# 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

<u>Existing</u> <u>Proposed</u>

Land Use 1,000 sq. ft. commercial building, 2,888 sq. ft. medical office,

1,010 sq. ft. single family 9 Residential Condominiums dwelling and two garages totaling 10,520.3 sq. ft.

Neighboring North RS-Single Family Residential Zoning/Land Uses South R-1A and RMD- Residential East CL- Commercial Building

West RH- Residential

PROJECT DETAILS

Parcel Size: Proposed Requirement 4,000 sq. ft. min. Building Floor Area: 13,408.3 sq. ft. 13,409.4 sq. ft. 13,409.4 sq. ft. max.

Height 30 ft. 30 ft. 30 ft.

Setbacks

Commercial

Front 0' to 5' None Rear 20'-5" to 26'-4" None

Daylight Plane 45 Degree min. 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) 27 Spaces (Residential)

16 Spaces (Commercial) 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. ApplicationD. Public Comments

E. Architectural Plans

cc: 1701 Artesia, LLC

Nagy Bakhoum, Applicant Rep. Obelisk Architects, Architect.

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 MULTISTORY 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:

<u>SECTION 1.</u> 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

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.

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.

<u>Section 2.</u> 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,

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.

- 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.

- 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.

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.

- 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.

- 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,

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:** 

Page 10 of 11

RESOLU	TION 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





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ATTACHMENT B PC MTG 5-23-18

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# **MASTER APPLICATION FORM**

CITY OF MANHATTAN BEACH COMMUNITY DEVELOPMENT DEPARTMENT

Office Use Only Date Submitted:/0/24/16

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Commercial	_	CL Zore	
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) Cultural Landmark	4336	( ) Variance	ment 4 <u>332</u> 4331
Environmental Assessment		_ ( ) Park/Rec Quimby F	ee 4425
) Minor Exception	4333	( ) Pre-application mee	
) Subdivision (Map Deposit)	4300	(4) Public Hearing Noti	
Subdivision (Tentative Map)	4334 /291	( ) Lot Merger/Adjust./\$	
) Subdivision (Final)	4334	( ) Zoning Business Re	
) Subdivision (Lot Line Adjust.)	4335	( ) Zoning Report	4340
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**ATTACHMENT C** PC MTG 5-23-18

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)

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.

	TE OF CALIFORNIA			
COU	NTY OF LOS ANGELES			
I/We		being	duly s	worn
	se and say that I am/we are the owner(s) of the property involved in this a	pplicat	tion and	d tha
	pregoing statements and answers herein contained and the information h		th subr	nitted
are ir	all respects true and correct to the best of my/our knowledge and belief(s).			
	Kolt Robby monnige			
Signa	ture of Property Owner(s) – (Not Owner in Escrow or Lessee)			
	ROBERT RUDOLPH			_
Print I				
	18012 Resina Ave. TORRANCE, CA	90	250	4
Mailin	g Address			
310	-977-7815, robert @networkerservices	- na	+	
Tolon	hono/omoil			
Subs	cribed and sworn to (or affirmed) before me this 26 day of act-		, 20	16
by	Robert Rupolett		oved to	o me
on t	he basis of satisfactory evidence to be the person(s) who appe			me
	sture Votacia Palla See ATTA	ch	20	
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*****	DEAL	*****	*****	****
	Fee Schedule Summary			
Relo	w are the fees typically associated with the corresponding applications. A	Additio	nal foc	ae no
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	ion for assistance.) Fees are subject to annual adjustment.			
Subr	nitted Application (circle applicable fees, apply total to Fee Summary o	ומב מר	alicatic	an)
	tal Development Permit	ni app	ncauc	<i>////</i>
	Public hearing – no other discretionary approval required:	\$	4,727	B
	Public hearing – other discretionary approvals required:		2,083	
11	No public hearing required – administrative:		1,287	M
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Varia		•	0.004	<b>F</b>
Mino	Filing Fee: r Exception	\$	6,001	
1411110	Without notice:	\$	1,434	
	With notice:	•	1,929	B
Subc	livision			
	Certificate of Compliance:	\$	1,604	
	Final Parcel Map + mapping deposit:		520 720	
	Final Tract Map + mapping deposit:  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	
	Tentative Tract Map (5 or more lots / units):		4,007	
Envii	ronmental Review (contact Planning Division for applicable fee)			
	Environmental Assessment (no Initial Study prepared):	\$	215	
	Environmental Assessment (if Initial Study is prepared): Fish and Game/CEQA Exemption County Clerk Posting Fee <sup>2</sup> :		3,040 75	
_				
$\mathbf{E}$	Public Hearing Notice applies to all projects with public hearings and		\$ 70	)
	covers the City's costs of envelopes, postage and handling the mailing of public notices. Add this to filing fees above, as applicable:			

<sup>&</sup>lt;sup>2</sup>Make a separate \$75 check payable to LA County Clerk, (<u>DO NOT PUT DATE ON CHECK)</u>

Effective 09/19/2016
G:PLANNING DIVISIONForms-Checklists/Counter Handouts/Master Application Form 2016-2017.doc - Revised 9-06-16

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 Rubling

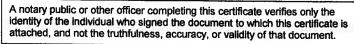
proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

PATRICIA VALLE
NOTARY PUBLIC - CALIFORNIA
COMMISSION # 1989421
LOS ANGELES COUNTY
My Comm. Exp. November 29, 2016

(Seal)

Signature

# **OWNER'S AFFIDAVIT**



STATE OF CALIFORNIA	
COUNTY OF LOS ANGELES	
IME Brian F. Kinel	being duly sworn,
depose and say that I am/we are the owner(s) of the property involved in	this application and that 1707 RKTFCIA
the foregoing statements and answers herein contained and the information	ation herewith different delication herewith delication here delication he
are in all respects true and correct to the best of my/our knowledge and be	elief(s).
E lind D	elief(s). MANHATTAN BEACH,
Signature of Property Owner(s) (Net Owner(s)	90261
Signature of Property Owner(s) – (Not Owner in Escrow or Lessee)	,000.
_ Brian E. Kinel	
Print Name	0
1725 Golden Ave. Hermosa	Banch CA 90254
1725 Golden Ave, Hermosa Mailing Address 310) 379-213-2877 BKING	raed ch, Ch
210 730 712 3077 RV 11	ri Qui -MAII BAA
310) 514 213-2811 DNEWS	EL CHOTAIL, COM
Telephone/email	100
Subscribed and sworn to (or affirmed) before me thisday of	. 20
by	
	, proved to me
on the basis of satisfactory evidence to be the person(s) who	appeared before me.
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Signature See attached for not	70111
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Fee Schedule Summary	
Below are the fees typically associated with the corresponding application	ons. Additional fees not
shown on this sheet may apply - refer to current City Fee Resolution	n (contact the Planning
Division for assistance.) Fees are subject to annual adjustment.	The state of the s
Submitted Application (circle applicable fees, apply total to Fee Summ	mary on application)
Coastal Development Permit	
Public hearing – no other discretionary approval required:	\$ 4,727
Public hearing – other discretionary approvals required:	2,083
No public hearing required – administrative: Use Permit	1,287 🖾
Use Permit:	MONTH MANAGEMENT
Master Use Permit:	\$ 6,207
Master Use Permit Amendment:	9,578
Master Use Permit Conversion:	4,972
Variance	4,564
Filing Fee:	C C 004 5
Minor Exception	\$ 6,001 🖾
Without notice:	C 4 424
With notice:	\$ 1,434
Subdivision	1,929 🖾
Certificate of Compliance:	¢ 1 604
Final Parcel Map + mapping deposit:	\$ 1,604 520
Final Tract Map + mapping deposit:	
Mapping Deposit (paid with Final Map application):	720 500
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
Tentative Tract Map (5 or more lots / units):	4,007
	7,001
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 <sup>2</sup> :	75
Public Hearing Notice applies to all projects with public hearings an	V 2 (2) (2) (1) (1) (2) (3)
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<sup>&</sup>lt;sup>2</sup>Make a separate \$75 check payable to LA County Clerk, (<u>DO NOT PUT DATE ON CHECK)</u>



TEL: 310.373.3568 FAX: 310.373.0810

OBELISKARCHITECTS.COM

### 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.
  - 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

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		Existing	Proposed	Required	<b>Demolished</b>
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Percent Lot Cov	verage:	<u> </u>			
Off-Street Parki	ing:	4	50	49	
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exhibits present	the data and info	ormation requi	red for this ini	itial evaluation	n to the best of
my ability, and	that the facts,	statements, a	nd information	on presented	are true and
correct to the be	est of my knowled	lge and belief.			
Signature:	MN Hor	S Pre	epared For.	1701 Arte	sia LLC
Date Prepared:	10/26/201	6			
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# **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 accerlerating. 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 permited 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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# **ABBREVIATIONS** ARCH. Architectural PLYWD. Plywood BLDG. Floor Joist Rough Opening CSMT. REQ'D Required SHT. CL'G. COL. Column CONC. CONT. STRUCT. Structural Treads T.O. Top of Dishwashe Typical ELEV. U.N.O. Unless Noted Otherwise

# LEGEND

WD. Wood

Forced Air Unit

		Concrete	<b>#</b>	Shearwall
7///		Masonry Wall	#	Door
		New Wall	<b>(#</b> )	Window
	tail# eet#	Detail	X'-X"	Dimension to center line
<b>4</b>	oom # heet #	Interior Elevations	X'-X"	Dimension to face of framing/masonry (unless noted otherwise)
X S	ect.#	Section		Slope
AX.X S	heet #	000.011	X'-X"	Elevation Heights

# **VICINITY MAP**



CEC. 2016 CAL, BEES. 2016 CGBSC OF CALIFORNIA BUILDING STANDARDS CODE (TITLE 24), AND LOCAL

IN ADDITION TO THE REQUIREMENTS OF SECTION 106.4.4 OF CBC, EVERY PERMIT ISSUED SHALL COMPLY WITH LOCAL CURRENT CODE ACCORDING TO MBMC 9.01.050.

ALL PROPERTY LINES, EASEMENTS, PROPOSED AND EXISTING STRUCTURES, OVERHEAD POWER LINES, AND ABANDONED OIL WELLS, CESSPOOLS, AND SEPTIC TANKS ARE SHOWN ON THE PLANS.

JURISDICTION AMENDMENTS.

ALL CONSTRUCTION ACTIVITY SHALL BE PROHIBITED, EXCEPT BETWEEN HOURS OF 7:30 AM - 6PM ON MONDAYS THROUGH FRIDAYS AND BETWEEN THE HOURS OF 9AM - 6PM ON SATURDAYS. NO CONSTRUCTION ACTIVITY SHALL BE PERMITTED ON SUNDAYS, MARTIN LUTHER KING, JR. DAY, PRESIDENTS' DAY, MEMORIAL DAY, INDEPENDENCE DAY, LABOR DAY, COLUMBUS DAY, VETERAN'S DAY THANKSGIVING DAY, FRIDAY AFTER THANKSGIVING, CHRISTMAS DAY, AND NEW YEAR'S DAY.

AT LEAST TWO SIGNS, WEATHER PROOF, 12" X 18" MINIMUM SHALL BE POSTED ON THE CONSTRUCTION SITE SHOWING WORKING HOURS, NAME AND EMERGENCY PHONE NUMBER OF THE CONTRACTOR.

PROVIDE A CONSTRUCTION FENCE AND OR CANOPY PER SECTION 3303 OF CBC AT PUBLIC RIGHT-OF-WAY FOR PEDESTRIANS PROTECTION IF ANY WORK TO BE PERFORMED ON ANY BUILDING OR STRUCTURE ADJACENT TO PUBLIC RIGHT-OF-WAY.

DEMOLITION PERMIT - THERE WILL BE A 14-DAY WAITING PERIOD AFTER A DEMOLITION PERMIT APPLICATION IS FILED, BEFORE A DEMOLITION PERMIT MAY BE ISSUED. EVERY HOLDER OF A DEMOLITION PERMIT AND OR BUILDING PERMIT SHALL COMPLETELY ENCLOSE BY FENCING THE CONSTRUCTION SITE PRIOR TO THE START OF DEMOLITION OR CONSTRUCTION.

NO DEMOLITION SHALL COMMENCE WITHOUT A VALID DEMOLITION PERMIT, WORK COMMENCED W/ OUT A VALID PERMIT MAY BE SUBJECTED TO A SPECIAL INVESTIGATION BEFORE A PERMIT MAY BE ISSUED. A GRADING PERMIT IS REQUIRED WHEN GRADING OR EXCAVATION INVOLVES A CUT OR FILL DEPTH OF 3'-0" OR MORE AND OR 200 CUBIC YARDS. SUBMIT GRADING PLANS AND SOILS REPORT TO THE BUILDING DIVISION FOR REVIEW AND APPROVAL. DUST SHALL BE CONTROLLED CONTINUOUSLY BY WATERING OR BY OTHER APPROVED MEANS IF EXCAVATING, CONTRACTOR SHALL NOTIFY THE UNDERGROUND SERVICE ALERT (1-800-422-4133) PRIOR TO ANY EXCAVATION.

. A SHORING PERMIT IS REQUIRED FOR ANY VERTICAL CUT OR FILL THAT IS 5'-0" IN HEIGHT OR OVER. ENGINEERED SHORING PLANS AND CALCULATIONS AND SOIL REPORT MUST BE SUBMITTED TO THE BUILDING DIVISION FOR REVIEW AND APPROVAL. PER SECTION 3301.2 OF CBC, THE HOLDER OF A SHORING PERMIT SHALL NOTIFY IN WRITING ALL THE OWNERS OF ADJOINING PROPERTIES NOT LESS THAN 10 DAYS BEFORE SUCH EXCAVATION IS TO COMMENCE. AN OSHA PERMIT IS ALSO REQUIRED; A COPY OF WHICH SHALL BE SUBMITTED TO THE BUILDING DIVISION. SHORING CONTRACTOR SHALL NOTIFY THE UNDERGROUND SERVICE ALERT (1-800-422-4133) PRIOR TO ANY EXCAVATION.

THE SANDBLASTING MUST BE WET SANDBLASTING, AND ALL THE PRECAUTIONARY MEASURES MUST BE TAKEN BY THE CONTRACTOR TO PROTECT LIFE AND PROPERTY OF NEIGHBORS, RESIDENTS AND THE PUBLIC. ADJACENT PROPERTY OWNERS MUST BE NOTIFIED AT LEAST TWO (2) DAYS PRIOR TO

PROVIDE ROOF GUTTERS AND DOWN SPOUTS OR CONCRETE PAVEMENT/SWALE ON GROUND TO DIVERT AND CONVEY SURFACE WATER AWAY FROM BUILDING TO CATCH BASIN AND DRAIN PIPES THROUGH CURB TO STREET AND STORM DRAIN SYSTEM.

3. NO CHANGES SHALL BE MADE ON PLANS WHETHER INTERIOR OR EXTERIOR OF THE STRUCTURE WITHOUT WRITTEN APPROVAL FROM THE PLANNING AND BUILDING DIVISIONS.

. THE APPROVAL OF PLANS, SPECIFICATIONS AND CALCULATIONS DOES NOT PERMIT THE VIOLATION OF ANY SECTIONS OF THE BUILDING CODE, OR OTHER CITY ORDINANCES, STATE OR FEDERAL LAWS,

PARTY WALLS BETWEEN DWELLING UNITS IN CONDOMINIUMS AND APARTMENTS SHALL HAVE SOUND TRANSMISSION CLASS, STC 55 RATED ASSEMBLIES AND COMMON FLOOR/CEILING SHALL HAVE IMPACT INSULATION CLASS, IIC 50 RATED ASSEMBLIES. FLOOR SHEATHING SHALL NOT BE CONTINUOUS AT PARTY WALLS. ENTRANCE DOORS FROM CORRIDORS SHALL HAVE A STC 33 RATING.

# 1701 Artesia Mixed-Use



16. A BUILDING HEIGHT SURVEY SHALL BE REQUIRED WHEN APPROVED PLANS OR FIELD INSPECTIONS THE PLANNING DIVISION. THE CERTIFICATION BY THE SURVEYOR CERTIFYING THE BUILDING'S HEIGHT RELATIVE TO THE EXISTING GRADE ELEVATION SHALL BE SUBMITTED TO BUILDING DIVISION FOR

7. AN OPENING OR OPERABLE WINDOWS IN A WALL HAVING A WIDTH AND HEIGHT OF AT LEAST 18", WITH FLOOR TO SILL HEIGHT OF LESS THAN 30" THRU WHICH A PERSON MIGHT FALL TO LEVEL OF 30" OR MORE BELOW THE FINISH FLOOR SHALL BE PROVIDED WITH A PERMANENT GUARD RAIL CONFORMING TO THE REQUIREMENTS OF SECTION 509 OF CBC.

8. GLAZING MUST BE TEMPERED AND AFFIXED WITH PERMANENT LABELS WHERE THE GLAZING IN DOOR AND AT WITHIN 24" ARC OF THE DOOR, IN RAILINGS, IN WALL ENCLOSING STAIRWAY LANDINGS, SHOWER, AND BATH TUB IN ACCORDANCE WITH SECTION 2406 OF CBC.

19. WIDTH OF STAIRWAYS SHALL BE MIN. 36" CLEAR. (44" FOR OCCUPANT LOADS ARE 50 OR MORE.) THE CLEAR WIDTH IS FROM WALL TO WALL, WALL TO BALUSTRADE OR BALUSTRADE TO BALUSTRADE. GUARD RAIL/HANDRAIL PICKETS OR INTERMEDIATE RAILINGS SHALL HAVE A CLEAR SPACE OF LESS

20. GARAGE DOOR OPENING INCLUDING HARDWARE SHALL BE 7'-0" HIGH MINIMUM AND 18'-0" WIDE BY 19'-0" DEEP CLEAR INSIDE DIMENSIONS. GARAGE DOOR SPRINGS AND OPENERS SHALL BE STATE APPROVED AND WITH MANUFACTURER'S LABEL. DOOR IN OCCUPANCY SEPARATION WALL BETWEEN GARAGE AND DWELLING UNIT SHOULD BE A LABELED 20-MINUTE DOOR OR 1-3/8" THICK SOLID WOOD, SELF-CLOSING

DIAPHRAGMS SUCH AS SHEAR WALLS AND ROOF/FLOOR SHEATHINGS RESPECTIVELY.

21. ONLY COMMON NAILS SHALL BE PERMITTED FOR THE REQUIRED NAILING ON VERTICAL AND HORIZONTAL

22. WELDING OF REBAR SHALL COMPLY WITH CBC, STANDARD 19-1. SUBMIT WELDING PROCEDURES AND QUALIFICATION OF DEPUTY/SPECIAL INSPECTORS IN ACCORDANCE WITH SPECIAL INSPECTION PROGRAM TO THE BUILDING DIVISION FOR APPROVAL PRIOR TO ANY WELDING WORKS.

23. PRIOR TO COMMENCE OF WELDING AND INSPECTION, ALL FABRICATION SHOPS, WELDERS, AND SPECIAL INSPECTORS SHALL BE CERTIFIED BY CITY OF LOS ANGELES AND APPROVED BY BUILDING DIVISION IN ACCORDANCE WITH SPECIAL INSPECTION PROGRAM. THE CERTIFIED FABRICATOR OR SPECIAL INSPECTOR SHALL SUBMIT A CERTIFICATE OF COMPLIANCE THAT THE WORKS WAS PERFORMED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS TO THE SATISFACTION OF BUILDING OFFICIAL AND THE ENGINEER OR ARCHITECT OF RECORD, SPECIAL INSPECTIONS ARE REQUIRED FOR ANY FIELD WELDS OF STRUCTURAL MEMBERS AND WELDS PERFORMED IN A NON-CERTIFIED SHOP.

24. PROVIDE VERTICAL AND HORIZONTAL REBAR IN FOUNDATION STEM WALL THAT EXCEEDS 24" IN HEIGHT MEASURED FROM TOP OF FOOTING PER SECTION 1914 & SECTION 2107 OF THE CBC.

5. PROVIDE UNDERGROUND CONDUITS FOR FUTURE ELECTRICAL, TELEVISION/CABLE, AND TELEPHONE LINES TO BE LOCATED AT THE FRONT PROPERTY LINES. VERIFY WITH INSPECTOR FOR ADDITIONAL

26. A COPY OF REGISTERED LETTERS TO EACH ADJACENT PROPERTY OWNERS IS REQUIRED PRIOR TO

27. PROVIDE STREET ADDRESS LETTERS A 4 MINIMUM OF INCHES IN HEIGHT.

28. SIGN PERMIT AND SIGN PROGRAM IS TO BE OBTAINED AS PART OF SEPARATE PERMIT.

29. SEPARATE PERMITS AND PLANS ARE REQUIRED FOR SIGNS, DEMOLITION, AND SEWER CAP OF EXISTING

30. ALL RESIDENTIAL STALLS SHALL BE A MINIMUM 8.5' X 18' (LARGE CAR), PARALLEL STALLS MUST BE A MINIMUM OF 8' X 22', EXTERIOR STALLS MUST BE A MINIMUM OF 9' X 19', AND THE COMPACT GUEST

CITY OF MANHATTAN BEACH ENGINEERING DIVISION NOTES: A. ALL EASEMENTS, OIL WELLS, SUBSTRUCTURES, SUPERSTRUCTURES, LANDSCAPE, HARDSCAPE, UTILITY POLES, UTILITY BOXES, UTILITY VENTS, UTILITY VAULTS, UTILITY CABINETS, UTILITY OVERHEAD LINES AND WATER HYDRANTS ARE SHOWN ON THIS SITE PLAN.

SHOW THAT THE BUILDING HEIGHT IS WITHIN 2'-0" OF THE ALLOWABLE MAXIMUM HEIGHT APPROVED BY B. CONTRACTOR SHALL NOTIFY CITY ENGINEER AND OR/HIS IN PUBLIC RIGHT OF WAY.

> WORK IN PUBLIC RIGHT OF WAY, SHALL COMPLY WITH THE LATEST EDITION OS APWA STANDARD PLANS AND SPECIFICATIONS, AND SHALL BE EXECUTED TO THE SATISFACTION OF CITY ENGINEER AND/OR HIS

WORK IN PUBLIC RIGHT OF WAY SHALL BE PREFORMED BY LICENSED CONTRACTORS. CONTRACTORS AND SUBCONTRACTORS SHALL POSSESS VALID REDONDO BEACH BUSINESS LICENSES.

CONTRACTOR SHALL MAINTAIN CONSTRUCTION PERMITS AND AN APPROVED SET OF PLANS ON SITE AT ALL TIME. CONTRACTOR SHALL SURRENDER ALL REQUIRED CONSTRUCTION DOCUMENTS TO THE CITY ENGINEER AND/OR HIS REPRESENTATIVE UPON DEMAND.

PRIOR TO ISSUANCE OF THE BULIDINGS/ENGINEERING PERMIT, CONTRACTOR MUST PROVIDE PROOF OF INSURANCE. CONTRACTOR SHALL MAINTAIN ON CITY FILES APPROVED ONE MILLION DOLLAR GENERAL LIABILITY AND ONE MILLION DOLLAR WORKERS COMPENSATION INSURANCE POLICY, NAMING THE CITY ADDITIONAL INSURED. WITH 30-DAY CANCELLATION NOTICE, THE INSURANCE POLICY SHALL STATE THE "CITY OF TORRANCE BEACH, ITS OFFICERS, ELECTED OFFICIALS, ATTORNEYS, EMPLOYERS, MEMBERS OF BOARDS AND COMMISSIONS, AGENTS AND VOLUNTEERS ARE HEREBY NAMED ADDITIONAL INSURED." THE CERTIFICATE OF INSURANCE MUST STATE THAT THE INSURANCE IS "PRIMARY" AND NOT EXCESS. THE CANCELLATION CLAUSE SHALL STATE "SHOULD ANY OF THE ABOVE DESCRIBED POLICIES | BE CANCELED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT.'

CONTRACTOR SHALL REPLACE AT ITS SOLE COST, DAMAGE SIDEWALK, DRIVEWAYS, CURB, GUTTER AND PAVEMENT TO THE SATISFACTION OF THE CITY ENGINEER AND/OR HIS REPRESENTATIVE.

CONSTRUCT NEW CONCRETE DRIVEWAY TYPE B WHERE NOTED ON SITE PLAN. NEW CONCRETE SHALL

CONSTRUCT NEW CONCRETE SIDEWALK WHERE NOTED ON THE SITE PLAN. NEW SIDEWALK SHALL

MATCH EXISTING. NEW CONCRETE SHALL BE CLASS 520-C-2500. CONSTRUCT NEW CONCRETE CURB AND GUTTER WHERE NOTED ON SITE PLAN. NEW CURB SHALL HAVE FACE HEIGHT OF 6 INCHES OR MATCH EXISTING. NEW GUTTER SHALL BE 12 INCHES WIDE OR MATCH

TRAFFIC DELINEATION SHALL BE EXECUTED IN ACCORDANCE WITH THE LATEST EDITION OF THE WATCH MANUAL AND TO THE SATISFACTION OF THE CITY ENGINEER AND/OR HIS REPRESENTATIVE.

EXISTING. NEW CONCRETE SHALL BE CLASS 520-C-2500.

COMMERCIAL VEHICLES TRANSPORTING SOIL, EQUIPMENT OR CONSTRUCTION MATERIALS AND HAVING UNLADEN WEIGHT AS DEFINED IN SECTION 660 OF CVC OF 6,000 POUNDS OR MORE OR HAVING MANUFACTURES'S GROSS WEIGHT RATING AS DEFINED IN SECTION 390 OF CVC OF 10,000 POUNDS OF MORE SHALL USE DESIGNATED TRUCK ROUTE TO COMMUTE TO PROJECT SITE. AND COMMERCIAL VEHICLE HAVING A FULLY LADEN WEIGHT OF 20,000 POUNDS OR MORE SHALL NOT USE CONDITIONAL

PUBLIC WORKS INSPECTOR SHALL INSPECT ALL STREET IMPROVEMENTS; ALL SEWER SYSTEMS INCLUDING ALL PIPING, TRENCHING, BACKFILLING, CATCH BASINS, SUMP PUMPS AND OIL/WATER SEPARATOR, FIRST INSPECTION SHALL TAKE PLACE AFTER FORMS ARE IN PLACE FOR SIDEWALKS, DRIVEWAYS, ECT. OR AT THE TIME OF CONSTRUCTING THE SEWER LINE SADDLE, SECOND INSPECTION SHALL TAKE PLACE WHILE SIDEWALKS, DRIVEWAYS, ECT., ARE BEING POURED AND FINISHED OR AT THE TIME OF BACKFILLING, BACKFILLING, COMPACTION AND TESTING SHALL BE CONDUCTED. IN ACCORDANCE WITH CITY STANDARDS AND TO THE SATISFACTION OF THE CITY ENGINEER AND/OR HIS REPRESENTATIVE. FINAL INSPECTION WILL BE MADE AFTER CITY BUILDING DIVISION HAS MADE THERE FINAL INSPECTION. AT THAT TIME, IF ALL WORK PERTAINING TO PUBLIC RIGHT OF WAY IS IN GOOD ORDER. THE PERMIT DEPOSITS WILL BE RELEASED. LESS ANY AND ALL CHARGES, CONTACT CITY ENGINEERING DIVISION AT (310) 802-5353 FOR ALL INSPECTIONS.

CONTRACTOR SHALL ARRANGE FOR PUBLIC WORKS INSPECTION 24 HOURS IN ADVANCED

. CONTRACTOR SHALL SUBMIT COMPACTION REPORTS AND CONCRETE/ ASPHALT CLASS CERTIFICATES TO CITY ENGINEERING DIVISION PRIOR TO REQUESTING FINAL INSPECTION.

REPRESENTATIVE THROUGHOUT CONSTRUCTION.

Q. NOISE CONTROL SHALL BE ENFORCED TO THE SATISFACTION OF THE CITY ENGINEER AND/OR HIS REPRESENTATIVE THROUGHOUT CONSTRUCTION. ACTUAL CONSTRUCTION ACTIVITIES IN PUBLIC RIGHT OF WAY MAD OCCUR FROM 7AM - 6PM NO WORK IS PUBLIC RIGHT OF WAY SHALL OCCUR ON SUNDAYS OR NATIONAL HOLIDAYS.

PUBLIC RIGHT OF WAY SHALL BE KEPT CLEAR AND CLEAN TO THE SATISFACTION OF THE CITY ENGINEER EQUIPMENT SHALL BE ALLOWED ON PUBLIC RIGHT OF WAY WITHOUT PRIOR CONSENT FROM THE CITY ENGINEER AND/OR HIS REPRESENTATIVE. SUCH CONSENT SHALL BE RENEWED DAILY. IF CITY CREWS ARE CALLED UPON TO PERFORM WORK OF CONTRACTOR, REGARDING CITY RIGHT OF WAY,

CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UTILITIES AT ITS SOLE COST. CONTRACTOR SHALL REPAIR, AT ITS COST TO THE SATISFACTION OF THE CITY ENGINEER, HIS REPRESENTATIVE AND TO THE UTILITY COMPANIES, ANY DAMAGE INFLICTED BY CONTRACTOR ON EXISTING UTILITIES.

CONTRACTOR SHALL BE CHARGED FOR ALL EXPENSES INCURRED BY CITY CREWS.

CONTRACTOR SHALL LOCATE AND PROTECT IN PLACE EXISTING SURVEY POINTS AT ITS SOLE COST. CONTRACTOR SHALL RE-ESTABLISH DAMAGE SURVEY POINTS, AT ITS SOLE COST, AND TO THE SATISFACTION OF THE CITY ENGINEER AND OR/HIS REPRESENTATIVE.

CONTRACTOR SHALL REPLACE AT ITS SOLE COST , REMOVED/DAMAGED TREES/LANDSCAPING WITHIN PUBLIC RIGHT OF WAY, TO THE SATISFACTION OF THE CITY ENGINEER AND/OR HIS REPRESENTATIVE. EXTERIOR WALLS OF GROUP R-3/U OCCUPANCIES LESS THAN 5 FEET FROM PROPERTY LINE SHALL BE OF ONE-HOUR CONSTRUCTION. [T-602 FOOTNOTE 'f' CBC]

W. CERTIFICATION OF FOUNDATION FORMS REQUIRED PRIOR TO FOUNDATION INSPECTION.

DEPARTMENT OF PUBLIC WORKS NOTES: ALL LANDSCAPE IRRIGATION BACKFLOW DEVICES MUST MEET CURRENT CITY REQUIREMENTS FOR PROPER INSTALLATION.

. NO DISCHARGE OF CONSTRUCTION WASTEWATER, BUILDING MATERIALS, DEBRIS, OR SEDIMENT FROM THE SITE IS PERMITTED.

STANDARD PLAN ST-5. CLEANOUTS MUST BE ADDED TO THE PLUMBING PLAN.

A PROPERTY LINE CLEANOUTS MUST BE INSTALLED ON THE SANITARY SEWER LATERAL. SEE CITY

A BACKWATER VALVE IS REQUIRED ON THE SANITARY SEWER LATERAL IF THE DISCHARGES FROM FIXTURES WITH FLOOD LEVEL RIMS ARE LOCATED BELOW THE NEXT UPSTREAM MANHOLE COVER OF THE PUBLIC SEWER. SEE CITY STANDARD PLAN ST-24. MUST BE SHOWN ON PLAN IF APPLICABLE.

. IF ANY EXISTING SEWER LATERAL IS USED, IT MUST BE TELEVISED TO CHECK ITS STRUCTURAL INTEGRITY. THE TAPE MUST BE MADE AVAILABLE FOR REVIEW BY THE PUBLIC WORKS DEPARTMENT. THE PUBLIC WORKS DEPARTMENT WILL REVIEW THE TAPE AND DETERMINE AT THAT TIME IF THE SANITARY LATERAL NEEDS REPAIRING, REPLACED, OR THAT IT IS STRUCTURALLY SOUND AND CAN BE USED IN ITS PRESENT CONDITION.

. ANY UNUSED WATER OR SANITARY SEWER LATERALS MUST BE ABANDONED AT THE CITY MAIN.

RESIDENTIAL PROPERTIES MUST PROVIDE AN ENCLOSED STORAGE AREA FOR REFUSE CONTAINERS. THESE AREAS MUST BE CONSTRUCTED TO MEET THE REQUIREMENTS OF MBMC 5.24.030. THE AREA MUST BE SHOWN IN DETAIL ON THE PLANS BEFORE A PERMIT IS ISSUED.

PLANS MUST SHOW DRIVEWAY ELEVATION POINTS FROM EACH SIDE AND CENTER OF THE GARAGE LIP TO PROPERTY LINE AND FROM PROPERTY LINE TO FLOW LINE AND SHOW ON THE SITE PLAN.

THE BACK OF THE DRIVE WAY APPROACH MUST BE SIX INCHES HIGHER THEN THE FLOW LINE ON THE STREET PER MBMC 9.76.030.

0. THE PARKWAY AREA BETWEEN THE STREET AND NORTH PROPERTY LINE MUST BE IMPROVED AND MEET

. SIDEWALK, DRIVEWAY, CURB, AND GUTTER REPAIRS OR REPLACEMENT MUST BE COMPLETED PER PUBLIC WORKS SPECIFICATIONS. SEE CITY STANDARD PLANS ST-1,ST-2, AND ST-3. THE PLANS MUST HAVE A PROFILE OF THE DRIVEWAY, PERCENTAGE (%) OF SLOPE ON DRIVEWAY, AND THE DRIVEWAY ELEVATIONS. IN THE CASE WHERE THE GARAGE LEVEL IS BELOW THE STREET DRAINAGE FLOW LINES,

PROJECT CONTACTS

PROJECT SUMMARY

PROJECT DESCRIPTION: Demolition of existing one-story commercial and residential buildings.

(B) Business / (R-2) Residence / (U) Garage

Fire sprinkler under a separated submittal and permit

(Title 24) and Local Jurisdiction Amendments.

APN: 4163-008-023 & 4163-008-024 (MERGED)

SHEET INDEX

2016 CBC, 2016 CMC, 2016 CPC, 2016 CEC, 2016 Cal

BEES, 2016 CGBSC of California Building Standards Code

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

1701 Artesia Blvd,

Mixed-use

Manhattan Beach CA 90266

CL Zone Area District: I

Type V-A Sprinklered

SOIL/GEOTECH:

Proposed mixed-use construction of 2-story commercial, 2-story condo

(9-UNITS) residences with 2-story subterranean car garages.

OWNER:

SURVEYOR:

STRUCTURAL:

ZONE:

**BUILDING TYPE:** 

SPRINKLERED:

OCCUPANCY GROUP:

APPLICABLE CODES:

G-001 COVER SHEET C-001 CIVIL SURVEY

A-001 SITE PLAN

A-103 ROOF PLAN

C-002 TENTATIVE PARCEL MAP

**A-201** EXTERIOR ELEVATIONS **A-202** EXTERIOR ELEVATIONS A-301 BUILDING SECTIONS E-101 ELECTRICAL PLAN

L-001 LANDSCAPE PLAN

A-002 AREA CALCULATIONS & DIAGRAMS A-101 BASEMENT & FIRST FLOOR PLANS

A-102 SECOND & THIRD FLOOR PLANS

CONSTRUCTION TYPE:

PROJECT ADDRESS:

1701 Artesia LLC

Obelisk Architects

Denn Engineers

Torrance, CA 90505 Phone: (310) 373-3568 Contact: Nagy Bakhoum

3914 Del Amo Blvd #921

Torrance, CA 90501 Phone: 1.310.542.9433 Contact: George Shweiri

3800 Pacific Coast Highway

THE COMBINED SLOPE OF PUBLIC AND PRIVATE APPROACH SHALL NOT EXCEED 15%. . ALL EXISTING OR CONSTRUCTION RELATED DAMAGED OR DISPLACED SIDEWALK OR DRIVEWAY APPROACH MUST BE REPLACED AND SHOWN ON THE PLANS.

AND/OR HIS REPRESENTATIVE THROUGHOUT CONSTRUCTION. NO STORAGE OF DEBRIS, MATERIALS OR 13. IN THE EVENT THE PROJECT CHANGES FROM LESS THAN FIFTY PERCENT TO MORE THAN FIFTY PERCENT ADDITIONAL REQUIREMENTS MUST BE ADDED TO THE PROJECT & THE PLANS.

4. WATER METERS SHALL BE PLACED NEAR THE PROPERTY LINE AND OUT OF THE DRIVEWAY APPROACH

WHENEVER POSSIBLE, WATER METER PLACEMENT MUST BE SHOWN ON THE PLANS.

. THE WATER METER BOX MUST BE PURCHASED FROM THE CITY, AND MUST HAVE A TRAFFIC RATED LID IF THE BOX IS LOCATED IN THE DRIVEWAY.

EROSION AND SEDIMENT CONTROL DEVICES BMPs MUST BE IMPLEMENTED AROUND THE CONSTRUCTION SITE TO PREVENT DISCHARGES TO THE STREET AND ADJACENT PROPERTIES. BMPs MUST BE IDENTIFIED AND SHOWN ON THE PLAN. CONTROL MEASURES MUST ALSO BE TAKEN TO PREVENT

ALL STORM WATER, NUISANCE WATER, ETC. DRAIN LINES INSTALLED WITHIN THE STREET RIGHT-OF-WAY MUST BE CONSTRUCTED OF DUCTILE IRON PIPE. DRAINS MUST BE SHOWN ON PLANS.

18. PLAN HOLDER MUST HAVE THE PLANS RECHECKED AND STAMPED FOR APPROVAL BY THE PUBLIC WORKS DEPARTMENT BEFORE THE BUILDING PERMIT IS ISSUED.

FIRE PREVENTION NOTES:

STREET SURFACE WATER ENTERING THE SITE.

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 &

IN BUILDINGS CONTAINING COVERED MULTIFAMILY DWELLINGS, ALL REQUIRED CARBON MONOXIDE ALARMS SHALL BE EQUIPPED WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATIONS IN ACCORDANCE WITH NFPA 720 (CBC.915.7).

EXTERIOR STAIRS SERVING BUILDING ON A SITE CONTAINING MULTIFAMILY DWELLING UNITS SHALL HAVE THE UPPER APPROACH AND ALL TREADS MARKED BY A STRIPE PROVIDING CLEAR VISUAL

REQUIRED STAIR STRIPES SHALL BE A MIN. OF 2 IN. WIDE TO A MAX. OF 4 IN. WIDE PLACED PARALLEL TO AND NOT MORE THAN 1 IN. FROM THE NOSE OF THE STEP OR UPPER APPROACH, THE STRIPE SHALL EXTEND THE FULL WIDTH OF THE STEP OR UPPER APPROACH AND SHALL BE OF MATERIAL THAT IS AT LEAST AS SLIP RESISTANT AS THE OTHER TREADS OF THE STAIR. A PAINTED STRIPE SHALL BE

ACCEPTABLE. GROOVES SHALL NOT BE USED TO SATISFY THIS REQUIREMENT. (1123A.5, 1115A.5). CITY OF MANHATTAN BEACH PLANNING DIVISION NOTES: A. PARAPETS, SATELLITE ANTENNAE, RAILS, SKYLIGHTS, ROOF EQUIPMENT MUST BE WITHIN THE HEIGHT

. NO ROOF MOUNTED EQUIPMENT IS PROPOSED IN THE PROJECT.

ALL UTILITIES AS UNDERGROUNDED, IN ACCORDANCE WITH THE SECTION MBMC 10.60.110.

D. CONDOS SHALL COMPLY WITHIN ALL APPLICABLE PROVISIONS AS REQUIRED BY THE SECTION MBMC

LIGHTING SHALL COMPLY WITH THE SECTION MBMC 10.64.170.

. PEDESTRIAN TRAFFIC SENSOR/INDICATOR MUST BE PROVIDED FOR DRIVEWAY ALONG REDONDO AVENUE SO THAT PEDESTRIANS KNOW OF ONCOMING TRAFFIC



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

# 1701 Artesia Mixed-Use

1701 Artesia Blvd Manhattan Beach

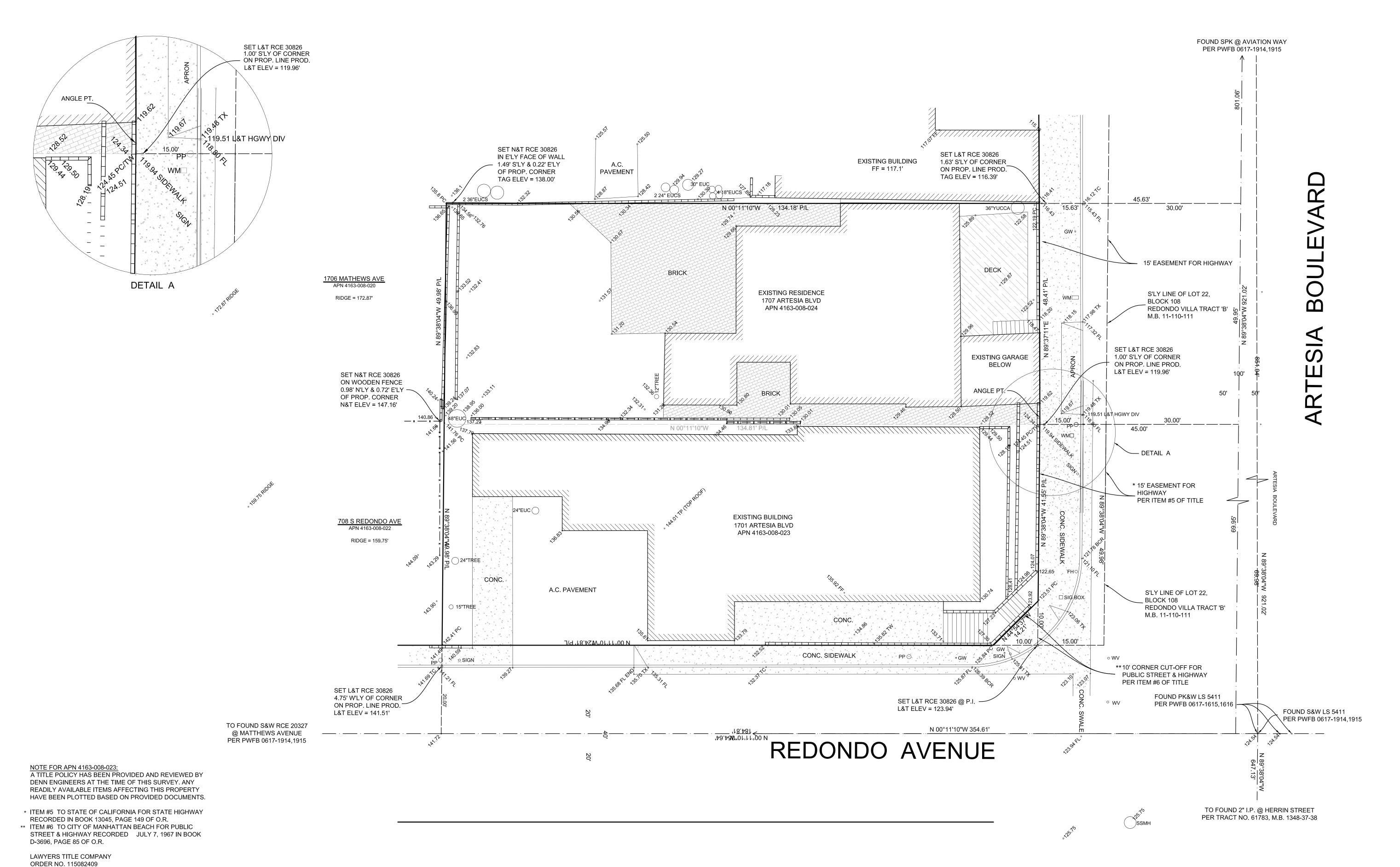
CA, 90266

A 10/26/16 Planning Review #1 <u>/B</u>\10/22/17 Planning Review #2

PROJECT NUMBER 1512 RUD ART ME

May 15, 2018

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DATED MONTH DAY, YEAR

NOTE FOR APN 4163-008-024:

LAWYERS TITLE COMPANY

ORDER NO. 116072510

DATED MAY 9, 2016

A TITLE POLICY HAS BEEN PROVIDED AND

BASED ON PROVIDED DOCUMENTS.

REVIEWED BY DENN ENGINEERS AT THE TIME OF THIS SURVEY. ANY READILY AVAILABLE ITEMS

AFFECTING THIS PROPERTY HAVE BEEN PLOTTED



SCALE 1" = 10'

SURVEY AND TOPOGRAPHY

3914 DEL AMO BLVD, SUITE 921 TORRANCE, CA 90503 (310) 542-9433

FOR 1701 ARTESIA LLC 18012 REGINA AVENUE

TORRANCE, CA 90504 PHONE 310-977-7815

JOB ADDRESS

1701 & 1707 ARTESIA BOULEVARD MANHATTAN BEACH, CA 90266

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

# 

EXISTING BUILDING BRICK

CONCRETE WO

• 106.76 EXISTING ELEVATION

100 EXISTING CONTOUR

BLOCK WALL

X EXISTING FENCE

BCR BEGINNING OF CURB RETURN

CENTERLINE

LEAD AND TAG

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

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

NOTE: ALL SETBACK DIMENSIONS SHOWN
ARE MEASURED TO EXTERIOR SURFACE (

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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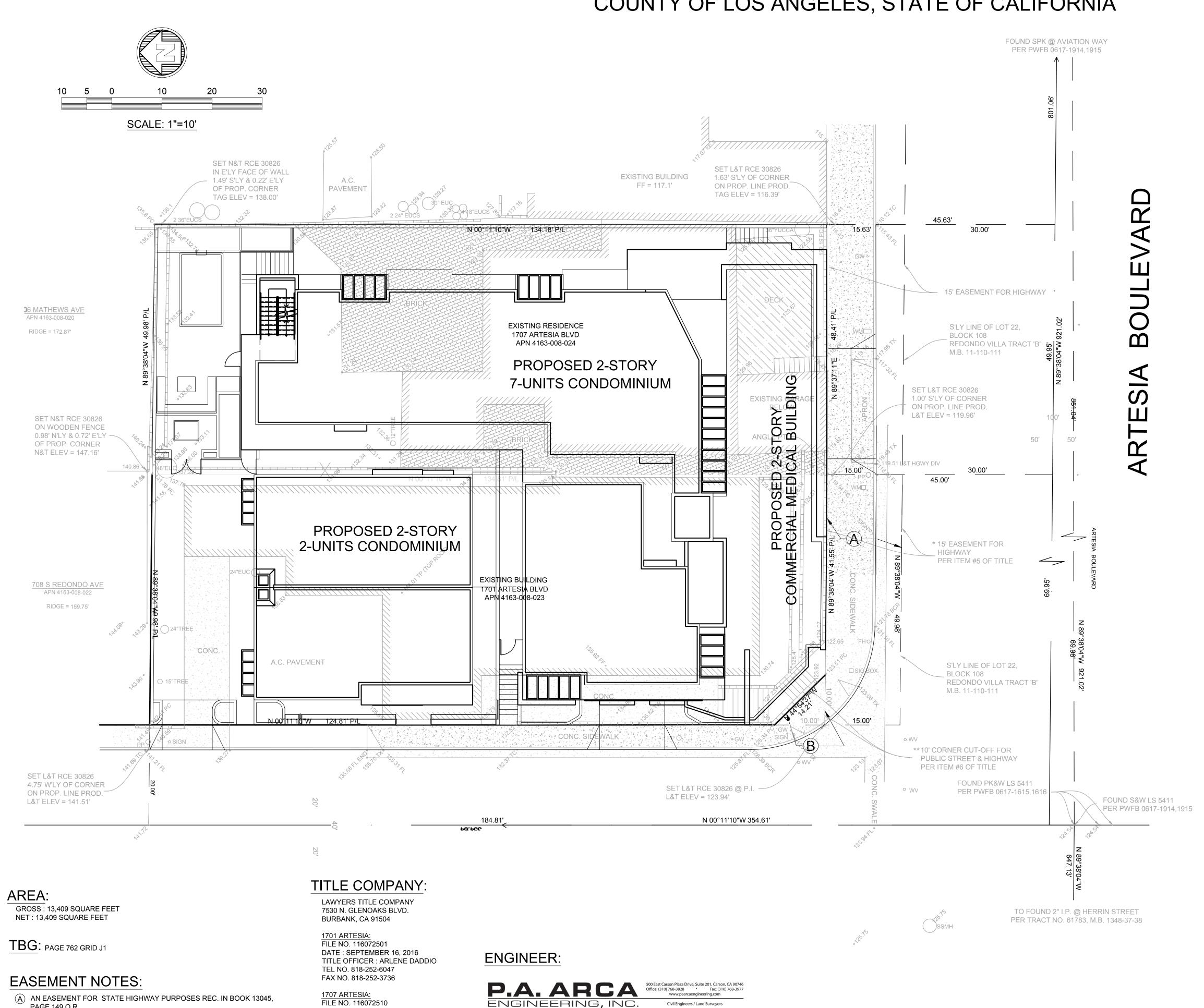
ANY CHANGES OR MODIFICATIONS MADE TO THIS PLAN WITHOUT WRITTEN CONSENT OF DENN ENGINEERS SHALL RELIEVE DENN ENGINEERS FROM ANY LIABILITY OR DAMAGE RESULTING FROM SUCH CHANGES OR MODIFICATIONS, INCLUDING ANY ATTORNEYS FEES OR COSTS INCURRED IN ANY PROCEEDING THAT DENN

ENGINEERS MAY BE JOINED.

SHEET 1 OF 1

JOB NO. 16-220

# TENTATIVE TRACT MAP NUMBER 082049 IN THE CITY OF MANHATTAN BEACH COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



DATE: MAY 9, 2016

TEL NO. 818-252-6050

FAX NO. 818-252-4549

(B) AN EASEMENT FOR PUBLIC STREET AND HIGHWAY PURPOSES REC.

7-7-67 IN BOOK D-3696, PAGE 85 O.R.

TITLE OFFICER: RICH MIEHL





# 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:

# VDNI 4163 UUS USS

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 CORNIER; THENCE WESTERLY ALONG SAID SOUTHERLY LINE 50.00 FEET TO THE POINT OF BEGINNING.

# LEGEND

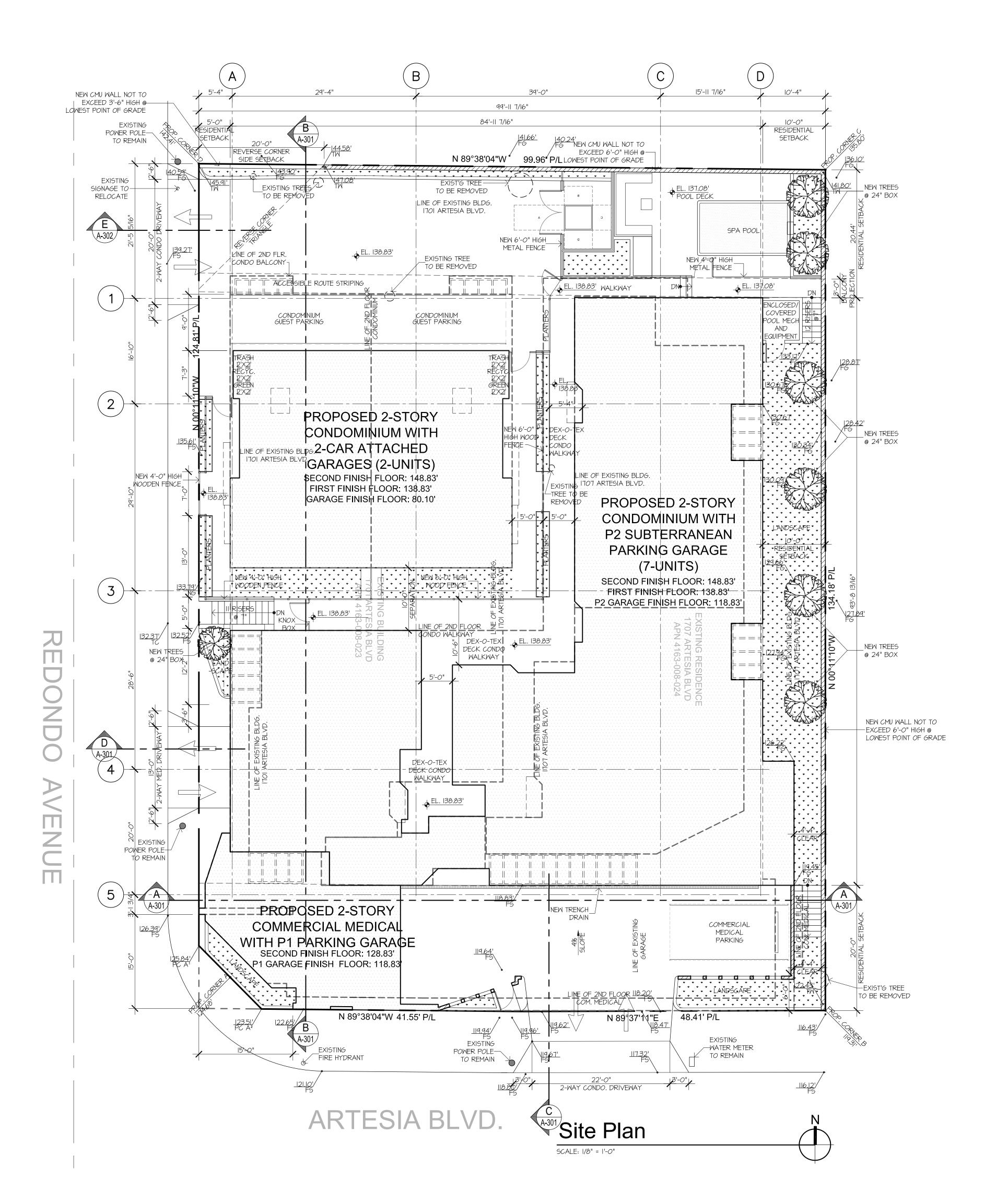
EXISTING BUILDING CONCRETE ∘ 106.76 EXISTING ELEVATION / EXISTING CONTOUR BLOCK WALL — X — EXISTING FENCE BEGINNING OF CURB RETURN CENTERLINE CHAIN-LINK C.L.F. **EASTERLY ELECTRIC METER** FOUND FD **FENCE** FINISH FLOOR FIRE HYDRANT FLOW LINE GARAGE FINISH FLOOR **GAS METER** GM **GUY WIRE** LEAD AND TAG MANHOLE NORTHERLY PROPERTY CORNER / PROP. CORNER PROPERTY LINE / PROP. LINE **POWER POLE** PARAPET SPIKE AND WASHER SOUTHERLY S'LY SPIKE SPK SANITARY SEWER CLEAN OUT SANITARY SEWER MANHOLE STAKE STK STREET LIGHT TOP OF CURB TOP OF WALL / T.O.W. TOP OF DRIVEWAY APRON WESTERLY WATER METER

# LAND USE:

EXISTING: RETAIL / SINGLE FAMILY PROPOSED: MIXED-USE

# **ZONING:**

EXISTING : CL PROPOSED : CL





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obeliskarchitects.com
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3 1 0 . 3 7 3 . 3 5 6 8 tel

# 1701 Artesia Mixed-Use

Manhattan Beach CA, 90266

1701 Artesia Blvd

A 10/26/16 Planning Review #1
B 10/22/17 Planning Review #2

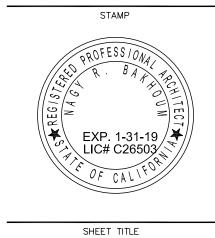
© 02/13/18 Planning Review #3

PROJECT NUMBER

1512 RUD ART MB

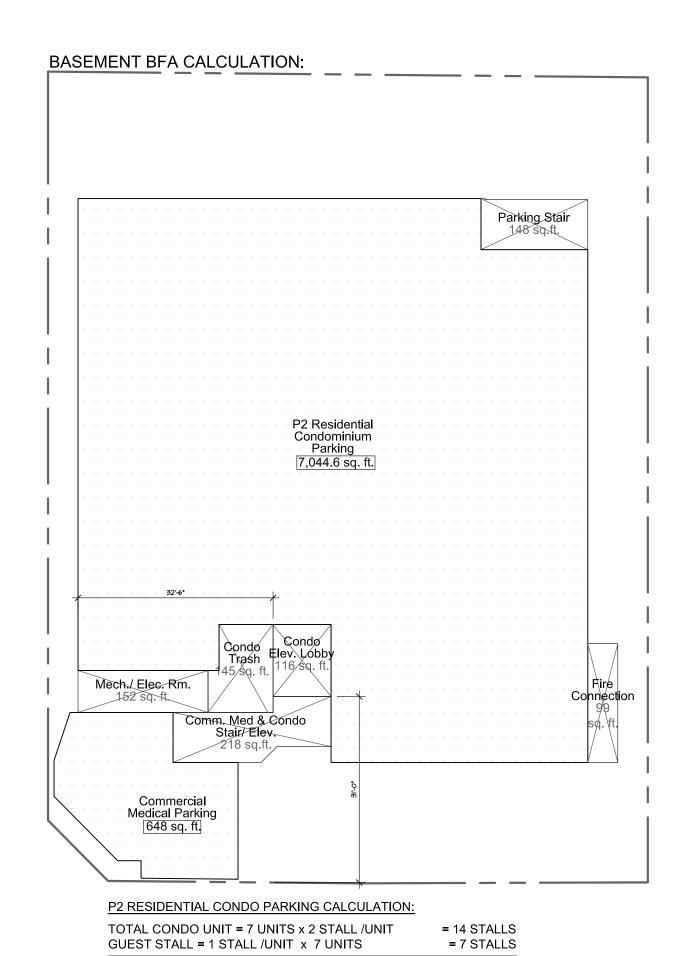
DATE

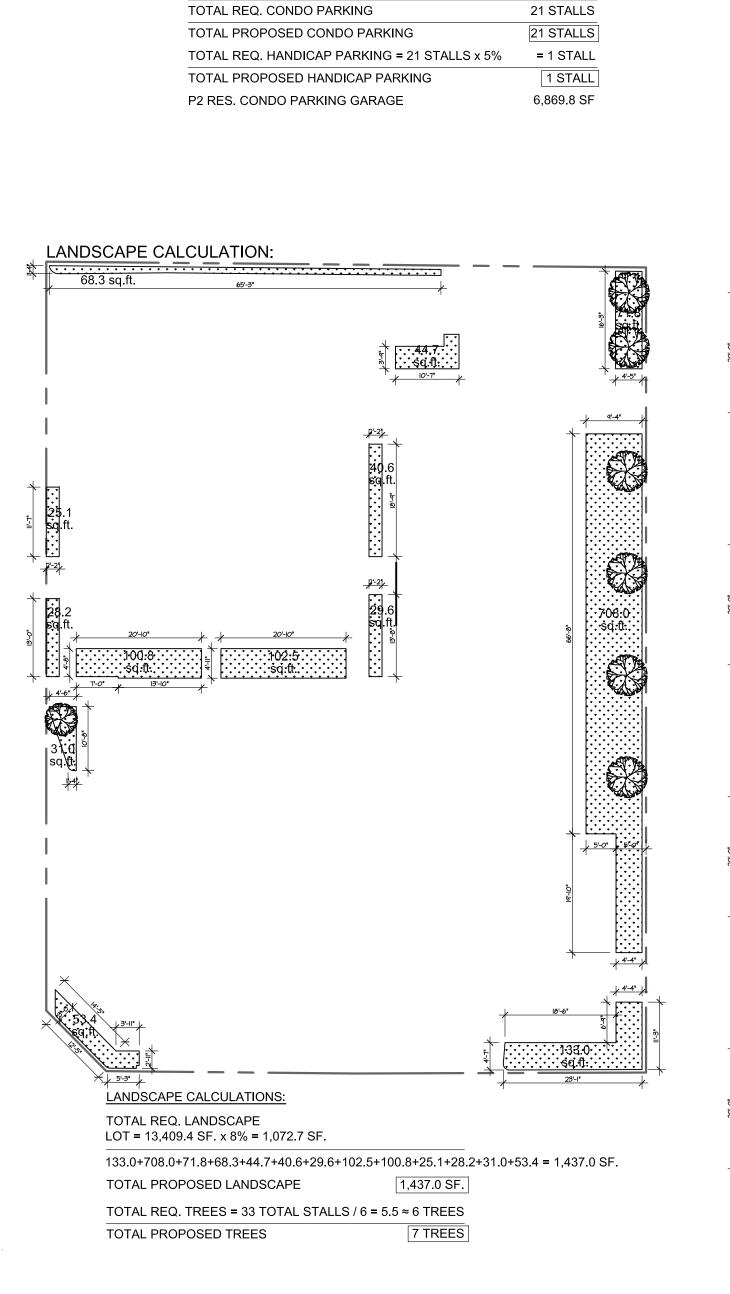
May 15, 2018

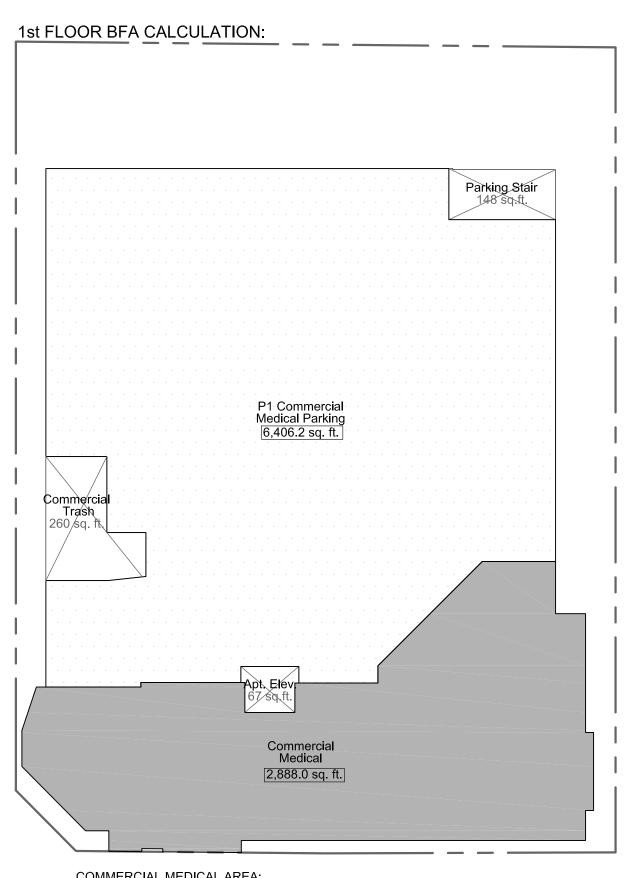


# SITE PLAN

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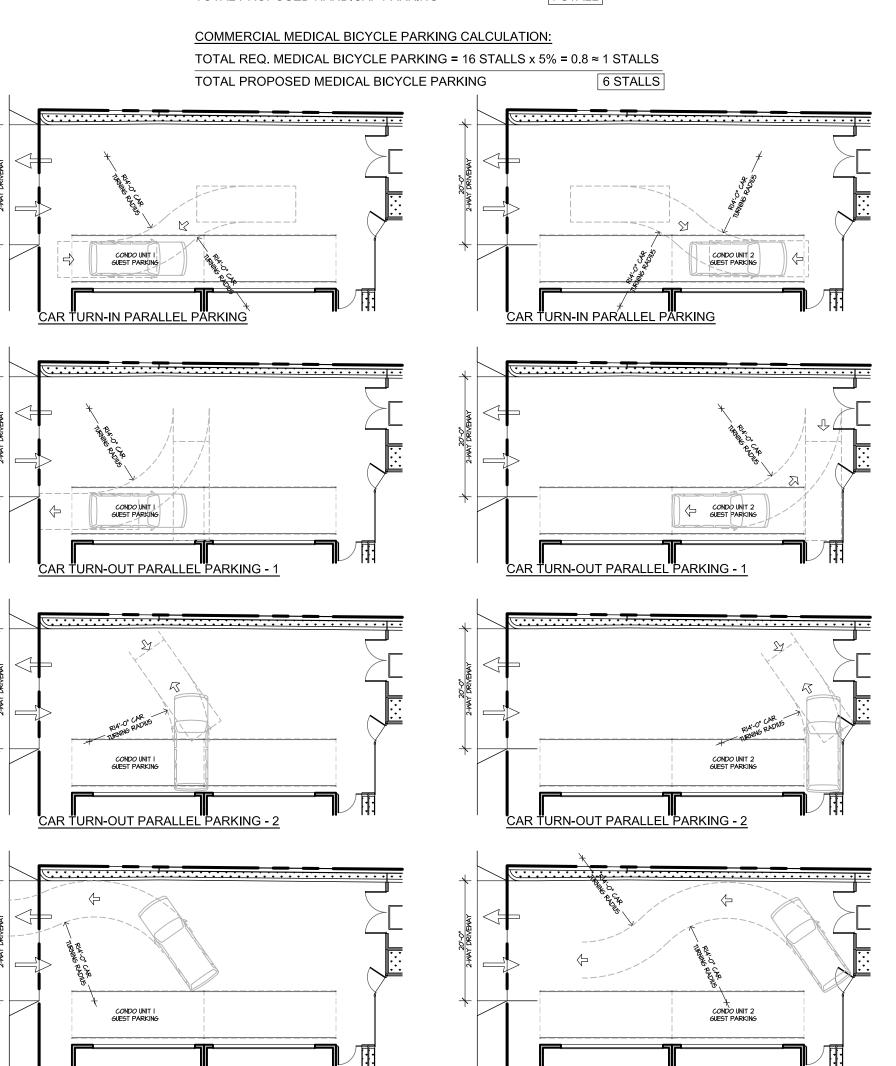


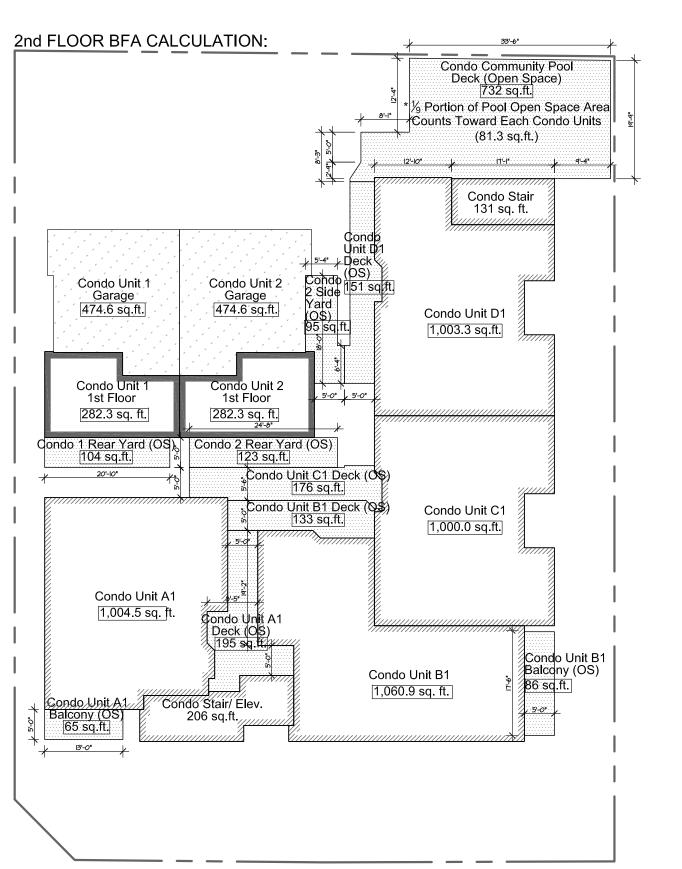


COMMERCIAL MEDICAL AREA: SECOND FLOOR COMM. MEDICAL 2,873.4 SF P1 COMM. MED. PARKING GARAGE 6,683.2 SF P2 COMM. MED. PARKING GARAGE 680.9 SF TOTAL COMM. MED. PARK'G GARAGE 7,364.1 SF

# 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





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

NDO UNIT "A1" HABITABLE AREA [1,004.5 SF]	CONDO UNIT "C1" HABITABLE AREA 1,000.0
N. REQ. OPEN SPACE x15%=150.6 SF or 220 SF COPOSED OPEN SPACE (195+65+81.3) 341.3 SF	MIN. REQ. OPEN SPACE x 15% = 150.0 SF or 220 PROPOSED OPEN SPACE (176+81.3) 257.3
NDO UNIT "B1" HABITABLE AREA [1,060.9 SF]	CONDO UNIT "D1" HABITABLE AREA 1,004.0
N. REQ. OPEN SPACE x15%=159.1 SF or 220 SF	MIN. REQ. OPEN SPACE x 15% = 150.6 SF or 220

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 TOTAL PROPOSED 2-STORY CONDO PARKING 6 STALLS

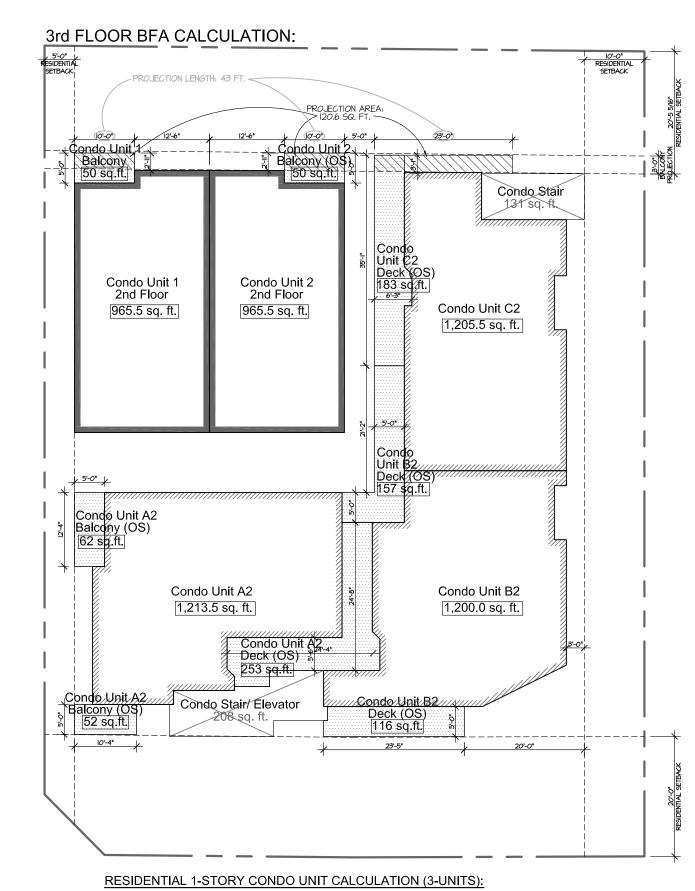
PROPOSED OPEN SPACE (133+86+81.3) 300.3 SF

# OPEN SPACE CALCULATIONS: TOTAL MIN. REQ. O

OPEN SPACE	= 220.0	+220.0	+220.0	+220.0	+220.0	+220.0	+220.0	+220.0	+220.0 =	1,980.0 SF
	1	1	1	<b>↑</b>	<b>↑</b>	<b>↑</b>	<b>↑</b>	<b>↑</b>	<b>↑</b>	
	1	1	1	1	1	1	1	1	1	
	1-Story	2-Story	2-Story							
	Condo A1	Condo B1	Condo C1	Condo D1	Condo A2	Condo B2	Condo C2	Condo 1	Condo 2	
	- 1	- 1	ı	- 1	- 1	ı	- 1	1	ı	
	$\downarrow$									
OPEN SPACE	= 3/1	1+300	3+257	3+232	3+448	3+35/	3+264	3+235	3+3/0 3	= 2 782 7 SF

PROPOSED OPEN SPACE (151+81.3)

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



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# 1701 Artesia Mixed-Use

CONDO UNIT "C2" HABITABLE AREA 1,250.5 SF CONDO UNIT "A2" HABITABLE AREA 1,213.5 SF MIN. REQ. OPEN SPACE x15%=187.5 SF or 220 SF MIN. REQ. OPEN SPACE x15%=182.0 SF or 220 SF PROPOSED OPEN SPACE (253+62+52+81.3) 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)

# 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 SECOND FLOOR HABITABLE AREA 965.5 SF		FIRST FLOOR HABITABLE AREA SECOND FLOOR HABITABLE AREA	282.3 SF 965.5 SF		
TOTAL HABITABLE AREA GARAGE AREA	1,247.8 SF 474.6 SF	TOTAL HABITABLE AREA GARAGE AREA	1,247.8 SF 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) SECOND FLOOR OPEN SPACE	185.2 SF 50.0 SF	FIRST FLOOR OPEN SPACE(123+95+ SECOND FLOOR OPEN SPACE	81) 299.5 SF 50.0 SF		
TOTAL PROPOSED OPEN SPACE	235.2 SF	TOTAL PROPOSED OPEN SPACE	349.5 SF		

1701 Artesia Blvd Manhattan Beach CA, 90266

A 10/26/16 Planning Review #1 965.5 SF 1,247.8 SF 474.6 SF \(\sigma\) B 10/22/17 Planning Review #2 <u>C</u>02/13/18 Planning Review #3

D 03/23/18 Planning Review #4

AREA CALCULATIONS: 1701 ARTESIA BLVD., MANHATTAN BEACH APN: 4163-008-023 ZONING DISTRICT: CL (LOCAL COMMERCIAL) AREA DISTRICT: 1 PROPOSED AREA BREAKDOWN: - 13,409.4 SF

LOT AREA 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: MAX. COM. MED. HT: PROP. CORNER  $A^1 + A^2 = "A"$ 130.55' + 22' = 152.55' <u>125.84' + 123.51'</u> = 124.68' PROPERTY CORNER "A"=124.68' MAX. RES. HT: 130.55' + 30' = 160.55'

PROP. CORNER  $B^1 + B^2 = "B"$ <u>122.19' + 116.43'</u> = 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' = 130.55' AVERAGE

Area Calculation & Diagrams

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

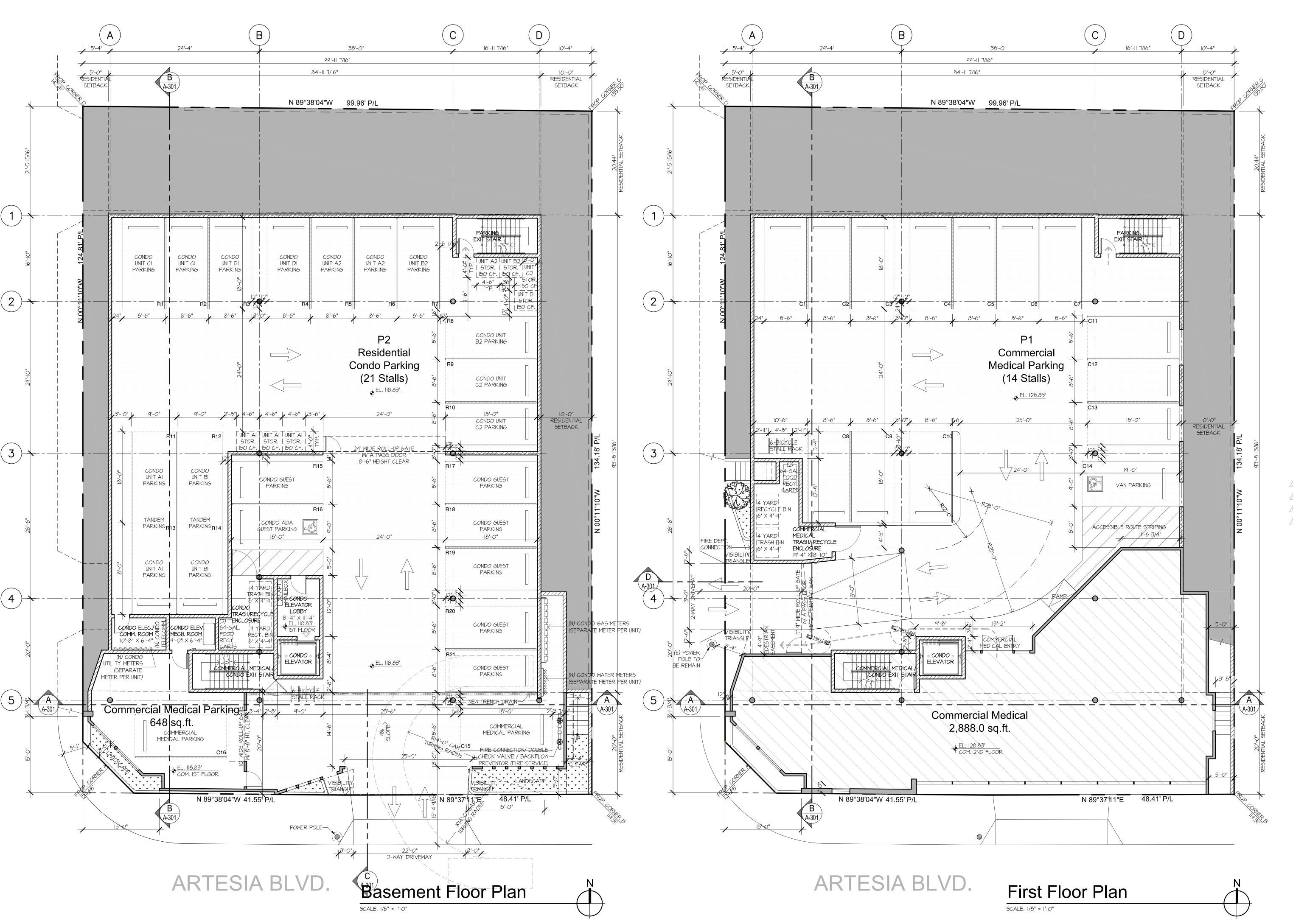


PROJECT NUMBER

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**AREA CALCULATION** & DIAGRAMS

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1701 Artesia Mixed-Use

1701 Artesia Blvd Manhattan Beach CA, 90266

REVISIONS

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B 10/22/17 Planning Review #2

© 02/13/18 Planning Review #3
© 03/23/18 Planning Review #4

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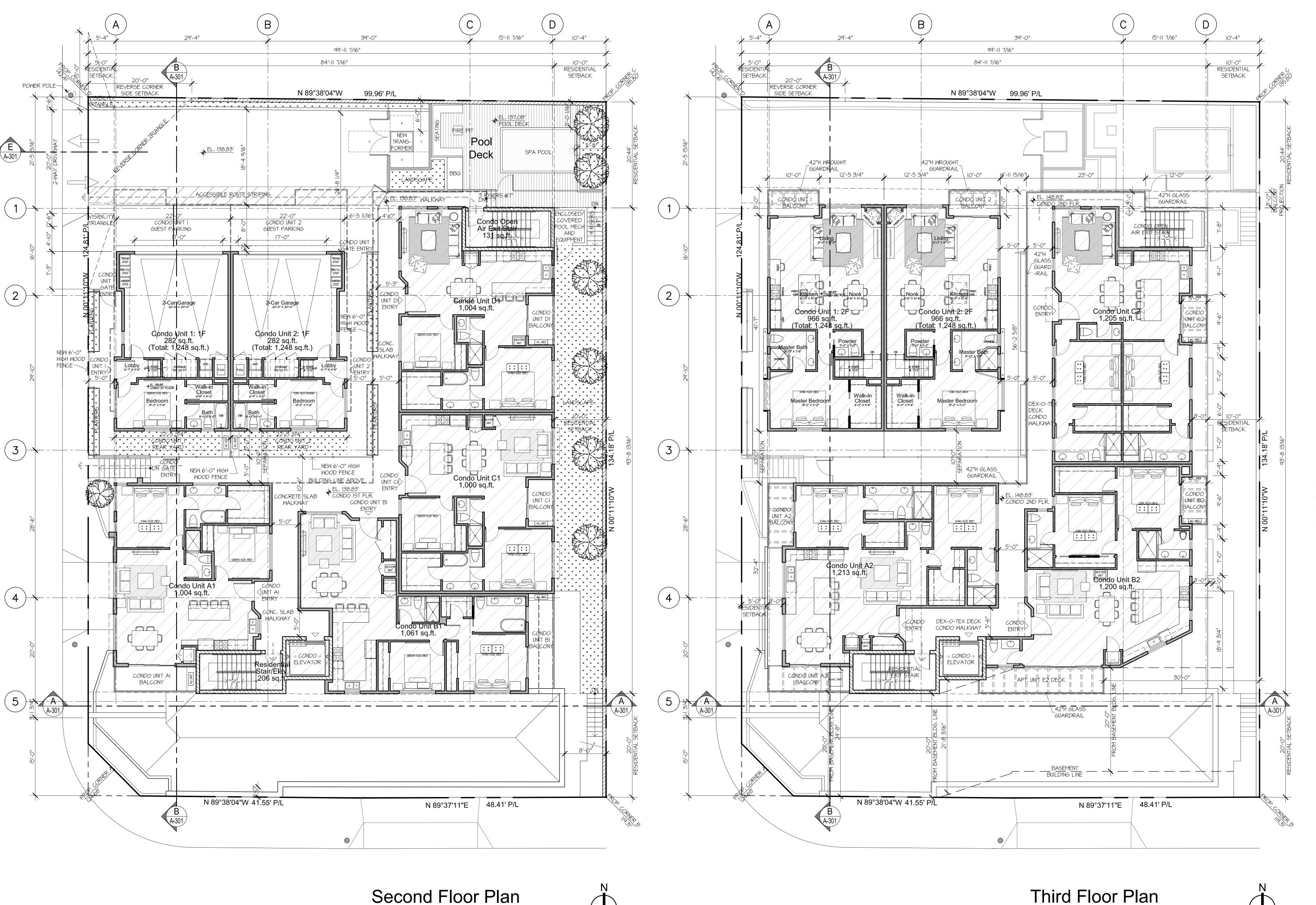
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BASEMENT & FIRST FLOOR PLANS

SHEET TITLE

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



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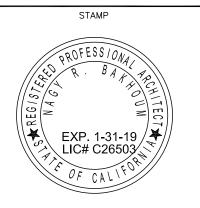
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SECOND & THIRD FLOOR PLANS

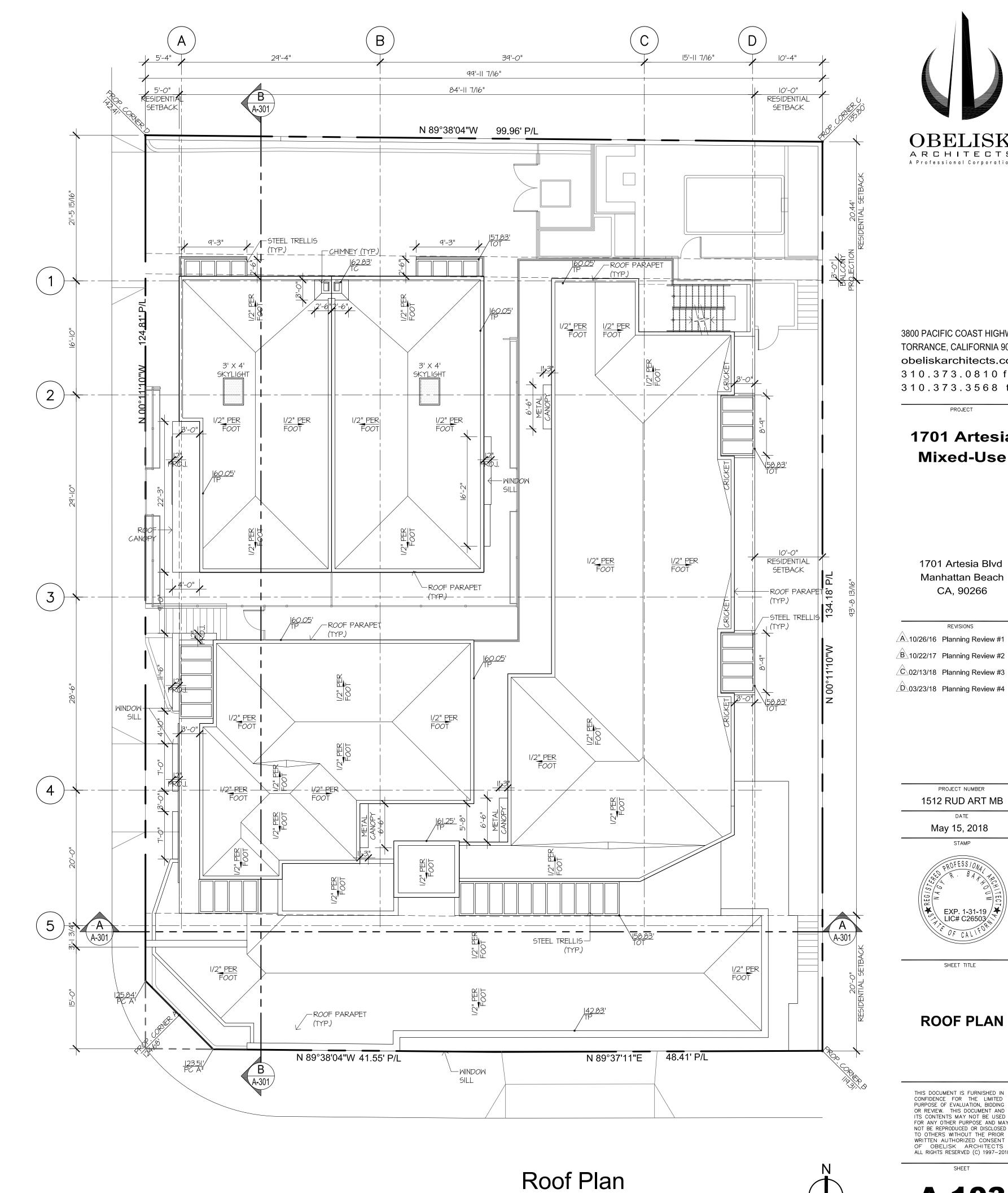
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**A-102** 

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

Page 39 of 46 PC MTG 5-23-18



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



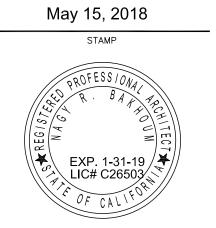
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A 10/26/16 Planning Review #1 B 10/22/17 Planning Review #2 © 02/13/18 Planning Review #3

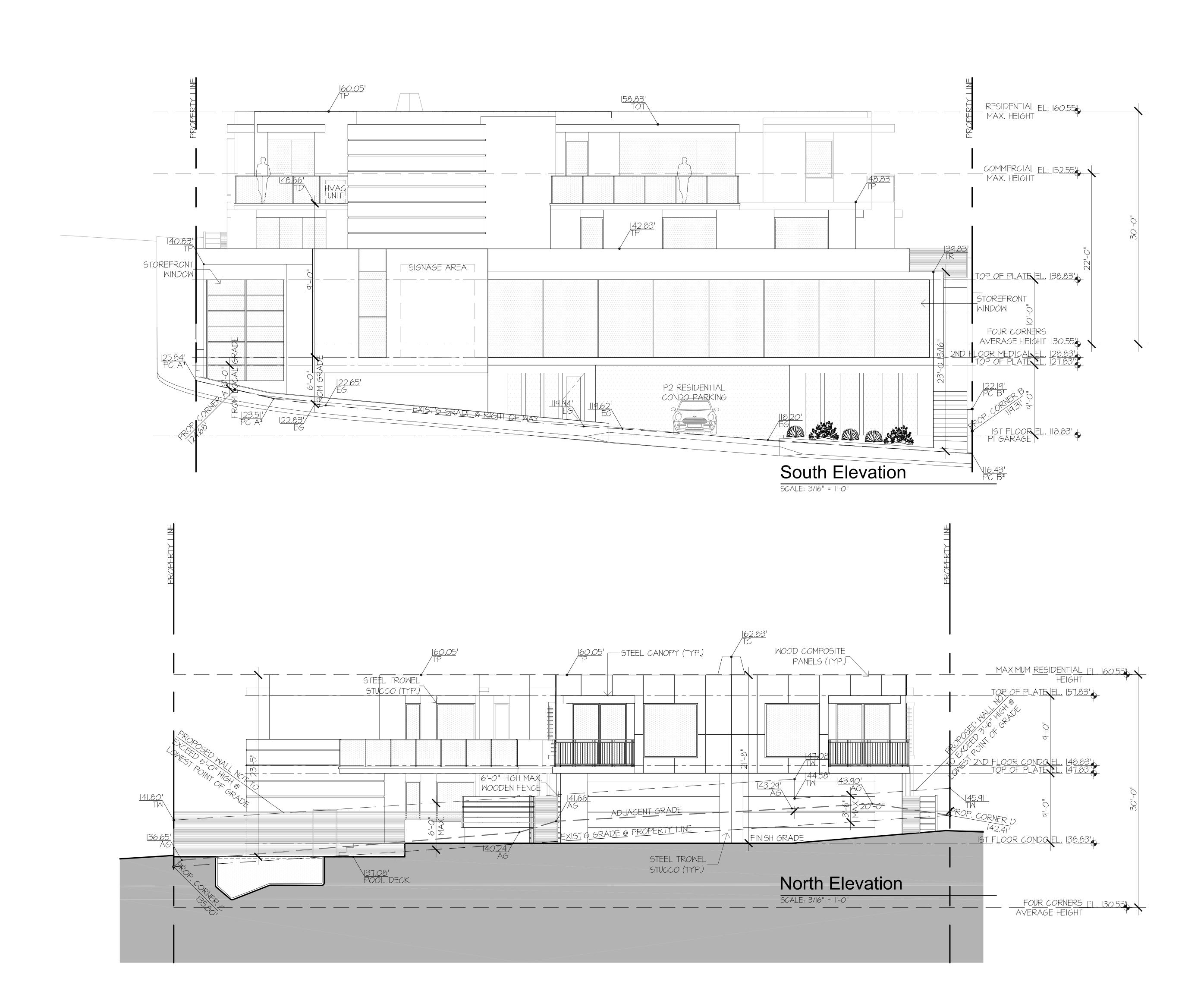
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**ROOF PLAN** 

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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

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May 15, 2018



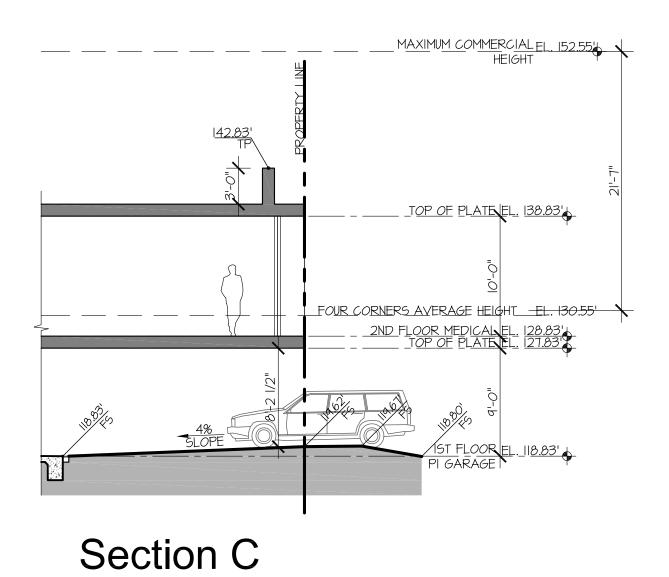
EXTERIOR ELEVATIONS

SHEET TITLE

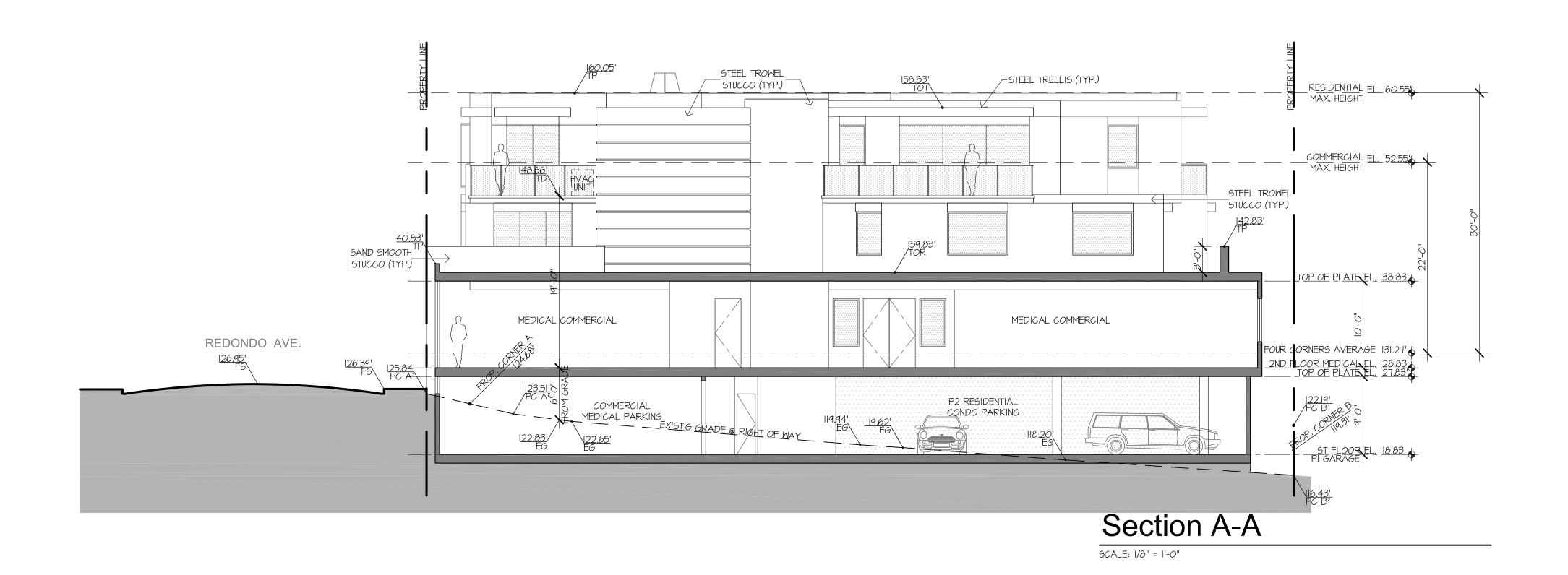
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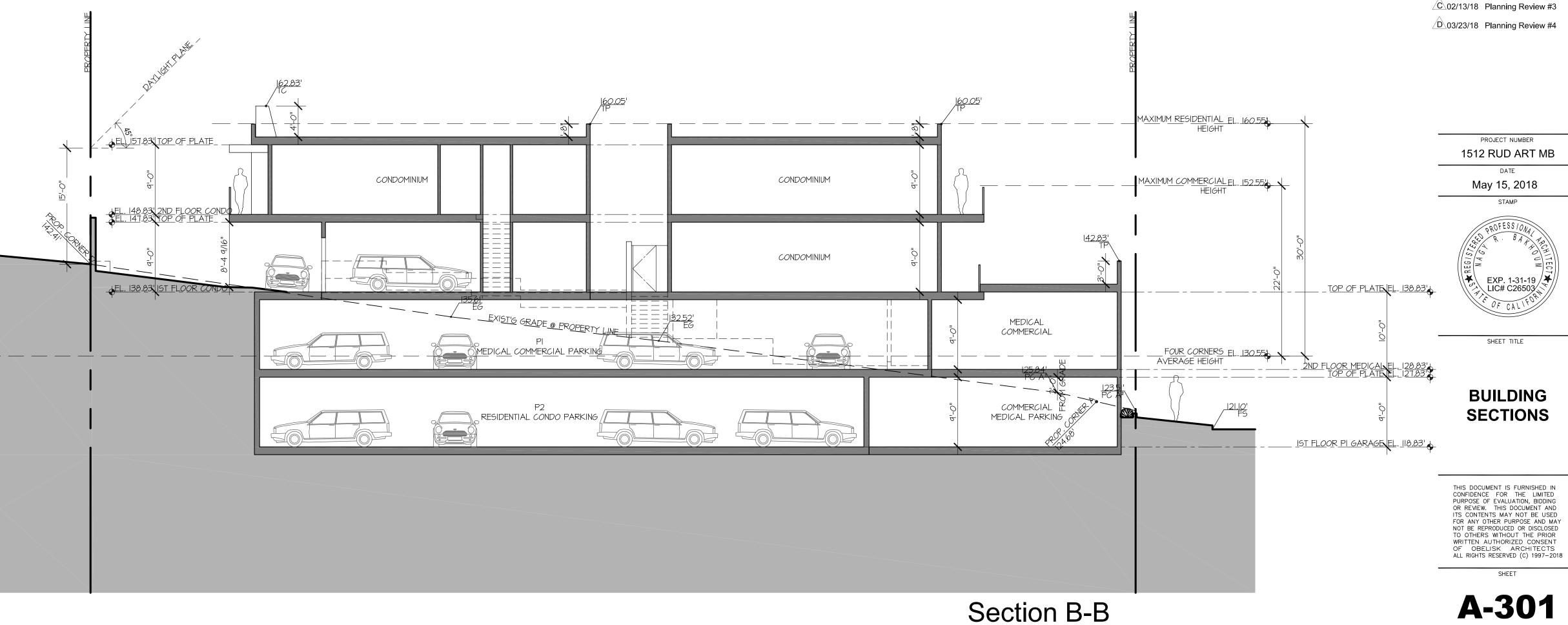
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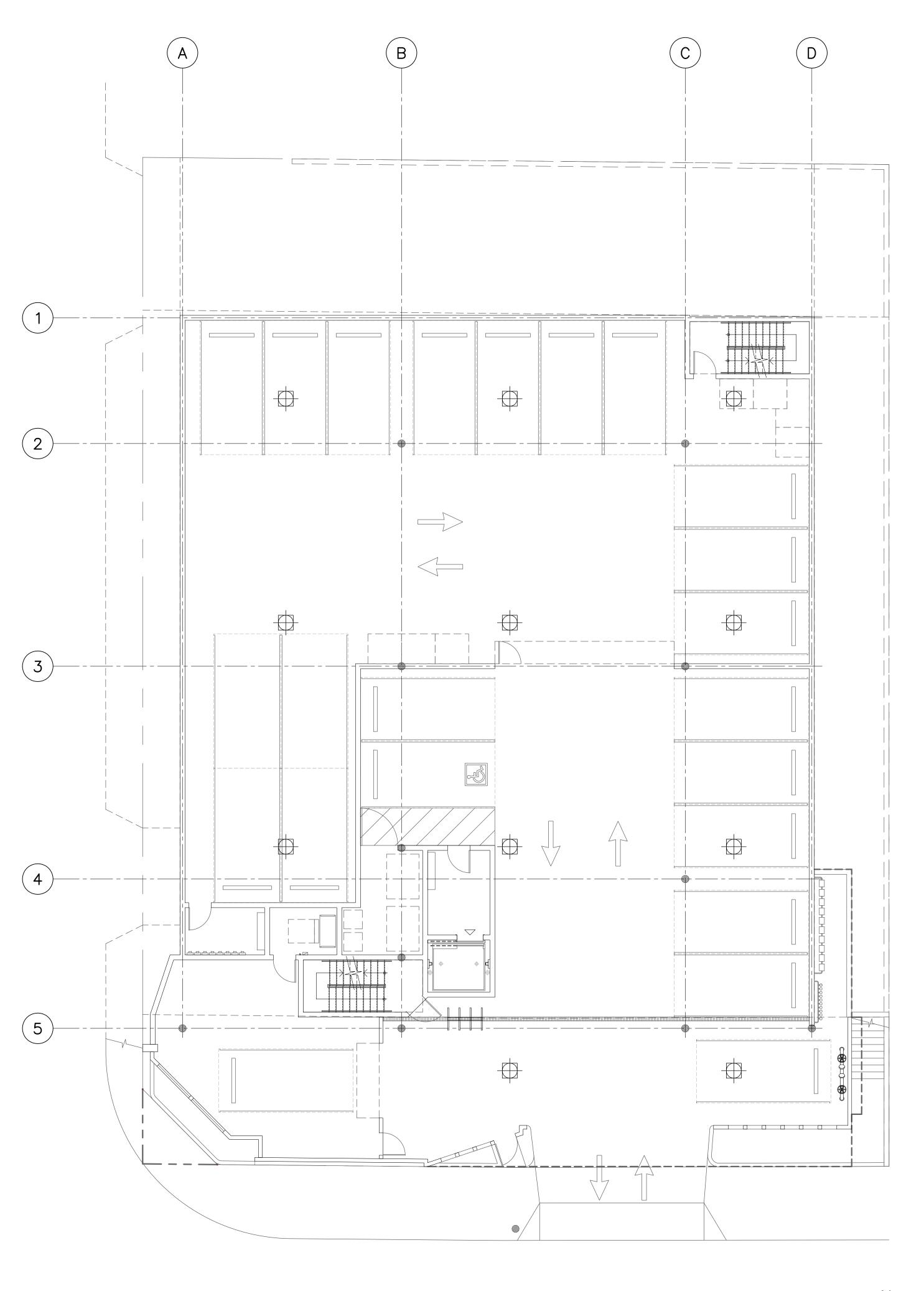
A 10/26/16 Planning Review #1

B 10/22/17 Planning Review #2

D 03/23/18 Planning Review #4 PROJECT NUMBER 1512 RUD ART MB May 15, 2018 SHEET TITLE BUILDING **SECTIONS** 



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





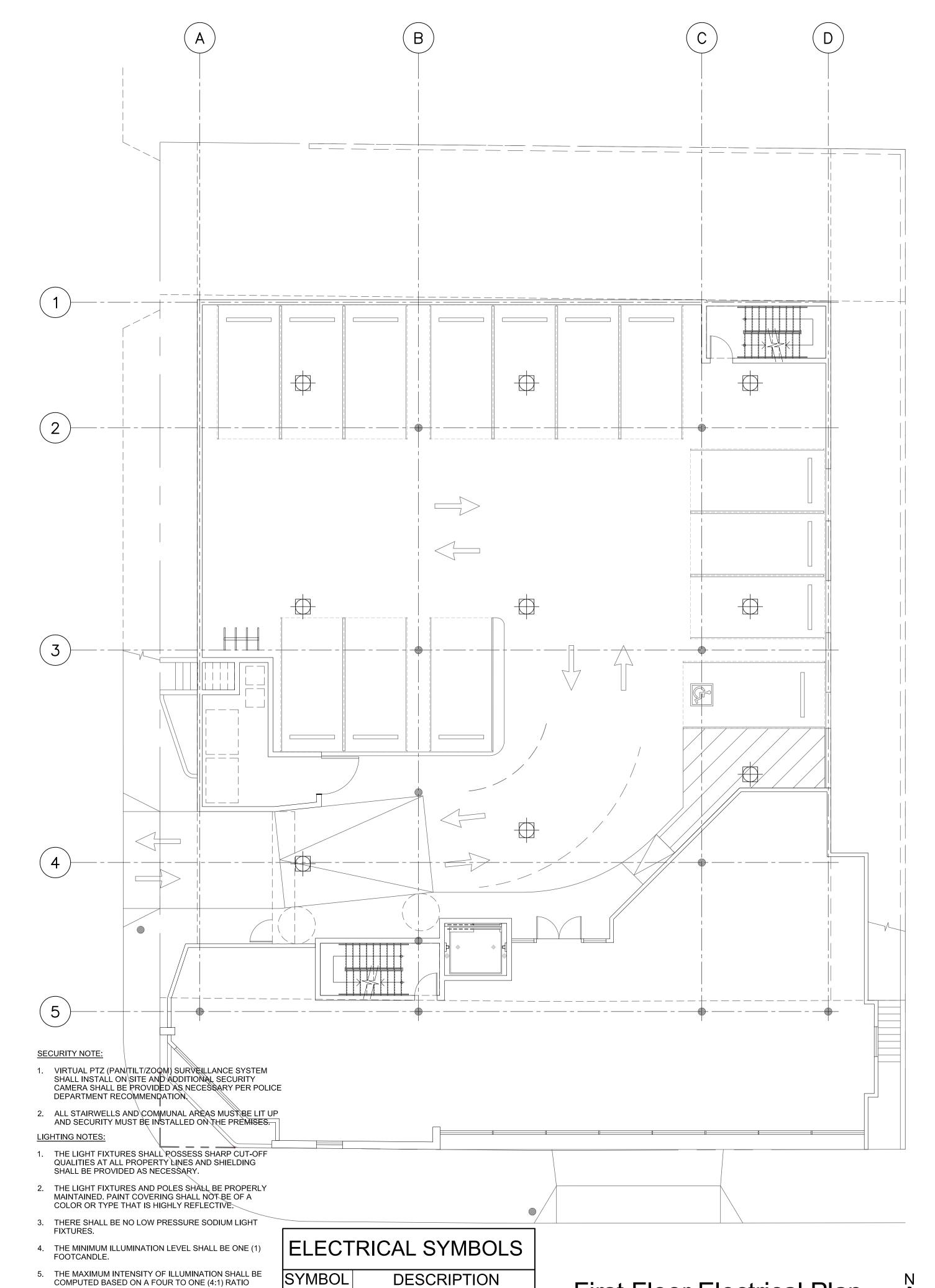
(AVERAGE-TO-MINIMUM) THROUGHOUT THÉ PARKING LOT

6. THE MAXIMUM ILLUMINATION LEVEL WITHIN THE PARKING

LOCATION SHALL BE TEN (10) FOOTCANDLES. THE MAXIMUM ILLUMINATION LEVEL SHALL NOT EXCEED 0.5

FOOTCANDLES IN AN R DISTRICT.

LOT, INCLUDING LOADING AND SERVICE AREAS AT ANY



9.7" CEILING MOUNTED, UL LISTED LED

GARAGE LIGHT FIXTURE, TOCRI AT 5000K



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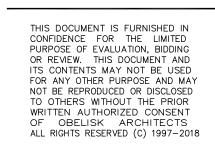
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PROJECT NUMBER



# ELECTRICAL PLANS



E-101

First Floor Electrical Plan

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

	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		
	Ø	SHRUB	ROSA CALIFORNICA	CALIFORNIA WILD ROSE	LOW	1 GAL.	12"/24"	4 FT.	34		
	0	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		
Marin Control	\$\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	GROUND COVER	ROSMARINUS OFFICINALIS	ROSEMARY	LOW	FLATS	6"/12"	1 FT.	5		
	*	GROUND COVER		SYNTHETIC TURF							

# LEGEND:

**NEW BUILDING** LANDSCAPE AREA · • • • • HARDSCAPE AREA

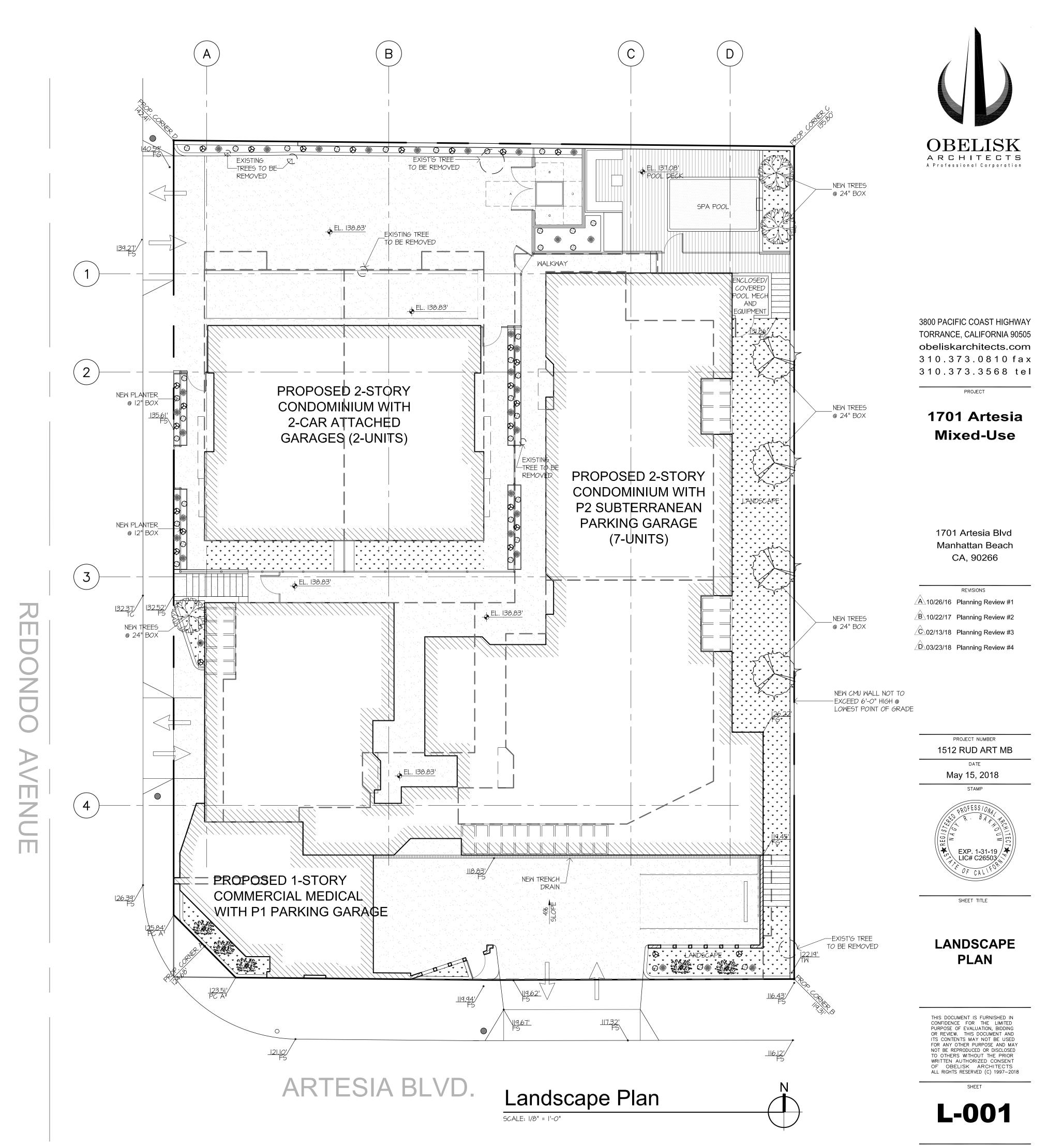
# LANDSCAPE PLAN NOTES:

- 1. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERSTRUCTURE UTILITES, PIPES, AND STRUCTURAL CONDITIONS. LANDSCAPE CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF UTILITIES.
- LANDSCAPE CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED, WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS EXIST THAT MAY NOT HAVE BEEN KNOWS 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.
- 3. 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.
- 4. SEE DETAILS AND SPECIFICATIONS FOR PLANING REQUIREMENTS, MATERIALS, AND EXECUTION. 5. AN AUTOMATIC LANDSCAPE SPRINKLER SYSTEM SHALL BE PROVIDED.
- 6. TREES AND SHRUB LOCATIONS SHOWN ON PLANTING PLAN ARE APPROXIMATE AND SHALL BE ADJUSTED, AS DIRECTLY BY THE
- LANDSCAPE ARCHITECT. SOIL PREPARATION: 1. FOR TURF AND GROUNDCOVER 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: 1. APPLY MULCH TO ALL TREES TO AN AVERAGE OF 2" DEEP, 3" MINIMUM DIAMETER OR TO THE FULL SIZE OF BASINS, WHICHEVER IS GREATER. ALL BASINS SHALL BE AT LEAST AS WIDE AS PLANT BALLS OR MINIMUM WIDTH OF 3"M WHICHEVER IS GREATER. SIFT SOIL OVER MULCH SUFFICIENTLY TO KEEP IT FROM BLOWING IN THE WIND.
- 2. 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:
- 1. THE ARCHITECT SHALL APPROVE ALL PLANTING AREAS PRIOR TO THE INSTALLATION OF ANY MATERIALS.
- 2. STAKE PLANT LOCATIONS AND SECURE ARCHITECT'S APPROVAL BEFORE HOLES ARE DUG.
- 3. 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.
- 4. 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
- 5. PLANT TABLETS SHALL BE ADDED TO PLANT HOLES AS FOLLOWS: 1 TABLET FOR 1 GALLON CONTAINER PLANTS
- 3 TABLET FOR 5 GALLON CONTAINER PLANTS
- 4 TABLETS FOR 15 GALLON CONTAINER PLANTS 6 TABLETS FOR 24" BOX SPECIMEN TREES
- 6. 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.



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