

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

TO: Planning Commission

FROM: Jeff Gibson, Interim Director of Community Development

THROUGH: Laurie B Jester, Planning Manager

BY: Rafael Garcia, Assistant Planner

DATE: October 9, 2019

SUBJECT: Appeal of the Director’s Building Height Determination and Approval of Coastal Development Permit No. CA 19-06 for the Demolition of a Single Family Residence and Construction of a new Three-story Single Family Residence with a Two-Car Garage and Basement at 3009 Manhattan Avenue (Appellant McPherson).

RECOMMENDATION

Staff recommends that the Planning Commission uphold the Community Development Director's building height determination and decision to **APPROVE** the construction of a new single family residence and **DENY** the subject appeal.

APPELLANT

Edwin F. McPherson
3000 Manhattan Avenue
Manhattan Beach, CA 90266

APPLICANT

Michael Zivec
3009 Manhattan Avenue
Manhattan Beach, CA 90266

BACKGROUND

On April 22, 2019, a Coastal Development Permit application was submitted to the Community Development Department to demolish an existing single family residence with garage and construct a new three-story single family residence with an enclosed two-car garage and basement. A Coastal Development Permit is required for the project since the lot is located in the Coastal appealable area of the City, where Coastal Development Permits are appealable to the California Coastal Commission. The project is located in Area District III and zoned Residential High Density (RH). The lot is a half lot (29.95’ x 45.02’) totaling approximately 1,348 square feet in area. The original existing structure was built in 1926. The surrounding area is a mix of two and three story multi-family as well as single family residences.

Staff reviewed the submitted plans and sent a notice of the proposed project on June 25, 2019 to the surrounding neighbors and property owners within the required 100 feet of the subject property. The Coastal Development Permit approving the demolition of the existing structures and construction of the new single family residence was approved by the Director of Community

Development and issued on July 22, 2019. On August 6, 2019, an appeal was filed by the property owner at 3000 Manhattan Avenue located across Manhattan Avenue to the north of the subject property. According to Section A.96.160 of the City of Manhattan Beach Local Coastal Program, Appeals, the decision of the Community Development Department Director may be appealed to the Planning Commission. The appellant indicates as part of the appeal request that he disagrees with the City's approval, in that, he believes that the corners elevations used to determine the maximum allowed height for the project site are incorrect.

DISCUSSION

Proposed Building

The proposed structure is a three story, single family residence with an attached two-car garage and basement. The total living area will be 2,772 square feet which includes a 686 square foot basement. Per the Local Coastal Program (LCP) Zoning requirements, the basement is not included in the maximum allowed Buildable Floor Area (BFA) calculation and the proposed BFA of 2,086 is 205 square feet less than the 2,291.60 square feet of allowed BFA. The total proposed open space of 417 square feet will consist of ground level patios and balconies on the second and third floor. The total open space will comply with the required 15 percent of the total living area. The allowable maximum height limit for the building is 127.98. The proposed height of the building is 127.98, which complies with the maximum height limit. The new home meets all the setback, garage backup and other LCP Zoning requirements as well as the Coastal Permit findings and regulations as indicated in the Coastal Development Permit approved by the Director (Attachment).

Subject Appeal

Appellant Edwin F. McPherson, property owner of 3000 Manhattan Avenue, is appealing the project claiming that the development of the new home will be too high, in that, the property corner elevations used to determine the maximum allowed height are incorrect. The Appellant, specifically is contesting the elevation of the southwest corner selected by staff to determine the maximum allowed height limit for the project. The appellant states that the elevation of the corner is artificially high and should therefore not be utilized to determine the height limit for the project site. During the noticing process staff had multiple conversations with the appellant and his agents in an attempt to provide an overview of the project and address the appellant's concerns. The appellant states as part of the appeal that the building height will result in a taller structure which will adversely impact his view.

MBMC and LCP Section 10.60.050.A. requires that the height limit be measured from a horizontal plane established by determining the average elevation of existing grade at all four (4) corners of the lot. In situations where the elevation of existing grade at a lot corner is not clearly representative of a site' topography (because, for example, of the existence of such structures as retaining walls, property-line walls, or planters) the Community Development Director shall select an elevation that minimizes, to the extent reasonably possible, adverse impacts on adjacent properties and encourages some degree of consistency in the maximum building height limits of adjacent properties.

The subject site is a half-lot that dates back to 1926 and it abuts a neighboring half-lot to the south. Both lots share a common rear property line and thus share two property corners. The

property corner in question for the project at 3009 Manhattan Avenue is the southwest corner of the subject property. The property directly to the south located at 3001 Manhattan Avenue was developed in 1995 with a single family residence. Staff reviewed the original plans and topographic survey and determined that the rear property corners used to determine the maximum allowed height for the neighboring property to the south are consistent with the corners that are being used for the subject project located at 3009 Manhattan Avenue.

As a Department policy in property corner elevation selection, staff will utilize the same property corners when adjacent sites share common property corners unless new data or rationalization is provided justifying an alternative methodology. The topographic survey on record for the neighboring property directly to the south shows that the elevation of the property corner in question is similar to the corner elevation used to determine the maximum allowed height for the project site. There is no clear evidence that indicates that the area has been artificially raised as a result of the construction in 1995 since the topographic survey predates the 1995 construction. Staff has reviewed this issue extensively and has determined that the property corner used as part of the proposed project is correct and the project complies with all applicable provisions of the City's Zoning ordinance and Local Coastal Program.

Public Comments

Staff received no other comments as of the writing of this report other than the comments from the appellant, stating that the proposed building will adversely impact his property's views.

CONCLUSION

The proposed project complies with all of the required Zoning codes, the Local Coastal Program and development standards and therefore, staff recommends that the Planning Commission uphold the Community Development Director's decision to **APPROVE** the Coastal Permit for 3009 Manhattan Avenue (CA 19-06) and **DENY** the subject appeal.

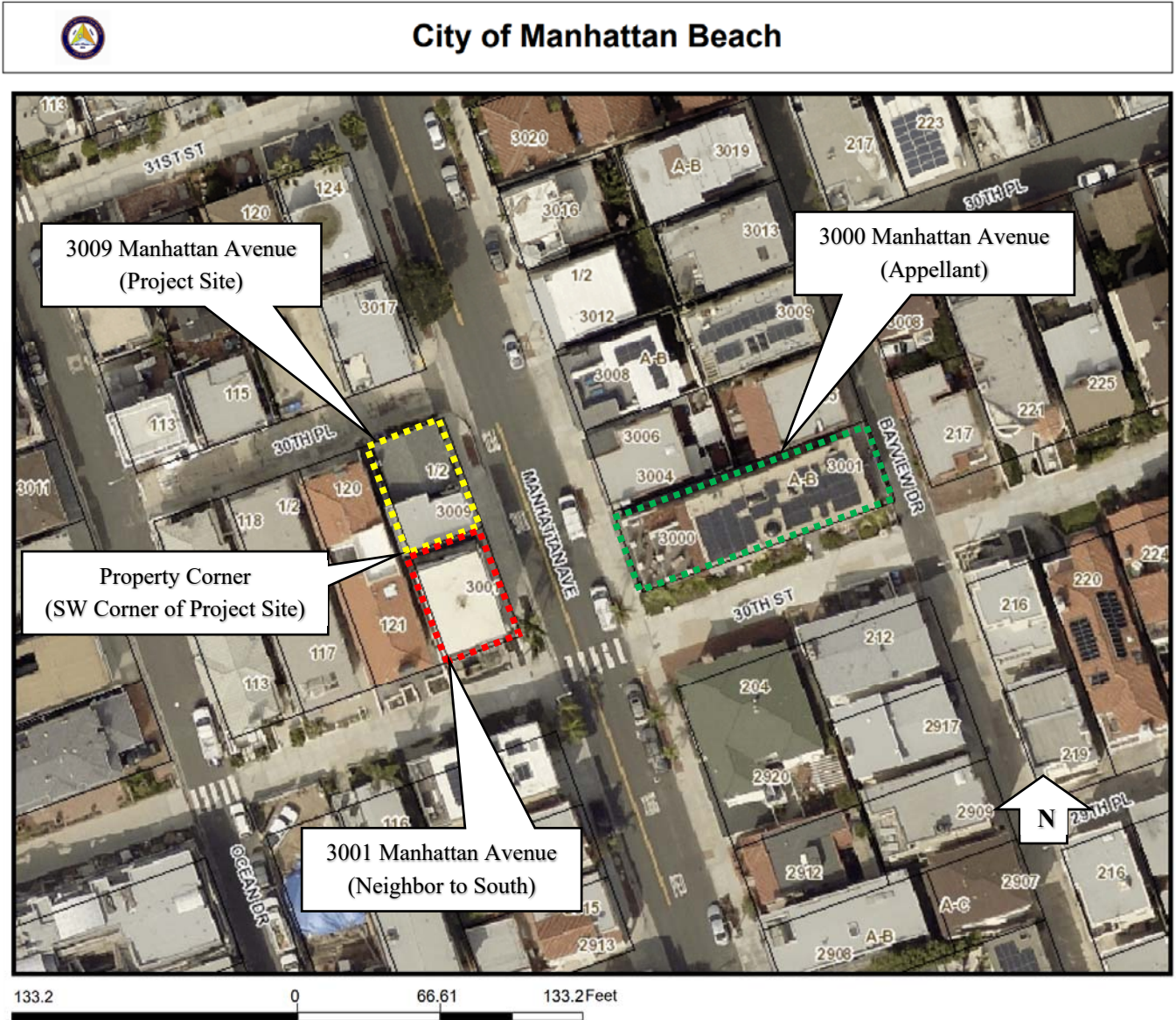
Attachments:

- Exhibit A – Vicinity Map
- Exhibit B – Coastal Development Permit CA 19-06- (Directors approval)
- Exhibit C – Appellant's Application Request for Appeal
- Exhibit D – Coastal Development Permit CA 19-06 Draft- (Commissions approval)
- Exhibit E – Measurement of Height Code Section- 10.60.050
- Exhibit F – Architectural Plans

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EXHIBIT A

VICINITY MAP



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EXHIBIT B



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

COASTAL DEVELOPMENT PERMIT

Project No: CA19-06
Page 1 of 4

On July 22, 2019, the Community Development Department of the City of Manhattan Beach granted Michael Zivec, (property owner) this permit for the development described below, subject to the attached Standard and Special conditions.

Site: 3009 Manhattan Avenue, Manhattan Beach, CA

Description: Demolition of an existing single family residence and construction of a new three-story single family residence with a two-car enclosed garage and basement.

Issued by: Rafael Garcia, Assistant Planner

COMMUNITY DEVELOPMENT DEPARTMENT
Anne McIntosh, Director

Acknowledgment:

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

Signature of Permittee:  Date: 7-23-19

Required Findings: (Per Section A.96.150 of the Local Coastal Program)

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 III (Beach Area) and is zoned Residential High Density.
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 30th Street, 30th Place and Manhattan Avenue.

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.

Standard 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 one-year from the date of approval if the project has not been commenced during that time. The Director of Community Development may grant a reasonable extension of time for due cause. Said time extension shall be requested in writing by the applicant or authorized agent prior to the expiration of the one-year period.
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.

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 as provided on the approved plans.

EXHIBIT C

003594-0006 Josh Gra... 08/06/2019 07:49AM
3009 MANHATTAN AVE
Payment Amount: 500.00



MASTER APPLICATION FORM

CITY OF MANHATTAN BEACH
COMMUNITY DEVELOPMENT DEPARTMENT

Office Use Only

Date Submitted: 8/6/19
Received By: [Signature]
F&G Check Submitted:

3009 Manhattan Avenue, Manhattan Beach, CA

Project Address
Portion of Lot 14, Block 33, Peck's Manhattan Beach Tract No. 2

Legal Description
Demolition of existing single family residence/construction of new single family residence.
General Plan Designation residence. **Zoning Designation** **Area District**

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

- | | |
|---|---|
| Project located in Appeal Jurisdiction | Project not located in Appeal Jurisdiction |
| <input 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 checked="" type="checkbox"/> Appeal to (PC) PPIC/BBA/CC	4225 <u>500</u>	<input type="checkbox"/> Use Permit (Residential)	4330
<input type="checkbox"/> Coastal Development Permit	4341	<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 type="checkbox"/> Public Hearing Notice	4339
<input type="checkbox"/> Subdivision (Tentative Map)	4334	<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: \$ _____ (less Pre-Application Fee if applied within past 3 months)
Receipt Number: _____ Date Paid: _____ Cashier: _____

Applicant(s)/Appellant(s) Information

Edwin F. McPherson, Appellant

Name
3000 Manhattan Avenue, Manhattan Beach, CA 90266

Mailing Address

Applicant(s)/Appellant(s) Relationship to Property (310) 553-8833
Edwin F. McPherson - Resident near property emcpherson@mcperson-llp.com

Contact Person (include relation to applicant/appellant) **Phone number / email**
3000 Manhattan Avenue, Manhattan Beach, CA 90266

Address (310) 553-8833
emcpherson@mcperson-llp.com

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

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

See attached Addendum


¹ An Application for a Coastal Development Permit shall be made prior to, or concurrent with, an application for any other permit or approvals required for the project by the City of Manhattan Beach Municipal Code. (Continued on reverse)

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 Edwin F. McPherson 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)
 Edwin F. McPherson

 Print Name
 3000 Manhattan Avenue, Manhattan Beach, CA 90266

 Mailing Address
 (310)553-8833; emcpherson@mcperson-llp.com

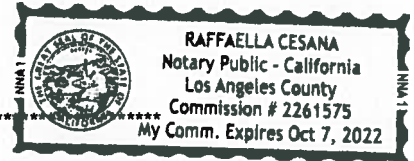
 Telephone/email
 Subscribed and sworn to (or affirmed) before me this 5th day of August, 20 19

by Raffaella Cesana, Notary Public, proved to me on

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

Signature Raffaella Cesana
 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)

<i>Coastal Development Permit</i>	
Public hearing – no other discretionary approval required:	\$ 4,871 
Public hearing – other discretionary approvals required:	2,142 
No public hearing required – administrative:	1,324 
<i>Use Permit</i>	
Use Permit:	\$ 6,396 
Master Use Permit:	9,875 
Master Use Permit Amendment:	5,126 
Master Use Permit Conversion:	4,704 
<i>Variance</i>	
Filing Fee:	\$ 6,184 
<i>Minor Exception</i>	
Without notice:	\$ 1,477
With notice:	1,985 
<i>Subdivision</i>	
Certificate of Compliance:	\$ 1,653
Final Parcel Map + mapping deposit:	539
Final Tract Map + mapping deposit:	748
Mapping Deposit (paid with Final Map application):	500
Merger of Parcels or Lot Line Adjustment:	1,153
Quimby (Parks & Recreation) fee (per unit/lot):	1,817
Tentative Parcel Map (4 or less lots / units) No Public Hearing:	1,333
Tentative Parcel Map (4 or less lots / units) Public Hearing:	3,622 
Tentative Tract Map (5 or more lots / units) No Public Hearing:	4,134 
<i>Environmental Review (contact Planning Division for applicable fee)</i>	
Environmental Assessment (no Initial Study prepared):	\$ 215
Environmental Assessment (if Initial Study is prepared):	3,133

 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: \$ 72

ADDENDUM TO MASTER APPLICATION FORM/

APPEAL/REQUEST FOR HEARING OF EDWIN F. McPHERSON

Pursuant to Paragraph 10.100.030 of the Manhattan Beach Municipal Code (“MBMC”), Appellant hereby appeals the decision of the City of Manhattan Beach to issue a building permit and/or Coastal Development Permit for, and approve the construction plan of, the proposed residential construction project at 3009 Manhattan Avenue, Manhattan Beach, by developer Michael Zivec (the “3009 Project”).

Background

I have been a resident of the Sand Section of Manhattan Beach for 36 years, first in an apartment in the 300 block of 28th Place, then in a home that I purchased in the 400 block of 31st Street, and finally in a home that I built in 2011 on Manhattan Avenue. In addition, I have owned multiple rental properties as well, including a duplex on Crest Drive, which I still own.

I have been fortunate enough that each home has had a view of the ocean. During that time, countless houses have been built in front of my homes that have partially blocked my view; yet, I have never before complained to the City, as each such home was built fairly, and consistent with the letter and spirit of community laws and values.

The construction process on my present home was very eye-opening for me, and very difficult, taking three years to complete. At every turn, there seemed to be one issue

after another, including, after three years of construction, the ultimate refusal by the City to issue a Certificate of Occupancy to me because three of my interior stairs (in a spiral staircase of approximately 51 stairs) were “too high” by approximately 1/16 of an inch.

On many occasions during the construction of my home, my contractor was told that the owners who built a home on a parallel property to mine, just one block south of my project, did many things that the City was going to “make damn sure” I did not also “get away with.” At the time, I did not think that it was fair for the City to be extra tough on my project just because the City had been so lenient on my neighbors to the south, but we worked through it.

The back of my house, which is on an oversized, east/west, walkstreet lot that runs from Manhattan Avenue to Bayview Drive, has the lowest height of any house on the west side of Bayview. Again, at the time that we were building the house, I did not think that it made any sense to require my house to be under two stories on the Bayview side when there are several homes on the street that are three stories, but the City explained to me that this is what the Code required – **and it was based on the City’s four corner height limitation**. I was not allowed special deference because any predecessor property owners or neighbors had previously built up patios or retaining walls, so as to artificially raise my property elevations, and I did not complain.

The 3009 Project

That is particularly why the City's approval of the 3009 Project is so upsetting to me and several of my neighbors. Apparently, three of the four corners of the existing property have been measured to have equal elevations (which of course makes no sense, particularly in the Sand Section of North Manhattan Beach, which is on a very steep hill), with one corner much lower than the other three..

One of the primary reasons that we were given for the (erroneous) approval of the 3009 Project was that the Project will be consistent with the height of the home adjacent to it at 3001 Manhattan Avenue. The 3001 property was built in 1995 to be the tallest home on the west side of Manhattan Avenue. It is an absolute monolith – based erroneously upon the higher elevation of an existing patio deck – which higher elevation **never should have been used/approved by the City.**

Now, under the theory that two wrongs apparently do make a right in the City of Manhattan Beach, another behemoth outlier has been approved for construction, apparently on the same basis (bizarrely - the patio deck of 3001), severely blocking my views and the views of several of my neighbors.

The Code

MBMC §10.60.050 provides the mechanics of measuring for height limitations in the City:

This section establishes regulations for determining compliance with the maximum building height limits prescribed for each zoning district and area district or as modified by an overlay district. The procedure involves a two (2) step process: first the reference elevation, defined as *the average of the elevation at the four (4) corners on the lot*, is determined and then a second limit is imposed to ensure that no building exceeds the maximum allowable height above existing grade or finished grade, whichever is lower, by more than twenty percent (20%).

- A. Height shall be measured from a horizontal plane established by determining the average elevation of existing grade at all four (4) corners of the lot. *In situations where the elevation of existing grade at a lot corner is not clearly representative of a site's topography (because, for example, of the existence of such structures as retaining walls, property-line walls, or planters) the Community Development Director shall select an elevation that minimizes, to the extent reasonably possible, adverse impacts on adjacent properties and encourages some degree of consistency in the maximum building height limits of adjacent properties.* Such interpretations may be appealed pursuant to the provisions of Chapter 10.100.

The eastern most property line of the 3009 Project is on Manhattan Avenue. In fact, the existing building encroaches on the 3001 property on the south east side, on the same level as 3001's concrete patio deck. The northwest corner of the 3009 property is significantly below the grade of Manhattan Avenue, consistent with the west side of every single home west of Highland in the North Manhattan Sand Section. In fact, as I am aware from building my house, the walk streets from 29th Street to 32nd Street, west of Highland, are the steepest streets in the Sand Section.

However, the southwest corner of the 3009 property has been built up so much over the years, either from the construction of successive patios on the 3009 property or from successive patios/walls on the 3001 property, that its elevation has been measured by the City to be roughly that of the east side of the property on Manhattan Avenue – on one of the steepest hills in the City! In fact, that corner of the 3009 property is so artificially built up that one must walk up 7-10 external concrete stairs from the south side of the 3001 property to the southwest corner of the adjacent property at 3009 – the same 3001 property whose height the 3009 Project developer wants to match. The southwest side of the 3009 property is only accessible via several stairs from 30th Place, on the north side of the 3009 property.

My team has been advised by the City that it is difficult to ascertain whether the massively-elevated southwest corner of the property was *naturally* as high as Manhattan Avenue or if it was artificially raised by the construction of various elevations of patios – because the original house was built in the 1930's. This statement absolutely defies all principles of topography, geology, and common sense.

We live on massive, steep hills. Those hills, particularly in the north part of Manhattan Beach, start at the 400 block, and go straight down to the Strand. It is utterly inconceivable, not to mention laughable, that the only place in the entire North Manhattan Sand Section that does not go straight down, west to east, is the half lot located at 3009 Manhattan Avenue – or more inconceivable yet – that the north side of that property goes

straight down, as every other property in the area, but that the south side of the property is perfectly flat. Even Manhattan Avenue is not level from the east side of the street to the west side, and that street's grade is far from natural.

Consistency (of What?)

Section 10.60.050 prescribes that “the Community Development Director *shall*” – not *should* or *could* or *might* – “**shall** select an elevation that minimizes, to the extent reasonably possible, adverse impacts on adjacent properties” Quite clearly, the City has selected an elevation in this case that absolutely *maximizes*, rather than minimizes, the adverse impacts on all properties in the area, including the 3001 property that is directly adjacent to the 3009 property. In fact, the City's action on this Project is completely antithetical to the spirit and express language of Section 10.60.050.

The Section goes on to state that the selected elevation should “encourage[] some degree of consistency in the maximum building height limits of adjacent properties.” This “consistency” to which the Code is referring is not to be “consistent with the tallest house in the area,” and it is not to be “consistent with only one house in the area”; it is to be consistent with the general neighborhood. Two houses that will undoubtedly be referred to as the “Twin Towers of Manhattan Beach” do not constitute a “consistency in the maximum building height limits.”

Quite significantly, the height “limitations” set by the City in this case are not consistent with a single new house in the entire North Manhattan Sand Section other than the house on 3001 Manhattan – the height of which, again, never should have been approved by the City in the first place. The houses directly north of the 3009 Project (3017 Manhattan Avenue) and directly south of the 3001 property (130 30th Street), both built in the last 10 years, are significantly shorter than the 3001 property and the approved 3009 Project – as is literally every other house on Manhattan Avenue.

Conclusion

Based upon the foregoing, and the attached photographs (depicting the 3009 property, the alley behind it, the property to its north at 3017 Manhattan Avenue, the 3001 property, the property south of the 3001 property at 130 30th Street, and the other houses north and south of the 3009 Project), Appellant respectfully requests that the decision to approve the 3009 Project be reversed immediately, and that new measurements be taken consistent with the letter and spirit of City rules and common sense.









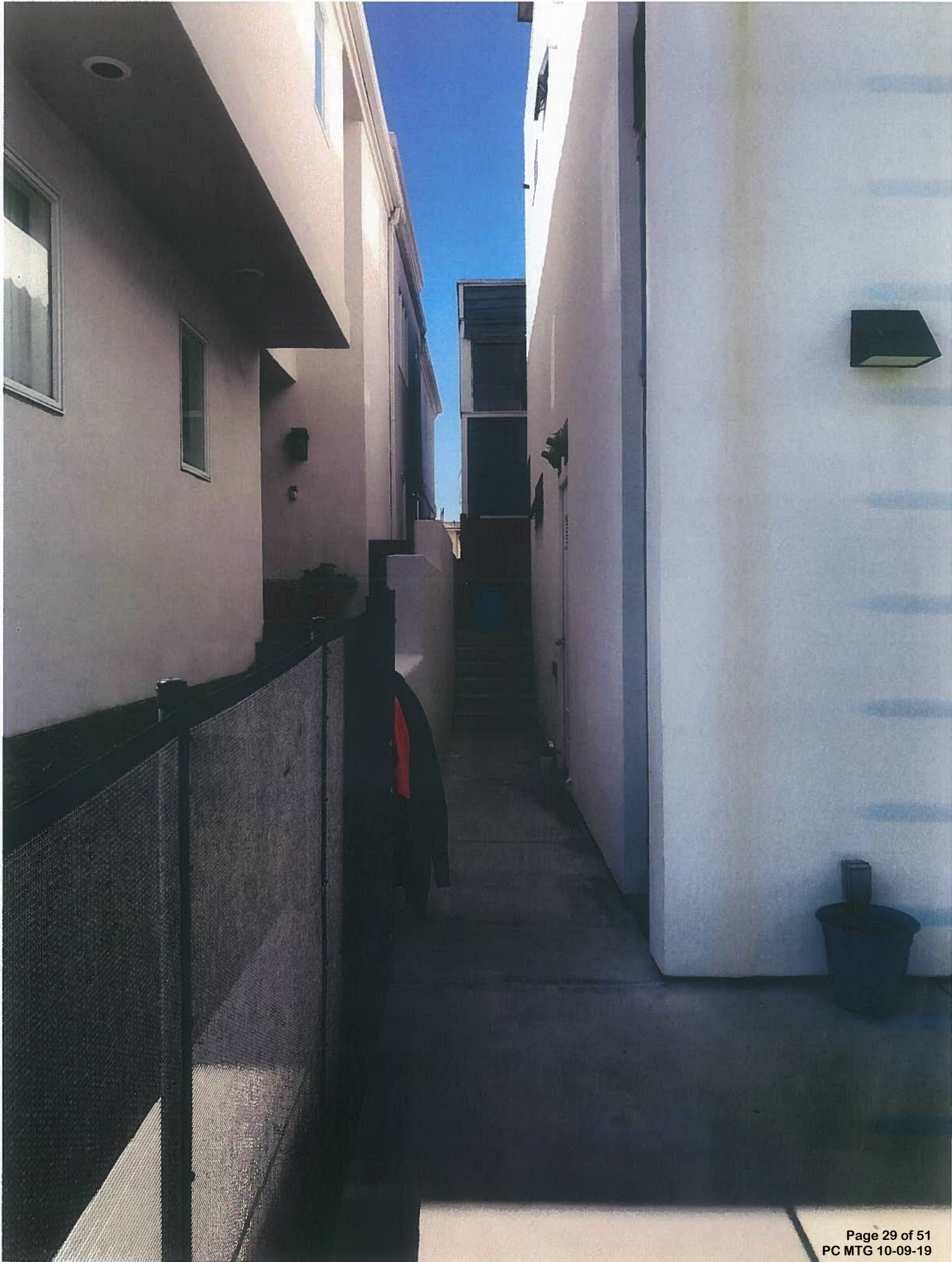


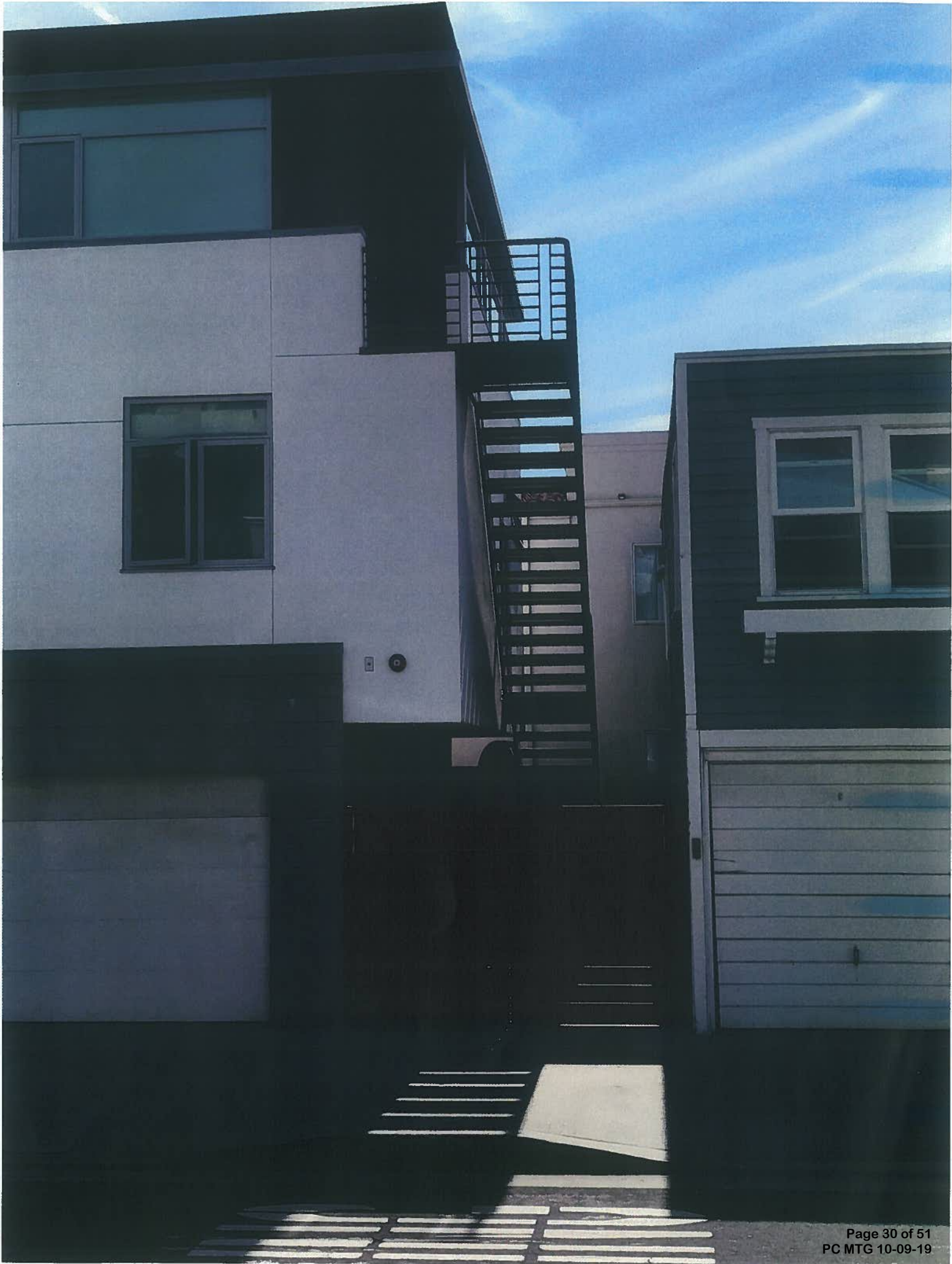


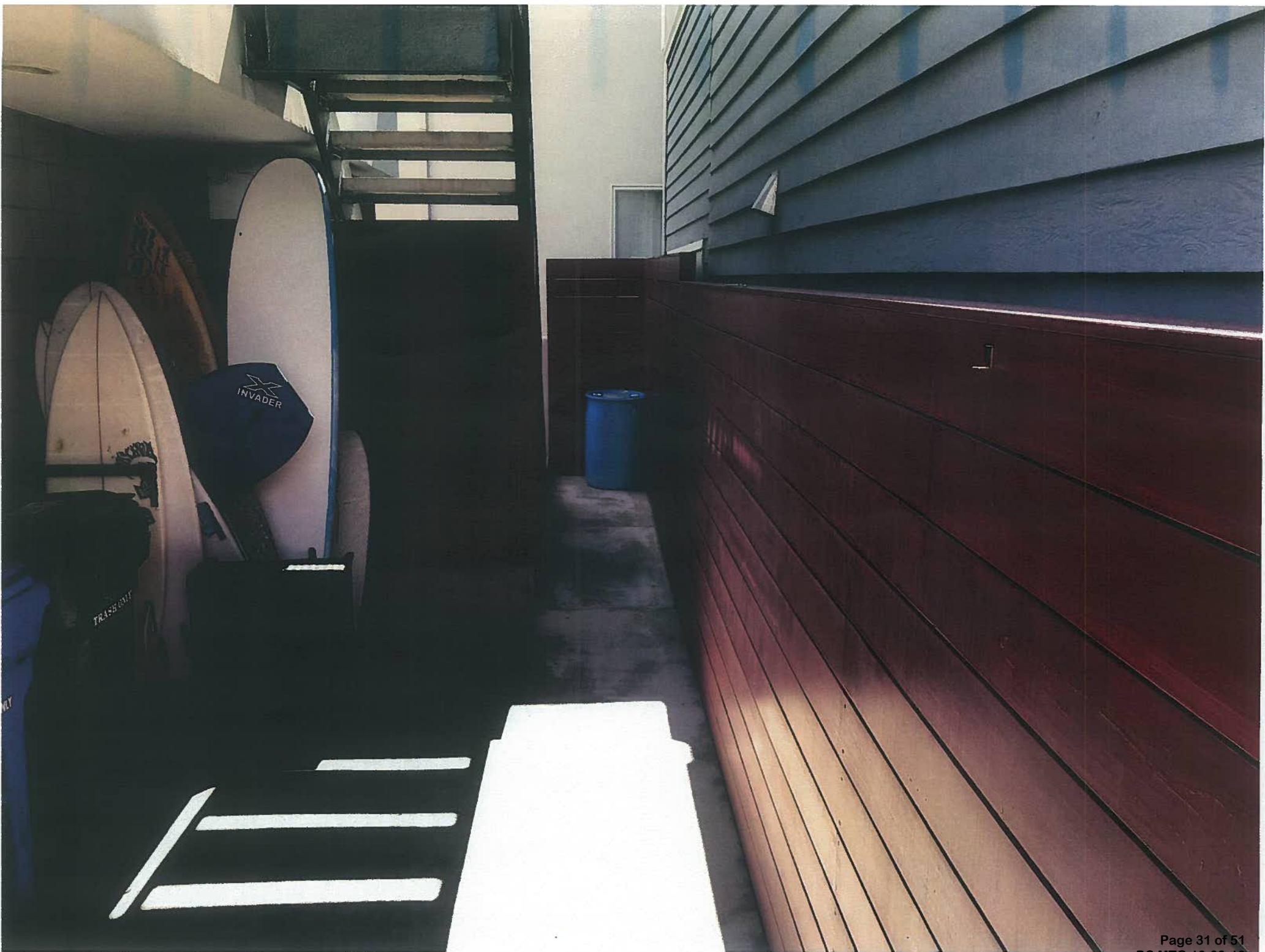
























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EXHIBIT D

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

COASTAL DEVELOPMENT PERMIT

Project No: CA19-06
Page 1 of 4

On October 9, 2019, the Planning Commission of the City of Manhattan Beach granted Michael Zivec, (property owner) this approval for the development described below, subject to the attached Standard and Special conditions.

Site: 3009 Manhattan Avenue, Manhattan Beach, CA

Description: Demolition of an existing single family residence and construction of a new three-story single family residence with a two-car enclosed garage and basement.

Issued by: Rafael Garcia, Assistant Planner

COMMUNITY DEVELOPMENT DEPARTMENT
Jeff Gibson, Director

Acknowledgment:

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

Signature of Permittee: _____ Date: _____

Required Findings: (Per Section A.96.150 of the Local Coastal Program)

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 III (Beach Area) and is zoned Residential High Density.
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 30th Street, 30th Place and Manhattan Avenue.
 - 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.

Standard 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 one-year from the date of approval if the project has not been commenced during that time. The Director of Community Development may grant a reasonable extension of time for due cause. Said time extension shall be requested in writing by the applicant or authorized agent prior to the expiration of the one-year period.
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.

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 as provided on the approved plans.

EXHIBIT E

10.60.050 - Measurement of height.

This section establishes regulations for determining compliance with the maximum building height limits prescribed for each zoning district and area district or as modified by an overlay district. The procedure involves a two (2) step process: first the reference elevation, defined as the average of the elevation at the four (4) corners on the lot, is determined and then a second limit is imposed to ensure that no building exceeds the maximum allowable height above existing grade or finished grade, whichever is lower, by more than twenty percent (20%).

- A. Height shall be measured from a horizontal plane established by determining the average elevation of existing grade at all four (4) corners of the lot. In situations where the elevation of existing grade at a lot corner is not clearly representative of a site' topography (because, for example, of the existence of such structures as retaining walls, property-line walls, or planters) the Community Development Director shall select an elevation that minimizes, to the extent reasonably possible, adverse impacts on adjacent properties and encourages some degree of consistency in the maximum building height limits of adjacent properties. Such interpretations may be appealed pursuant to the provisions of Chapter 10.100.
- B. No portion of a building shall exceed the maximum allowable height for the zoning district and area district in which the building site is located by more than twenty percent (20%). For purpose of this requirement, height shall be measured from the existing grade or finished ground level grade, whichever is lower.
- C. To determine compliance with this section, the Community Development Director may require applicants to submit a topographic survey of the project site, and, if necessary, portions of adjacent sites, prepared by a licensed surveyor or licensed civil engineer, depicting existing contours and the contours of finished grade, if different from existing grade, at elevation change intervals no greater than five feet (5'). Survey measurements also shall indicate the elevations of adjacent curbs and street pavements where no curb exists.

Exceptions:

1. The Community Development Director may approve measuring height from finished grade elevation within five feet (5') of front or street side property lines for alterations and additions to preexisting structures which have height nonconformities under the procedures for granting minor exceptions established in Section 10.84.120.
2. The Community Development Director may administratively approve measuring height from local grade adjacent to an existing or planned building that is adjacent to a street where substantial grading occurred which lowered the street, which, in turn, affected the elevation of the street property line. The intent of this exception is to accommodate situations which exist, such as, on portions of Ardmore Avenue.
- D. The procedure and standards established by this section shall not be amended, whether by change in regulation, by addition of exceptions or by other means, so as to increase the elevation above sea level of the highest point of any building on a given lot beyond the elevation permissible under existing law, unless the amendment is first submitted to a City-wide election and is approved by a majority of the voters. The term "existing law" as used in this subsection includes the outcome of the March 1997 referendum on Ordinance 1933 ("Measurement of Height") and any future amendments to the municipal code.

(Ord. No. 1832, Amended, 01/17/91; Ord. No. 1838, Renumbered, 07/05/91; Ord. No. 1891, Amended, 01/06/94)

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A NEW THREE STORY SINGLE FAMILY RESIDENCE

A NEW RESIDENCE

3009 MANHATTAN AVENUE, MANHATTAN BEACH, CA. 90266

GENERAL NOTES

1. BUILDING COMPLIES WITH 2016 CBC, 2016 CMC, 2016 CPC, 2016 CEC, STATE OF CALIFORNIA AND CITY HAVING JURISDICTION, AND THE CALIFORNIA RESIDENTIAL CODE 2016.
2. AOWD NOTIFICATION IS REQUIRED 10 DAYS BEFORE BEGINNING ANY DEMOLITION WORK. REQUIRED FORM IS AVAILABLE AT THE COMMUNITY DEVELOPMENT DEPARTMENT. PROVIDE PROOF OF NOTIFICATION (MAIL WITH RETURN RECEIPT) 10 DAYS BEFORE BUILDING PERMIT IS ISSUED, OR COMPLETE ASBESTOS NOTIFICATION WAIVER.
3. SOILS REPORT SHALL BE PROVIDED TO THE BUILDING DEPARTMENT FOR ALL CUTS, FILLS, AND EARTHWORK AS REQUIRED BY SECTION 1804.1-1804.4 CBC.
4. STUMPS AND ROOTS SHALL BE REMOVED TO A DEPTH OF 12" IN THE AREA OCCUPIED BY THE BUILDING.
5. INSTALLATION OF INTERIOR AND EXTERIOR WALL AND CEILING COVERINGS SHALL CONFORM TO CHAPTER 25 CBC.
6. SEE SP 02 UNDER WATER EFFICIENCY AND CONSERVATION FOR PLUMBING FIXTURE FULSH VOLUME COMPLIANCE.
7. ALL HOSE BIBS MUST BE PROTECTED BY BACK FLOW PREVENTION AND HAVE AN ANTI-SIPHON DEVICE.
8. PROVIDE APPROVED VALVE FOR ALL PLUMBING FIXTURES LOCATED BELOW THE ELEVATION OF THE NEXT UPSTREAM MANHOLE COVER. FIXTURES ABOVE SUCH ELEVATION SHALL NOT DISCHARGE THROUGH THE VALVE. PROVIDE CAST IRON WASTE PIPING RISERS.
9. ALL WINDOW COVERINGS REQUIRED BY CFR. FORM SHALL BE POSTED PRIOR TO FINAL INSPECTION.
10. WRITTEN APPROVAL FROM THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQMD), (714)396-2000 PER RULE 1403 FOR THE PROPER DISPOSAL OF ASBESTOS.
11. ONLY LOS ANGELES COUNTY HEALTH DEPARTMENT APPROVED DEVICES MAY BE UTILIZED FOR LANDSCAPE IRRIGATION BACK FLOW PREVENTION DEVICES.
12. ENTIRE HOUSE INCLUDING GARAGE TO BE FULLY SPRINKLERED.
13. PROVIDE DRIP PAN OR SIMILAR DEVICE FOR LAUNDRY ROOM, WATER HEATER, AND DISHWASHER.
14. PROVIDE SURVEY STAKES PRIOR TO FOUNDATION INSPECTION TO VERIFY LOT LINES.
15. THE ARCHITECT IS NOT RESPONSIBLE FOR SITE GRADING OR DRAINAGE.
16. IAPMO APPROVAL REQUIRED FOR ONE PIECE LAVATORY.
17. POST INSULATION COMPLIANCE CARD IN CONSPICUOUS LOCATION IN DWELLING PRIOR TO FRAMING THE ROOF RAFTERS. CONTACT THE CIVIL SURVEY CONSULTANTS.
18. CONTROL VALVE FOR SHOWER AND TUB/SHOWERS SHALL BE OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE. UPC SECT. 410.7.
20. VERIFY CLEARANCES WITH OVERHEAD UTILITY LINES FOR ALL PERMANENT AND TEMPORARY STRUCTURE INCLUDING SCAFFOLDING AND OTHER WORKING AREAS DURING CONSTRUCTION. CLEARANCE TO BE 8 FT. HORIZONTAL AND 12 FT. VERTICAL. VERIFY WITH SOUTHERN CALIFORNIA EDISON CO. BEFORE COMMENCING CONSTRUCTION.
21. 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.
22. BUILDING ADDRESS SHALL BE PROVIDED ON THE BUILDING IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM STREET. ADDRESS NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, 4" HIGH MINIMUM AND WITH A MINIMUM STROKE WIDTH OF 0.50" (CBC SECT. 501.2).
23. SUBMIT ELECTRICAL PLANS PREPARED BY A REGISTERED ENGINEER OR AUTHORIZED CONTRACTOR (WHEN ELECTRICAL SERVICE IS OVER 200 AMPERES PER CITY ORDINANCE).

FOR ADDITIONAL NOTES:
SEE SHEET A.06 FOR ADDITIONAL CONSTRUCTION NOTES.
SEE SHEET SP SHEETS FOR ADDITIONAL NOTES.

PLANNING NOTES

1. ALL BUILDING FEATURES PROJECTING INTO REQUIRED SETBACKS SHALL BE INDICATED ON SITE/LOT PLAN.
2. 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 THE PROPOSED BUILDING PERMIT IS ISSUED.
3. FENCE, WALL, HANDRAIL 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 72" AT ALL OTHER LOCATIONS ON SITE, (OR IF OBSTRUCTING DRIVEWAY VISIBILITY, COMBINED RETAINING AND FREE STANDING WALL).
4. PROVIDE STREET ADDRESS LETTERS AT A MINIMUM 4" INCHES IN HEIGHT @ APPROVED LOCATION.
5. PARKING IS NOT PERMITTED IN REQUIRED YARDS OR OPEN SPACE EXCEPT A 20' WIDE FRONT YARD DRIVEWAY.
6. A CAPPED TEE FITTING MUST BE INSTALLED OVER THE COLD WATER SUPPLY LINE ABOVE THE WATER HEATER FOR FUTURE SOLAR WATER HEATING. P&T RELIEF VALVE SHALL TERMINATE OUTSIDE THE BUILDING.
7. ROUTE UNDERGROUND CONDUIT TO POWER POLE PER PUBLIC WORKS DEPARTMENT HANDOUT ST-13. STUB OUT TO PROPERTY LINE FOR FUTURE UNDERGROUNDING OF UTILITIES WHEN APPLICABLE.
8. PROVIDE VISUAL SCREENING FOR PROPOSED MECHANICAL EQUIPMENT AND UTILITY METERS (TOP NEED NOT BE SCREENED IF LOCATED ON INTERIOR SIDE OF DWELLING).
9. GAS AND ELECTRIC METERS MUST CLEAR PROPERTY LINES BY 3'-0".
10. CONTRACTOR TO CHECK CITY RECORDS TO DETERMINE EXISTENCE OF CESSPOOL ON PROPERTY. IF THERE IS AN EXISTING CESSPOOL, IT MUST BE LOCATED AND THEN INSPECTED BY CITY PERSONNEL BEFORE DEMOLITION OR BUILDING PERMITS CAN BE ISSUED.
11. CHIMNEYS MAY EXCEED THE MAXIMUM PERMITTED HEIGHT BY NO MORE THAN 5 FEET, PROVIDED THE LENGTH AND WIDTH OF THE CHIMNEY PORTION EXCEEDING THE HEIGHT LIMIT SHALL NOT EXCEED 3 FEET IN WIDTH AND 5 FEET IN LENGTH.
12. PARAPETS, SATELLITE ANTENNAE, RAILS, SKYLIGHTS, ROOF EQUIPMENT, MUST BE WITHIN THE MAXIMUM ALLOWABLE HEIGHT LIMIT.
13. AT LEAST 20% OF ALL VISIBLE PORTIONS OF A REQUIRED FRONT OR CORNER SIDE YARD ADJOINING A STREET SHALL BE PLANTING AREA (MMBC 910.12.0000) SEE SITE PLAN.
14. ALL UTILITY AND EQUIPMENT LOCATIONS, INCLUDING FIRE SPRINKLER CHECK VALVES, ELECTRIC AND WATER METERS, UTILITY CABINETS, ETC. AND ANY REQUIRED PROTECTIVE POLES. (NOTE: USC AND SCE REQUIRE THAT ELECTRIC BOXES MUST PROVIDE 3 FEET CLEAR TO ANY OBSTRUCTION, AND IF LOCATED ADJACENT TO A PARKING AREA PROTECTIVE BARRIERS 3 FEET AWAY FROM THE BOX IS REQUIRED. PROTECTIVE BARRIERS MAY NOT ENDOACH INTO THE REQUIRED PARKING OR VEHICLE MANEUVERING AREA.)

EXCAVATION NOTES

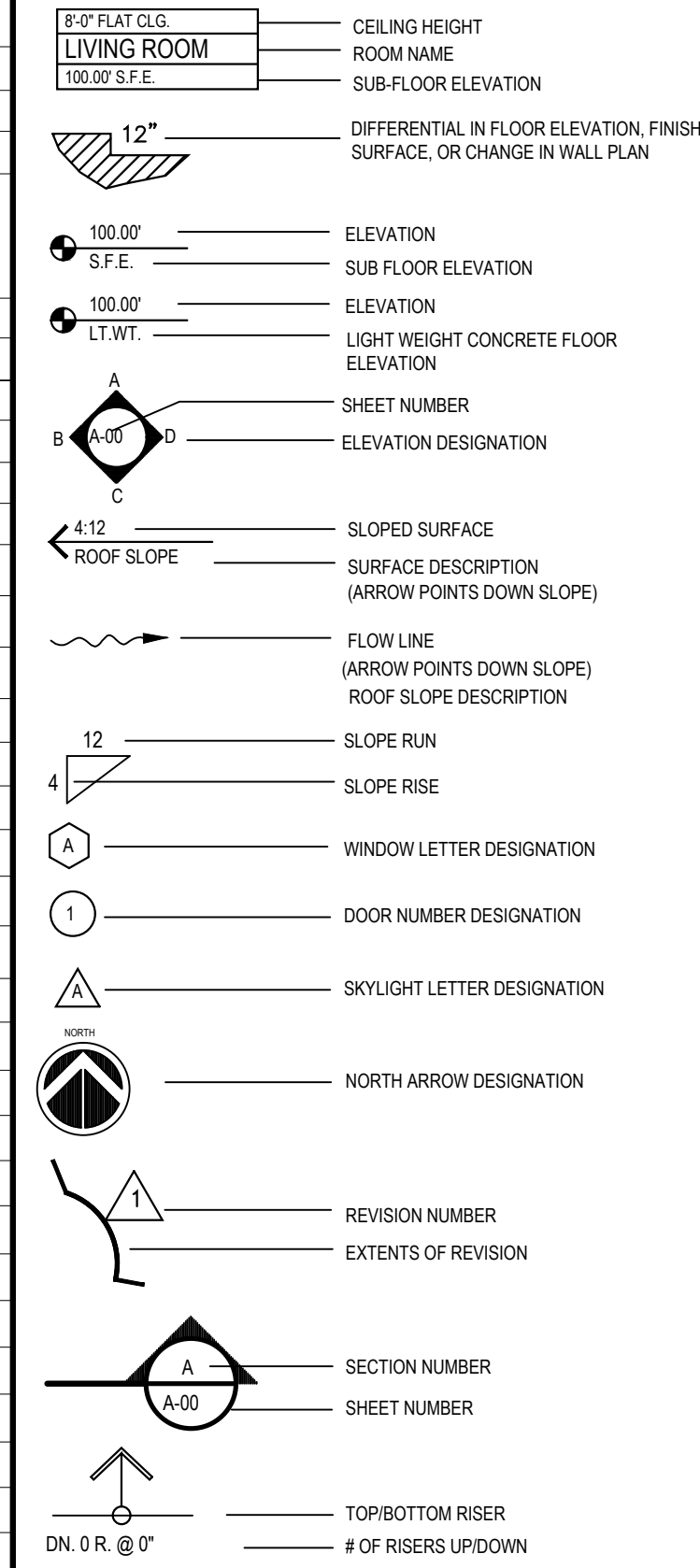
1. EXCAVATION CONTINUOUS INSPECTION DURING EXCAVATION OF SHORING AND INSTALLATION OF SHORING MEMBERS. (MMBC 9101.070)
2. AN EXCAVATION CONSTRUCTION PERMIT SHALL BE OBTAINED PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS WITHIN PUBLIC RIGHT-OF-WAY. THIS INCLUDES, BUT IS NOT LIMITED TO, STANDARD SIDEWALKS, CURBS, GUTTERS, DRIVEWAY APPROACHES, OR UNDERGROUNDING OF UTILITIES.
3. CONTRACTOR TO PROVIDE EVIDENCE OF PERMIT FROM CALIFORNIA STATE DEPARTMENT OF INDUSTRIAL SAFETY FOR EXCAVATION 5'-0" OR DEEPER. CALL 213.738.3041.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT "DIG ALERT" PRIOR TO ANY EXCAVATION IN THE PUBLIC RIGHT-OF-WAY. (800) 227-2600
5. PROVIDE TEMPORARY SHORING OF ADJACENT PROPERTY. QUALIFIED PERSONS REGISTERED WITH THE STATE SHALL DESIGN SHORING.
6. A PERMIT IS REQUIRED FROM THE STATE DIVISION OF INDUSTRIAL SAFETY FOR TRENCHES OR EXCAVATION 5' (1.52 METERS) OR DEEPER OR BUILDING STRUCTURE OVER 3 STORES HIGH OR BUILDING OVER 36' (11 METERS) HIGH.
7. SEE SHT SP-03 FOR GEOTECHNICAL INFORMATION FOR MORE DETAILS.

PUBLIC WORKS NOTES

SHEET INDEX

COVER 1	PROJECT INFORMATION
C.01	CIVIL SURVEY
A.00	AREA CALCULATION SHEET LANDSCAPE PLAN PRELIMINARY DRAINAGE PLAN
A.01	SITE PLAN AND ROOF PLAN
A.02	BASEMENT AND FIRST FLOOR PLANS
A.03	SECOND AND THIRD FLOOR PLANS
A.04	BUILDING ELEVATIONS
A.05	BUILDING SECTIONS

SYMBOL LEGEND



ABBREVIATION

A.H.	ACTUAL HEIGHT
A.W.	AWNING WINDOW
B.O.W.	BOTTOM OF WALL
C.H.	CRITICAL HEIGHT
CLG.	CEILING
CLR.	CLEAR
COL.	COLUMN
CONC.	CONCRETE
C.W.	CASEMENT WINDOW
DM.	DIMENSION
DN.	DOWN
ELEV.	ELEVATION
F.A.	FROM ABOVE
FLR.	FLOOR
FX.	FIXED
HORZ.	HORIZONTAL
HT.	HEIGHT
LAND.	LANDING
LT.WT.	LIGHT WEIGHT CONCRETE
MAX.	MAXIMUM
MIN.	MINIMUM
OP.	OPERABLE
PLINE.	PROPERTY LINE
REQ.	REQUIRED
SECT.	SECTION
S.F.E.	SUB FLOOR ELEVATION
SHT.	SHEET
SK.	SKEWED
SL.	SLOPED
T.O.W.	TOP OF WALL

CONSULTANTS

CIVIL SURVEY
DENN ENGINEERS 310.542-9433
3914 DEL AMO BLVD. SUITE 921
TORRANCE, CA 90503

STRUCTURAL CONSULTANT
PARSA & ASSOCIATES, INC. T. 310 318-6769
118 S. CATALINA AVENUE, SUITE #E
REDONDO BEACH, CA 90277

GEO TECHNICAL CONSULTANT
NORCAL ENGINEERING
10641 HUMBOLT STREET, LOS ALAMITOS, CA 90720
TEL. (562) 799-9469 FAX (562) 799-9459

ENERGY CONSULTANT
BEACH CITIES CONTRACTING SERVICES 310.408.3773
2915 N. MAIN STREET #16
LOS ANGELES, CA 90031

PROJECT DATA

PROPERTY OWNERS
ZIVEC AND CORVETT DEVELOPMENT, INC
P.O. BOX 2575
MANHATTAN BEACH, 90266

LEGAL DESCRIPTION
PORTION OF LOT 14, BLOCK 33
PECK'S MANHATTAN BEACH TRACT #2
M.B. 1-95-96
APN 4176-027-017

OCCUPANCY AND ZONING

OCCUPANCY: R3IU
ZONING: RH
CONSTRUCTION TYPE: TYPE V-B
AREA DISTRICT: III
NO. OF UNITS: 1
NO. OF STORIES: 3
SPRINKLERED: ENTIRE HOUSE INCL. GARAGE

CITY, STATE, NATIONALLY APPLICABLE CODES

2016 CBC, 2016 CMC, 2016 CPC, 2016 CEC, STATE OF CALIFORNIA AND CITY HAVING JURISDICTION, AND THE CALIFORNIA RESIDENTIAL CODE 2016C.

AREA CALCULATIONS

LOT SIZE =	1348 S.F.	
BASEMENT (100%)	=	110
BASEMENT (0%)	=	686
FIRST FLOOR LIVING	=	352
SECOND FLOOR LIVING	=	872
THIRD FLOOR LIVING	=	752
TOTAL BUILDING AREA	=	2,772 S.F.
GARAGE	=	393
BALCONY/DECK	=	200

BUILDABLE FLOOR AREA CALC.

MAXIMUM ALLOWED: LOT SIZE X 1.70 =	2,291.60 S.F.	
BASEMENT (100%)	=	110
FIRST FLOOR	=	352
SECOND FLOOR	=	872
THIRD FLOOR	=	752
TOTAL B.F.A.	=	2,086 < 2,291.60

OPEN SPACE CALCULATION

BASEMENT	=	796
FIRST FLOOR	=	352
SECOND FLOOR	=	872
THIRD FLOOR	=	752
TOTAL AREA FOR OPEN SPACE CALCS.		2,772 S.F.
OPEN SPACE TO BE PROVIDED: 2,772 X 15% =		416 S.F.
FIRST FLOOR = (161 + 56)	=	217
SECOND FLOOR	=	53
THIRD FLOOR	=	147
TOTAL OPEN SPACE PROVIDED		417 > 416 (OK)

HEIGHT CALCULATIONS

(A) AVERAGE GRADE ELEVATION
 $94.41' + 98.55' + 99.67' + 99.27' = 97.98'$

(B) MAXIMUM ALLOWABLE HEIGHT PER CODE = 30.00'

(C) MAXIMUM ALLOWABLE HEIGHT (A + B) = 127.98'

(D) ACTUAL HEIGHT PROVIDED = ???'

VICINITY MAP



2617 NORTH SEPULVEDA BLVD.
MANHATTAN BEACH, CA 90266
TEL: 310-318-8089 WWW.TOMARO.COM

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PROJECT
ZIVEC & CORBETT
DEVELOPMENT INC.
3009 MANHATTAN AVENUE
MANHATTAN BEACH
CALIFORNIA 90266

STAMP

PROJECT NUMBER
19005

PRINT DATE
06/13/2019 11:32AM

REVISIONS

NUMBER	REVISION SCHEDULE DESCRIPTION	DATE

DRAWING
PROJECT
INFORMATION

SHEET NUMBER
COVER

SURVEY AND TOPOGRAPHY

FOR
 CIVIL OR ARCHITECT DEVELOPMENT IN
 2100 NORTH SEPULVEDA BLVD
 MANHATTAN BEACH CA 90266
 ONE 310 221 0032

PROJECT ADDRESS

3009 MANHATTAN AVENUE
 MANHATTAN BEACH CA 90266

LEGAL DESCRIPTION

PORTION OF LOT 1 OF BLOCK 33
 OF THE MANHATTAN BEACH TRACT
 MAP 1003
 AREA 1.6021

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE UNDER THE DIRECTION OF A PROFESSIONAL SURVEYOR AND IT DOES NOT REPRESENT THE REQUIREMENTS OF A PROFESSIONAL LAND SURVEYOR'S ACT

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DRAWN BY: [NAME] CHECKED BY: [NAME]

DATE: [DATE]

REVISIONS

REVISIONS

PROJECT

ZIVEC & CORBETT DEVELOPMENT INC.
 3009 MANHATTAN AVENUE
 MANHATTAN BEACH CALIFORNIA 90266

STAMP

PROJECT NUMBER

19005

PRINT DATE

REVISIONS

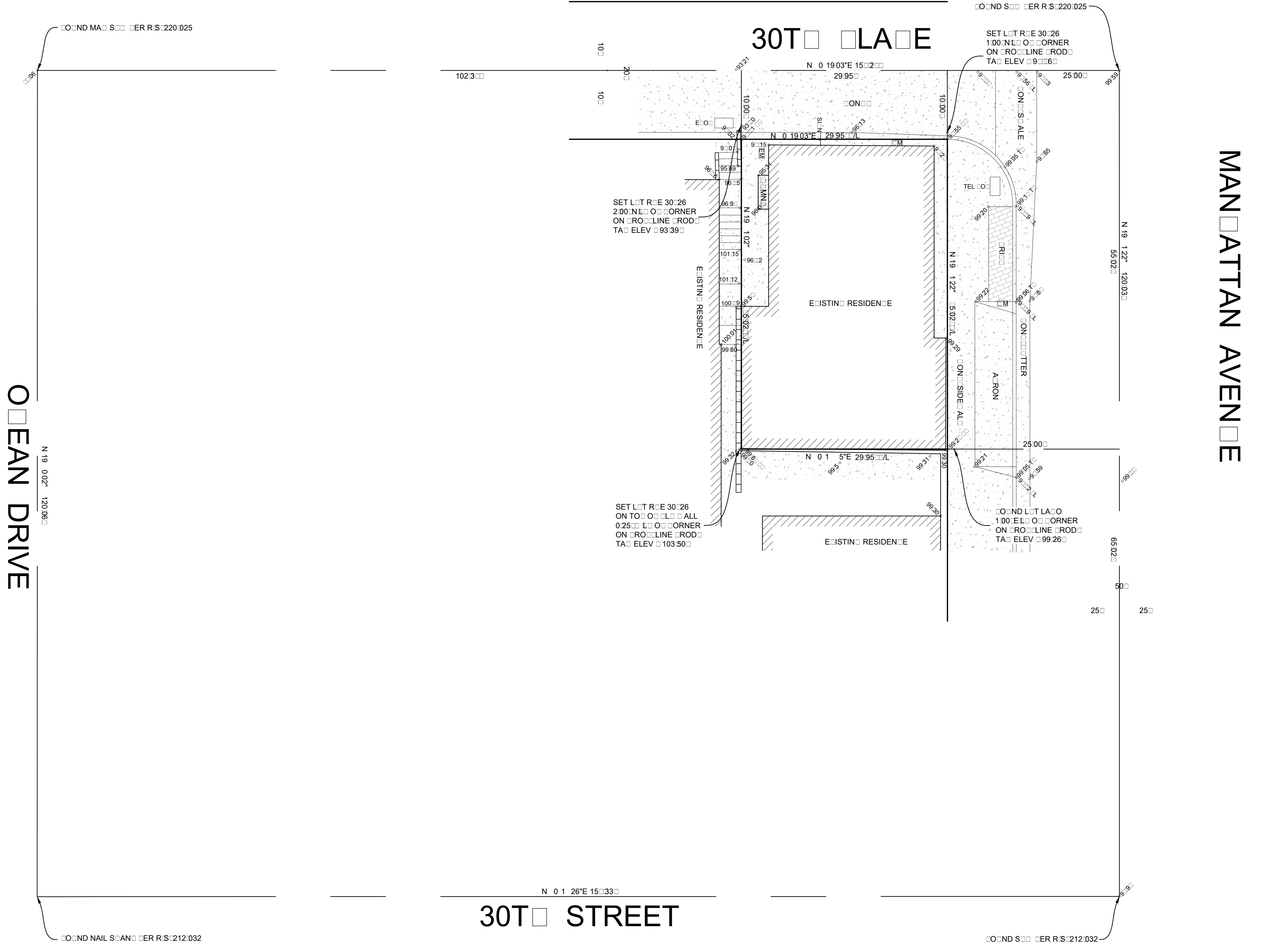
NUMBER	DESCRIPTION	DATE

DRAWING

CIVIL SURVEY

SHEET NUMBER

C.00



OCEAN DRIVE

MANHATTAN AVENUE

30T STREET

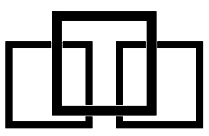
NOTE:
 A TITLE BLOCK WAS NOT PROVIDED TO DENN ENGINEERS AT THE TIME OF THIS SURVEY. THEREFORE DENN ENGINEERS DOES NOT GUARANTEE THE LEGAL DESCRIPTION OF THIS PROPERTY. SURVEYED NOR DOES IT REFLECT OR DELINEATE ANY EASEMENTS THAT MAY EXIST ON SAID PROPERTY.

PROJECT

AND ANY CHANGES OR MODIFICATIONS MADE TO THIS PLAN SHALL BE IN WRITING AND THE SIGNATURE OF DENN ENGINEERS. DENN ENGINEERS SHALL BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS, REGARDLESS OF WHETHER SUCH ERRORS OR OMISSIONS WERE CAUSED BY NEGLIGENCE OR OTHERWISE. DENN ENGINEERS SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE USE OF THESE PLANS. DENN ENGINEERS SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR OMISSIONS. DENN ENGINEERS SHALL NOT BE RESPONSIBLE FOR ANY OTHER MATTERS NOT SPECIFICALLY MENTIONED HEREIN.

SHEET 1 OF 1

NOV 19 2013



TOMARO

ARCHITECTURE

2617 NORTH SEPULVEDA BLVD.
MANHATTAN BEACH, CA 90266
TEL: 310-318-8089 WWW.TOMARO.COM

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PROJECT

ZIVEC & CORBETT
DEVELOPMENT INC.
3009 MANHATTAN AVENUE
MANHATTAN BEACH
CALIFORNIA 90266

STAMP

PROJECT NUMBER
19005

PRINT DATE
06/13/2019 11:32AM

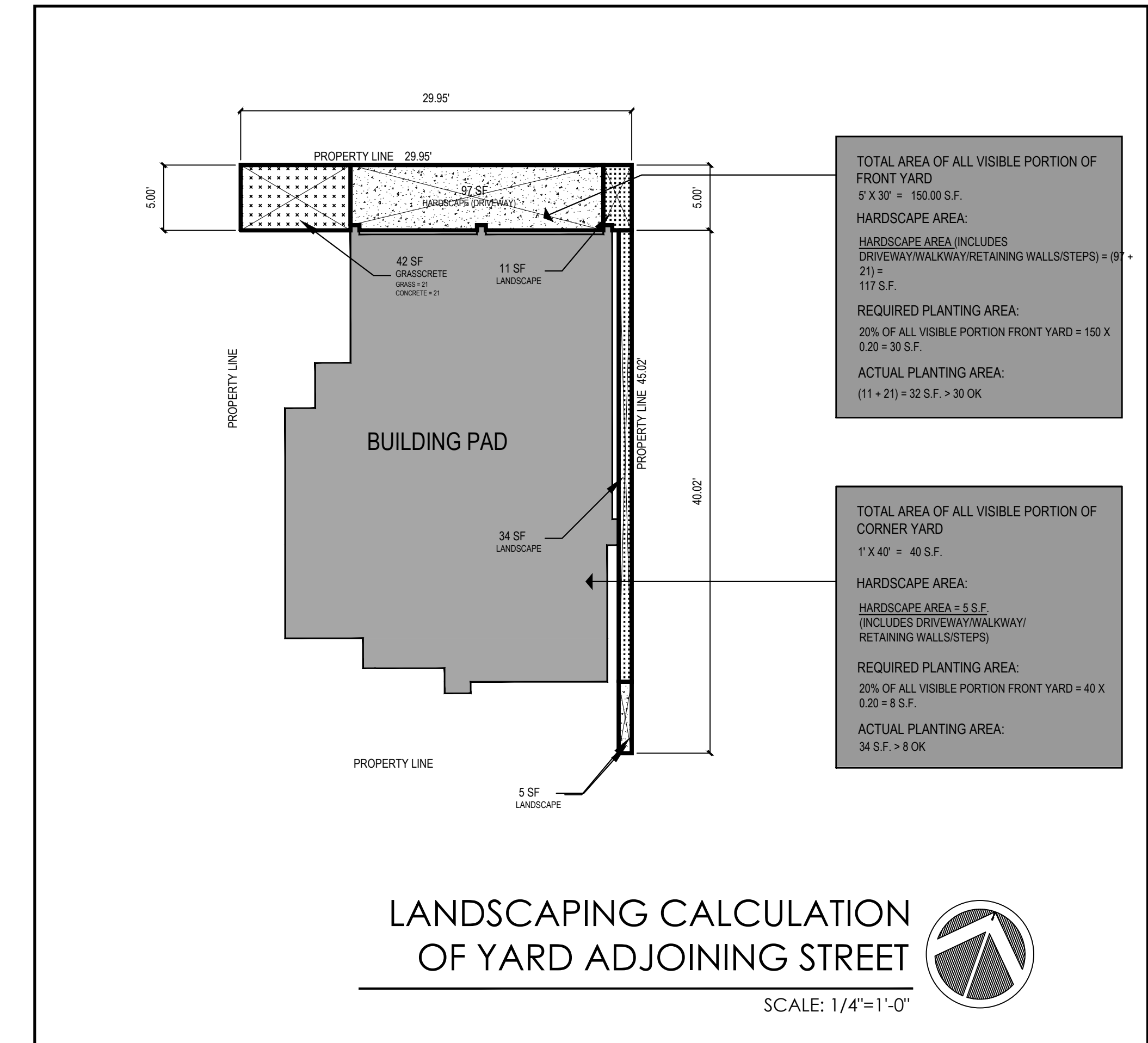
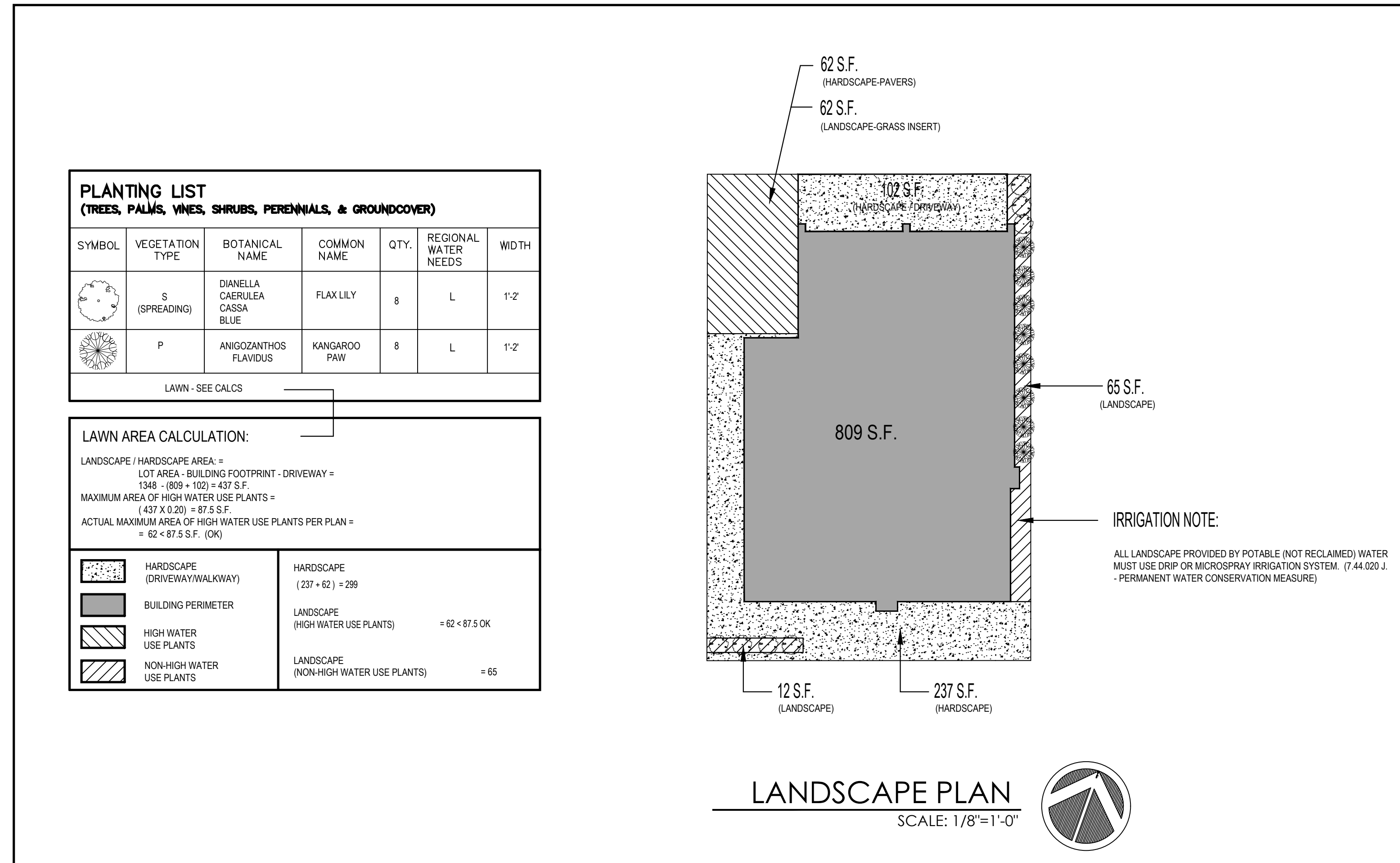
REVISIONS

NUMBER	REVISION SCHEDULE	DESCRIPTION	DATE

DRAWING
AREA AL LATOR

SHEET NUMBER

A.00
Page 47 of 51
PC MTG 10-09-19



AREA CALCULATIONS

LOT SIZE = 1348 S.F.

BASEMENT (100%)	=	110
BASEMENT (0%)	=	686
FIRST FLOOR LIVING	=	352
SECOND FLOOR LIVING	=	872
THIRD FLOOR LIVING	=	752
TOTAL BUILDING AREA	=	2,772 S.F.
GARAGE	=	393
BALCONY/DECK	=	200

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MAXIMUM ALLOWED: LOT SIZE X 1.70 = 2,291.60 S.F.

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THIRD FLOOR	=	752
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OPEN SPACE CALCULATION

BASEMENT	=	796
FIRST FLOOR	=	352
SECOND FLOOR	=	872
THIRD FLOOR	=	752
TOTAL AREA FOR OPEN SPACE CALCS.	=	2,772 S.F.
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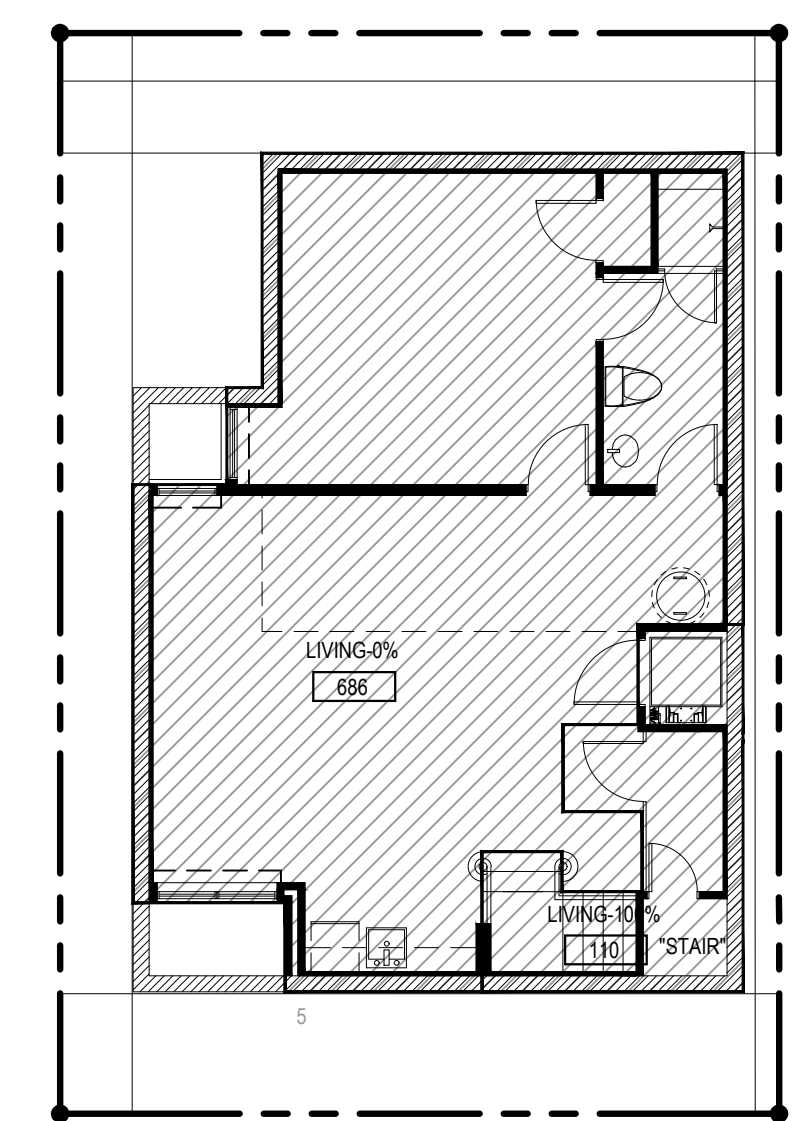
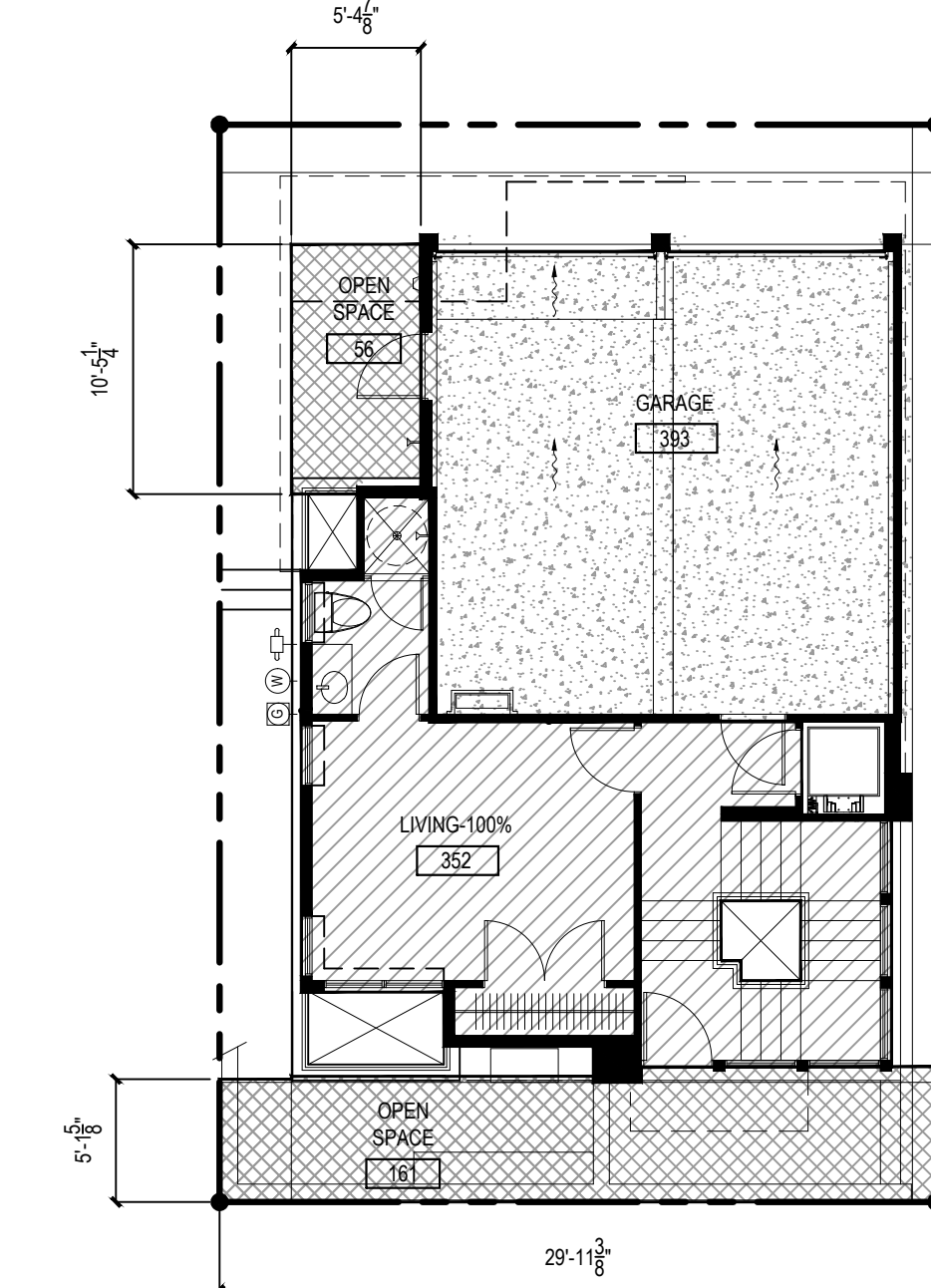
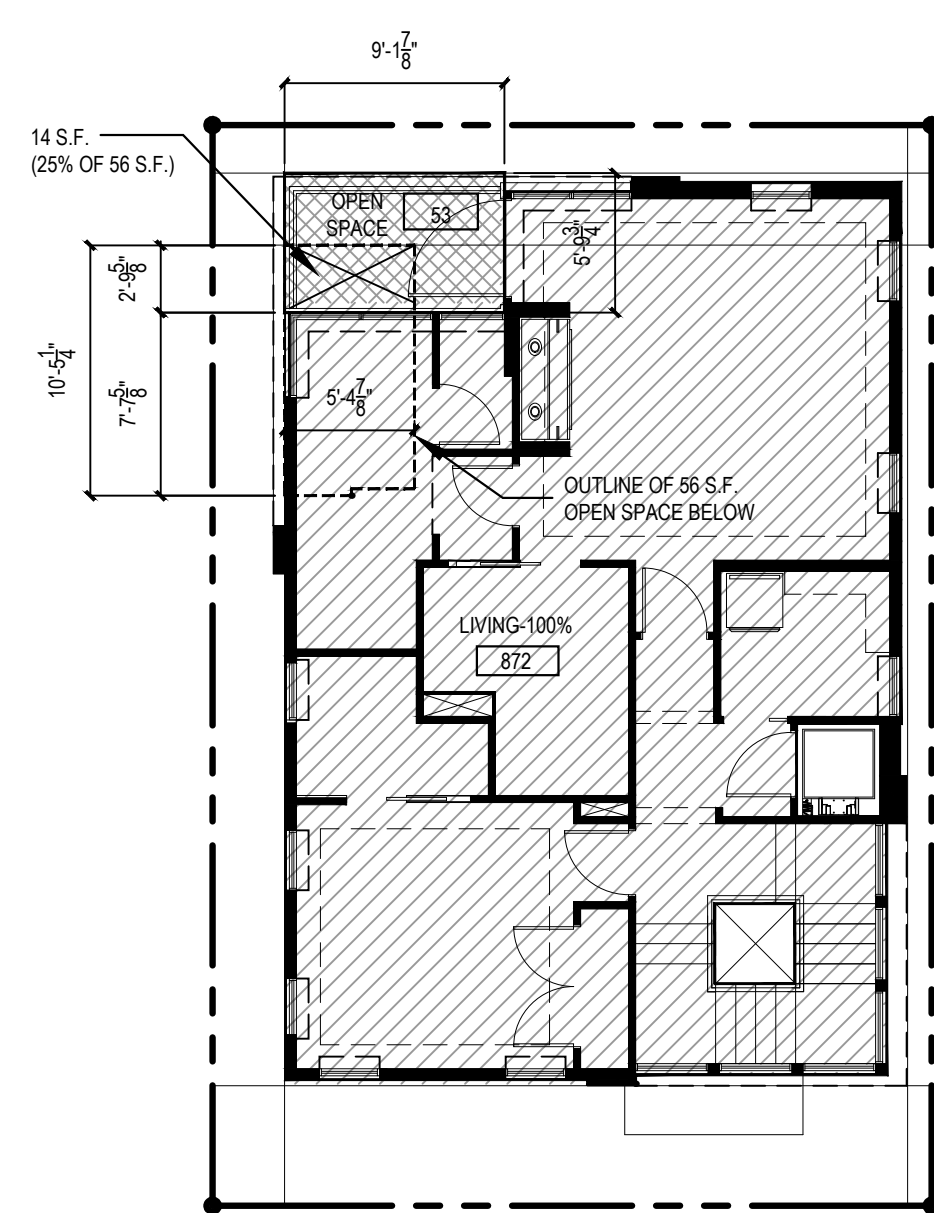
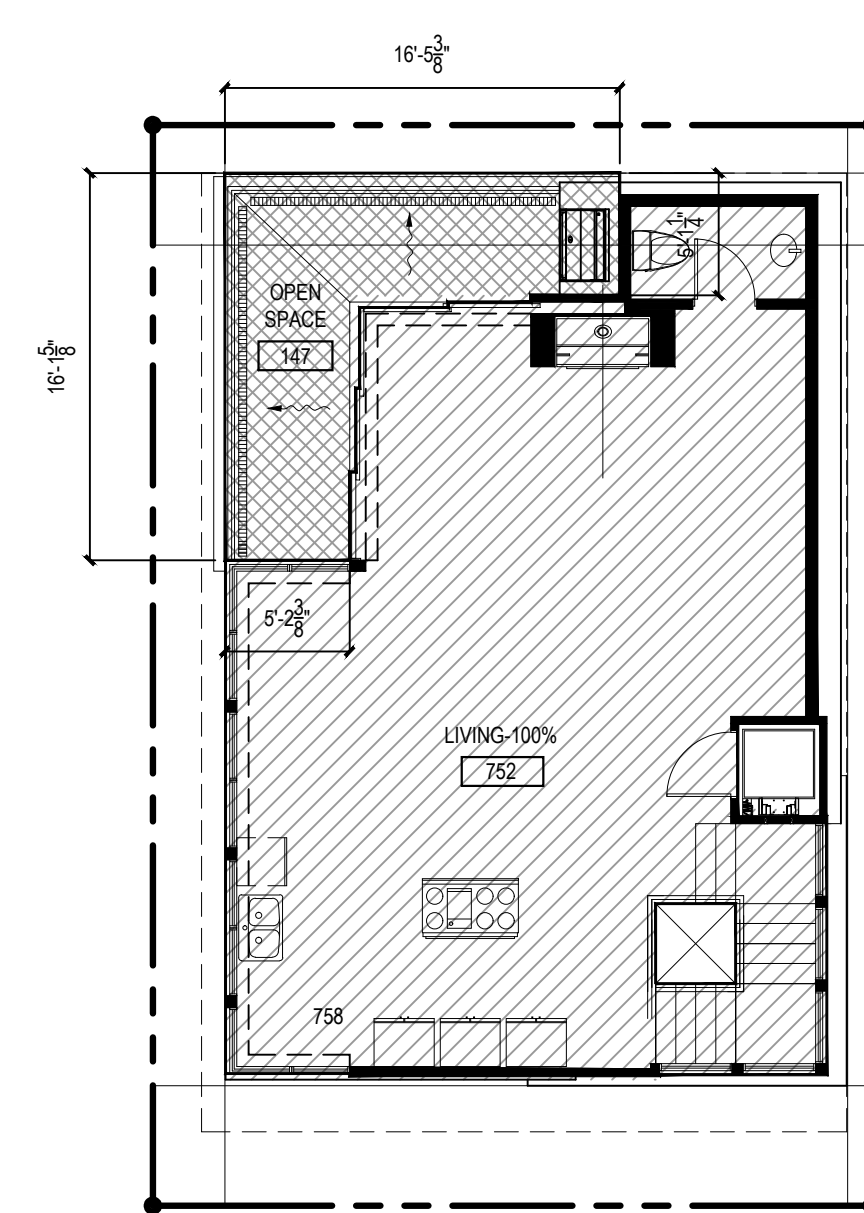
HEIGHT CALCULATIONS

(A) AVERAGE GRADE ELEVATION
 $\frac{94.41 + 98.55 + 99.67 + 99.27}{4} = 97.98'$

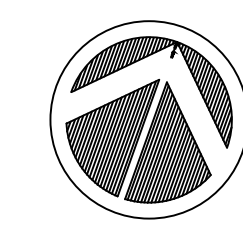
(B) MAXIMUM ALLOWABLE HEIGHT PER CODE = 30.00'

(C) MAXIMUM ALLOWABLE HEIGHT (A + B) = 127.98'

(D) ACTUAL HEIGHT PROVIDED = 127.90'



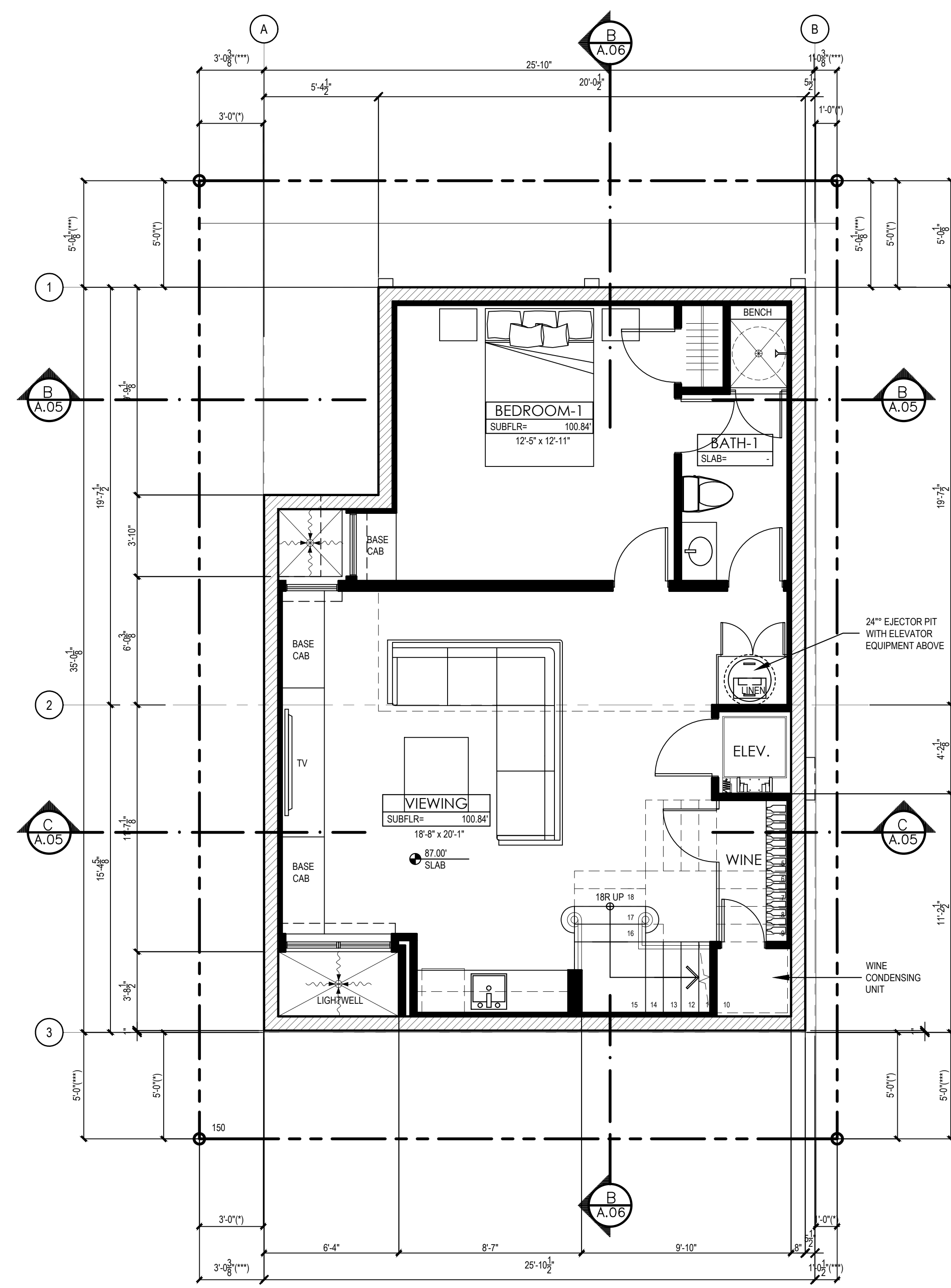
FLOOR AREA AND OPEN SPACE CALCULATION
SCALE: 1/8"=1'-0"



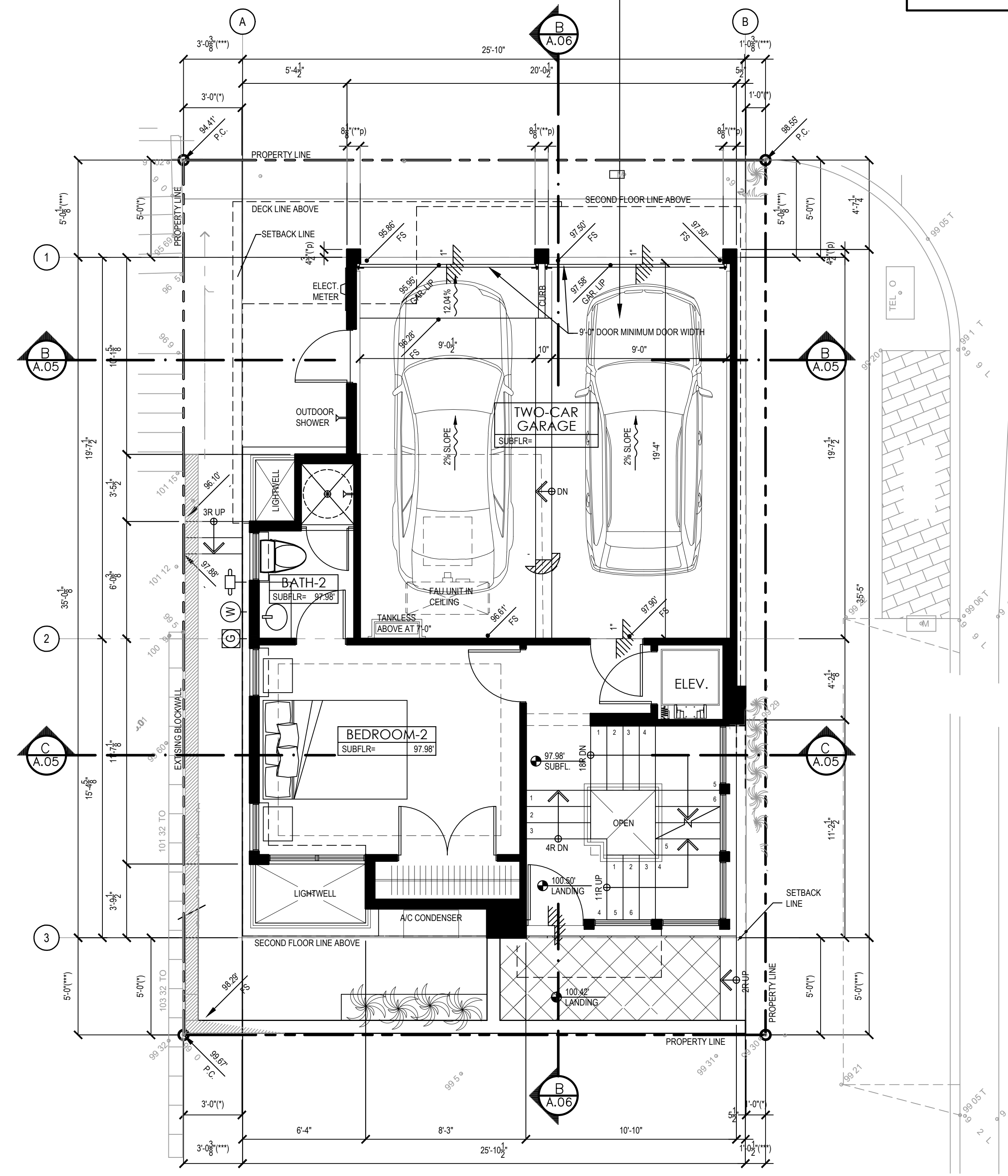
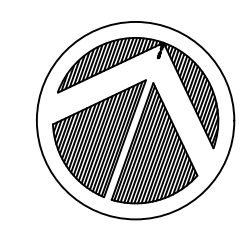
SETBACK AND ARCH'L. PROJECTION NOTATION
 (*) REQUIRED SETBACK
 (**) REQUIRED SECOND STORY SETBACK
 (***) ACTUAL SETBACK PROVIDED
 (p) ARCHITECTURAL PROJECTION (12" MAXIMUM)
 (pp) ARCHITECTURAL PROJECTION (24" MAXIMUM)

ALL LE END:
 ——— STUD
 // // // RETAINING WALL

GARAGE NOTES:
 1. PROVIDE ONE LAYER #4 TYPE-X DRYWALL THROUGHOUT GARAGE CEILING. PROVIDE #5 THICK TYPE-X DRYWALL AT GARAGE SIDE AT WALLS BETWEEN MAIN HOUSE AND GARAGE.
 2. AUTOMATIC GARAGE DOOR OPENER EQUIPMENT AND THE GARAGE DOOR ENTRANCE MAY BE 6'-8" A.F.F.
 3. REQUIRED PARKING TO BE 18'-0"X19'-4" CLEAR OF ANY OBSTRUCTIONS NOT LESS THAN 7' ABOVE FINISH FLOOR TO ANY BEAM CEILING, PIPE, VENT, MECHANICAL EQUIP. OR SIMILAR CONSTRUCTION.



BASEMENT LEVEL
SCALE: 1/4"=1'-0"



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



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 DEVELOPMENT INC.
 3009 MANHATTAN AVENUE
 MANHATTAN BEACH
 CALIFORNIA 90266

STAMP

PROJECT NUMBER
 19005

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NUMBER	REVISION SCHEDULE DESCRIPTION	DATE

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IRST LOOR LAN

SHEET NUMBER

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 Page 48 of 51
 PC MTG 10-09-19

DIMENSION NOTES:

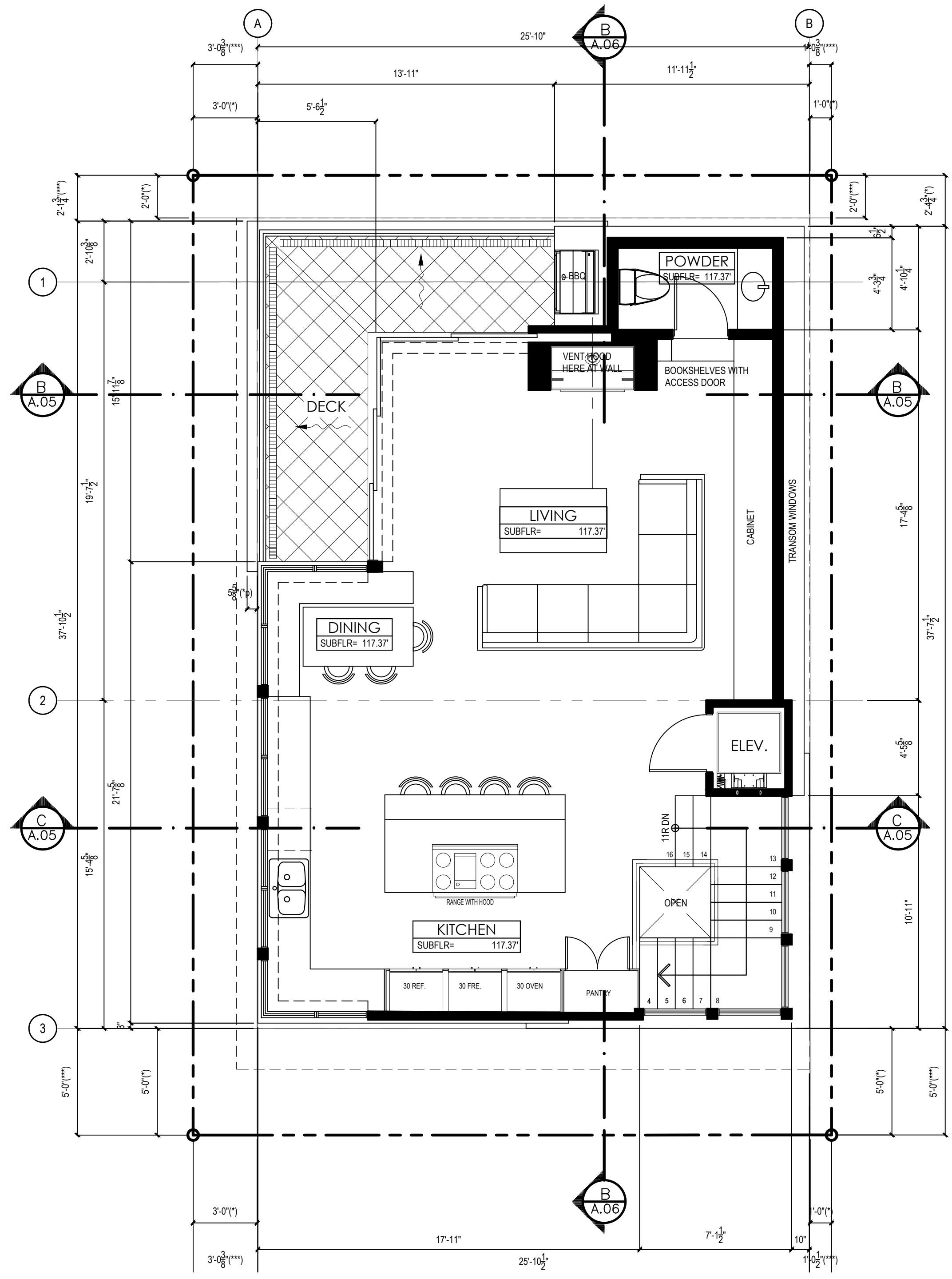
(*) DENOTES ARCHITECTURAL PROJECTION FROM SETBACK LINE (12" MAXIMUM WIDTH)

(**) DENOTES ARCHITECTURAL PROJECTION FROM SETBACK LINE (24" MAXIMUM)

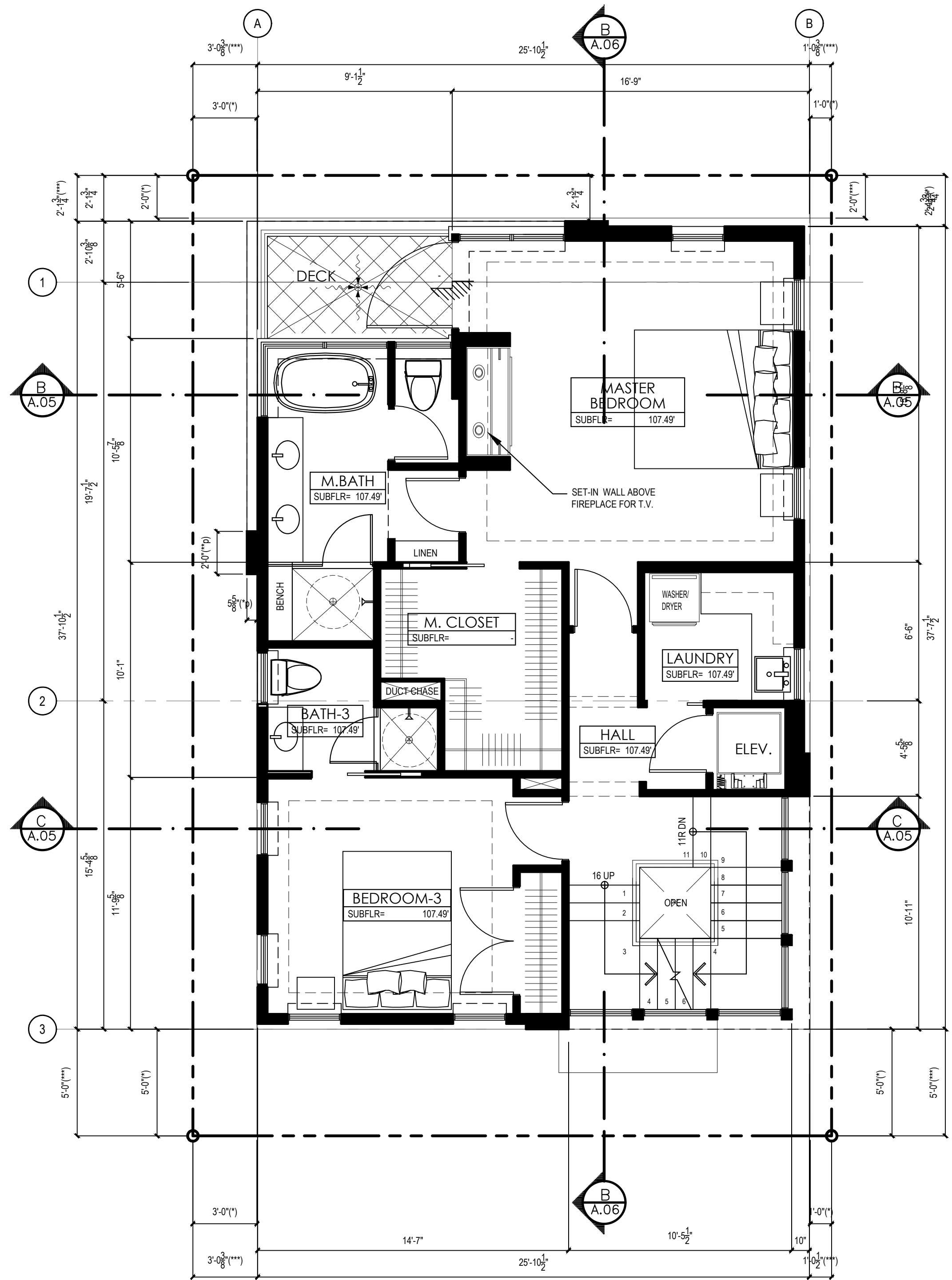
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▨ RETAINING WALL



THIRD FLOOR PLAN
SCALE: 1/4"=1'-0"



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

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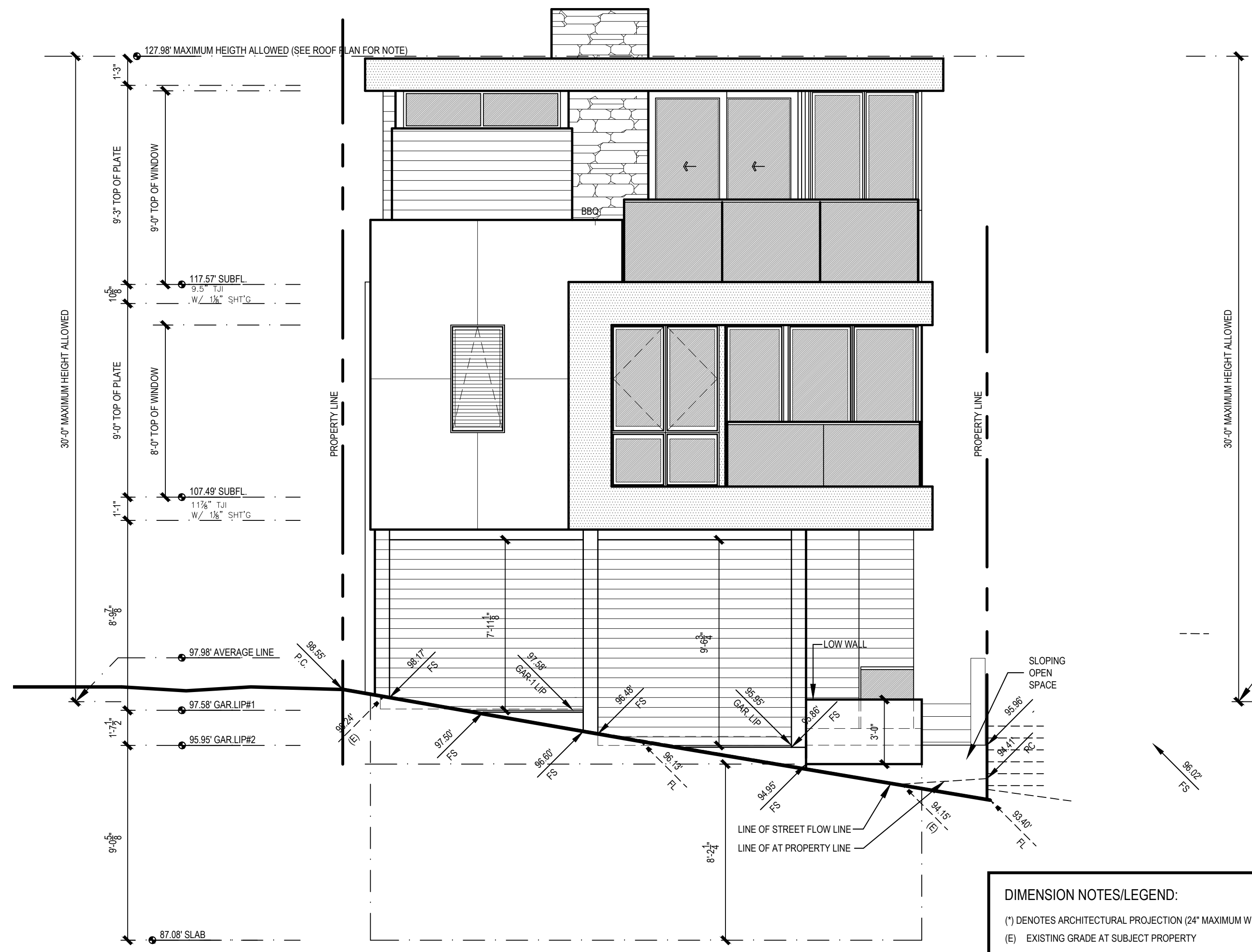
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REVISIONS

NUMBER	REVISION SCHEDULE DESCRIPTION	DATE

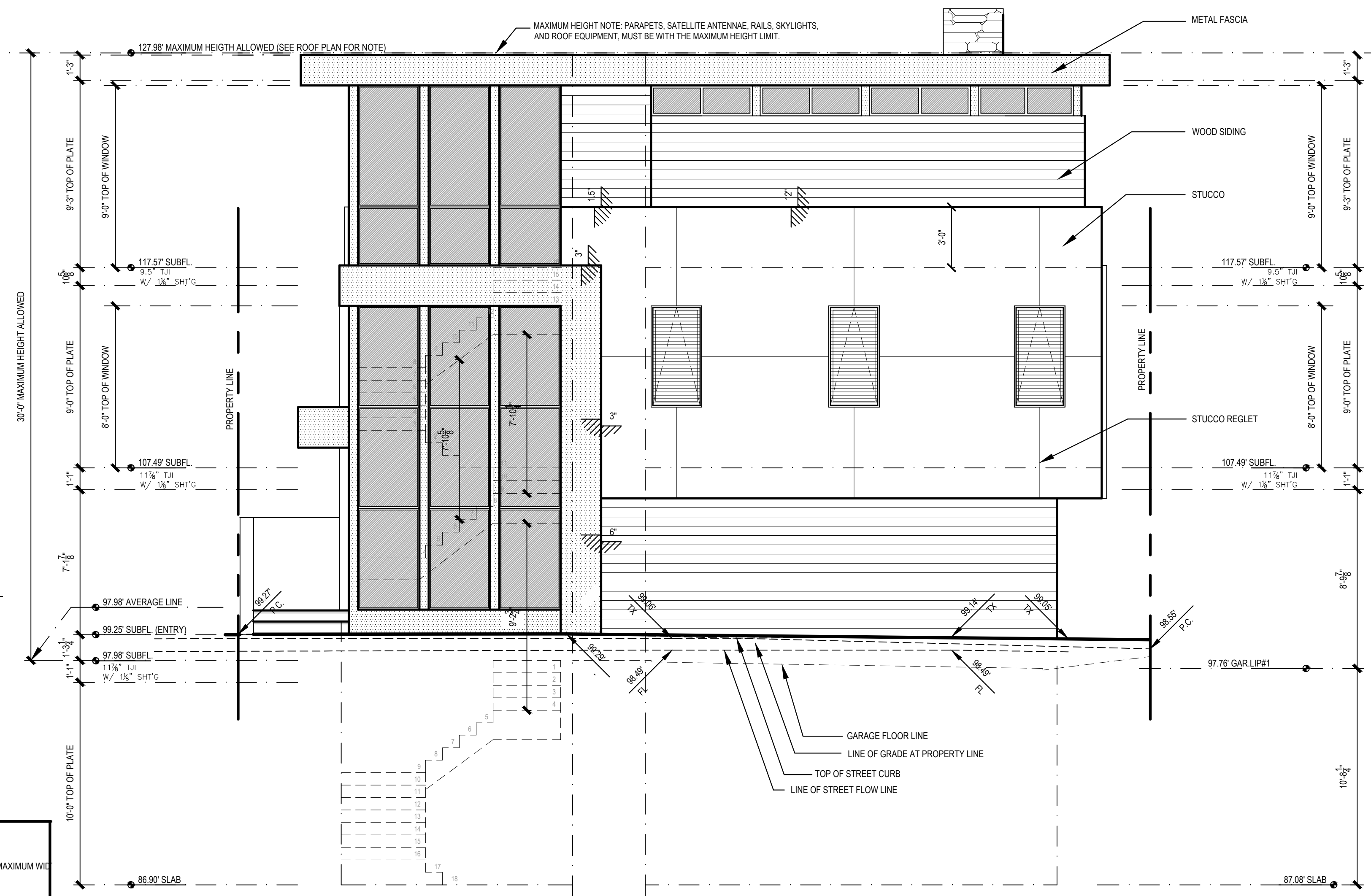
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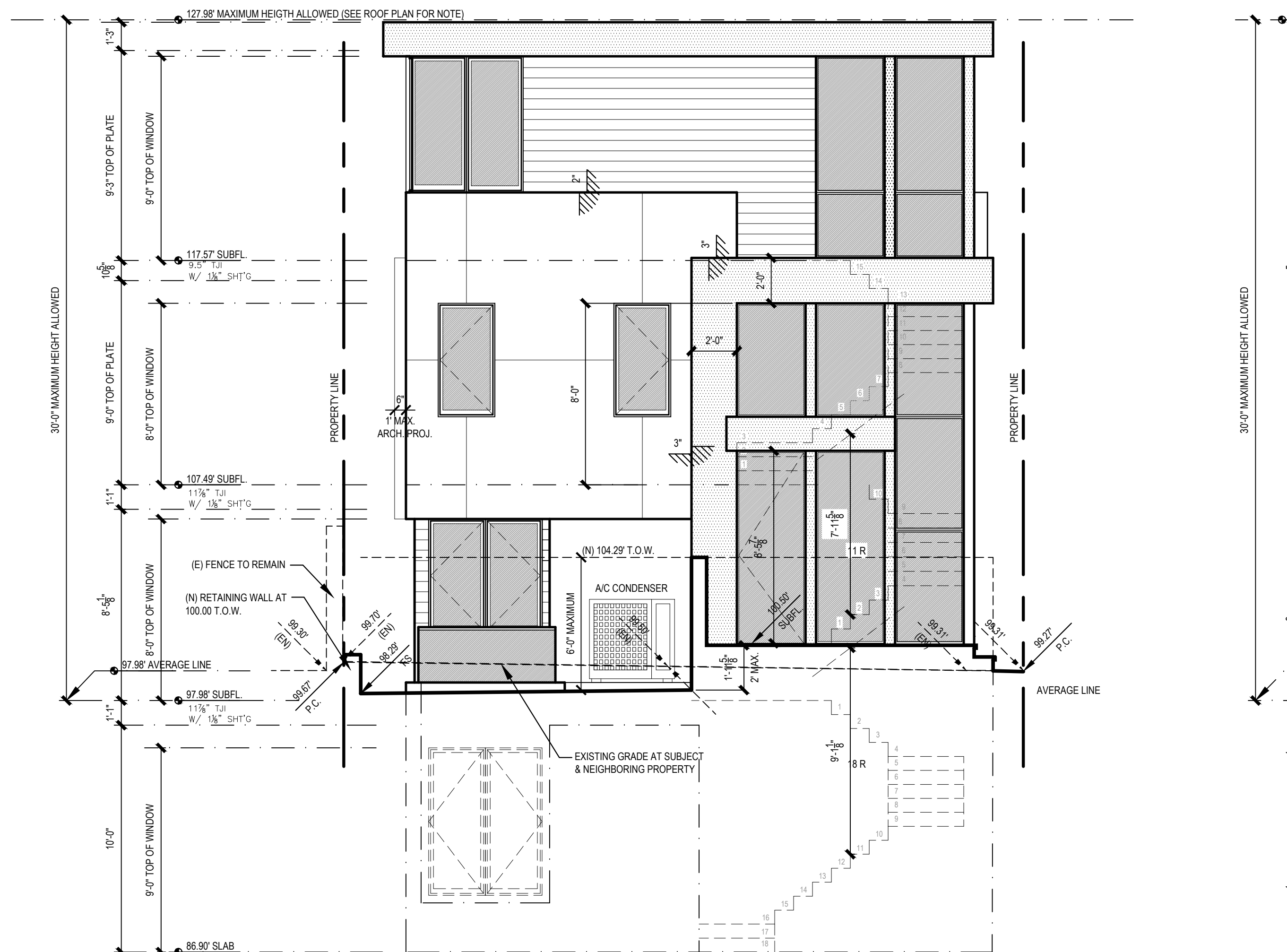


NORTH ELEVATION
SCALE: 1/4"=1'-0"

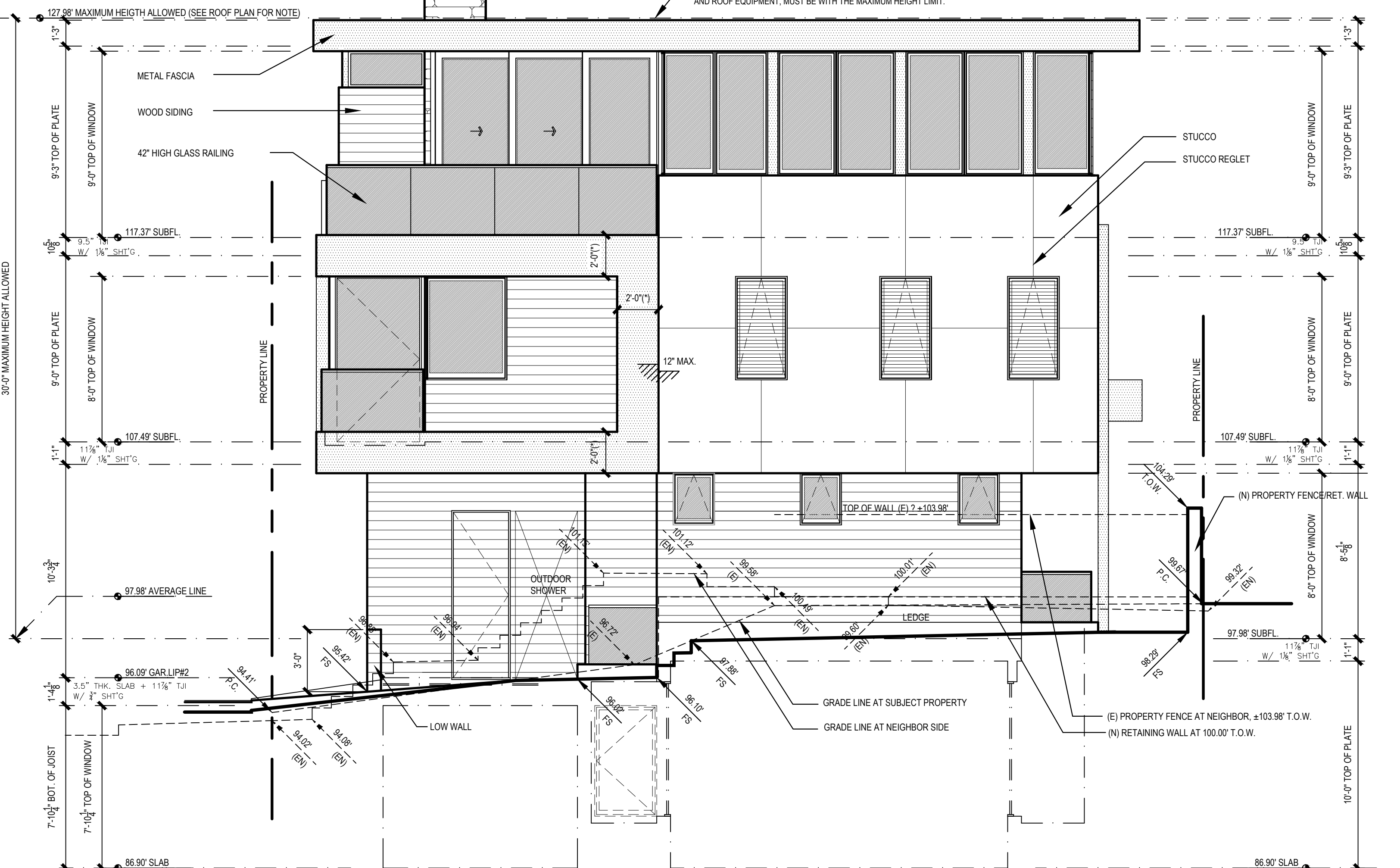
DIMENSION NOTES/LEGEND:
(*) DENOTES ARCHITECTURAL PROJECTION (24" MAXIMUM WIDTH)
(E) EXISTING GRADE AT SUBJECT PROPERTY
(EN) EXISTING GRADE AT NEIGHBORING PROPERTIES
(FS) FINISH GRADE



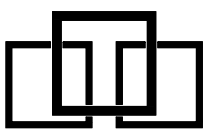
EAST ELEVATION
SCALE: 1/4"=1'-0"



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



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



TOMARO

ARCHITECTURE

2617 NORTH SEPULVEDA BLVD.
MANHATTAN BEACH, CA 90266
TEL: 310-318-8089 WWW.TOMARO.COM

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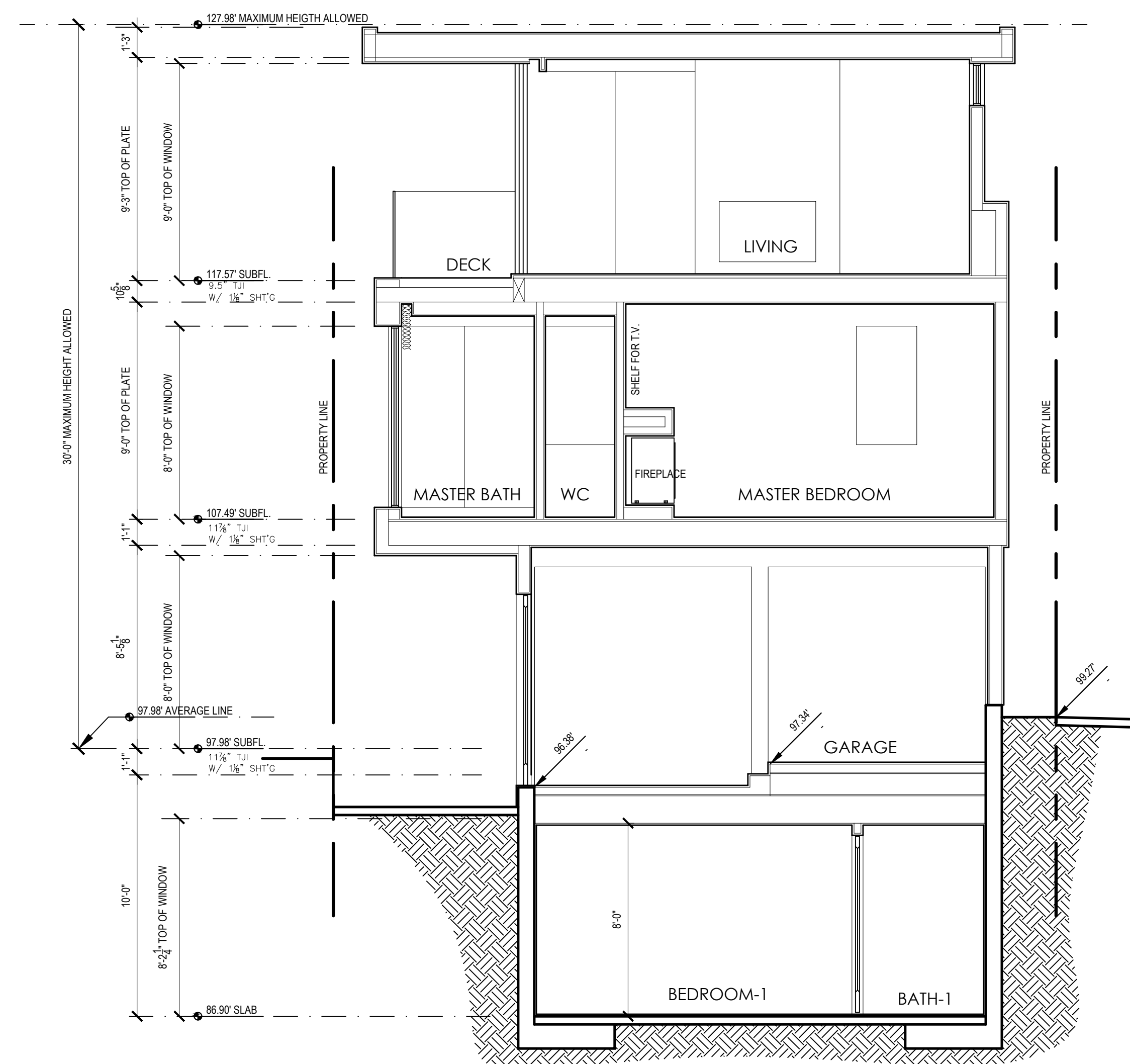
REVISIONS

NUMBER	REVISION SCHEDULE	DATE

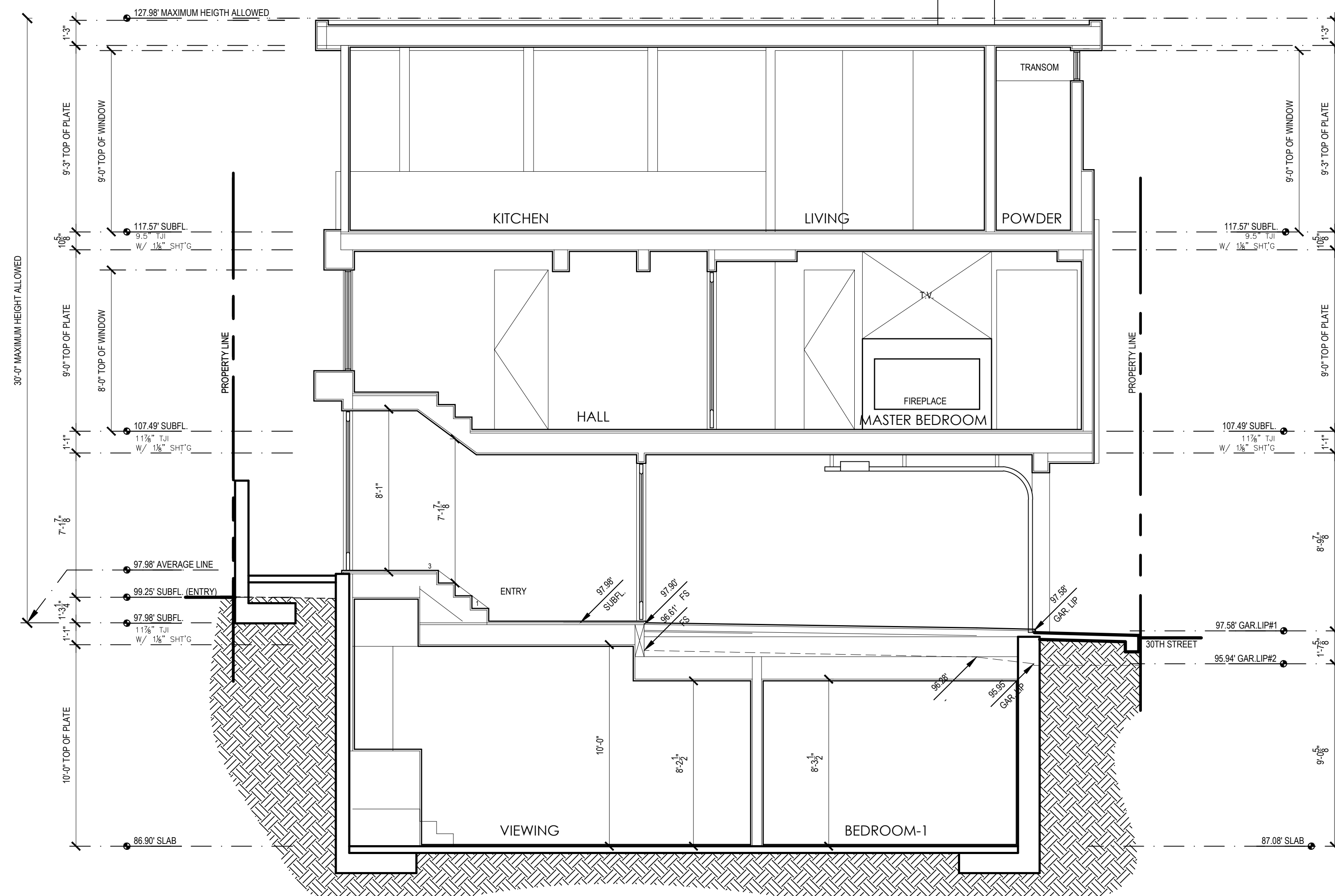
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ELEVATIONS

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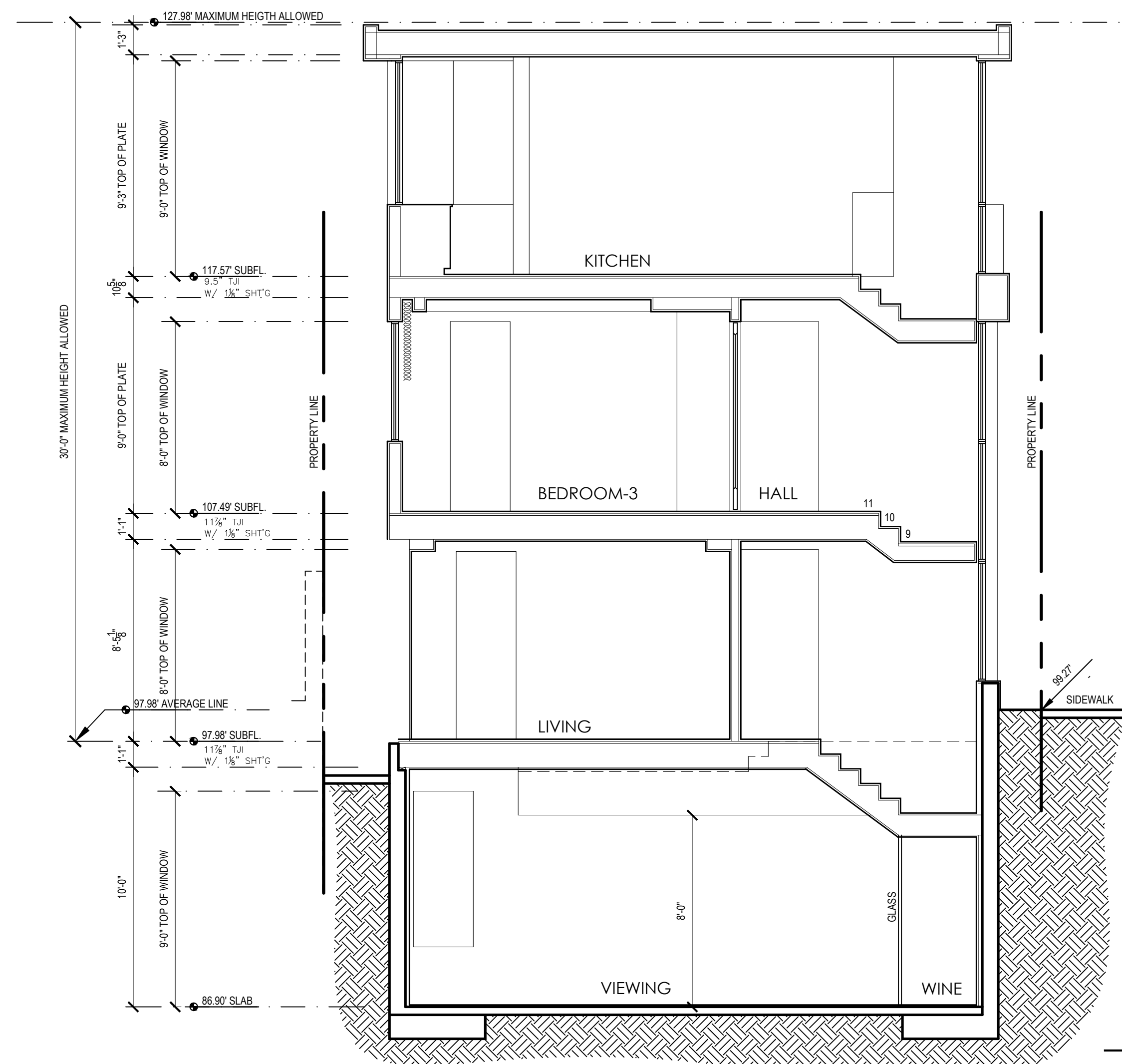
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SECTION-B
SCALE: 1/4"=1'-0"



SECTION-A
SCALE: 1/4"=1'-0"



SECTION-C
SCALE: 1/4"=1'-0"