

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

**TO:** Planning Commission

**FROM:** Anne McIntosh, Director of Community Development

**THROUGH:** Eric Haaland, Acting Planning Manager

**BY:** Ted Faturos, Assistant Planner

**DATE:** June 13, 2018

**SUBJECT:** Variance for a Remodel/Addition to a Nonconforming Home at 2801 N Valley Drive (Powell)

**RECOMMENDATION**

Staff recommends that the Planning Commission **CONDUCT THE PUBLIC HEARING, APPROVE** the request, and **ADOPT** the attached Resolution (Attachment A) approving a Variance from required setbacks based on positive findings of fact.

**APPLICANT /OWNER**

Ray and Megan Powell  
2801 N Valley Drive  
Manhattan Beach, CA 90266

**BACKGROUND**

The subject site is located on the Northeast corner of N Valley Drive and N Poinsettia Avenue (see attached Location map- Attachment B). The existing home is a one-story structure, and the applicants propose a small addition to the first-story as well as a more significant second-story addition. The home's existing nonconformities include deficiencies in the front, interior side, and corner side yard setbacks. The existing detached garage is also nonconforming as it is located in the reverse corner setback. The proposed project would maintain these nonconformities, and the resulting structures would conform to all other code requirements. The proposed construction inside required setbacks require the Planning Commission's approval of a Variance.

**LOCATION**

<u>Location</u>	2801 N Valley Drive (See Location Map – Attachment B)
<u>Legal Description</u>	Lot 12, Block 25, Tract No. 1638
<u>Area District</u>	II

LAND USE

General Plan Low Density Residential  
Zoning RS, Residential Single Family

PROJECT DETAILS

	<u>Proposed</u>	<u>Code Requirement</u>
Parcel Size:	2,451.5 sq ft (existing)	4,600 sq ft min
Lot Width:	25 ft (existing)	40 ft min
Buildable Floor Area:	1,610.5 sq ft	1,716 sq ft max
Height:	25.5 ft	26 ft max
Parking:	2 enclosed spaces	2 enclosed spaces
Stories:	2	2 max

Setbacks

Front:	15.25 ft (existing)	20 ft min
Rear (to main structure):	29.33 ft	12 ft min
Interior Side:	2.7 ft (existing)	3 ft
Street Side:	1 ft (existing)	3ft

**DISCUSSION**

The existing site consists of a 986.5 square foot single-story home with a detached two car garage. The existing home has several nonconformities. The existing front yard setback along N Valley Drive is 15.3 feet while the minimum required front yard setback is 20 feet. The existing corner side yard setback along N Poinsettia Avenue is 1 foot while the minimum required corner side yard setback is three feet. The existing interior side yard setback is 2.7 feet while the minimum required interior side yard setback is 3 feet. The existing detached two-car garage is also nonconforming as it is located within the reverse corner setback.

The applicants propose to add 58.5 square feet to the first floor of the existing 986.5 square foot home, as well as a 565.5 square foot second-story addition, bringing the total buildable floor area (BFA) to 1,610.5 square feet. The maximum BFA allowed on the lot is 1,716 square feet. The second-story addition will match the nonconforming 2.7 foot interior side yard setback. The second-story addition will have a conforming 3 foot corner side yard setback. A small 5 square foot non-livable storage space on the first floor will be removed along the corner side yard, bringing that portion of the structure into conformance with the 3 foot corner side yard setback.

The applicants propose to demolish the existing nonconforming detached two-car garage and build a new detached two-car garage within the required reverse corner setback. The reverse corner setback is a special setback that is required when the rear of a corner lot is abutting the front yard of another lot, known as a “key lot”. The reverse corner setback doesn’t apply to most lots, as the rear of most lots abut the rear of another lot. Reverse corner setbacks are intended to preserve light, air, and privacy in the front yards of key lots. The applicants’ property has a reverse corner setback, as the applicants’ property’s rear abuts the front yard of the applicants’

northern neighbor's key lot. Attachment C has a diagram illustrating the reverse corner setback and various types of lots, including key lots.

### Variance Findings

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

These required findings are detailed below:

1. Because of special circumstances or conditions applicable to the subject property—including narrowness and hollowness or shape, exceptional topography, or the extraordinary or exceptional situations or conditions—strict application of the requirements of this title would result in peculiar and exceptional difficulties to, or exceptional and/or undue hardships upon, the owner of the property;
2. The relief may be granted without substantial detriment to the public good; without substantial impairment of affected natural resources; and not be detrimental or injurious to property or improvements in the vicinity of the development site, or to the public health, safety or general welfare; and
3. Granting the application is consistent with the purposes of this title and will not constitute a grant of special privilege inconsistent with limitations on other properties in the vicinity and in the same zoning district and area district.

Staff suggests the following findings in support of the Variance for the project:

1. The spatial relationship of the applicants' lot and the key lot to the north (2808 N. Poinsettia Avenue) demonstrates a unique configuration that makes the reverse corner setback a burden on the applicants. Attachment C illustrates the typical lot configurations that trigger a reverse corner setback as well as the configuration of the applicants' lot in relation to the neighboring lots.

In most reverse corner setback scenarios, the reverse corner setback is critical in providing visual openness and preserving access to air and sunlight in the key lot's front yard. The reverse corner setback location on the applicants' lot, however, does not preserve critical openness and access to light and air for the northern neighbor's residence. In the applicants' case, the reverse corner setback abuts a triangular portion of their northern neighbor's front yard that is not immediately in front of the northern neighbor's buildable envelope as would be the case with a more typical right-angle relationship between properties with a reverse corner setback. Thus, the reverse corner setback on the applicants' property would be preserving light and air in a portion of the northern neighbor's front yard that is far removed from the actual home.

Staff believes that the reverse corner setback in this case constitutes an exceptional condition creating a hardship for the applicants. The reverse corner setback does not serve its intended purpose when applied to the applicants' lot because of the unique relationship between the applicants' lot and their northern neighbor's lot. A variance is necessary to allow the applicants to build the proposed new detached two-car garage in the reverse corner setback.

2. The relief may be granted without substantial detriment to the public good as the home is retaining most of its existing footprint and setbacks. The proposed plans are also compatible with neighboring properties, as the neighboring properties are a mix of one and two-story homes. Many of the lots along North Valley Drive also have nonconforming front setbacks.

Furthermore, the applicants have made significant efforts to provide modulation to the structure's design, using different depths and textures to give the home architectural character that benefits the neighborhood. The proposed home is also compatible in terms of scale and mass with other neighboring properties, and the garage will not be visually objectionable.

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

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

**Land Use Element:**

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

The designer has made a substantial effort to create articulation in the building's façade by creating different depths and using contrasting wall textures and design features including notches and other architectural details.

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

The proposed project is an aesthetically interesting design that also provides a practical floor plan.

**Housing Element:**

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

The proposed project's size is less than the maximum buildable floor area and maximum height, and is a two-story building surrounded by many other two-story buildings.

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

#### Department comments

Other departments had no comments on the project. Standard code requirements and other regulations will be applied during plan check.

#### Neighbor Response

Staff has received no comments in response to the project notice which was published in the paper on May 31, 2018 and mailed to surrounding property owners on May 29, 2018.

#### **ENVIRONMENTAL REVIEW**

The Project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Section 15301 and 15303 based on staff's determination that the project consists of the modification of a small structure consisting of one-single family residence that will not have a significant impact on the environment.

#### **CONCLUSION**

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

#### Attachments:

- A. Draft Resolution No. PC 18-XX
- B. Location Map
- C. Reverse Corner Setback Diagram
- D. Applicants' Material
- E. Proposed Plans

c: Ray and Megan Powell, Applicants

THIS PAGE  
INTENTIONALLY  
LEFT BLANK

## Attachment A

### RESOLUTION NO PC 18-XX

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANHATTAN BEACH APPROVING A VARIANCE TO ALLOW A REMODEL/ADDITION TO A NONCONFORMING HOME AND A NEW DETACHED GARAGE LOCATED WITHIN A REVERSE CORNER SIDE YARD AT 2801 N. VALLEY DRIVE  
(Powell)**

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

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

- A. The Planning Commission of the City of Manhattan Beach conducted a public hearing pursuant to applicable law on June 13, 2018 to consider an application for a Variance for the property legally described as Lot 12, Block 25, Tract No. 1638, located at 2801 N Valley Drive in the City of Manhattan Beach.
- B. The public hearing was advertised pursuant to applicable law, testimony was invited and received.
- C. The applicants and property owners for the Ray and Megan Powell.
- D. The property is located within Area District II and is zoned RS Single-Family Residential. The surrounding Zoning and land uses consist of single-family residences and open space (Veteran's Parkway across Valley Drive).
- E. The General Plan designation for the property and surrounding area is Low Density Residential and Parks/Open Space. The General Plan encourages the preservation, rehabilitation and upgrade of residential development, such as this. The project is specifically consistent with General Plan Policies as follows:

**Land Use Element:**

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

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

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

**Housing Element:**

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

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

- F. The applicants request to remodel the existing nonconforming structure and add square footage on the first and second stories. The applicant also requests to replace the existing detached two-car garage with a new detached two-car garage in the reverse corner setback.
- G. The front yard setback will continue to be 15.25 feet instead of the required minimum 20 foot front yard setback. The interior side yard setback will continue to be a minimum of 2.7 feet instead of the required minimum of 3 feet. The corner side yard setback will continue to be a minimum of 1 foot instead of the required minimum of 3 feet. The new detached two-car garage will be in the reverse corner setback.
- H. The proposed construction complies with other applicable standards including maximum building height, maximum buildable floor area, additional front setback on the second story, and parking requirements.
- I. The project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Section 15301 and 15303 based on staff's determination that the project consists of the modification of a small structure consisting of one single family residence that will not have a significant impact on the environment.

## Attachment A

- J. 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.
- K. The Planning Commission made the following findings with respect to the Variance application:

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

The spatial relationship of the applicants' lot and the key lot to the north (2808 N. Poinsettia Avenue) demonstrates a unique configuration that makes the reverse corner setback a burden on the applicants. In most reverse corner setback scenarios, the reverse corner setback is critical in providing visual openness and preserving access to air and sunlight in the key lot's front yard. The reverse corner setback location on the applicants' lot, however, does not preserve critical openness and access to light and air for the northern neighbor's residence. In the applicants' case, the reverse corner setback abuts a triangular portion of their northern neighbor's front yard that is not immediately in front of the northern neighbor's buildable envelope as would be the case with a more typical right-angle relationship between properties with a reverse corner setback. The reverse corner setback on the applicants' property would be preserving light and air in a portion of the northern neighbor's front yard that is far removed from the actual home. The reverse corner setback in this case constitutes an exceptional condition creating a hardship for the applicants. The reverse corner setback does not serve its intended purpose when applied to the applicants' lot because of the unique relationship between the applicants' lot and their northern neighbor's lot. A variance is necessary to allow the applicants to build the proposed new detached two-car garage in the reverse corner setback.

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

The relief may be granted without substantial detriment to the public good as the home is retaining most of its existing footprint and setbacks. The proposed plans are also compatible with neighboring properties, as the neighboring properties are a mix of one and two-story homes. Many of the lots along North Valley Drive also have nonconforming front setbacks.

Furthermore, the applicants have made significant efforts to provide modulation to the structure's design, using different depths and textures to give the home architectural character that benefits the neighborhood. The proposed home is also compatible in terms of scale and mass with other neighboring properties, and the garage will not be visually objectionable.

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

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

- L. This Resolution upon its effectiveness constitutes the Variance for the subject project.

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

1. The project shall be in substantial conformance with the plans submitted to, and approved by the Planning Commission on June 13, 2018. Any substantial deviation from the approved plans or project description must be reviewed and approved by the Planning Commission.
2. Replacement of structural members that have dry rot and/or termite damage during the construction process shall be subject to review. The Community Development Department shall verify that the structural members are damaged and shall allow the owner to replace the structural members without needing to obtain a Variance Amendment if the Community Development Director determines that all the Variance findings can still be met.



## Attachment A

3. If determined to be necessary by the City Traffic Engineer, 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 Department prior to issuance of building permits. The plan shall provide for the management of all construction related traffic and operation during all phases of construction, including delivery and storage of materials and parking of construction related vehicles.
  4. No discharge of construction wastewater, building materials, debris, or sediment from the site is permitted. Erosion control devices shall be provided as required by the Public Works Director.
  5. A site landscaping plan utilizing drought tolerant plants shall be submitted for review and approval concurrent with the building permit application. All plants shall be identified on the plan by the Latin and common names. The current edition of the Sunset Western Garden Book contains a list and description of drought tolerant plants suitable for this area.
  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. 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.
- Procedural***
8. This Resolution shall become effective when all time limits for appeals have been exhausted as provided in MBMC Section 10.100.010.
  9. The Variance shall be approved for a period of two years after the date of approval, with the option for future extensions, in accordance with the MBMC Section 10.84.090 (A).
  10. 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.
  11. The applicants must submit in writing to the City of Manhattan Beach acceptance of all conditions within 30 days of approval of the Variance.
  12. *Indemnity, Duty to Defend and Obligation to Pay Judgments and Defense Costs, Including Attorneys' Fees, Incurred by the City.* The applicants shall defend, indemnify, and hold harmless the City, its elected officials, officers, employees, volunteers, agents, and those City agents serving as independent contractors in the role of City officials (collectively "Indemnitees") from and against any claims, damages, actions, causes of actions, lawsuits, suits, proceedings, losses, judgments, costs, and expenses (including, without limitation, attorneys' fees or court costs) in any manner arising out of or incident to this approval, related entitlements, or the City's environmental review thereof. The applicants shall pay and satisfy any judgment, award or decree that may be rendered against City or the other Indemnitees in any such suit, action, or other legal proceeding. The City shall promptly notify the applicants of any claim, action, or proceeding and the City shall reasonably cooperate in the defense. If the City fails to promptly notify the applicants of any claim, action, or proceeding, or if the City fails to reasonably cooperate in the defense, the applicants shall not thereafter be responsible to defend, indemnify, or hold harmless the City or the Indemnitees. The City shall have the right to select counsel of its choice. The applicants shall reimburse the City, and the other Indemnitees, for any and all legal expenses and costs incurred by each of them in connection therewith or in enforcing the indemnity herein provided. Nothing in this Section shall be construed to require the applicants to indemnify Indemnitees for any Claim arising from the sole negligence or willful misconduct of the Indemnitees. In the event such a legal action is filed challenging the City's determinations herein or the issuance of the approval, the City shall estimate its expenses for the litigation. The applicants shall deposit said amount with the City or enter into an agreement with the City to pay such expenses as they become due.

I hereby certify that the foregoing is a full, true, and correct copy of the Resolution as adopted by the Planning Commission at its regular meeting of **June 13, 2018** and that said Resolution was adopted by the following vote:

**AYES:**

## Attachment A

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

---

**Anne McIntosh,**  
Secretary to the Planning Commission

---

**Rosemary Lackow,**  
Recording Secretary

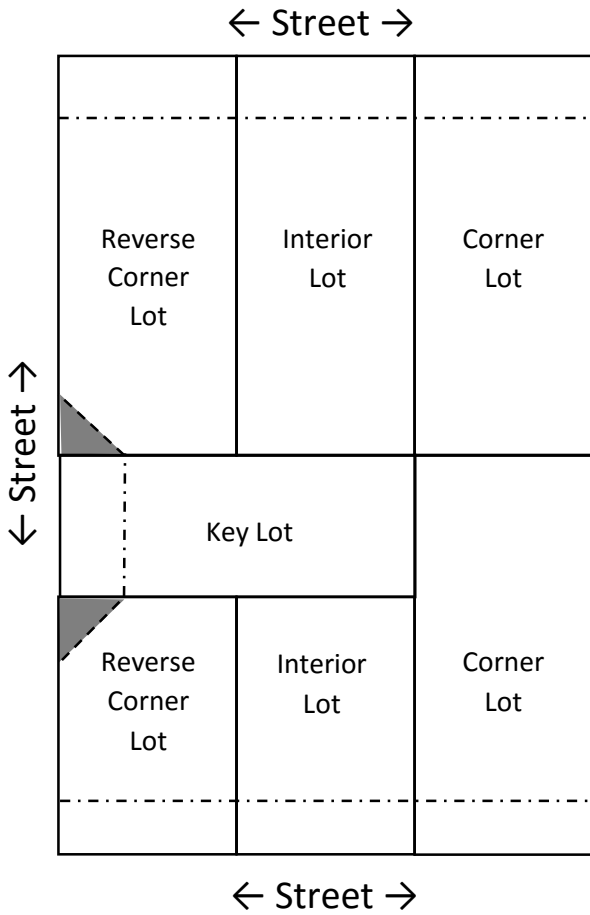
# Attachment B Location Map



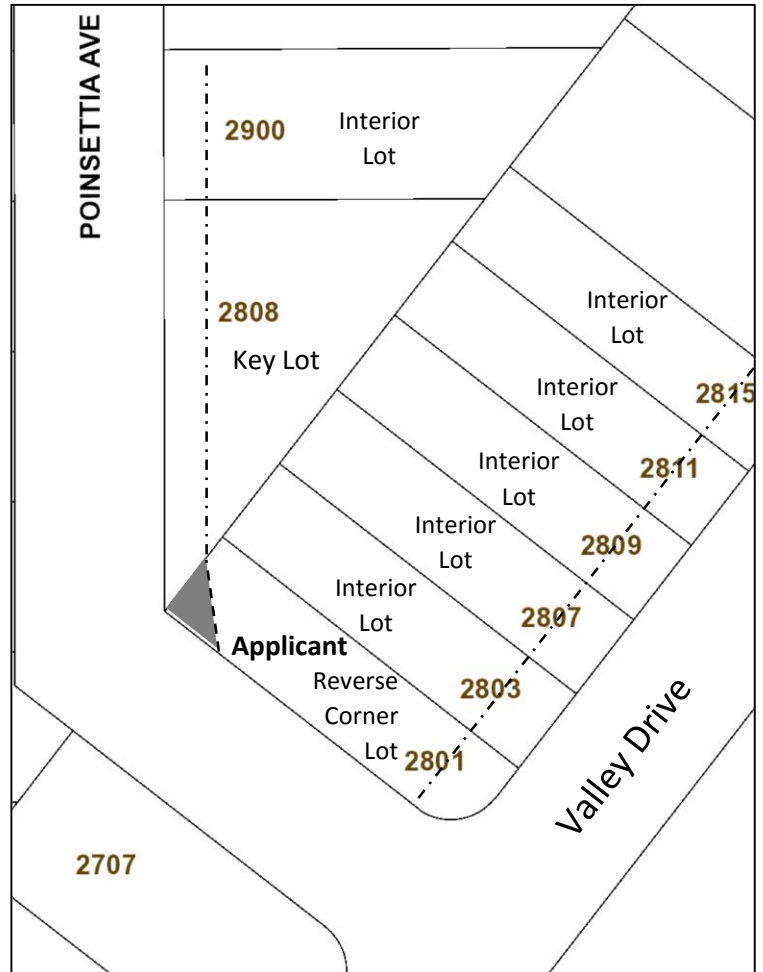
THIS PAGE  
INTENTIONALLY  
LEFT BLANK

# Reverse Corner Setback Diagram

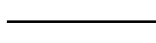
### Typical Reverse Corner Setback Scenario



### 2801 N Valley Drive Reverse Corner Setback



 = Reverse Corner Setback

 = Property Line

 = Front Setback Line

 = Reverse Corner Setback Line

THIS PAGE  
INTENTIONALLY  
LEFT BLANK

## Attachment D

Robert E. Souva Design Build  
927 9th Street  
Manhattan Beach, CA 90266  
310-210-0979

August 10, 2017

City of Manhattan Beach  
Planning Department

Subject — 2801 Valley Drive

To Whom It May Concern:

The purpose of this letter is to show that the approval of the requested variance to continue to allow intrusion into a reverse corner setback should be granted. The requested variance will make the resulting project a distinct improvement to the surrounding community by increasing the front setback, providing better and safer backup into the street, and providing two legal conforming parking spaces.

It is important to reiterate that the existing garage lies within an approved variance from the zoning ordinance because it was built in the (1960's). It is a grandfathered existing condition. This requested variance is solely to adjust the location for the garage within the reverse corner setback by rebuilding the detached garage with conforming setbacks. This solution both improves the safety and functionality for the owner, and provides a conforming two car garage that will help to mitigate the parking problem in this part of the neighborhood.

The existing home is located on a very small site; only 25' wide x 100' deep. The site is so narrow that a conforming garage is not possible if the 3' side setbacks are both adhered to. The overall depth of the lot, 25' minus 6' in setbacks is 19' less the thickness of the walls, leaving only 18' of depth for a garage; which is not a conforming Garage space. The code does allow for the proposed detached structure on the rear and side property lines, which in this case allows us to create not only a garage large enough to conform to the parking regulation, but also allows for storage within.

The owners are very interested in having a usable garage. The proposed detached accessory structure at the rear of the property is the best way to achieve this goal. Leaving this as a detached structure and adjusting its location within reverse corner setback closer to the side and rear property line allows for the garage to be over-sized. It will be a usable garage with opportunity for storage.

This site is unique due to the location on a very tight corner of two very busy streets: Valley Drive and Poinsettia Ave. Since it is on the corner at Valley drive, the radius of the site only leaves 10' for a garage approach off Valley. Furthermore, it would be dangerous and not allowable to have garage access onto Valley Drive because of the traffic on this primary road. Therefore, the furthest point from this dangerous and busy corner, the far North end of the property, is the best location for the garage.

This site is also unique in that it backs up to the lot on Poinsettia where the lots change direction. The rear yard backs up to the neighboring front yard. Fortunately, the adjacent property is not impacted by the garage adjacent to their front yard because of the radius on Poinsettia creating a long narrow corner adjacent to the property. The home next door is set far back on a uniquely shaped lot and is therefore not affected by the proposed garage location.

The reverse corner setback is intended to transition properties from what is a side yard to the front yard of the adjacent street. The problem is relieved because of the natural curve in the street at the junction between our property and the adjacent neighbor.

We have the support of the neighbor where the reverse corner occurs.

In addition to the reverse corner setback, there are existing non-conforming setbacks on three sides of the existing structure that will remain. Because the proposed addition is slightly over the 50% valuation rule, a minor exception is required to maintain the existing structure on the first floor lying within the required building setback. These substandard setbacks should remain in place for several reasons and each are described below. The ability to maintain the existing structure is paramount to the success of the home on this property. It would be an extreme financial hardship for the owner to be required to move the exterior walls of this home. The home is very small as it exists and moving



the exterior walls would require major structural work and a rebuild of the home.

Existing sub-standard setback 1: The existing building on the East side of the property is barely less than the required 3'-0". The survey shows this is setback at 2.7' but actually that is to the finish surface not the actual face of wall and foundation. The actual foundation is 1.25" back from there which means the actual setback is 2.83' from the property line. The existing building is about 2' into setback and does not provide hardship to neighbor.

Existing sub-standard setback 2: The setback along Valley drive on the south property line is 15'(need exact) instead of the required 20'. This setback should be allowed to remain because it is far from any improvement proposed in this project and will not be affected in this work. This structure will remain one story and small in terms of massing and does not impede any views, privacy, or other part of the community negatively.

Existing sub-standard setback 3: The setback along the west side of the home along Poinsettia is 1.1' where it I required to be 3'-0". This project will not impact this wall in any way. It should remain as an existing nonconforming setback because it does not affect neighbors negatively due to the buffer of the street. It would be an extreme hardship to move this wall as the kitchen remodel to the home two years ago would be completely lost and extreme financial hardship would occur to need to re-do this expensive workmanship.

In conclusion, this request for variance of the required reverse corner setback and minor exception to keep existing non-conforming setbacks should be granted because this project keeps with the intention of all zoning ordinances to build homes that are sensitive to small scale massing and homes designed with character and intimate scale. To reiterate, this is not a request for a new variance or special exception, but rather a request to modify and improve upon an existing variance condition and existing grandfathered setbacks.

The homeowners are a young family, who has worked hard to make their way into the Manhattan Beach community. They have a one year old and are expecting their second. This addition will allow them to raise their

young family in this home. Without your approval they would need move out of the community to attain a larger home. Your approval of this project will also improve the neighborhood by improving parking and increasing setbacks at the garage making the access safer and creating street parking.

FOUND WELL  
MON  
PER PUPFB  
0716-1441

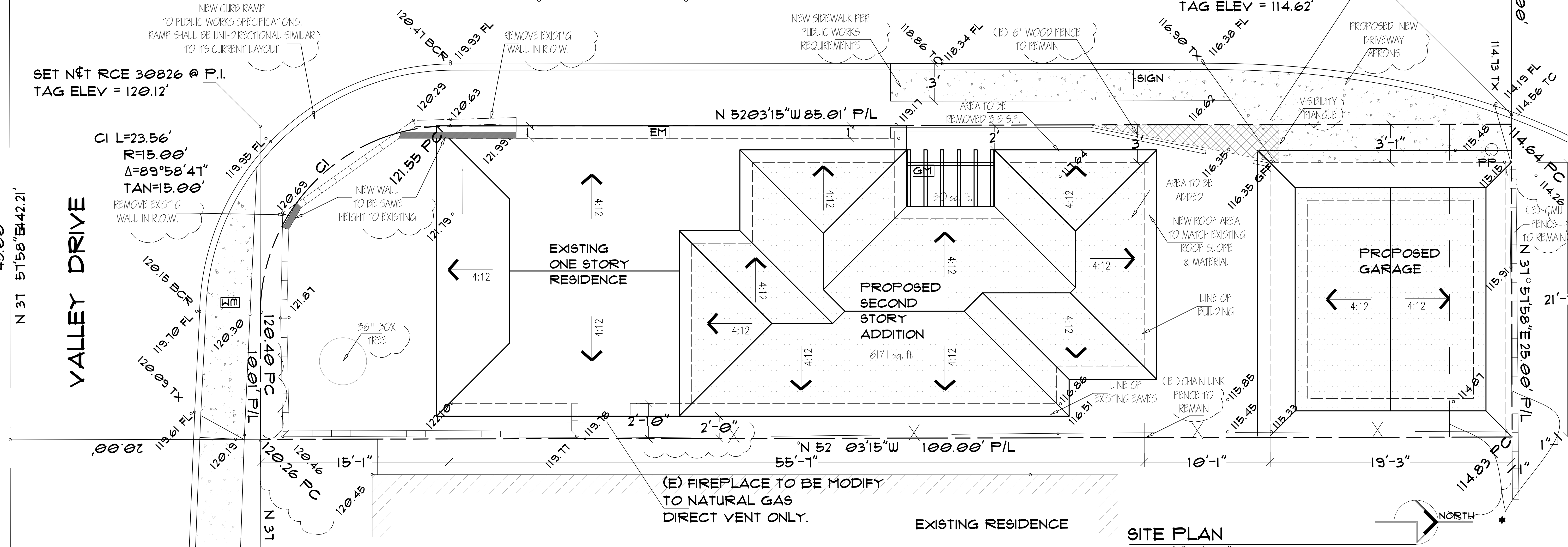
NOTES:  
- SEPARATE PERMITS AND PLANS ARE REQUIRED FOR SPAS, POOLS, SOLAR SYSTEMS, DEMOLITION AND SEWER CAP OF EXISTING BUILDINGS. IF SUCH IMPROVEMENTS OR DEMOLITION IS REQUIRED AS A CONDITION OF APPROVAL FOR DISCRETIONARY ACTIONS OR DEMOLITION IS REQUIRED AS A CONDITION OF APPROVAL FOR DISCRETIONARY ACTIONS OR TO COMMENCE BUILDING, THEN SUCH PERMITS MUST BE OBTAINED BEFORE OR AT THE TIME THIS PROPOSED BUILDING PERMIT IS ISSUED.  
- FENCE WALL HANDRAIL AND HEDGE HEIGHTS, AS MEASURED FROM THE LOWEST FINISHED GRADE ADJACENT TO EACH SECTION OF THESE STRUCTURES, MAY BE A MAXIMUM OF 42" IN THE FRONT YARD SETBACK, AND 6" AT ALL OTHER LOCATIONS ON SITE (3' IN DRIVEWAY VISIBILITY TRIANGLE AND IN THE TRAFFIC VISION CLEARANCE TRIANGLE).  
- NO PROPOSED MECHANICAL EQUIPMENT TO BE LOCATED ON SITE.

Max Height Main Structure		Max Height Garage	
NE	114.83	NE	114.83
SE	120.26	SE	115.33
SW	120.98	SW	116.35
NW	114.64	NW	115.15
470.71 4 = 117.68 + 26 Max Height 143.68		461.66 4 = 115.42 + 15 Max Height 130.42	

# POINSETTIA AVENUE

NOTE:  
VISIBILITY OF A DRIVEWAY CROSSING A STREET PROPERTY LINE SHALL NOT BE BLOCKED BETWEEN A HEIGHT OF 3 FEET AND 9 FEET FOR A DEPTH OF 5 FEET FROM THE STREET PROPERTY LINE AS VIEWED FROM THE EDGE OF THE RIGHT-OF-WAY ON EITHER SIDE OF THE DRIVEWAY AT A DISTANCE OF 15 FEET OR AT THE NEAREST PROPERTY LINE INTERSECTION THE STREET PROPERTY LINE, WHICHEVER IS LESS (MMBC 10.64.150)

SET L&T RCE 30826  
0.15' SW'LY OF CORNER  
ON PROP. LINE PROD.  
TAG ELEV = 114.62'



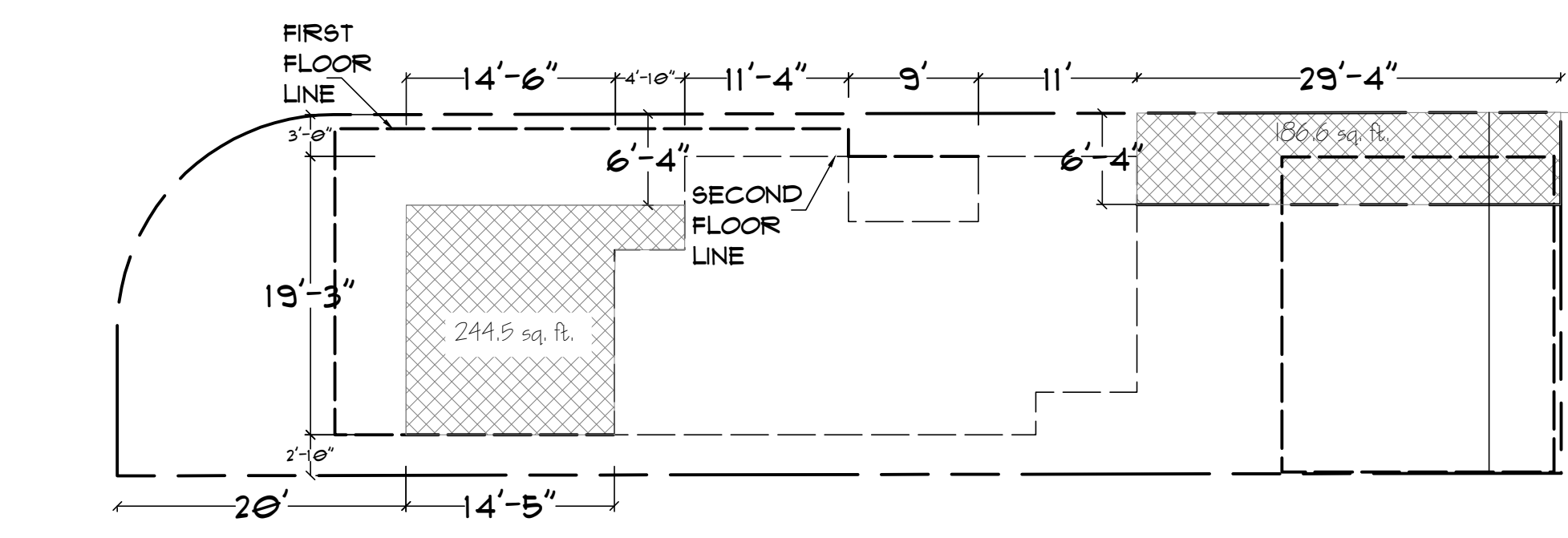
**SITE PLAN**  
SCALE 1/4" = 1' - 0"

**PROJECT DATA**

PROPOSED	a. testing method
EXISTING	b. inspector to field verify
REMOVE	c. special inspection for epoxy applications.

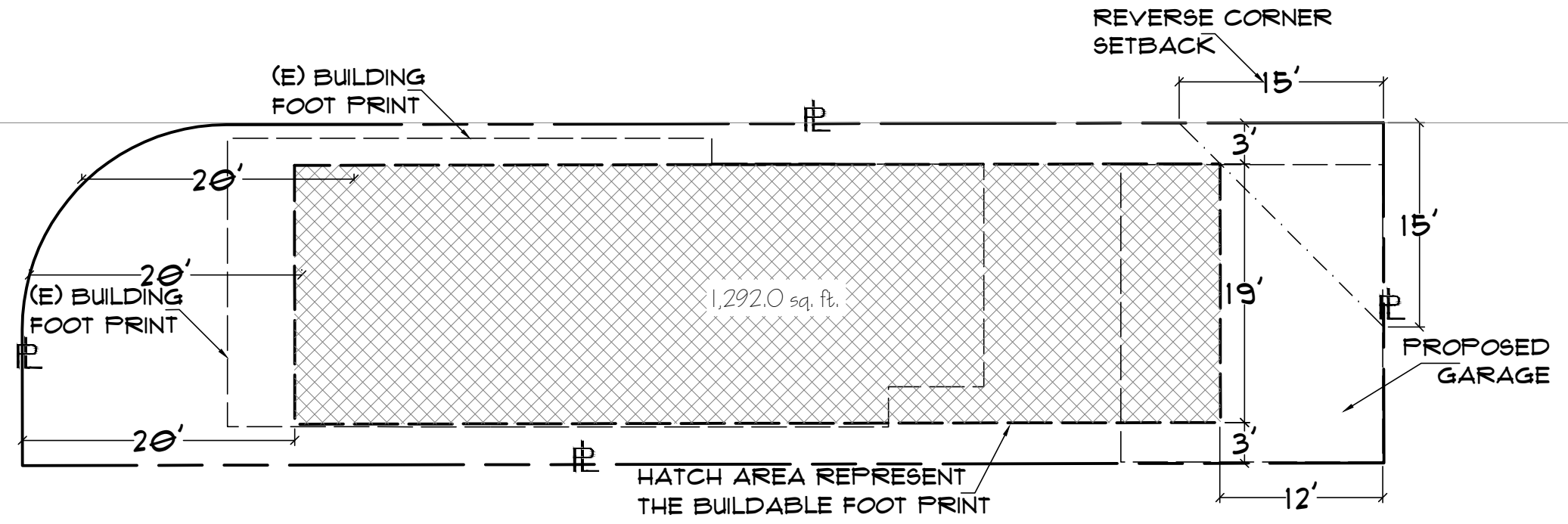
**AREA CALCULATION**

EXISTING LIVING AREA	= 986.5 SQ FT
FIRST FLOOR LIVING ADDITION	= 58.8 SQ FT
SECOND FLOOR LIVING ADDITION	= 565.5 SQ FT
TOTAL ADDITION	= 624.0 SQ FT
TOTAL AREA AFTER ADDITION	= 1,610.5 SQ FT
MAX BFA	= 1,116 SQ FT

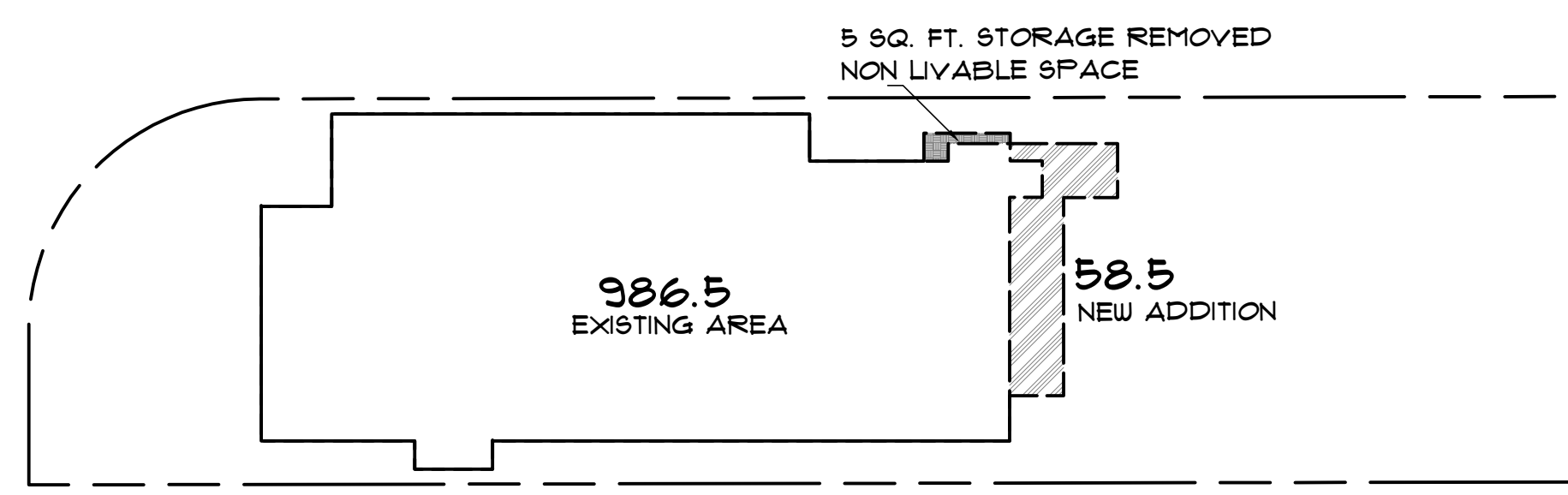


REQ'D AREA: 196.12 SQ. FT.  
PROVIDED AREA: 431.1 SQ. FT. ✓

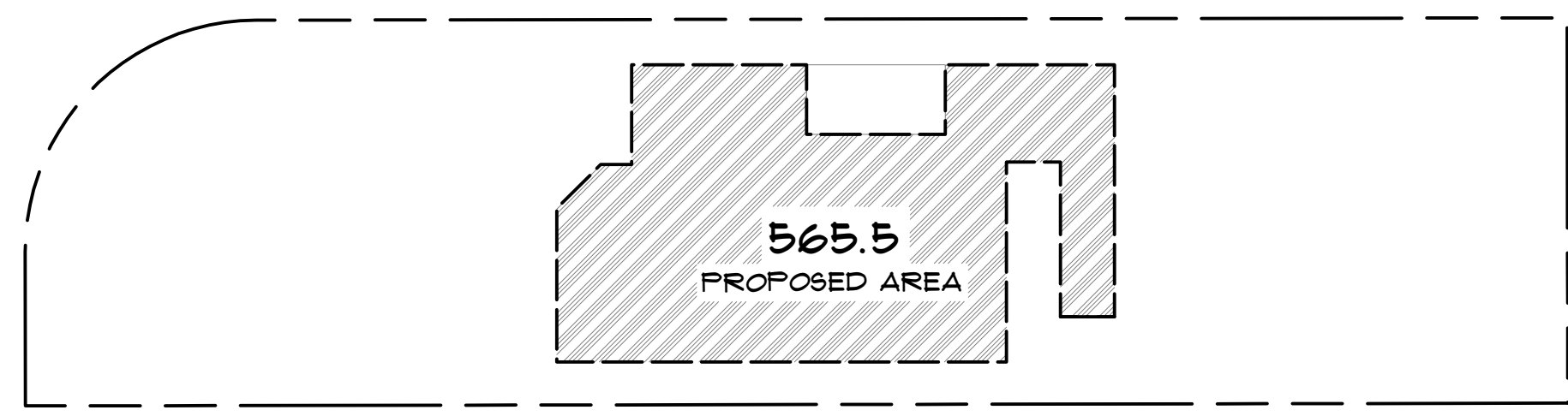
**SUPPLEMENTAL SET BACK PLAN**  
SCALE 3/32" = 1' - 0"



**REQUIRED STANDARD SET BACK PLAN DIAGRAM**  
SCALE 3/32" = 1' - 0"

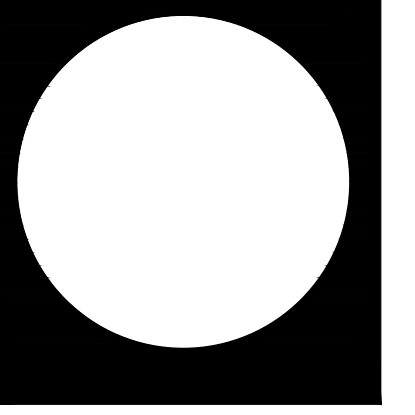


**FIRST FLOOR BFA CALCULATION**  
SCALE 3/32" = 1' - 0"



**SECOND FLOOR BFA CALCULATION**  
SCALE 3/32" = 1' - 0"

	Existing	Proposed	Required	Demolished
Project Site Area:	2451.5	N/A	N/A	N/A
Building Floor Area:	968.25	681.2		5.0
Height of Structure(s)	17.45'	25.11'		
Number of Floor/Stories:	2	2		
Percent Lot Coverage:	39.5	42.0		
Off-Street Parking:	2	2	2	2
Vehicle Loading Space	N/A	N/A	N/A	N/A
Open Space/Landscaping	1,080.0	995.1		



REVISIONS

#	Date	By

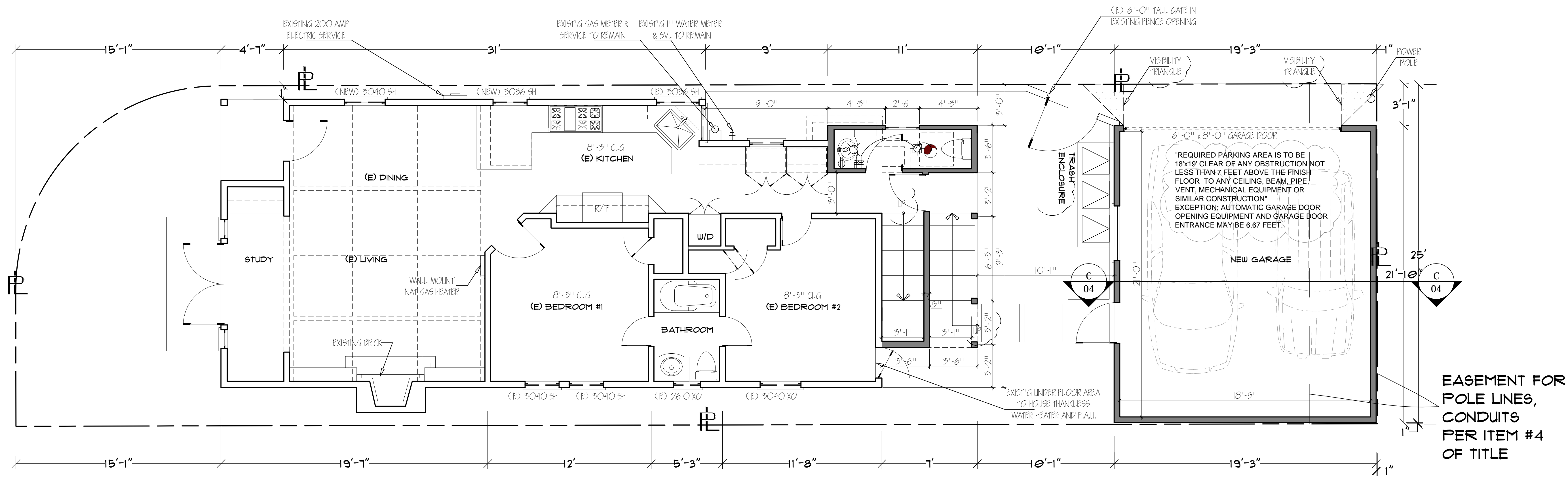
**POWELL RESIDENCE**  
2801 N VALLEY DR  
MANHATTAN BEACH CA 91105

**ROBERT E. SOUVA**  
DESIGN BUILD  
Custom Creations from  
Concept to Completion

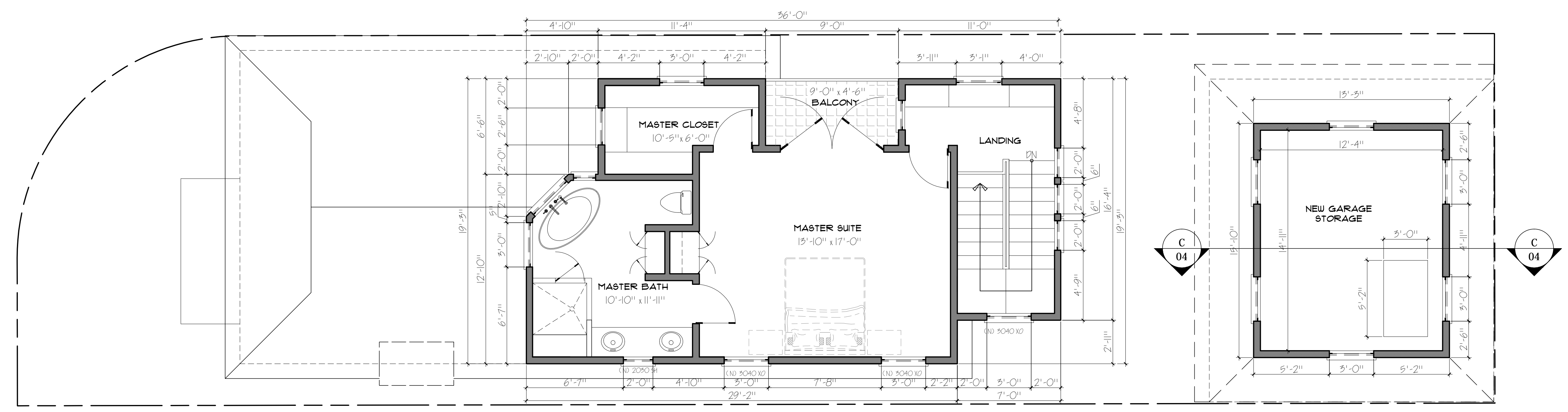
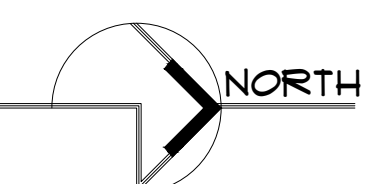
Robert E. Souva  
810-210-0979  
robsova@gmail.com  
1108 999408

**PROPOSED 2ND STORY  
ADDITION  
SITE PLAN**

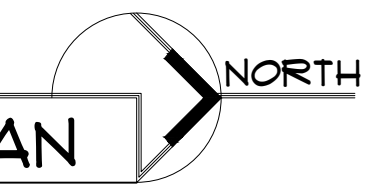
ISSUE INFORMATION  
Project No.  
Permit Date  
Plot date



**PROPOSED FIRST FLOOR PLAN**  
SCALE 1/4" = 1' - 0"



**PROPOSED SECOND FLOOR PLAN**  
SCALE 1/4" = 1' - 0"



REVISIONS	Date	By

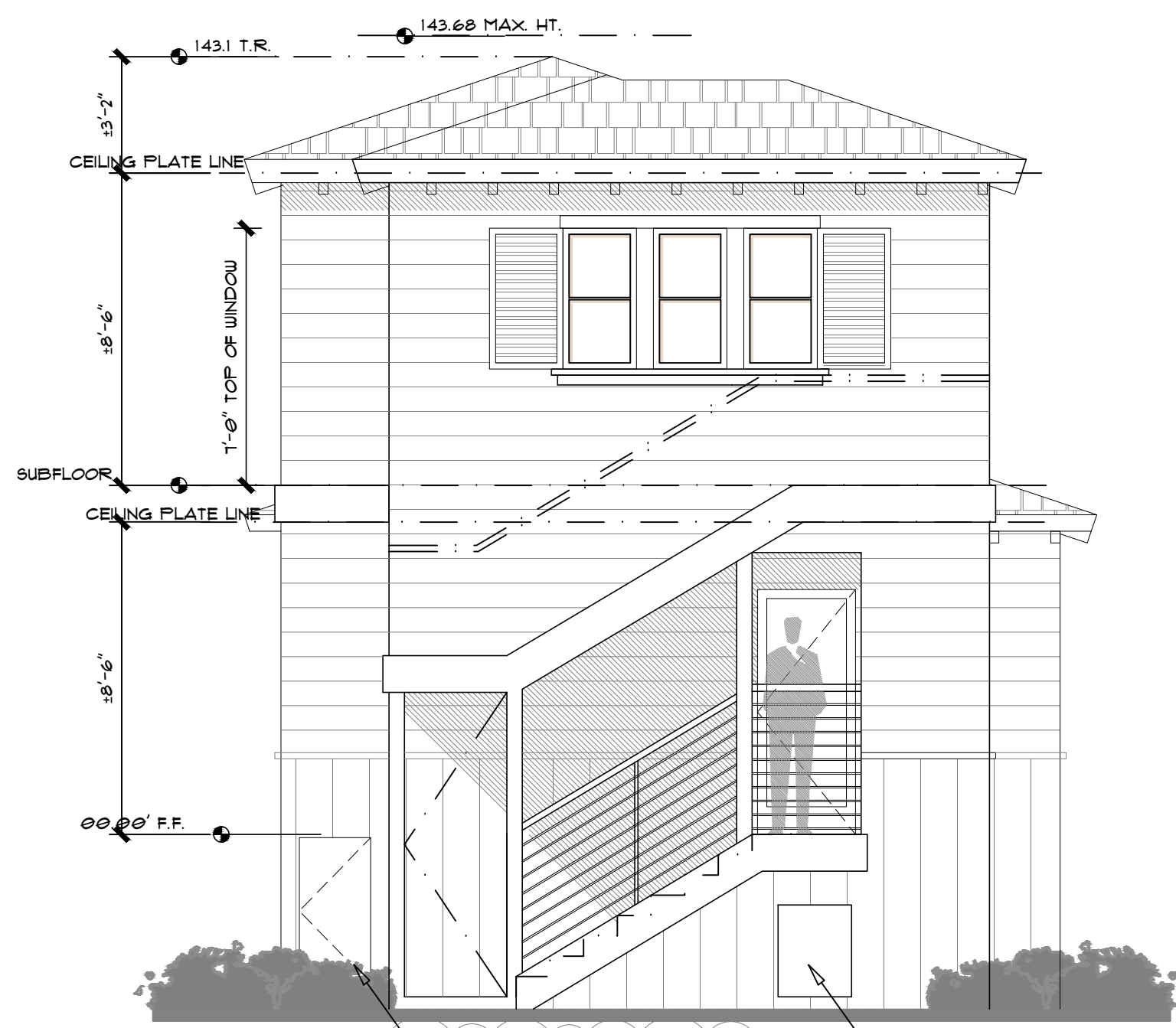
**POWELL RESIDENCE**  
2801 N VALLEY DR  
MANHATTAN BEACH CA 91105

**RSOUVA**  
DESIGN BUILD  
Custom Creations from  
Concept to Completion

robert e. souva  
310-210-0979  
rsouva@gmail.com  
1108 99408

**PROPOSED 2ND STORY  
ADDITION  
FLOOR-PLANS**

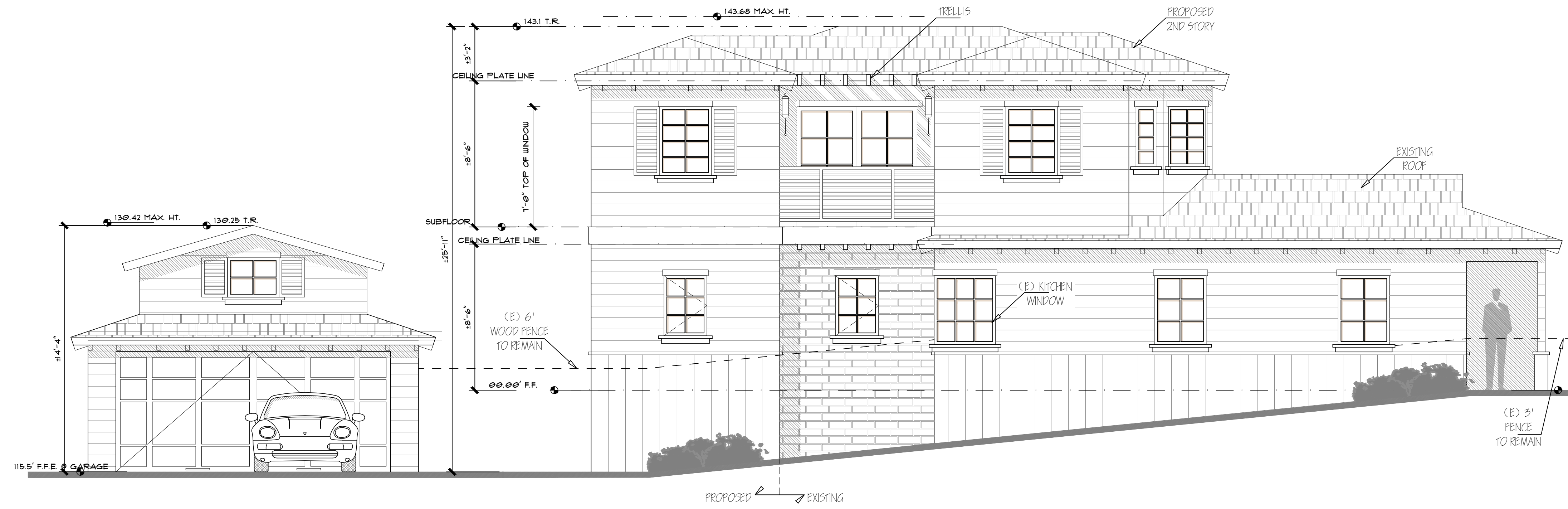
ISSUE INFORMATION
Project No.
Permit Date
Plot date



**NORTH ELEVATION**  
SCALE 1/4" = 1' - 0"

NOTE:  
- PARAPETS, SATELLITE ANTENNAE, RAILS, SKYLIGHTS, ROOF EQUIPMENT MUST BE WITHIN THE HEIGHT LIMIT.  
- EXISTING FIREPLACE TO BE CONVERTED TO NAT. GAS ONLY DIRECT VENT IN LIEN OF EXISTING WOOD BURNING FIREPLACE.

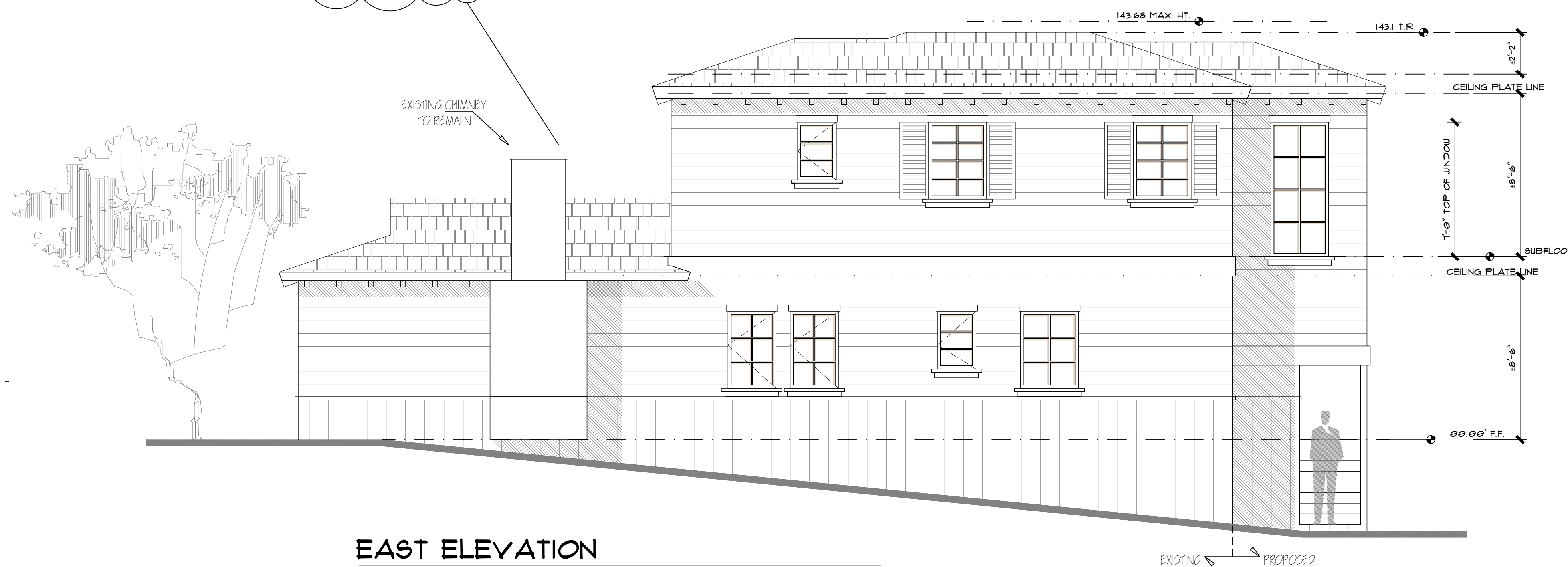
PROPOSED THE AIR HANDLER AND TANKLESS WATER HEATER WILL BE IN UNDER FLOOR SPACE BEHIND THE ACCESS DOOR AIR CONDITIONER CONDENSER



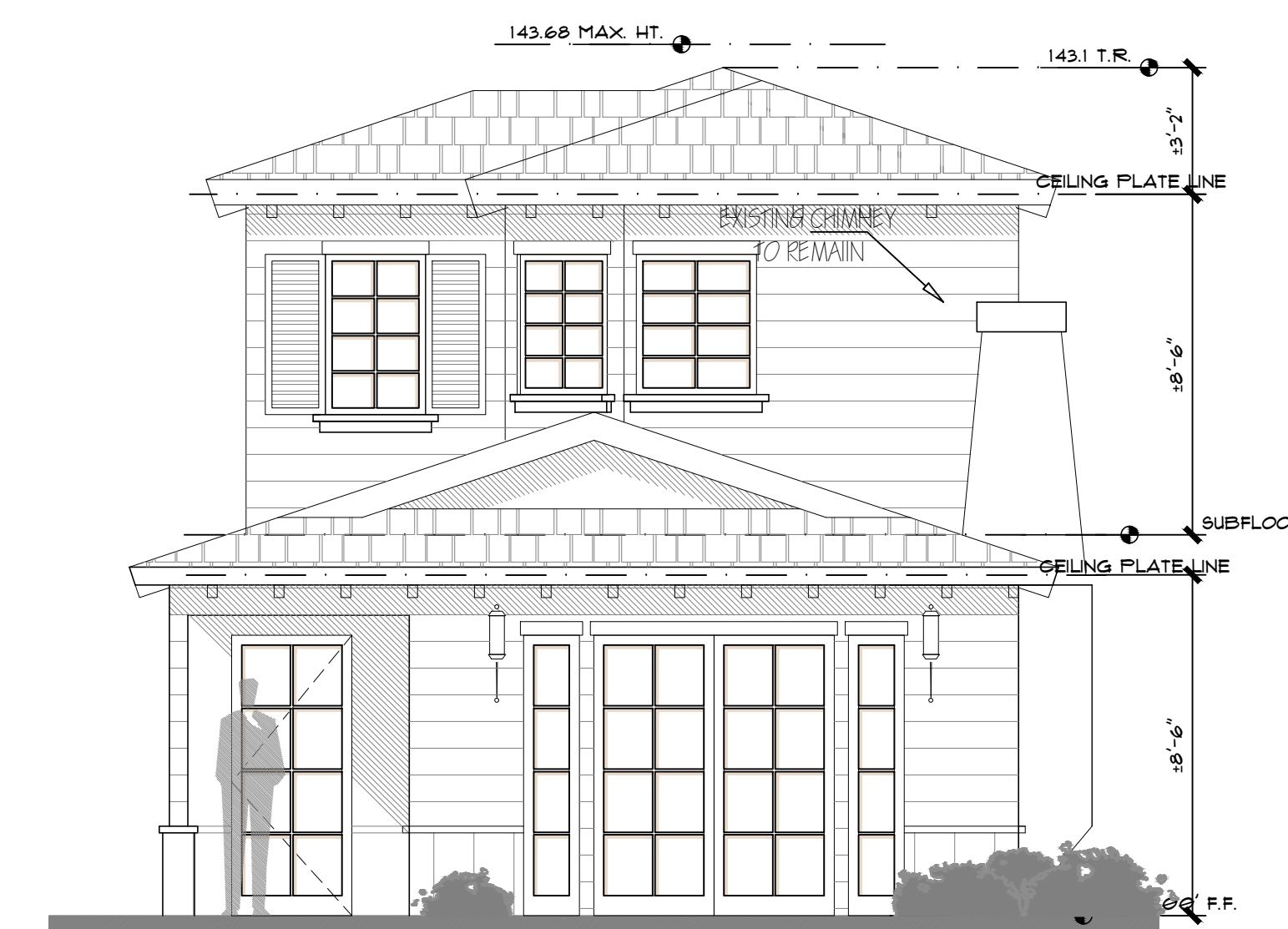
**WEST ELEVATION**  
SCALE 1/4" = 1' - 0"

**TYPICAL MATERIALS**

- Ⓐ SHINGLE SIDING TO MATCH EXISTING
- Ⓑ STUCCO (COLOR TO MATCH EXISTING)



**EAST ELEVATION**  
SCALE 1/4" = 1' - 0"



**SOUTH ELEVATION**  
SCALE 1/4" = 1' - 0"

REVISIONS	Date	By

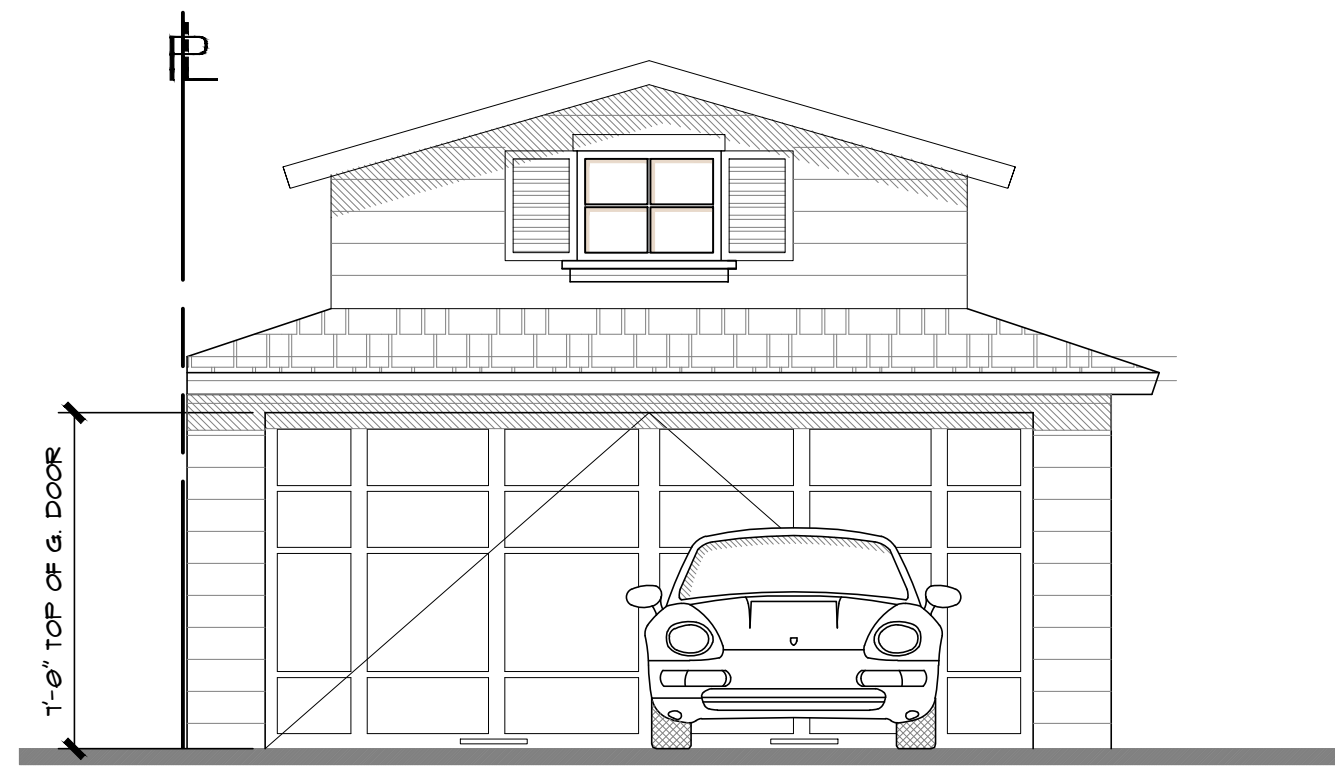
**POWELL RESIDENCE**  
2801 N VALLEY DR  
MANHATTAN BEACH CA 91105

**RSOUVA**  
DESIGN BUILD  
Custom Creations from  
Concept to Completion

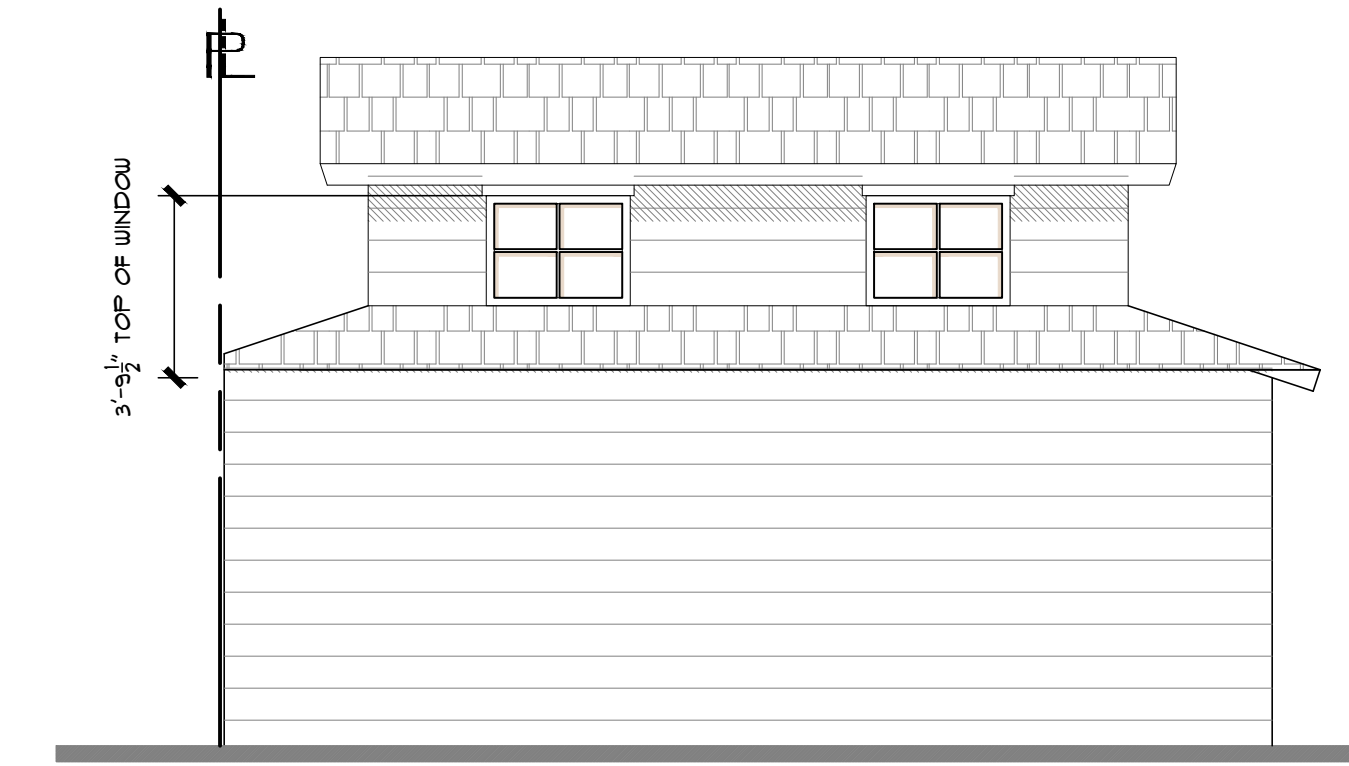
robert e. souva  
810-210-0979  
rsouva@gmail.com  
1108 999408

**PROPOSED 2ND STORY  
ADDITION  
ELEVATIONS**

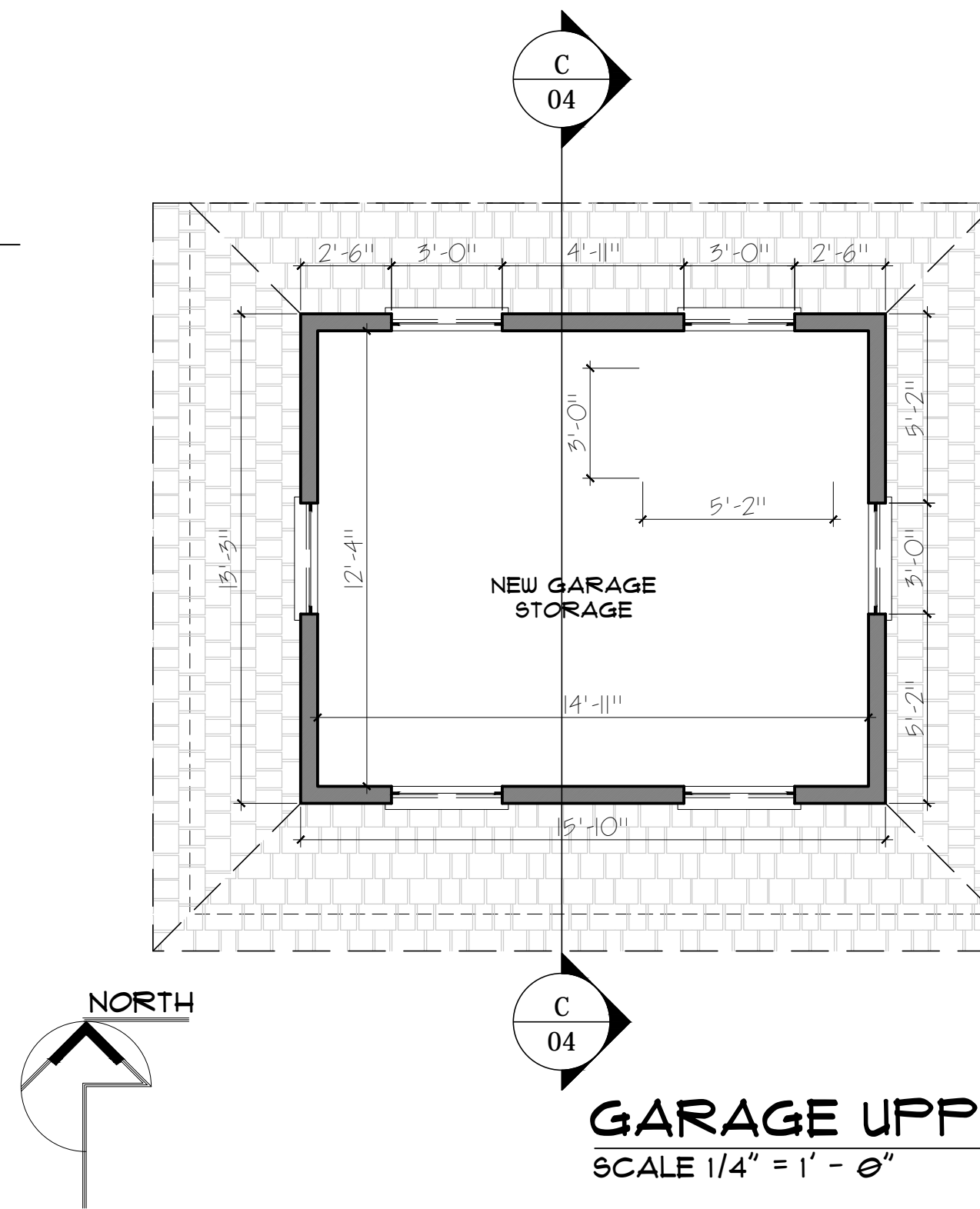
ISSUE INFORMATION
Project No.
Permit Date
Plot date



**WEST ELEVATION**  
SCALE 1/4" = 1' - 0"



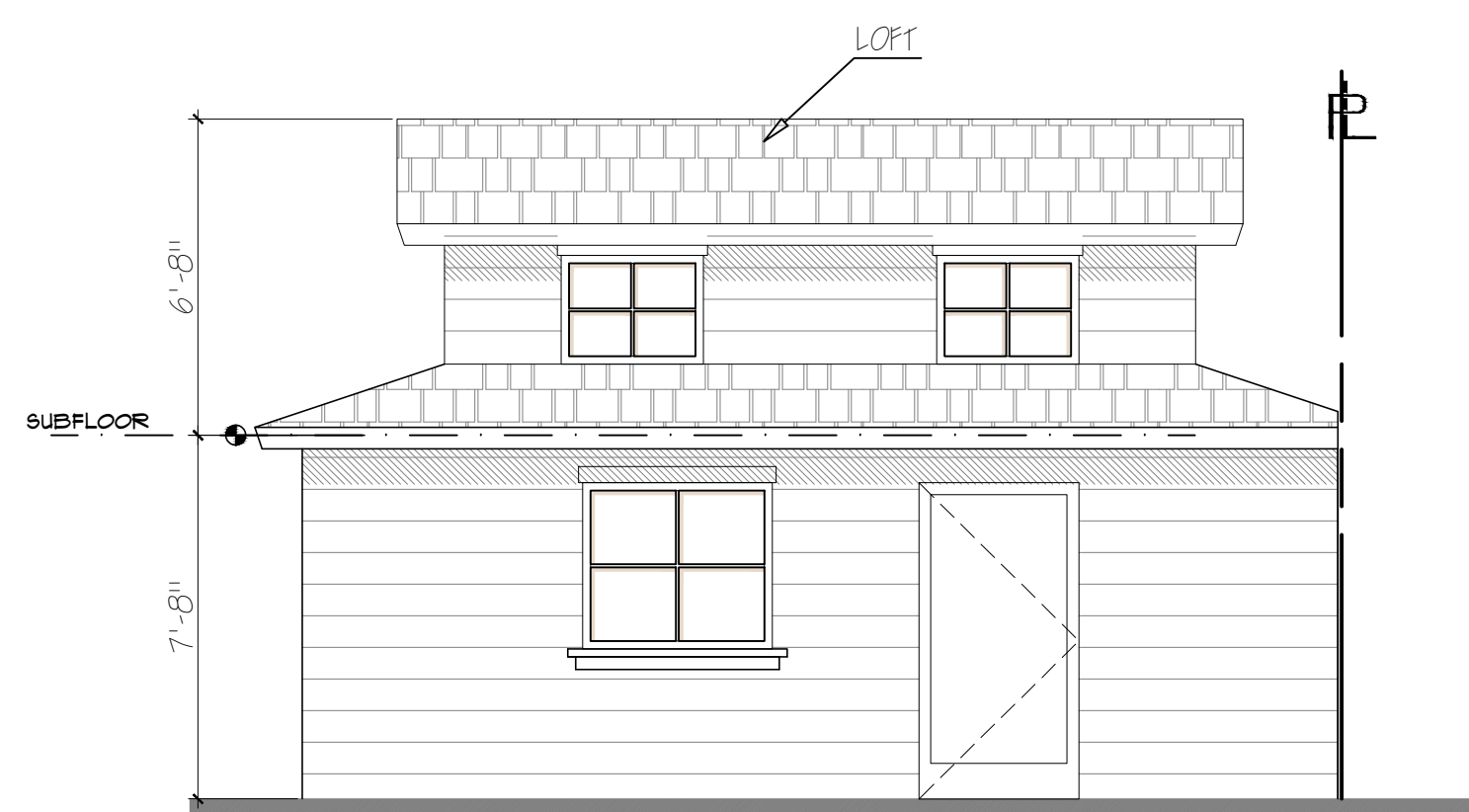
**NORTH ELEVATION**  
SCALE 1/4" = 1' - 0"



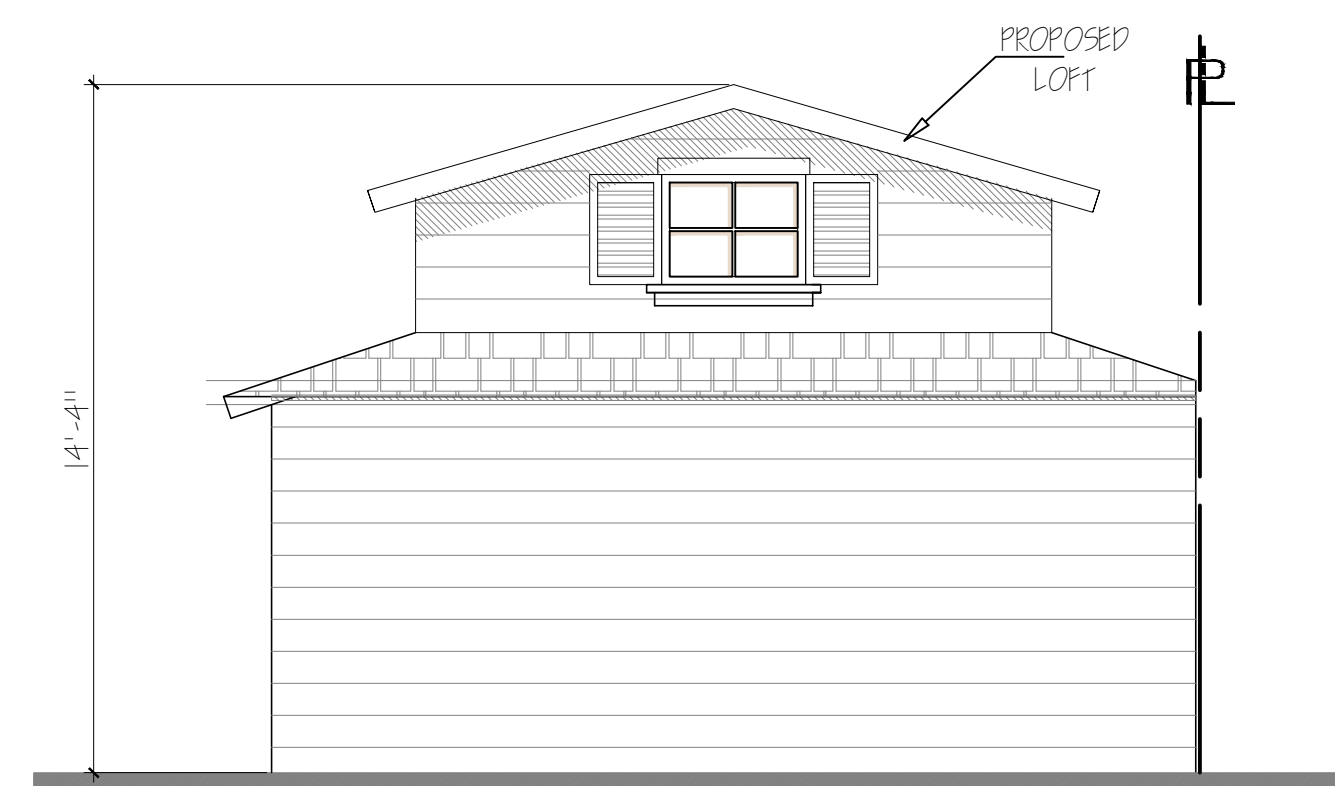
**GARAGE UPPER FLOOR PLAN**  
SCALE 1/4" = 1' - 0"

**TYPICAL MATERIALS**

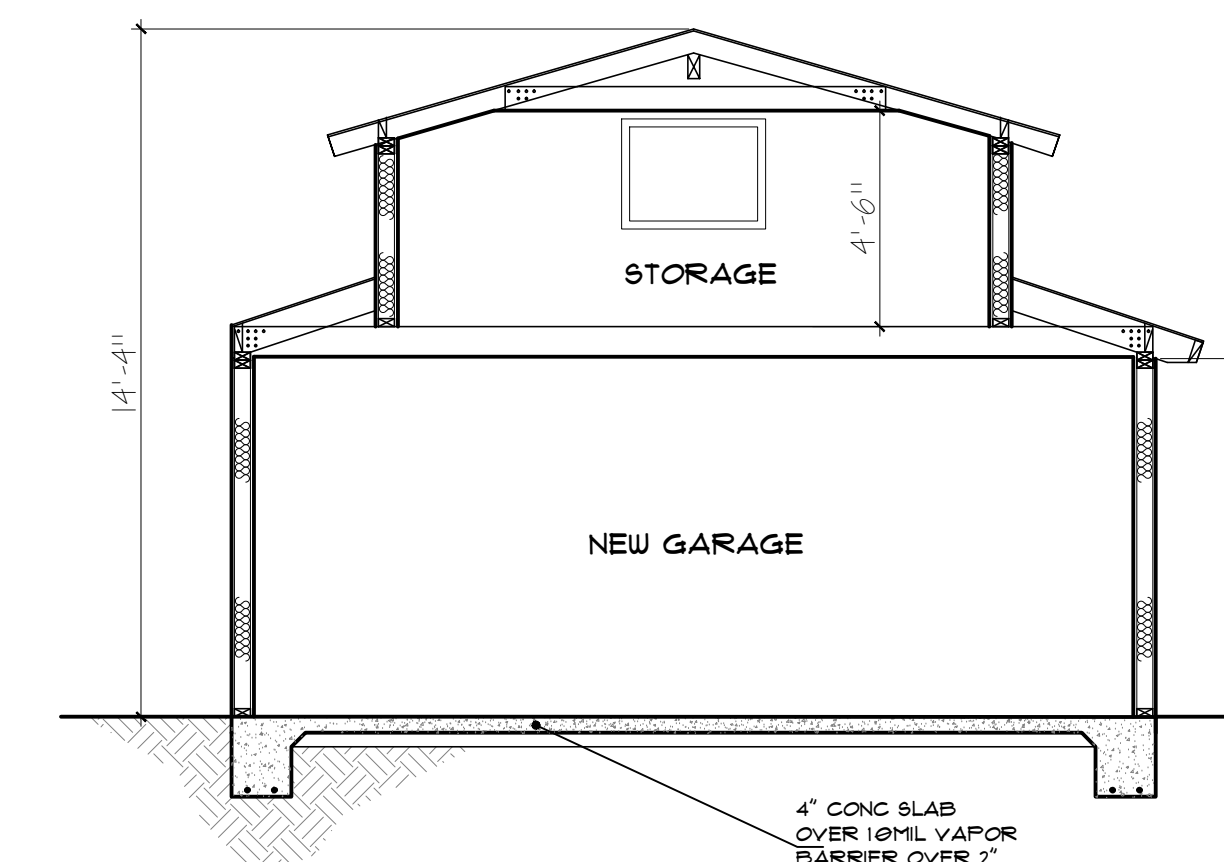
- Ⓐ SHINGLE SIDING TO MATCH EXISTING
- Ⓑ STUCCO (COLOR TO MATCH EXISTING)



**SOUTH ELEVATION**  
SCALE 1/4" = 1' - 0"



**EAST ELEVATION**  
SCALE 1/4" = 1' - 0"



**C CROSS SECTION**  
SCALE 1/4" = 1' - 0"

REVISIONS	#	Date	By

**POWELL RESIDENCE**  
2801 N VALLEY DR  
MANHATTAN BEACH CA 91105

**ROBERT E. SOUVA**  
DESIGN BUILD  
Custom Creations from  
Concept to Completion  
robert.e.souva  
810-210-0979  
robsova@gmail.com  
1108 999408

**PROPOSED 2ND STORY  
ADDITION  
GARAGE PLANS**

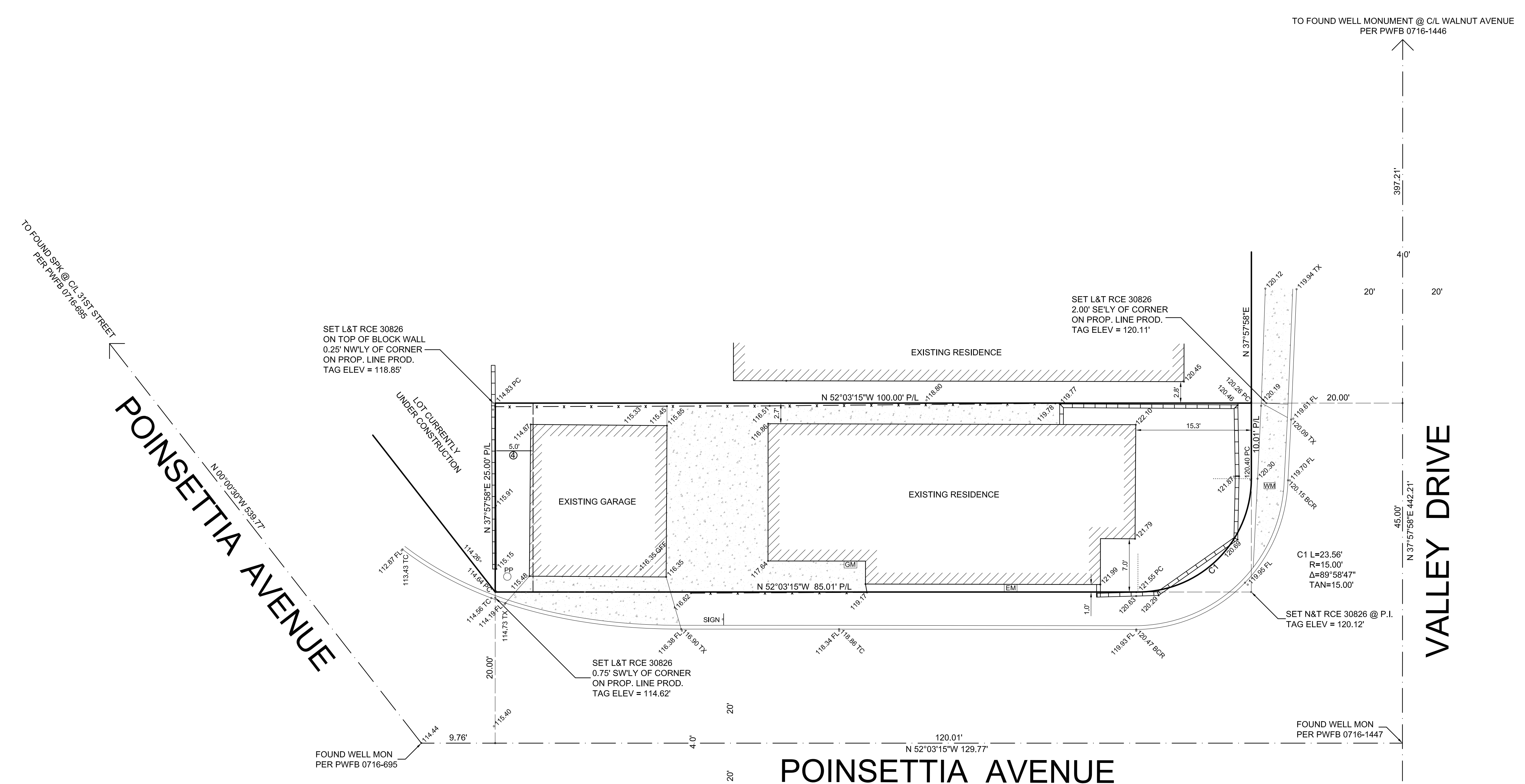
ISSUE INFORMATION
Project No.
Permit Date
Plot date

**LEGEND**

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

NOTE: ALL SETBACK DIMENSIONS SHOWN ARE MEASURED TO EXTERIOR SURFACE OF BUILDINGS UNLESS OTHERWISE NOTED.

BOUNDARY MONUMENTS ARE NOT NECESSARILY SET ON PROPERTY CORNERS. PLEASE REFER TO THE NOTATION ON THE PLANS FOR OFFSET DISTANCES. IF THERE ARE ANY QUESTIONS, PLEASE DO NOT HESITATE TO CONTACT DENN ENGINEERS FOR CLARIFICATION AT: (310) 542-9433, M-F 8:00 AM TO 5:00 PM.



**NOTE:**  
 A TITLE POLICY HAS BEEN PROVIDED AND REVIEWED BY DENN ENGINEERS AT THE TIME OF THIS SURVEY. THERE ARE EXISTING EASEMENTS FOR THIS PROPERTY.

ITEM #4 EASEMENT TO ASSOCIATED TELEPHONE COMPANY LIMITED, A CORPORATION FOR POLE LINES, CONDUITS RECORDED DECEMBER 8, 1948 IN BOOK 28903, PAGE 101 OF O.R.

AMERICAN LAND TITLE ASSOCIATION  
 ORDER NO. 98816419-88  
 DATED FEBRUARY 10, 2015

**SURVEY AND TOPOGRAPHY**  
 FOR  
**MEGAN & RAY POWELL**  
 305 44TH STREET  
 MANHATTAN BEACH, CA 90266  
 605-524-9908

DATE 2/13/2015  
 REV 3/27/2018

DRAWN BY: K.W. CHECKED BY: T.S. / M.W.

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.

GARY J. ROEHL R.C.E. 30826

**DENN ENGINEERS**

3914 DEL AMO BLVD, SUITE 821 • TORRANCE, CA 90503 • (310) 542-9433

JOB NO. 15-047  
 SHEET 1 OF 1