

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

**TO:** Planning Commission

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

**THROUGH:** Laurie B. Jester, Planning Manager

**BY:** Angelica Ochoa, Associate Planner

**DATE:** December 12, 2018

**SUBJECT:** Consideration of a Coastal Development Permit CA 18-17 and Vesting Tentative Parcel Map No. 82214 for the demolition of an existing single family residence and triplex and construction of Two Attached Residential Condominium Units at 4016 The Strand and 4017-4019 Ocean Drive (two half lots) in the appealable area of the Coastal Zone

**RECOMMENDATION**

Staff recommends that the Planning Commission consider a Coastal Development Permit and Vesting Tentative Parcel Map for the construction of two attached residential condominium units, **APPROVE** the application, with conditions (Attachment A)

**APPLICANT/OWNER**

4016 The Strand, LLC by Greg Greenstein  
5743 Corsa Avenue, Suite 200  
Westlake Village, CA 91362

**BACKGROUND** (Attachment D)

The subject site, 4016 The Strand and 4017-4019 Ocean Drive, consists of two half lots, each approximately 33.34 x 52.51, one fronting on The Strand and the other on Ocean Avenue. The lot fronting on The Strand is developed with a single family residence (4016 The Strand) and the rear lot fronting on Ocean Avenue is developed with a triplex (4017-4019 Ocean Drive).

On May 24, 2018, a Coastal Development Permit (Attachment B) was submitted to the Community Development Department to demolish the existing structures. The proposed project is to construct two attached residential condominium units with two and three stories plus a basement with two enclosed parking spaces and one open guest space each. The project will also include a subdivision map to merge the two lots into one and create the condominium airspace subdivision.

A Coastal Development Permit is required by Section A.96.040 of the City’s Local Coastal Program because the project is located within the Coastal Zone. A public hearing is required by Section A.96.090 because the property is located within the “appealable area” (where a decision is appealable to the State Coastal Commission) of the Coastal Zone. A parcel map is also required by Section 11.12.020 of the Manhattan Beach Municipal Code to subdivide the property into separate condominium ownership.

**PROJECT OVERVIEW**

LOCATION

Address

4016 The Strand, fronting the Strand, west half lot, and 4017-4019 Ocean Drive, fronting Ocean Drive, east half lot.

Legal Description

Southwest ½ of Lot 16, Block 3, Tract No. 4103 (4016 The Strand)

Northeast ½ of Lot 16, Block 3, Tract No. 4103 (4017-4019 Ocean Drive)

Area District

IV

LAND USE

General Plan

High Density Residential

Zoning

RH, High Density Residential District

Land Use

Existing (Single Family Residence) 4016 The Strand

Existing (Triplex) 4017-4019 Ocean Avenue

Existing (approximately 1,746 sq. ft. each lot)

Proposed (3,500 sq. ft. one lot, 2-unit condos)

Neighboring Zoning/Land Uses

North (across 41<sup>st</sup> Street) RH (Residences)

South (across 40<sup>th</sup> Street) RH (Residences)

East (across Ocean Avenue) RH (Residences)

West (Strand) City Public Parking Lot

## PROJECT DETAILS

	<b><u>Proposed</u></b>	<b><u>Requirement</u></b>
Parcel Size:	3,500 sq. ft. (existing two half lots, approximately 1,746 sq. ft. each)	2,700 sq. ft. min.
Buildable Floor Area: (BFA)	4,859.2 sq. ft.	5,950 sq. ft. (maximum)
Building Height:	36 ft. (At Strand) 23.25 ft. (At Ocean Drive)	30 ft., 36 ft. max 30 ft., 36 ft. max
Parking:	4 enclosed, 2 unenclosed compact guest spaces	4 enclosed, 2 unenclosed compact guest spaces
Vehicle Access:	Ocean Drive and south side	N/A
Setbacks:		
Front (west)	5 ft.	5 ft. min.
Rear (east)	5 ft.	5 ft. min.
Right Side (north)	3.33 ft.	3.33 ft. min.
Left Side (south)	3.33 ft.	3.33 ft. min.
Open Space:	531.8 sq. ft. (rear unit) 532.8 sq. ft. (front unit)	476.46 sq. ft. (15% of BFA) 529.77 sq. ft. (15% of BFA)

## DISCUSSION

### ***Proposed Project*** (Attachment C)

The applicant proposes to construct a 2-unit attached condominium project comprised of a two and three story building with a basement in the beach El Porto area of the City (Area District IV). The proposed units will have net living areas of 2,234.8 square feet (front lower unit) and 2,624.4 square feet (rear upper unit). Required open space for the project is provided by patio areas (Strand) and second and third floor decks. The building observes the required setbacks and 30-foot height limit. The building varies between two stories at the rear (Ocean Drive) and three stories at the front (Strand) due to a slope with an approximate 13 feet grade difference between the front (Strand) and the rear (Ocean Drive) of the both half lots. The project is providing two-car garages and one open guest parking space for each unit, in compliance with the parking requirements.

The actual total combined buildable floor area for both units is 4,859.2 square feet compared to the maximum buildable floor area of 5,950 square feet allowed for this district and zone. The majority of the surrounding land uses are residential with single family dwellings, duplex and condominium units.

### ***Parking and Access***

The project site is conforming for the standards for a condominium site in Area District IV even though it provides rear vehicle access only from Ocean Avenue. This is allowed per Section 10.52.110.A.1.a. as an exception to the basic front and rear vehicle access regulations. Condominium parking on Strand lots is typically all in tandem configuration. Due to the applicant's desire to avoid tandem parking, one required garage and guest parking access are proposed along a south side driveway. The south side two enclosed spaces are slightly angled with a sliding two car garage door that will provide the required turning radius with no obstruction. The two required guest parking spaces are in tandem orientation on the south side driveway not blocking the enclosed garage. Tandem orientation for guest parking spaces is only allowed for Strand properties (Section 10.64.030). Although this is an unusual parking layout, staff has reviewed it carefully and determined that it does conform to the Zoning Code regulations and is a feasible and workable parking configuration.

### ***Coastal Program***

Staff has reviewed the proposed plans for the project and found that the project complies with applicable coastal and subdivision regulations. The project is consistent with Policies II.B 1, 2, 3 of the City's Local Coastal Program which seek to maintain neighborhood building scale, control residential building bulk, and establish building height standards

The proposed project meets all of the development standards required by the Local Coastal Program, is consistent with the Local Coastal Plan, as well as all of the criteria in Section A.96.260.A, as detailed below:

1. The development is consistent with the City of Manhattan Beach Certified Local Coastal Program;

*The project meets the development standards (setbacks, height, maximum buildable floor area, parking, and open space) in Section A.12 Residential Districts and site regulations in Section A.52. Site Regulations – Residential Districts and Section A.60. Site Regulations – All Districts. All relevant Coastal policies related to access, parking and residential development, as detailed in the Coastal Policies and Implementation measures, are complied with. (Attachment A)*

2. The development has no adverse effect either individually or cumulatively on coastal resources or public access to the shoreline or along the coast.

*The project complies with all development and zoning code regulations and Coastal Policies and does not impact any public access to the shoreline or coast.*

### **PUBLIC INPUT**

A public notice for the proposed project was mailed to all property owners and residents within 100 feet of the site as required for a Coastal Development Permit and published in the Beach Reporter newspaper. Staff has received no comments from project neighbors or other members of the community.



## **DEPARTMENT COMMENTS**

If the requested application for the construction of a two-unit condominium is approved, the standard comments received from the Public Works Department have been incorporated in the Coastal Development Permit as appropriate. The standard Building and Safety comments will be addressed during the plan check process.

## **ENVIRONMENTAL REVIEW**

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

## **CONCLUSION**

Staff supports the request, finding that the project conforms to applicable zoning objectives, development standards, and Local Coastal Program Policies. Staff recommends approval of the subject project, Coastal Development Permit CA 18-17. The proposed project complies with all of the City's Local Coastal Program policies and development standards and therefore, staff recommends that the Planning Commission conduct the public hearing, discuss the subject project, and **APPROVE** the Coastal Permit (CA 18-17) and Vesting Tentative Parcel Map No. 82214, with conditions for 4016 The Strand and 4017-4019 Ocean Drive.

## **ATTACHMENTS**

- A. Draft Coastal Development Permit CA 18-17
- B. Applicant Documentation
- C. Development Plans
- D. Vicinity Map

c: Greg Greenstein, Owner  
Buchmann Design, Project Designer  
Srour and Associates, Project Representative

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City Hall 1400 Highland Avenue Manhattan Beach, CA 90266-4795  
Telephone (310) 802-5000 FAX (310) 802-5001 TDD (310) 546-3501

## **COASTAL DEVELOPMENT PERMIT AND PARCEL MAP APPROVAL**

Project No: CA 18-17 and VTPM No. 82214

On December 12, 2018, the Planning Commission of the City of Manhattan Beach granted 4016 The Strand, LLC by Greg Greenstein, (property owner) this approval for the development described below, subject to the attached Standard and Special conditions.

Site: 4016 The Strand and 4017-4019 Ocean Drive (two half lots)

Description: Demolition of existing single family residence at 4016 The Strand and an existing triplex at 4017-4019 Ocean Drive and construct of two attached residential condominium units consisting of two and three stories with a basement with two-car enclosed garage spaces and one open parking guest space for each unit.

Issued by: Angelica Ochoa, Associate Planner (310) 802-5517

COMMUNITY DEVELOPMENT DEPARTMENT  
Anne McIntosh, Director

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### Acknowledgment:

The undersigned permittee acknowledges receipt of this permit and agrees to abide by all terms and conditions thereof.

Signature of Permittee: \_\_\_\_\_ Date: \_\_\_\_\_

**ATTACHMENT A  
PC MTG 12-12-18**

Fire Department Address: 400 15<sup>th</sup> Street, Manhattan Beach, CA 90266 FAX (310) 802-5200  
Police Department Address: 420 15<sup>th</sup> Street, Manhattan Beach, CA 90266 FAX (310) 802-5100  
Public Works Department Address: 3621 Bell Avenue, Manhattan Beach, CA 90266 FAX (310) 802-5300  
City of Manhattan Beach Web Site: <http://www.ci.manhattan-beach.ca.us>

## Coast Development Permit/Parcel Map Findings and Conditions

Project No: CA 18-17 and VTPM 82214

**Required Findings:** (Per Section A.96.150 of the Local Coastal Program and Title 11 of the Municipal Code)

*Written findings are required for all decisions on Coastal Development Permits. Such findings must demonstrate that the project, as described in the application and accompanying material, or as modified by any conditions of approval, conforms with the certified Manhattan Beach Local Coastal Program.*

1. The property is located within Area District IV (Beach Area) and is zoned Residential High Density, RH.
2. The General Plan and Local Coastal Program/Land Use Plan designation for the property is High Density Residential.
3. The project is consistent with the residential development policies of the Manhattan Beach Local Coastal Program, specifically Policies II. B.1, 2, & 3, as follows:
  - II.B.1: The proposed structure is consistent with the building scale in the coastal zone neighborhood and complies with the applicable standards of the Local Coastal Program-Implementation Plan;
  - II.B.2: The proposed structure is consistent with the residential bulk control as established by the development standards of the Local Coastal Program-Implementation Plan;
  - II.B.3: The proposed structure is consistent with the 30' Coastal Zone residential height limit as required by the Local Coastal Program-Implementation Plan.
4. The project is consistent with the public access and recreation policies of Chapter 3 of the California Coastal Act of 1976, as follows;

Section 30212 (a) (2): The proposed structure does not impact public access to the shoreline, adequate public access is provided and shall be maintained along The Strand, Ocean Drive, 41<sup>st</sup> Street, and 40<sup>th</sup> Street.

Section 30221: Present and foreseeable future demand for public or commercial recreational activities that could be accommodated on the property is already adequately provided for in the area.

5. The proposed use is permitted in the RH zone and is in compliance with the City's General Plan designation of High Density Residential; the project will not be detrimental to the public health, safety or welfare of persons residing or working 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.
6. The proposed parcel map complies with the State Subdivision Map Act and Title 11 of the Manhattan Beach Municipal Code.

**Standard Coastal Development Permit Conditions:**

1. Notice of Receipt and Acknowledgment. The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Community Development Department.
2. Expiration. The Coastal Development Permit shall expire three years from the date of approval, consistent with the required subdivision approval (see parcel map conditions).
3. Compliance. All development must occur in strict compliance with the proposal as set forth in the application for permit, subject to any special conditions set forth below. Any deviation from the approved plans must be reviewed and approved by the Director of Community Development.
4. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Director of Community Development.
5. Inspections. The Community Development Department staff shall be allowed to inspect the site and the development during construction subject to 24-hour advance notice.
6. Assignment. The permit may be assigned to any qualified persons subject to submittal of the following information to the Director of Community Development:
  - a. A completed application and application fee as established by the City's Fee Resolution;
  - b. An affidavit executed by the assignee attesting to the assignee's agreement to comply with the terms and conditions of the permit;
  - c. Evidence of the assignee's legal interest in the property involved and legal capacity to undertake the development as approved and to satisfy the conditions required in the permit;

- d. The original permittee's request to assign all rights to undertake the development to the assignee; and,
  - e. A copy of the original permit showing that it has not expired.
7. Terms and Conditions are Perpetual. These terms and conditions shall be perpetual, and it is the intention of the Director of Community Development and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

**Standard Parcel Map Conditions:**

1. 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.
2. All defective, damaged or substandard curb, gutter, street paving, sidewalk and similar right-of-way improvements shall be removed and replaced with standard improvements, subject to the approval of the Public Works Department.
3. Each new condominium shall have separate water and sewer laterals as approved by the Director of Public Works.
4. A property line clean out is required for each unit.
5. Backwater valves shall be installed as required by the Department of Public Works.
6. A Traffic Management Plan shall be submitted in conjunction with the building plans, to be approved by the City Traffic Engineer, Police and Public Works Department prior to issuance of building permits. The plan shall provide for the management of all construction related traffic during all phases of construction, including delivery of materials and parking of construction related vehicles. Driverless vehicles blocking neighbors' driveways without written authorization, and overnight storage of materials in the roadway shall be prohibited.
7. Flat roof surfaces shall have pea gravel or comparable decorative treatments.
8. The project shall conform to Section 10.52.110, Residential condominium standards, of the Manhattan Beach Municipal Code.
9. 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. The Strand and 41<sup>st</sup> Street
  - b. The Strand and 40<sup>th</sup> Street
  - c. Ocean Drive and 41<sup>st</sup> Street
  - d. Ocean Drive and 40<sup>th</sup> Street
10. The subject tentative map shall be approved for an initial period of 3 years with the option of future extensions.
  11. 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.

**Special Conditions:**

1. The project shall be developed in conformance with all applicable development standards of the RH zoning district, and Chapter 2 of the Local Coastal Program - Implementation Program.
2. Any future rooftop solar panels must be within the maximum building height limit of 137.04 as shown on the approved plans.
3. The applicant shall submit and have approved a change of address prior to submittal of any plans to plan check.
4. The encroachment area on The Strand shall be designed and built per the encroachment standards, Chapter 7.36 of the Municipal Code, as well as any City policies and guidelines.

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# MASTER APPLICATION FORM

CITY OF MANHATTAN BEACH  
COMMUNITY DEVELOPMENT DEPARTMENT

**CA18-17**

*Office Use Only*

Date Submitted: 5/24/18  
Received By:   
F&G Check Submitted:

4016 The Strand / 4017-4019 Ocean Drive

Project Address  
Lot 16, Block 3, Tract No. 4103

Legal Description  
RH

RH	RH	Area IV'
<i>General Plan Designation</i>	<i>Zoning Designation</i>	<i>Area District</i>

For projects requiring a Coastal Development Permit, select one of the following determinations<sup>1</sup>:

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

**Submitted Application (check all that apply)**

<input type="checkbox"/> Appeal to PC/PPIC/BBA/CC	4225	<input type="checkbox"/> Use Permit (Residential)	4330
<input checked="" type="checkbox"/> Coastal Development Permit	4341 \$2,108	<input type="checkbox"/> Use Permit (Commercial)	4330
<input type="checkbox"/> Continuance	4343	<input type="checkbox"/> Use Permit Amendment	4332
<input type="checkbox"/> Cultural Landmark	4336	<input type="checkbox"/> Variance	4331
<input type="checkbox"/> Environmental Assessment	4225	<input type="checkbox"/> Park/Rec Quimby Fee	4425
<input type="checkbox"/> Minor Exception	4333	<input type="checkbox"/> Pre-application meeting	4425
<input type="checkbox"/> Subdivision (Map Deposit)	4300	<input checked="" type="checkbox"/> Public Hearing Notice	4339 \$70.00
<input checked="" type="checkbox"/> Subdivision (Tentative Map)	4334 \$1,377	<input type="checkbox"/> Lot Merger/Adjust./\$15 rec. fee	4225
<input type="checkbox"/> Subdivision (Final)	4334	<input type="checkbox"/> Zoning Business Review	4337
<input type="checkbox"/> Subdivision (Lot Line Adjust.)	4335	<input type="checkbox"/> Zoning Report	4340
<input type="checkbox"/> Telecom (New or Renewed)	4338	<input type="checkbox"/> Other	

**Fee Summary: (See fees on reverse side)**

Total Amount: \$ 3,555.00 (less Pre-Application Fee if applied within past 3 months)

Receipt Number: \_\_\_\_\_ Date Paid: \_\_\_\_\_ Cashier: \_\_\_\_\_

**Applicant(s)/Appellant(s) Information**

4016 The Strand, LLC by Greg Greenstein

Name  
5743 Corsa Avenue, Suite 200, Westlake Village, CA 91362

Mailing Address  
owner

Applicant(s)/Appellant(s) Relationship to Property  
Srou & Associates, Elizabeth Srou 310-372-8433 / bunny@esrou.com

Contact Person (include relation to applicant/appellant) and Brett Buchmann  
Phone number / email  
310-896-8331 / brett@buchmann-design.com

Address  
  
Phone number./email  
(818) 707-9494 / greg@jgmanagement.com

Applicant(s)/Appellant(s) Signature  
Phone number./email

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

Coastal Development Permit for demolition of existing structures and construction of two new condo units and also approval of VTPM 82214

<sup>1</sup> 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)

# OWNER'S AFFIDAVIT

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

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES

I/We 4016 The Strand, LLC by Greg Greenstein being duly sworn, depose and say that I am/we are the owner(s) of the property involved in this application and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my/our knowledge and belief(s).

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

Gregory R. Greenstein

Print Name

5743 Corsa Ave., #200, Westlake Village, CA 91362

Mailing Address

(818) 707-9494 / greg@jgmanagement.com

Telephone/email

Subscribed and sworn to (or affirmed) before me this 9th day of MAY, 2018 by Gregory R. Greenstein, proved to me

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

Signature

Shari DeSenberg  
Notary Public

SEAL



## Fee Schedule Summary

Below are the fees typically associated with the corresponding applications. Additional fees not shown on this sheet may apply – refer to current City Fee Resolution (contact the Planning Division for assistance.) Fees are subject to annual adjustment.

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

<b>Coastal Development Permit</b>	
Public hearing – no other discretionary approval required:	\$ 4,787
Public hearing – other discretionary approvals required:	2,108
No public hearing required – administrative:	1,303
<b>Use Permit</b>	
Use Permit:	\$ 6,287
Master Use Permit:	9,703
Master Use Permit Amendment:	5,037
Master Use Permit Conversion:	4,623
<b>Variance</b>	
Filing Fee:	\$ 6,078
<b>Minor Exception</b>	
Without notice:	\$ 1,452
With notice:	1,952
<b>Subdivision</b>	
Certificate of Compliance:	\$ 1,625
Final Parcel Map + mapping deposit:	528
Final Tract Map + mapping deposit:	732
Mapping Deposit (paid with Final Map application):	500
Merger of Parcels or Lot Line Adjustment:	1,133
Quimby (Parks & Recreation) fee (per unit/lot):	1,817
Tentative Parcel Map (4 or less lots / units) No Public Hearing:	1,309
Tentative Parcel Map (4 or less lots / units) Public Hearing:	3,557
Tentative Tract Map (5 or more lots / units):	4,060
<b>Environmental Review (contact Planning Division for applicable fee)</b>	
Environmental Assessment (no Initial Study prepared):	\$ 215
Environmental Assessment (if Initial Study is prepared):	3,079
Fish and Game/CEQA Exemption County Clerk Posting Fee <sup>2</sup> :	75
Public Hearing Notice applies to all projects with public hearings and covers the City's costs of envelopes, postage and handling the mailing of public notices. Add this to filing fees above, as applicable:	\$ 70

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

Effective 07/01/2017



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May 21, 2018

TO: COMMUNITY DEVELOPMENT DEPARTMENT  
FROM: STACY STRAUS, OFFICE MANAGER

SUBJECT: 4016 The Strand / 4017-4019 Ocean Drive, VTPM 82214 - Proposed Two Unit Residential Condominium  
4016 The Strand, LLC (Greg Greenstein) - Coastal Permit Application - APPEAL zone, and VTPM

ATTACHMENT: Five Sets of Plans (2 full-size & 3 reduced), 5 Copies of VTPM 82214 and Survey; Property Ownership Information for Coastal Permit Application, Master Application, Grant Deed, Project Description, Filing Fee

The subject 33.33 x 105' development site consists of two individual parcels of approximately the same size. Each parcel appears to have been developed independently of the other. The westerly parcel contains a SFD constructed in 1933 and the easterly parcel contains a two unit apartment building constructed in 1963, with tuck-under parking consisting of one tandem set plus two adjacent spaces for a total of four parking spaces. The development application consists of VTPM 82214 to merge the two parcels into one parcel and to establish two residential condominium units, along with a Coastal Development Permit for demolition of all existing structures and construction of two attached condominiums each with enclosed parking for two vehicles and one guest parking space. All vehicular access is from Ocean Drive.

The application for Coastal Permit is for the demolition of an existing 85 year old SFR on west portion of Lot 16 and an existing 55 year old duplex on east portion of lot 16. The site is located in Area District IV and zoned RH. The design incorporates two units contained within one structure utilizing split levels over basement. Upper Strand unit has three levels over subterranean basement, Lower Strand unit has two levels over subterranean basement, and both units have two enclosed and one open parking space.

The proposed two unit development is consistent with provisions of the RH zone in Area District IV, and is consistent with applicable sections of the Local Coastal Program, including standards governing height, open space, physical scale of structure, parking, and all other standards applicable to the area. In addition, the site development will not affect public access to the beach which is provided from nearby 41<sup>st</sup> Street, nor will there be any impact upon recreational related activities located along the beach corridor.

The proposed vesting tentative parcel map 82214 is consistent with provision of the State Subdivision Map Act as incorporated in the MB Municipal Code.

Proposed development meets guidelines pertinent to Area District IV, in that:

1. The project protects and enhances the City's walk street resources in that any use of the right of way area will comply with the City's encroachment standards which regulate landscaping, walkways and structures such as decks and walls or fences. There will be no obstruction of pedestrian access on the public walk street area. Improvement plans and encroachment permit application for the encroachment area will be submitted at the time of plan check.
2. The proposed new homes each provide the required two car enclosed garage and one open guest parking space for a total of six on-site parking spaces as stipulated by the condominium ordinance.
3. The proposed two unit development is in compliance with the Coastal Program in that the site contains sufficient lot area to accommodate the two units based on zoning criteria for the RH zone provided that all other criteria can be met. Provisions of the Local Coastal Program incorporate current zoning and development standards and proposed plans meet all applicable standards, including allowable building area.

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# Scope of Work

Demolish (E) Structure  
New 2 Unit Condominium

## Code Description

Zone: Area District 4, RH  
 Parking: 6 Total - 2 Enclosed at Garage (each Unit) + 2 Guest  
 Type of Construction: V-8  
 Occupancies: R3 at Living, U at Garage  
 Number of Stories: 3  
 Building Height: 30'  
 Sprinklers: Provided throughout  
 Setbacks: Front - 5'  
 Rear - 5'  
 Side - 3.33'

## Legal Description

Tract 4103, Lot 16, Block 3  
 MB 46-8  
 AIN 4137-009-(027 & 028)

## Architect & Consultants

**Architect:**  
**Buchmann Design, Architectural Corp.**  
 746 4th Street  
 Hermosa Beach, CA 90254  
 (310) 896-8331 Office  
**Applicant:**  
**G & H Development**  
 4016 The Strand  
 Manhattan Beach

## Sheet Index

Sheet	Description
CS	Cover Sheet + General Project Information
1.0	Site Plan & Roof Plan
2.0	Floor Plan
3.0	Floor Plan
4.0	Floor Plan
5.1	Proposed Building Elevations
6.0	Proposed Building Elevations
7.0	Proposed Building Sections
8.0	Survey

# Code Compliance

This project shall comply with the requirements of the following codes. In addition, contractor and subcontractors shall conform to all local codes and requirements which supersede all notes and specifications in these plans.

2016 California Building Code (CBC)      2016 California Electrical Code (CEC) & City Ordinance  
 2016 Residential Code                      2016 California California Energy Standards  
 2016 California Mechanical Code (CMC)      Current L.A. Fire Code  
 2016 California Plumbing Code (CPC)      All Applicable Local Codes and Ordinances

The intent of the Drawings and Specifications is to Provide Building Construction in Accordance with California Building Code. Should any Conditions Develop not Covered by the Contract Documents Wherein the Finished Work will not Comply with Said Title 24, California Code of Regulations, a Change Order Detailing and Specifying the Required Work Shall be Submitted to and Approved by the City Before Proceeding with the Work.

## Manhattan Beach Planning Notes

- Route of underground conduit to power pole per Public Works Department handout ST-13.
- Parapets, satellite antennae, rails, skylights, roof equipment must be within the height limit.
- 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' if obstructing driveway visibility).
- 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 to commence building, then such permits must be obtained before or at the time this proposed Building Permit is issued.
- Future Solar-Assisted Water Heating System: Install on the cold water supply pipe at the top of the water heater a capped "T" fitting to plumb for future solar water heating.
- 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 (MBMC 10.64.130). Area shown cross-hatched on Site Plan.
- Parking Note:** (MBMC 10.64.100C) Require parking area is 18' x 19' (2 car) or one 9x19 & one tandem 9' x 36' (3 car) clear of any obstructions not less than 7' - 0" feet above the finished floor to any ceiling, beam pipe, vent, mechanical equipment or similar construction. Non-structural storage improvements, including wall-mounted shelves, storage surface racks, or cabinet may encroach into the vertical clearance, provided a minimum 4' - 6" feet vertical clearance is maintained above the finished floor of the garage within the front 5' - 0" of the parking space. The minimum height of access opening of the garage door shall be 6' - 8" & 8' - 0" wide.

## Areas

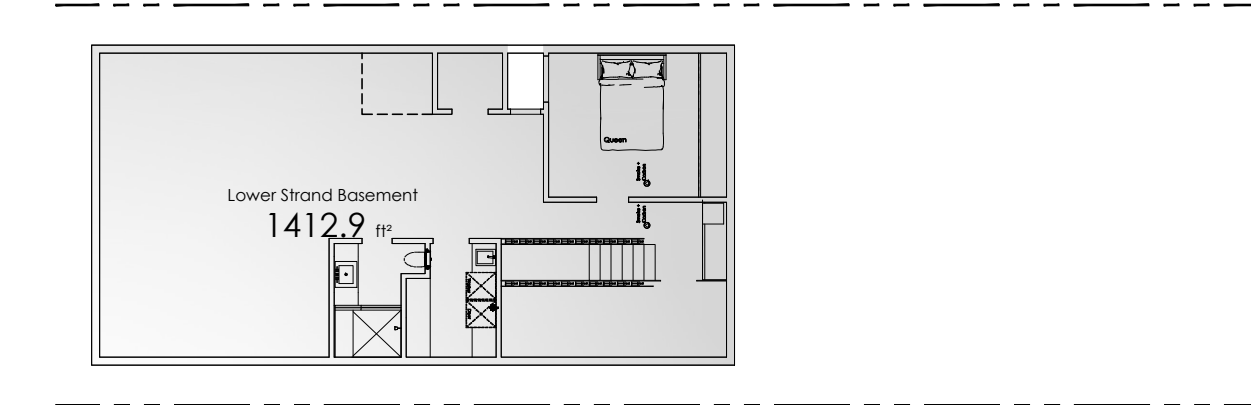
Floor Area - Upper Strand				
	Existing To Remain	Existing Remodeled	New (-Removed)	Proposed Floor Area
Basement	0	0	559	0 0%
First Floor	0	0	143	143 5.4%
Second Floor	0	0	1,034.4	1,034.4 39.4%
Third Floor	0	0	1,440	1,440 54.9%
Other	0	0	0	0 0%
Garage Coverage	7	0	0	7 0.3%
<b>Livable Floor Area</b>	<b>7</b>	<b>0</b>	<b>3,176.4</b>	<b>2,624.4</b>
Allowable BFA:				2,969
Garage	407	0	0	407
Garage Exempt from BFA	400			

Floor Area - Lower Strand				
	Existing To Remain	Existing Remodeled	New (-Removed)	Proposed Floor Area
Basement	0	0	1,413	0 0%
First Floor	0	0	1,528.5	1,528.5 68.4%
Second Floor	0	0	590.3	590.3 26.4%
Third Floor	0	0	0	0 0%
Other	0	0	0	0 0%
Garage Coverage	116	0	0	116 5.2%
<b>Livable Floor Area</b>	<b>116</b>	<b>0</b>	<b>3,531.8</b>	<b>2,234.8</b>
Allowable BFA:				2,969
Garage	516	0	0	516
Garage Exempt from BFA	400			

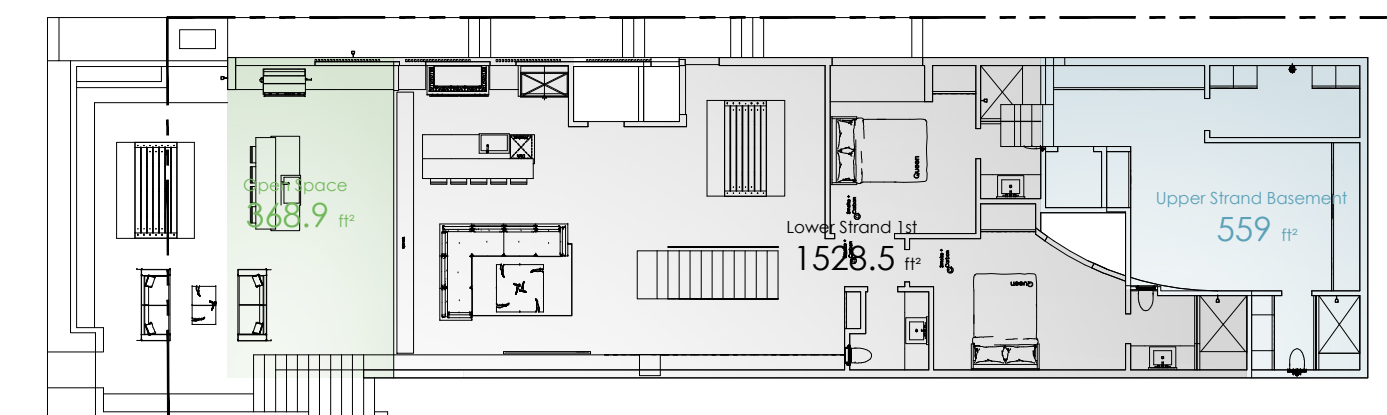
Manhattan Beach Open Space				
	Required - Upper Strand		Required - Lower Strand	
Living	3,176.4	ff <sup>2</sup>	3,531.8	ff <sup>2</sup>
	15%		15%	
Open space required	476.5	ff <sup>2</sup>	529.8	ff <sup>2</sup>
Open space max at 3rd floor	238.2	ff <sup>2</sup>	264.9	ff <sup>2</sup>
Proposed		Proposed		
Master Suite - 2nd	112.4	ff <sup>2</sup>	Master Suite - 2nd	163.4
Study - 2nd	126.4	ff <sup>2</sup>	Strand - 1st	368.9
Great Room - 3rd	293	ff <sup>2</sup>		0
Star Gazing - 3rd	0	ff <sup>2</sup>		0
<b>Total</b>	<b>531.8</b>	<b>ff<sup>2</sup></b>	<b>Total</b>	<b>532.3</b>

## Manhattan Beach Height Calculation

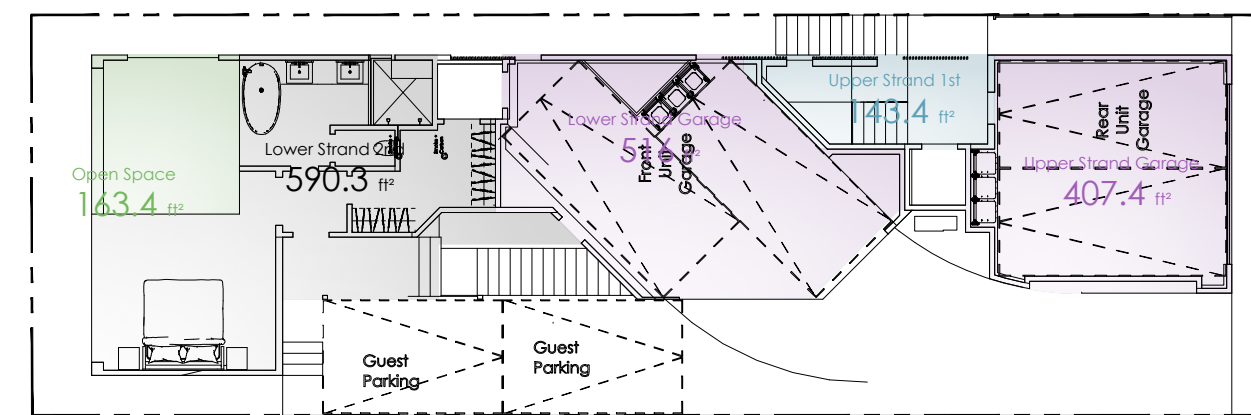
	North West	North East	South West	South East
Points used	100	113.44	114	100.71
Average of Corners	107.04			
Allowable Height	30'	ft		
Max Elevation	137.04	ft		



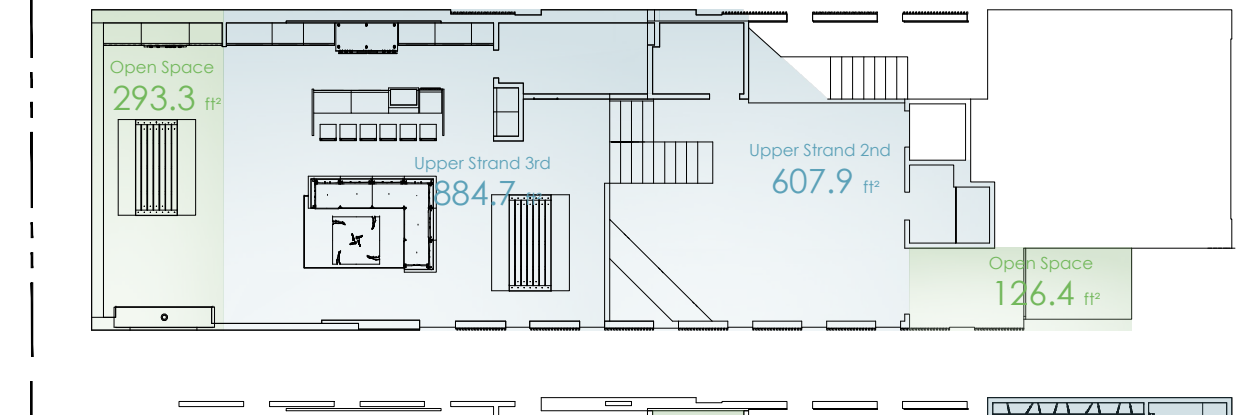
Lower Strand Basement (Front)



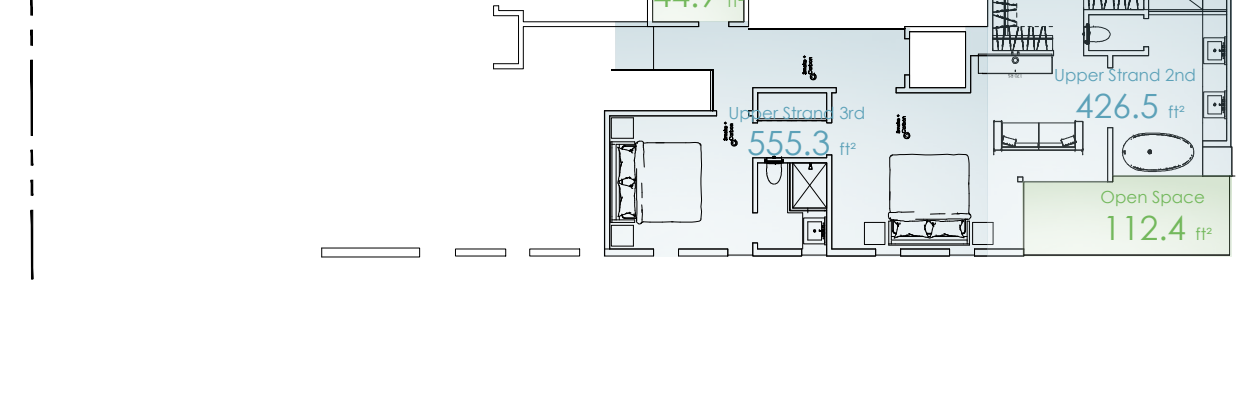
Lower Strand (Front) 1st floor + Upper Strand (Rear) Basement



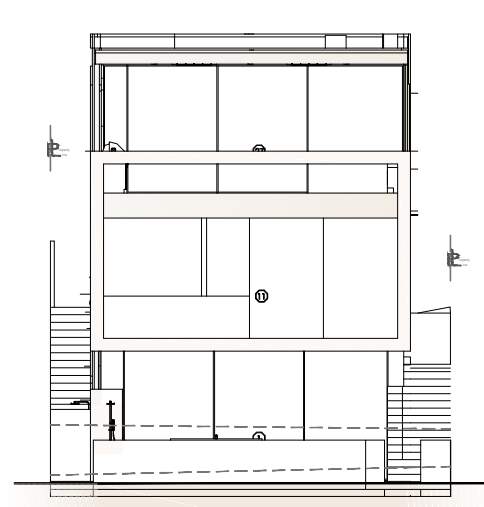
Lower Strand (Front) 2nd floor + Upper Strand (Rear) 1st floor



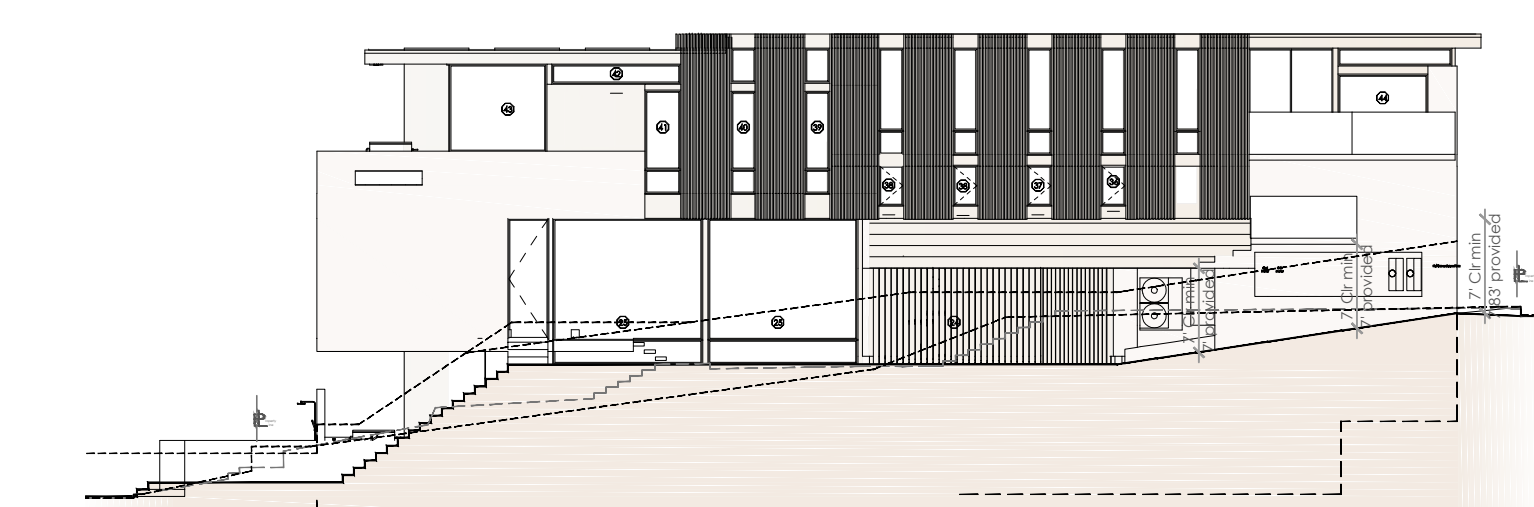
Upper Strand (Rear) 2nd floor + Upper Strand (Rear) partial 3rd floor



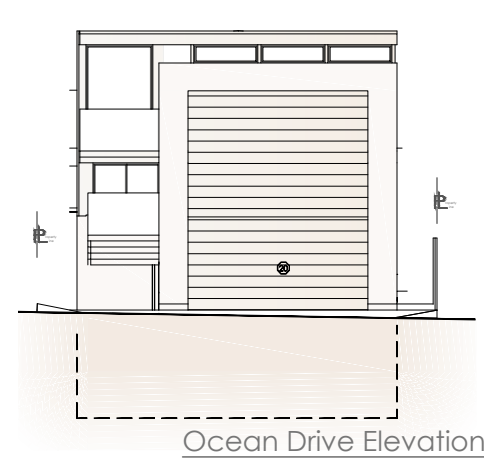
Upper Strand (Rear) partial 3rd floor



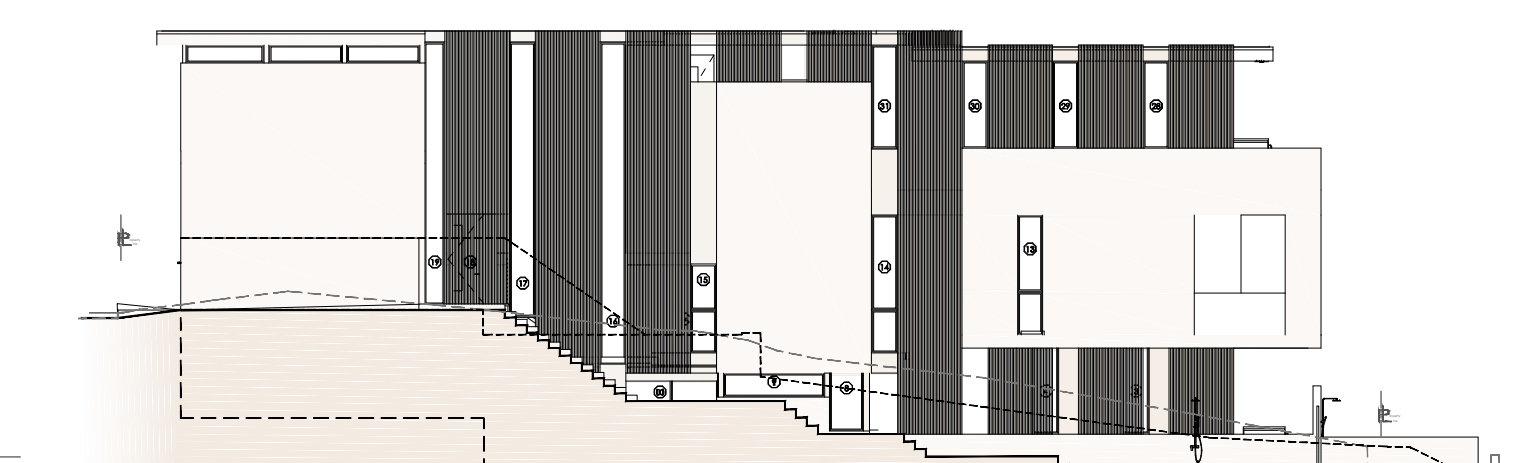
Strand Elevation



South Elevation



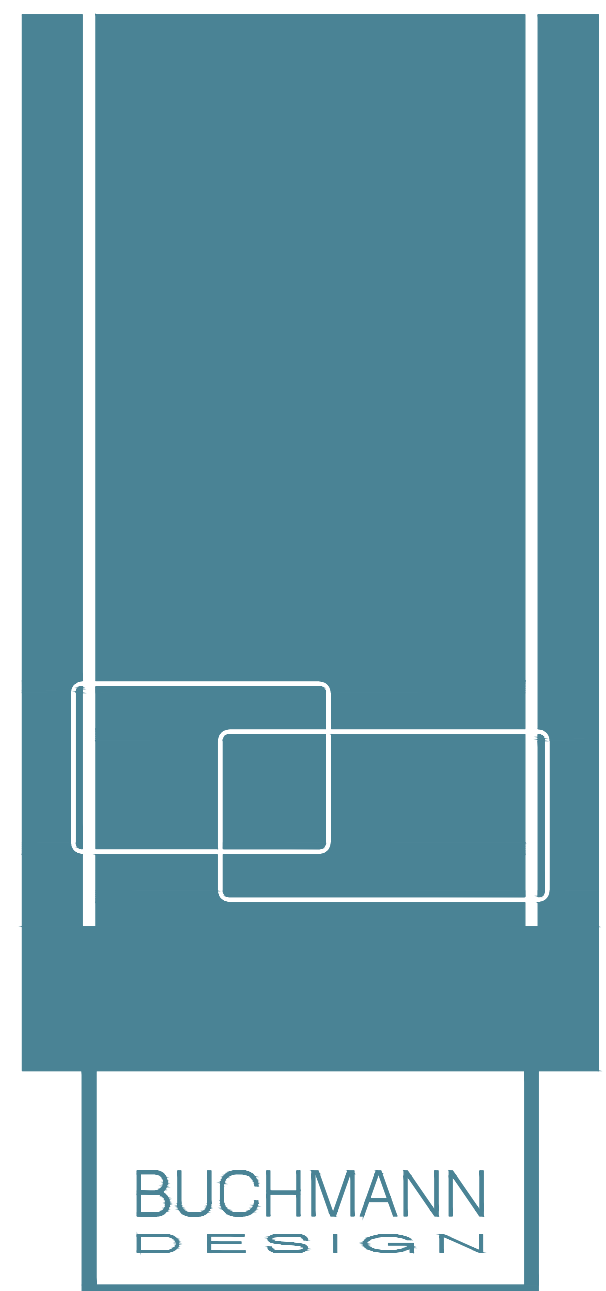
Ocean Drive Elevation



North Elevation

# G & H DEVELOPMENT

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Cover Sheet

CS

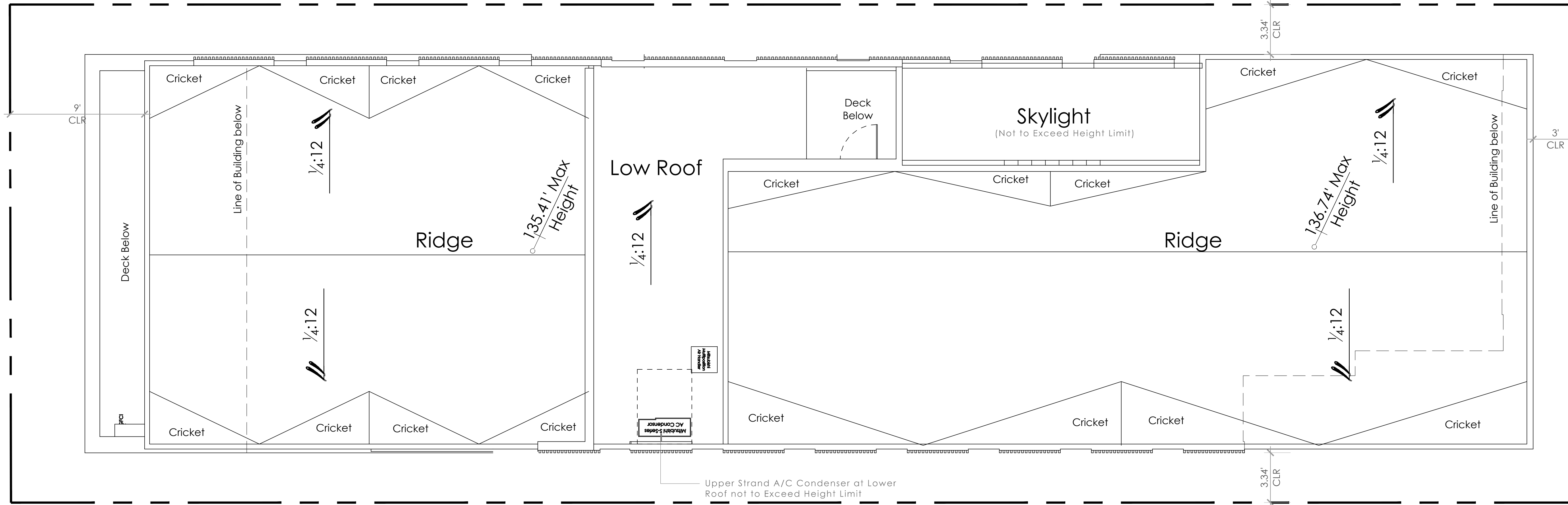
1721 ATTACHMENT C  
 PC MTG 12-12-18  
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Page 17 of 27  
 PC MTG 12-12-18



The Strand

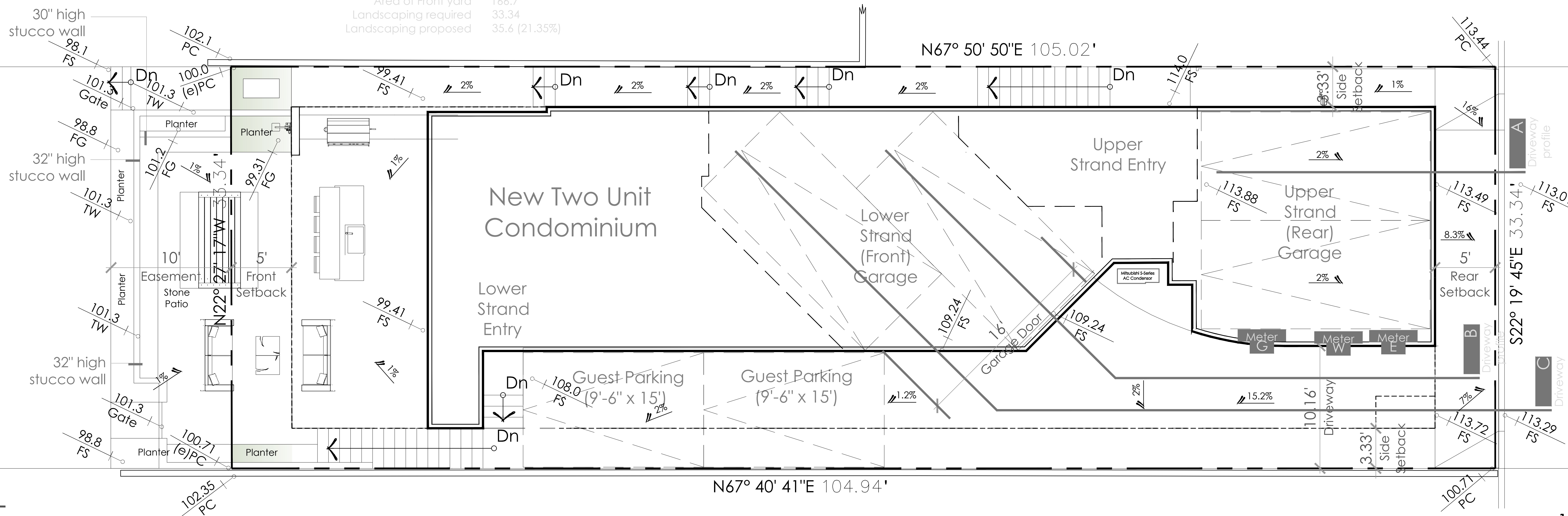
The Strand



Roof Plan  
scale 1/4"=1'-0"

20% Landscape at front yard

Area of Front yard	166.7
Landscaping required	33.34
Landscaping proposed	35.6 (21.35%)



Site Plan  
scale 1/4"=1'-0"

Ocean Drive

Ocean Drive

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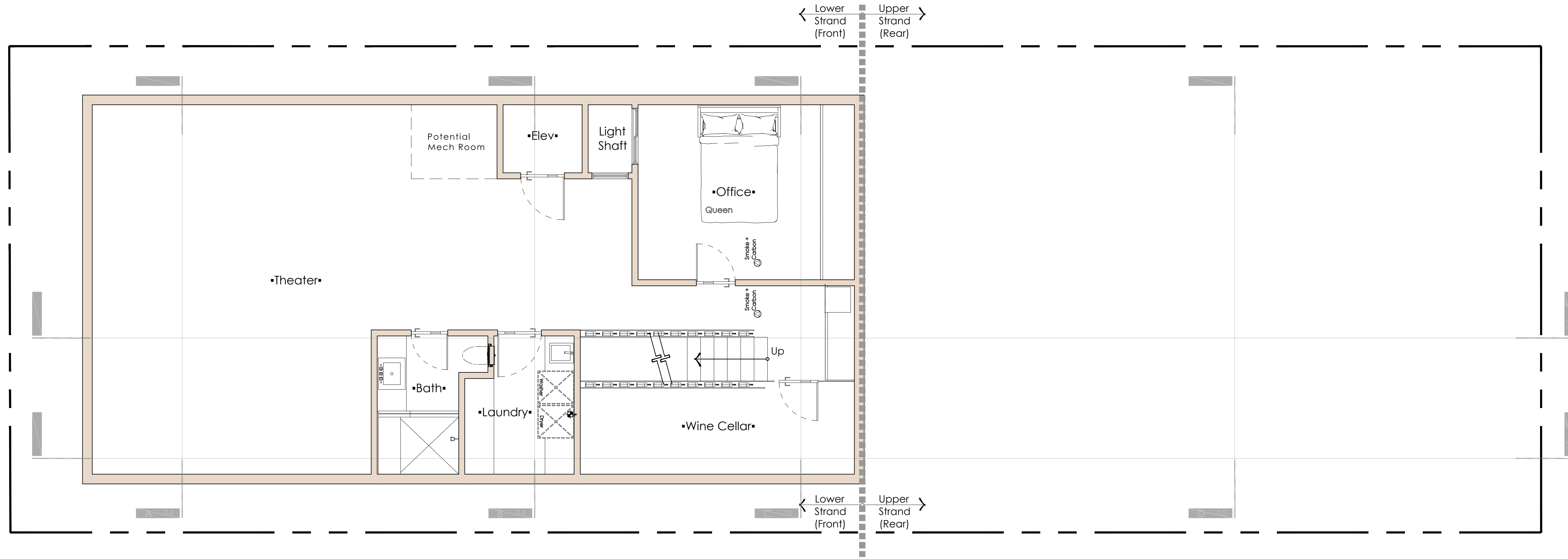
-Preliminary Site Plan-

1.0

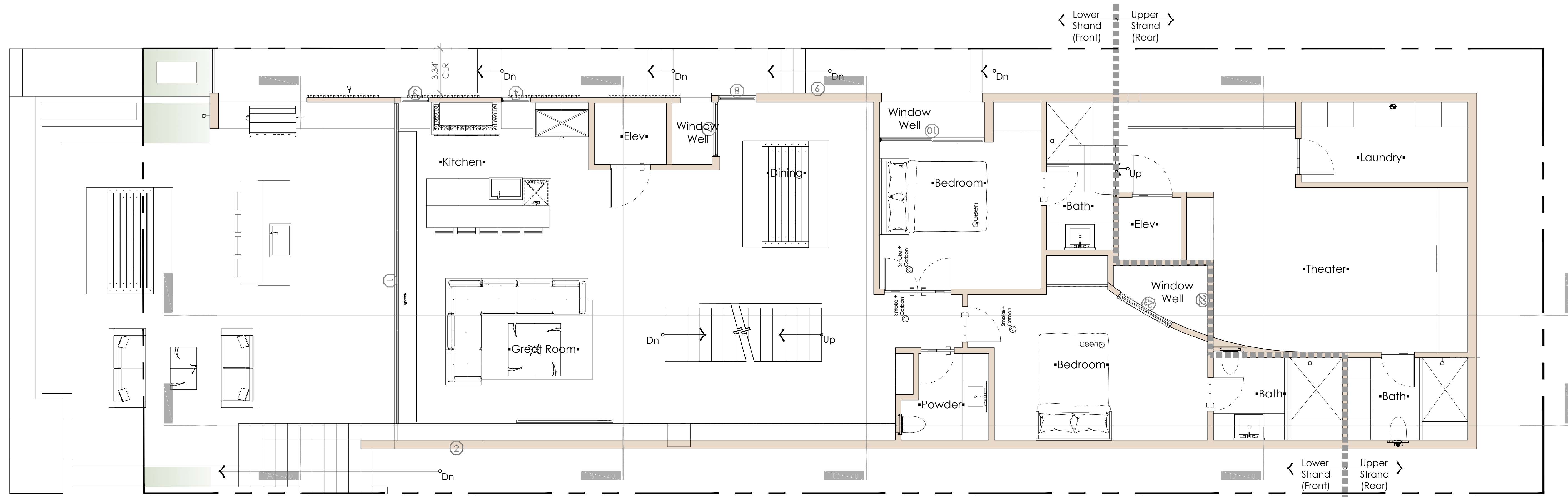
1721  
December 6, 2018

The Strand

The Strand



Lower Strand (Front) Basement  
scale 1/4"=1'-0"



Lower Strand (Front) Mid Level  
scale 1/4"=1'-0"

Upper Strand (Rear) Basement  
scale 1/4"=1'-0"

Ocean Drive

Ocean Drive

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-Preliminary Floor Plans-

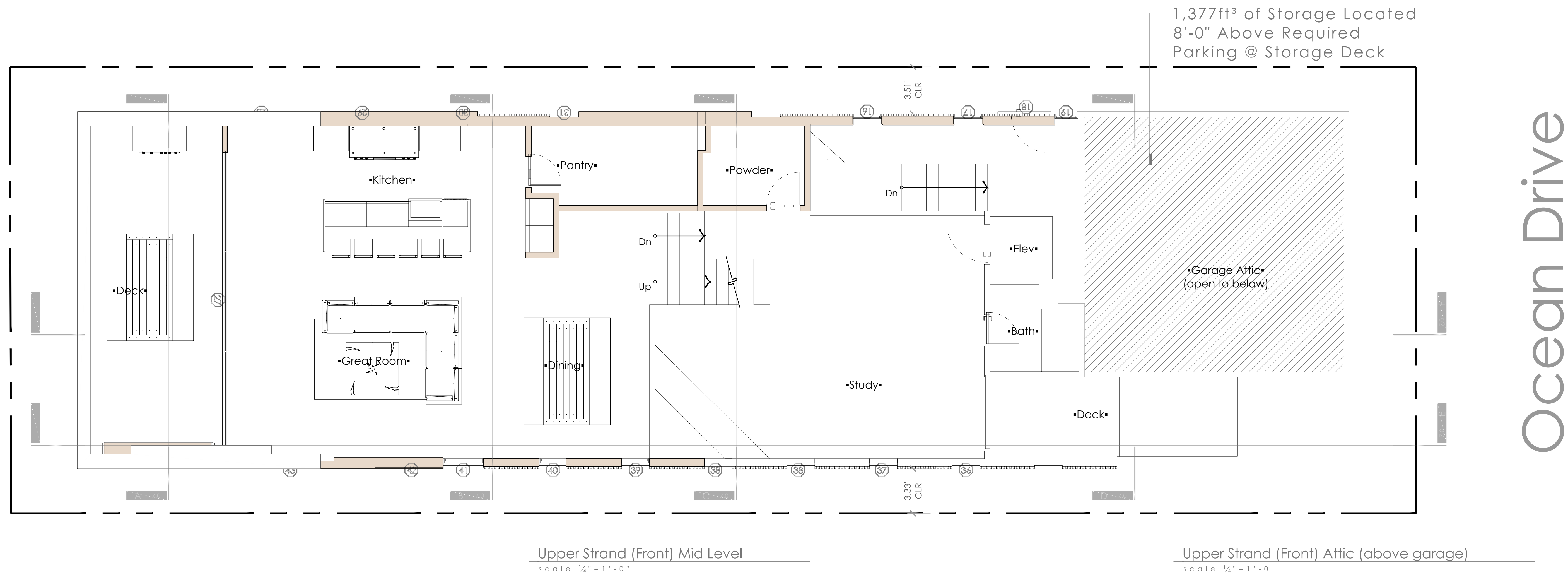
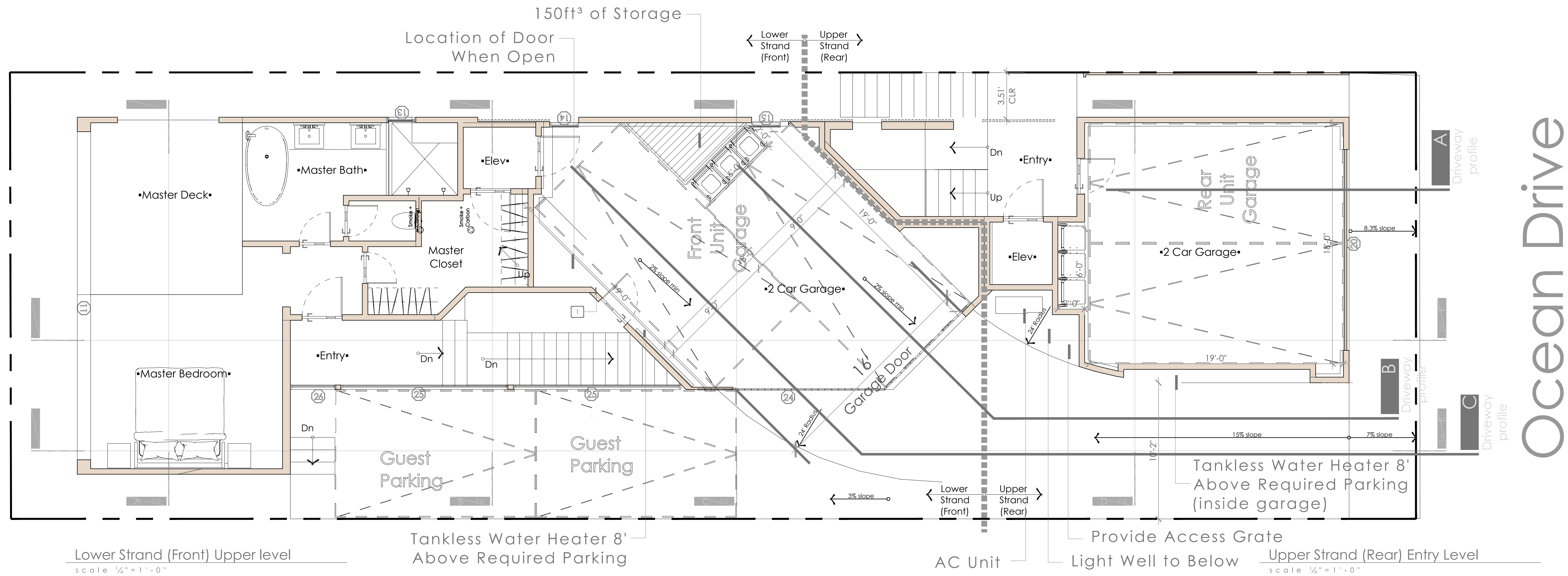
2.0

1721  
December 6, 2018



# The Strand

# The Strand



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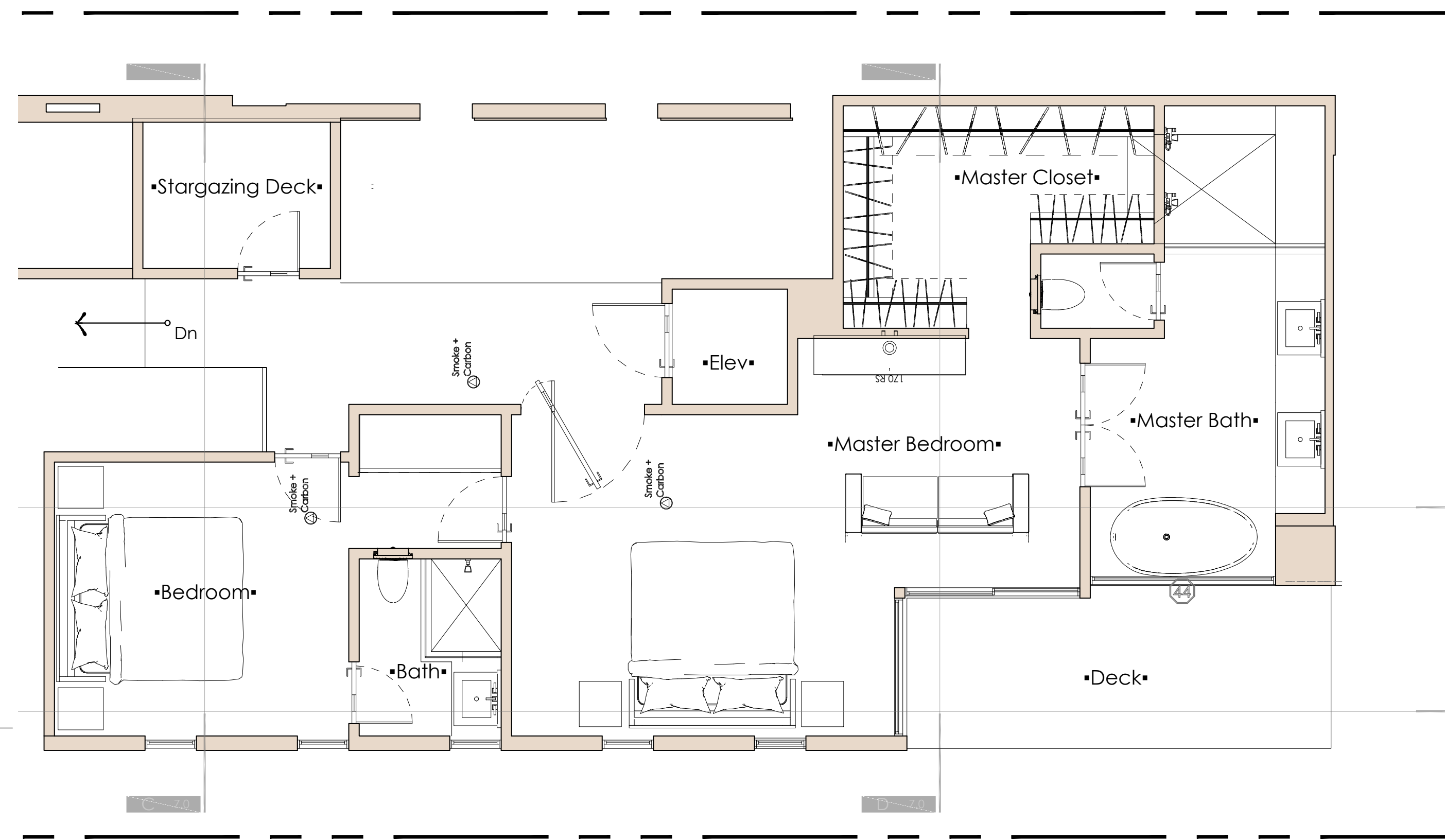
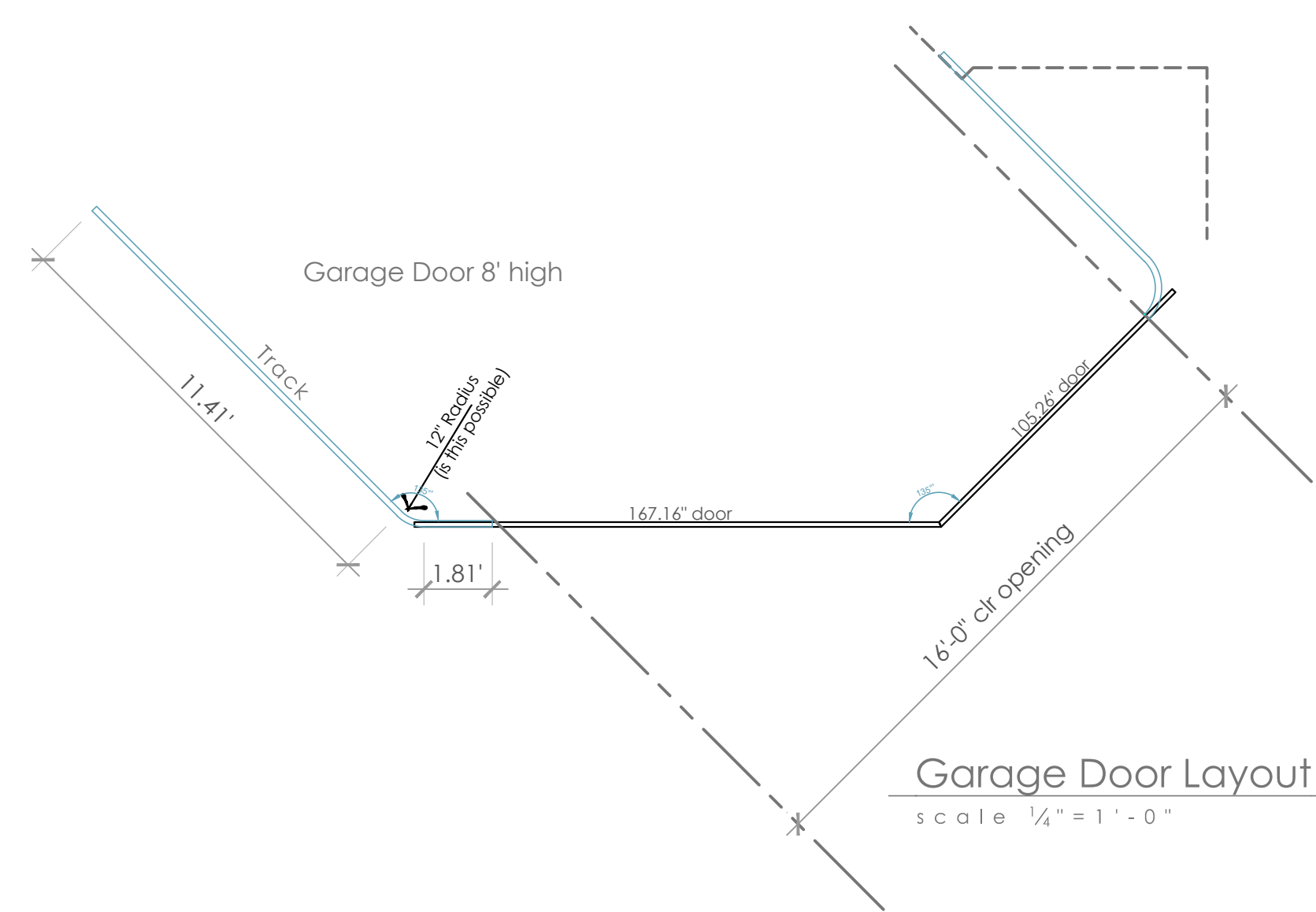
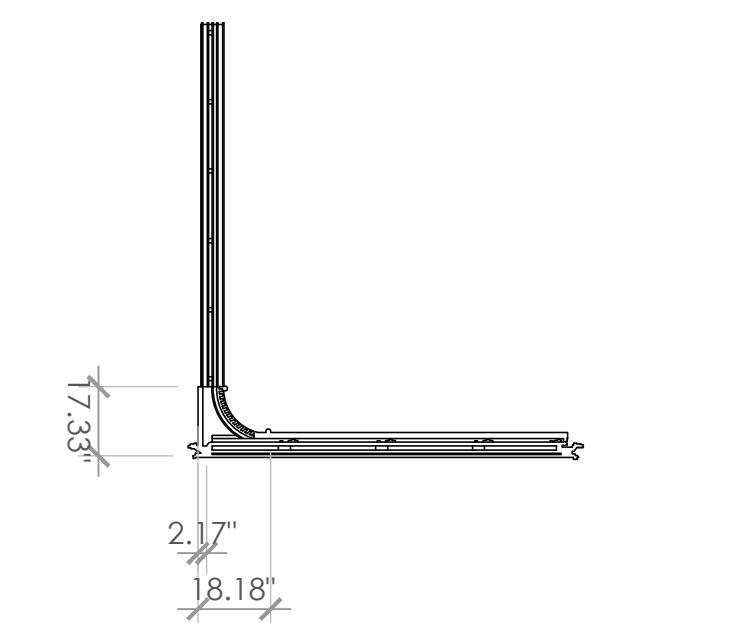
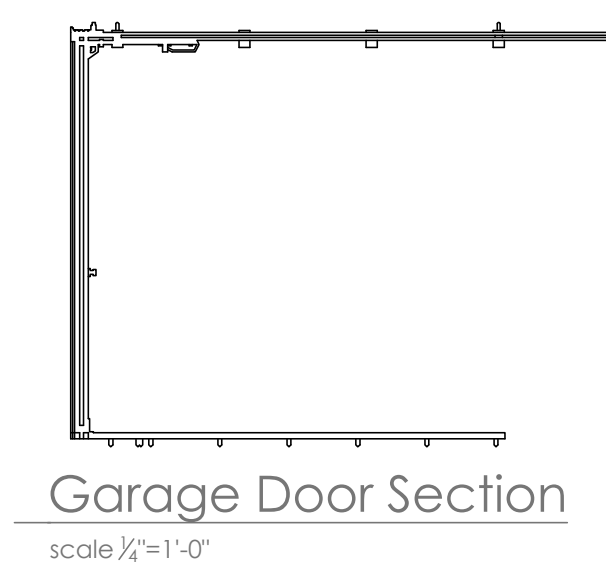
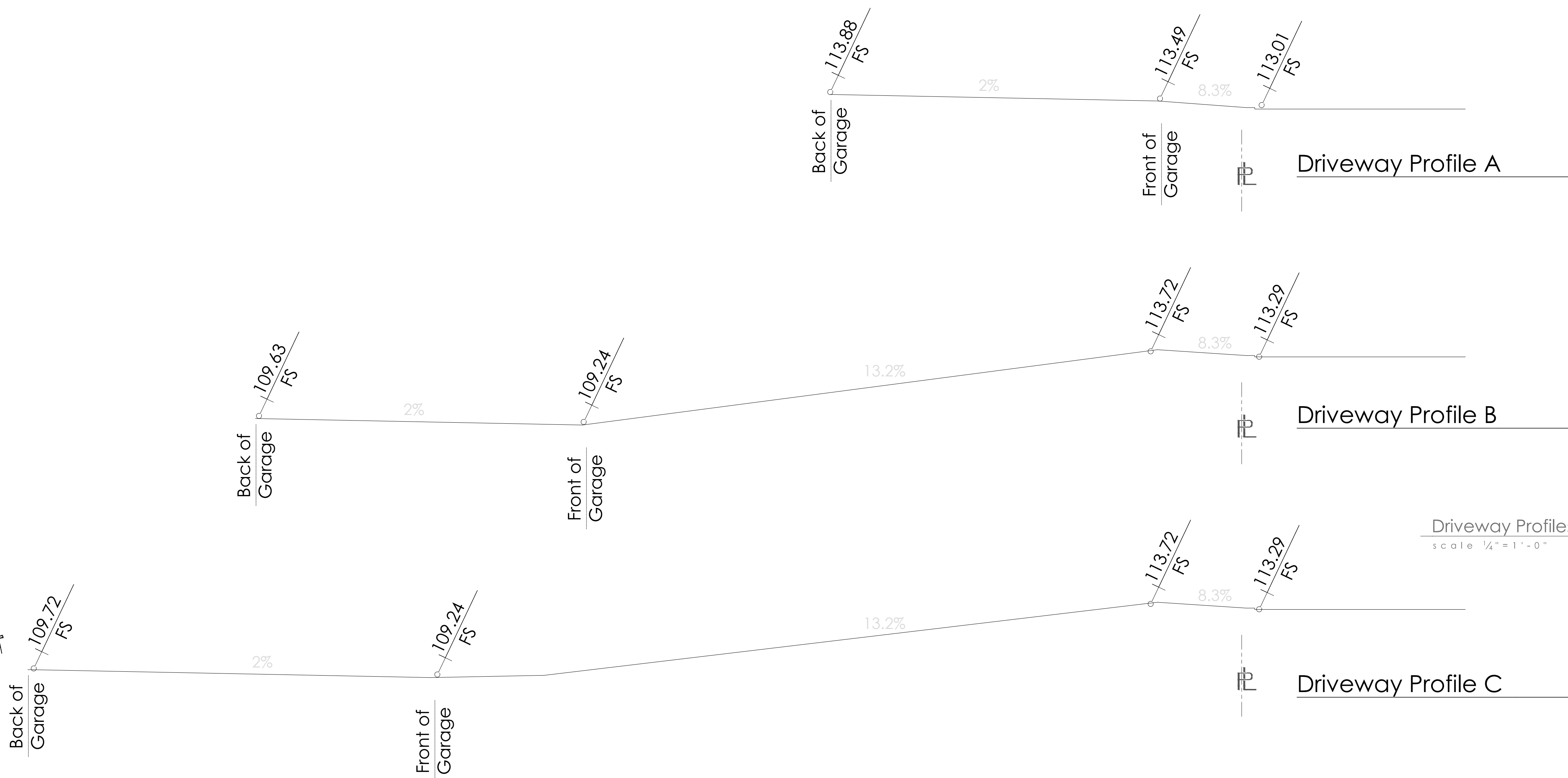
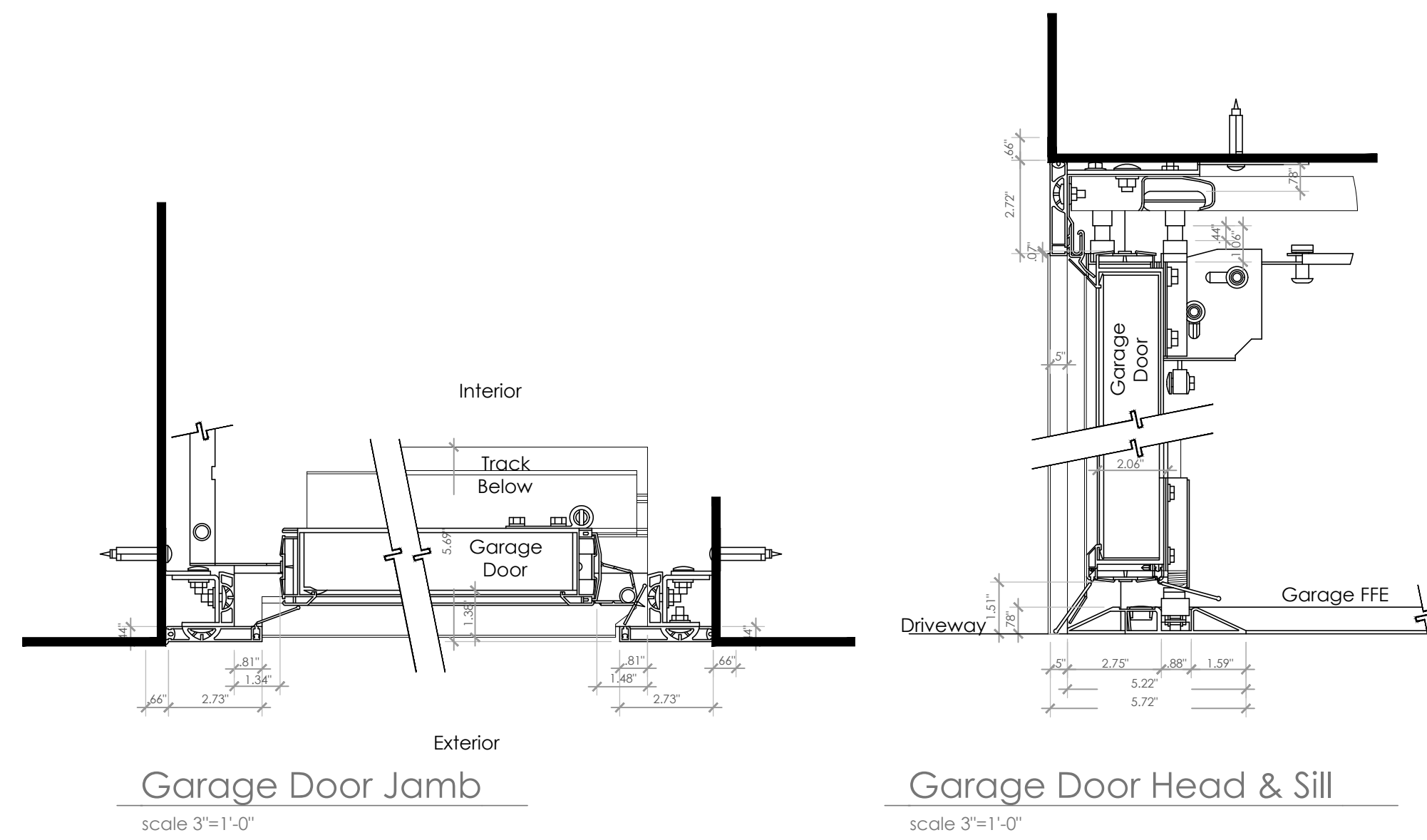
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Preliminary Floor Plans

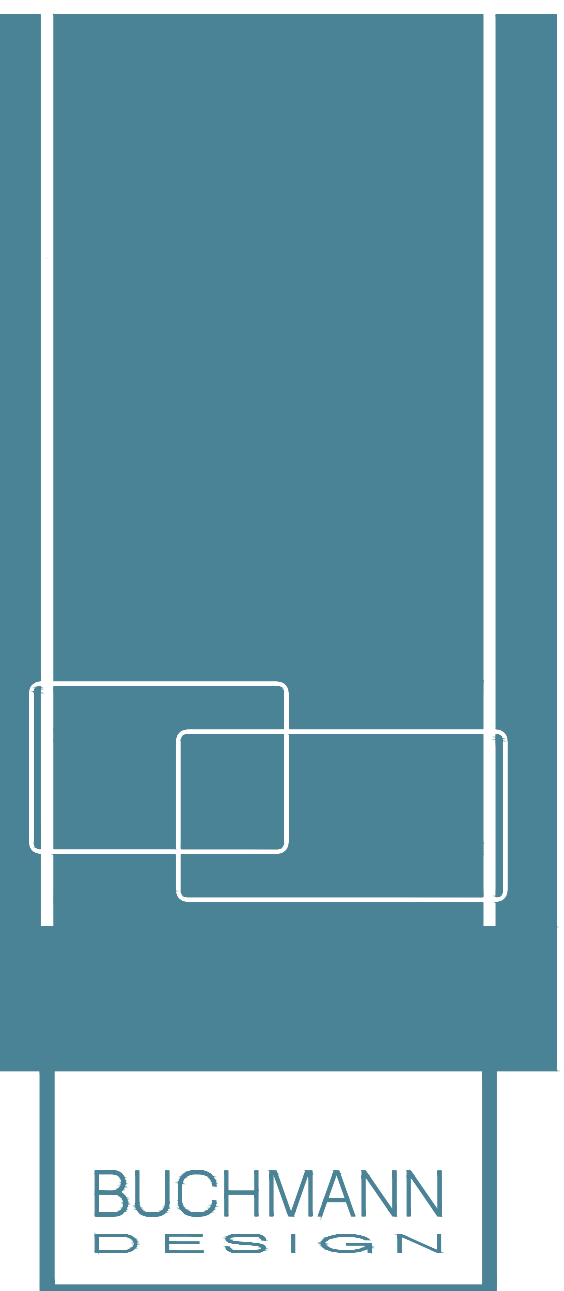
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Ocean Drive



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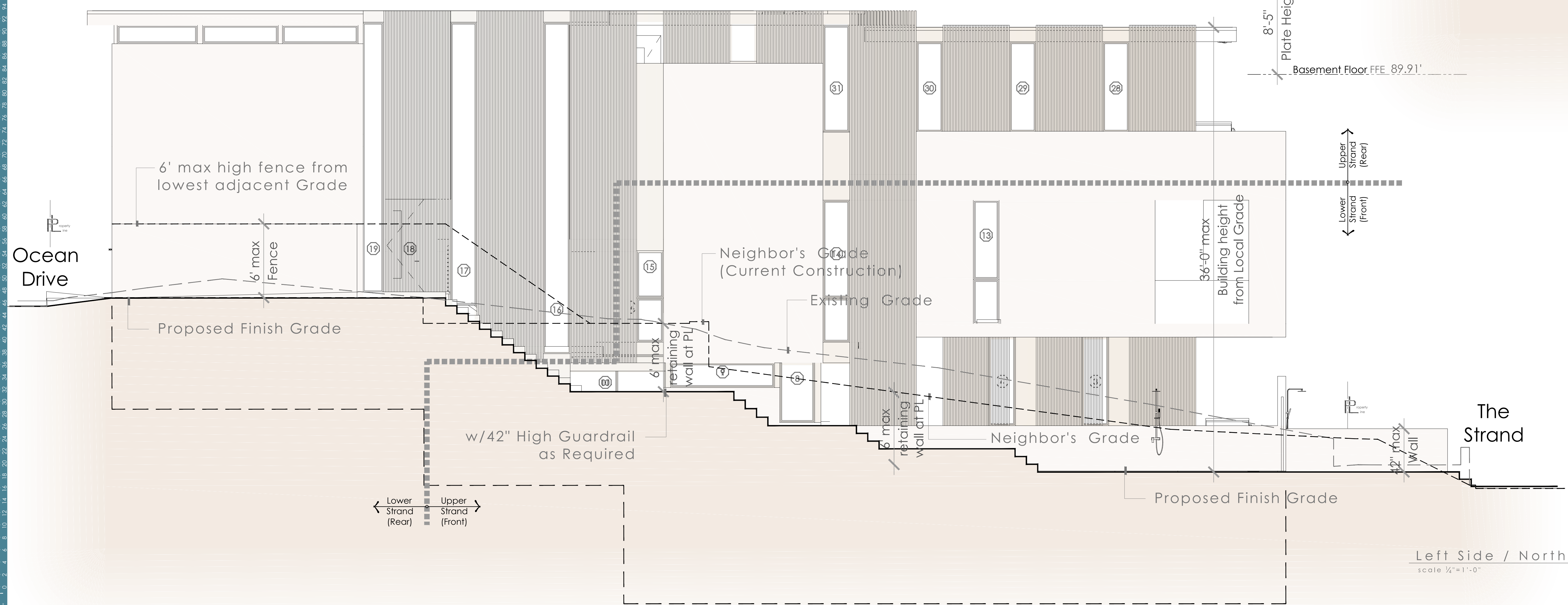
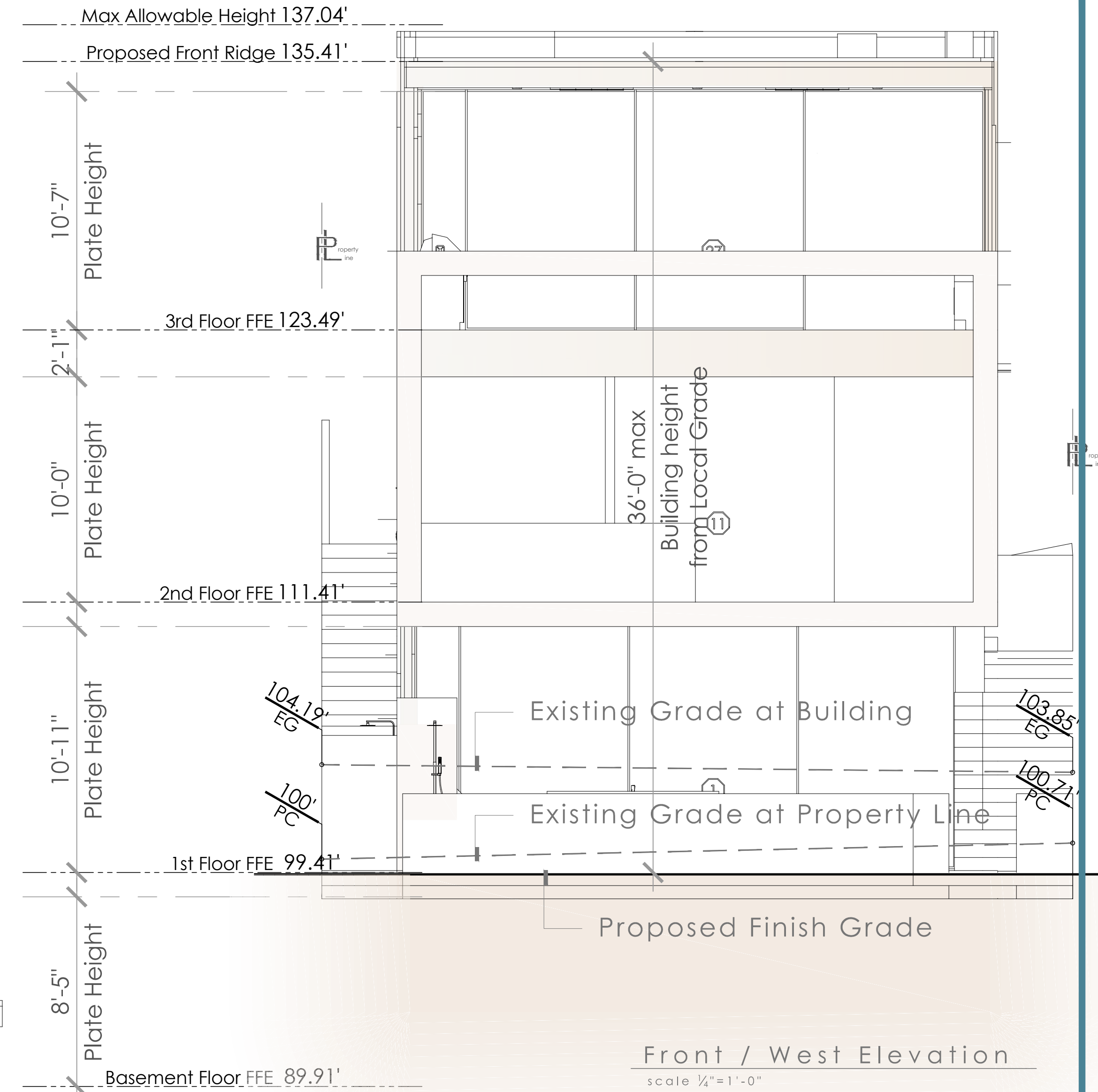
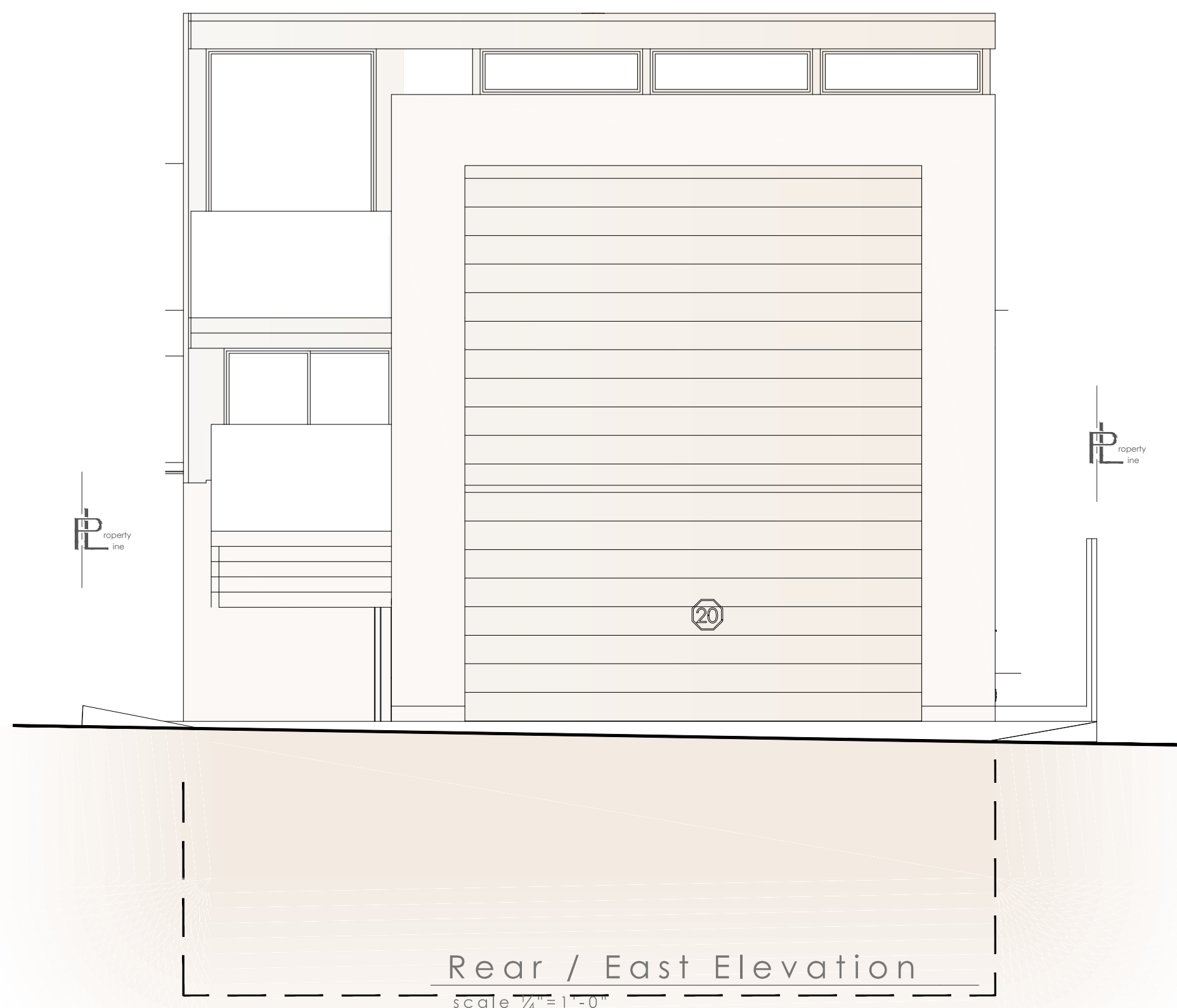
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Preliminary Floor Plans

4.0

1721  
December 6, 2018

157 156 155 154 153 152 151 150 149 148 147 146 145 144 143 142 141 140 139 138 137 136 135 134 133 132 131 130 129 128 127 126 125 124 123 122 121 120 119 118 117 116 115 114 113 112 111 110 109 108 107 106 105 104 103 102 101 100 99 98 97 96 95 94 93 92 91 90 89 88 87 86 85 84 83 82 81 80 79 78 77 76 75 74 73 72 71 70 69 68 67 66 65 64 63 62 61 60 59 58 57 56 55 54 53 52 51 50 49 48 47 46 45 44 43 42 41 40 39 38 37 36 35 34 33 32 31 30 29 28 27 26 25 24 23 22 21 20 19 18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1 0



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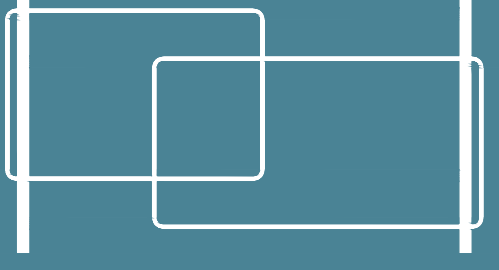
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Elevations

5.0

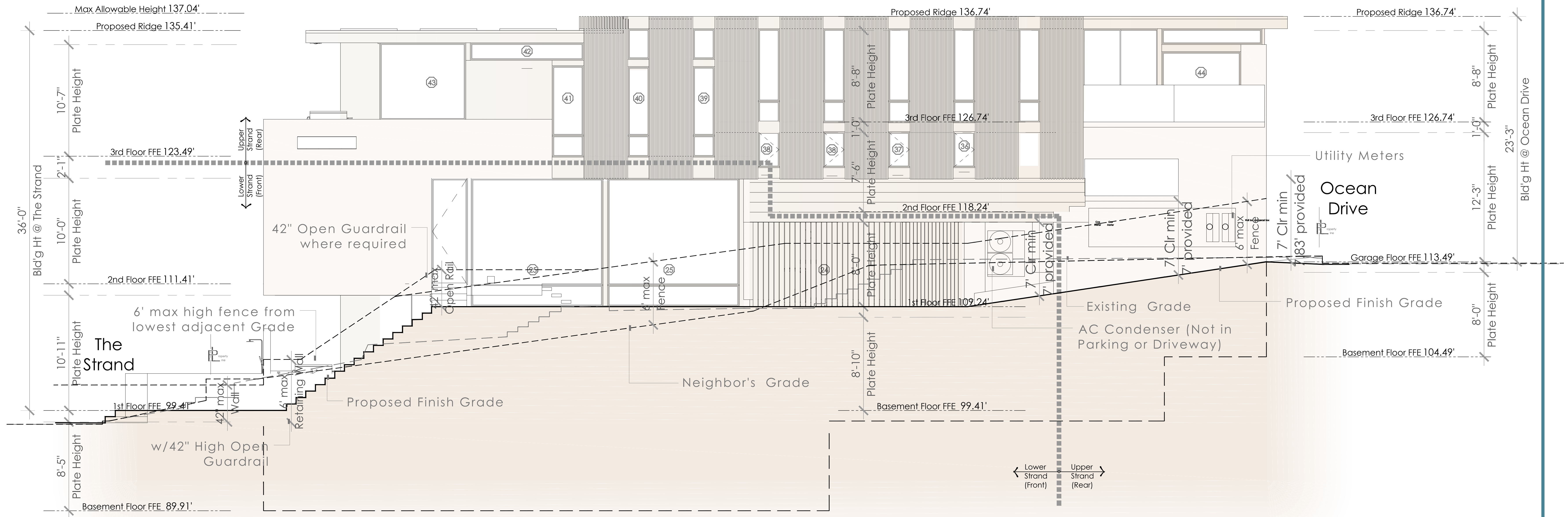
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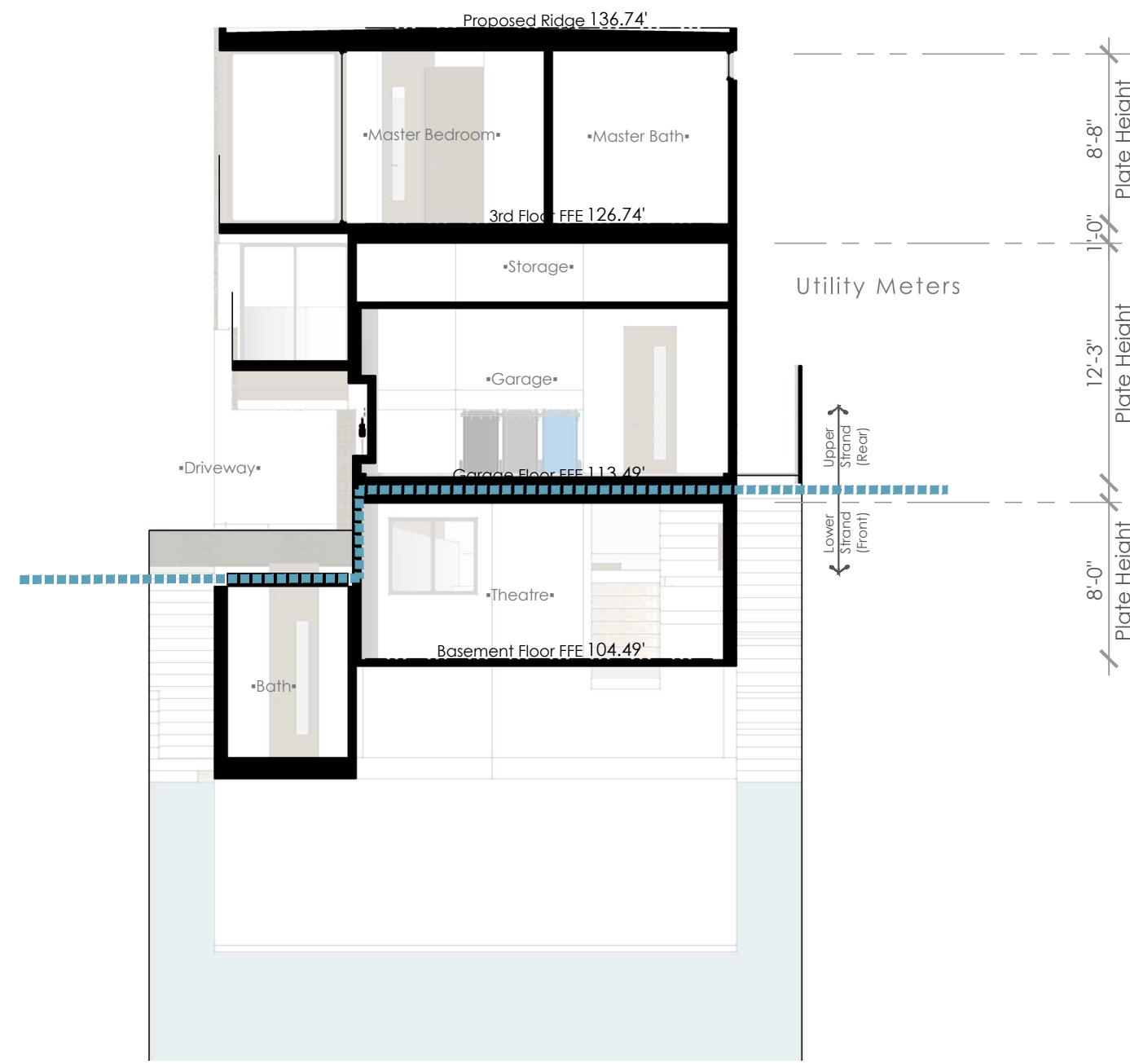
Left Side / South Elevation  
scale 1/4"=1'-0"

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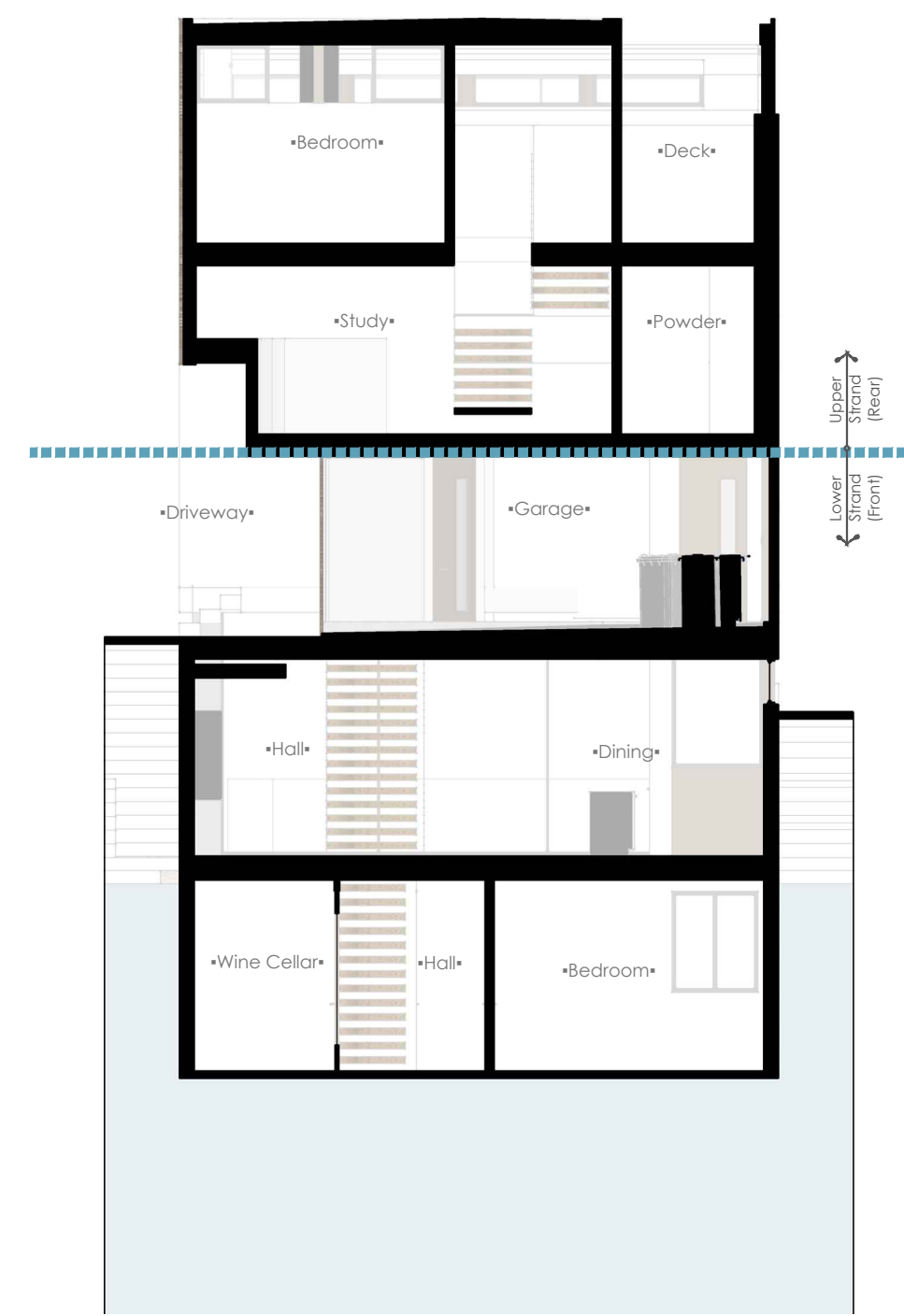
Elevations

**6.0**

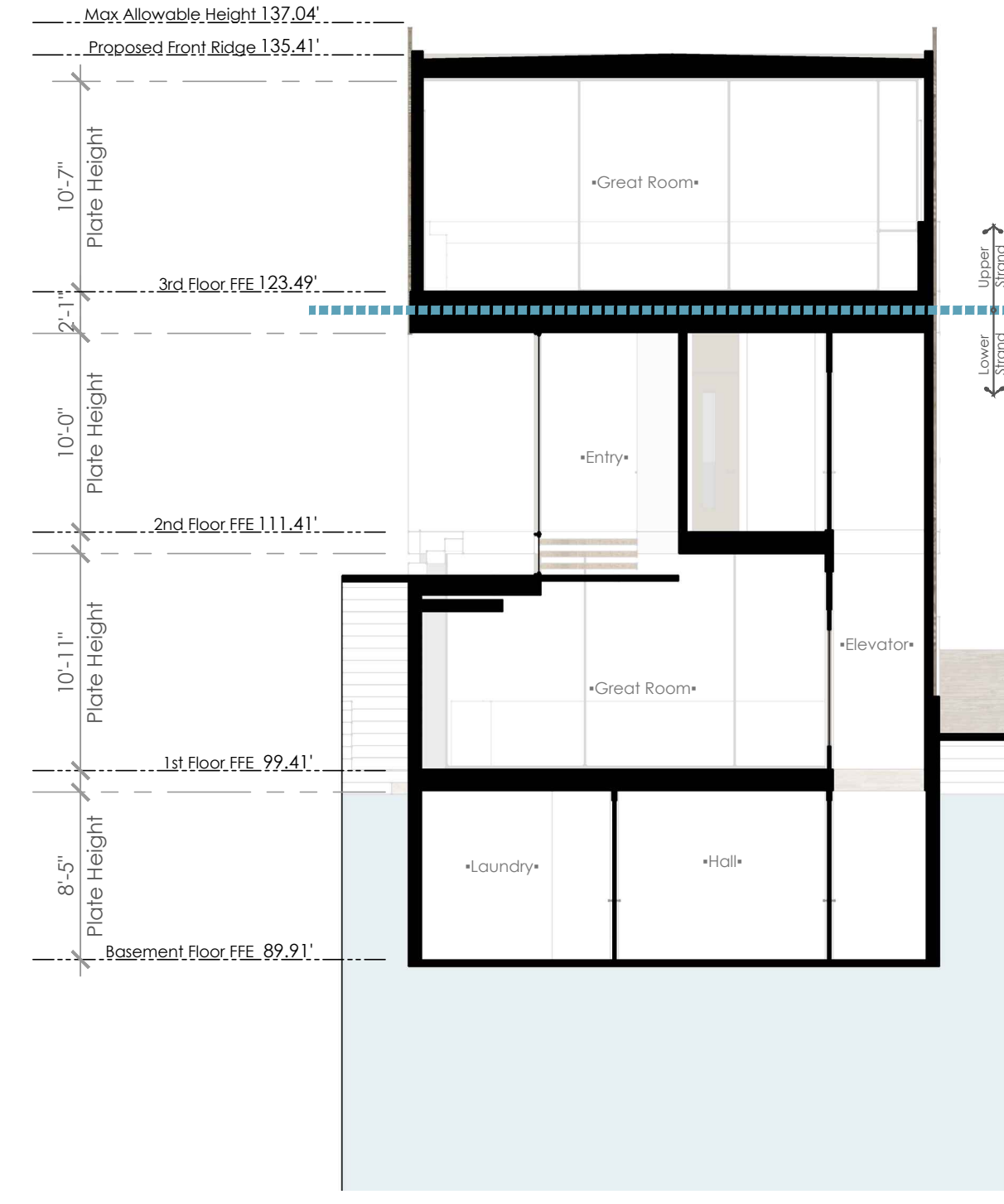
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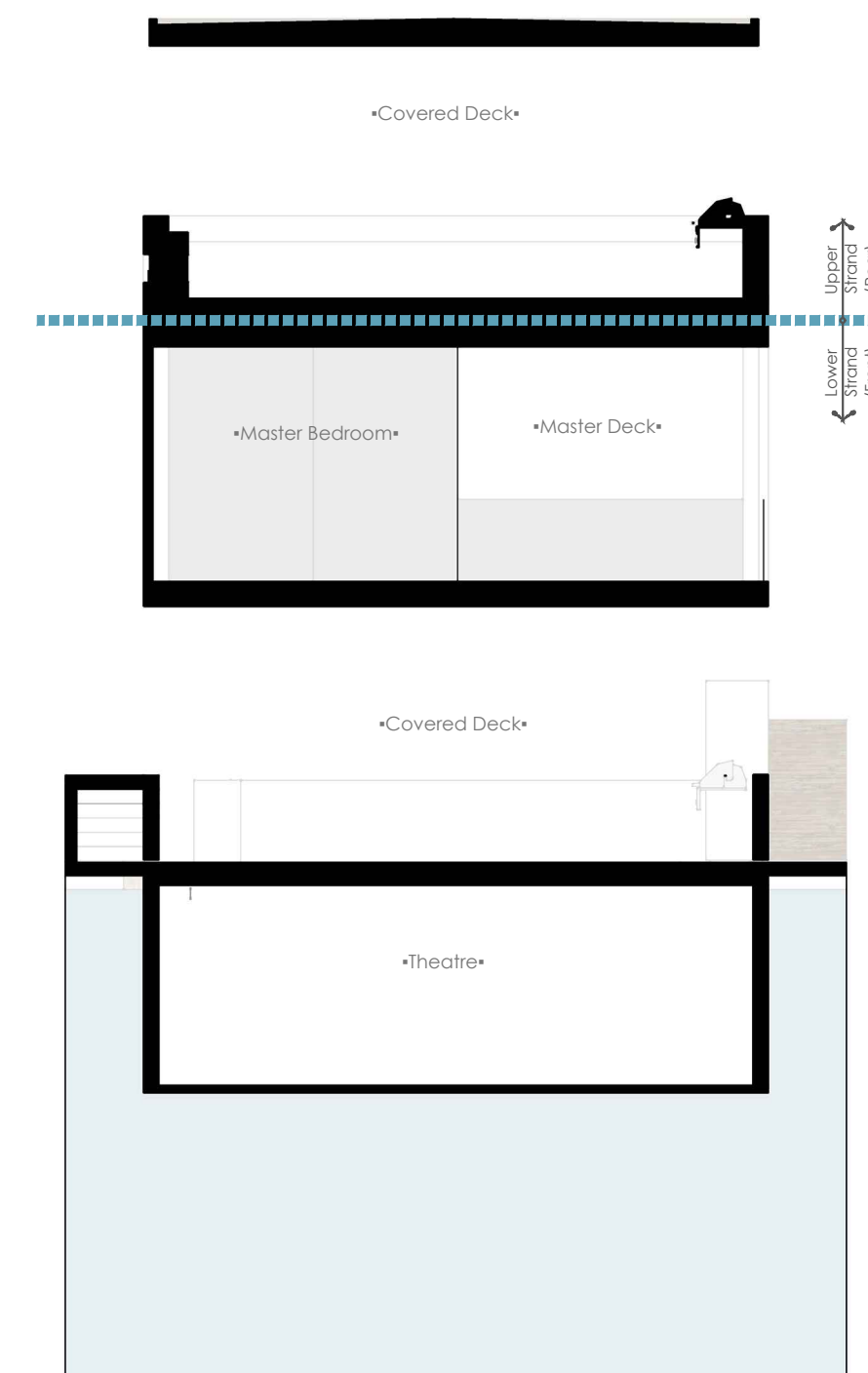
Section D  
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Section C  
scale 1/8"=1'-0"



Section B  
scale 1/8"=1'-0"



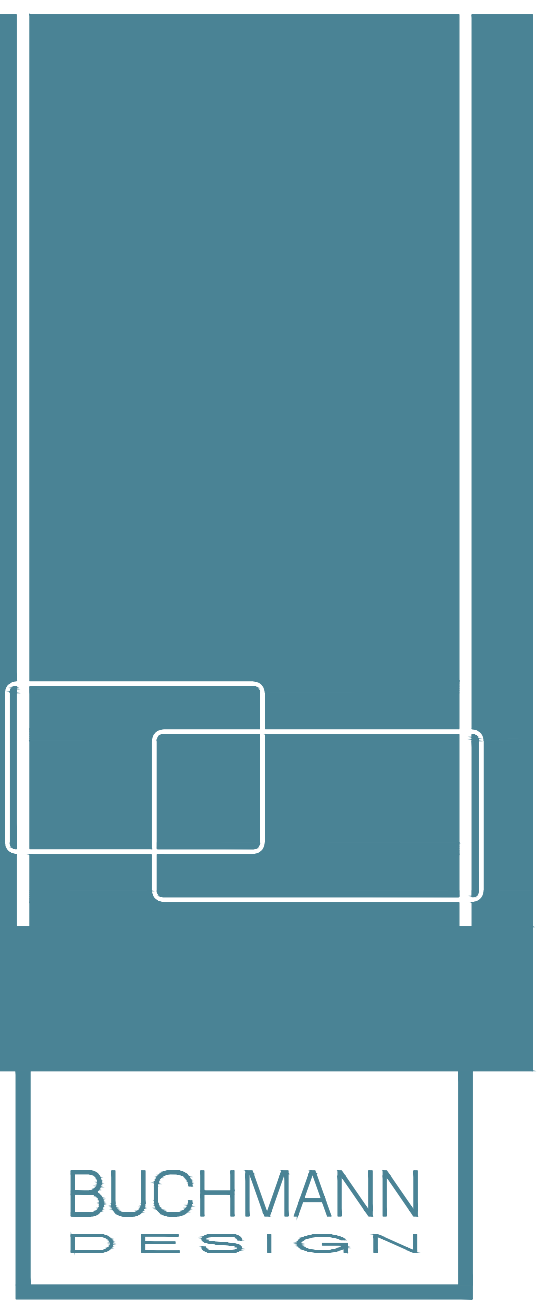
Section A  
scale 1/8"=1'-0"



Section F  
scale 1/8"=1'-0"



Section E  
scale 1/8"=1'-0"



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Sections

7.0

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**NOTE**

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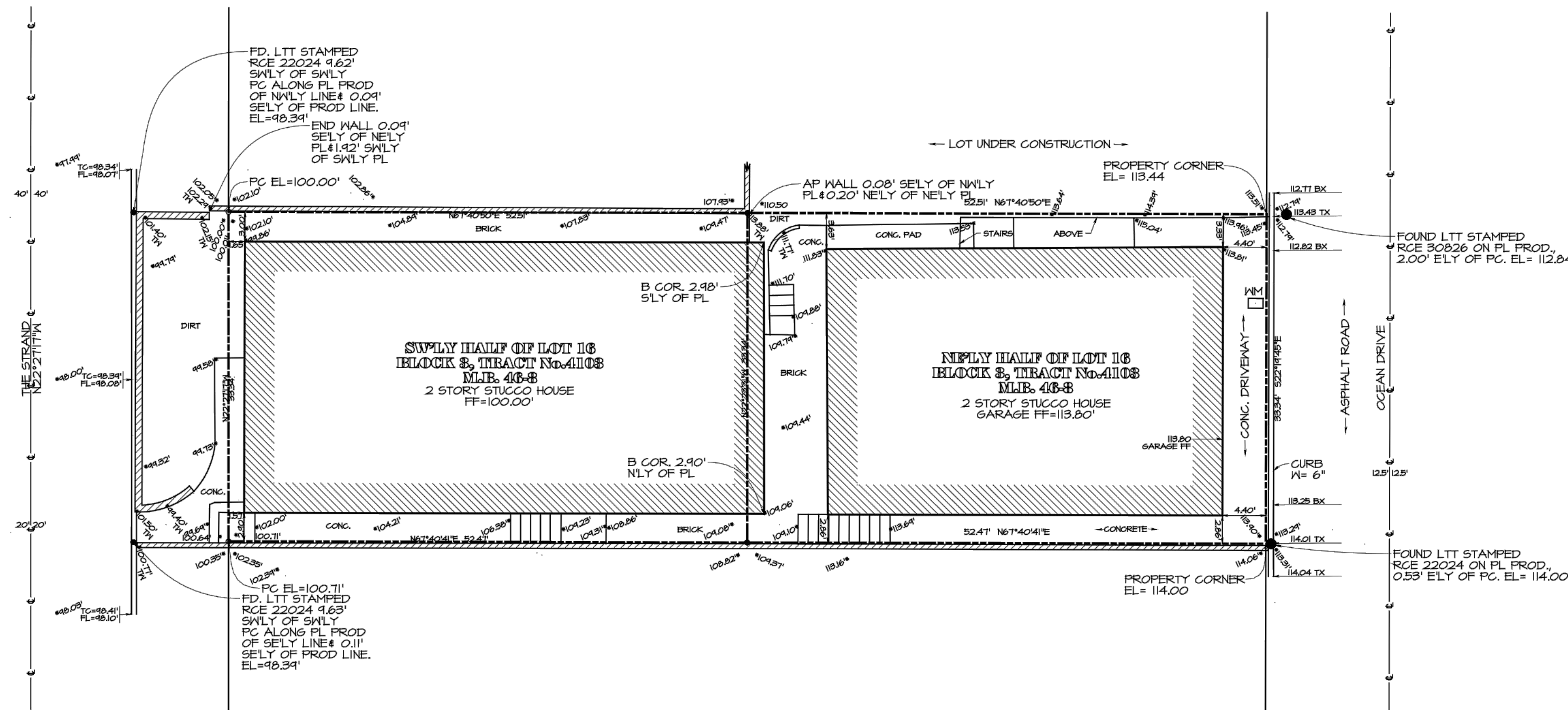
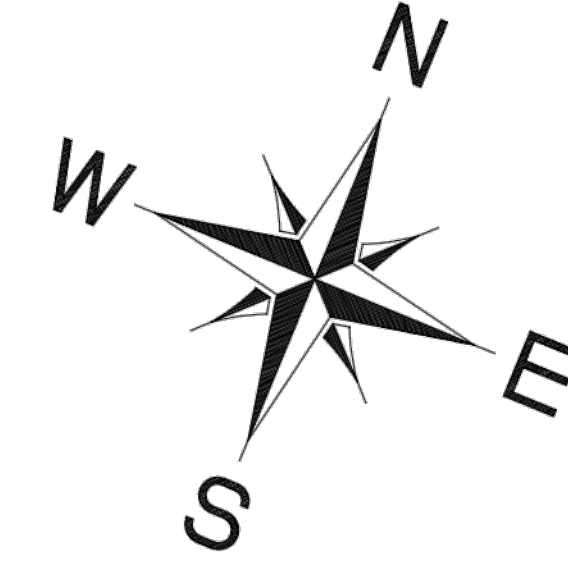
ALL MEASUREMENTS SHOWN TO PROPERTY LINES (PL) ARE MEASURED AT A PERPENDICULAR (90° ANGLE) TO PROPERTY LINE.

BASIS OF BEARINGS: N 22°27'17" W BEING THE CENTERLINE OF THE STRAND AS PER TRACT MAP NO 4103 MAP BOOK 46 PAGE 8 AS FILED IN THE RECORDS OF LOS ANGELES COUNTY

BENCHMARK: ASSUMED EL= 98.39 AT LTT STAMPED RCE 22024 BEING A 9.82' SWLY OFFSET TO THE ELY MOST PROPERTY CORNER OF LOT 16, AS SHOWN HEREON



CLIENT:  
KIP HAMMOND  
PROJECT NO.  
17-248  
DATE OF SURVEY:  
11-30-17  
ASSESSOR'S I.D. NUMBER:  
4131-009-027  
LEGAL DESCRIPTION  
TRACT # 4103  
BLK 3 LOT 16



**BOUNDARY / TOPOGRAPHIC SURVEY**

**4016, 4017 & 4019 THE STRAND  
MANHATTAN BEACH, CA 90266**

SITE ADDRESS:

SHEET 1 OF 1

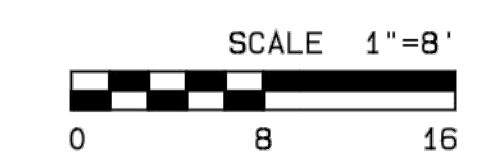
MAP ISSUE DATE: 12-1-17  
DATE OF REVISION: 1-4-17  
DRAFTED BY: DPC

**LEGEND**

N/NLY	NORTH / NORTHERLY
S/SLY	SOUTH / SOUTHERLY
E/Ely	EAST / EASTERLY
W/WLY	WEST / WESTERLY
LTT	LEAD, TACK AND TAG
LT	LEAD AND TACK
SW	SPIKE AND WASHER
IP	IRON PIPE
PC	PROPERTY CORNER
PL	PROPERTY LINE
PROD	PRODUCED
O/S	OFFSET
BM	BENCHMARK
BW	BACK OF WALK
FL	FLOW LINE
TC	TOP OF CURB
TX/BX	TOP/BOTTOM OF X
TW	TOP OF WALL
FF/FS	FINISHED FLOOR/SURFACE
T/BOS	TOP/BOTTOM OF STAIRS
GB	GRADE BREAK
TS/BS	TOP/BOTTOM OF SLOPE
XXXX	DIRT ELEVATION
XX.XX	FS ELEVATION
EP	EDGE OF PAVEMENT
CLF	CHAIN LINK FENCE
FD	FOUND
CONC.	CONCRETE

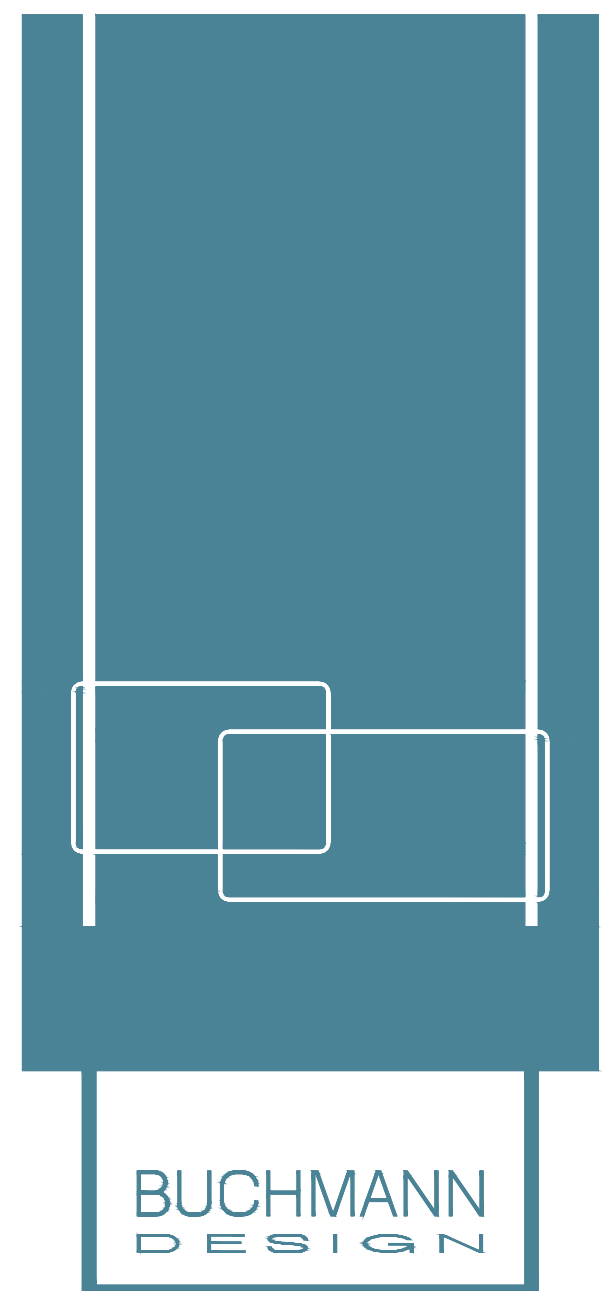
**REGISTERED CIVIL ENGINEER:**  
ALL MAPS, PLATS, REPORTS, DESCRIPTIONS, OR OTHER DOCUMENTS ARE PREPARED UNDER THE RESPONSIBLE CHARGE OF A REGISTERED CIVIL ENGINEER LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA, BRUCE H. BORNEMANN, RCE 22856, PURSUANT TO THE PROFESSIONAL LAND SURVEYORS ACT BUSINESS AND PROFESSIONS CODE SECTION 8100-8605.

PREPARED BY:  
**IWS SURVEYING**  
2556 VIA TEJON  
PALOS VERDES ESTATES  
CALIFORNIA 90274  
PHONE: 310.791.0904  
FAX: 310.791.0914



**LINE TYPE LEGEND**

PROPERTY LINE	---
FENCE	-X-X-
WALL	▭

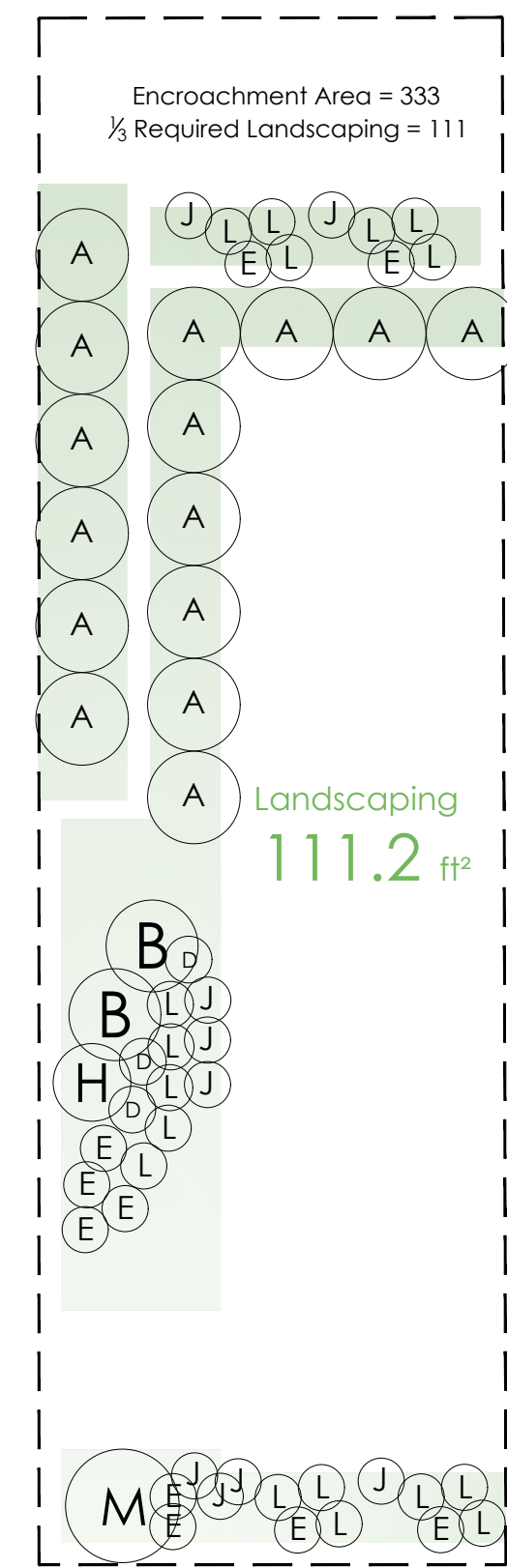


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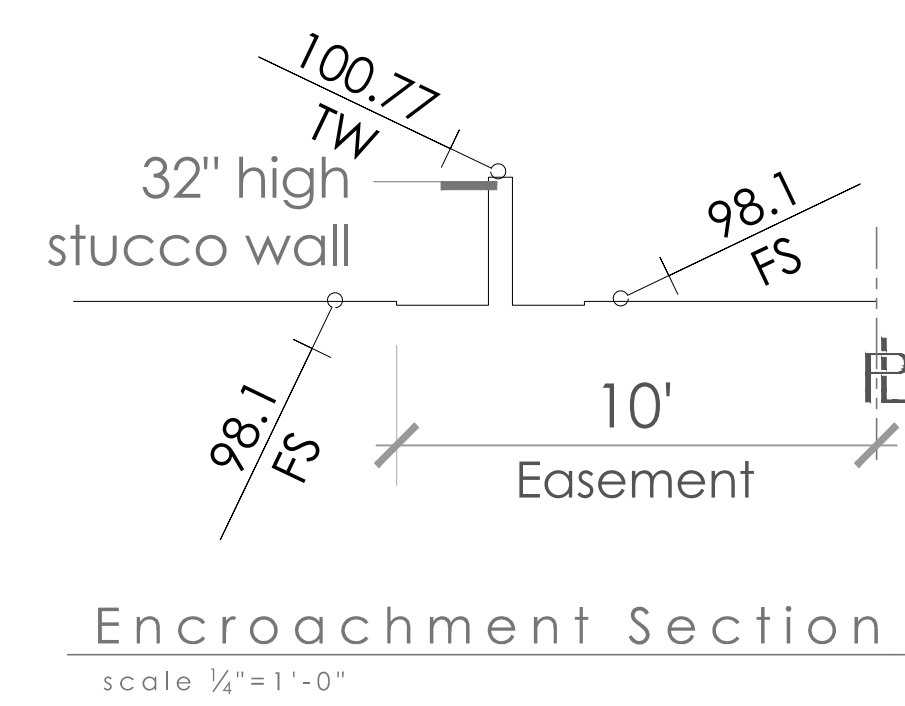
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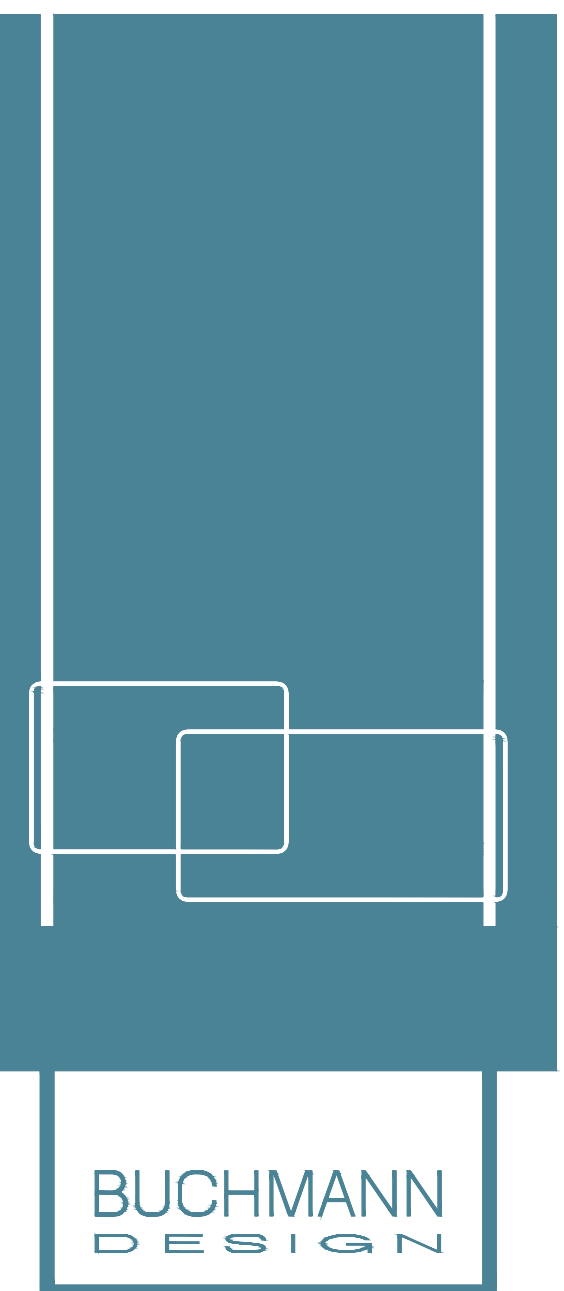
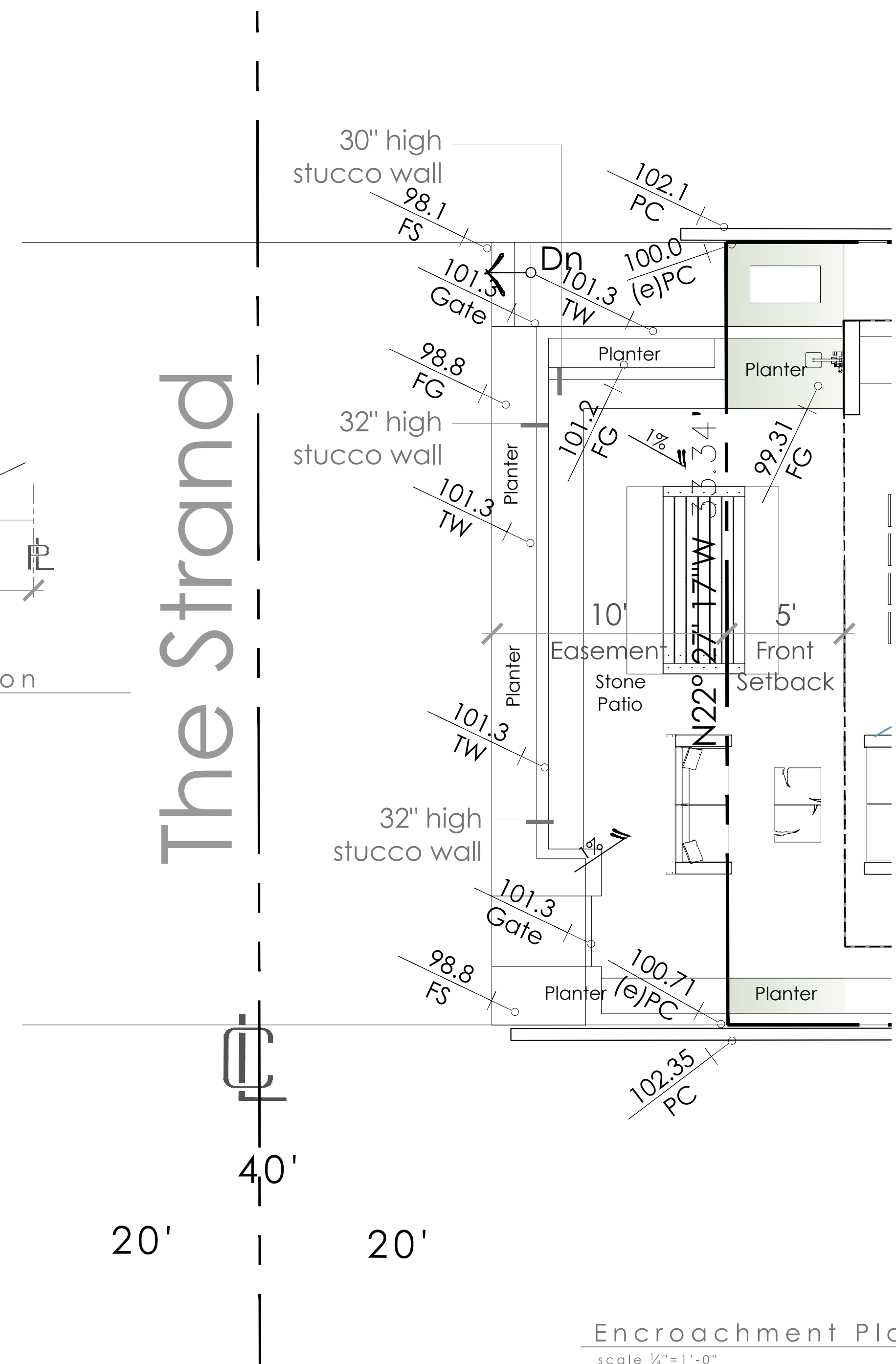
Planting Legend							
Key	Qty	Size	Botanical Name	Common Name	Mature W x H	Wucols	Note
A	14	15 gal	Phormium 'Tom Thumb'	New Zealand Flax 'Tom Thumb'	3' W x 3' H	L	Zones: 7, 9, 14-24 Fuel Mod Zones: A, B
B	8	15 gal	Agave attenuata 'Nova'	Blue Fox Tail Agave	3' W x 3' H	VL	
D	4	5 gal	Senecio vitalis	Narrow Leaf Chalksticks	2' W x 1' H	L	
E	10	5 gal	Aeonium arboreum 'Atropurpureum'	Purple Aeonium	1' W x 3' H	L	
	123sf	4" pots	Senecio serpens	Blue Chalksticks	2' W x 1' H	L	
F	2	6" pot	Senecio rowleyanus	String of Pearls	Spreading x 2' H		
G	3	6" pot	Sedum morganidnum	Donkey Tail	3' W x 1' H	L	Zones: 17, 22-24 Fuel Mod Zones: A, B
H	4	15 gal	Euphorbia tirucalli 'Sticks on Fire'	Red Pencil Tree	2' W x 2' H	L	
J	13	5 gal	Aeonium 'Kiwi'	Kiwi Aeonium	1' W x 2' H	L	
K	4	1 gal	Senecio radicans	String of Bananas	2' H	L	
L	14	5 gal	Echeveria 'Afterglow'	'Afterglow'	1' W x 1' H	VL	Zones: 7, 9, 14-24 Fuel Mod Zones: TBC
M	1	15 gal	Phormium 'Dazzler'	New Zealand Flax Dazzler	3' W x 2' H	L	Zones: 7, 9, 14-24 Fuel Mod Zones: A, B



Landscape Plan  
scale 1/4"=1'-0"



The Strand



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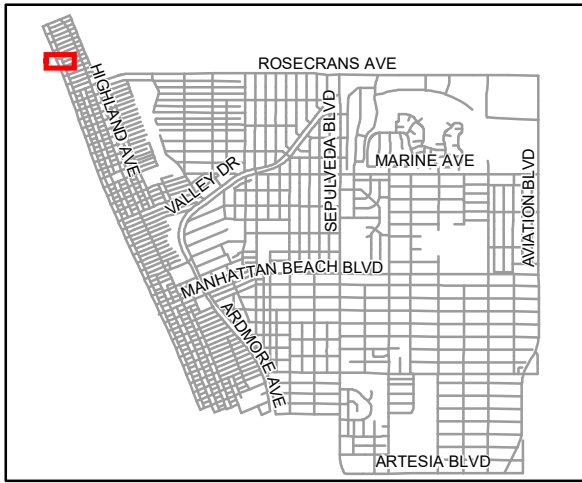
G & H DEVELOPMENT  
4016 The Strand, Manhattan Beach, California 90266

# Vicinity Map

## 4016 The Strand & 4017-4019 Ocean Dr



December 6, 2018



ATTACHMENT D  
PC MTG 12-12-18