, LLC)

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 May 23, 2018, pursuant to applicable law, and considered an application for a Master Use Permit, Tentative Tract Map No. 082049 for demolition of the existing buildings on the site and construction of a 13,408.3 square foot mixed-use building to include a 2,888 square-foot medical office space and nine residential condominiums on the property located at 1701 and 1707 Artesia Boulevard in the City of Manhattan Beach.
- 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 22 and 23 in Block 108 of Redondo Villa Tract B of Maps Recorded in Book 11 Page 110 and 111, of the Los Angeles County Recorder.
- D. The applicant for the subject project is Nagy Bahoum, Obelisk Architects and the owner is 101 Artesia, LLC.
- E. Pursuant to the California Environmental Quality Act (CEQA), the project is Categorically Exempt, pursuant to Sections 15332 based on staff's determination that the project is an infill development within an urbanized area.
- 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 I and is zoned CL, Local Commercial. The use is permitted by the zoning code with a use permit. The surrounding properties consist of RH (High-Density Residential – west), CL (Local Commercial– east), RS (Residential Single Family – north) and R-1A/RMD (Residential – south: Redondo Beach) zoning.
- H. The General Plan designation for the property is Local Commercial. The General Plan encourages new commercial development that enhances the community aesthetic and provides a

**ATTACHMENT A
PC MTG 5-23-18**

RESOLUTION NO. PC 18-__

variety of commercial development types. The project is consistent with the intent of the General Plan Goals and Policies.

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

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

The purpose of the Local Commercial (CL) zoning district is to provide sites for businesses serving the daily needs of nearby residential areas while establishing development standards that prevent significant adverse effects on residential uses adjoining a CL district. The mixed use building will include a medical office, as well as nine residential condominium units. The building will include landscaping, parking and open space all of which meet or exceed the minimum requirements as required by the code. The medical use is anticipated as a single-tenant medical office. Lastly, the buildable floor area will be the maximum allowed area of 13,408.3 square feet and will include increased setbacks that will be provided throughout several areas of the building.

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

The purpose of the Local Commercial General Plan Land Use Category is to provide areas for neighborhood-oriented, small-scale professional offices, retail businesses, and service activities that serve the local community. Permitted uses are generally characterized by those which generate low traffic volumes, have limited parking needs, and generally do not operate late hours. The maximum Floor Area Factor is one to one (1:1). Residential mixed uses are permitted with discretionary review at densities consistent with the High Density Residential category.

The mixed-use building will include at least one medical office, as well as nine residential condominium units. The medical use is anticipated as a single-tenant medical office. The building and business use will operate in a manner which is consistent with the intent of the Local Commercial Land Use Category and will not be detrimental to residents or the community.

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

RESOLUTION NO. PC 18-__

The building will include landscaping, parking, open space and setbacks all of which meet or exceed the minimum development standards as required by the code. The proposed mixed-use building (medical office and residential condominiums) is allowed within the Local Commercial (CL) zoning district with approval of use permit.

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

The proposed project complies with all development standards and does not create demands which exceed the capacity of public services and facilities which cannot be mitigated, in that, the mixed-use building is compatible with the area, parking supplies, setbacks, and landscaping. The medical use is anticipated as a single tenant medical office. Increased setbacks are provided throughout the building in order to minimize any potential impacts related to aesthetics and design of the building. Additionally, the project will comply with the 45-degree day light plane requirement which will reduce bulk and privacy effects upon the single-family residences located directly to the north. The Traffic Engineer has reviewed the project's traffic and parking design. Other city departments have reviewed the project and are satisfied that any potential impacts will be addressed by the attached conditions of approval.

- J. This Resolution, upon its effectiveness, constitutes the Master Use Permit and Tract Map approval for the subject project.

Section 2. The Planning Commission of the City of Manhattan Beach hereby **APPROVES** the subject Master Use Permit, Tentative Tract Map application for a new mixed use building, subject to the following conditions (*indicates a site specific condition):

Site Preparation / Construction

1. The project shall be constructed and operated in substantial compliance with the submitted plans and project description as approved by the Planning Commission on May 23, 2018. Any rooftop solar panels may exceed the height limit by a maximum of six (6) inches. Any substantial deviation from the approved plans and project description must be reviewed and approved by the Planning Commission.
2. A Construction Management and Parking Plan shall be submitted in conjunction with all construction and other building plans, to be approved by the Community Development,

RESOLUTION NO. PC 18-__

Police and Public Works Departments prior to issuance of permits. The plan shall provide for the management of all construction related traffic during all phases of construction, including delivery of materials and siting of construction related equipment (job site offices, trailers, materials etc.) and parking of construction related vehicles.

3. All electrical, telephone, cable television system, and similar service wires and cables shall be installed underground to the appropriate utility connections in compliance with all applicable Building and Electrical Codes, safety regulations, and orders, rules of the Public Utilities Commission, the serving utility company, and specifications of the Public Works Department. Final utility equipment locations and visual screening shall be subject to Community Development review and approval.
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. A site landscaping plan utilizing drought tolerant plants, including large-box-sized trees, shall be submitted for review and approval concurrent with the building permit application and shall comply with all applicable requirements as required by Title 10 of the MBMC. All plants shall be identified on the plan by the Latin and common names. The current edition of the Sunset Western Garden Book contains a list and description of drought tolerant plants suitable for this area. The street trees shall be retained or provided as the Public Works Department determines to be appropriate.
6. A low pressure or drip irrigation system shall be installed in the landscaped areas, which shall not cause any surface run-off. Details of the irrigation system shall be noted on the landscaping plans. The type and design shall be subject to the approval of the Public Works and Community Development Departments.
7. 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.
8. 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.
9. The back of driveway approach must be six inches higher than the flow line on the street. M.B.M.C. 9.76.030. Driveway slope shall not exceed 15% throughout the entire approach path. The difference in driveway slope shall not exceed 7.5 % between any two points within ten (10) feet along the driveway or the approach.
10. Any unused water or sanitary sewer laterals must be abandoned at the City main.

RESOLUTION NO. PC 18-__

11. No waste water shall be permitted to be discharged from the premises. Waste water shall be discharged into the sanitary sewer system.
12. 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.
13. Energy efficient security lighting for the site shall be provided in conformance with Municipal Code requirements including glare prevention design. Interior lighting within the building shall be designed to limit unnecessary light visible to adjacent neighbors by use of screening, timing devices, motion sensors, and other available technology.
14. A Knox Box shall be installed at a designated location near the front of the structure for Fire Department access.

Commercial Operational Restrictions

15. The facility shall include a 2,888 square foot, medical office or other permitted use with a parking demand not to exceed the medical office parking requirement (1 stall per 200 square feet) and nine (9) residential condominium units, as shown by the project plans.
16. 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.
17. All signs shall be in compliance with the City's Sign Code. Pole signs and internally illuminated signs shall be prohibited. Sign plans shall be submitted to the Community Development Department for review and approval prior to building permit issuance.
18. Noise emanating from the site shall be in compliance with the Municipal Noise Ordinance.
19. Any outside sound or amplification system or equipment is prohibited.

Traffic and Parking

20. The project shall include a total of forty-three (43) paved and striped parking stalls as part of the project. A total of twenty-seven (27) stalls will be reserved for the nine residential condominiums and a minimum of fourteen (14) commercial parking stalls shall be provided as part of the commercial component of the project. All required parking shall be maintained for appropriate use at all times.

RESOLUTION NO. PC 18-__

21. The facility operator shall prohibit employees from parking personal vehicles on the surrounding public streets. As a minimum, the owner of the building shall include prohibitions against employee parking on local streets in any lease and/or rental agreements.
22. All parking spaces adjacent to a vertical obstruction, except columns, must be at least one foot wider than a standard space.
23. The parking area shall be signed and marked to the satisfaction of the City Traffic Engineer.
24. Parking stall cross-slope shall not exceed 5%. ADA parking stall cross-slope shall not exceed 2%.
25. The northerly driveway approach on Redondo Avenue shall be at least 20 feet wide. The driveway approach on Artesia Boulevard shall be at least 22 feet wide.
26. All raised landscaping planters along the property frontages shall begin or end perpendicular to the lower portion of the driveway wings.
27. All driveways shall remain clear of all obstructions to provide proper vehicle maneuvering at all times.
28. Doors shall not exit directly onto a vehicle aisle or street without a landing.
29. Provide unobstructed triangle of sight visibility (5' x 15') adjacent to each driveway and behind the ultimate property line when exiting the parking areas without walls, columns or landscaping over 36 inches high, tree trunks excepted. (MBMC 10.64.150) All planters next to driveways must conform to this requirement.
30. Provide a 15' unobstructed triangle of sight visibility on the site corner of Artesia Boulevard and Redondo Avenue behind the property line extensions without walls, columns or landscaping over 36 inches high, tree trunks excepted. (MBMC 3.40.010)
31. All commercial parking spaces shall remain unrestricted for all users during business hours.
32. All vehicle gates shall remain open during business hours. Provide height clearance signs and clearance warning bar for subterranean parking area at entrance to each level. Key or code controlled ingress must be provided at any gate, including an intercom system connected to individual units if visitor/customer parking is allowed behind gate.

RESOLUTION NO. PC 18-__

Automatic exiting using vehicle detection must be provided when vehicles leave the gated area.

33. Each parking level driveway entrance shall be signed to indicate the designated parking areas for that level to the satisfaction of the City Traffic Engineer. The entrance to each patient/customer parking area shall be signed for customer parking. All private residential spaces, guest spaces and compact spaces shall be labeled with signs and stencil markings at the back of each space.
34. Wheel stops are required for all parking spaces inside a parking lot or structure except those spaces abutting a masonry wall or protected by a 6-inch high curb. A 2.5 foot overhang may be included in the stall length when calculating planters and walkway widths adjacent to parking stalls. (MBMC 10.64.100D)
35. Disabled parking must comply with current standards. One van size disabled space is required in the medical office parking area with sufficient height clearance. See CBC Chapter 11B, Div II and other ADA requirements.
36. An accessible walkway shall be provided between the main doors and public sidewalk.
37. All unused driveways shall be reconstructed with curb, gutter and sidewalk.
38. Provide and identify commercial loading area on site plan.
39. Bicycle parking shall be provided at a rate of five percent (5%) of all parking spaces. (MBMC 10.64.80)
40. A 4-foot wide Irrevocable Offer to Dedicate (IOD) for street purposes shall be provided along the entire length of Redondo Avenue for the future widening of the right-of-way.

Building and Safety

41. The project shall comply with the 2016 California Codes and City of Manhattan Beach Amendments.
42. Project shall comply with applicable Low Impact Development storm water regulations.
43. Building Commissioning plans and reports shall be included with the initial plan check submittal per CGBSC 5.410.2 and CEC 120.8.

RESOLUTION NO. PC 18-__

44. Proposed medical development shall comply with accessibility requirements specific to medical uses including but not limited to: additional parking, loading zone, treatment rooms, etc.
45. Proposed residential development shall comply with accessibility requirements contained in CBC Chapter 1102A for covered multifamily dwellings and 1102A.3.2 for multistory dwelling units in buildings with elevators. These requirements may affect accessible routes, kitchen, and bathroom layouts.
46. Electric Vehicle Charging Spaces (EVCS) shall be provided per CGBSC 5.106.5.3. Per CBC 11B-208.1, EVCS shall not be considered as parking spaces.
47. Designated Parking for Clean Air Vehicles shall be provided per CGBSC 5.106.5.2.
48. Proposed development shall provide a roof Solar Zone per CEC 110.10.
49. Proposed non-residential development shall incorporate daylighting zones per CEnC 130.1.
50. Both long-term and short-term bicycle parking shall be provided. Bicycle parking facilities shall be convenient to the street and include covered, lockable enclosures or rooms, or lockers. CGBSC 5.106.4.

Police Department Conditions

51. The operators of the facility shall provide adequate management and supervisory techniques to prevent loitering and other security concerns outside the subject businesses. Security items or procedures shall be implemented and maintained on-site as determined to be appropriate by the Police Department.
52. All internal stairwells shall be internally lit at all times.

Standard Parcel Map Conditions

53. Electrical, telephone, cable television system, and similar service wires and cables shall be installed underground to the appropriate utility pole(s) in compliance with all applicable Building and Electrical Codes, safety regulations, and orders, rules of the Public Utilities Commission, the serving utility company, and specifications of the Public Works Department.
54. Each new condominium shall have separate water and sewer laterals as approved by the Director of Public Works.

RESOLUTION NO. PC 18-__

55. A property line clean out is required for each unit.
56. Flat roof surfaces shall have pea gravel or comparable decorative treatments.
57. The project shall conform to Section 10.52.110, Residential condominium standards, of the Manhattan Beach Municipal Code.
58. A survey suitable for purposes of recordation shall be performed by a Civil Engineer or Land Surveyor licensed in the State of California, including permanent monumentation of all property corners and the establishment or certification of centerline ties at the intersections of:
 - a. Artesia Boulevard and Redondo Avenue
59. The subject tentative map shall be approved for an initial period of 3 years with the option of future extensions.
60. The final parcel map shall be submitted for city approval and recorded by the Los Angeles County Recorder prior to issuance of condominium certificate of occupancy. The map shall bear the following certificates for City signature: Director of Finance; City Engineer; and Community Development Director.

Procedural

61. This Resolution shall become effective when all time limits for appeals have been exhausted as provided in MBMC Section 10.100.010.
62. The applicant must submit in writing to the City of Manhattan Beach acceptance of all conditions within 30 days of approval of the Use Permit.
63. This Master Use Permit shall lapse two years after its date of approval, unless implemented or extended pursuant to 10.84.090 of the Municipal Code.
64. 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.
65. Applicant shall defend, indemnify, and hold 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") free and harmless from and against any and all claims (including, without limitation, claims for bodily injury, death, or damage to property), demands, obligations, damages, actions, causes of action, suits,

RESOLUTION NO. PC 18-__

losses, judgments, fines, penalties, liabilities, costs, and expenses (including, without limitation, attorneys' fees, consequential damages, disbursements, and court costs) of every kind and nature whatsoever (individually, a "Claim," collectively, "Claims"), in any manner arising out of or incident to: (i) this approval and related entitlements, (ii) the City's environmental review of this project, (iii) any construction related to this approval, or (iv) the use of the property that is the subject of this approval. 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 arising out of or incident to this approval, any construction related to this approval, or the use of the property that is the subject of this approval. The City shall have the right to select counsel of its choice. 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. Applicant's obligation to indemnify shall not be restricted to insurance proceeds, if any, received by Applicant or Indemnitees. This indemnity shall apply to all Claims and liability regardless of whether any insurance policies are applicable. Nothing in this Section shall be construed to require 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 permit, the City shall estimate its expenses for the litigation. Applicant 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 May 23, 2018 and that said Resolution was adopted by the following vote:

AYES:

RESOLUTION NO. PC 18-__

NOES:
ABSTAIN:
ABSENT:

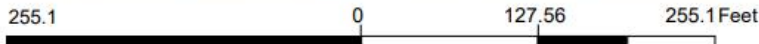
ANNE MCCINTOSH
Secretary to the Planning Commission

Rosemary Lackow,
Recording Secretary

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City of Manhattan Beach



Legend

- Parcels

ATTACHMENT B
PC MTG 5-23-18



Scale: 1: 1,531

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MASTER APPLICATION FORM

CITY OF MANHATTAN BEACH
COMMUNITY DEVELOPMENT DEPARTMENT

Office Use Only
Date Submitted: 10/26/16
Received By: EH
F&G Check Submitted: No

1701 Artesia Blvd. Manhattan B. 90266

Project Address
APN: 4163-008-023

Legal Description
Commercial

General Plan Designation
CL Zone Zoning Designation Area District 1

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

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

Submitted Application (check all that apply)

<input type="checkbox"/> Appeal to PC/PPIC/BBA/CC	4225	<input checked="" type="checkbox"/> Use Permit (Residential)	4330
<input type="checkbox"/> Coastal Development Permit	4341	<input checked="" type="checkbox"/> Use Permit (Commercial)	4330 <u>9576</u>
<input type="checkbox"/> Continuance	4343	<input type="checkbox"/> Use Permit Amendment	4332
<input type="checkbox"/> Cultural Landmark	4336	<input type="checkbox"/> Variance	4331
<input checked="" type="checkbox"/> Environmental Assessment	4225 <u>215</u>	<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 checked="" type="checkbox"/> Public Hearing Notice	4339 <u>70</u>
<input checked="" type="checkbox"/> Subdivision (Tentative Map)	4334 <u>1291</u>	<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 <u>Feeble</u>	<u>1114</u>

Fee Summary: (See fees on reverse side)

Total Amount: \$ 12,268 (less Pre-Application Fee if applied within past 3 months)

Receipt Number: _____ Date Paid: _____ Cashier: _____

Applicant(s)/Appellant(s) Information

Name Nagy Bakhaum (Obelisk Architects)

Mailing Address 3800 Pacific Coast Hwy, Torrance CA 90505

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

Contact Person (include relation to applicant/appellant) Martin Hsieh Phone number / email (310) 373-3568

Address 3800 Pacific Coast Hwy

Applicant(s)/Appellant(s) Signature Martin Hsieh Phone number./email (310) 373-3568

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

Demolition of existing one-story commercial/residential building.
Proposed mixed-use construction of 2-story commercial, 2-story apartment (10-units)
and 2-story mixed residential w/ 2-story subterranean car garages.
(2-units)

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)

**ATTACHMENT C
PC MTG 5-23-18**

002559-0012 Linda B. 05/04/2018 09:40AM
1701 ARTESIA BLVD
Payment Amount: 22.00

001451-0026 Sandy A. 10/26/2016 01:23PM
1701 ARTESIA BLVD
Payment Amount: 12,268.00

OWNER'S AFFIDAVIT

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

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

I/We Robert Rudolf, manager of 1701 Artesia, LLC. 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).

Robt Rudolf manager
Signature of Property Owner(s) – (Not Owner in Escrow or Lessee)

ROBERT RUDOLPH
Print Name

18012 Resina Ave. TORRANCE, CA 90504
Mailing Address

310-977-7815, robert@networkerservices.net
Telephone/email

Subscribed and sworn to (or affirmed) before me this 26 day of Oct., 2016

by Robert Rudolf, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature [Signature]
Notary Public

see ATTACHED FOR NOTARY

SEAL

Fee Schedule Summary

Below are the fees typically associated with the corresponding applications. Additional fees not shown on this sheet may apply – refer to current City Fee Resolution (contact the Planning 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:	\$ 4,727 <input checked="" type="checkbox"/>
Public hearing – other discretionary approvals required:	2,083 <input checked="" type="checkbox"/>
No public hearing required – administrative:	1,287 <input checked="" type="checkbox"/>
Use Permit	
Use Permit:	\$ 6,207 <input checked="" type="checkbox"/>
Master Use Permit:	9,578 <input checked="" type="checkbox"/>
Master Use Permit Amendment:	4,972 <input checked="" type="checkbox"/>
Master Use Permit Conversion:	4,564 <input checked="" type="checkbox"/>
Variance	
Filing Fee:	\$ 6,001 <input checked="" type="checkbox"/>
Minor Exception	
Without notice:	\$ 1,434
With notice:	1,929 <input checked="" type="checkbox"/>
Subdivision	
Certificate of Compliance:	\$ 1,604
Final Parcel Map + mapping deposit:	520
Final Tract Map + mapping deposit:	720
Mapping Deposit (paid with Final Map application):	500
Merger of Parcels or Lot Line Adjustment:	1,119
Quimby (Parks & Recreation) fee (per unit/lot):	1,817
Tentative Parcel Map (4 or less lots / units) No Public Hearing:	1,291
Tentative Parcel Map (4 or less lots / units) Public Hearing:	3,511 <input checked="" type="checkbox"/>
Tentative Tract Map (5 or more lots / units):	4,007 <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):	3,040
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:	\$ 70

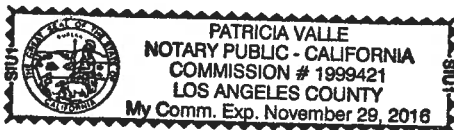
²Make a separate \$75 check payable to LA County Clerk, (DO NOT PUT DATE ON CHECK)

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

Subscribed and sworn to (or affirmed) before me on this 26
day of October, 2016, by ROBERT RUDOLPH

proved to me on the basis of satisfactory evidence to be the
person(s) who appeared before me.



(Seal)

Signature Patricia Valle

OWNER'S AFFIDAVIT

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

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

I, ~~I am~~ Brian E. Kinel being duly sworn, depose and say that I ~~am~~ am 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).

1707 ARTESIA BL
MANHATTAN BEACH,
90261

Brian E. Kinel
Signature of Property Owner(s) - (Not Owner in Escrow or Lessee)

Brian E. Kinel
Print Name

1725 Golden Ave, Hermosa Beach, CA 90254
Mailing Address

(310) 379-213-2877 BKINEL@HOTMAIL.COM
Telephone/email

Subscribed and sworn to (or affirmed) before me this _____ day of _____, 20____

by _____, proved to me

on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature see attached for notary
Notary Public

SEAL

Fee Schedule Summary

Below are the fees typically associated with the corresponding applications. Additional fees not shown on this sheet may apply - refer to current City Fee Resolution (contact the Planning 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:	\$ 4,727 ☒
Public hearing - other discretionary approvals required:	2,083 ☒
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Use Permit:	\$ 6,207 ☒
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Environmental Assessment (no Initial Study prepared):	\$ 215
Environmental Assessment (if Initial Study is prepared):	3,040
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☒ 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:	\$ 70

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



Written Description & Findings

October 25, 2016

Re: 1701 Artesia Blvd., Manhattan Beach, CA 90266

7. In this mixed-use proposal, there are three proposed building types and uses.

First is the commercial medical office space just under 4,000 sq. ft. in size which could hold a variety of medical uses. These could include, Urgent care, medical, dental, or physical therapy. While this space is not limited to these uses and could be used as general office space it is our belief that it would operate under normal medical business hours such as 7am to 6pm Monday through Saturday.

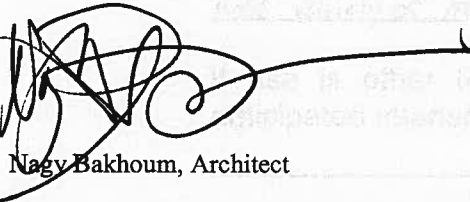
Second is the two-unit condominium building comprised of approximately 1,250 sq. ft. each, these are like any other home in the community.

Third, is the ten-unit apartment building. These units vary in size from approximately 650 sq. ft. to 950 sq. ft. these are like other apartment units.

8. Findings for the proposed mixed-use project and determinations for the Use Permit:

1. The project is a unique mixed-use project that meets all the code standards individually and collectively as a cohesive design. The commercial and 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 mixed-use project that could be a prototype for other CL Zoned projects.
3. The proposed mixed-use project complies with the special conditions outlined in Area District I in the CL 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 mixed-use project as currently proposed, is a project that meets or exceeds the findings required to be met to approve this project.



Nagy Bakhoum, Architect

	Existing	Proposed	Required	Removed/ Demolished
Project Site Area:	13,424.6	14,977	14,977	0
Building Floor Area:		14,976.7		
Height of Structure(s)	144.01'	161.27'	161.27'	
Number of Floors/Stories:	1	2 + 2 garages		
Percent Lot Coverage:				
Off-Street Parking:	4	50	49	
Vehicle Loading Space:	1	1		
Open Space/Landscaping:		5201		

Proposed Grading:
 Cut 350cy Fill 0 Balance _____ Imported 0 Exported 350cy

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):

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: M.D. [Signature] Prepared For: 1701 Artesia LLC
 Date Prepared: 10/26/2016

Rafael Garcia

From: Regina Wang <wangsworld@msn.com>
Sent: Wednesday, May 16, 2018 5:57 PM
To: Rafael Garcia
Cc: Regina Wang
Subject: 1701/1707 Artesia Blvd. Mixed Use Application
Attachments: 1701 Redondo Development Concerns.docx

Dear Mr. Garcia,

Please find the attachment regarding our concerns that we would like to be included in the Staff Report for the Community Development Department.

Thank you for your time,

Kevin and Regina Wang
700 South Redondo Ave.
Manhattan Beach, CA 90266
mobile: 310-308-6017

Rafael Garcia, Assistant Planner
Manhattan Beach, CA 90266

May 16, 2018

Dear Mr. Garcia,

We would like the following to be included in the Staff Report.

We are writing our concerns regarding traffic accidents, parking, and traffic noise to you in regards to the proposed development at 1701 and 1707 Artesia Blvd., Manhattan Beach in the Redondo Villa Tract by Nagy Bakoum, Obelisk Architects.

We live at 700 South Redondo Avenue, two lots away from the site of proposed development. In the twenty one years we have lived at this address, we have lost count of the number of car accidents that have occurred between our home and 1701 Artesia Boulevard. When turning north onto Redondo Ave. from Artesia, cars must accelerate up a slight hill before they arrive to the first cross street. This is a mere three lots. Accidents occur when cars on the cross street, Matthews Ave., do not come to a safe stop and hit the cars driving north on Redondo Ave. These accidents are more frequent during rush hour but have also occurred during times that are not busy.

Accidents also occur during rush hour when cars driving too fast going south on Redondo Ave. cross Matthews. Again, the cars driving on Matthews do not come to a safe stop.

Other accidents occur during rush hour when cars going south on Redondo Ave. drive too fast for the amount of traffic and slower speeds. They end up rearending cars that come to sudden stops due to the backlog from Artesia Blvd.

The architect showed us the plans. Our concern lies in where the Redondo Ave. driveway is located. In order for cars to turn onto Redondo Ave. they need to accelerate since there is a hill. A person attempting to turn right leaving the parking structure at 1701 can cause problems for vehicles turning north onto our street from Artesia. A car turning onto Redondo Ave. from Artesia would not see a vehicle exiting the parking structure until they are already turned and accelerating. By that time it would be difficult or too late to slow down or stop.

Our second concern is in regards to street parking. Where we live, parking is only permitted on the east side of the street for six residences.

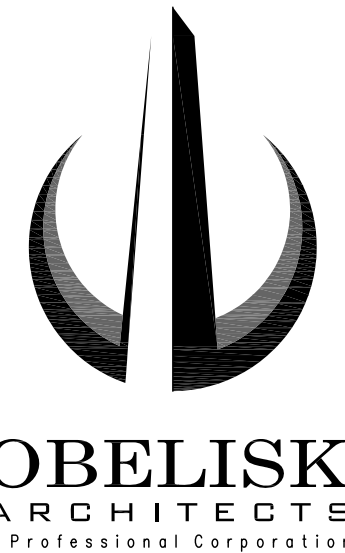
On the south side of Artesia, there are several apartment complexes and condominiums. People from those dwellings regularly park on the very limited amount of street parking available for our six residences. Furthermore, half of these

residences are smaller homes with a one-car garage. Some of us must use our garages for storage, not for our cars.

The proposed development will take a way valuable curb space to park cars. This will bring the cars from Redondo Beach further north taking what little curb parking will remain.

Our last and third concern is in regards to the trees. The builders will be removing many trees from the property. Trees are a wonderful sound barrier to the traffic noise coming from Artesia Blvd. It would be better for the neighborhood if new trees were planted along the property.

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OBELISK ARCHITECTS A Professional Corporation

3800 PACIFIC COAST HIGHWAY TORRANCE, CALIFORNIA 90505 obeliskarchitects.com 310.373.0810 fax 310.373.3568 tel

1701 Artesia Blvd Manhattan Beach CA, 90266

REVISIONS table with columns for revision number, date, and description.

PROJECT NUMBER 1512 RUD ART MB DATE May 15, 2018 STAMP



SHEET TITLE

COVER SHEET

THIS DOCUMENT IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATION, BIDDING OR REVIEW. THIS DOCUMENT AND ITS CONTENTS MAY NOT BE USED FOR ANY OTHER PURPOSE AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN AUTHORIZED CONSENT OF OBELISK ARCHITECTS. ALL RIGHTS RESERVED (C) 1997-2018

G-001 ATTACHMENT E PC MTG 5-23-18

PROJECT CONTACTS

Table with project contacts including Owner, Architect, Surveyor, Structural, and Civil.

PROJECT SUMMARY

Table with project summary details including Project Address, Description, Zone, Building Type, Occupancy Group, Construction Type, Sprinklered, Applicable Codes, and Legal Description.

SHEET INDEX

Table with sheet index listing sheets G-001 through L-001 and their titles.

1701 Artesia Mixed-Use



ABBREVIATIONS

Table of abbreviations for architectural elements like ARCH, BTWN, BLDG, etc.

LEGEND

Legend table defining symbols for Concrete, Masonry Wall, New Wall, Detail, Room, Section, Shearwall, Door, Window, Dimension to center line, Dimension to face of framing/masonry, Slope, and Elevation Heights.

VICINITY MAP



CITY OF MANHATTAN BEACH BUILDING DIVISION NOTES:

- 1. ALL WORKS AND MATERIALS IN THIS PROJECT SHALL COMPLY WITH 2016 CBC, 2016 CPC, 2016 CEC, 2016 CAL. BEES, 2016 CGSBC OF CALIFORNIA BUILDING STANDARDS CODE (TITLE 24), AND LOCAL JURISDICTION AMENDMENTS.

CITY OF MANHATTAN BEACH ENGINEERING DIVISION NOTES:

- 16. 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.

DEPARTMENT OF PUBLIC WORKS NOTES:

- 1. ALL LANDSCAPE IRRIGATION BACKFLOW DEVICES MUST MEET CURRENT CITY REQUIREMENTS FOR PROPER INSTALLATION.

CITY OF MANHATTAN BEACH PLANNING DIVISION NOTES:

- A. PARAPETS, SATELLITE ANTENNAE, RAILS, SKYLIGHTS, ROOF EQUIPMENT MUST BE WITHIN THE HEIGHT LIMIT.

FIRE PREVENTION NOTES:

- 1. THIS BUILDING SHALL BE PROVIDED WITH MANUAL ALARM SYSTEM WITH CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH NFPA 72 (CBC 907.2.9, 907.5.2.3.3 & 907.5.2.3.4).

SURVEY AND TOPOGRAPHY

FOR
 1701 ARTESIA LLC
 18012 REGINA AVENUE
 TORRANCE, CA 90504
 PHONE 310-977-7815

JOB ADDRESS

1701 & 1707 ARTESIA BOULEVARD
 MANHATTAN BEACH, CA 90266

LEGAL DESCRIPTION

PORTION OF LOT 22 & ALL OF LOT 23,
 BLOCK 108
 REDONDO VILLA TRACT 'B'
 M.B. 11-110-111
 APN 4163-008-023/024

THIS MAP CORRECTLY REPRESENTS A SURVEY
 MADE BY ME OR UNDER MY DIRECTION IN
 CONFORMANCE WITH THE REQUIREMENTS OF
 PROFESSIONAL LAND SURVEYORS' ACT

GARY J. ROEHL R.C.E. 30826

DRAWN BY KW CHECK BY TS/MW

DRAWN ON MAY 31, 2016

REVISIONS
 PROP. LINES & CORNER REV. SEPT. 9, 2016

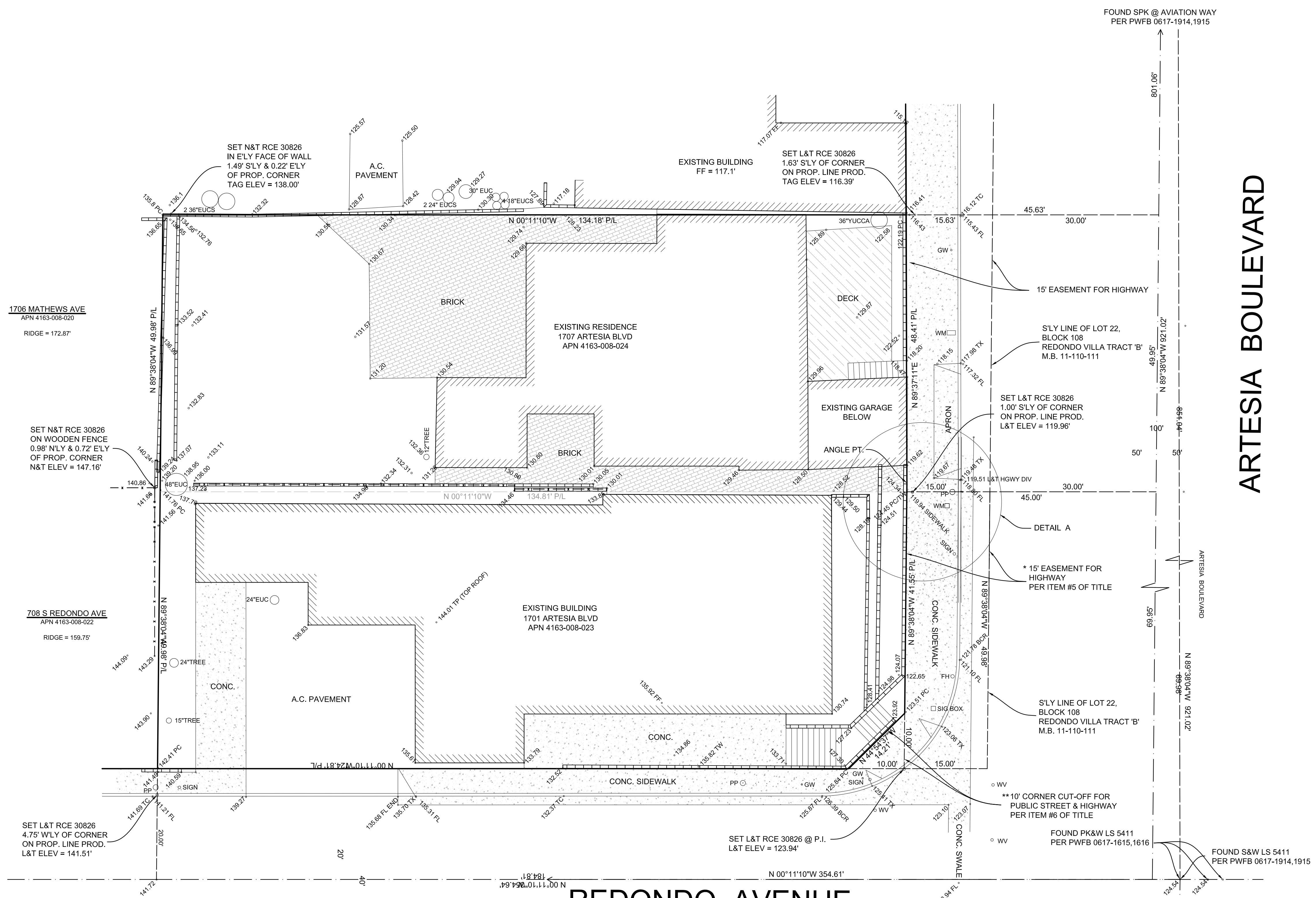
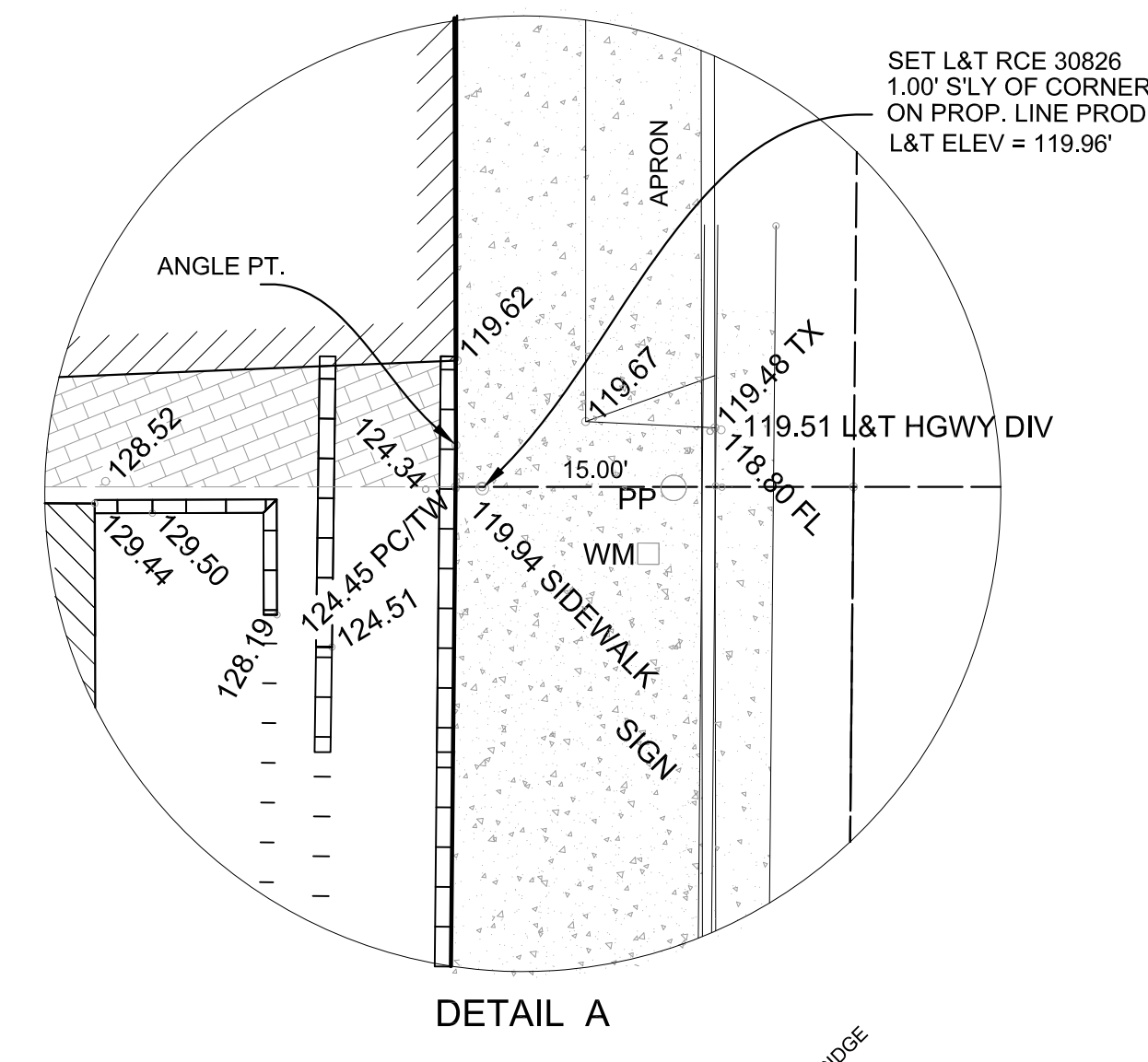
LEGEND

- EXISTING BUILDING
- BRICK
- CONCRETE
- WOOD DECK
- *106.76 EXISTING ELEVATION
- 100 EXISTING CONTOUR
- BLOCK WALL
- X EXISTING FENCE
- BCR BEGINNING OF CURB RETURN
- CL CENTERLINE
- C.L.F. CHAIN-LINK
- ELY EASTERLY
- EM ELECTRIC METER
- FD FOUND
- FE FENCE
- FF FINISH FLOOR
- FH FIRE HYDRANT
- FL FLOW LINE
- GFF GARAGE FINISH FLOOR
- GM GAS METER
- GW GUY WIRE
- L&T LEAD AND TAG
- MH MANHOLE
- NLY NORTHERLY
- PC PROPERTY CORNER / PROP. CORNER
- PL, PL PROPERTY LINE / PROP. LINE
- PP POWER POLE
- PPT PARAPET
- S&W SPIKE AND WASHER
- SLY SOUTHERLY
- SPK SPIKE
- SSSO SANITARY SEWER CLEAN OUT
- SSMH SANITARY SEWER MANHOLE
- STK STAKE
- STL STREET LIGHT
- TC TOP OF CURB
- TW TOP OF WALL / T.O.W.
- TX TOP OF DRIVEWAY APRON
- WLY WESTERLY
- WM WATER METER

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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NOTE FOR APN 4163-008-023:
 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 #5 TO STATE OF CALIFORNIA FOR STATE HIGHWAY RECORDED IN BOOK 13045, PAGE 149 OF O.R.
 ** ITEM #6 TO CITY OF MANHATTAN BEACH FOR PUBLIC STREET & HIGHWAY RECORDED JULY 7, 1967 IN BOOK D-3696, PAGE 85 OF O.R.

LAWYERS TITLE COMPANY
 ORDER NO. 115082409
 DATED MONTH DAY, YEAR

NOTE FOR APN 4163-008-024:
 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.

LAWYERS TITLE COMPANY
 ORDER NO. 116072510
 DATED MAY 9, 2016



SCALE 1" = 10'

ARTESIA BOULEVARD

REDONDO AVENUE

FOUND SPK @ AVIATION WAY
 PER PWFB 0617-1914,1915

FOUND PK&W LS 5411
 PER PWFB 0617-1615,1616

TO FOUND 2" I.P. @ HERRIN STREET
 PER TRACT NO. 61783, M.B. 1348-37-38

1706 MATHEWS AVE
 APN 4163-008-020
 RIDGE = 172.87

708 S REDONDO AVE
 APN 4163-008-022
 RIDGE = 159.75

SET L&T RCE 30826
 4.75' WLY OF CORNER
 ON PROP. LINE PROD.
 L&T ELEV = 141.51'

SET N&T RCE 30826
 ON WOODEN FENCE
 0.98' N'LY & 0.72' E'LY
 OF PROP. CORNER
 N&T ELEV = 147.16'

SET N&T RCE 30826
 IN E'LY FACE OF WALL
 1.49' S'LY & 0.22' E'LY
 OF PROP. CORNER
 TAG ELEV = 138.00'

SET L&T RCE 30826
 1.63' S'LY OF CORNER
 ON PROP. LINE PROD.
 TAG ELEV = 116.39'

SET L&T RCE 30826 @ P.I.
 L&T ELEV = 123.94'

FOUND S&W LS 5411
 PER PWFB 0617-1914,1915

FOUND S&W LS 5411
 PER PWFB 0617-1914,1915

FOUND S&W LS 5411
 PER PWFB 0617-1914,1915

FOUND S&W LS 5411
 PER PWFB 0617-1914,1915

FOUND S&W LS 5411
 PER PWFB 0617-1914,1915

FOUND S&W LS 5411
 PER PWFB 0617-1914,1915

FOUND S&W LS 5411
 PER PWFB 0617-1914,1915

FOUND S&W LS 5411
 PER PWFB 0617-1914,1915

FOUND S&W LS 5411
 PER PWFB 0617-1914,1915

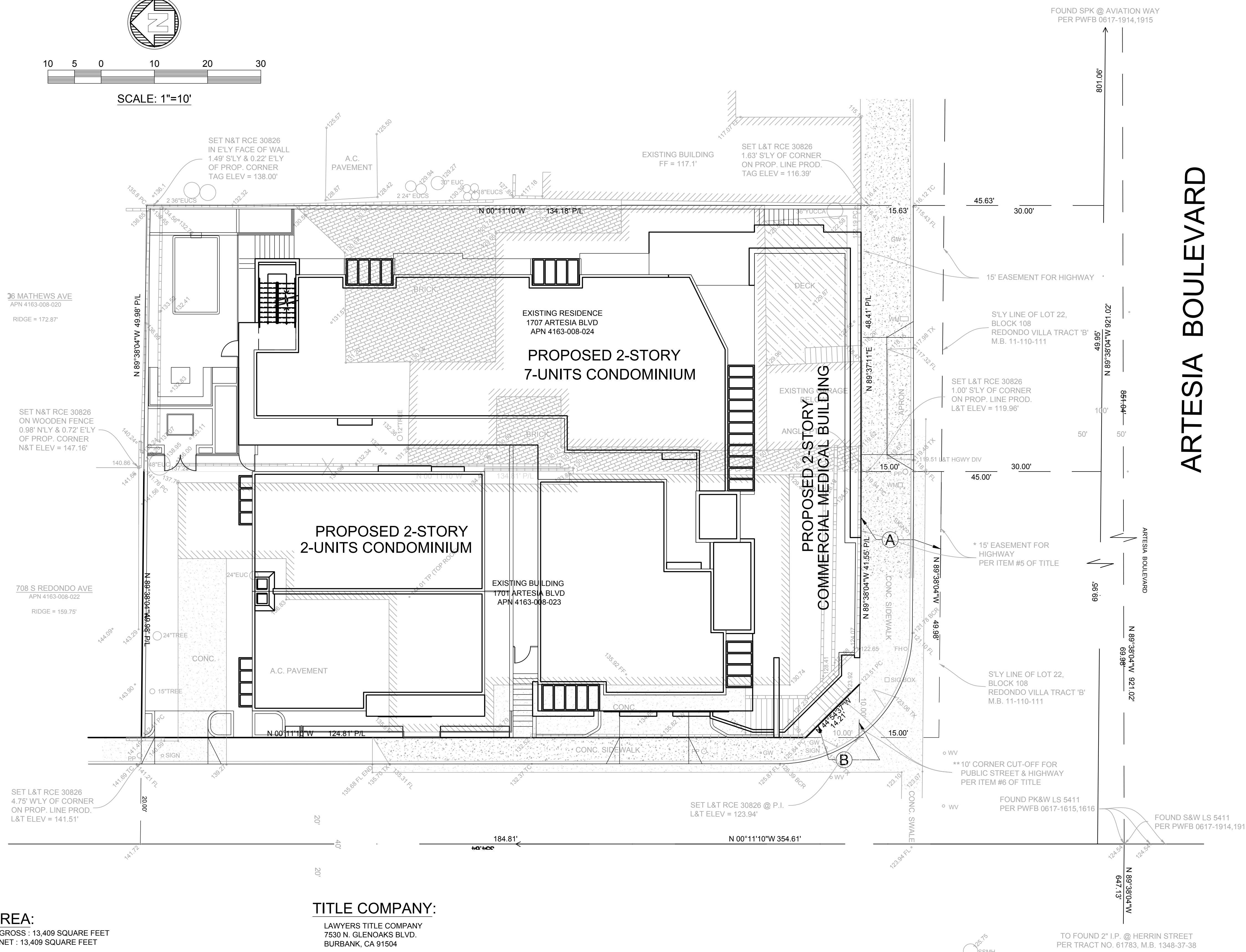
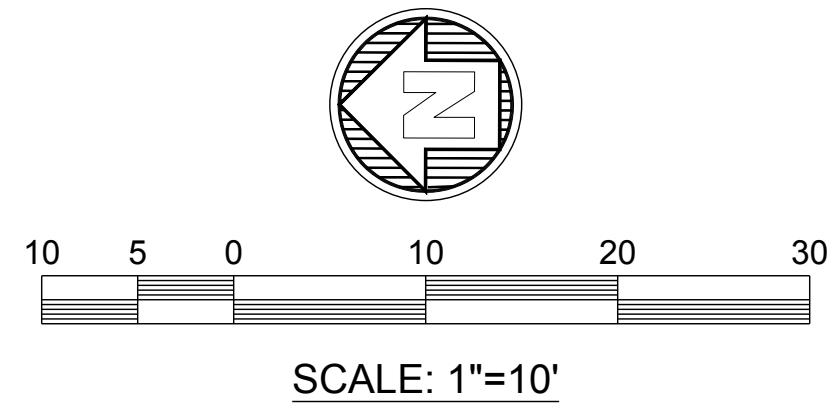
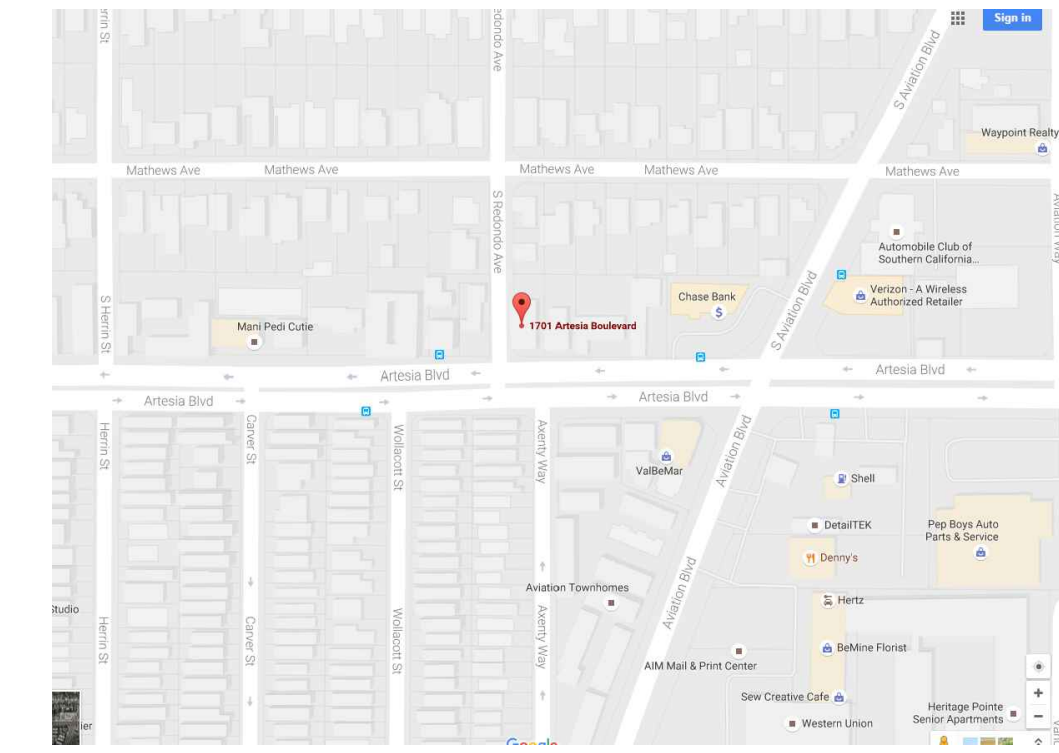
FOUND S&W LS 5411
 PER PWFB 0617-1914,1915

TENTATIVE TRACT MAP NUMBER 082049

IN THE CITY OF MANHATTAN BEACH

COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

VICINITY MAP :
NOT TO SCALE



ARTESIA BOULEVARD

PROPERTY OWNERS:

APN 4163-008-023 : 1701ARTESIA, LLC, CALIFORNIA LIMITED LIABILITY COMPANY
APN 4163-008-024 : BRIAN E. KINEL, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY

PROPERTY ADDRESS/LOCATION:

1701 & 1707 ARTESIA BOULEVARD
MANHATTAN BEACH, CA 90266

LEGAL DESCRIPTION:

APN 4163-008-023
LOT 22 IN BLOCK 108 OF REDONDO VILLA TRACT B, IN THE CITY OF MANHATTAN BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE 110 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN 4163-008-024
LOT 23 IN BLOCK 108 OF REDONDO VILLA TRACT B, IN THE CITY OF MANHATTAN BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE 110 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWESTERLY CORNER OF LOT 23; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT, 15 FEET TO A POINT IN A LINE WHICH IS PARALLEL WITH THE DISTANT 15 FEET NORTHERLY, MEASURED AT RIGHT ANGLES FROM SOUTHERLY LINE OF SAID LOT; THENCE EASTERLY ALONG SAID PARALLEL LINE 1.57 FEET; THENCE EASTERLY IN A DIRECT LINE TO A POINT IN THE EASTERLY LINE OF SAID LOT DISTANT THEREON 15.68 FEET NORTHERLY FROM THE SOUTHEASTERLY CORNER OF SAID LOT; THEN SOUTHERLY 15.68 FEET TO SAID SOUTHEASTERLY CORNER; THENCE WESTERLY ALONG SAID SOUTHERLY LINE 50.00 FEET TO THE POINT OF BEGINNING.

LEGEND

- | | | | |
|--------|--------------------------------|---------|----------------------------|
| | EXISTING BUILDING | | BRICK |
| | CONCRETE | | WOOD DECK |
| | EXISTING ELEVATION | | EXISTING CONTOUR |
| | 100 | | BLOCK WALL |
| | EXISTING FENCE | | EXISTING FENCE |
| BCR | BEGINNING OF CURB RETURN | CL | CENTERLINE |
| C.L.F. | CHAIN-LINK | E'LY | EASTERLY |
| EM | ELECTRIC METER | FD | FOUND |
| FE | FENCE | FF | FINISH FLOOR |
| FH | FIRE HYDRANT | FL | FLOW LINE |
| GFF | GARAGE FINISH FLOOR | GM | GAS METER |
| GW | GUY WIRE | L&T | LEAD AND TAG |
| MH | MANHOLE | N'LY | NORTHERLY |
| PC | PROPERTY CORNER / PROP. CORNER | PL, P/L | PROPERTY LINE / PROP. LINE |
| PP | POWER POLE | PPT | PARAPET |
| S&W | SPIKE AND WASHER | S'LY | SOUTHERLY |
| SPK | SPIKE | SSCO | SANITARY SEWER CLEAN OUT |
| SSMH | SANITARY SEWER MANHOLE | STK | STAKE |
| STLT | STREET LIGHT | TC | TOP OF CURB |
| TW | TOP OF WALL / T.O.W. | TX | TOP OF DRIVEWAY APRON |
| W'LY | WESTERLY | WM | WATER METER |

LAND USE:

EXISTING : RETAIL / SINGLE FAMILY
PROPOSED : MIXED-USE

ZONING:

EXISTING : CL
PROPOSED : CL

AREA:
GROSS : 13,409 SQUARE FEET
NET : 13,409 SQUARE FEET

TBG: PAGE 762 GRID J1

EASEMENT NOTES:

- (A) AN EASEMENT FOR STATE HIGHWAY PURPOSES REC. IN BOOK 13045, PAGE 149 O.R.
- (B) AN EASEMENT FOR PUBLIC STREET AND HIGHWAY PURPOSES REC. 7-7-67 IN BOOK D-3896, PAGE 85 O.R.

TITLE COMPANY:

LAWYERS TITLE COMPANY
7530 N. GLENOAKS BLVD.
BURBANK, CA 91504

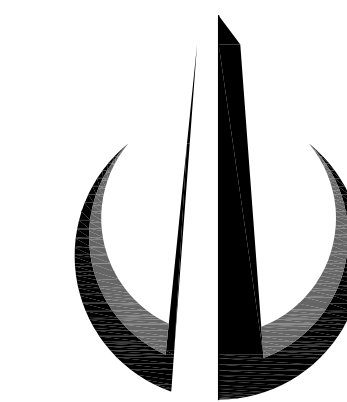
1701 ARTESIA:
FILE NO. 116072501
DATE : SEPTEMBER 16, 2016
TITLE OFFICER : ARLENE DADDIO
TEL NO. 818-252-6047
FAX NO. 818-252-3736

1707 ARTESIA:
FILE NO. 116072510
DATE : MAY 9, 2016
TITLE OFFICER : RICH MIEHL
TEL NO. 818-252-6050
FAX NO. 818-252-4549

ENGINEER:

P.A. ARCA
ENGINEERING, INC.

300 East Carson Plaza Drive, Suite 201, Carson, CA 90746
Office: (310) 768-3828 Fax: (310) 768-3977
www.pacarcaengineering.com
Civil Engineers / Land Surveyors



OBELISK ARCHITECTS A Professional Corporation

3800 PACIFIC COAST HIGHWAY TORRANCE, CALIFORNIA 90505 obeliskarchitects.com 310.373.0810 fax 310.373.3568 tel

PROJECT

1701 Artesia Mixed-Use

1701 Artesia Blvd Manhattan Beach CA, 90266

REVISIONS

- A.10/26/16 Planning Review #1
B.10/22/17 Planning Review #2
C.02/13/18 Planning Review #3
D.03/23/18 Planning Review #4

PROJECT NUMBER

1512 RUD ART MB

DATE

May 15, 2018

STAMP



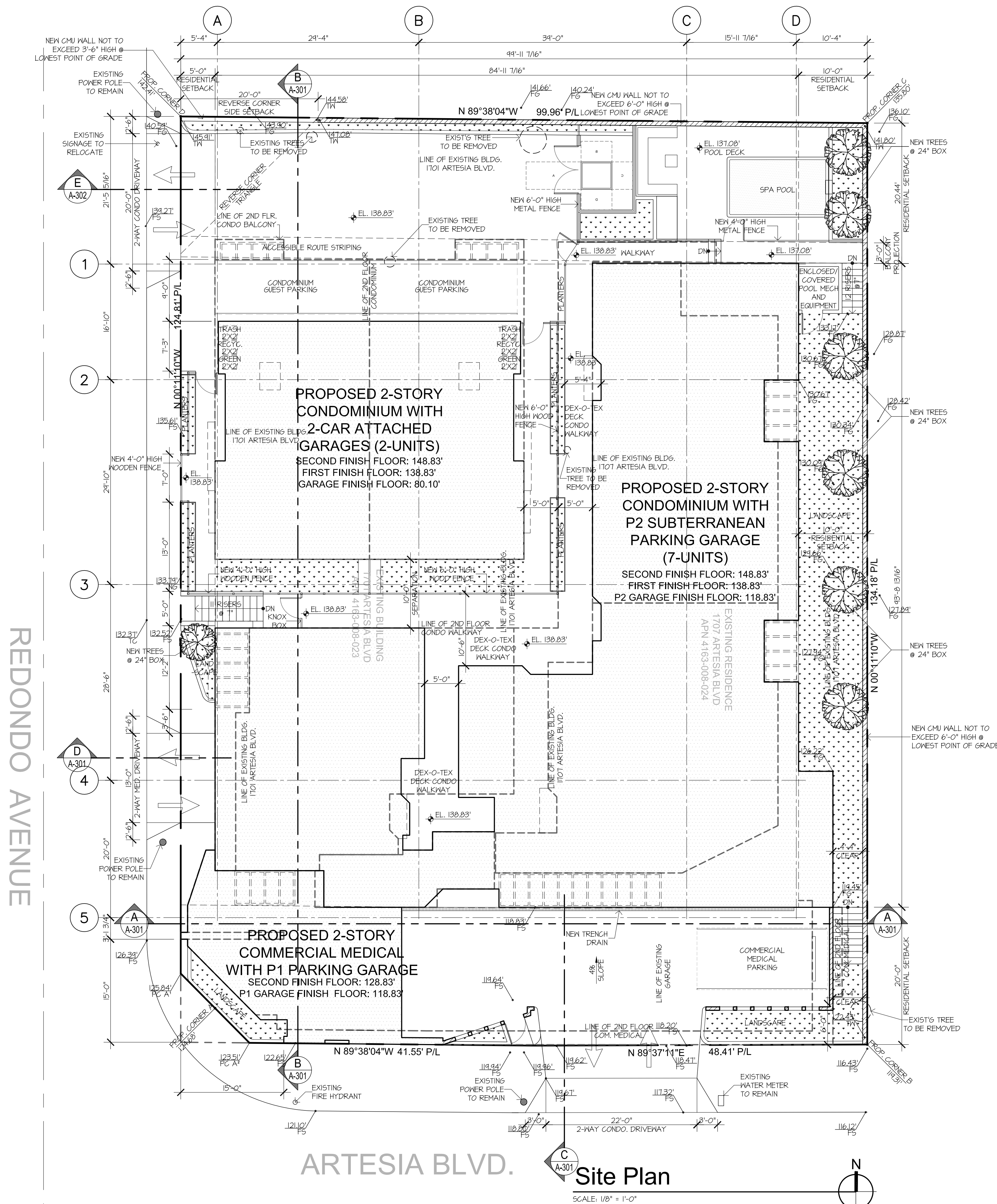
SHEET TITLE

SITE PLAN

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SHEET

A-001

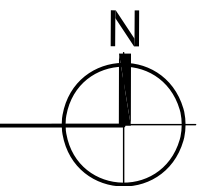


REDONDO AVENUE

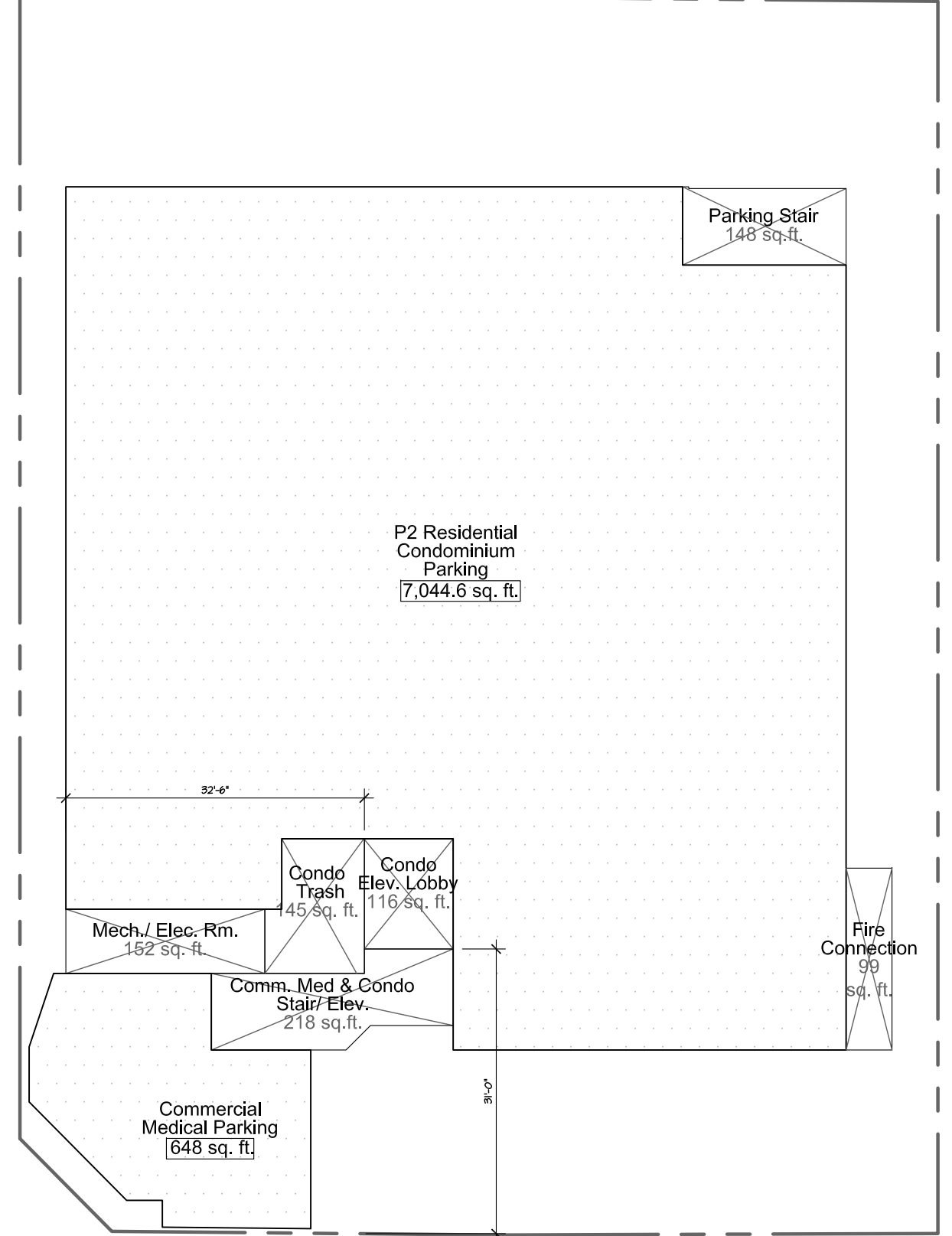
ARTESIA BLVD.

Site Plan

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



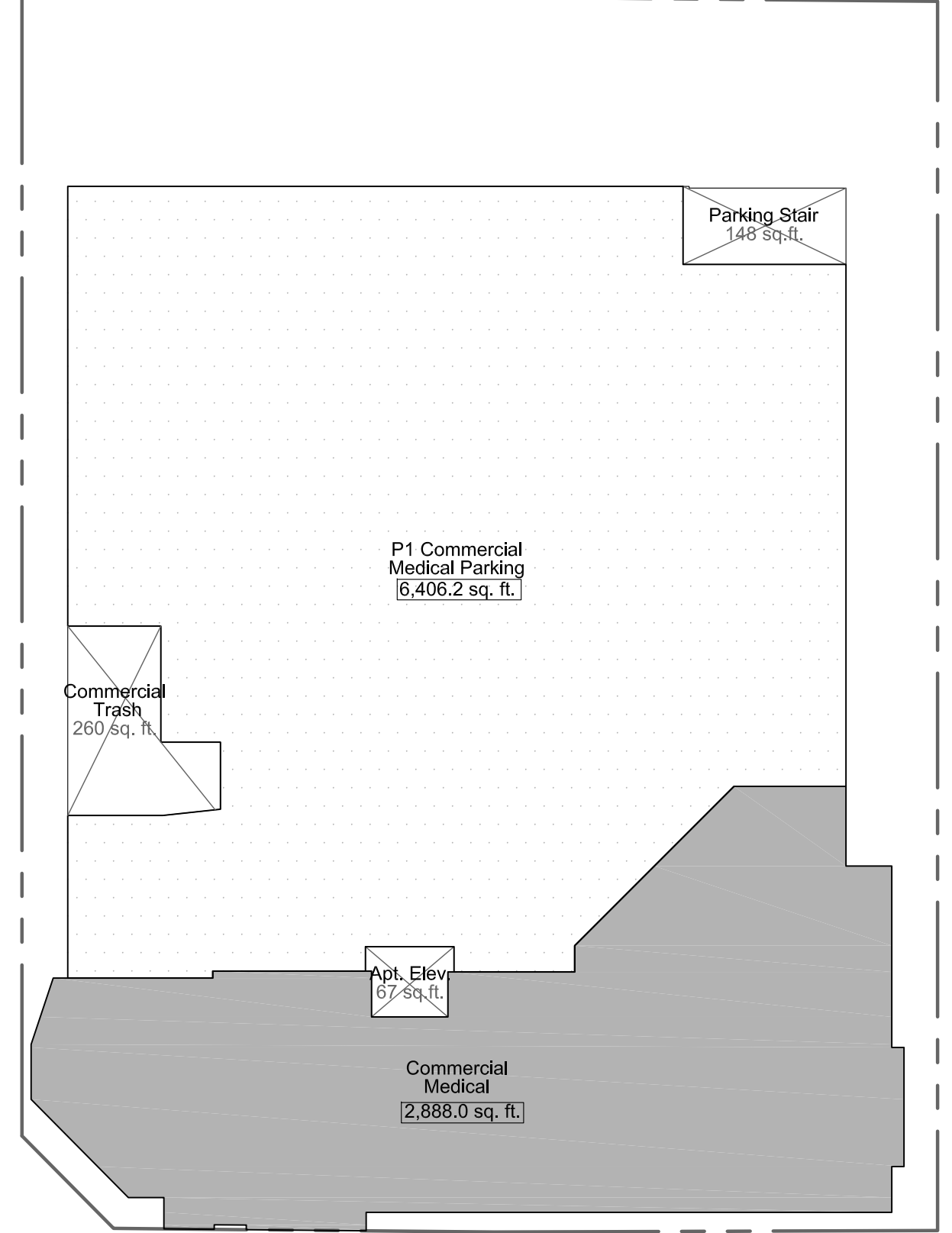
BASEMENT BFA CALCULATION:



P2 RESIDENTIAL CONDO PARKING CALCULATION:

TOTAL CONDO UNIT = 7 UNITS x 2 STALL UNIT	= 14 STALLS
GUEST STALL = 1 STALL UNIT x 7 UNITS	= 7 STALLS
TOTAL REQ. CONDO PARKING	21 STALLS
TOTAL PROPOSED CONDO PARKING	21 STALLS
TOTAL REQ. HANDICAP PARKING = 21 STALLS x 5%	= 1 STALL
TOTAL PROPOSED HANDICAP PARKING	1 STALL
P2 RES. CONDO PARKING GARAGE	6,869.8 SF

1st FLOOR BFA CALCULATION:



COMMERCIAL MEDICAL AREA:

SECOND FLOOR COMM. MEDICAL	2,873.4 SF
P1 COMM. MED. PARKING GARAGE	6,683.2 SF
P2 COMM. MED. PARKING GARAGE	680.9 SF
TOTAL COMM. MED. PARKING GARAGE	7,364.1 SF

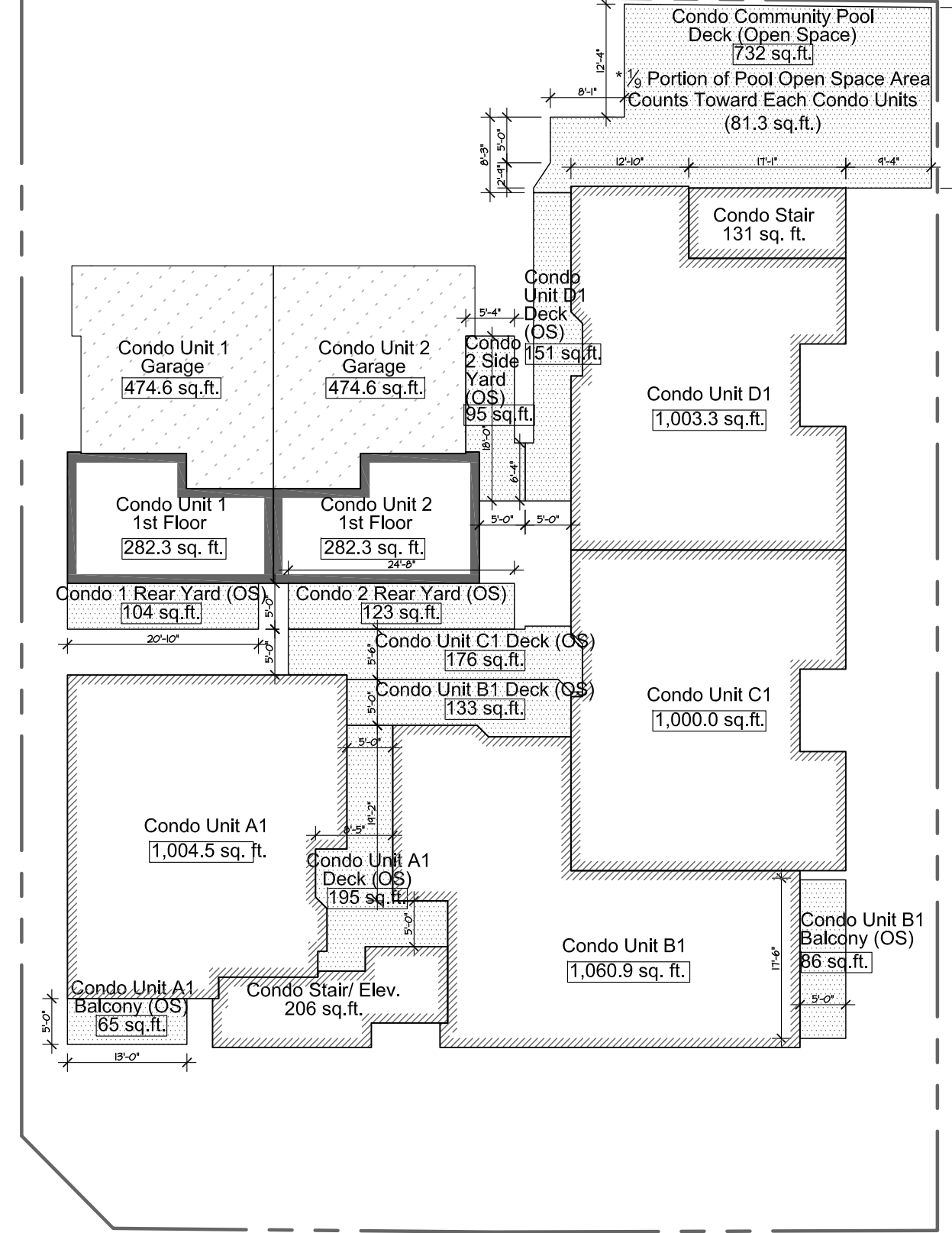
P1 COMMERCIAL MEDICAL PARKING CALCULATION:

TOTAL REQ. MEDICAL PARKING = 2,888 SF / 200 = 14.4 = 14 STALLS	
TOTAL PROPOSED MEDICAL PARKING	16 STALLS
TOTAL REQ. HANDICAP PARKING = 15 STALLS x 5% = 0.75 = 1 STALL	
TOTAL PROPOSED HANDICAP PARKING	1 STALL

COMMERCIAL MEDICAL BICYCLE PARKING CALCULATION:

TOTAL REQ. MEDICAL BICYCLE PARKING = 16 STALLS x 5% = 0.8 = 1 STALL	
TOTAL PROPOSED MEDICAL BICYCLE PARKING	6 STALLS

2nd FLOOR BFA CALCULATION:



RESIDENTIAL 1-STORY CONDO UNIT CALCULATION (4-UNITS):

CONDO UNIT "A1" HABITABLE AREA	1,004.5 SF	CONDO UNIT "C1" HABITABLE AREA	1,000.0 SF
MIN. REQ. OPEN SPACE x15%=150.6 SF or 220 SF		MIN. REQ. OPEN SPACE x 15% = 150.0 SF or 220 SF	
PROPOSED OPEN SPACE (195+85+81.3)	361.3 SF	PROPOSED OPEN SPACE (176+81.3)	257.3 SF
CONDO UNIT "B1" HABITABLE AREA	1,060.9 SF	CONDO UNIT "D1" HABITABLE AREA	1,004.0 SF
MIN. REQ. OPEN SPACE x15%=159.1 SF or 220 SF		MIN. REQ. OPEN SPACE x 15% = 150.6 SF or 220 SF	
PROPOSED OPEN SPACE (133+86+81.3)	300.3 SF	PROPOSED OPEN SPACE (151+81.3)	232.3 SF

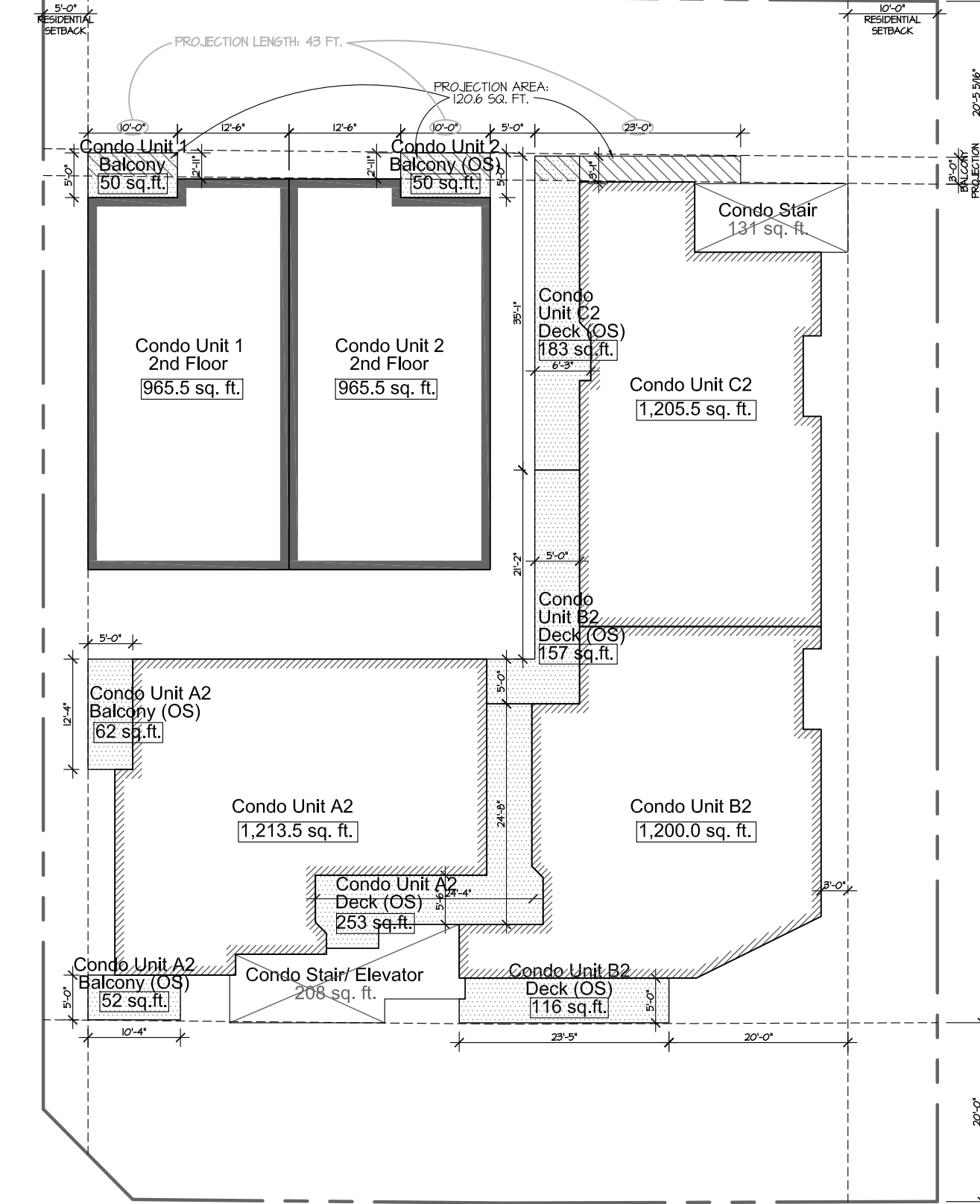
RESIDENTIAL 2-STORY CONDO PARKING CALCULATION:

TOTAL CONDO UNIT = 2 UNITS x 2 STALL/UNIT = 4 STALLS	
GUEST STALL = 1 STALL UNIT x 2 UNITS = 2 STALLS	
TOTAL REQ. 2-STORY CONDO PARKING	6 STALLS
TOTAL PROPOSED 2-STORY CONDO PARKING	6 STALLS

OPEN SPACE CALCULATIONS:

TOTAL MIN. REQ. OPEN SPACE = 220.0+220.0+220.0+220.0+220.0+220.0+220.0+220.0+220.0+220.0 = 1,980.0 SF	
TOTAL PROPOSED OPEN SPACE = 341.1+300.3+257.3+232.3+448.3+354.3+264.3+235.3+349.3 = 2,782.7 SF	
GRAND TOTAL PROPOSED OPEN SPACE	2,782.7 SF

3rd FLOOR BFA CALCULATION:



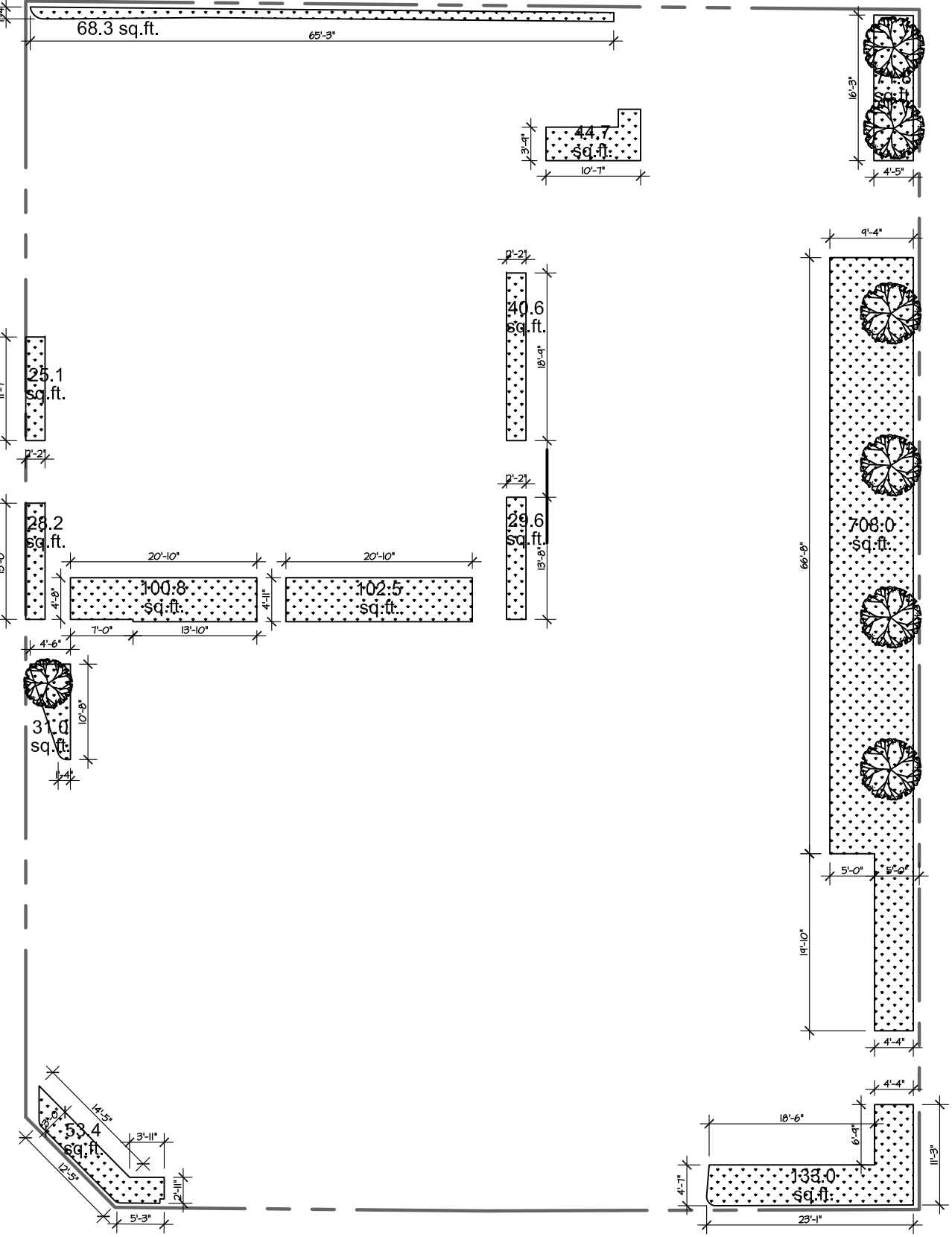
RESIDENTIAL 1-STORY CONDO UNIT CALCULATION (3-UNITS):

CONDO UNIT "A2" HABITABLE AREA	1,213.5 SF	CONDO UNIT "C2" HABITABLE AREA	1,250.5 SF
MIN. REQ. OPEN SPACE x15%=182.0 SF or 220 SF		MIN. REQ. OPEN SPACE x15%=187.5 SF or 220 SF	
PROPOSED OPEN SPACE (253+62+52+81.3)	448.3 SF	PROPOSED OPEN SPACE (183+81.3)	264.3 SF
CONDO UNIT "B2" HABITABLE AREA	1,200.0 SF		
MIN. REQ. OPEN SPACE x15%=180.0 SF or 220 SF			
PROPOSED OPEN SPACE (116+157+81.3)	354.3 SF		

RESIDENTIAL 2-STORY CONDO UNIT CALCULATION (2-UNITS):

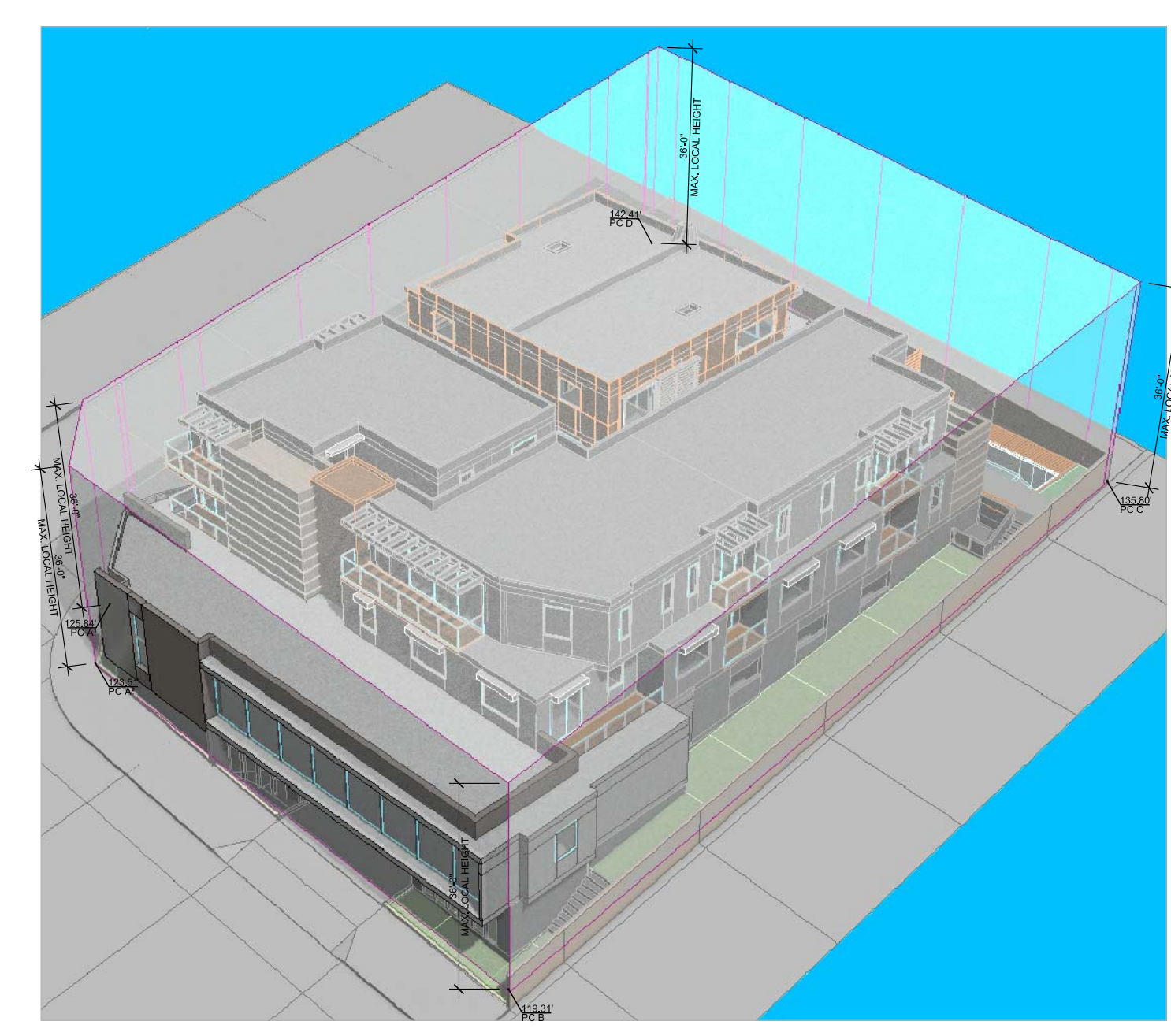
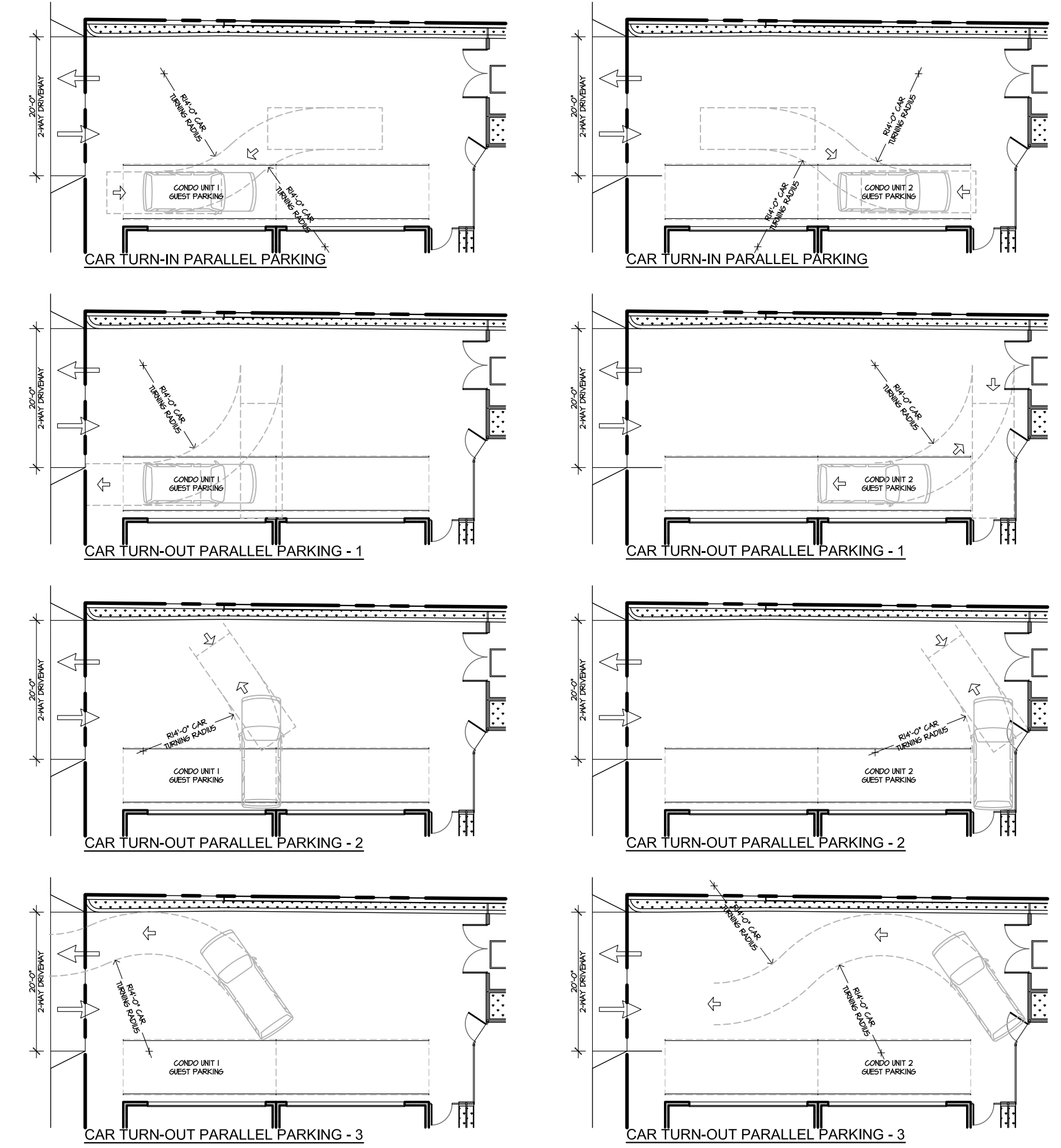
RESIDENTIAL 2-STORY CONDO UNIT "1"		RESIDENTIAL 2-STORY CONDO UNIT "2"	
FIRST FLOOR HABITABLE AREA	282.3 SF	FIRST FLOOR HABITABLE AREA	282.3 SF
SECOND FLOOR HABITABLE AREA	965.5 SF	SECOND FLOOR HABITABLE AREA	965.5 SF
TOTAL HABITABLE AREA	1,247.8 SF	TOTAL HABITABLE AREA	1,247.8 SF
GARAGE AREA	474.6 SF	GARAGE AREA	474.6 SF
TOTAL CONDO AREA	1,722.4 SF	TOTAL CONDO AREA	1,722.4 SF
MIN. REQ. OPEN SPACE x15%=187.2 SF or 220 SF		MIN. REQ. OPEN SPACE x15%=187.2 SF or 220 SF	
FIRST FLOOR OPEN SPACE (104+81)	185.2 SF	FIRST FLOOR OPEN SPACE (123+95+81)	299.5 SF
SECOND FLOOR OPEN SPACE	50.0 SF	SECOND FLOOR OPEN SPACE	50.0 SF
TOTAL PROPOSED OPEN SPACE	235.2 SF	TOTAL PROPOSED OPEN SPACE	349.5 SF

LANDSCAPE CALCULATION:



LANDSCAPE CALCULATIONS:

TOTAL REQ. LANDSCAPE	LOT = 13,409.4 SF. x 8% = 1,072.7 SF.
TOTAL PROPOSED LANDSCAPE	1,437.0 SF.
TOTAL REQ. TREES = 33 TOTAL STALLS / 6 = 5.5 = 6 TREES	
TOTAL PROPOSED TREES	7 TREES



AREA CALCULATIONS:
1701 ARTESIA BLVD., MANHATTAN BEACH
APN: 4163-008-023
ZONING DISTRICT: CL (LOCAL COMMERCIAL)
AREA DISTRICT: 1

PROPOSED AREA BREAKDOWN:

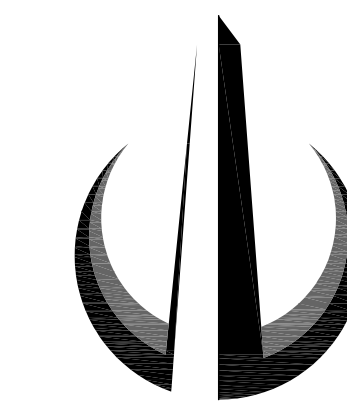
LOT AREA	13,409.4 SF
FAR	1.0
MAX. BFA	13,409.4 SF
PROPOSED COMMERCIAL MEDICAL	2,888.0 SF
PROPOSED RESIDENTIAL 2-STORY CONDO	2,495.6 SF
PROPOSED RESIDENTIAL 1-STORY CONDO	8,024.8 SF
TOTAL PROPOSED BFA	13,408.4 SF

MAX. HEIGHT CALCULATION:

PROP. CORNER A + A' = "A"	MAX. COM. MED. HT: 130.55' + 22' = 152.55'
125.84' + 123.51' = 124.68'	
PROPERTY CORNER "A" = 124.68'	MAX. RES. HT: 130.55' + 30' = 160.55'
PROP. CORNER B + B' = "B"	
122.19' + 116.43' = 119.31'	
PROPERTY CORNER "B" = 119.31'	
PROPERTY CORNER "C" = 135.80'	
PROPERTY CORNER "D" = 142.41'	
124.68' + 119.31' + 135.80' + 142.41' = 522.20'	4 CORNERS AVERAGE = 130.55'

Area Calculation & Diagrams

SCALE: 1/16" = 1'-0"



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1701 Artesia
Mixed-Use

1701 Artesia Blvd
Manhattan Beach
CA, 90266

- REVISIONS
- A. 10/26/16 Planning Review #1
 - B. 10/22/17 Planning Review #2
 - C. 02/13/18 Planning Review #3
 - D. 03/23/18 Planning Review #4

PROJECT NUMBER
1512 RUD ART MB
DATE
May 15, 2018
STAMP



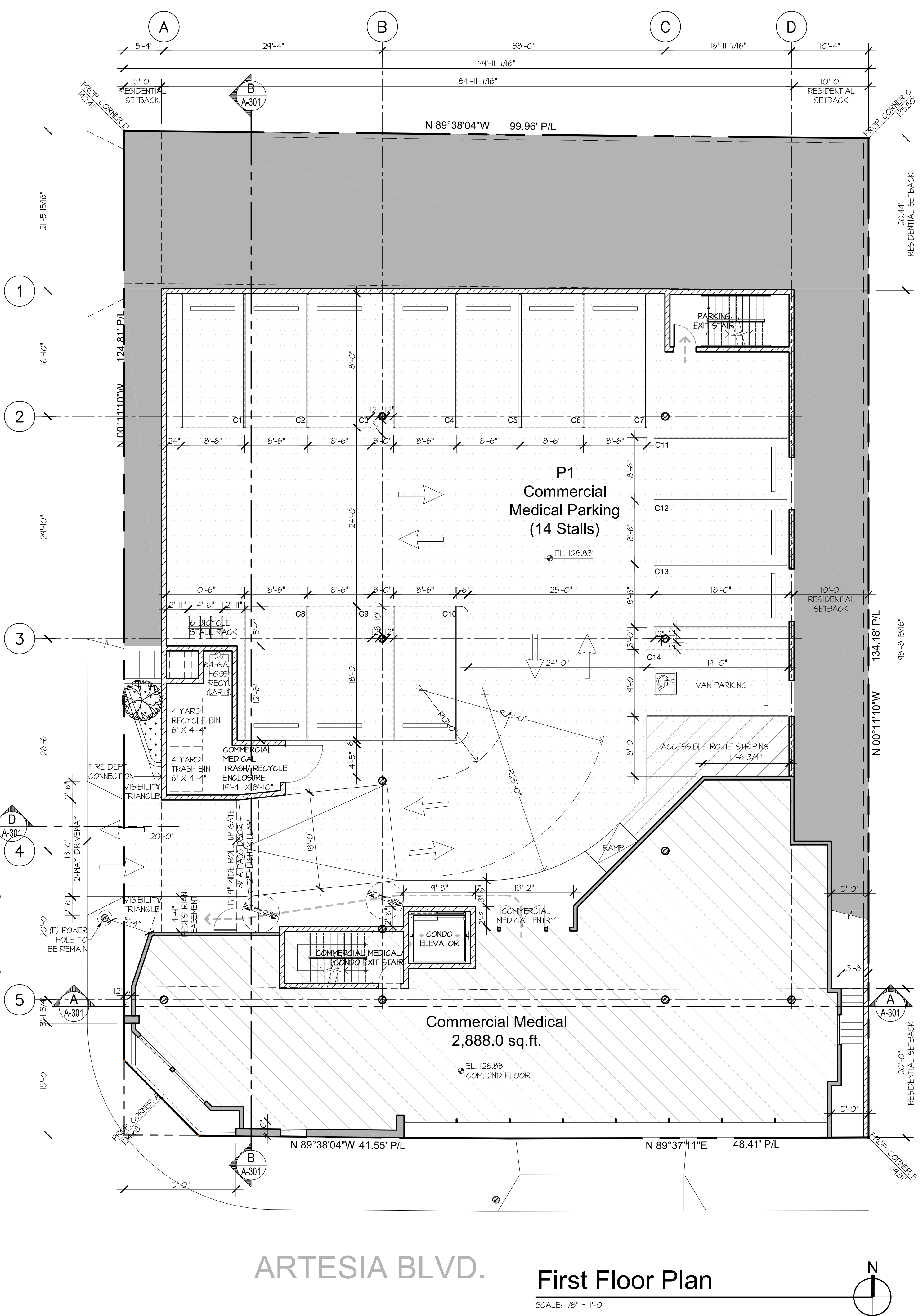
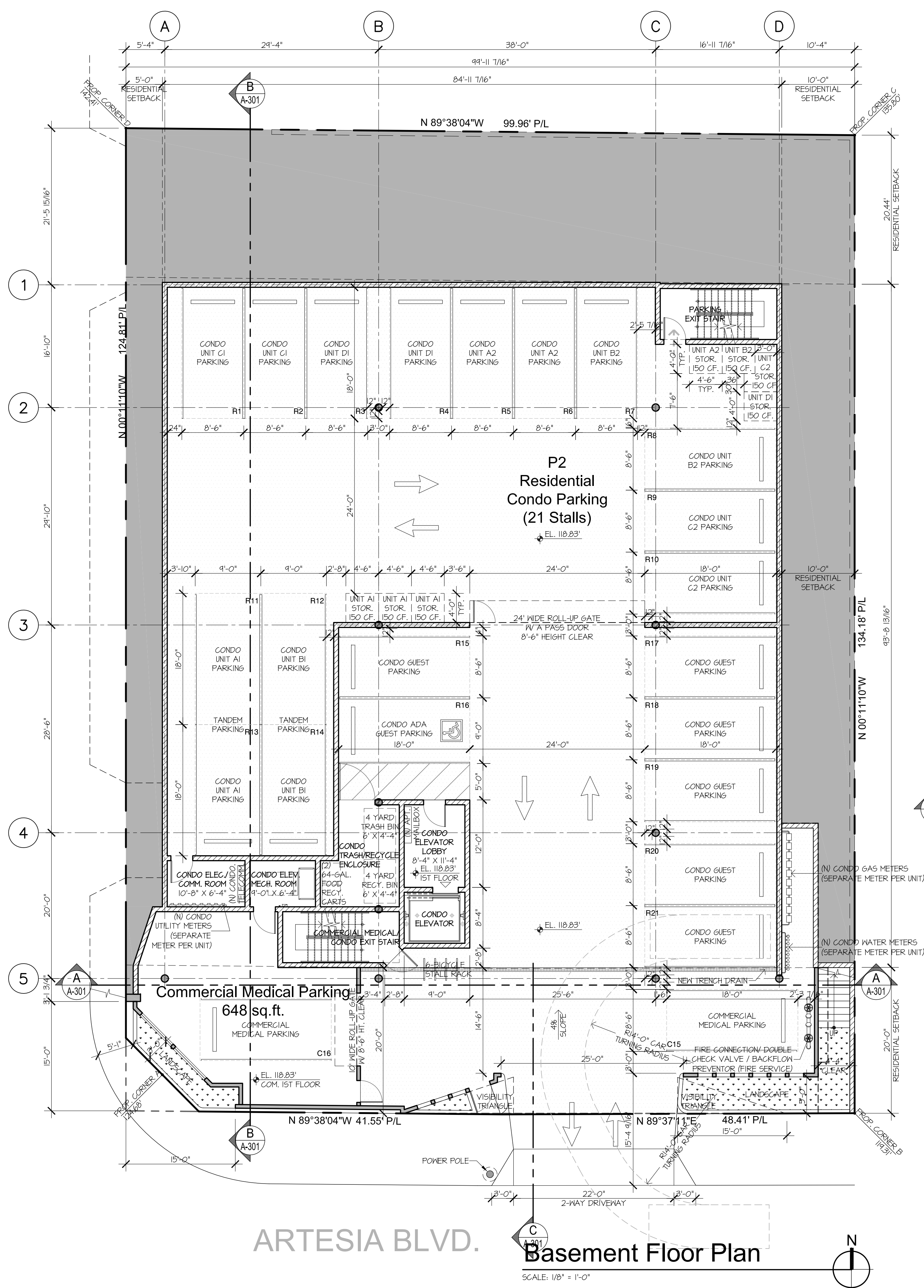
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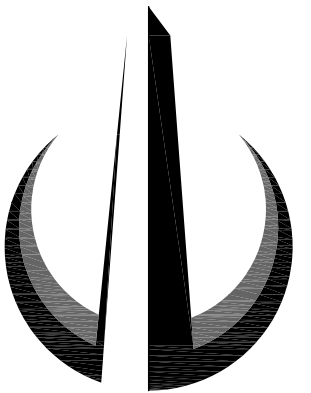
BASEMENT & FIRST FLOOR PLANS

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SHEET

A-101





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1701 Artesia Mixed-Use

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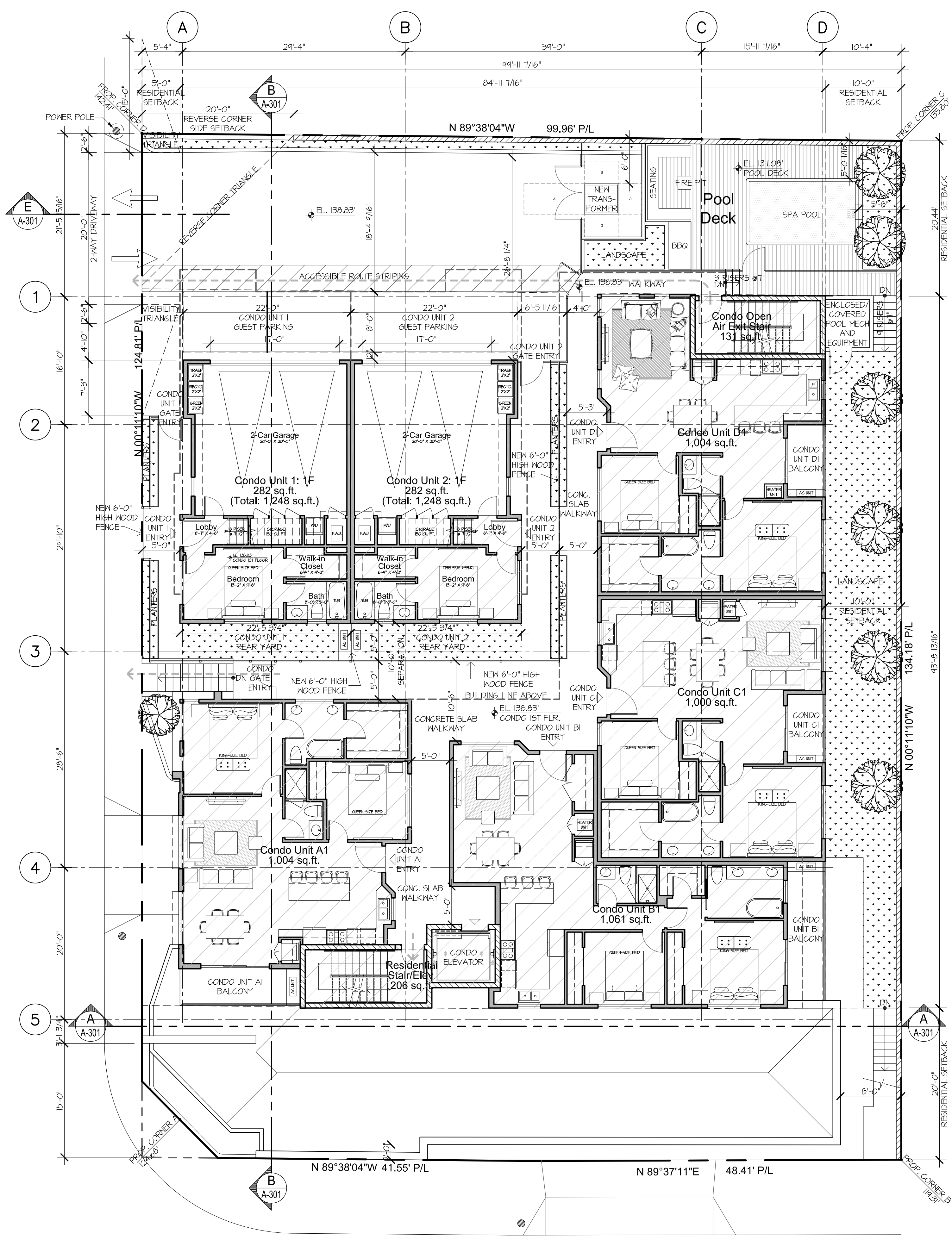
SHEET TITLE

SECOND & THIRD FLOOR PLANS

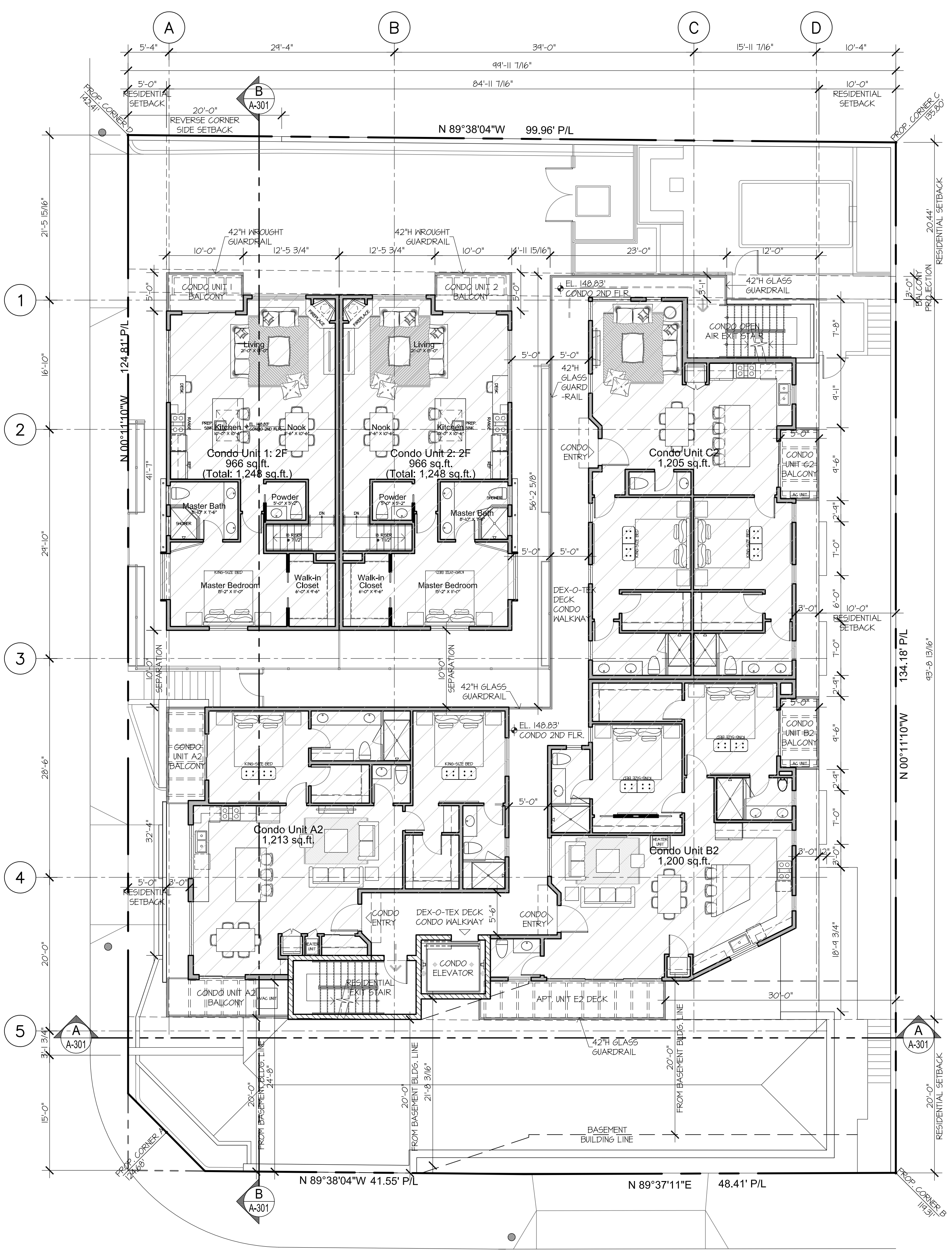
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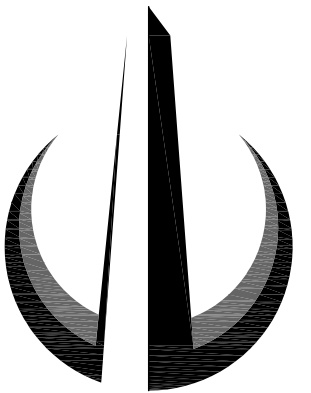
A-102



Second Floor Plan
SCALE: 1/8" = 1'-0"



Third Floor Plan
SCALE: 1/8" = 1'-0"



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ARCHITECTS
A Professional Corporation

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TORRANCE, CALIFORNIA 90505
obeliskarchitects.com
310.373.0810 fax
310.373.3568 tel

PROJECT

**1701 Artesia
Mixed-Use**

1701 Artesia Blvd
Manhattan Beach
CA, 90266

- REVISIONS
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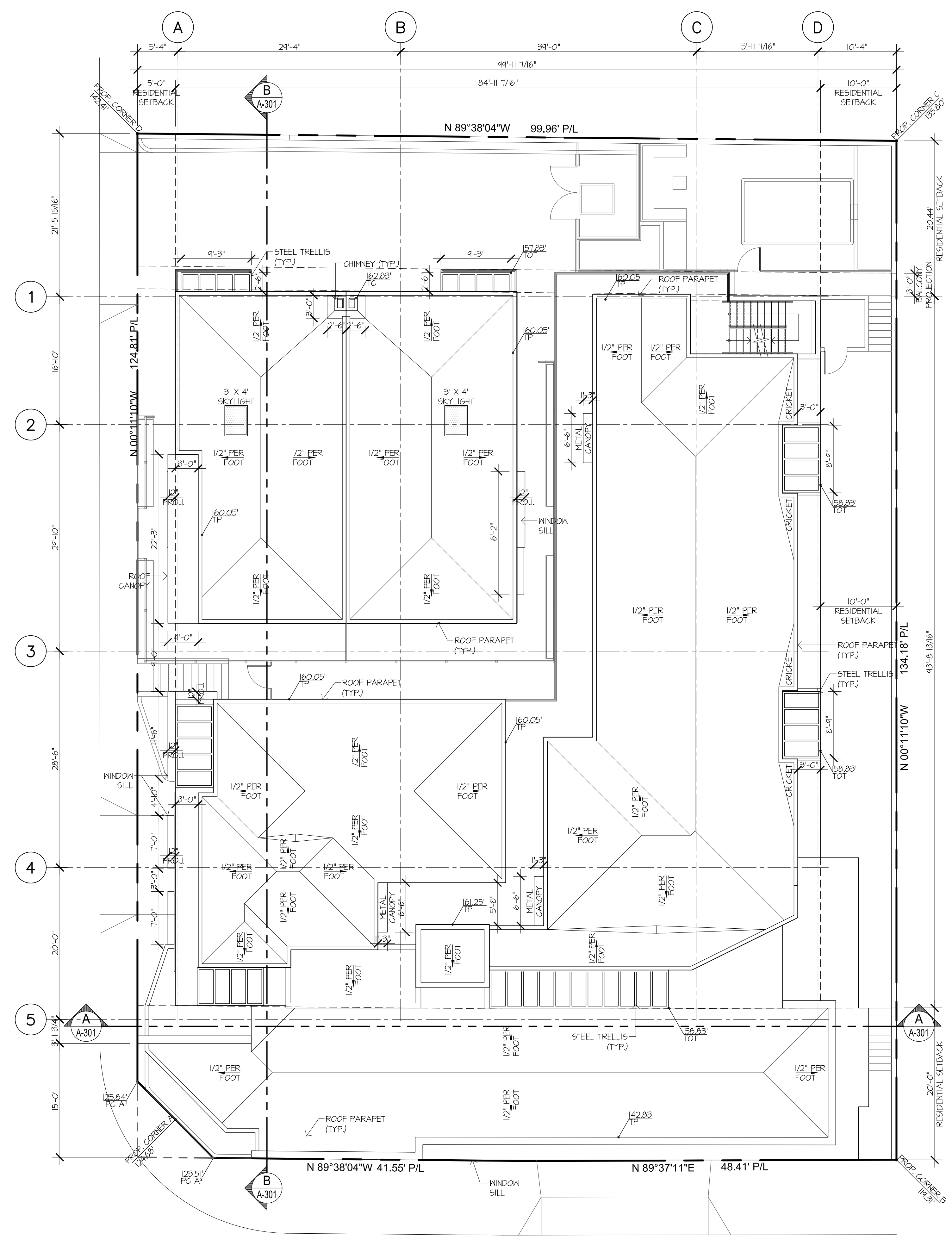
SHEET TITLE

ROOF PLAN

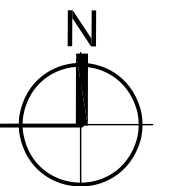
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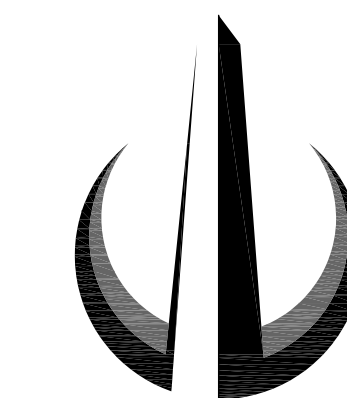
SHEET

A-103



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





OBELISK
ARCHITECTS
A Professional Corporation

3800 PACIFIC COAST HIGHWAY
TORRANCE, CALIFORNIA 90505
obeliskarchitects.com
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PROJECT

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Mixed-Use**

1701 Artesia Blvd
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CA, 90266

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May 15, 2018

STAMP



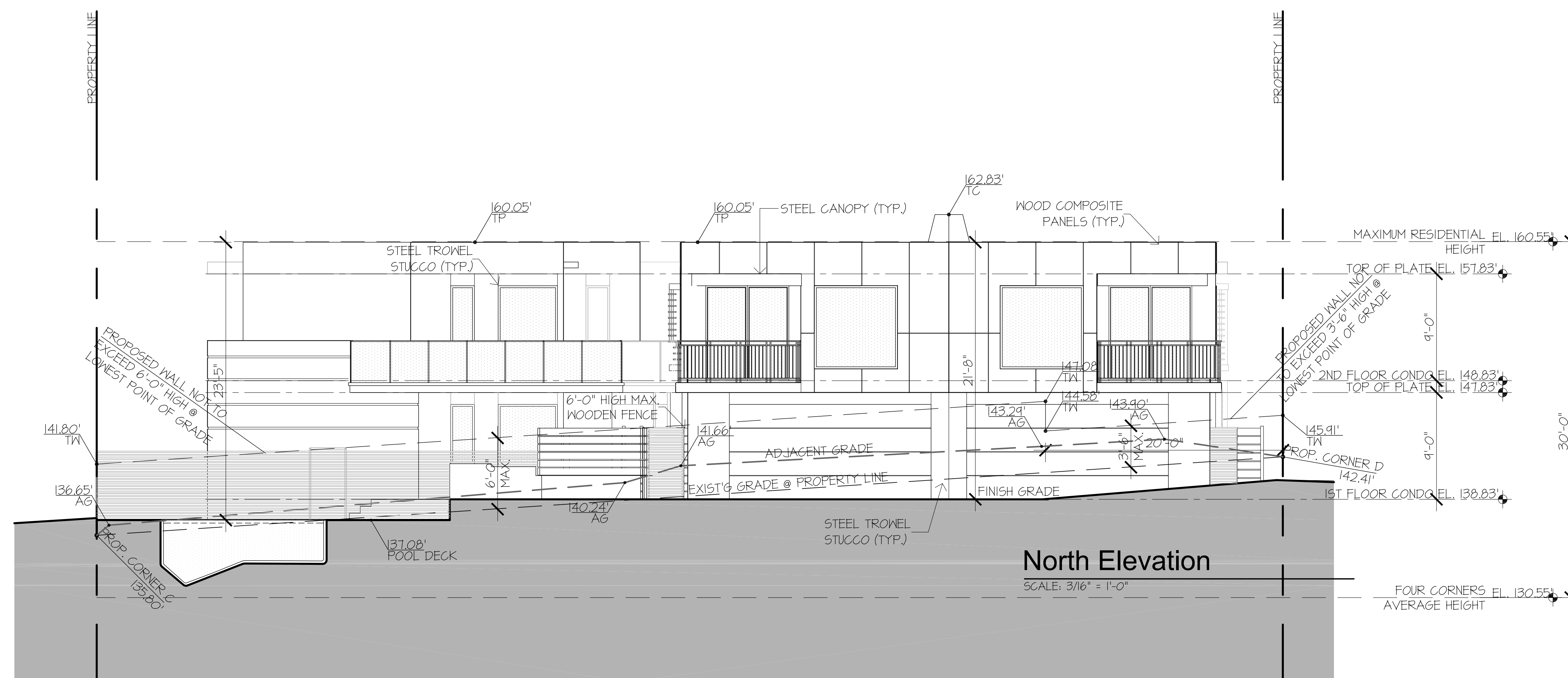
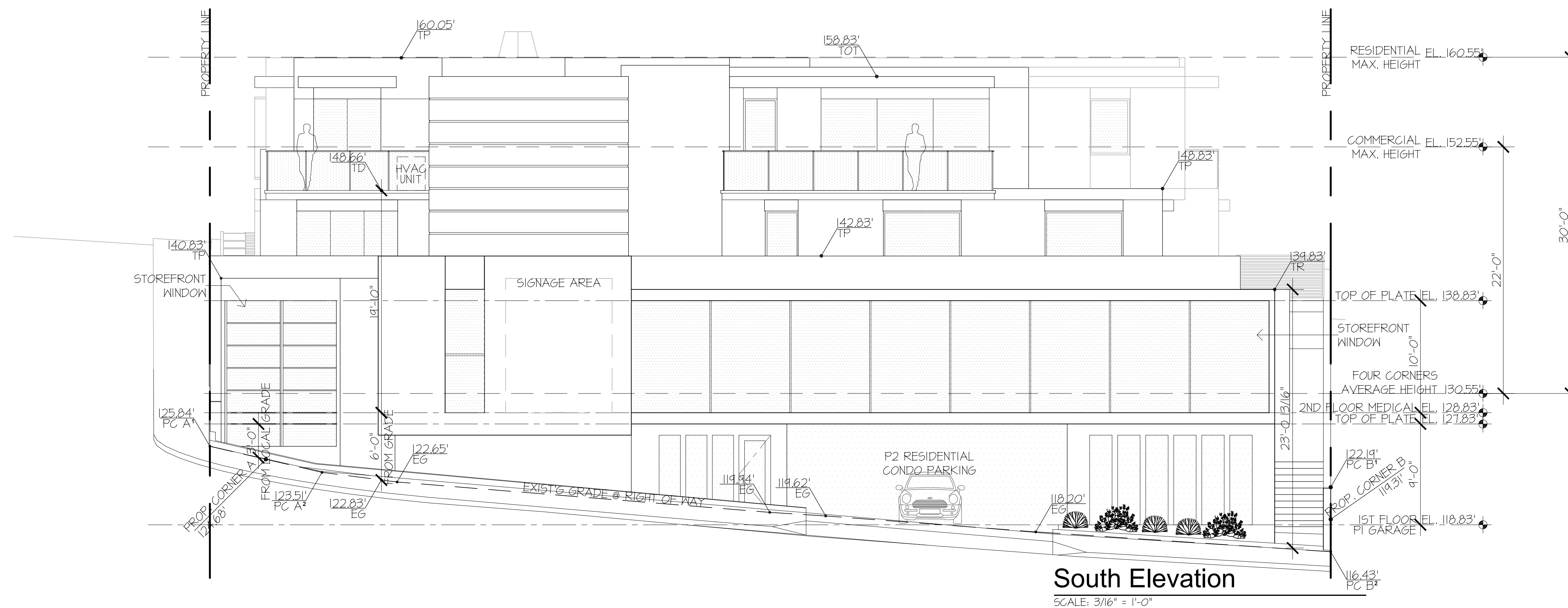
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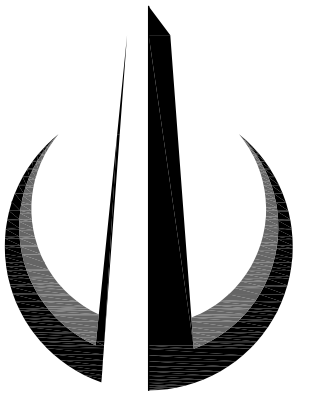
**EXTERIOR
ELEVATIONS**

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SHEET

A-201





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PROJECT

**1701 Artesia
Mixed-Use**

1701 Artesia Blvd
Manhattan Beach
CA, 90266

- REVISIONS
- A. 10/26/16 Planning Review #1
 - B. 10/22/17 Planning Review #2
 - C. 02/13/18 Planning Review #3
 - D. 03/23/18 Planning Review #4

PROJECT NUMBER
1512 RUD ART MB

DATE
May 15, 2018

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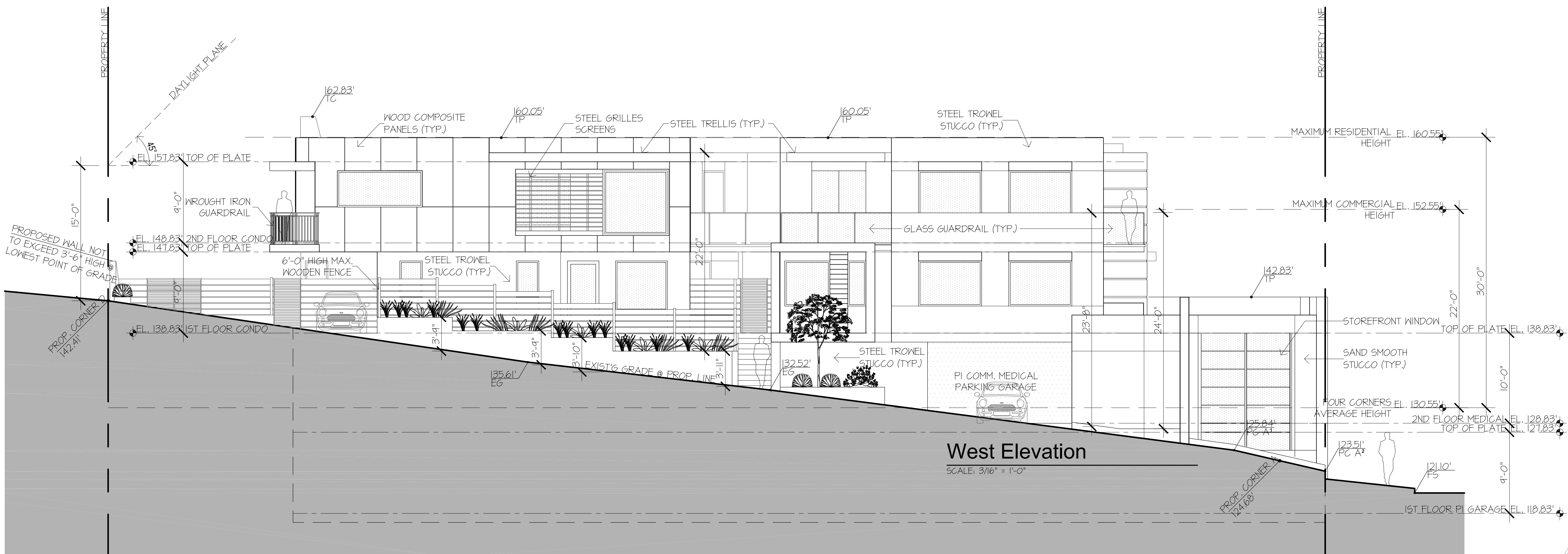
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**EXTERIOR
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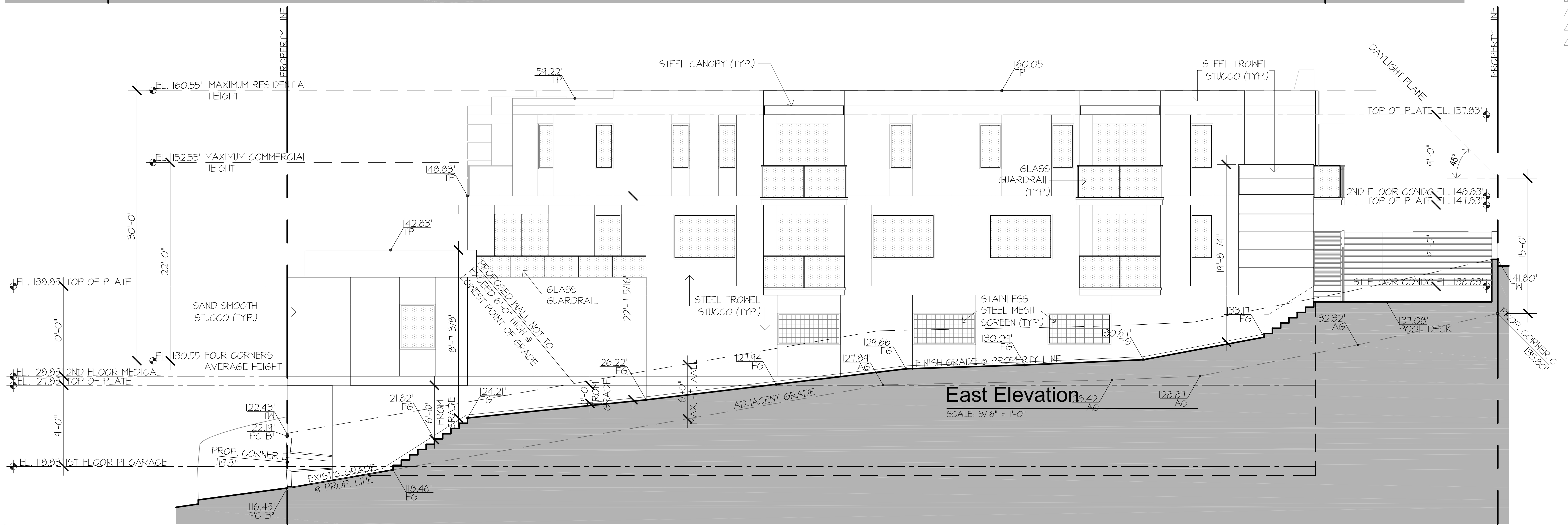
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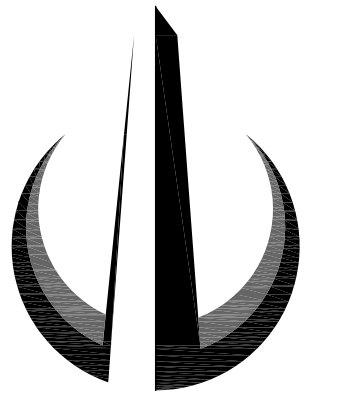
A-202



West Elevation
SCALE: 3/16" = 1'-0"



East Elevation
SCALE: 3/16" = 1'-0"



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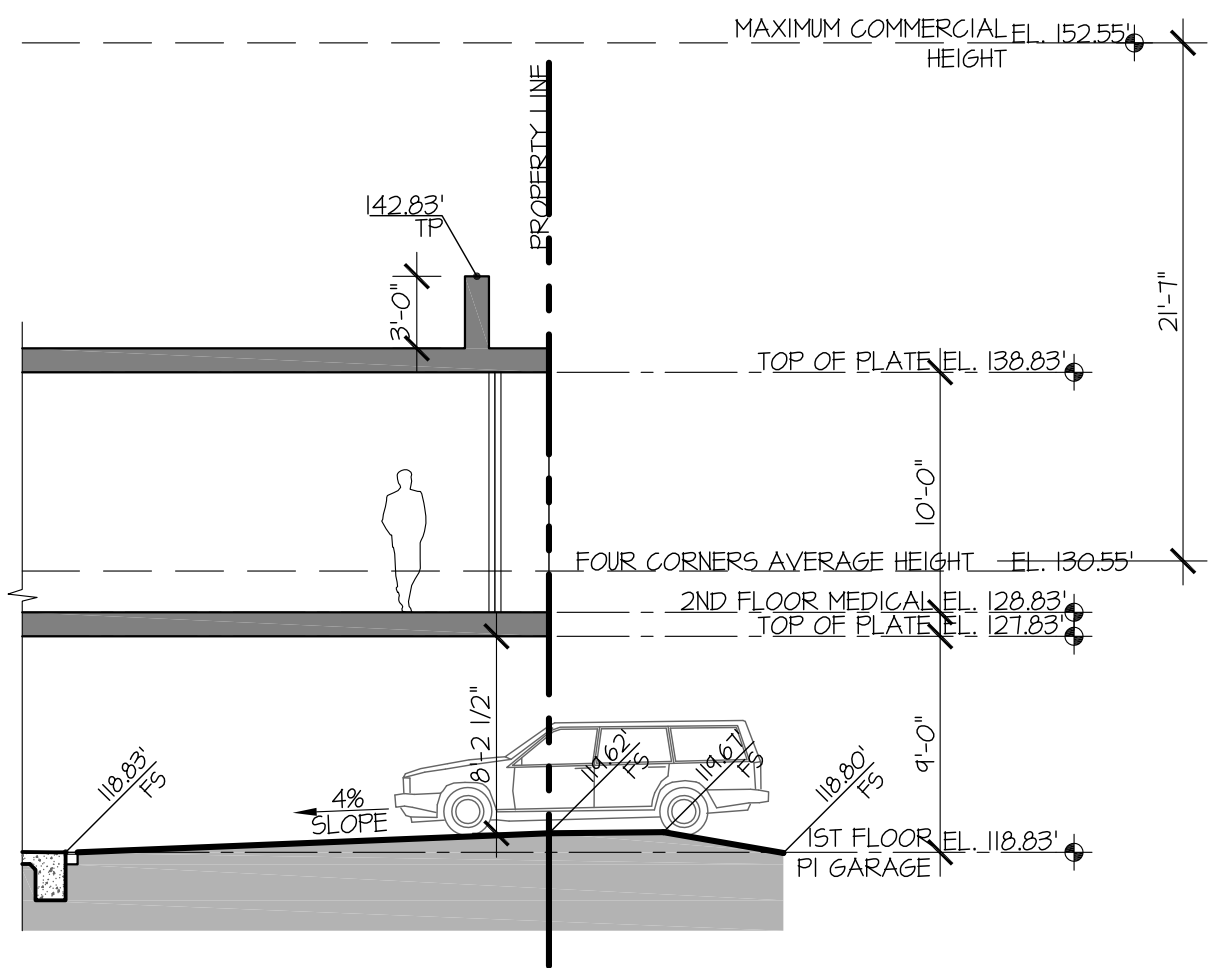
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**BUILDING
SECTIONS**

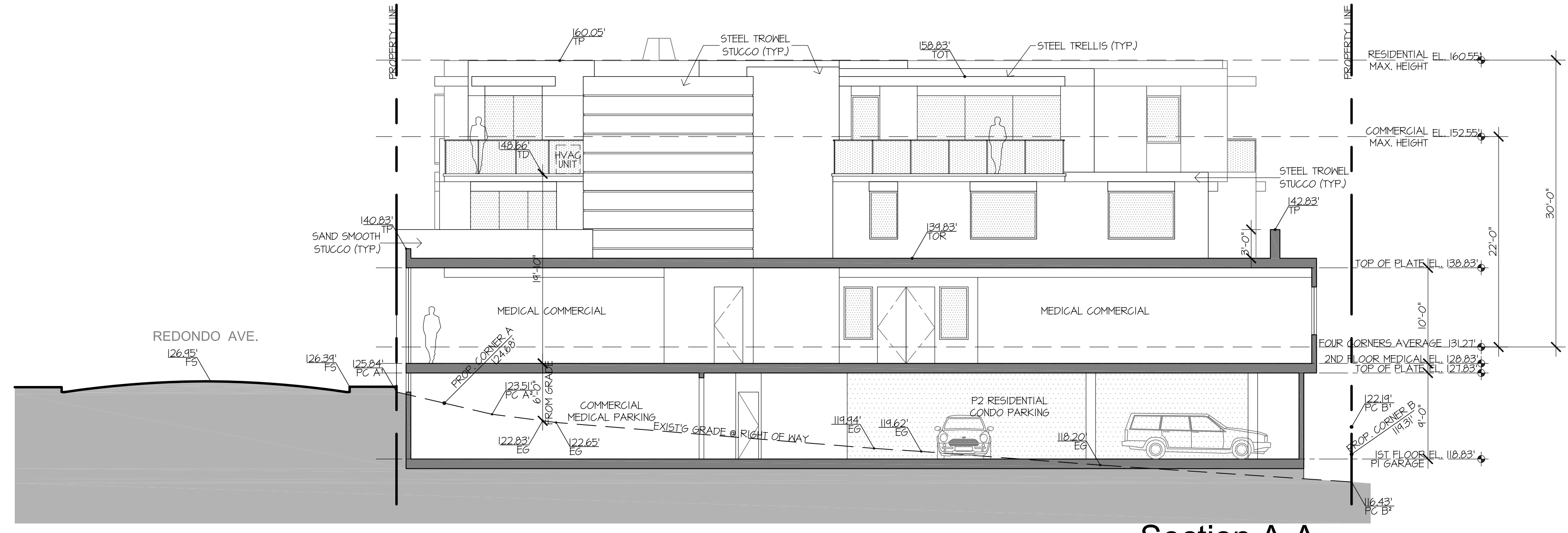
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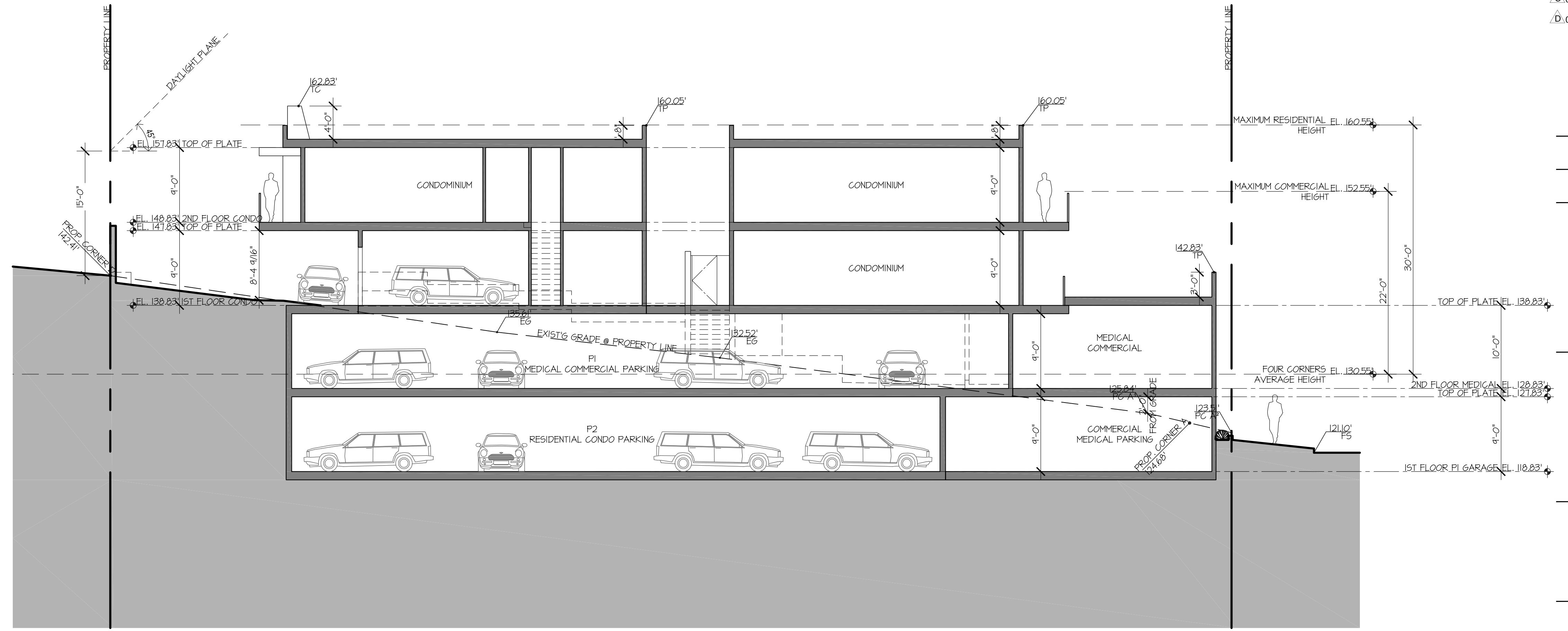
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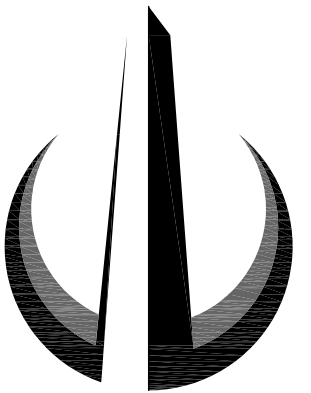
Section C
SCALE: 1/8" = 1'-0"



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



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



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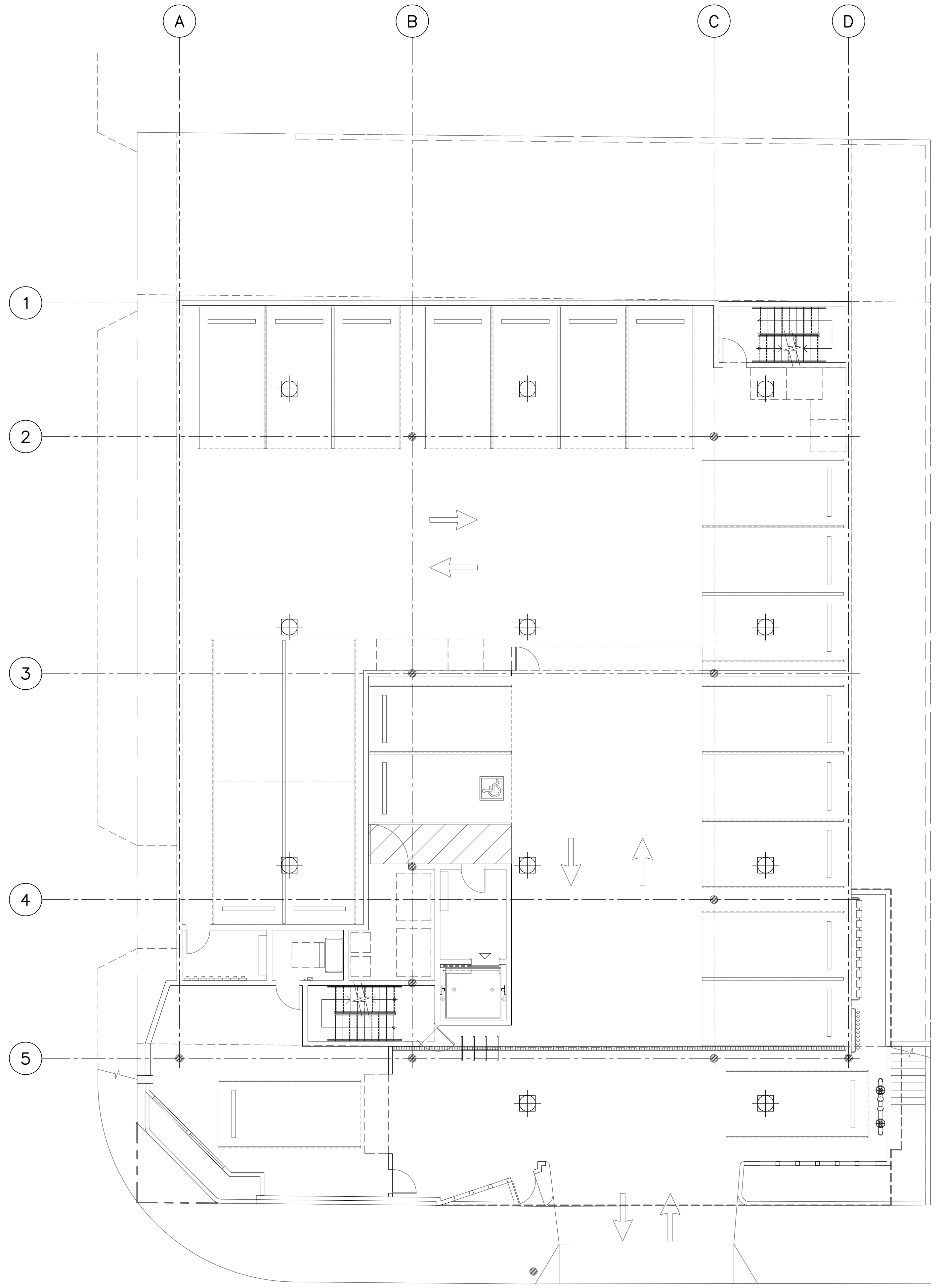
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ELECTRICAL PLANS

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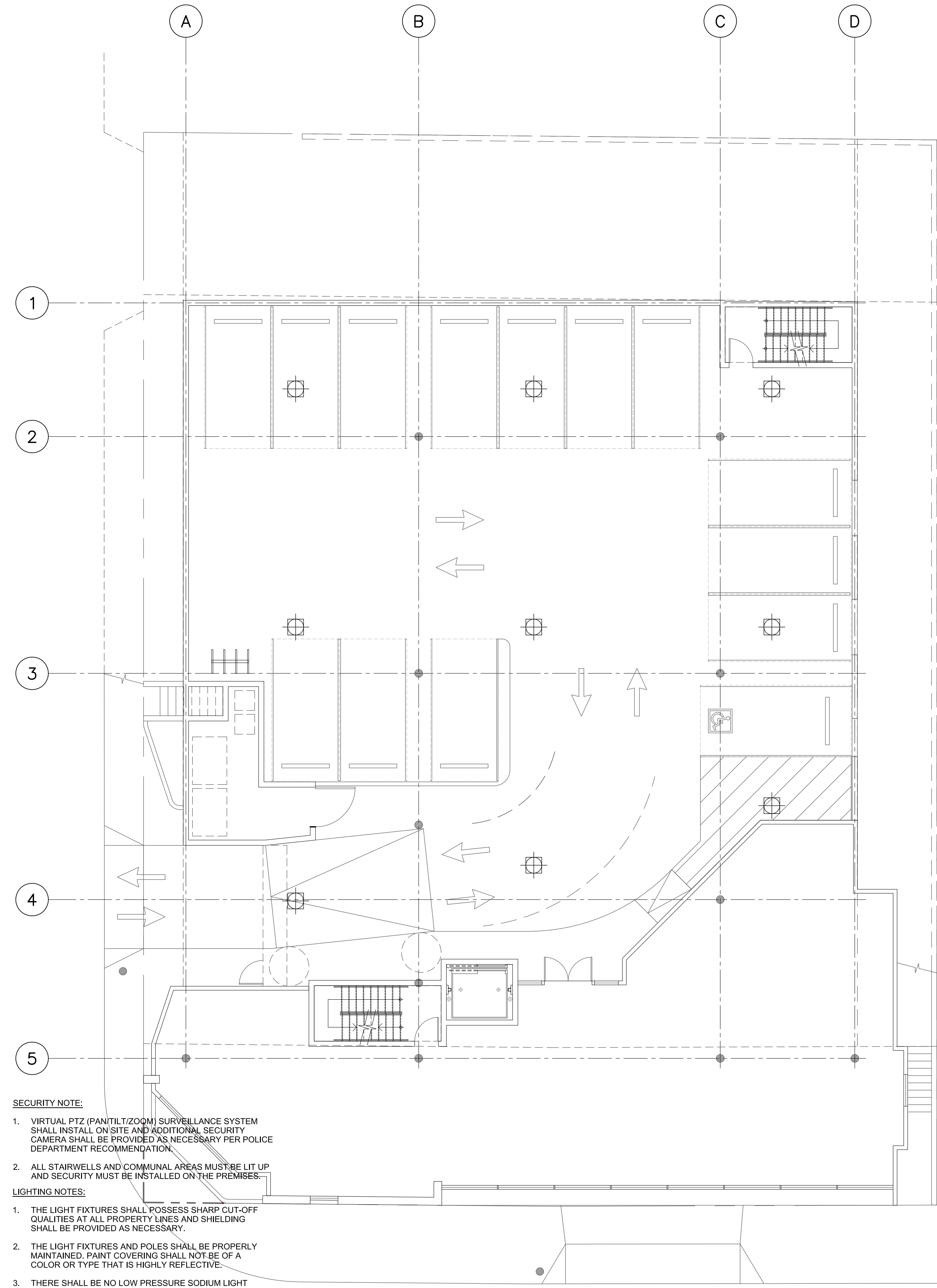
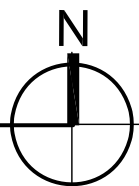
SHEET

E-101



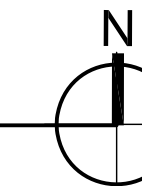
Basement Electrical Plan

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



First Floor Electrical Plan

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



SECURITY NOTE:

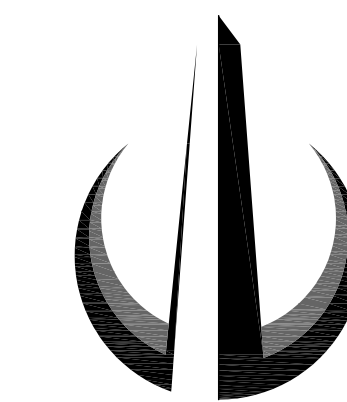
1. VIRTUAL PTZ (PAN/TILT/ZOOM) SURVEILLANCE SYSTEM SHALL INSTALL ON-SITE AND ADDITIONAL SECURITY CAMERA SHALL BE PROVIDED AS NECESSARY PER POLICE DEPARTMENT RECOMMENDATION.
2. ALL STAIRWELLS AND COMMUNAL AREAS MUST BE LIT UP AND SECURITY MUST BE INSTALLED ON THE PREMISES.

LIGHTING NOTES:

1. THE LIGHT FIXTURES SHALL POSSESS SHARP CUT-OFF QUALITIES AT ALL PROPERTY LINES AND SHIELDING SHALL BE PROVIDED AS NECESSARY.
2. THE LIGHT FIXTURES AND POLES SHALL BE PROPERLY MAINTAINED, PAINT COVERING SHALL NOT BE OF A COLOR OR TYPE THAT IS HIGHLY REFLECTIVE.
3. THERE SHALL BE NO LOW PRESSURE SODIUM LIGHT FIXTURES.
4. THE MINIMUM ILLUMINATION LEVEL SHALL BE ONE (1) FOOTCANDLE.
5. THE MAXIMUM INTENSITY OF ILLUMINATION SHALL BE COMPUTED BASED ON A FOUR TO ONE (4:1) RATIO (AVERAGE-TO-MINIMUM) THROUGHOUT THE PARKING LOT.
6. THE MAXIMUM ILLUMINATION LEVEL WITHIN THE PARKING LOT, INCLUDING LOADING AND SERVICE AREAS AT ANY LOCATION SHALL BE TEN (10) FOOTCANDLES. THE MAXIMUM ILLUMINATION LEVEL SHALL NOT EXCEED 0.5 FOOTCANDLES IN AN R DISTRICT.

ELECTRICAL SYMBOLS

SYMBOL	DESCRIPTION
	9.1' CEILING MOUNTED, UL LISTED LED GARAGE LIGHT FIXTURE, 10CRI AT 5000K



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**LANDSCAPE
PLAN**

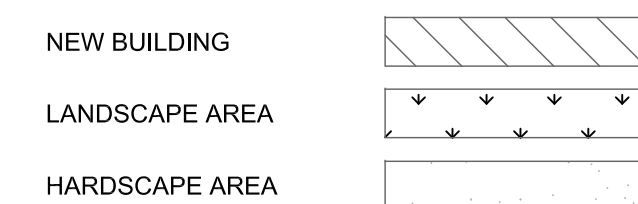
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SHEET

L-001

PLANTING LEGEND									
PICTURE OF PLANT	SYMBOL	VEGETATION TYPE	BOTANICAL NAME	COMMON NAME	REGIONAL EVALUATION WATER NEEDS	SIZE	DIAMETER (PLANTING / MATURED)	HEIGHT (PLANTING / MATURED)	QUANTITY
		TREE	LAGERSTROEMIA INDICA	CRAPE MYRTLE	MODERATE	15 GAL.	12"/30"	4 FT.	3
		TREE	AGONIS FLEXUOSA	PEPPERMINT TREE	LOW	15 GAL.	12"/20"	15 FT.	4
		SHRUB	ROSA CALIFORNICA	CALIFORNIA WILD ROSE	LOW	1 GAL.	12"/24"	4 FT.	34
		VINE	ROSA BANKSIAE	LADY BANKS' ROSE	MODERATE	1 GAL.	12"/48"	4 FT.	25
		SHRUB	PORTULACARIA AFRA	ELEPHANTS FOOD	LOW / VERY LOW	5 GAL.	12"/48"	4 FT.	31
		GROUND COVER	ROSMARINUS OFFICINALIS	ROSEMARY	LOW	FLATS	6"/12"	1 FT.	5
		GROUND COVER		SYNTHETIC TURF					

LEGEND:



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 FULLY 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 PLANNING 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:

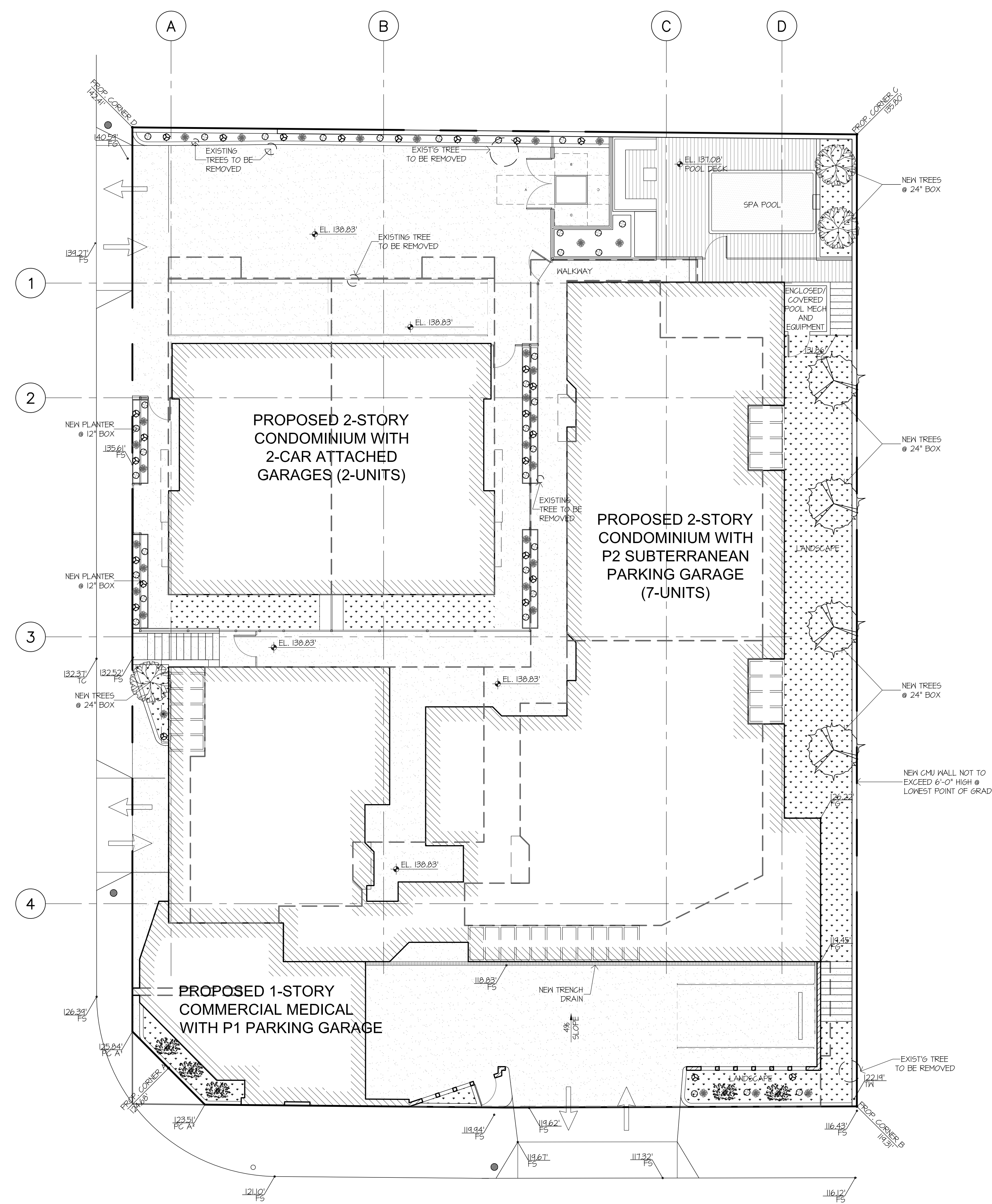
- APPLY MULCH TO ALL TREES TO AN AVERAGE OF 2" DEEP, 3" MINIMUM DIAMETER OR TO THE FULL SIZE OF BASINS, WHICHEVER IS GREATER. ALL BASINS SHALL BE AT LEAST AS WIDE AS PLANT BALLS OR MINIMUM WIDTH OF 3" WHICHEVER IS GREATER. SIFT SOIL OVER MULCH SUFFICIENTLY TO KEEP IT FROM BLOWING IN THE WIND.
- MULCH 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 TABLETS 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.

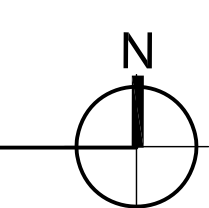
REDONDO AVENUE



ARTESIA BLVD.

Landscape Plan

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



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