

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

TO: Planning Commission

FROM: Jeffrey W. Gibson, Interim Director of Community Development

THROUGH: Laurie B. Jester, Planning Manager

BY: Ted Faturos, Assistant Planner

DATE: November 13, 2019

SUBJECT: Consideration of a Use Permit and Vesting Tentative Parcel Map for Three New Residential Condominium Units Located at 1446 12th Street and a Separate Use Permit and Vesting Tentative Parcel Map for Three New Residential Condominium Units located at 1450 12th Street (Manhattan Construction, LLC)

RECOMMENDATION

Staff recommends that the Planning Commission **CONDUCT** the public hearing and **ADOPT** the attached resolutions approving the projects subject to certain conditions, consistent with the direction provided by the Commission on October 26, 2019.

APPLICANT/OWNER

Manhattan Construction, LLC
1356 Via Romero
Palos Verdes Estates, CA 90275

BACKGROUND

The Planning Commission conducted a public hearing on October 23, 2019 to hear a request for a Vesting Tentative Tract Map and Use Permit to allow a three-unit residential condominium building to be built at 1446 12th Street, as well as a Vesting Tentative Tract Map and Use Permit to allow a three-unit residential condominium building to be built at 1450 12th Street. The Commission received public testimony from one speaker, a neighbor, who was concerned how the proposed design affected her privacy.

The Commissioners discussed how the project fits into the City's housing obligations, and also discussed the projects' different design elements and the neighbor's concerns. The Commissioners asked Staff to return at the November 13, 2019 Planning Commission meeting with modified resolutions containing conditions addressing the General Plan's Housing Element findings and the neighbor's design concerns.

Staff has prepared draft resolutions (Attachments A and B) that each contain conditions

addressing the Commission's unique concerns about the projects, as well as other standard conditions. These unique conditions require that a property line fence not be built between the two projects, that the accessory structures in the rear yard not be enclosed, that the accessory structure not exceed the height of fences on the properties south of the projects, that the roof the accessory structures be deck-type or similar, and translucent glazing as well as non-reflective finish materials be used in certain areas. The draft Resolutions also contain findings related to the City's Housing Element.

PUBLIC INPUT

A public notice for the project's October 9, 2019 Planning Commission hearing was mailed to property owners within 500 feet of the site and published in the Beach Reporter newspaper. Staff received a late written public comment from a neighbor, Cheryl Hines, who also spoke at the public hearing. Ms. Hines expressed her concern about the project's impact on her privacy and the ability to perform maintenance on her retaining wall along the rear property line.

ENVIRONMENTAL DETERMINATION

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

CONCLUSION

Staff recommends that the Planning Commission conduct the continued public hearing and adopt the attached Resolutions approving the projects subject to certain conditions.

Attachments:

- A. Draft Resolution No. PC 19- (1446 12th Street)
- B. Draft Resolution No. PC 19- (1450 12th Street)
- C. Planning Commission Staff Report w/ Attachments- October 09, 2019

c: Brett Buchman, Designer

Attachment A

RESOLUTION NO. PC 19-

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANHATTAN BEACH APPROVING A USE PERMIT AND VESTING TENTATIVE PARCEL MAP FOR CONSTRUCTION OF A NEW THREE-UNIT RESIDENTIAL CONDOMINIUM BUILDING ON THE PROPERTY LOCATED AT 1446 12th STREET (MANHATTAN CONSTRUCTION, LLC)

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

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

- A. The Planning Commission of the City of Manhattan Beach conducted a public hearing on October 23, 2019, received testimony, and considered an application for a Use Permit and Vesting Tentative Parcel Map No. 82459 for construction of a proposed 8,389 square foot 3-unit residential condominium building at 1446 12th Street in the City of Manhattan Beach. Said public hearing was advertised pursuant to applicable law, testimony was invited and received. The Commission directed Staff to return to the Commission with modifications to the proposed resolutions that would address housing policy and neighbor's privacy concerns.
- B. The Planning Commission continued the public hearing to the November 13, 2018 Planning Commission hearing to consider a modified resolution approving a Use Permit and Vesting Tentative Parcel Map No. 82459 for construction of a proposed 8,389 square foot 3-unit residential condominium building at 1446 12th Street.
- C. The existing legal description of the site is Lot 5, Block 60, Tract No. 141.
- D. The applicant for the subject project is Manhattan Construction, LLC, the owner of the property (hereafter referred to as "the owner").
- E. The Project is Categorical 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.
- F. The project will not individually nor cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.
- G. The property is located within Area District II and is zoned RH, High Density Residential. The use is permitted by the zoning code and is consistent, as conditioned, with the high density residential area. The surrounding private land uses consist of multi-family dwellings.
- H. The project is consistent with the City's current 2013-2021 Housing Element and the State "No Net Loss" Policy for Citywide residential capacity provisions, as the project site is not on the City's list of Residential Land Inventory of potential "underutilized" sites for housing. The project does not therefore eliminate any potential sites for future residential use that were considered and approved in the City's certified Housing Element. Additionally, the 2013-2021 planning period provides a growth need of 38 units and the Inventory provides the capacity for 990 additional units which far exceeds the City's RHNA allocation for the planning period. Although there is a net loss of one unit, four existing and three proposed, the units are larger than existing and therefore can accommodate larger households.
- I. The General Plan designation for the property is High Density Residential. The General Plan encourages residential development for such areas that provide for housing of a more intensive form, including apartments, condominiums, and senior housing. The project is specifically consistent with General Plan Policies as follows:
 - LU-1.1 Limit the height of new development to three stories where the height limit is thirty feet, or to two stories where the height limit is twenty-six feet, to protect the privacy of adjacent properties, reduce shading, protect vistas of the ocean, and preserve the low-profile image of the community.
 - LU-1.2 Require the design of all new construction to utilize notches, balconies, rooflines, open space, setbacks, landscaping, or other architectural details to reduce the bulk of buildings and to add visual interest to the streetscape.
 - LU-2.2 Preserve and encourage private open space on residential lots citywide.
 - LU-3.1: Continue to encourage quality design in all new construction.

Housing Element Goals, Policies and Programs:

- GOAL I. Preserve existing neighborhoods.
- Policy 1. Preserve the scale of development in existing residential neighborhoods.
- Program 1a. Continue to enforce provisions of the Zoning Code which specify District Development Regulations for height, lot coverage, setbacks, open space, and parking.
- GOAL III. Provide a safe and healthy living environment for City residents.
- GOAL IV. Encourage the conservation of energy in housing.

J. The Planning Commission makes the following findings required to approve the Use Permit pursuant to MBMC Section 10.84.060:

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

The applicant's project is providing relatively dense residential housing in a RH High-Density Residential District.

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

The proposed location of the use is consistent with the General Plan's High Density Residential land use designation assigned to the project lot and the neighboring lots. The proposed use is consistent with neighboring uses, as many of the neighboring lots have also been developed with residential condominiums.

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

The proposed use meets all the requirements found in Title 10- Planning and Zoning, including but not limited to setbacks, maximum height, density, required parking, and open space.

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

The proposed use does not adversely impact neighboring properties, as it is consistent with surrounding condominium projects in the RH High Density Residential zone in terms of density, height, bulk, and other performance standards

K. The Vesting Tentative Parcel Map shall be in compliance with Section 11.24.020 of the Manhattan Beach Municipal Code, as demonstrated by the Use Permit findings above.

L. The project shall comply with all applicable provisions of the Manhattan Beach Municipal Code.

M. This Resolution, upon its effectiveness, constitutes the Use Permit for the subject project.

Section 2. The Planning Commission hereby **APPROVES** the subject Use Permit and Vesting Tentative Parcel Map No. 82459 application for the above described residential condominium building, subject to the following conditions (*indicates a site specific condition):

Site Preparation / Construction

- 1. The project shall be constructed and operated in substantial compliance with the submitted plans and project description as approved by the Planning Commission on November 13, 2019. Any other substantial deviation from the approved plans or project description must be reviewed and approved by the Planning Commission.
- 2. A Construction Management and Parking Plan (CMPP) shall be submitted by the applicant with the

submittal of plans to plan check. The CMPP shall be reviewed and approved by the City, including but not limited to, the City Traffic Engineer, Planning, Fire, Police and Public Works, prior to permit issuance. The Plan shall include, but not be limited to, provisions for the management of all construction related traffic, parking, staging, materials delivery, materials storage, and buffering of noise and other disruptions. The Plan shall minimize construction related impacts to the surrounding neighborhood, and shall be implemented in accordance with the requirements of the Plan.

3. A wall and/or fence will not be allowed to be constructed on the property's eastern side property line (next to 1450 12th Street).
4. The accessory structure located in the rear setback shall not be completely enclosed. The accessory structure's height shall also not exceed the height of the fences and/or walls located on or near the rear property line. The roof shall be a deck type of material, translucent glazing in the stairwell and clerestory windows of Unit 3 shall be provided and finish materials on the south façade shall be non-reflective. Revised plans that show these modifications are subject to review and approval of Planning. The intent of this condition is to prevent the main and accessory structures from imposing on or visually impacting the rear yard of the property south of the project.
5. All electrical, telephone, cable television system, and similar service wires and cables shall be installed underground to the appropriate utility connections in compliance with all applicable Building and Electrical Codes, safety regulations, and orders, rules of the Public Utilities Commission, the serving utility company, and specifications of the Public Works Department.
6. During building construction of the site, the soil shall be watered in order to minimize the impacts of dust on the surrounding area.
7. The siting of construction related equipment (job site offices, trailers, materials, etc.) shall be subject to the approval from the Director of Community Development prior to the issuance of any building permits.
8. A site landscaping and irrigation plan, utilizing drought tolerant plants, including large-box-sized trees, shall be submitted for review and approval by the Community Development and Public Works Departments concurrent with the building permit application. All plants shall be identified on the plan by the Latin and common names. Protected trees shall be maintained or removed subject to issuance of a Tree Permit. A micro-spray or drip irrigation system shall be installed in the landscaped areas, which shall not cause any surface run-off. Landscaping and irrigation shall be installed per the approved plan prior to building final.
9. Landscape maintenance shall be provided by the condominium homeowners association, and shall include removal of yard waste off-site as determined to be appropriate by the Public Works Department. This requirement shall be stated in the project Covenants Conditions & Restrictions documents.
10. Backflow prevention valves shall be installed as required by the Department of Public Works, and the locations of any such valves or similar devices shall be subject to approval by the Community Development Department prior to issuance of building permits.
11. All defective, damaged, inadequate or substandard curb, gutter, street paving, sidewalk improvements, catch basins or similar public infrastructure shall be removed and replaced with standard improvements, subject to the review and approval of the Public Works Department. Adjacent sidewalks shall be installed or replaced with landscaping enhancements, and disabled access improvements as determined by the City's Traffic Engineer and Public Works Department.
12. No waste water shall be permitted to be discharged from the premises. Waste water shall be discharged into the sanitary sewer system.
13. Property line clean outs, mop sinks, erosion control, and other sewer and storm water items shall be installed and maintained as required by the Department of Public Works or Building Official. Oil clarifiers and other post construction water quality items may be required.
14. Security lighting for the site shall be provided in conformance with Municipal Code requirements including glare prevention design.

Condominium Conditions

15. Each new condominium shall have separate water and sewer laterals as required by the Director of Public Works.
16. Vesting Tentative Parcel Map No. 82459 shall be approved for an initial period of 3 years with the option of future extensions. The final map shall be recorded prior to condominium occupancy.

- 17. The Fire Department Check Valve shall not be placed in the front setback, and will be screened from public view and incorporated into the design of the building.

Procedural

- 18. This Resolution shall become effective when all time limits for appeal as set forth in MBMC Section 10.100.030 have expired
- 19. This Use Permit shall lapse three years after its date of approval, unless implemented or extended pursuant to 10.84.090 of the Municipal Code.
- 20. Pursuant to Public Resources Code section 21089(b) and Fish and Game Code section 711.4(c), the project is not operative, vested or final until the required filing fees are paid.
- 21. The Secretary shall certify to the adoption of this Resolution and shall forward a copy of this Resolution to the applicant. The Secretary shall make this resolution readily available for public inspection.
- 22. Terms and Conditions are Perpetual; Recordation of Covenant. The provisions, terms and conditions set forth herein are perpetual, and are binding on the owner, its successors-in-interest, and, where applicable, all tenants and lessees of the site. Further, the owner shall submit the covenant, prepared and approved by the City, indicating its consent to the conditions of approval of this Resolution, and the City shall record the covenant with the Office of the County Clerk/Recorder of Los Angeles. Owner shall deliver the executed covenant, and all required recording and related fees, to the Department of Community Development within 30 days of the adoption of this Resolution. Notwithstanding the foregoing, the Director may, upon a request by owner, grant an extension to the 30-day time limit. The project approval shall not become effective until recordation of the covenant.
- 23. *Indemnity, Duty to Defend and Obligation to Pay Judgments and Defense Costs, Including Attorneys' Fees, Incurred by the City.* The owner shall defend, indemnify, and hold harmless the City, its elected officials, officers, employees, volunteers, agents, and those City agents serving as independent contractors in the role of City officials (collectively "Indemnitees") from and against any claims, damages, actions, causes of actions, lawsuits, suits, proceedings, losses, judgments, costs, and expenses (including, without limitation, attorneys' fees or court costs) in any manner arising out of or incident to this approval, related entitlements, or the City's environmental review thereof. The owner shall pay and satisfy any judgment, award or decree that may be rendered against City or the other Indemnitees in any such suit, action, or other legal proceeding. The City shall promptly notify the owner of any claim, action, or proceeding and the City shall reasonably cooperate in the defense. If the City fails to promptly notify the owner of any claim, action, or proceeding, or if the City fails to reasonably cooperate in the defense, the owner shall not thereafter be responsible to defend, indemnify, or hold harmless the City or the Indemnitees. The City shall have the right to select counsel of its choice. The owner shall reimburse the City, and the other Indemnitees, for any and all legal expenses and costs incurred by each of them in connection therewith or in enforcing the indemnity herein provided. Nothing in this Section shall be construed to require the owner to indemnify Indemnitees for any Claim arising from the sole negligence or willful misconduct of the Indemnitees. In the event such a legal action is filed challenging the City's determinations herein or the issuance of the approval, the City shall estimate its expenses for the litigation. The owner shall deposit said amount with the City or enter into an agreement with the City to pay such expenses as they become due.

I hereby certify that the foregoing is a full, true, and correct copy of the Resolution as adopted by the Planning Commission at its regular meeting of November 13, 2019 and that said Resolution was adopted by the following vote:

- AYES:**
- NOES:**
- ABSTAIN:**
- ABSENT:**

Jeffrey W. Gibson,
Secretary to the Planning Commission

Rosemary Lackow,
Recording Secretary

Attachment B

RESOLUTION NO. PC 19-

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANHATTAN BEACH APPROVING A USE PERMIT AND VESTING TENTATIVE PARCEL MAP FOR CONSTRUCTION OF A NEW THREE-UNIT RESIDENTIAL CONDOMINIUM BUILDING ON THE PROPERTY LOCATED AT 1450 12th STREET (MANHATTAN CONSTRUCTION, LLC)

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

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

- A. The Planning Commission of the City of Manhattan Beach conducted a public hearing on October 23, 2019, received testimony, and considered an application for a Use Permit and Vesting Tentative Parcel Map No. 82460 for construction of a proposed 8,397 square foot 3-unit residential condominium building at 1450 12th Street in the City of Manhattan Beach. Said public hearing was advertised pursuant to applicable law, testimony was invited and received.
- B. The Planning Commission continued the public hearing to the November 13, 2018 Planning Commission hearing to consider a modified resolution approving a Use Permit and Vesting Tentative Parcel Map No. 82460 for construction of a proposed 8,397 square foot 3-unit residential condominium building at 1450 12th Street.
- C. The existing legal description of the site is Lot 4, Block 60, Tract No. 141.
- D. The applicant for the subject project is Manhattan Construction, LLC, the owner of the property (hereafter referred to as "the owner").
- E. The Project is Categorical 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.
- F. The project will not individually nor cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.
- G. The property is located within Area District II and is zoned RH, High Density Residential. The use is permitted by the zoning code and is consistent, as conditioned, with the high density residential area. The surrounding private land uses consist of multi-family dwellings.
- H. The project is consistent with the City's current 2013-2021 Housing Element and the State "No Net Loss" Policy for Citywide residential capacity provisions, as the project site is not on the City's list of Residential Land Inventory of potential "underutilized" sites for housing. The project does not therefore eliminate any potential sites for future residential use that were considered and approved in the City's certified Housing Element. Additionally, the 2013-2021 planning period provides a growth need of 38 units and the Inventory provides the capacity for 990 additional units which far exceeds the City's RHNA allocation for the planning period. Although there is a net loss of one unit, four existing and three proposed, the units are larger than existing and therefore can accommodate larger households.
- I. The General Plan designation for the property is High Density Residential. The General Plan encourages residential development for such areas that provide for housing of a more intensive form, including apartments, condominiums, and senior housing. The project is specifically consistent with General Plan Policies as follows:
 - LU-1.1 Limit the height of new development to three stories where the height limit is thirty feet, or to two stories where the height limit is twenty-six feet, to protect the privacy of adjacent properties, reduce shading, protect vistas of the ocean, and preserve the low-profile image of the community.
 - LU-1.2 Require the design of all new construction to utilize notches, balconies, rooflines, open space, setbacks, landscaping, or other architectural details to reduce the bulk of buildings and to add visual interest to the streetscape.
 - LU-2.2 Preserve and encourage private open space on residential lots citywide.
 - LU-3.1: Continue to encourage quality design in all new construction.

Housing Element Goals, Policies and Programs:

- GOAL I. Preserve existing neighborhoods.
- Policy 1. Preserve the scale of development in existing residential neighborhoods.
- Program 1a. Continue to enforce provisions of the Zoning Code which specify District Development Regulations for height, lot coverage, setbacks, open space, and parking.
- GOAL III. Provide a safe and healthy living environment for City residents.
- GOAL IV. Encourage the conservation of energy in housing.

J. The Planning Commission makes the following findings required to approve the Use Permit pursuant to MBMC Section 10.84.060:

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

The applicant's project is providing relatively dense residential housing in a RH High-Density Residential District.

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

The proposed location of the use is consistent with the General Plan's High Density Residential land use designation assigned to the project lot and the neighboring lots. The proposed use is consistent with neighboring uses, as many of the neighboring lots have also been developed with residential condominiums.

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

The proposed use meets all the requirements found in Title 10- Planning and Zoning, including but not limited to setbacks, maximum height, density, required parking, and open space.

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

The proposed use does not adversely impact neighboring properties, as it is consistent with surrounding condominium projects in the RH High Density Residential zone in terms of density, height, bulk, and other performance standards

K. The Vesting Tentative Parcel Map shall be in compliance with Section 11.24.020 of the Manhattan Beach Municipal Code, as demonstrated by the Use Permit findings above.

L. The project shall comply with all applicable provisions of the Manhattan Beach Municipal Code.

M. This Resolution, upon its effectiveness, constitutes the Use Permit for the subject project.

Section 2. The Planning Commission hereby **APPROVES** the subject Use Permit and Vesting Tentative Parcel Map No. 82460 application for the above described residential condominium building, subject to the following conditions (*indicates a site specific condition):

Site Preparation / Construction

1. The project shall be constructed and operated in substantial compliance with the submitted plans and project description as approved by the Planning Commission on November 13, 2019. Any other substantial deviation from the approved plans or project description must be reviewed and approved by the Planning Commission.
2. A Construction Management and Parking Plan (CMPP) shall be submitted by the applicant with the

submittal of plans to plan check. The CMPP shall be reviewed and approved by the City, including but not limited to, the City Traffic Engineer, Planning, Fire, Police and Public Works, prior to permit issuance. The Plan shall include, but not be limited to, provisions for the management of all construction related traffic, parking, staging, materials delivery, materials storage, and buffering of noise and other disruptions. The Plan shall minimize construction related impacts to the surrounding neighborhood, and shall be implemented in accordance with the requirements of the Plan.

3. A wall and/or fence will not be allowed to be constructed on the property's western side property line (next to 1446 12th Street).
4. The accessory structure located in the rear setback shall not be completely enclosed. The accessory structure's height shall also not exceed the height of the fences and/or walls located on or near the rear property line. The roof shall be a deck type of material, translucent glazing in the stairwell and clerestory windows of Unit 3 shall be provided and finish materials on the south façade shall be non-reflective. Revised plans that show these modifications are subject to review and approval of Planning. The intent of this condition is to prevent the main and accessory structures from imposing on or visually impacting the rear yard of the property south of the project.
5. All electrical, telephone, cable television system, and similar service wires and cables shall be installed underground to the appropriate utility connections in compliance with all applicable Building and Electrical Codes, safety regulations, and orders, rules of the Public Utilities Commission, the serving utility company, and specifications of the Public Works Department.
6. During building construction of the site, the soil shall be watered in order to minimize the impacts of dust on the surrounding area.
7. The siting of construction related equipment (job site offices, trailers, materials, etc.) shall be subject to the approval from the Director of Community Development prior to the issuance of any building permits.
8. A site landscaping and irrigation plan, utilizing drought tolerant plants, including large-box-sized trees, shall be submitted for review and approval by the Community Development and Public Works Departments concurrent with the building permit application. All plants shall be identified on the plan by the Latin and common names. Protected trees shall be maintained or removed subject to issuance of a Tree Permit. A micro-spray or drip irrigation system shall be installed in the landscaped areas, which shall not cause any surface run-off. Landscaping and irrigation shall be installed per the approved plan prior to building final.
9. Landscape maintenance shall be provided by the condominium homeowners association, and shall include removal of yard waste off-site as determined to be appropriate by the Public Works Department. This requirement shall be stated in the project Covenants Conditions & Restrictions documents.
10. Backflow prevention valves shall be installed as required by the Department of Public Works, and the locations of any such valves or similar devices shall be subject to approval by the Community Development Department prior to issuance of building permits.
11. All defective, damaged, inadequate or substandard curb, gutter, street paving, sidewalk improvements, catch basins or similar public infrastructure shall be removed and replaced with standard improvements, subject to the review and approval of the Public Works Department. Adjacent sidewalks shall be installed or replaced with landscaping enhancements, and disabled access improvements as determined by the City's Traffic Engineer and Public Works Department.
12. No waste water shall be permitted to be discharged from the premises. Waste water shall be discharged into the sanitary sewer system.
13. Property line clean outs, mop sinks, erosion control, and other sewer and storm water items shall be installed and maintained as required by the Department of Public Works or Building Official. Oil clarifiers and other post construction water quality items may be required.
14. Security lighting for the site shall be provided in conformance with Municipal Code requirements including glare prevention design.

Condominium Conditions

15. Each new condominium shall have separate water and sewer laterals as required by the Director of Public Works.
16. Vesting Tentative Parcel Map No. 82460 shall be approved for an initial period of 3 years with the option of future extensions. The final map shall be recorded prior to condominium occupancy.

- 17. The Fire Department Check Valve shall not be placed in the front setback, and will be screened from public view and incorporated into the design of the building.

Procedural

- 18. This Resolution shall become effective when all time limits for appeal as set forth in MBMC Section 10.100.030 have expired
- 19. This Use Permit shall lapse three years after its date of approval, unless implemented or extended pursuant to 10.84.090 of the Municipal Code.
- 20. Pursuant to Public Resources Code section 21089(b) and Fish and Game Code section 711.4(c), the project is not operative, vested or final until the required filing fees are paid.
- 21. The Secretary shall certify to the adoption of this Resolution and shall forward a copy of this Resolution to the applicant. The Secretary shall make this resolution readily available for public inspection.
- 22. Terms and Conditions are Perpetual; Recordation of Covenant. The provisions, terms and conditions set forth herein are perpetual, and are binding on the owner, its successors-in-interest, and, where applicable, all tenants and lessees of the site. Further, the owner shall submit the covenant, prepared and approved by the City, indicating its consent to the conditions of approval of this Resolution, and the City shall record the covenant with the Office of the County Clerk/Recorder of Los Angeles. Owner shall deliver the executed covenant, and all required recording and related fees, to the Department of Community Development within 30 days of the adoption of this Resolution. Notwithstanding the foregoing, the Director may, upon a request by owner, grant an extension to the 30-day time limit. The project approval shall not become effective until recordation of the covenant.
- 23. *Indemnity, Duty to Defend and Obligation to Pay Judgments and Defense Costs, Including Attorneys' Fees, Incurred by the City.* The owner shall defend, indemnify, and hold harmless the City, its elected officials, officers, employees, volunteers, agents, and those City agents serving as independent contractors in the role of City officials (collectively "Indemnitees") from and against any claims, damages, actions, causes of actions, lawsuits, suits, proceedings, losses, judgments, costs, and expenses (including, without limitation, attorneys' fees or court costs) in any manner arising out of or incident to this approval, related entitlements, or the City's environmental review thereof. The owner shall pay and satisfy any judgment, award or decree that may be rendered against City or the other Indemnitees in any such suit, action, or other legal proceeding. The City shall promptly notify the owner of any claim, action, or proceeding and the City shall reasonably cooperate in the defense. If the City fails to promptly notify the owner of any claim, action, or proceeding, or if the City fails to reasonably cooperate in the defense, the owner shall not thereafter be responsible to defend, indemnify, or hold harmless the City or the Indemnitees. The City shall have the right to select counsel of its choice. The owner shall reimburse the City, and the other Indemnitees, for any and all legal expenses and costs incurred by each of them in connection therewith or in enforcing the indemnity herein provided. Nothing in this Section shall be construed to require the owner to indemnify Indemnitees for any Claim arising from the sole negligence or willful misconduct of the Indemnitees. In the event such a legal action is filed challenging the City's determinations herein or the issuance of the approval, the City shall estimate its expenses for the litigation. The owner shall deposit said amount with the City or enter into an agreement with the City to pay such expenses as they become due.

I hereby certify that the foregoing is a full, true, and correct copy of the Resolution as adopted by the Planning Commission at its regular meeting of November 13, 2019 and that said Resolution was adopted by the following vote:

- AYES:**
- NOES:**
- ABSTAIN:**
- ABSENT:**

Jeffrey W. Gibson,
Secretary to the Planning Commission

Rosemary Lackow,
Recording Secretary

Attachment C

CITY OF MANHATTAN BEACH DEPARTMENT OF COMMUNITY DEVELOPMENT STAFF REPORT

TO: Planning Commission

FROM: Jeffrey W. Gibson, Interim Director of Community Development

THROUGH: Laurie B. Jester, Planning Manager

BY: Ted Faturos, Assistant Planner

DATE: October 23, 2019

SUBJECT: Consideration of a Use Permit and Vesting Tentative Parcel Map for Three New Residential Condominium Units Located at 1446 12th Street and a Separate Use Permit and Vesting Tentative Parcel Map for Three New Residential Condominium Units located at 1450 12th Street (Manhattan Construction, LLC)

RECOMMENDATION

Staff recommends that the Planning Commission **CONDUCT** the Public Hearing and **ADOPT** the attached resolutions approving the projects subject to certain conditions.

APPLICANT/OWNER

Manhattan Construction, LLC
1356 Via Romero
Palos Verdes Estates, CA 90275

BACKGROUND

The subject sites consist of two abutting 7,000 square foot lots located on 12th Street. The applicant proposes to demolish the existing 4-plex apartment buildings with central common access and construct three residential condominiums units on each of the two lots. Section 10.12.020 of the City's Zoning Code requires Use Permit approval for condominium projects of three or more units. This report discusses both projects, with each project requiring its own resolution approving a Use Permit and subdivision.

PROJECT OVERVIEW

L O C A T I O N

Location 1446-1450 12th Street between N Rowell Ave. & N Peck Ave. (See Vicinity Map- Attachment C)

Legal Description Lot 5, Block 60, Tract No. 141 (1446 12th Street)
 Lot 4, Block 60, Tract No. 141 (1450 12th Street)

L A N D U S E- BOTH LOTS

General Plan: High Density Residential
 Zoning: RH, High Density Residential
 Area District: II

	<u>Existing</u>	<u>Proposed</u>
Land Use:	Fourplex per Lot	Three Residential Condominium Units per Lot

Neighboring Zoning/ Land Uses :	North (across 12 th Street) South East West	RH/Multi-Family Residential RH/Multi-Family Residential RH/Multi-Family Residential RH/Multi-Family Residential
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P R O J E C T D E T A I L S- BOTH LOTS

	<u>Proposed</u>	<u>Requirement (Staff Rec)</u>
Parcel Size:	7,000 sq. ft. (existing)	4,600 sq. ft. min.
Residential Density:	1 unit /2,333 sq. ft. lot area	1 unit/1,000 sq. ft. lot area
Building Floor Area:	8,389 – 8,397 sq. ft.	8,400 sq. ft. max
Height:	30 ft.	30 ft. max
Setbacks		
Front:	20 ft.	20 ft.
Rear:	22 ft.	22 ft.
East side:	5 ft.	5 ft.
West side:	5 ft.	5 ft.
Parking:	2 spaces/1 guest space per unit	2 spaces/1 guest space per unit
Open Space:	15 – 17.4% of unit area	15% of unit area min.

DISCUSSION

The submitted plans show two separate, side-by-side lots with a three unit condominium building proposed on each lot. The projects are separate and independent projects, with each project requiring its own Vesting Tentative Parcel Map and Use Permit. Staff is discussing the projects in a single staff report as the proposed structures, although located on different lots, generally match each other with almost the exact same buildable floor area, height, setbacks, open space, parking configurations, and other features.

The projects are located in an area with a mixture of older and newer apartment and condominium buildings, some smaller and some larger than the proposed projects. Each site proposed to demolish the existing 4-plex apartment building and redeveloped with three story condominium building containing three attached condominium units, with each unit having two enclosed parking spaces and one unenclosed guest parking space. The proposed building at 1446 12th Street is 8,389.2 square feet in area, while the proposed building at 1450 12th Street is a 8,397.4 square foot building. The maximum buildable floor area (BFA) for each site is 8,400 square feet.

The projects conform to the City's requirements for use, height, floor area, setbacks, parking, landscaping, and open space (MBMC 10.12.030). The project issues that warrant discussion include the Use Permit findings and project design.

Use Permit:

Section 10.12.020 of the City's Zoning Code requires a Use Permit for condominium projects of three or more units. The Planning Commission must make the following findings in order to approve a Use Permit for each project:

1. The proposed location of the use is in accord with the objectives of this title and the purposes of the district in which the site is located;
2. The proposed location of the use and the proposed conditions under which it would be operated or maintained will be consistent with the General Plan; will not be detrimental to the public health, safety or welfare of persons residing or working on the proposed project site or in or adjacent to the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the city;
3. The proposed use will comply with the provisions of this title, including any specific condition required for the proposed use in the district in which it would be located; and
4. The proposed use will not adversely impact nor be adversely impacted by nearby properties. Potential impacts are related but not necessarily limited to: traffic, parking, noise, vibration, odors, resident security and personal safety, and aesthetics, or create demands exceeding the capacity of public services and facilities which cannot be mitigated.

Staff's suggests the following findings in support of the Use Permit for each project:

1. The applicant's project is providing relatively dense residential housing in a RH High-Density Residential District.
2. The proposed location of the use is consistent with the General Plan's High Density Residential land use designation assigned to the project lot and the neighboring lots. The proposed use is consistent with neighboring uses, as many of the neighboring lots have also been developed with residential condominiums.
3. The proposed use meets all the development standards found in Title 10- Planning and Zoning, including but not limited to setbacks, maximum height, density, required parking, and open space.
4. The proposed use does not adversely impact neighboring properties, as it is consistent with surrounding condominiums in the RH High Density Residential zone in terms of density, height, bulk, and other property development standards.

General:

The General Plan encourages residential development that provides for housing of a more intensive form, including apartments, condominiums, and senior housing. The project is specifically consistent with General Plan Policies as follows:

- LU-1.1 Limit the height of new development to three stories where the height limit is thirty feet, or to two stories where the height limit is twenty-six feet, to protect the privacy of adjacent properties, reduce shading, protect vistas of the ocean, and preserve the low-profile image of the community.
- LU-1.2 Require the design of all new construction to utilize notches, balconies, rooflines, open space, setbacks, landscaping, or other architectural details to reduce the bulk of buildings and to add visual interest to the streetscape.
- LU-2.2: Preserve and encourage private open space on residential lots citywide.
- LU-3.1: Continue to encourage quality design in all new construction.

Project Design:

The applicant's design incorporates a mezzanine into the front condominium unit (Unit 1). MBMC 10.04.030 Definitions defines a mezzanine as "an intermediate floor placed within a room, and meeting the requirements of a mezzanine contained in the Building Regulations." A mezzanine that meets the Building Code's definition of a mezzanine is not considered to be a story condition. Building & Safety staff have reviewed the applicant's plans and have confirmed the applicant's design meets the Building Code's definition of a mezzanine. Each condominium, including Unit 1 containing the mezzanine, qualifies as a three story structure.

Each condominium unit has a designated area for trash cans that is located inside the garage as required by MBMC 10.52.110 Residential Condominium Standards. Each condominium unit is

providing at least 150 cubic feet of storage area as required by MBMC 10.52.110 Residential Condominium Standards, with the storage area accessible from the garage area, but not obstructing required parking.

Each condominium unit is providing the required guest parking spot in a common semi-enclosed garage. Each guest parking spot is a compact parking spot, as the Code allows required guest parking spots for condominiums to be compact in size. The Code says the minimum dimensions for a compact parking space is 7.5 feet wide by 15 feet long. The City's Traffic Engineer has reviewed the projects' parking layout.

The 1446 12th Street site currently has four Blue Gum Eucalyptus trees in the front setback that the City Arborist has recommended be removed due to the trees suffering from poor structure, internal decay, fungus, and other ailments. The City Arborist will allow the trees to be replaced with either four 36-inch box trees or two 48-inch box trees. The 1450 12th Street site has a California Pepper tree in the front setback that the City Arborist has recommended be removed and replaced with one 48-inch box tree.

Each proposed structure has three housing units (six housing units total), which will replace the four housing units that currently exist on each site (eight housing units total). The proposed projects will thus have a net loss of two housing units. The Code does not prohibit a loss of housing units.

Public Input:

A public notice for each project was mailed to property owners within 500 feet of the site and published in the Beach Reporter newspaper. Staff has not received any formal public comment regarding the project.

ENVIRONMENTAL DETERMINATION

The Project is Categorical 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 recommends that the Planning Commission conduct the public hearing, discuss the projects, and adopt the attached resolutions approving the projects subject to certain conditions.

Attachments:

- A. Draft Resolution No. PC 19- (1446 12th Street)
- B. Draft Resolution No. PC 19- (1450 12th Street)
- C. Vicinity Map
- D. Applicant's Written Documents c: Brett Buchman, Designer
- E. Plans- 1446 12th Street
- F. Plans- 1450 12th Street

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Attachment A

RESOLUTION NO. PC 19-

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANHATTAN BEACH APPROVING A USE PERMIT AND VESTING TENTATIVE PARCEL MAP FOR CONSTRUCTION OF A NEW THREE-UNIT RESIDENTIAL CONDOMINIUM BUILDING ON THE PROPERTY LOCATED AT 1446 12th STREET (MANHATTAN CONSTRUCTION, LLC)

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

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

- A. The Planning Commission of the City of Manhattan Beach conducted a public hearing on October 23, 2019, received testimony, and considered an application for a Use Permit and Vesting Tentative Parcel Map No. 82459 for construction of a proposed 8,389 square foot 3-unit residential condominium building at 1446 12th Street in the City of Manhattan Beach. Said public hearing was advertised pursuant to applicable law, testimony was invited and received.
- B. The existing legal description of the site is Lot 5, Block 60, Tract No. 141.
- C. The applicant for the subject project is Manhattan Construction, LLC, the owner of the property (hereafter referred to as "the owner").
- D. 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.
- E. The project will not individually nor cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.
- F. The property is located within Area District II and is zoned RH, High Density Residential. The use is permitted by the zoning code and is consistent, as conditioned, with the high density residential area. The surrounding private land uses consist of multi-family dwellings.
- G. The General Plan designation for the property is High Density Residential. The General Plan encourages residential development for such areas that provide for housing of a more intensive form, including apartments, condominiums, and senior housing. The project is specifically consistent with General Plan Policies as follows:
 - LU-1.1 Limit the height of new development to three stories where the height limit is thirty feet, or to two stories where the height limit is twenty-six feet, to protect the privacy of adjacent properties, reduce shading, protect vistas of the ocean, and preserve the low-profile image of the community.
 - LU-1.2 Require the design of all new construction to utilize notches, balconies, rooflines, open space, setbacks, landscaping, or other architectural details to reduce the bulk of buildings and to add visual interest to the streetscape.
 - LU-2.2 Preserve and encourage private open space on residential lots citywide.
 - LU-3.1: Continue to encourage quality design in all new construction.
- H. The Planning Commission makes the following findings required to approve the Use Permit pursuant to MBMC Section 10.84.060:
 1. **The proposed location of the use is in accord with the objectives of this title and the purposes of the district in which the site is located.**

The applicant's project is providing relatively dense residential housing in a RH High-Density Residential District.
 2. **The proposed location of the use and the proposed conditions under which it would be operated or maintained will be consistent with the General Plan; will not be detrimental to the public health, safety or welfare of persons residing or working on the proposed project site or in or adjacent to the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the city.**

The proposed location of the use is consistent with the General Plan's High Density Residential land use designation assigned to the project lot and the neighboring lots. The proposed use is consistent with neighboring uses, as many of the neighboring lots have also been developed with residential condominiums.

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

The proposed use meets all the requirements found in Title 10- Planning and Zoning, including but not limited to setbacks, maximum height, density, required parking, and open space.

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

The proposed use does not adversely impact neighboring properties, as it is consistent with surrounding condominium projects in the RH High Density Residential zone in terms of density, height, bulk, and other performance standards

- I. The Vesting Tentative Parcel Map shall be in compliance with Section 11.24.020 of the Manhattan Beach Municipal Code, as demonstrated by the Use Permit findings above.
- J. The project shall comply with all applicable provisions of the Manhattan Beach Municipal Code.
- K. This Resolution, upon its effectiveness, constitutes the Use Permit for the subject project.

Section 2. The Planning Commission hereby **APPROVES** the subject Use Permit and Vesting Tentative Parcel Map No. 82459 application for the above described residential condominium building, subject to the following conditions (*indicates a site specific condition):

Site Preparation / Construction

- 1. The project shall be constructed and operated in substantial compliance with the submitted plans and project description as approved by the Planning Commission on October 23, 2019. Any other substantial deviation from the approved plans or project description must be reviewed and approved by the Planning Commission.
- 2. A Construction Management and Parking Plan (CMPP) shall be submitted by the applicant with the submittal of plans to plan check. The CMPP shall be reviewed and approved by the City, including but not limited to, the City Traffic Engineer, Planning, Fire, Police and Public Works, prior to permit issuance. The Plan shall include, but not be limited to, provisions for the management of all construction related traffic, parking, staging, materials delivery, materials storage, and buffering of noise and other disruptions. The Plan shall minimize construction related impacts to the surrounding neighborhood, and shall be implemented in accordance with the requirements of the Plan.
- 3. All electrical, telephone, cable television system, and similar service wires and cables shall be installed underground to the appropriate utility connections in compliance with all applicable Building and Electrical Codes, safety regulations, and orders, rules of the Public Utilities Commission, the serving utility company, and specifications of the Public Works Department.
- 4. During building construction of the site, the soil shall be watered in order to minimize the impacts of dust on the surrounding area.
- 5. The siting of construction related equipment (job site offices, trailers, materials, etc.) shall be subject to the approval from the Director of Community Development prior to the issuance of any building permits.
- 6. A site landscaping and irrigation plan, utilizing drought tolerant plants, including large-box-sized trees, shall be submitted for review and approval by the Community Development and Public Works Departments concurrent with the building permit application. All plants shall be identified on the plan by the Latin and common names. Protected trees shall be maintained or removed subject to issuance of a Tree Permit. A micro-spray or drip irrigation system shall be installed in the landscaped areas, which shall not cause any surface run-off. Landscaping and irrigation shall be installed per the approved plan prior to building final.
- 7. Landscape maintenance shall be provided by the condominium homeowners association, and shall include removal of yard waste off-site as determined to be appropriate by the Public Works

Department. This requirement shall be stated in the project Covenants Conditions & Restrictions documents.

8. Backflow prevention valves shall be installed as required by the Department of Public Works, and the locations of any such valves or similar devices shall be subject to approval by the Community Development Department prior to issuance of building permits.
9. All defective, damaged, inadequate or substandard curb, gutter, street paving, sidewalk improvements, catch basins or similar public infrastructure shall be removed and replaced with standard improvements, subject to the review and approval of the Public Works Department. Adjacent sidewalks shall be installed or replaced with landscaping enhancements, and disabled access improvements as determined by the City's Traffic Engineer and Public Works Department.
10. No waste water shall be permitted to be discharged from the premises. Waste water shall be discharged into the sanitary sewer system.
11. Property line clean outs, mop sinks, erosion control, and other sewer and storm water items shall be installed and maintained as required by the Department of Public Works or Building Official. Oil clarifiers and other post construction water quality items may be required.
12. Security lighting for the site shall be provided in conformance with Municipal Code requirements including glare prevention design.

Condominium Conditions

13. Each new condominium shall have separate water and sewer laterals as required by the Director of Public Works.
14. Vesting Tentative Parcel Map No. 82459 shall be approved for an initial period of 3 years with the option of future extensions. The final map shall be recorded prior to condominium occupancy.
15. The Fire Department Check Valve shall not be placed in the front setback, and will be screened from public view and incorporated into the design of the building.

Procedural

16. This Resolution shall become effective when all time limits for appeal as set forth in MBMC Section 10.100.030 have expired
17. This Use Permit shall lapse three years after its date of approval, unless implemented or extended pursuant to 10.84.090 of the Municipal Code.
18. Pursuant to Public Resources Code section 21089(b) and Fish and Game Code section 711.4(c), the project is not operative, vested or final until the required filing fees are paid.
19. The Secretary shall certify to the adoption of this Resolution and shall forward a copy of this Resolution to the applicant. The Secretary shall make this resolution readily available for public inspection.
20. Terms and Conditions are Perpetual; Recordation of Covenant. The provisions, terms and conditions set forth herein are perpetual, and are binding on the owner, its successors-in-interest, and, where applicable, all tenants and lessees of the site. Further, the owner shall submit the covenant, prepared and approved by the City, indicating its consent to the conditions of approval of this Resolution, and the City shall record the covenant with the Office of the County Clerk/Recorder of Los Angeles. Owner shall deliver the executed covenant, and all required recording and related fees, to the Department of Community Development within 30 days of the adoption of this Resolution. Notwithstanding the foregoing, the Director may, upon a request by owner, grant an extension to the 30-day time limit. The project approval shall not become effective until recordation of the covenant.
21. *Indemnity, Duty to Defend and Obligation to Pay Judgments and Defense Costs, Including Attorneys' Fees, Incurred by the City.* The owner shall defend, indemnify, and hold harmless the City, its elected officials, officers, employees, volunteers, agents, and those City agents serving as independent contractors in the role of City officials (collectively "Indemnitees") from and against any claims, damages, actions, causes of actions, lawsuits, suits, proceedings, losses, judgments, costs, and expenses (including, without limitation, attorneys' fees or court costs) in any manner arising out of or incident to this approval, related entitlements, or the City's environmental review thereof. The owner shall pay and satisfy any judgment, award or decree that may be rendered against City or the other Indemnitees in any such suit, action, or other legal proceeding. The City shall promptly notify the owner of any claim, action, or proceeding and the City shall reasonably cooperate in the defense. If the City fails to promptly notify the owner of any claim, action, or proceeding, or if the City fails to

reasonably cooperate in the defense, the owner shall not thereafter be responsible to defend, indemnify, or hold harmless the City or the Indemnitees. The City shall have the right to select counsel of its choice. The owner shall reimburse the City, and the other Indemnitees, for any and all legal expenses and costs incurred by each of them in connection therewith or in enforcing the indemnity herein provided. Nothing in this Section shall be construed to require the owner to indemnify Indemnitees for any Claim arising from the sole negligence or willful misconduct of the Indemnitees. In the event such a legal action is filed challenging the City's determinations herein or the issuance of the approval, the City shall estimate its expenses for the litigation. The owner shall deposit said amount with the City or enter into an agreement with the City to pay such expenses as they become due.

I hereby certify that the foregoing is a full, true, and correct copy of the Resolution as adopted by the Planning Commission at its regular meeting of October 23, 2019 and that said Resolution was adopted by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Jeffrey W. Gibson,
Secretary to the Planning Commission

Rosemary Lackow,
Recording Secretary

Attachment B

RESOLUTION NO. PC 19-

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANHATTAN BEACH APPROVING A USE PERMIT AND VESTING TENTATIVE PARCEL MAP FOR CONSTRUCTION OF A NEW THREE-UNIT RESIDENTIAL CONDOMINIUM BUILDING ON THE PROPERTY LOCATED AT 1450 12th STREET (MANHATTAN CONSTRUCTION, LLC)

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

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

- A. The Planning Commission of the City of Manhattan Beach conducted a public hearing on October 23, 2019, received testimony, and considered an application for a Use Permit and Vesting Tentative Parcel Map No. 82460 for construction of a proposed 8,397 square foot 3-unit residential condominium building at 1450 12th Street in the City of Manhattan Beach. Said public hearing was advertised pursuant to applicable law, testimony was invited and received.
- B. The existing legal description of the site is Lot 4, Block 60, Tract No. 141.
- C. The applicant for the subject project is Manhattan Construction, LLC, the owner of the property (hereafter referred to as "the owner").
- D. 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.
- E. The project will not individually nor cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.
- F. The property is located within Area District II and is zoned RH, High Density Residential. The use is permitted by the zoning code and is consistent, as conditioned, with the high density residential area. The surrounding private land uses consist of multi-family dwellings.
- G. The General Plan designation for the property is High Density Residential. The General Plan encourages residential development for such areas that provide for housing of a more intensive form, including apartments, condominiums, and senior housing. The project is specifically consistent with General Plan Policies as follows:
 - LU-1.1 Limit the height of new development to three stories where the height limit is thirty feet, or to two stories where the height limit is twenty-six feet, to protect the privacy of adjacent properties, reduce shading, protect vistas of the ocean, and preserve the low-profile image of the community.
 - LU-1.2 Require the design of all new construction to utilize notches, balconies, rooflines, open space, setbacks, landscaping, or other architectural details to reduce the bulk of buildings and to add visual interest to the streetscape.
 - LU-2.2 Preserve and encourage private open space on residential lots citywide.
 - LU-3.1: Continue to encourage quality design in all new construction.
- H. The Planning Commission makes the following findings required to approve the Use Permit pursuant to MBMC Section 10.84.060:
 - 1. **The proposed location of the use is in accord with the objectives of this title and the purposes of the district in which the site is located.**

The applicant's project is providing relatively dense residential housing in a RH High-Density Residential District.
 - 2. **The proposed location of the use and the proposed conditions under which it would be operated or maintained will be consistent with the General Plan; will not be detrimental to the public health, safety or welfare of persons residing or working on the proposed project site or in or adjacent to the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the city.**

The proposed location of the use is consistent with the General Plan's High Density Residential land use designation assigned to the project lot and the neighboring lots. The proposed use is consistent with neighboring uses, as many of the neighboring lots have also been developed with residential condominiums.

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

The proposed use meets all the requirements found in Title 10- Planning and Zoning, including but not limited to setbacks, maximum height, density, required parking, and open space.

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

The proposed use does not adversely impact neighboring properties, as it is consistent with surrounding condominium projects in the RH High Density Residential zone in terms of density, height, bulk, and other performance standards

- I. The Vesting Tentative Parcel Map shall be in compliance with Section 11.24.020 of the Manhattan Beach Municipal Code, as demonstrated by the Use Permit findings above.
- J. The project shall comply with all applicable provisions of the Manhattan Beach Municipal Code.
- K. This Resolution, upon its effectiveness, constitutes the Use Permit for the subject project.

Section 2. The Planning Commission hereby **APPROVES** the subject Use Permit and Vesting Tentative Parcel Map No. 82460 application for the above described residential condominium building, subject to the following conditions (*indicates a site specific condition):

Site Preparation / Construction

- 1. The project shall be constructed and operated in substantial compliance with the submitted plans and project description as approved by the Planning Commission on October 23, 2019. Any other substantial deviation from the approved plans or project description must be reviewed and approved by the Planning Commission.
- 2. A Construction Management and Parking Plan (CMPP) shall be submitted by the applicant with the submittal of plans to plan check. The CMPP shall be reviewed and approved by the City, including but not limited to, the City Traffic Engineer, Planning, Fire, Police and Public Works, prior to permit issuance. The Plan shall include, but not be limited to, provisions for the management of all construction related traffic, parking, staging, materials delivery, materials storage, and buffering of noise and other disruptions. The Plan shall minimize construction related impacts to the surrounding neighborhood, and shall be implemented in accordance with the requirements of the Plan.
- 3. All electrical, telephone, cable television system, and similar service wires and cables shall be installed underground to the appropriate utility connections in compliance with all applicable Building and Electrical Codes, safety regulations, and orders, rules of the Public Utilities Commission, the serving utility company, and specifications of the Public Works Department.
- 4. During building construction of the site, the soil shall be watered in order to minimize the impacts of dust on the surrounding area.
- 5. The siting of construction related equipment (job site offices, trailers, materials, etc.) shall be subject to the approval from the Director of Community Development prior to the issuance of any building permits.
- 6. A site landscaping and irrigation plan, utilizing drought tolerant plants, including large-box-sized trees, shall be submitted for review and approval by the Community Development and Public Works Departments concurrent with the building permit application. All plants shall be identified on the plan by the Latin and common names. Protected trees shall be maintained or removed subject to issuance of a Tree Permit. A micro-spray or drip irrigation system shall be installed in the landscaped areas, which shall not cause any surface run-off. Landscaping and irrigation shall be installed per the approved plan prior to building final.
- 7. Landscape maintenance shall be provided by the condominium homeowners association, and shall include removal of yard waste off-site as determined to be appropriate by the Public Works

Department. This requirement shall be stated in the project Covenants Conditions & Restrictions documents.

8. Backflow prevention valves shall be installed as required by the Department of Public Works, and the locations of any such valves or similar devices shall be subject to approval by the Community Development Department prior to issuance of building permits.
9. All defective, damaged, inadequate or substandard curb, gutter, street paving, sidewalk improvements, catch basins or similar public infrastructure shall be removed and replaced with standard improvements, subject to the review and approval of the Public Works Department. Adjacent sidewalks shall be installed or replaced with landscaping enhancements, and disabled access improvements as determined by the City's Traffic Engineer and Public Works Department.
10. No waste water shall be permitted to be discharged from the premises. Waste water shall be discharged into the sanitary sewer system.
11. Property line clean outs, mop sinks, erosion control, and other sewer and storm water items shall be installed and maintained as required by the Department of Public Works or Building Official. Oil clarifiers and other post construction water quality items may be required.
12. Security lighting for the site shall be provided in conformance with Municipal Code requirements including glare prevention design.

Condominium Conditions

13. Each new condominium shall have separate water and sewer laterals as required by the Director of Public Works.
14. Vesting Tentative Parcel Map No. 82460 shall be approved for an initial period of 3 years with the option of future extensions. The final map shall be recorded prior to condominium occupancy.
15. The Fire Department Check Valve shall not be placed in the front setback, and will be screened from public view and incorporated into the design of the building.

Procedural

16. This Resolution shall become effective when all time limits for appeal as set forth in MBMC Section 10.100.030 have expired
17. This Use Permit shall lapse three years after its date of approval, unless implemented or extended pursuant to 10.84.090 of the Municipal Code.
18. Pursuant to Public Resources Code section 21089(b) and Fish and Game Code section 711.4(c), the project is not operative, vested or final until the required filing fees are paid.
19. The Secretary shall certify to the adoption of this Resolution and shall forward a copy of this Resolution to the applicant. The Secretary shall make this resolution readily available for public inspection.
20. Terms and Conditions are Perpetual; Recordation of Covenant. The provisions, terms and conditions set forth herein are perpetual, and are binding on the owner, its successors-in-interest, and, where applicable, all tenants and lessees of the site. Further, the owner shall submit the covenant, prepared and approved by the City, indicating its consent to the conditions of approval of this Resolution, and the City shall record the covenant with the Office of the County Clerk/Recorder of Los Angeles. Owner shall deliver the executed covenant, and all required recording and related fees, to the Department of Community Development within 30 days of the adoption of this Resolution. Notwithstanding the foregoing, the Director may, upon a request by owner, grant an extension to the 30-day time limit. The project approval shall not become effective until recordation of the covenant.
21. *Indemnity, Duty to Defend and Obligation to Pay Judgments and Defense Costs, Including Attorneys' Fees, Incurred by the City.* The owner shall defend, indemnify, and hold harmless the City, its elected officials, officers, employees, volunteers, agents, and those City agents serving as independent contractors in the role of City officials (collectively "Indemnitees") from and against any claims, damages, actions, causes of actions, lawsuits, suits, proceedings, losses, judgments, costs, and expenses (including, without limitation, attorneys' fees or court costs) in any manner arising out of or incident to this approval, related entitlements, or the City's environmental review thereof. The owner shall pay and satisfy any judgment, award or decree that may be rendered against City or the other Indemnitees in any such suit, action, or other legal proceeding. The City shall promptly notify the owner of any claim, action, or proceeding and the City shall reasonably cooperate in the defense. If the City fails to promptly notify the owner of any claim, action, or proceeding, or if the City fails to

reasonably cooperate in the defense, the owner shall not thereafter be responsible to defend, indemnify, or hold harmless the City or the Indemnitees. The City shall have the right to select counsel of its choice. The owner shall reimburse the City, and the other Indemnitees, for any and all legal expenses and costs incurred by each of them in connection therewith or in enforcing the indemnity herein provided. Nothing in this Section shall be construed to require the owner to indemnify Indemnitees for any Claim arising from the sole negligence or willful misconduct of the Indemnitees. In the event such a legal action is filed challenging the City's determinations herein or the issuance of the approval, the City shall estimate its expenses for the litigation. The owner shall deposit said amount with the City or enter into an agreement with the City to pay such expenses as they become due.

I hereby certify that the foregoing is a full, true, and correct copy of the Resolution as adopted by the Planning Commission at its regular meeting of October 23, 2019 and that said Resolution was adopted by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Jeffrey W. Gibson,
Secretary to the Planning Commission

Rosemary Lackow,
Recording Secretary

**Attachment C
Vicinity Map**



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Attachment D



ENVIRONMENTAL ASSESSMENT FORM

(to be completed by applicant)

CITY OF MANHATTAN BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
1400 HIGHLAND AVENUE, MANHATTAN BEACH, CA 90266
Telephone: (310) 802-5500 Fax: (310) 802-5501 TDD: (310) 546-3501

Date Filed: _____

APPLICANT INFORMATION

Name: Manhattan Construction, LLC Contact Person: Reza Irani c/o Srour & Associates
Address: 1356 Via Romero, Palos Verdes Estates Address: _____
Phone number: 310-433-9429 90275 Phone number: 310-372-8433, ext 102
Relationship to property: owner Association to applicant: representative of owner

PROJECT LOCATION AND LAND USE

Project Address: 1446 12th Street
Assessor's Parcel Number: 4166-009-005
Legal Description: Lot 5, Block 60, Tract No. 141
Area District, Zoning, General Plan Designation: RH, RH, II
Surrounding Land Uses:
North RH- Residential High Density West RH- Residential High Density
South RH - Residential High Density East RH-Residential High Density
Existing Land Use: RH - Residential High Density

PROJECT DESCRIPTION

Type of Project: Commercial _____ Residential xx Other _____
If Residential, indicate type of development (i.e.; single family, apartment,
condominium, etc.) and number of units: 3 new condominium units

If Commercial, indicate orientation (neighborhood, citywide, or regional), type of
use anticipated, hours of operation, number of employees, number of fixed seats,
square footage of kitchen, seating, sales, and storage areas: _____

If use is other than above, provide detailed operational characteristics and
anticipated intensity of the development: _____

	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>	<u>Removed/ Demolished</u>
Project Site Area:	All existing	7,000		
Building Floor Area:	structures	8389	8400 max	
Height of Structure(s)	will be	30'		
Number of Floors/Stories:	demolished	3 + base		2
Percent Lot Coverage:	/	56%		
Off-Street Parking:	/	11	11	
Vehicle Loading Space:	/	0		
Open Space/Landscaping:	/	1474 s.f. open space + 1000 s.f. front yard set-back = 2474 total	1323	
Proposed Grading:	Cut <u>1518</u> Fill <u>60</u> Balance <u>1458</u> Imported _____ Exported <u>x</u>			

Will the proposed project result in the following (*check all that apply*):

- | <u>Yes</u> | <u>No</u> | |
|---------------|---------------|------------------------------------------------------------------------------------------------------------------------------|
| <u> </u> | <u> xx </u> | Changes in existing features or any bays, tidelands, beaches, lakes, or hills, or substantial alteration of ground contours? |
| <u> </u> | <u> xx </u> | Changes to a scenic vista or scenic highway? |
| <u> </u> | <u> xx </u> | A change in pattern, scale or character of a general area? |
| <u> </u> | <u> xx </u> | A generation of significant amount of solid waste or litter? * |
| <u> </u> | <u> xx </u> | A violation of air quality regulations/requirements, or the creation of objectionable odors? |
| <u> </u> | <u> xx </u> | Water quality impacts (surface or ground), or affect drainage patters? ** |
| <u> </u> | <u> xx </u> | An increase in existing noise levels? * |
| <u> </u> | <u> xx </u> | A site on filled land, or on a slope of 10% or more? |
| <u> </u> | <u> xx </u> | The use of potentially hazardous chemicals? |
| <u> </u> | <u> xx </u> | An increased demand for municipal services? |
| <u> </u> | <u> xx </u> | An increase in fuel consumption? |
| <u> </u> | <u> xx </u> | A relationship to a larger project, or series of projects? *** |

Explain all "Yes" responses (*attach additional sheets or attachments as necessary*):

* Temporarily during course of construction

** A new drainage plan will be submitted with the proposed development to contain drainage on site

*** Two side-by-side developments planned for concurrent construction, both projects follow zoning code and neither have an environmental impact.

CERTIFICATION: I hereby certify that the statements furnished above and in attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Signature: Stacy Straus Prepared For: Reza Irani
Date Prepared: 10-17-19

Revised 07/01/18



ENVIRONMENTAL ASSESSMENT FORM

(to be completed by applicant)

CITY OF MANHATTAN BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
1400 HIGHLAND AVENUE, MANHATTAN BEACH, CA 90266
Telephone: (310) 802-5500 Fax: (310) 802-5501 TDD: (310) 546-3501

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Address: 1356 Via Romero, Palos Verdes Estates Address: _____
Phone number: 310-433-9429 90275 Phone number: 310-372-8433, ext 102
Relationship to property: owner Association to applicant: representative of owner

PROJECT LOCATION AND LAND USE

Project Address: 1450 12th Street
Assessor's Parcel Number: 4166-009-004
Legal Description: Lot 4, Block 60, Tract No. 141
Area District, Zoning, General Plan Designation: RH, RH, II
Surrounding Land Uses:
North RH - Residential High Density West RH - Residential High Density
South RH - Residential High Density East RH - Residential High Density
Existing Land Use: RH - Residential High Density

PROJECT DESCRIPTION

Type of Project: Commercial _____ Residential xx Other _____
If Residential, indicate type of development (i.e.; single family, apartment, condominium, etc.) and number of units: 3 new condominium units

If Commercial, indicate orientation (neighborhood, citywide, or regional), type of use anticipated, hours of operation, number of employees, number of fixed seats, square footage of kitchen, seating, sales, and storage areas: _____

If use is other than above, provide detailed operational characteristics and anticipated intensity of the development: _____

	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>	<u>Removed/ Demolished</u>
Project Site Area:	All existing	7,000		
Building Floor Area:	structures	8397	8,400 max	
Height of Structure(s)	will be	30'		
Number of Floors/Stories:	demolished	3 + base		2
Percent Lot Coverage:	/	56%		
Off-Street Parking:	/	11	11	
Vehicle Loading Space:	/	0		
Open Space/Landscaping:	/	1437 s.f. open space + 1000 s.f. front yard set-back = 2437 total	1325	

Proposed Grading:
 Cut 1518 Fill 60 Balance 1458 Imported _____ Exported x

Will the proposed project result in the following (*check all that apply*):

- | | | |
|------------|-----------|------------------------------------------------------------------------------------------------------------------------------|
| <u>Yes</u> | <u>No</u> | |
| _____ | <u>xx</u> | Changes in existing features or any bays, tidelands, beaches, lakes, or hills, or substantial alteration of ground contours? |
| _____ | <u>xx</u> | Changes to a scenic vista or scenic highway? |
| _____ | <u>xx</u> | A change in pattern, scale or character of a general area? |
| _____ | <u>xx</u> | A generation of significant amount of solid waste or litter? * |
| _____ | <u>xx</u> | A violation of air quality regulations/requirements, or the creation of objectionable odors? |
| _____ | <u>xx</u> | Water quality impacts (surface or ground), or affect drainage patters? ** |
| _____ | <u>xx</u> | An increase in existing noise levels? * |
| _____ | <u>xx</u> | A site on filled land, or on a slope of 10% or more? |
| _____ | <u>xx</u> | The use of potentially hazardous chemicals? |
| _____ | <u>xx</u> | An increased demand for municipal services? |
| _____ | <u>xx</u> | An increase in fuel consumption? |
| _____ | <u>xx</u> | A relationship to a larger project, or series of projects?*** |

Explain all "Yes" responses (*attach additional sheets or attachments as necessary*):

* Temporarily during course of construction

** A new drainage plan will be incorporated with proposed development to contain drainage on site

*** Two side-by-side developments planned for concurrent construction, both projects follow zoning code and neither have an environmental impact.

CERTIFICATION: I hereby certify that the statements furnished above and in attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Signature: Stacy Straus Prepared For: Reza Irani
 Date Prepared: 10-17-19

Revised 07/01/18

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 Residential Code
- 2016 California Mechanical Code (CMC)
- 2016 California Plumbing Code (CPC)
- 2016 California Electrical Code (CEC) & City Ordinance
- 2016 California California Energy Standards
- Current L.A. Fire Code
- 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.

Attachment E

	Unit 1	Unit 2	Unit 3
Unit 1 Living	150.3 sq ft		
Unit 2 Living		289.8 sq ft	
Unit 3 Living			855.7 sq ft
Unit 1 Garage	433.3 sq ft		
Unit 2 Garage		433.3 sq ft	
Unit 3 Garage			384 sq ft
Unit 1 Open Space	206.8 sq ft		
Unit 2 Open Space		550 sq ft	
Unit 3 Open Space			550 sq ft
Unit 1 Living	1113.8 sq ft		
Unit 2 Living		1169.2 sq ft	
Unit 3 Living			855.7 sq ft
Unit 1 Open Space	167.2 sq ft		
Unit 2 Open Space		1169.2 sq ft	
Unit 3 Open Space			914.7 sq ft
Unit 1 Living	1031.4 sq ft		
Unit 2 Living		914.7 sq ft	
Unit 3 Living			950.9 sq ft



Lot Area 7,000 x 1.2 = 8,400 Max sq ft

Areas

Floor Area - Unit 1

	Living Area	Proposed BFA	Living Area	Proposed BFA
0% - Basement <2'	0	0	0%	
30% - Basement >2'	0	0	0%	
First Floor	89.3	89.3	3.6%	
Second Floor	1,113.8	1,113.8	44.8%	
Third Floor	1,031.4	1,031.4	41.5%	
Mezzanine	252.4	252.4	10.1%	
Garage	0	433.3		
Required Open Space			Provided Open Space	
Building Floor Area	2,486.9		206.8 Deck at Great Room	
15% Open Space Required	373		167.2 Master Deck	
Open Space provided	374		0	
			374 Total	

Floor Area - Unit 2

	Living Area	Proposed BFA	Living Area	Proposed BFA
0% - Basement <2'	289.8	0	0%	
30% - Basement >2'	0	0	0%	
First Floor	1,169.2	1,169.2	37%	
Second Floor	788.8	788.8	24.9%	
Third Floor	914.7	914.7	28.9%	
Mezzanine	0	0	0%	
Garage	0	433.3		
Required Open Space			Provided Open Space	
Building Floor Area	3,162.5		550 Rear Yard	
15% Open Space Required	474.4		0	
Open Space provided	550		0	
			550 Total	

Floor Area - Unit 3

	Living Area	Proposed BFA	Living Area	Proposed BFA
0% - Basement <2'	150.3	0	0%	
30% - Basement >2'	0	0	0%	
First Floor	1,216.8	1,216.8	38.3%	
Second Floor	855.7	855.7	27%	
Third Floor	950.9	950.9	30%	
Mezzanine	0	0	0%	
Garage	0	384		
Required Open Space			Provided Open Space	
Building Floor Area	3,173.7		550 Rear Yard	
15% Open Space Required	476.1		0	
Open Space provided	550		0	
			550 Total	

Required Open Space

	Living Area	Proposed BFA	Living Area	Proposed BFA
0% - Basement <2'	150.3	0	0%	
30% - Basement >2'	0	0	0%	
First Floor	1,216.8	1,216.8	38.3%	
Second Floor	855.7	855.7	27%	
Third Floor	950.9	950.9	30%	
Mezzanine	0	0	0%	
Garage	0	384		
Required Open Space			Provided Open Space	
Building Floor Area	3,173.7		550 Rear Yard	
15% Open Space Required	476.1		0	
Open Space provided	550		0	
			550 Total	

Story Conditions



Architect & Consultants

Architect
Buchmann Design, Architectural Corp
746 4th Street
Hermosa Beach, CA 90254
(310) 896-8331 Office

Applicant
Ray Irani
1356 Via Ramero
Palos Verdes Estates, CA 90274

Surveyor
Sam A. Saliven, P.L.S.
2230 W. Chapman Ave
Orange, CA 92868
(714) 376-7123 Office
sam@thelandsurveyor.com

Parcel Map
Denn Engineers
3914 Del Amo Blvd., Suite 921
Torrance, CA 90503
(310) 542-9491 Office
office@denn.com

Total of All Units

	Living Area	Proposed BFA
Unit 1	2,493.1	2,493.1
Unit 2	3,162.5	2,872.7
Unit 3	3,173.7	3,023.4
Livable Floor Area	8,829.3	8,389.2

Sheet Index

- Cover Sheet + Project Information 1.0
- Site Plan 2.0
- Basement Plan 3.0
- 1st Floor Plan 4.0
- 2nd & Mezzanine Floor Plan 5.0
- 3rd Floor Plan 6.0
- Roof Plan 7.0
- Proposed Building Elevations 8.0
- Proposed Building Sections 9.0
- Building Sections 10.0
- Building Sections 11.0
- Topographic Survey 12.0

746 4th st. hermosa beach
office # 310-896-8331
office@buchmann-design.com

Legal Description

Tract 141, Block 60 Lot 5
MB 863-58-59
AIN 4166-009-005

Project Summary

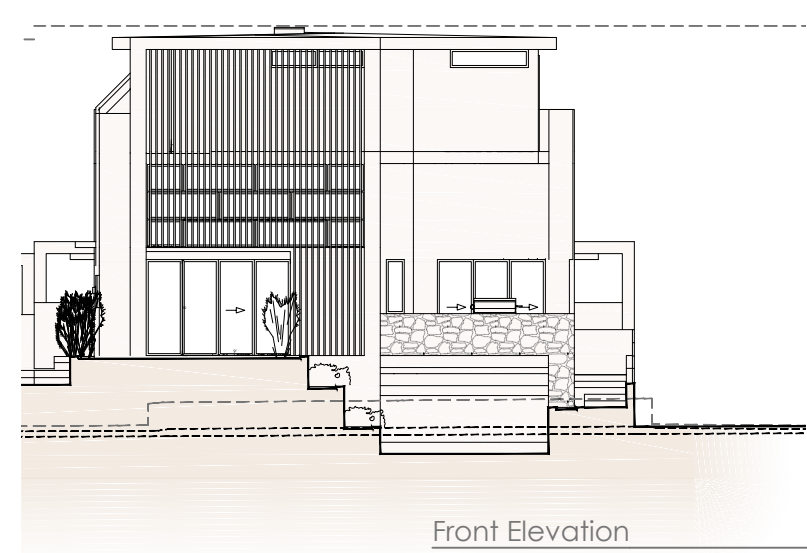
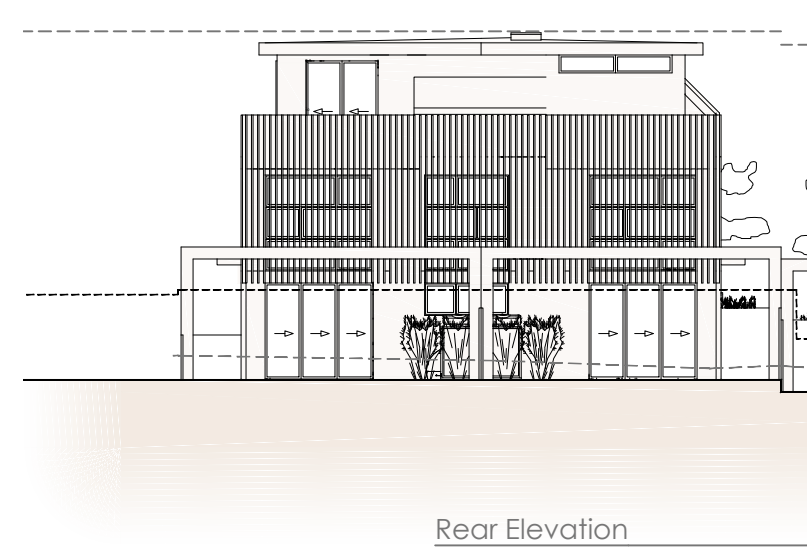
Project Address 1446 12th Street
Legal Description Tract 141, Block 60 Lot 5
Assessors Parcel No. 4166-009-004 & 4166-009-005
Occupancy Group R3/U
Construction Type V-B
Zone Area District II, RH
Parking 6 Total - 2 Enclosed at Garage (each Unit)
3 Total - 1 Guest (each Unit)
3 + Basement
Guest Parking 3 + Basement
Number of Stories 3 + Basement
Building Height 30'
Sprinklers Provided Throughout
Setbacks Front 20'
Rear 22'
Side 5'

Lot 5 Height Calculation

	North West	North East	South West	South East
AVG	134.44			
	136.68			
Points used	135.56	134.2	141.47	139.79
Average of Corners	137.76			
Allowable Height	30'	ft		
Max Elevation	167.76	ft		

Lot 5 Grade Plane Calculation

	North West	North East	South West	South East
Grade Plane Elev.	137.39	136.49	139.73	138.26
	137.97	ft		



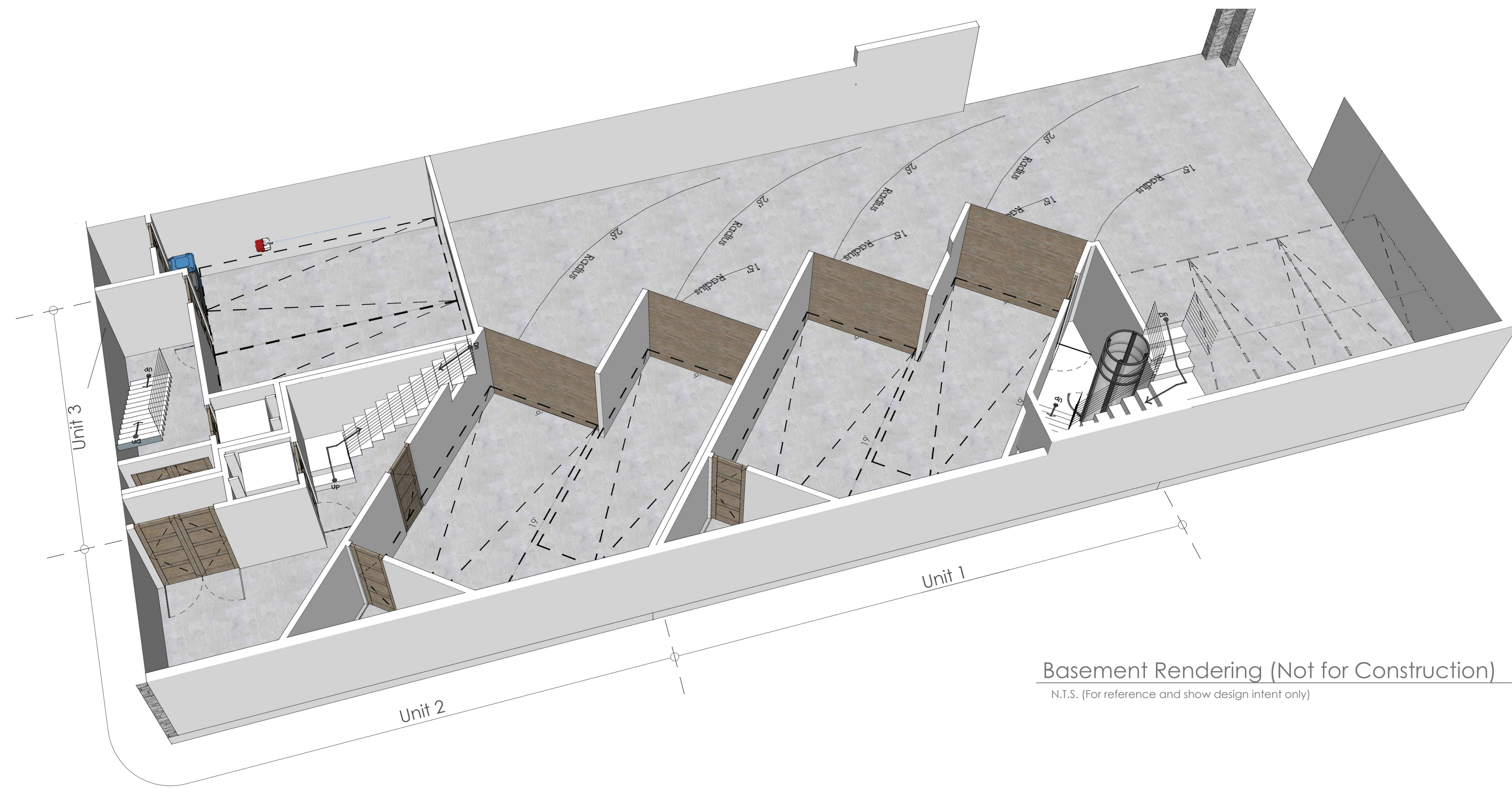
1 2 T H S T R E E T

1 4 4 6 1 2 t h S t r e e t , M a n h a t t a n B e a c h , C a l i f o r n i a 9 0 2 6 6

Cover Sheet

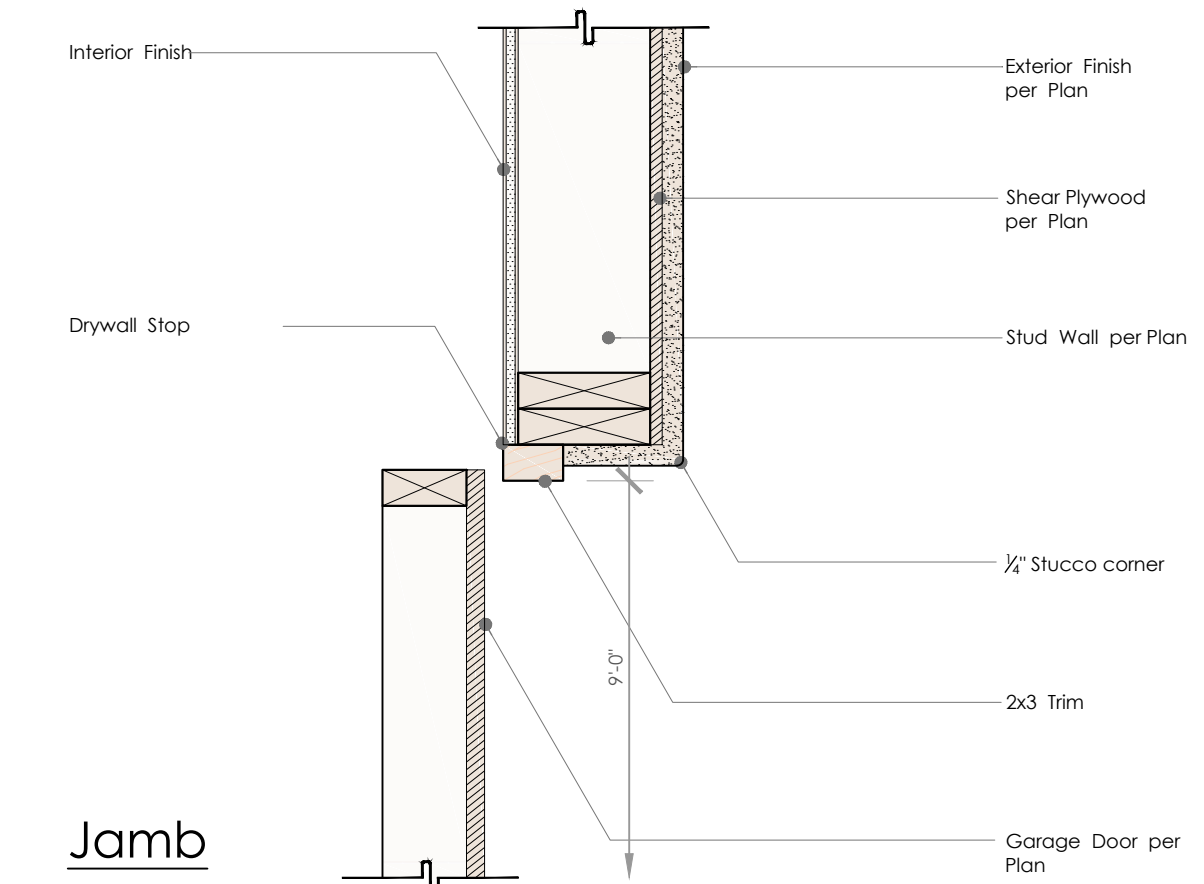
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October 16, 2019



Basement Rendering (Not for Construction)

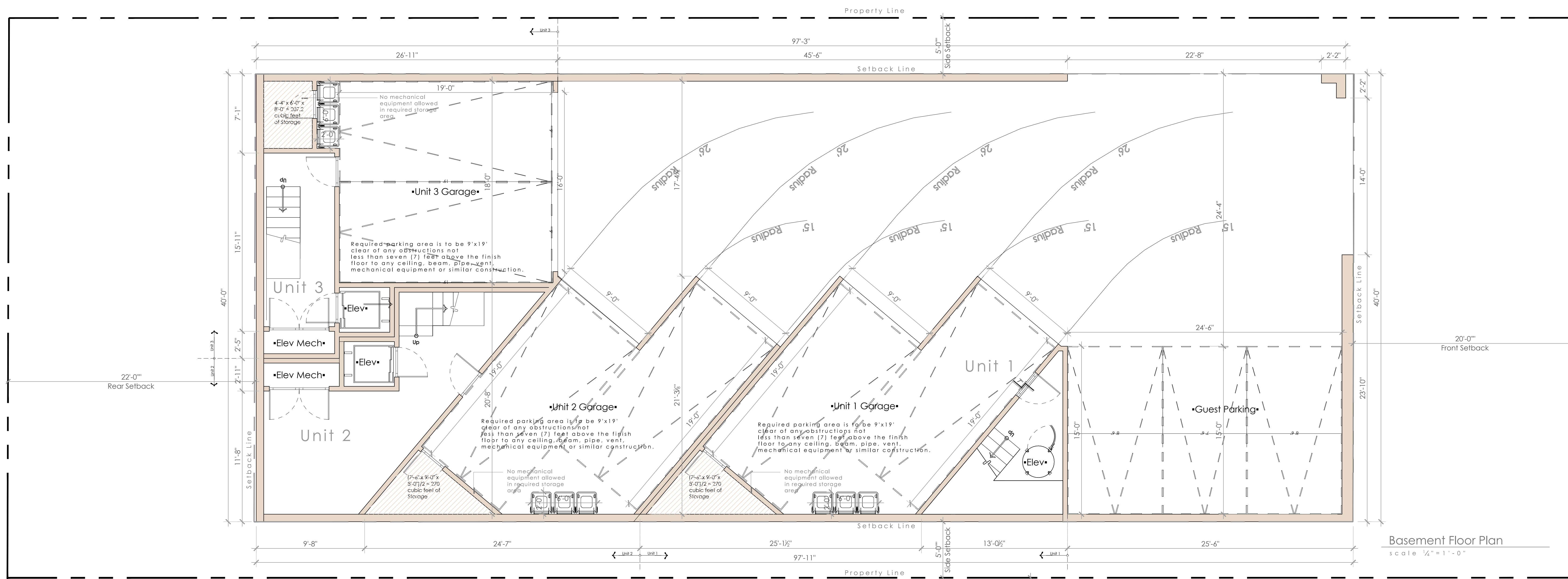
N.T.S. (For reference and show design intent only)



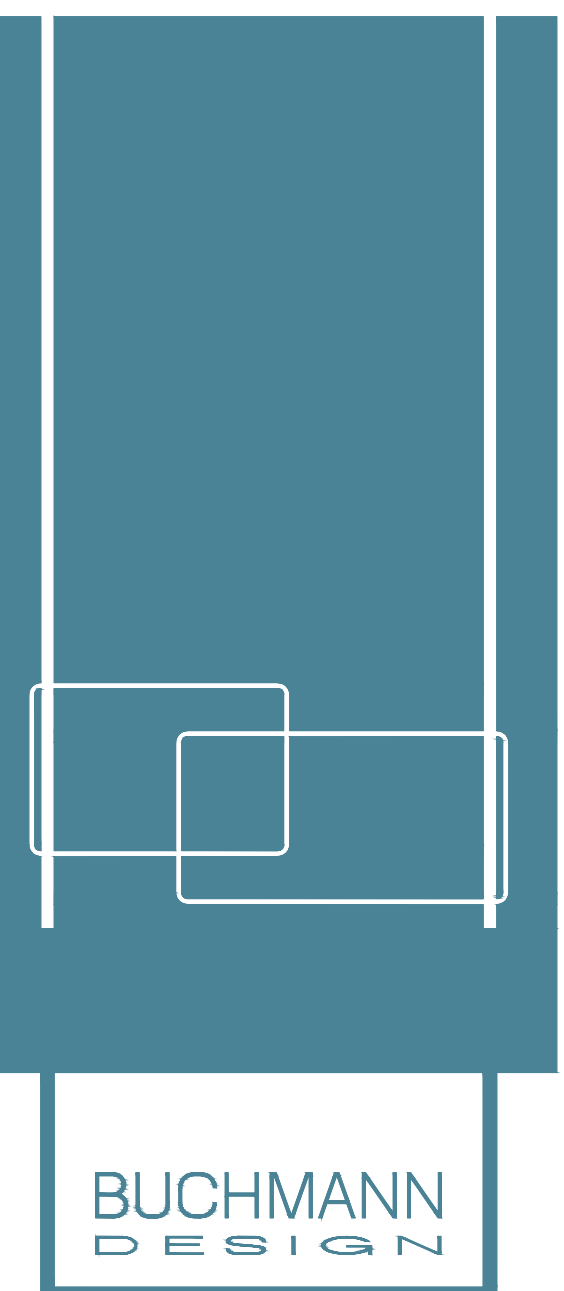
Jamb

1 Garage Door Detail

1/2" = 1'-0"



Basement Floor Plan
scale 1/4" = 1'-0"



BUCHMANN
DESIGN

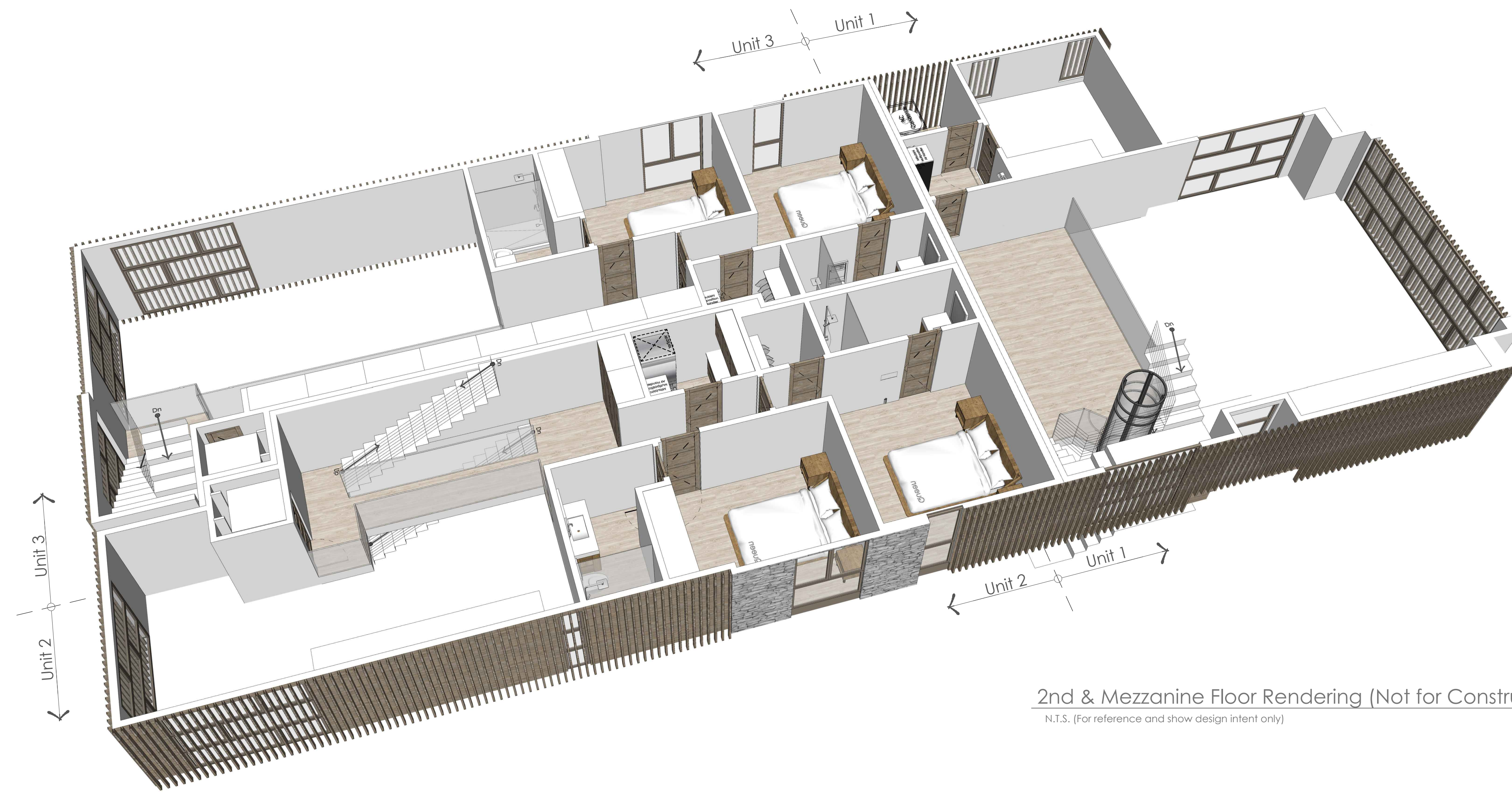
746 4th st. hermosa beach
office # 310•896•8331
office @ buchmann-design.com

1 2 T H S T R E E T
1446 12th Street, Manhattan Beach, California 90266

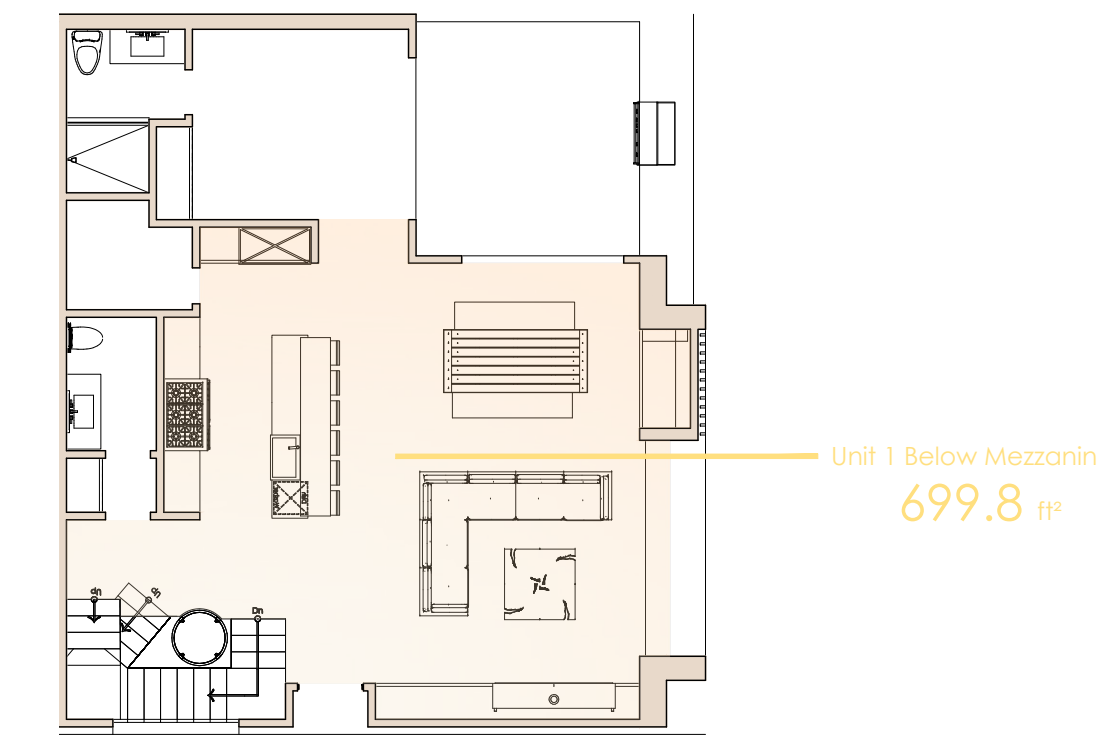
Preliminary Floor Plans

NO. 310
3.0

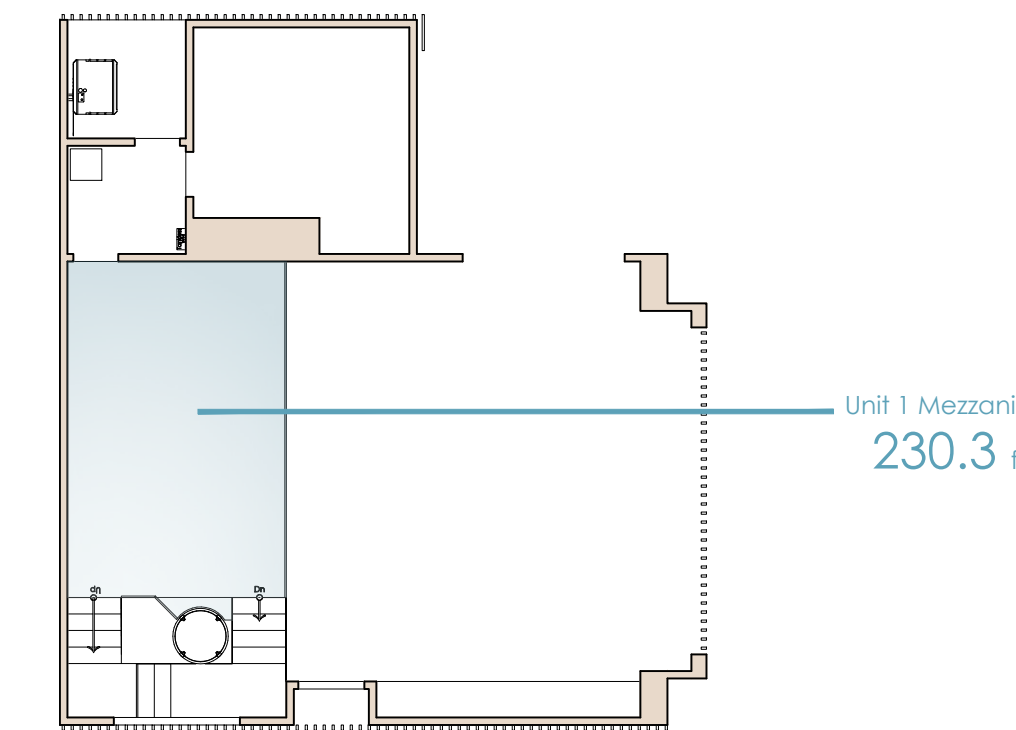
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October 16, 2019



2nd & Mezzanine Floor Rendering (Not for Construction)
N.T.S. (For reference and show design intent only)



Unit 1 Below Mezzanine
699.8 ft²

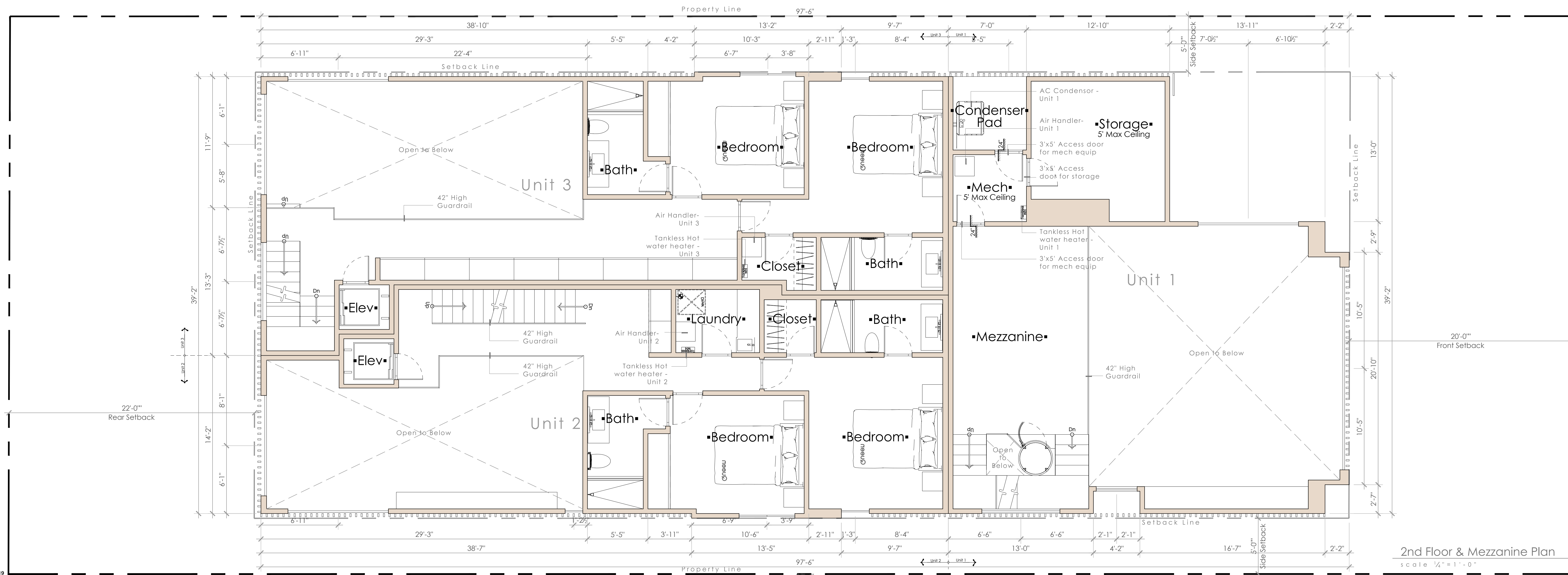


Unit 1 Mezzanine
230.3 ft²

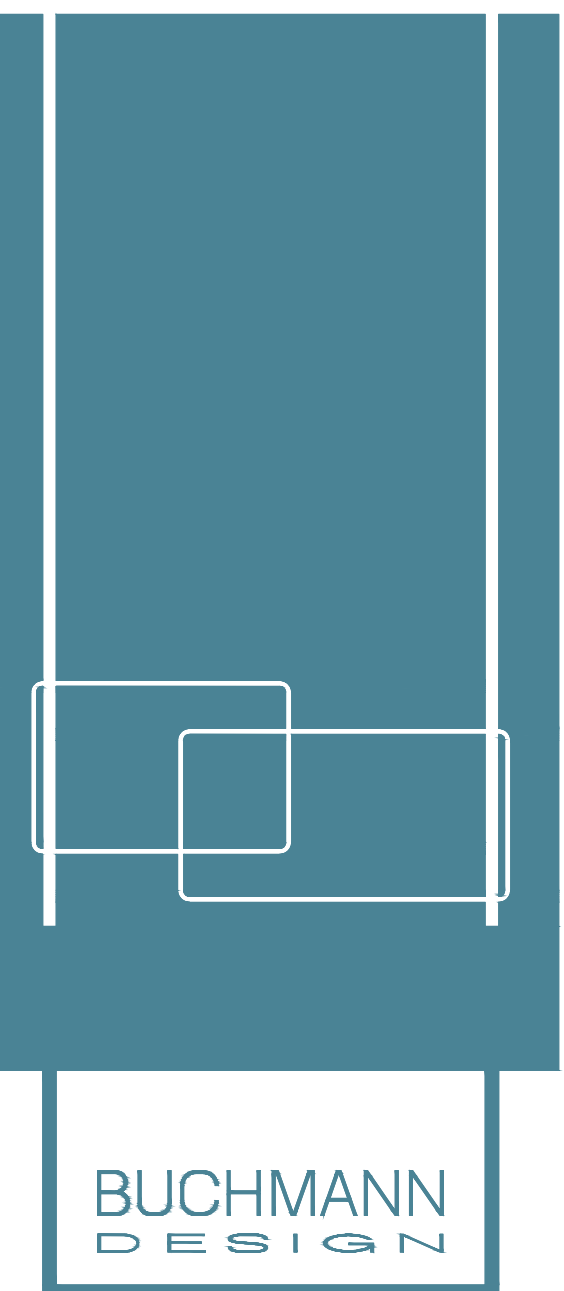
Mezzanine Calculation	
	Area
Area Below	699.80
Maximum Area	233.03
Area Provided	230.30

Mezzanine Notes:
 - Mezzanine calculation for Building Department mezzanine qualification calculation.
 - Does not include wall thickness or stairs to mezzanine, per California Building Code.

Mezzanine Calculation
3 / 3 2" = 1' - 0"



2nd Floor & Mezzanine Plan
scale 1/4" = 1' - 0"



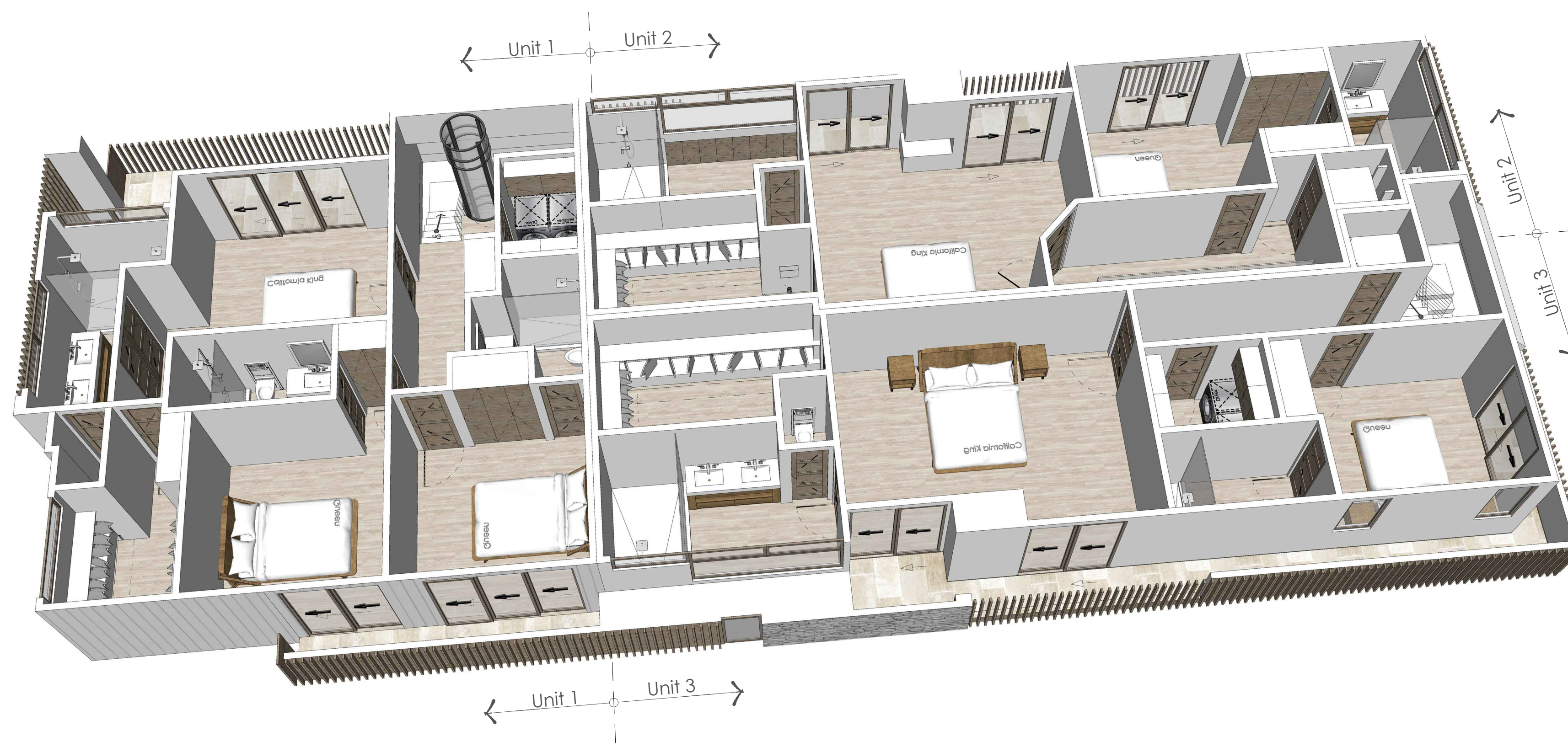
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1446 12th Street, Manhattan Beach, California 90266

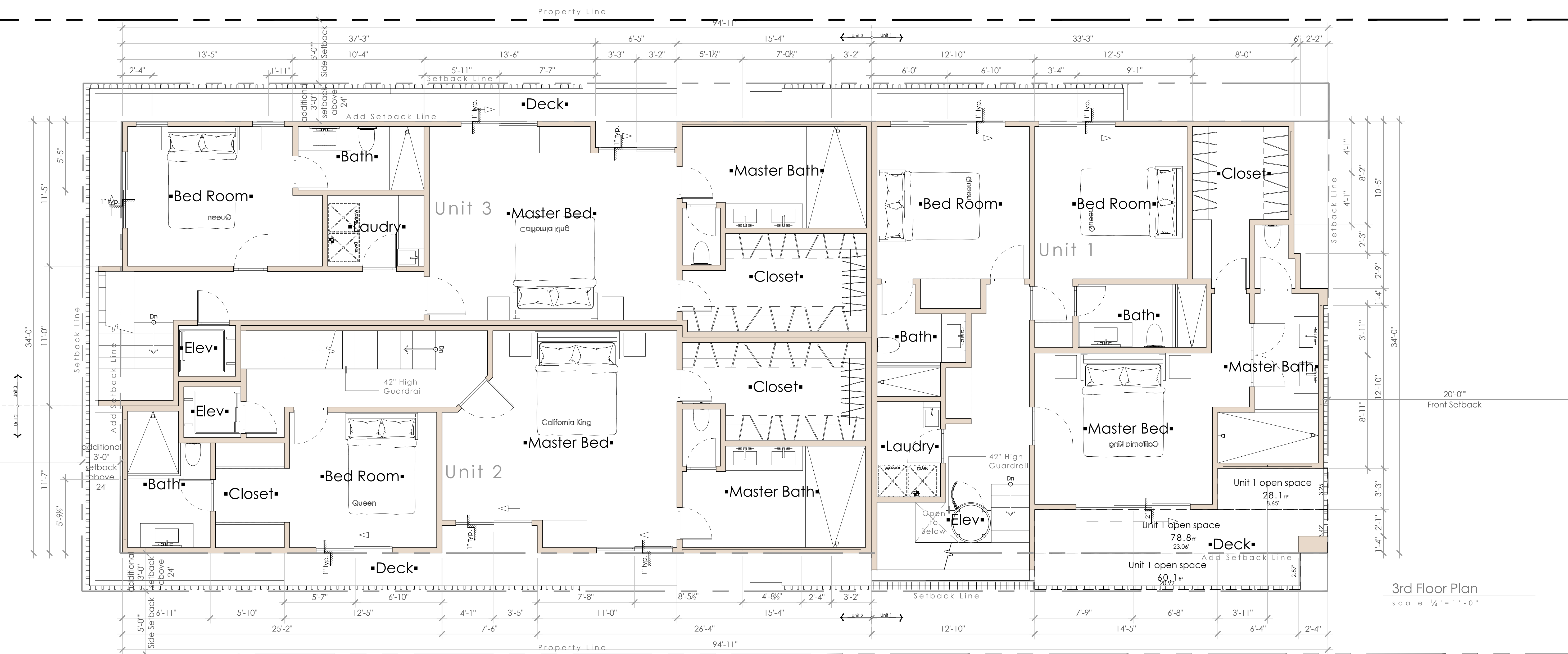
Preliminary Floor Plans

5.0

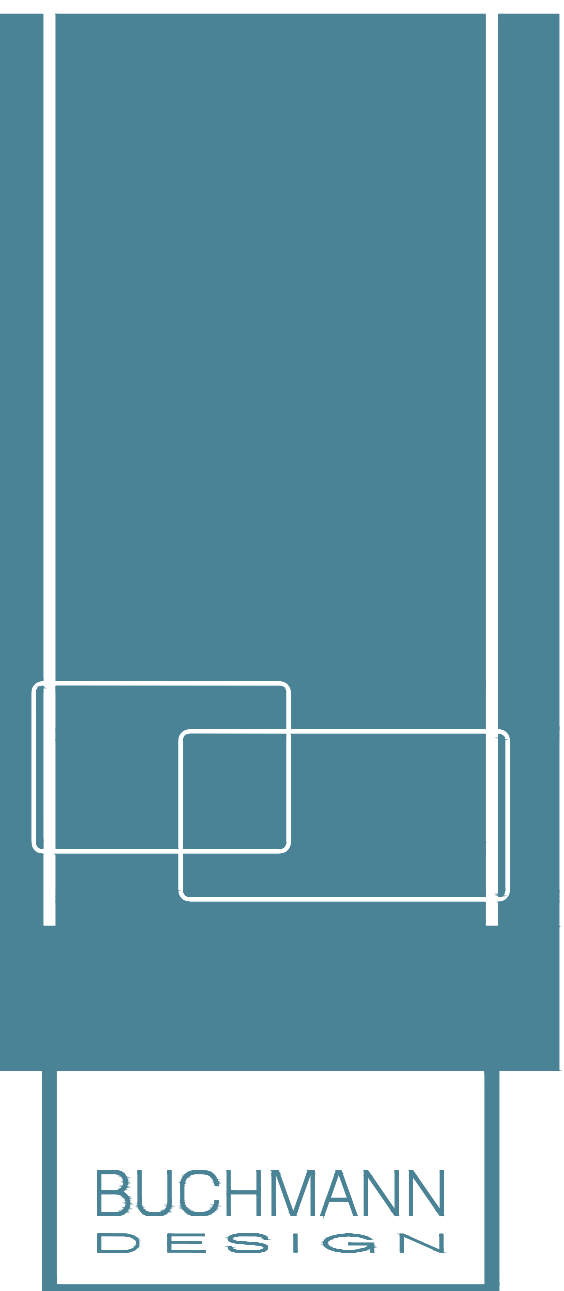
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October 16, 2019



3rd Floor Rendering (Not for Construction)
 N.T.S. (For reference and show design intent only)



3rd Floor Plan
 scale 1/4" = 1'-0"



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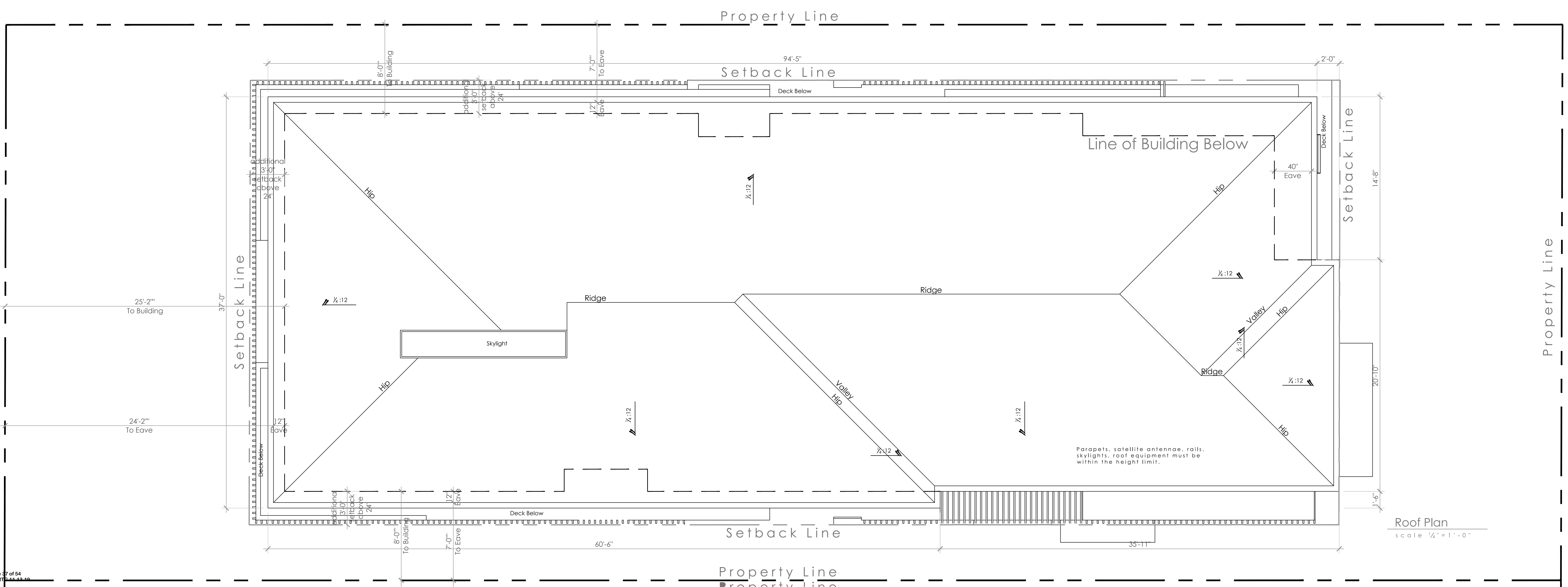
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 1 4 4 6 1 2 t h S t r e e t , M a n h a t t a n B e a c h , C a l i f o r n i a 9 0 2 6 6

Preliminary Floor Plans

6.0

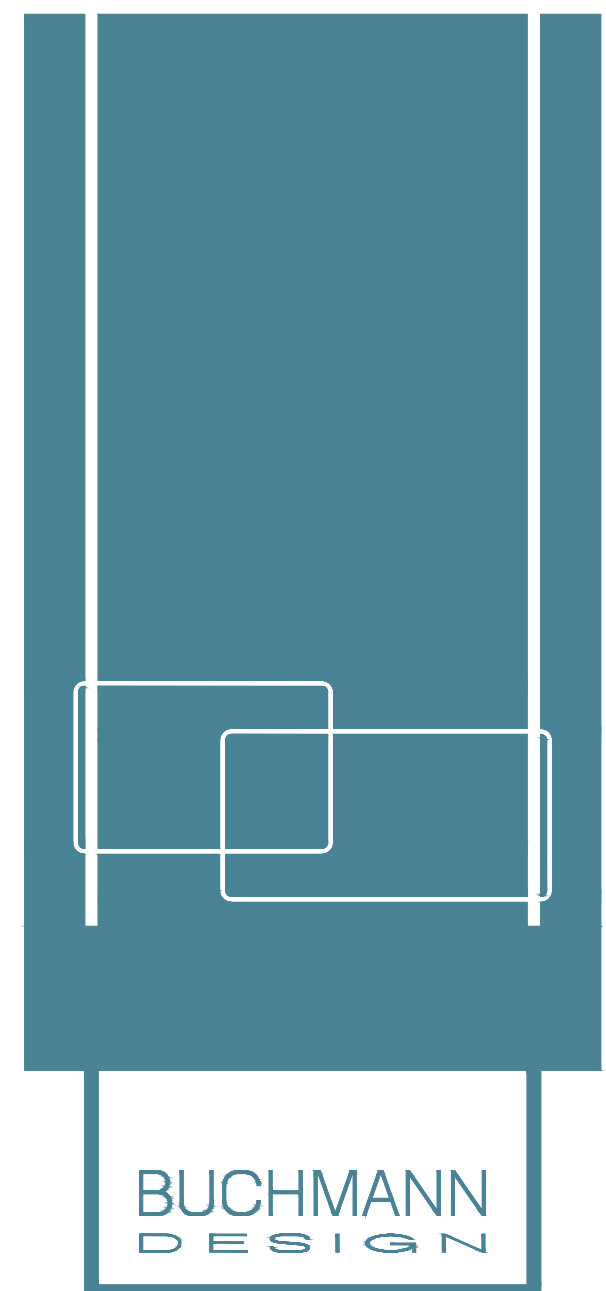
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 October 16, 2019

0 2 4 6 8 10 12 14 16 18 20 22 24 26 28 30 32 34 36 38 40 42 44 46 48 50 52 54 56 58 60 62 64 66 68 70 72 74 76 78 80 82 84 86 88 90 92 94 96 98 100 102 104 106 108 110 112 114 116 118 120 122 124 126 128 130 132 134 136 138 140 142 144 146 148 150 152 154 156 158 160 162 164 166 168 170 172 174 176 178 180



Roof Note:
Parapets, satellite antennae, rails, skylights, and roof equipment must be within the height limit.

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



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office@buchmann-design.com

12TH STREET
1446 12th Street, Manhattan Beach, California 90266

-Preliminary Roof Plan-

7.0

1810
October 16, 2019

0 2 4 6 8 10 12 14 16 18 20 22 24 26 28 30 32 34 36 38 40 42 44 46 48 50 52 54 56 58 60 62 64 66 68 70 72 74 76 78 80 82 84 86 88 90 92 94 96 98 100 102 104 106 108 110 112 114 116 118 120 122 124 126 128 130 132 134 136 138 140 142 144 146 148 150 152 154 156 158 160 162 164 166 168 170 172 174 176 178 180

Very Important Note

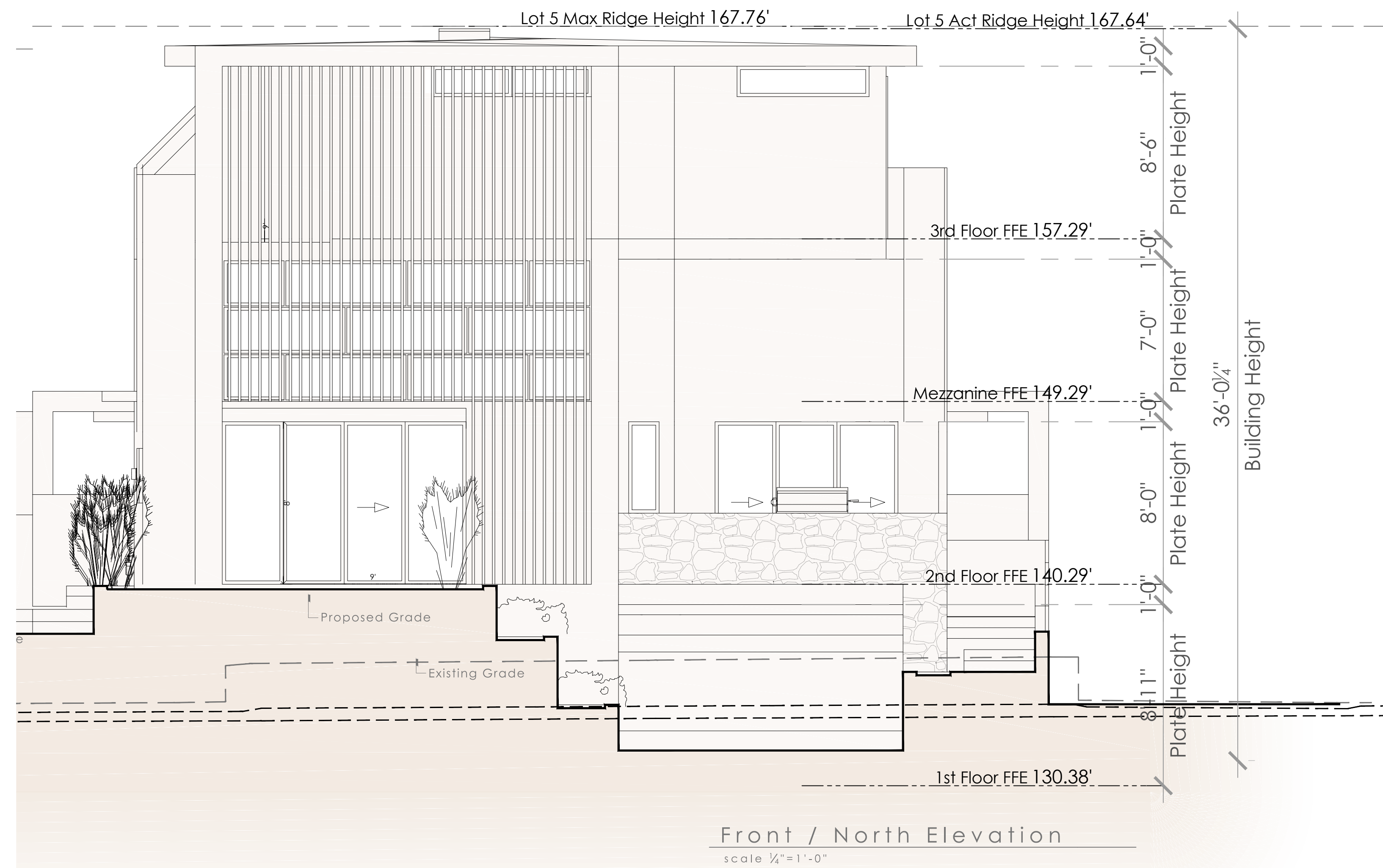
Framer and General Contractor Shall Verify Exact Elevation of Highest Roof Beam and Shall Notify Architect of this Elevation Prior to any Roof Framing. Adjustment May be Required with Respect to Height Limit.

A Building Height Certificate is Required After Framing

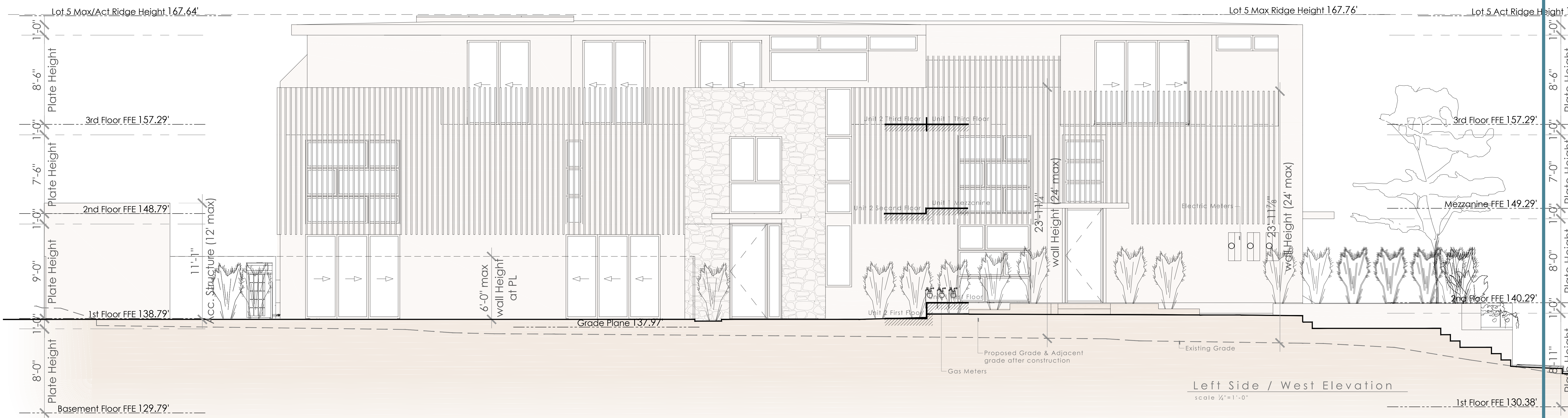
Parapets, Satellite Antennae, Rails, Skylight, and Roof Equipment Must be within the Height Limit.

Provide 2-Layers of Grade D Paper under stucco at Wall Plywood (Shear Panels)

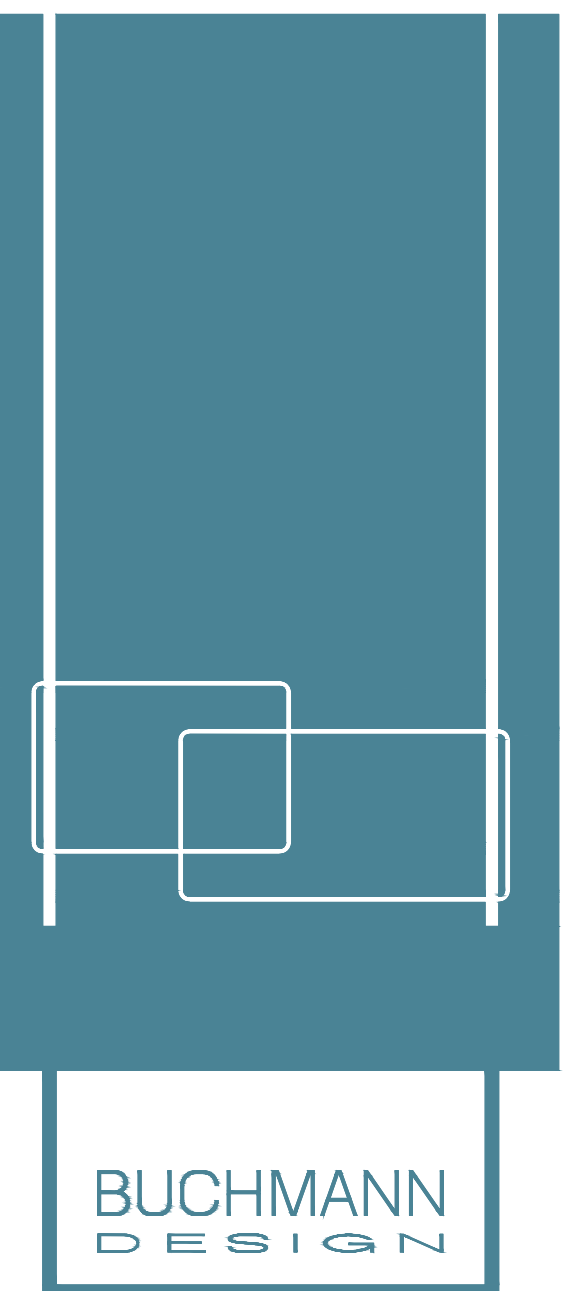
Note:
Chimneys may exceed the maximum permitted height by no more than 5 feet provided the width and depth do not exceed 3 and 5 feet respectively (MBMC 10.60.060).



Front / North Elevation
scale 1/4"=1'-0"



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



**BUCHMANN
DESIGN**

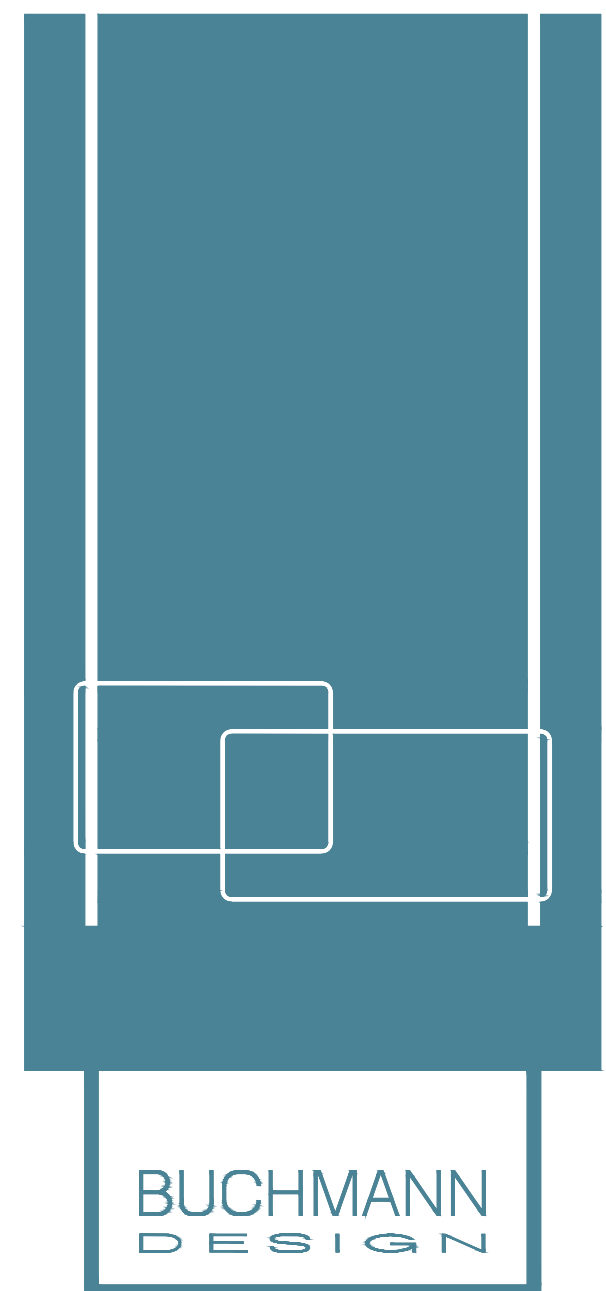
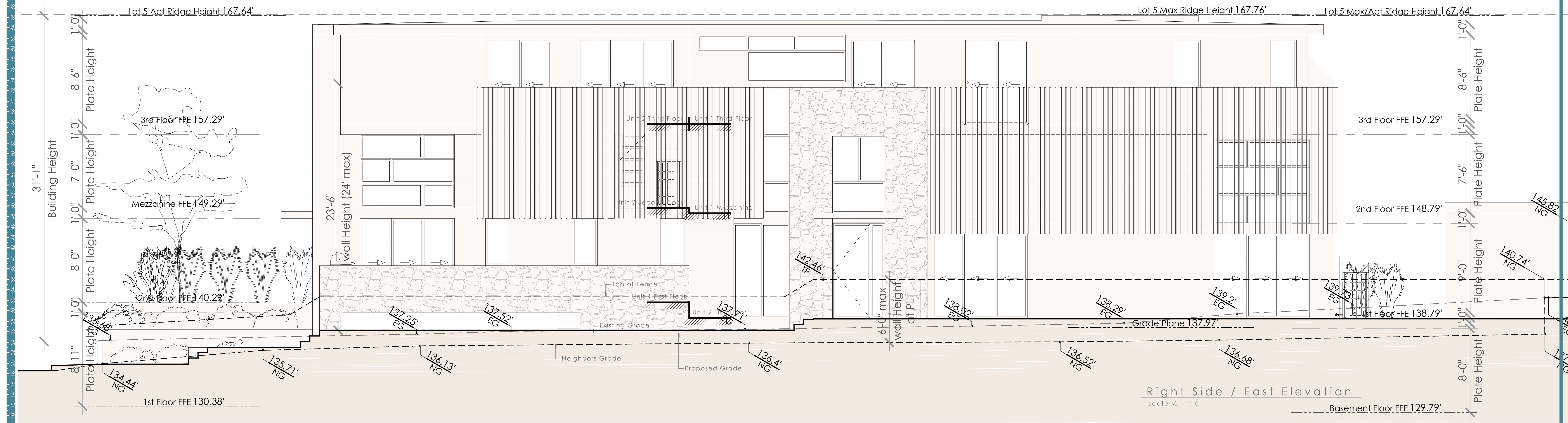
746 4th st. hermosa beach
office # 310•896•8331
office@buchmann-design.com

12TH STREET
1446 12th Street, Manhattan Beach, California 90266

-Preliminary Elevations-

8.0

1810
October 16, 2019



746 4th st. hermosa beach
office # 310•896•8331
office@buchmann-design.com

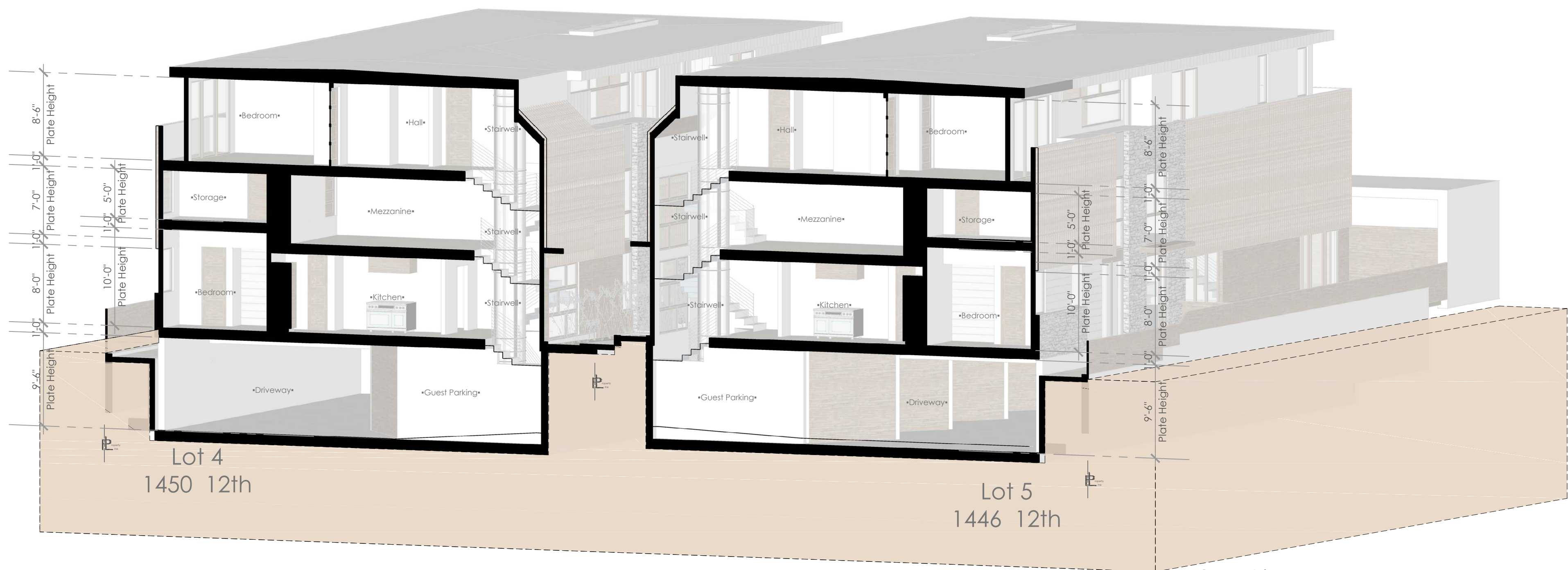
12TH STREET
1446 12th Street, Manhattan Beach, California 90266

-Preliminary Elevations-

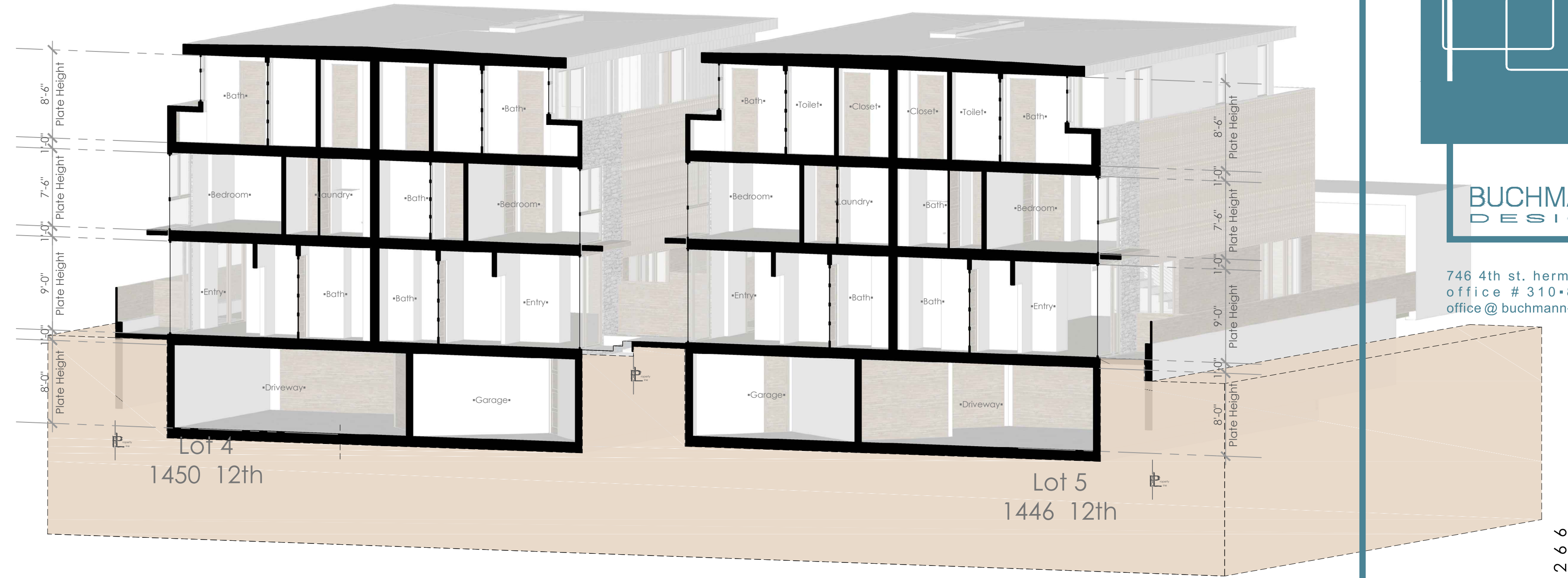
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October 16, 2019

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Section A
scale 1/4"=1'-0"



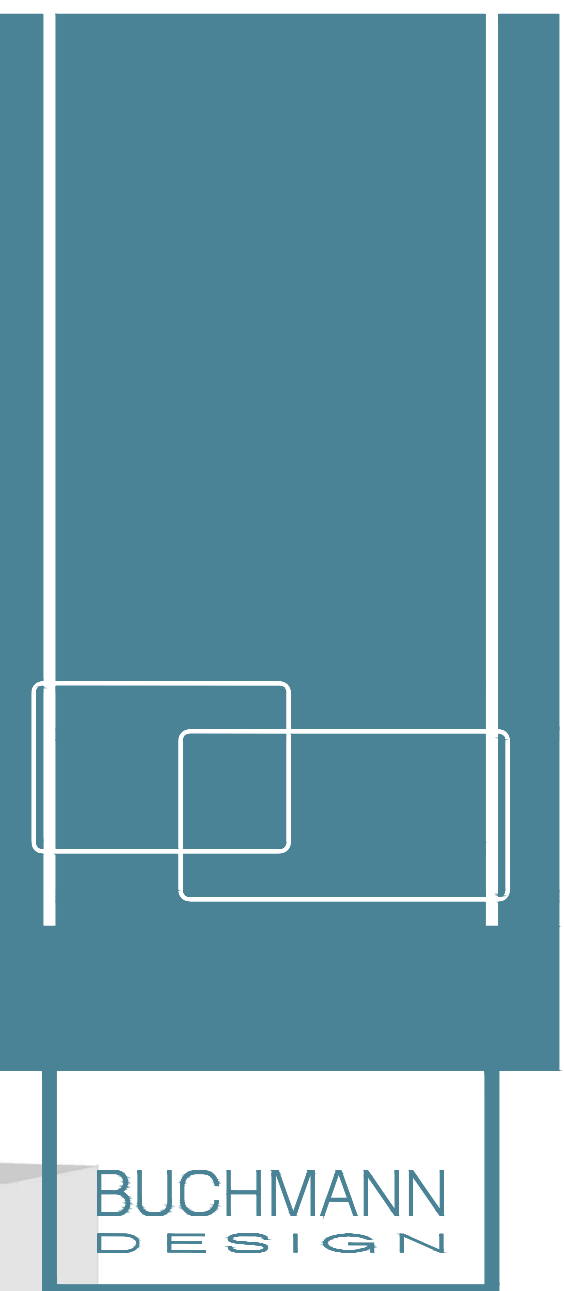
Section B
scale 1/4"=1'-0"



Section C
scale 1/4"=1'-0"



Section D
scale 1/4"=1'-0"



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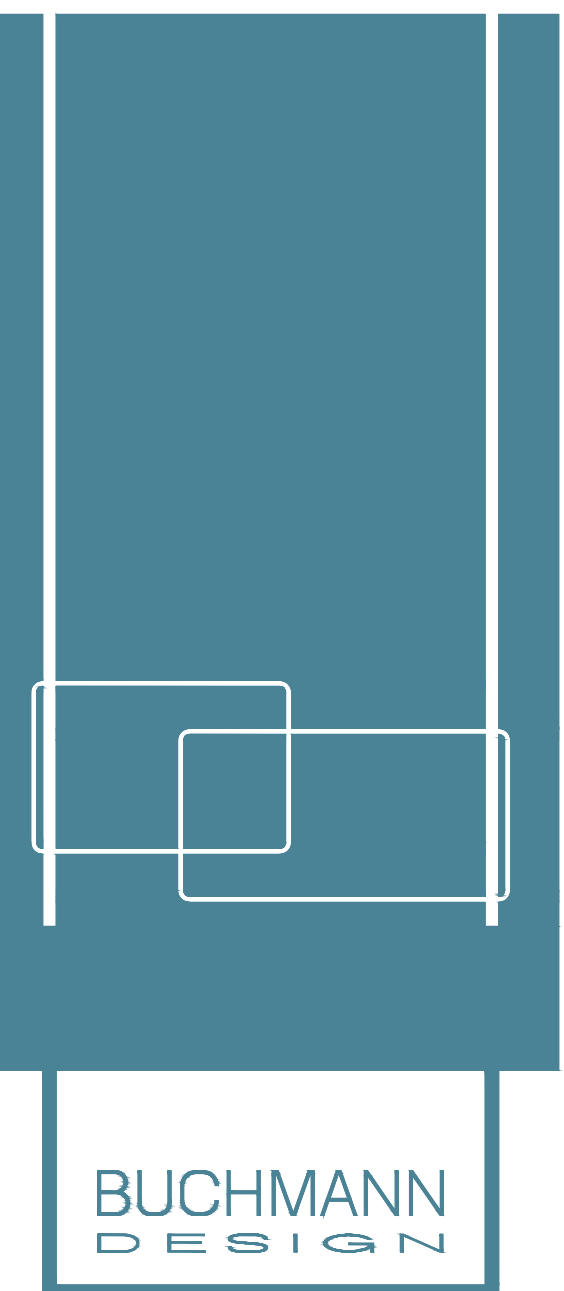
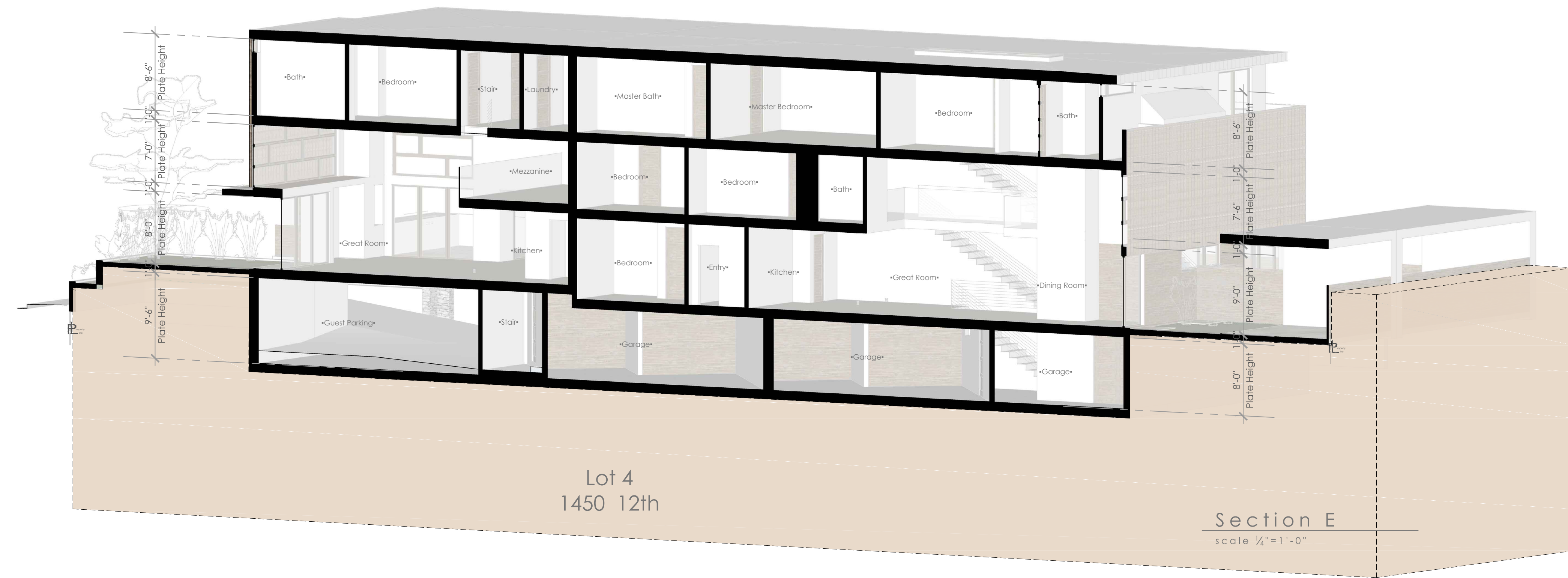
1 2 T H S T R E E T
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Building Sections

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TOPOGRAPHIC SURVEY

PREPARED BY:
 SAM A. SOLIVEN, P.L.S.
 2230 W. CHAPMAN AVENUE #156
 ORANGE, CA 92868
 PH: (714) 376-7123
 FAX: (714) 599-9848
 EMAIL: SAM@THELANDSURVEYOR.COM

SAM A. SOLIVEN DATE:

PREPARED FOR:
 HANNAH DOMINICK
 746 4TH STREET
 HERMOSA BEACH, CA 90254
 (310) 896-8331

PROJECT ADDRESS:
 1446 AND 1450 12TH STREET
 MANHATTAN, CA 90266

BRIEF LEGAL DESCRIPTION:

LOTS 4 AND 5, BLOCK 60, TRACT NO. 141, M.B. 13/178-179

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE BEARING OF 12TH STREET BEING S 89° 59' 00" E, PER TRACT NO. 141, M.B. 13/178-179

DATE OF SURVEY:

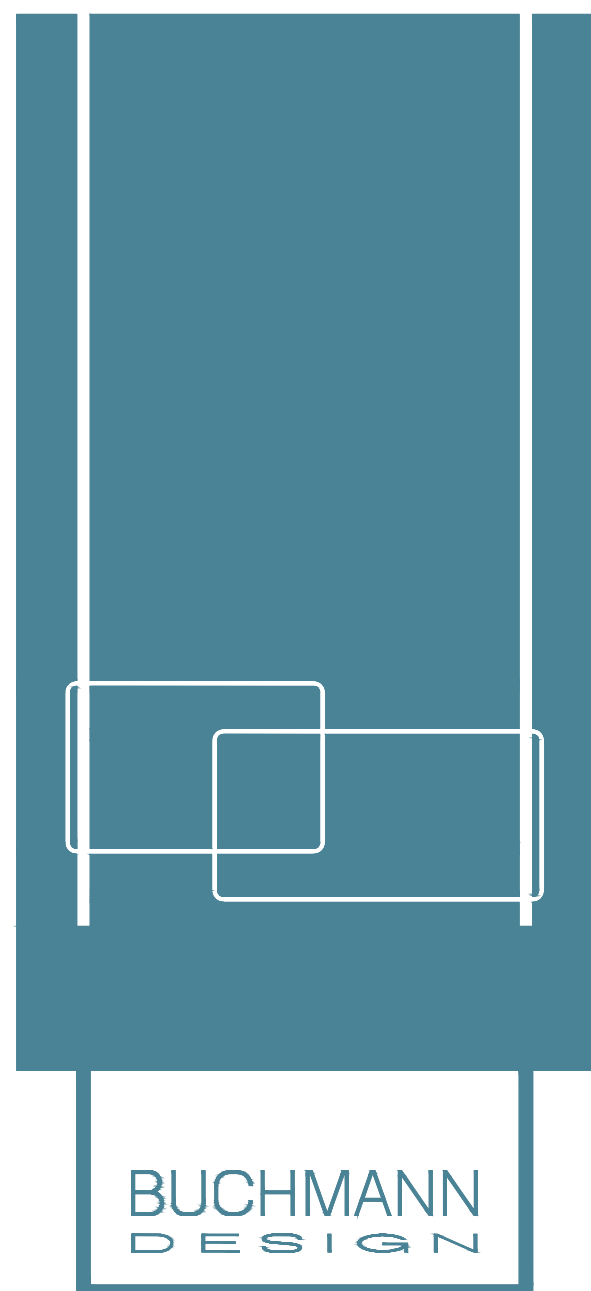
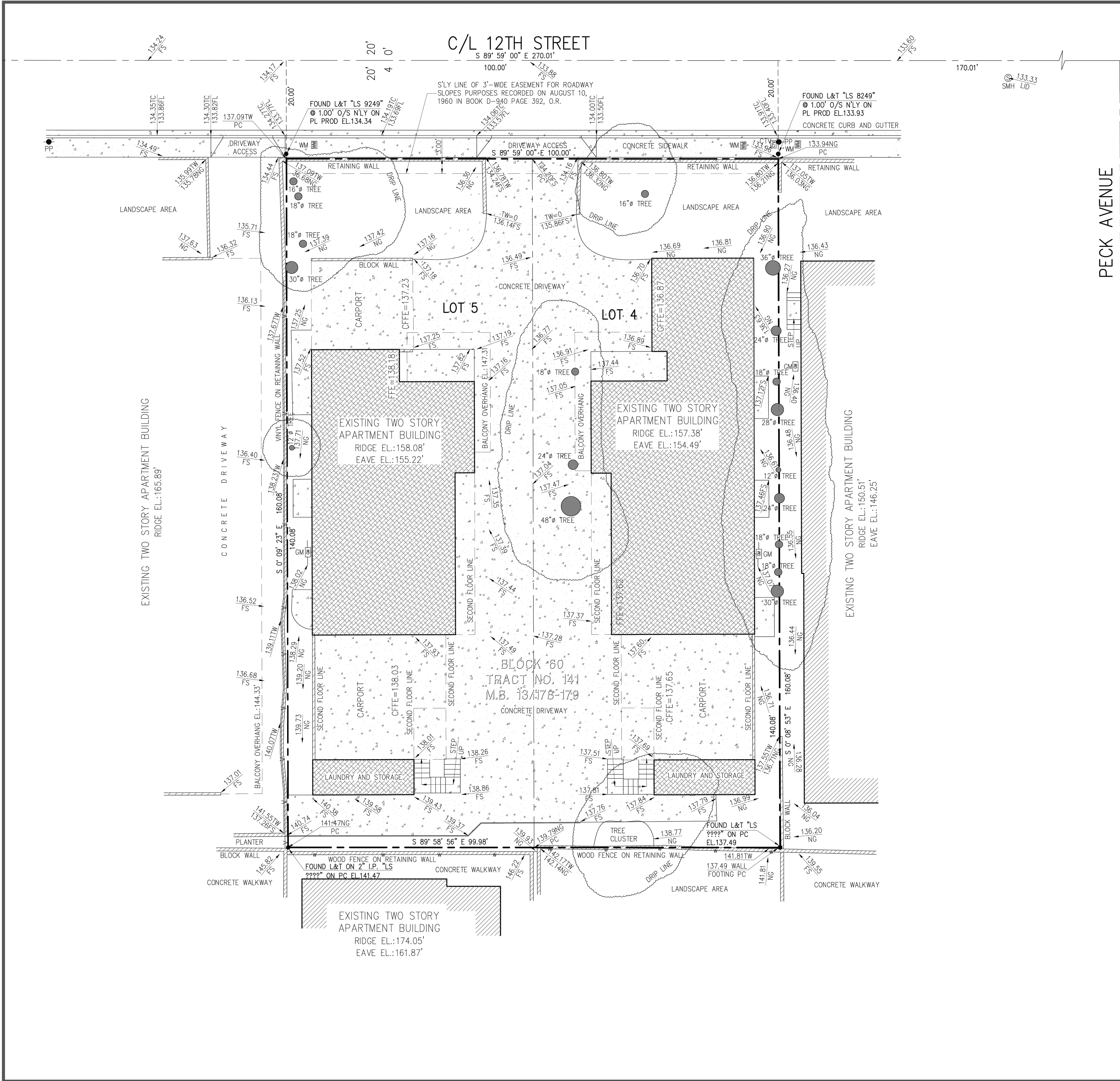
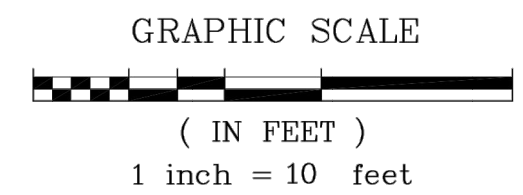
SEPTEMBER 6, 2018

BASIS OF ELEVATIONS:

BENCHMARK I.D.: 9324
 ELEVATION: 133.511 FEET
 DATUM: NAVD 1988
 LOCATION/DESCRIPTION: BRASS DISK @ BCR, NE COR., MANHATTAN BEACH AND PECK

LEGEND:

- CL CENTERLINE
- OFFE CABLE TV BOX
- CTV CARPORT FINISHED FLOOR ELEVATION
- EL ELEVATION
- FL FLOW LINE
- FFE FINISHED FLOOR ELEVATION
- FS FINISHED SURFACE
- GFFE GARAGE FINISHED FLOOR ELEVATION
- GM GAS METER
- NG NATURAL GRADE
- PP POWER POLE
- PC PROPERTY CORNER
- SMH SEWER MANHOLE
- TC TOP OF CURB
- TW TOP OF WALL
- WM WATER METER



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- Survey -

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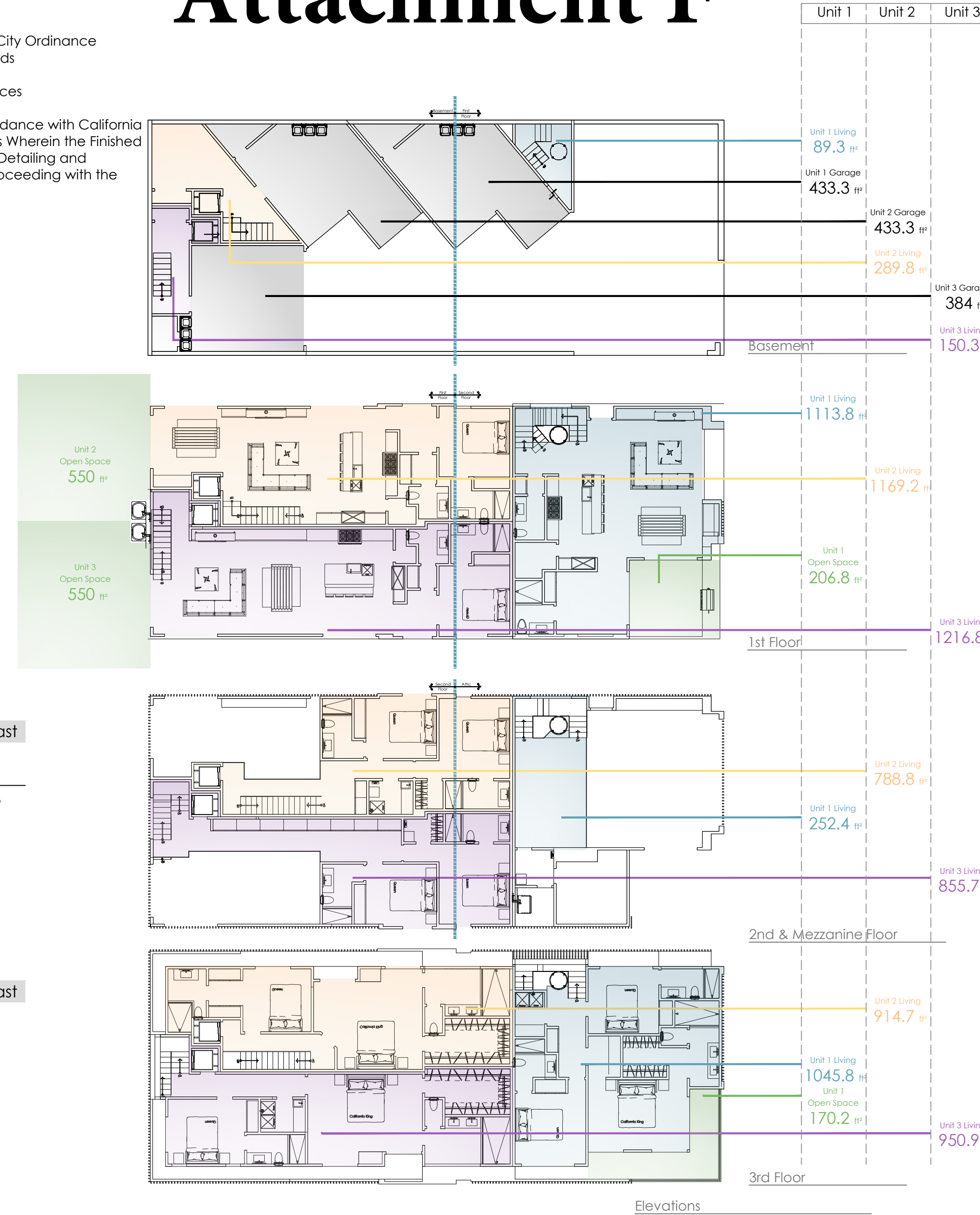
Code Compliance

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.

Attachment F



Lot Area 7,000 x 1.2 = 8,400 Max sq ft

Areas			
Floor Area - Unit 1			
Living Area	Proposed BFA	Living Area	Proposed BFA
0% - Basement <2'	0	0	0%
30% - Basement >2'	0	0	0%
First Floor	89.3	89.3	3.6%
Second Floor	1,113.8	1,113.8	44.5%
Third Floor	1,045.8	1,045.8	41.8%
Mezzanine	252.4	252.4	10.1%
Garage	0	433.3	
Required Open Space		Provided Open Space	
Building Floor Area	2,501.3	206.8 Deck at Great Room	
15% Open Space Required	375.2	170.2 Master Deck	
Open Space provided	377	0	
		0	
		377 Total	

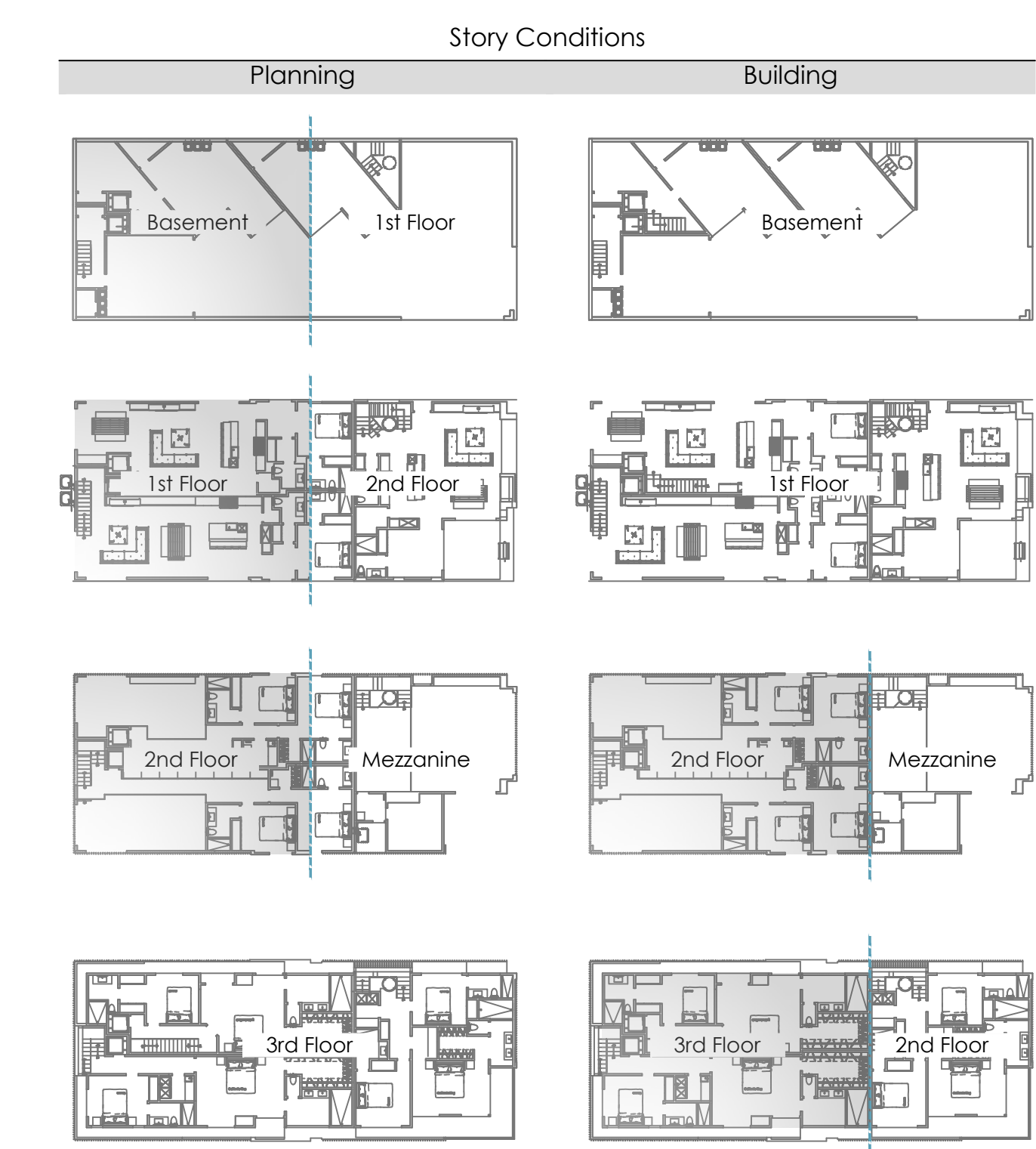
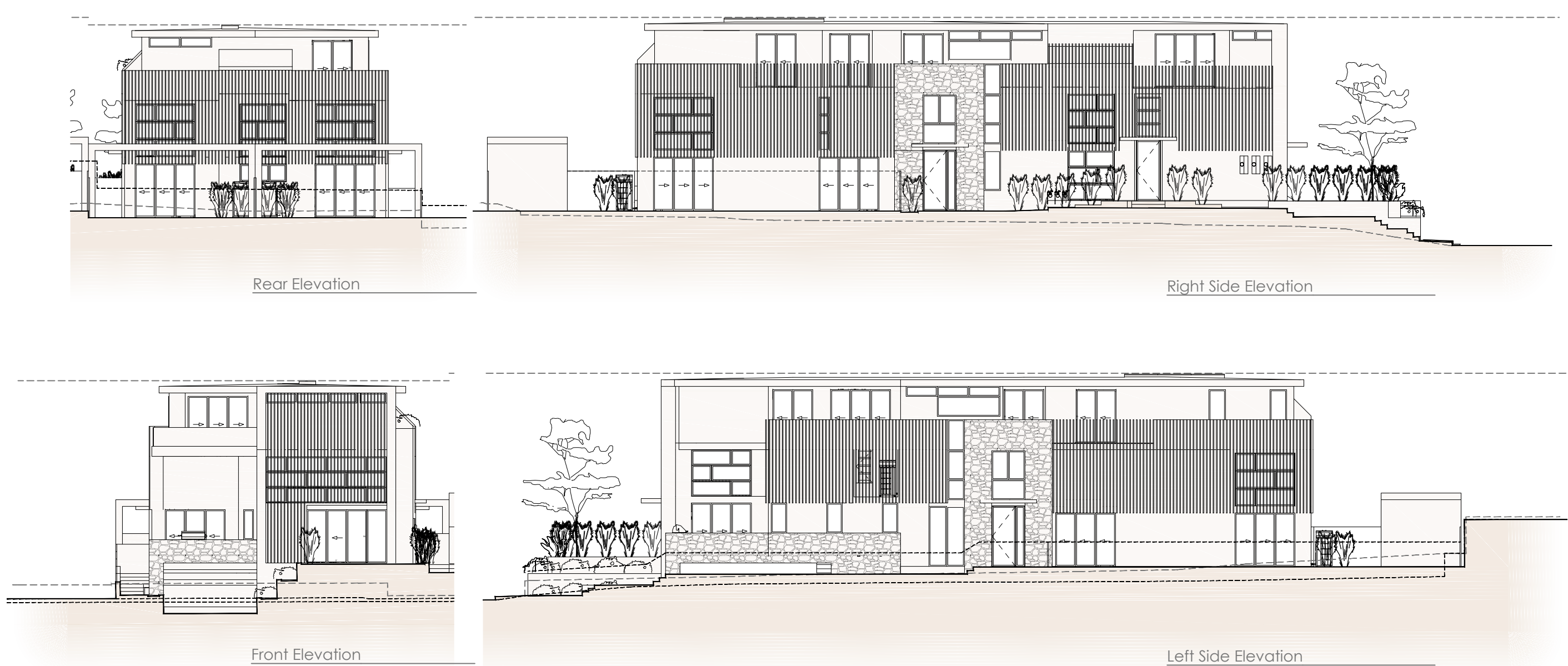
Floor Area - Unit 2			
Living Area	Proposed BFA	Living Area	Proposed BFA
0% - Basement <2'	289.8	0	0%
30% - Basement >2'	0	0	0%
First Floor	1,169.2	1,169.2	37%
Second Floor	788.8	788.8	24.9%
Third Floor	914.7	914.7	28.9%
Mezzanine	0	0	0%
Garage	0	433.3	
Required Open Space		Provided Open Space	
Building Floor Area	3,162.5	550 Rear Yard	
15% Open Space Required	474.4	0	
Open Space provided	550	0	
		550 Total	

Floor Area - Unit 3			
Living Area	Proposed BFA	Living Area	Proposed BFA
0% - Basement <2'	150.3	0	0%
30% - Basement >2'	0	0	0%
First Floor	1,216.8	1,216.8	38.3%
Second Floor	855.7	855.7	27%
Third Floor	950.9	950.9	30%
Mezzanine	0	0	0%
Garage	0	384	
Required Open Space		Provided Open Space	
Building Floor Area	3,173.7	550 Rear Yard	
15% Open Space Required	476.1	0	
Open Space provided	550	0	
		550 Total	

Total of All Units		
Living Area	Proposed BFA	
Unit 1	2,501.3	2,501.3
Unit 2	3,162.5	2,872.7
Unit 3	3,173.7	3,023.4
Livable Floor Area	8,837.5	8,397.4

Lot 4 Height Calculation				
	North West	North East	South West	South East
Points used	134.2	135.09	139.79	137.49
Average of Corners	133.96			
Allowable Height	30' ft			
Max Elevation	166.64 ft			

Lot 4 Grade Plane Calculation				
	North West	North East	South West	South East
Points used	136.49	136.9	137.51	136.71
Grade Plane Elev.	136.9 ft			



Legal Description

Tract 141, Block 60, Lot 4
MB 863-58-59
AIN 4166-009-004

Project Summary

Project Address: 1450 12th Street
 Legal Description: Tract 141, Block 60 Lot 4
 Assessors Parcel No.: 4166-009-004 & 4166-009-005
 Occupancy Group: R3/U
 Construction Type: V-B
 Area District II, RH
 6 Total - 2 Enclosed at Garage (each Unit)
 3 Total - 1 Guest (each Unit)
 3 + Basement
 30'
 Provided Throughout
 Front 20'
 Rear 22'
 Side 5'

Sheet Index

- Cover Sheet + Project Information 1.0
- Site Plan 2.0
- Basement Plan 3.0
- 1st Floor Plan 4.0
- 2nd & Mezzanine Floor Plan 5.0
- 3rd Floor Plan 6.0
- Roof Plan 7.0
- Proposed Building Elevations 8.0
- Proposed Building Elevations 9.0
- Building Sections 10.0
- Building Sections 11.0
- Topographic Survey 12.0

Architect
Buchmann Design, Architectural Corp
 746 4th Street
 Hermosa Beach, CA 90254
 (310) 896-8331 Office

Applicant
Ray Iran
 1356 Via Ramera
 Palos Verdes Estates, CA 90274

Surveyor
Sam A. Soliven, P.L.S.
 2230 W. Chapman Ave
 Orange, CA 92868
 (714) 376-7123 Office
 sam@thelandsurveyor.com

Parcel Map
Denn Engineers
 3914 Del Amo Blvd., Suite 921
 Torrance, CA 90503
 (310) 542-9491 Office
 office@denn.com

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12 pages
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12TH STREET

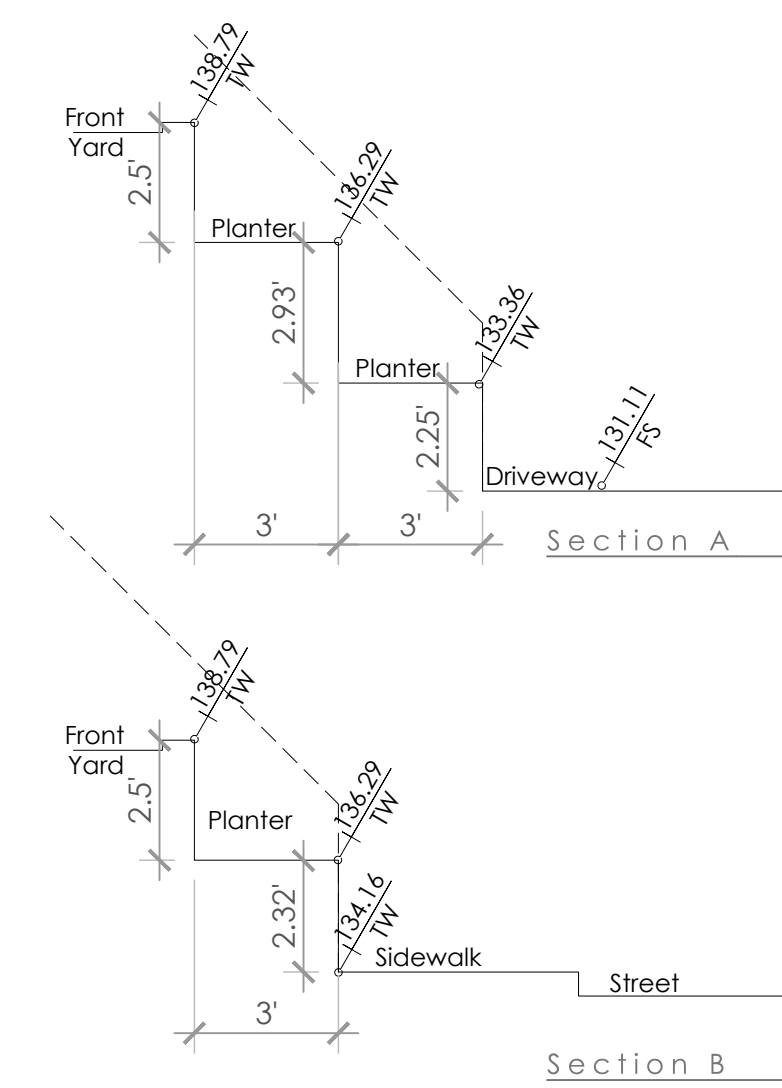
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Cover Sheet

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- Protected Tree Notes**
- Protected tree(s) may not be removed or relocated without prior approval.
 - Tree(s) shall be protected with required fencing and advisory signs with tree protection requirements shall be clearly posted on the site and properly maintained.
 - No trash, construction material or debris, dirt, portable toilets, or any other material shall be placed within the protective fencing area.
 - Provide 2" mulch in protective area.
 - Provide irrigation (soaker hose) circling around protective area starting at a minimum distance of 1' away from tree trunk.
 - No grading within the protective fencing area.
 - Any pruning of branches or roots must comply with American National Standards Institute (ANSI A300) pruning standards.
 - All construction shall be in accordance with the approved plans. Any proposed revisions require prior approval by the City of Marathon Beach.
 - A security deposit may be required to ensure the existing tree(s) are protected.
 - Violations of the Tree Preservation regulations may result in extensive fines.

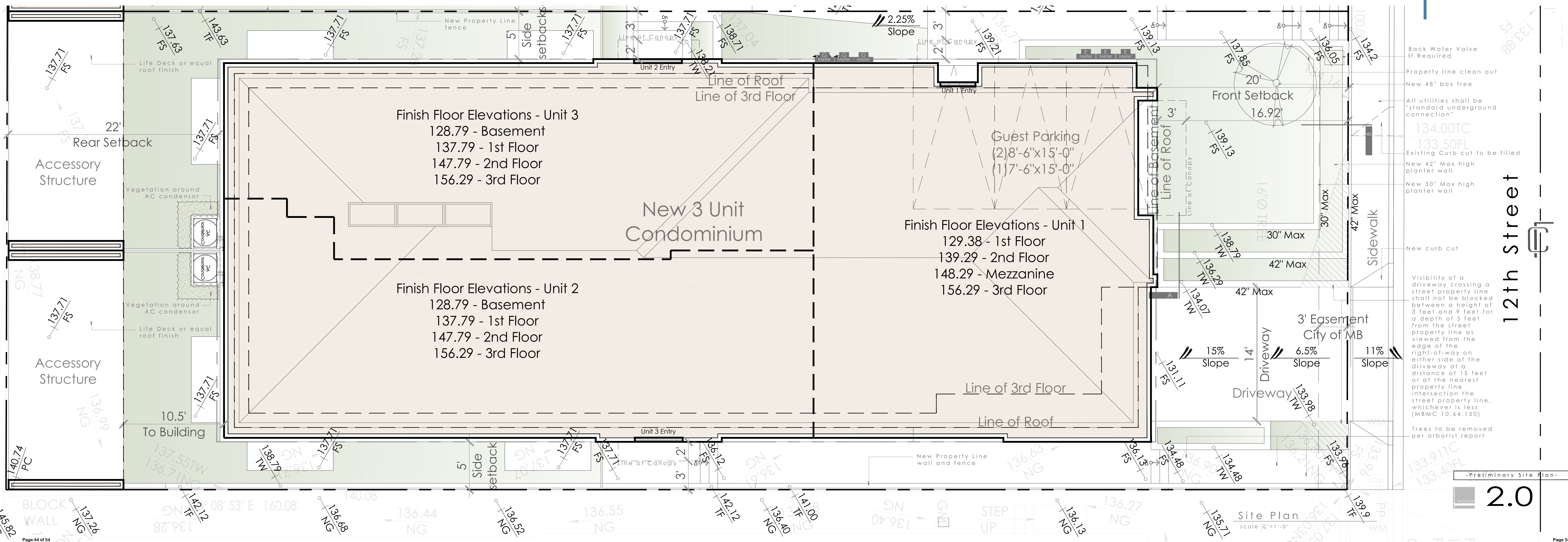


SITE LEGEND

- Landscaping - Vegetation
- Existing Residence to Remain
- Addition to Residence
- Existing Grade
- Proposed Grade
- Natural Grade
- Setback Line
- Property Line
- Electric Panel (E)
- Gas Meter (G)
- Water Meter (W)



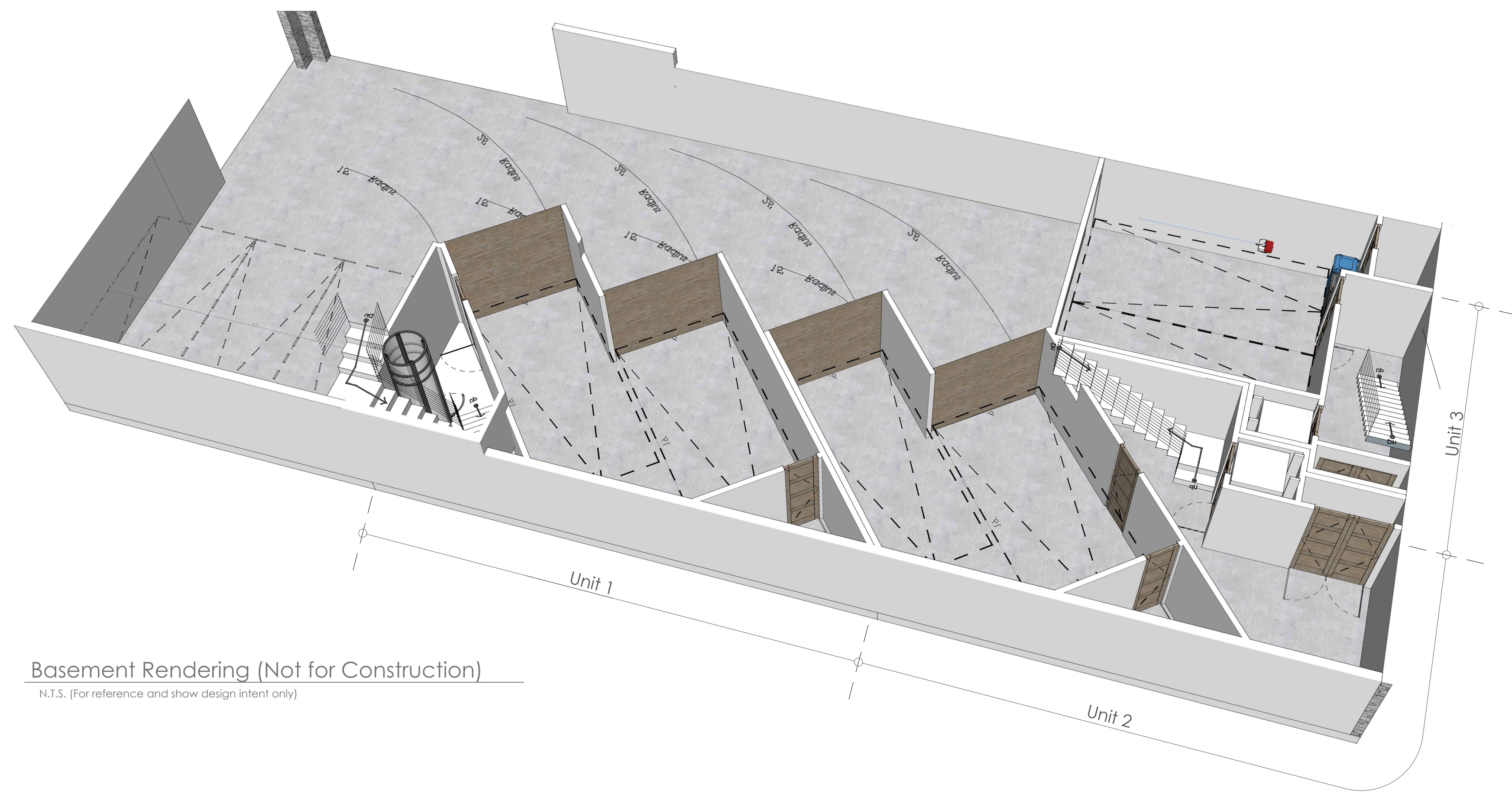
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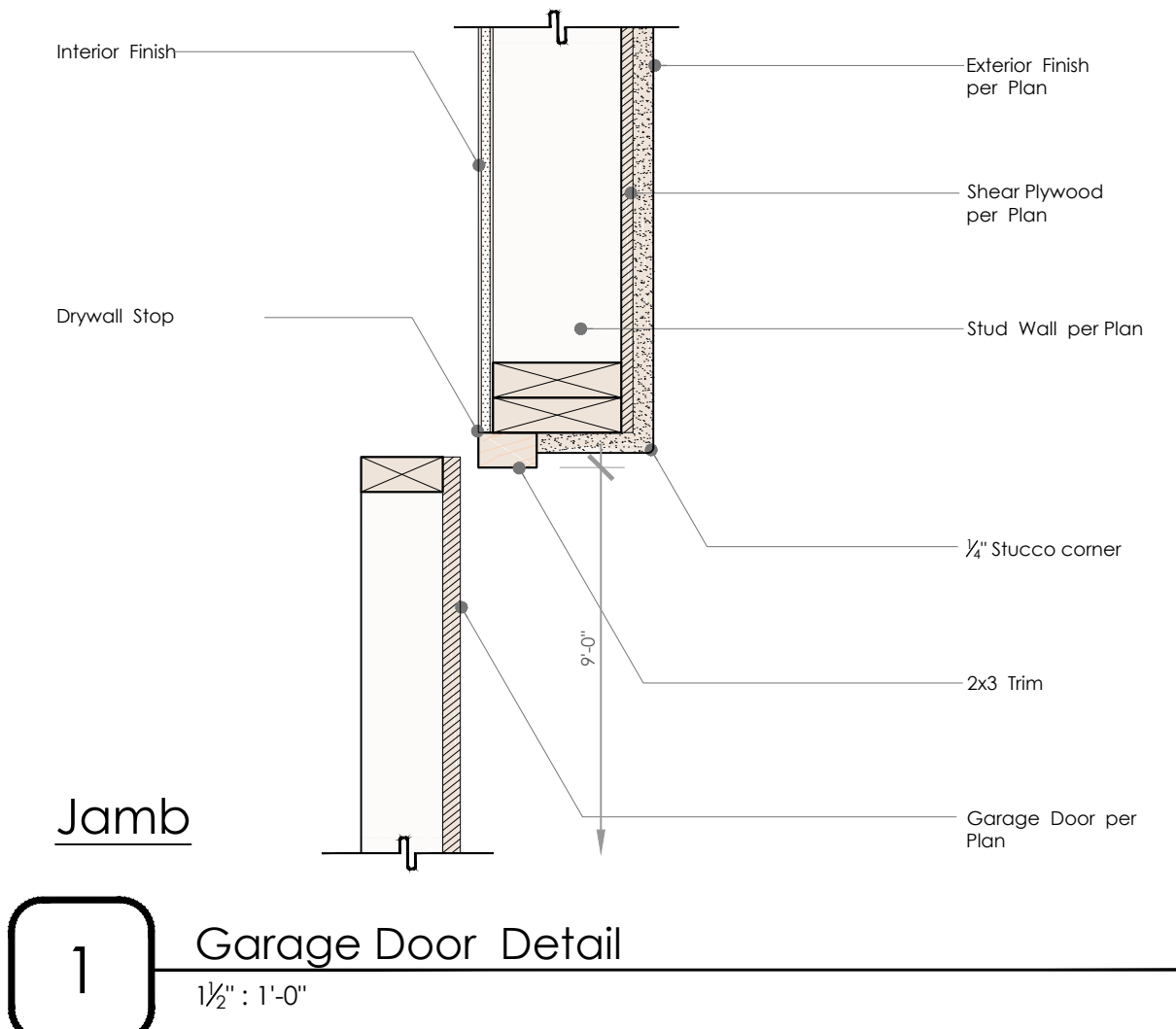
12th Street

-Preliminary Site Plan-

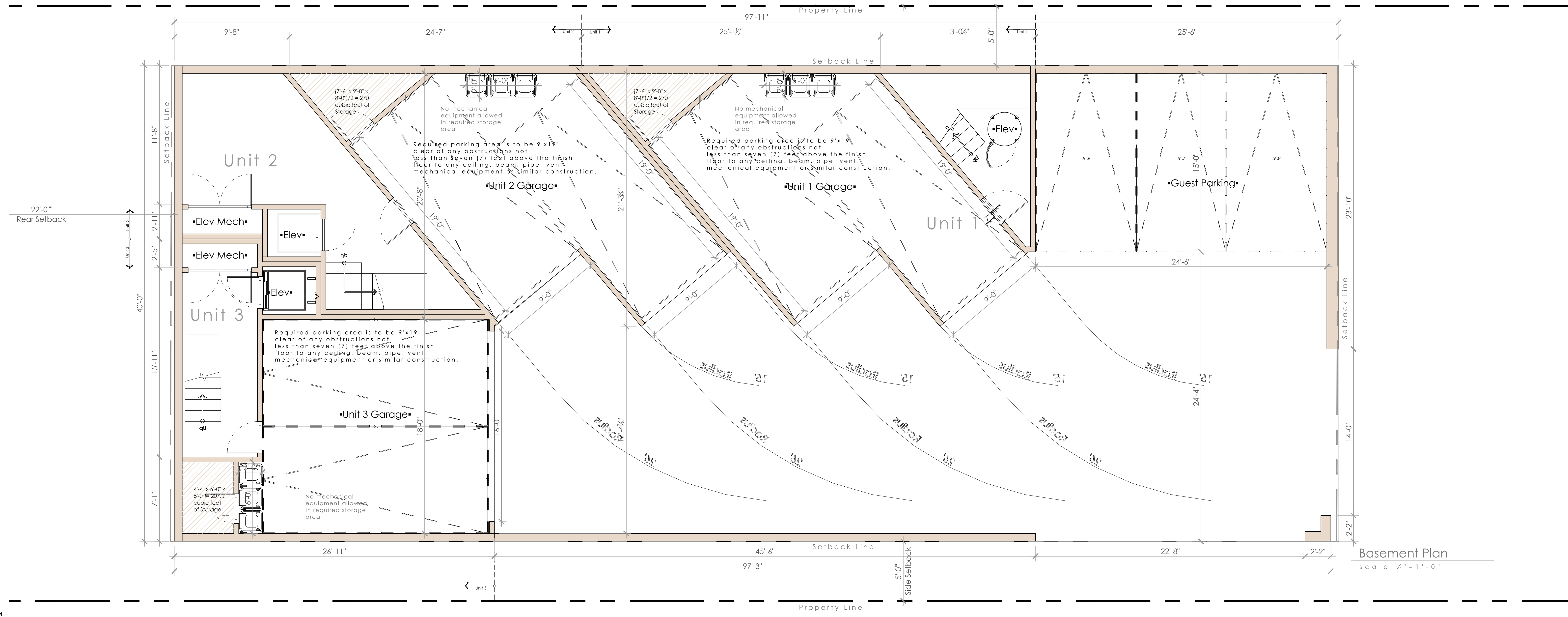
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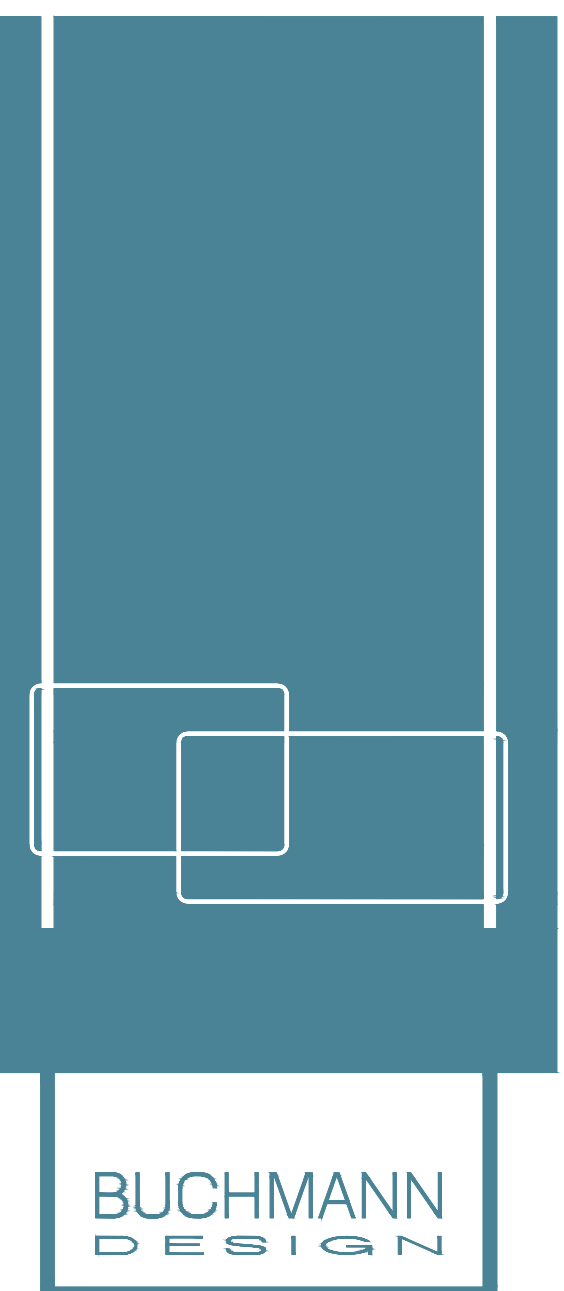
Basement Rendering (Not for Construction)
N.T.S. (For reference and show design intent only)



1 Garage Door Detail
1/2" = 1'-0"



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



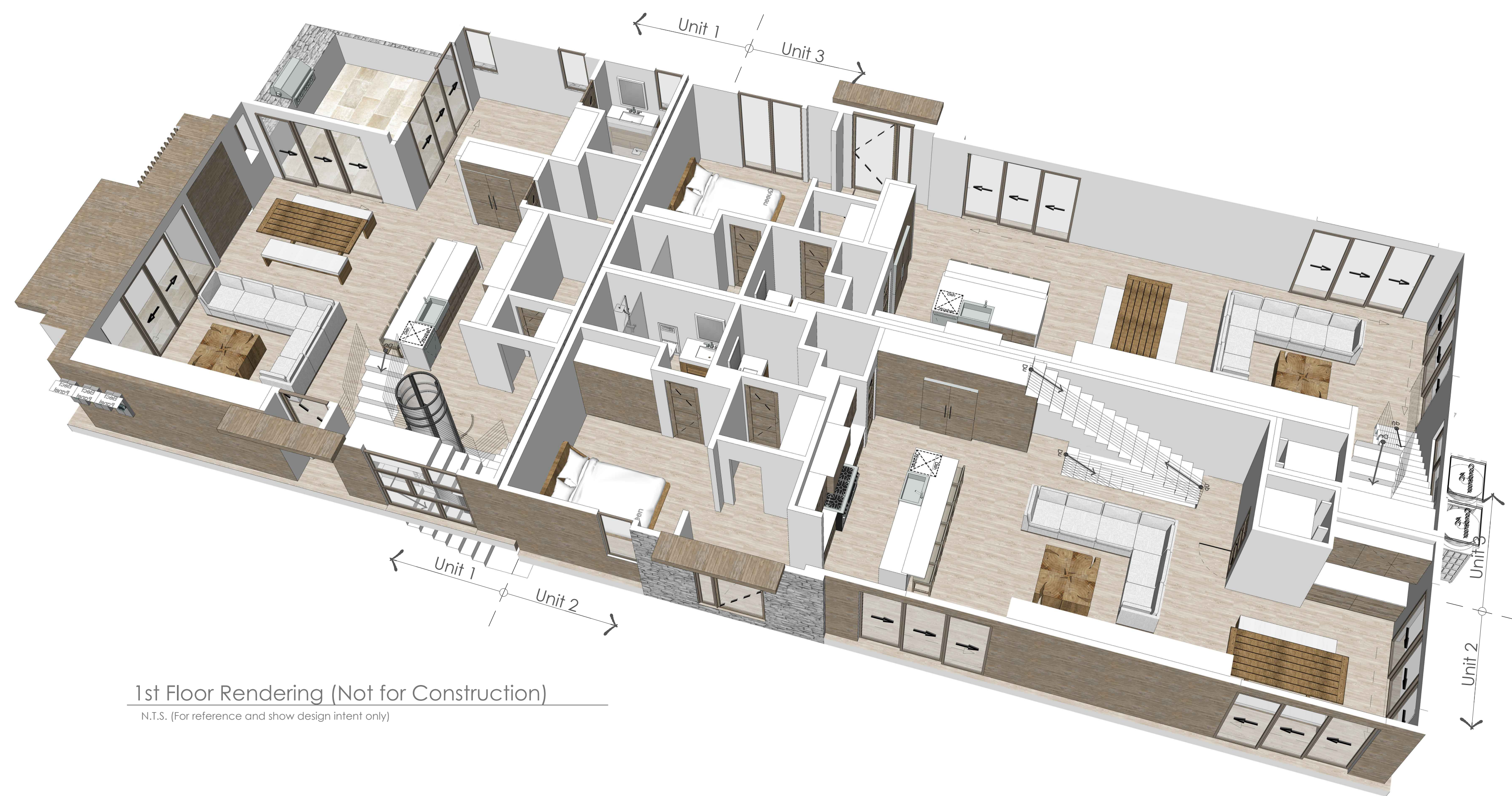
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Preliminary Floor Plans

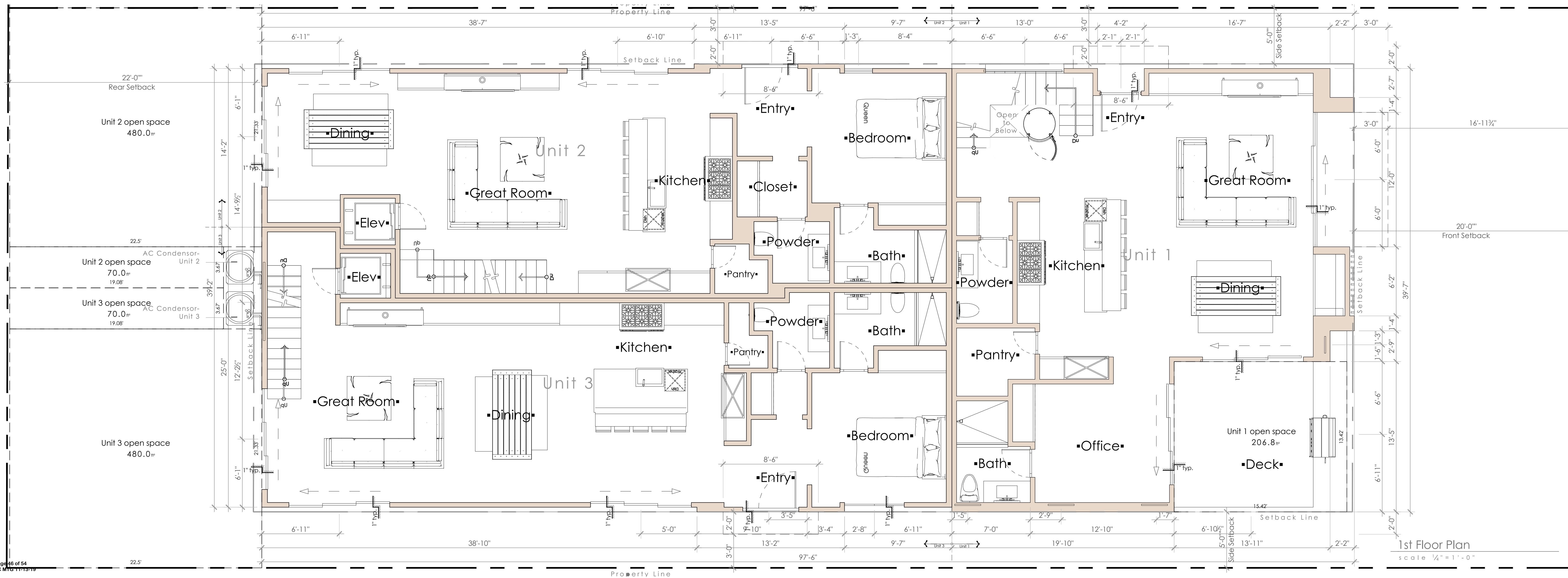
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1st Floor Rendering (Not for Construction)

N.T.S. (For reference and show design intent only)



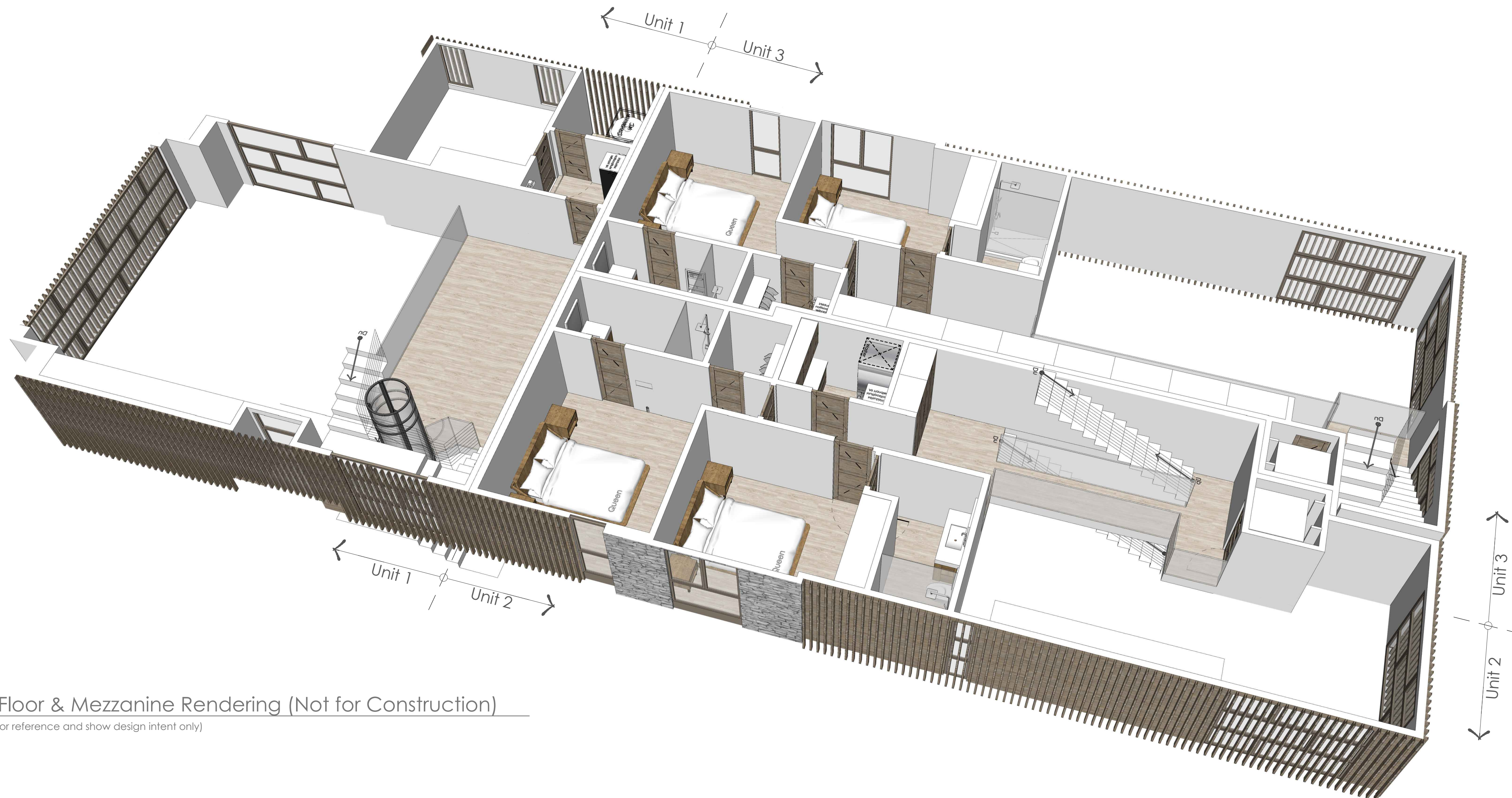
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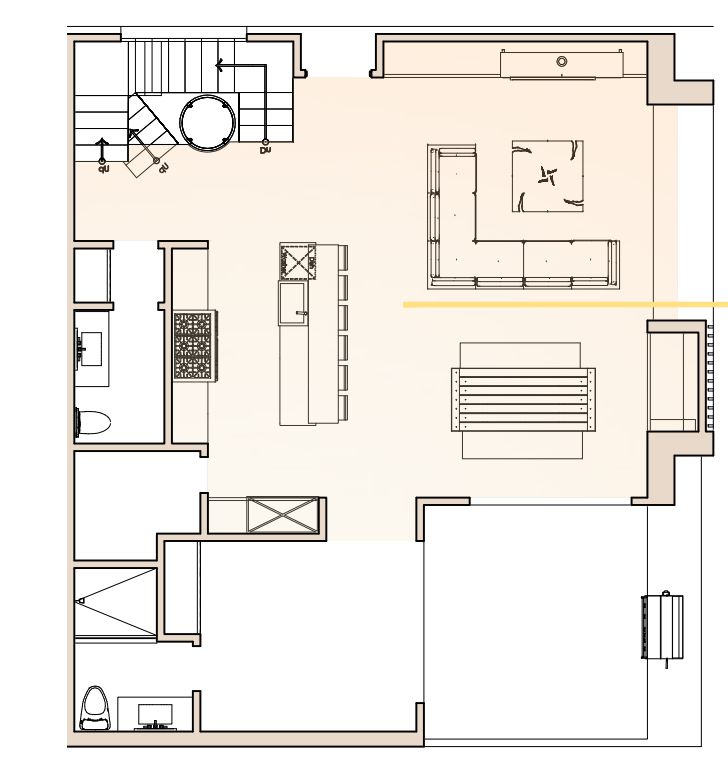
- Preliminary Floor Plans -

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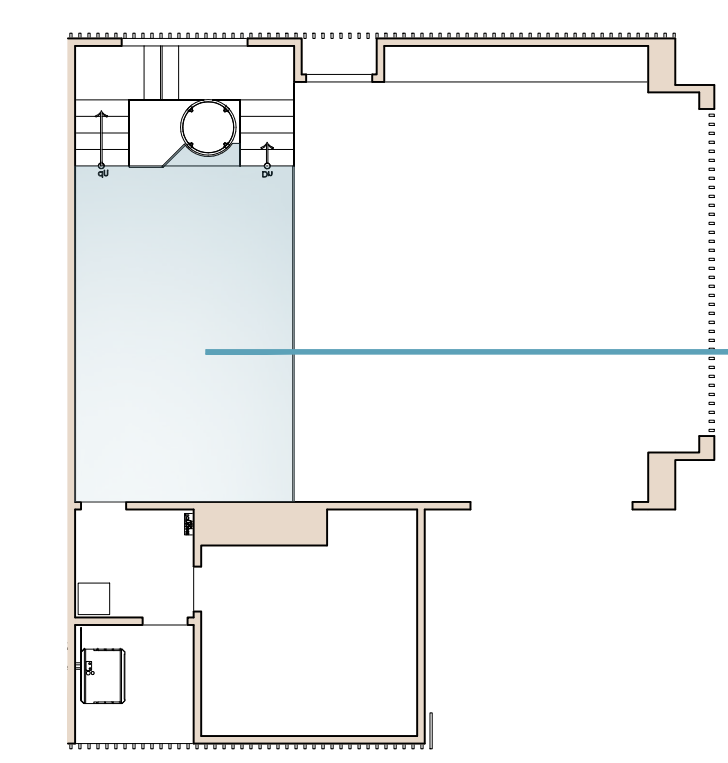
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2nd Floor & Mezzanine Rendering (Not for Construction)
 N.T.S. (For reference and show design intent only)



Unit 1 Below Mezzanine
 699.8 sq ft

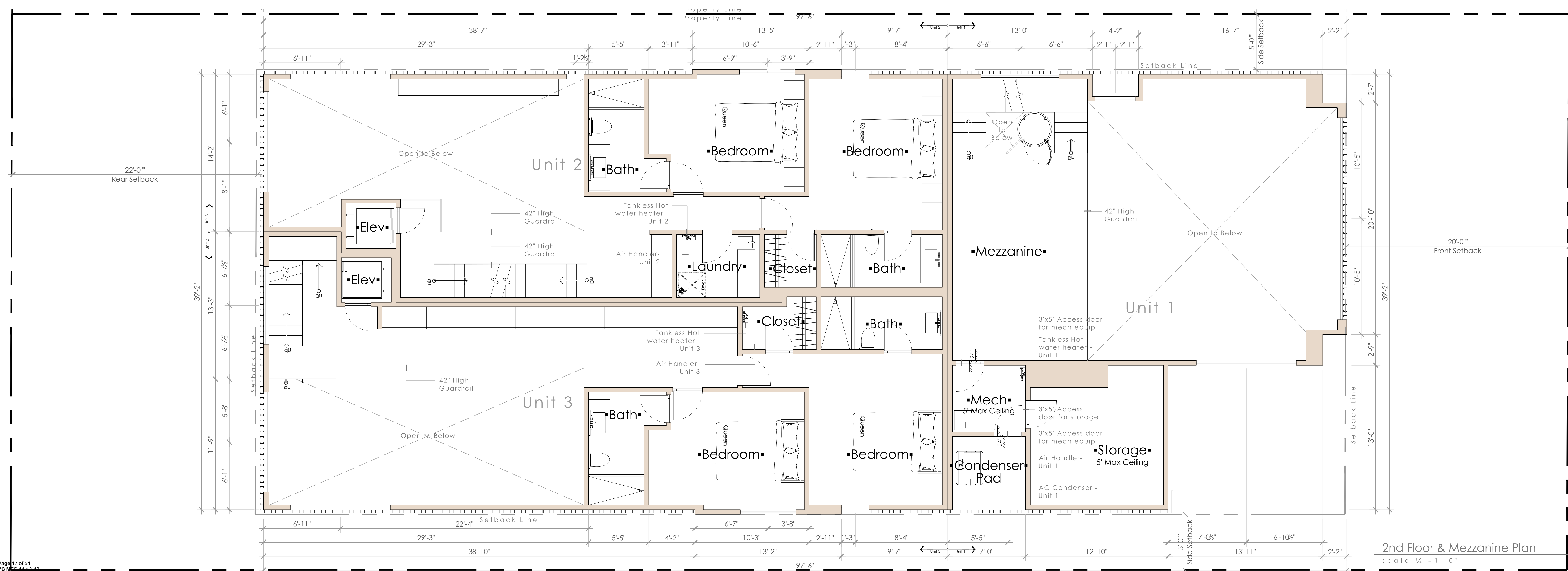


Unit 1 Mezzanine
 230.3 sq ft

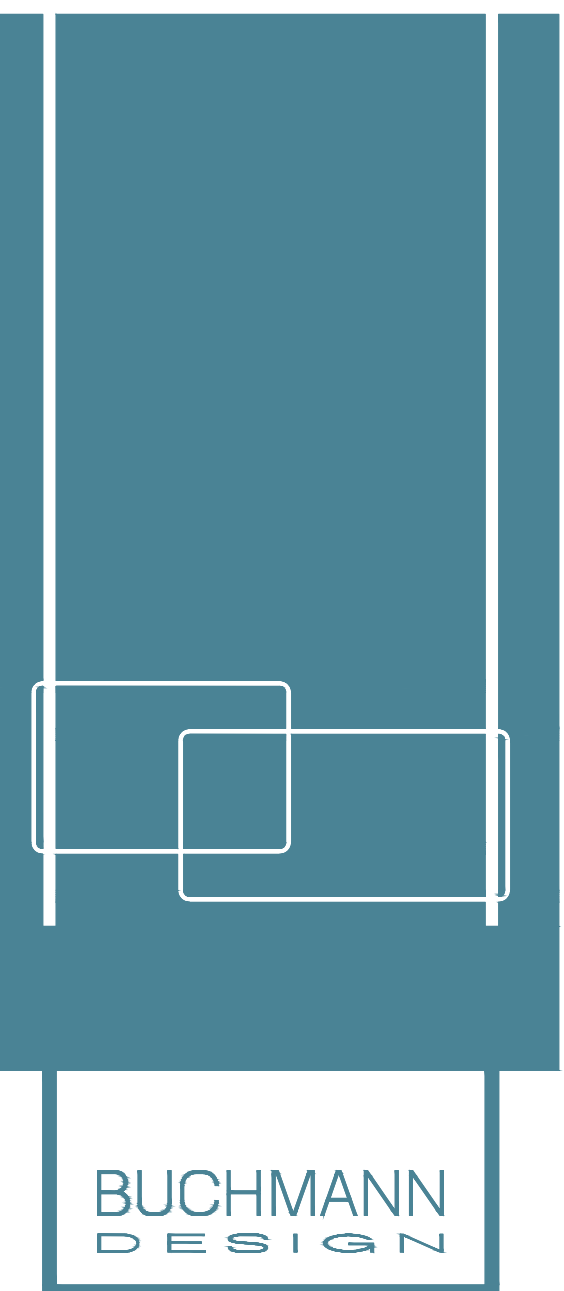
Mezzanine Calculation	
Area	Area
Area Below	699.80
Maximum Area	233.03
Area Provided	230.30

- Mezzanine Notes:
- Mezzanine calculation for Building Department mezzanine qualification calculation.
 - Does not include wall thickness or stairs to mezzanine, per California Building Code.

Mezzanine Calculation
 3/32" = 1'-0"



2nd Floor & Mezzanine Plan
 scale 1/4" = 1'-0"



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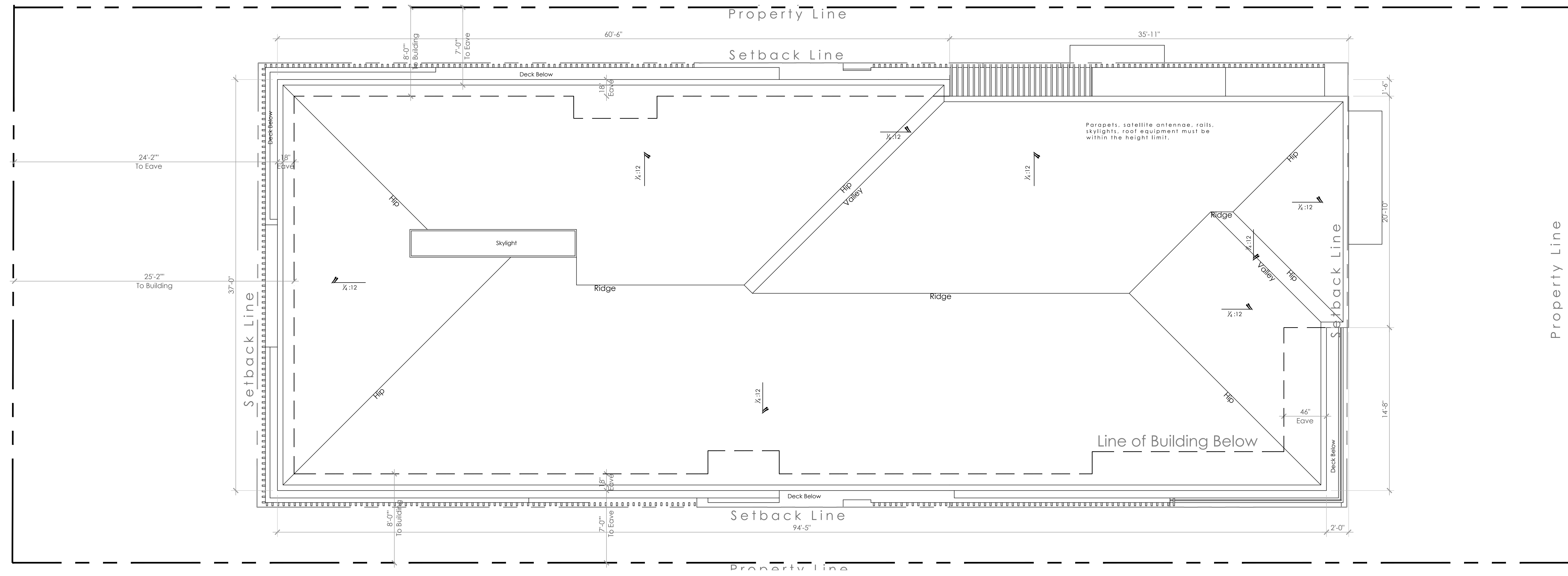
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- Preliminary Floor Plans -

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



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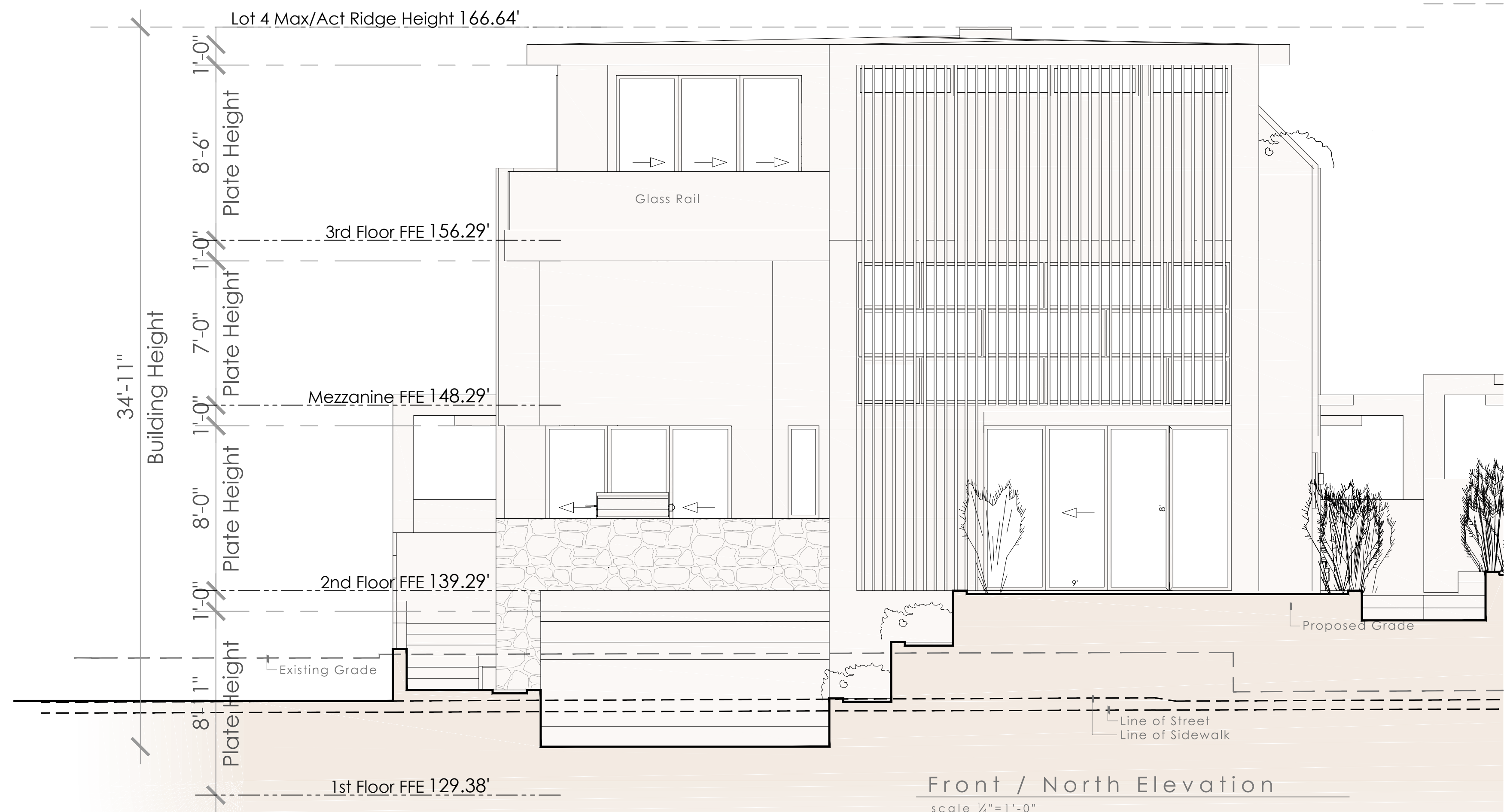
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-Preliminary Roof Plan-

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Very Important Note

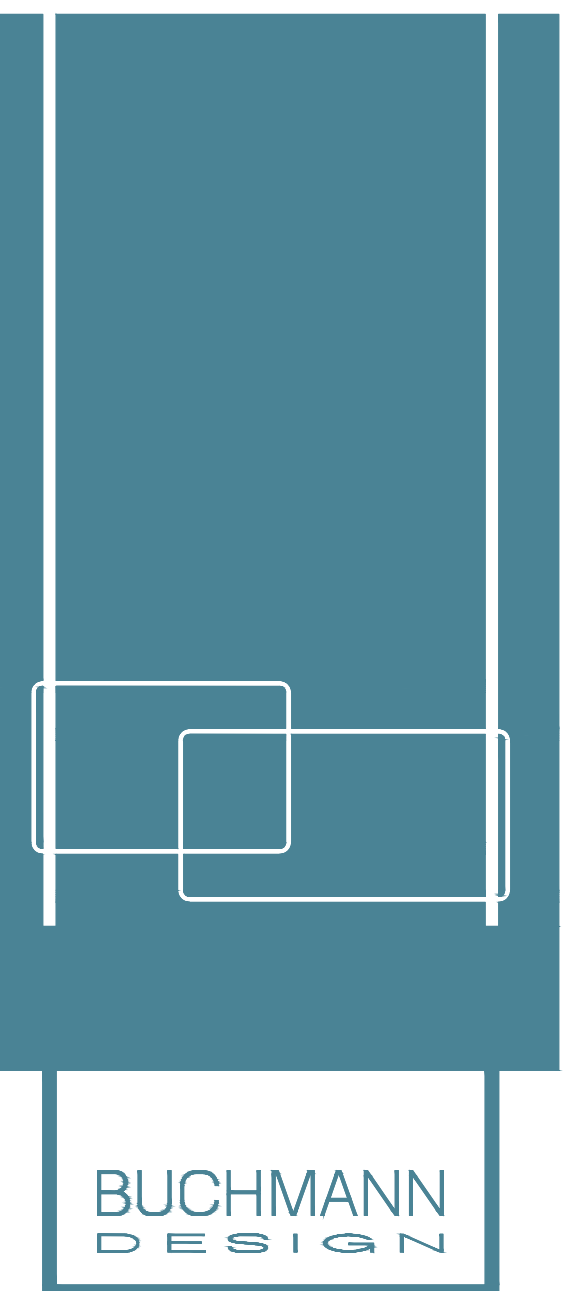
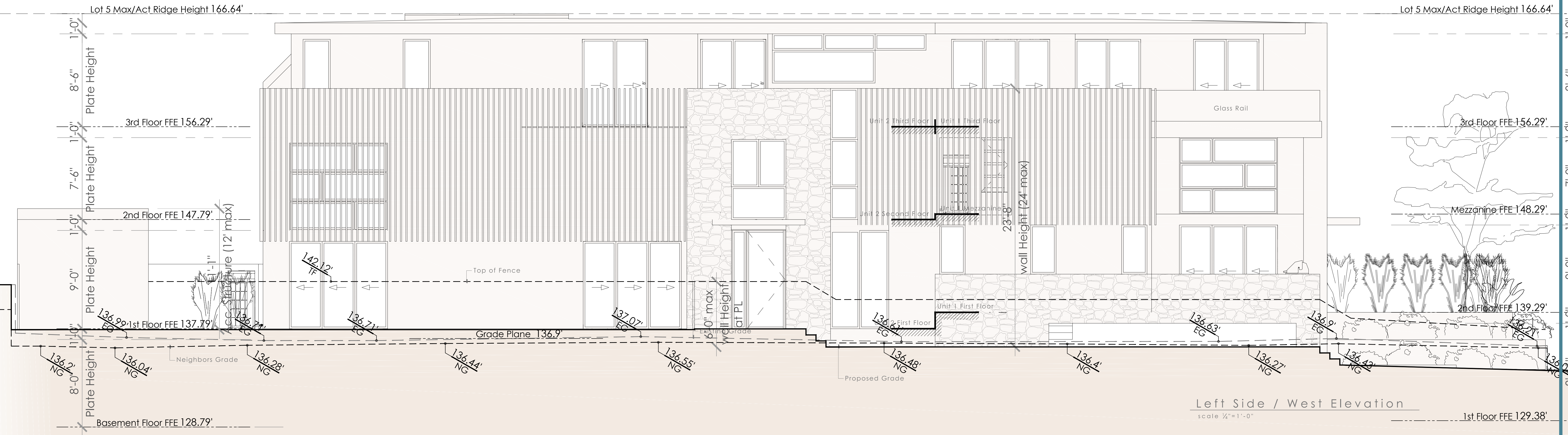
Framer and General Contractor Shall Verify Exact Elevation of Highest Roof Beam and Shall Notify Architect of this Elevation Prior to any Roof Framing. Adjustment May be Required with Respect to Height Limit.

A Building Height Certificate is Required After Framing

Parapets, Satellite Antennae, Rails, Skylight, and Roof Equipment Must be within the Height Limit.

Provide 2-Layers of Grade D Paper under stucco at Wall Plywood (Shear Panels)

Note:
Chimneys may exceed the maximum permitted height by no more than 5 feet provided the width and depth do not exceed 3 and 5 feet respectively (MBMC 10.60.060).



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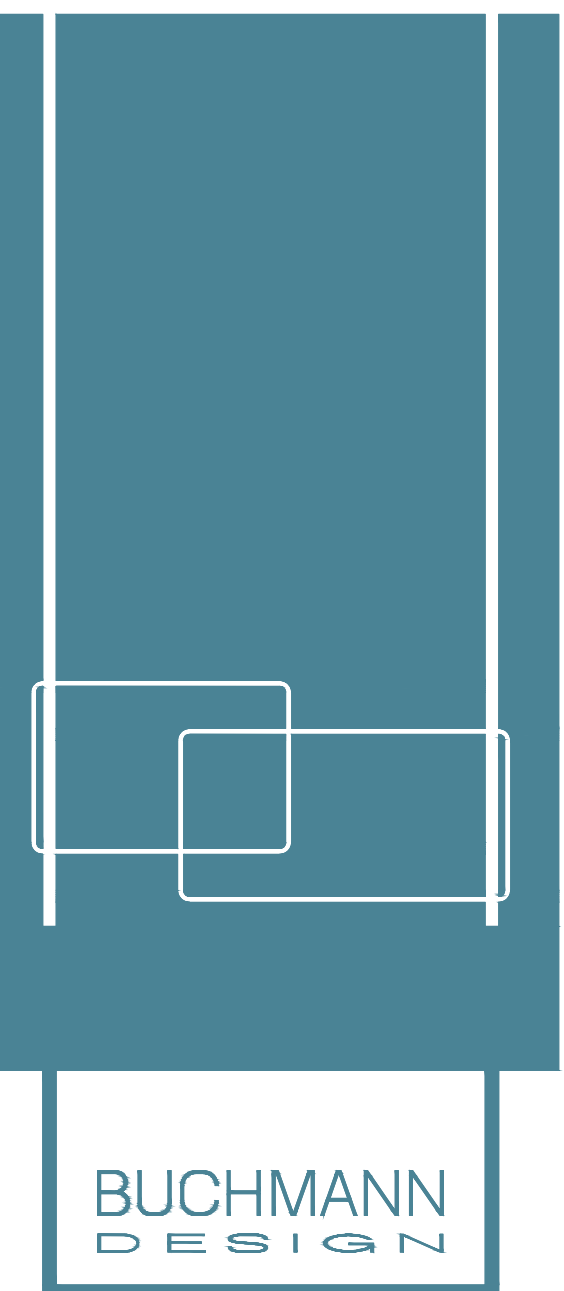
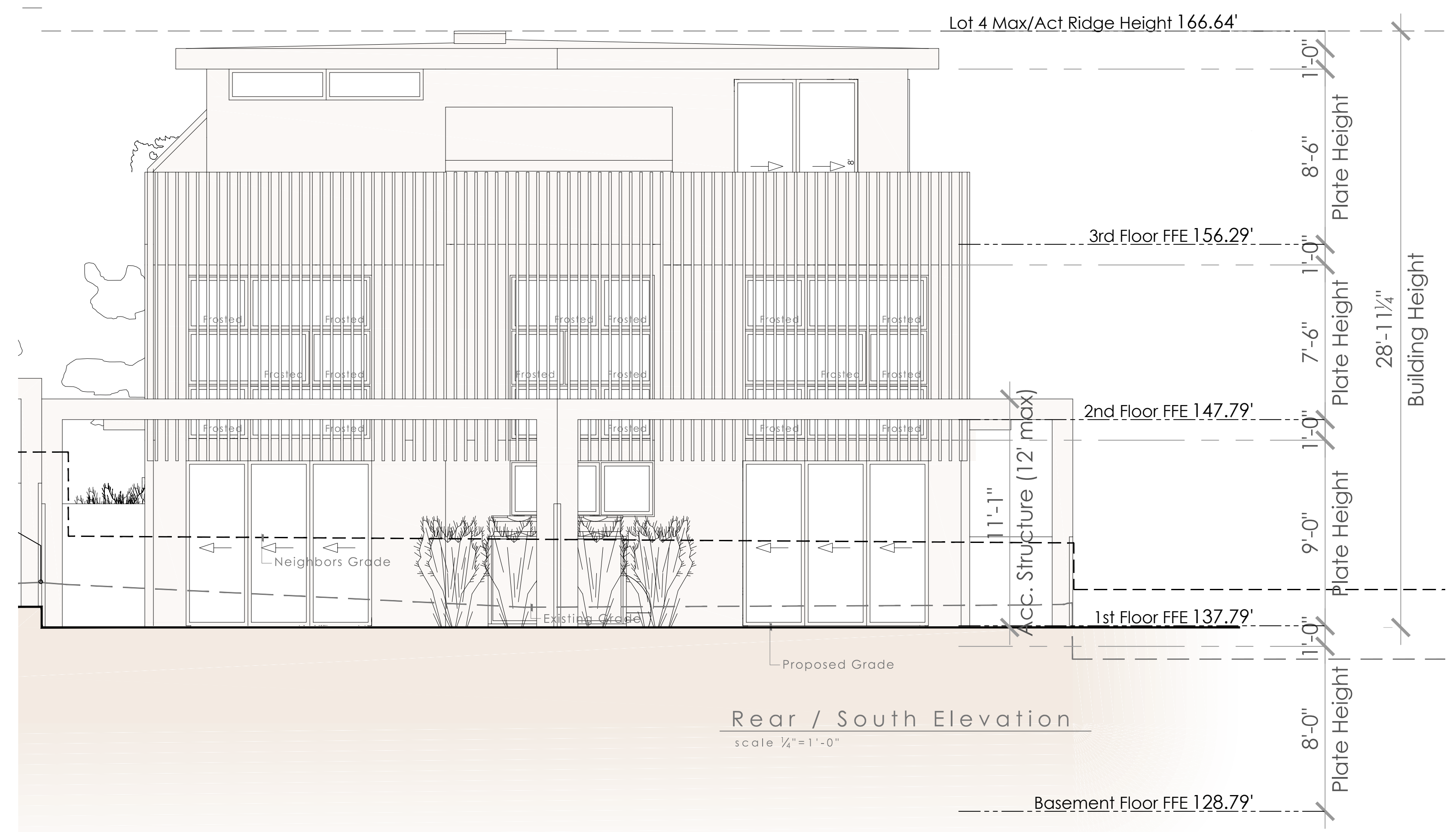
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-Preliminary Elevations-

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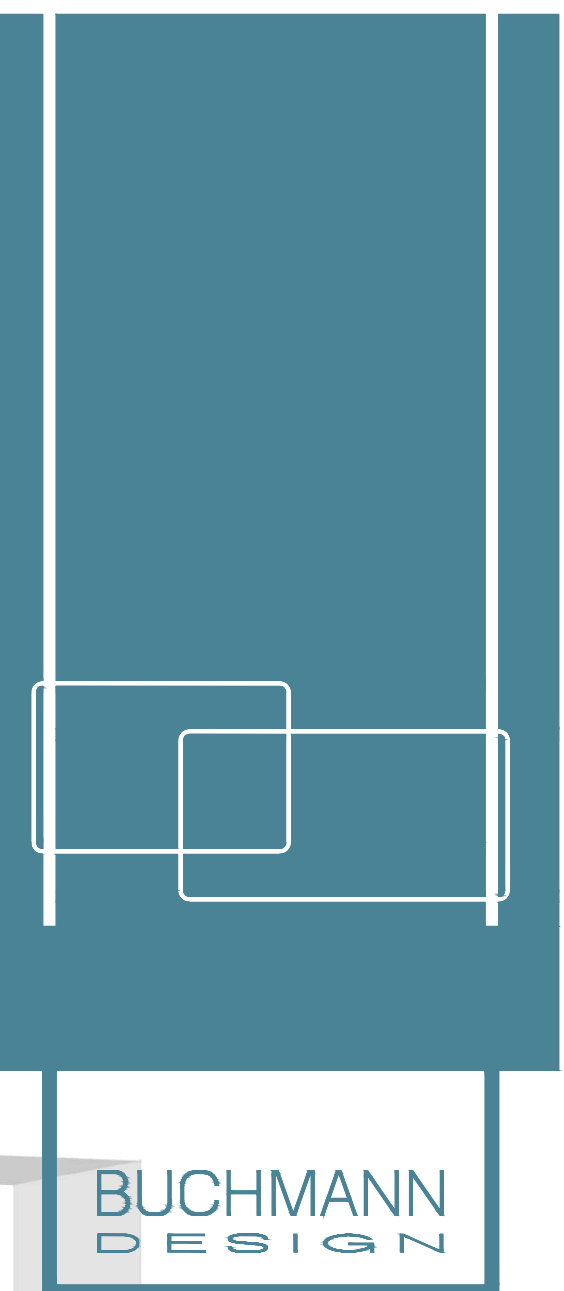
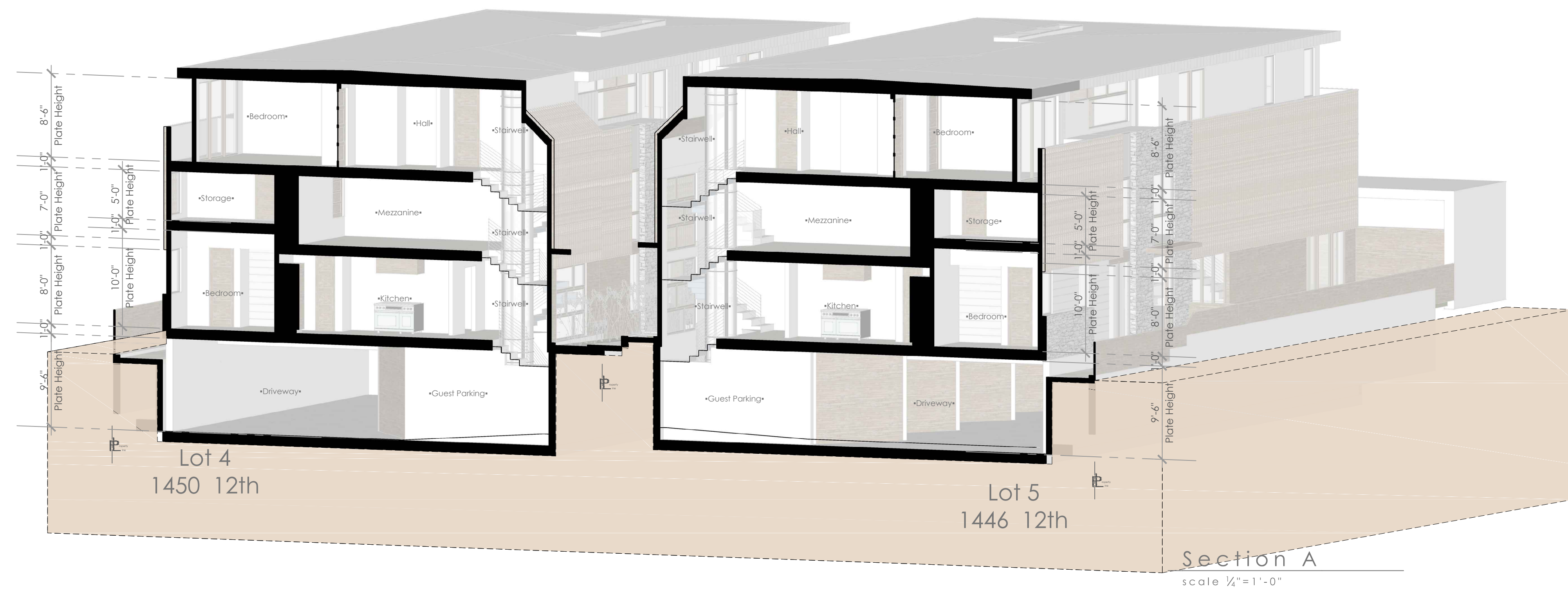
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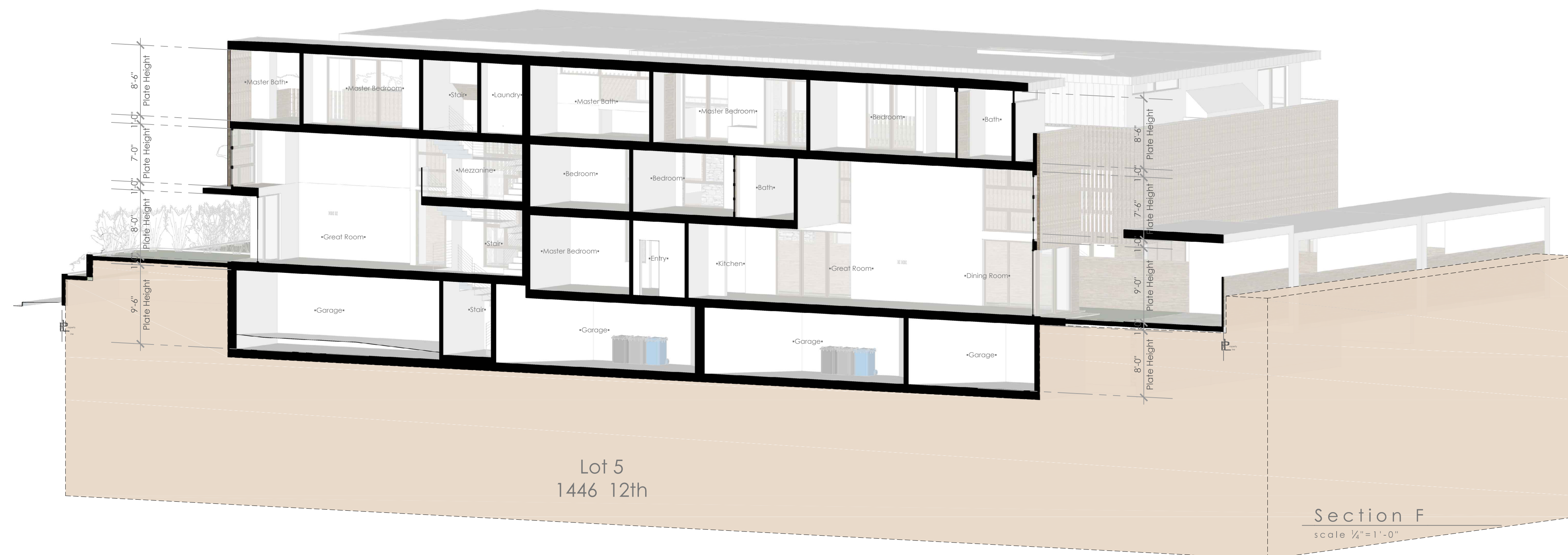
Building Sections

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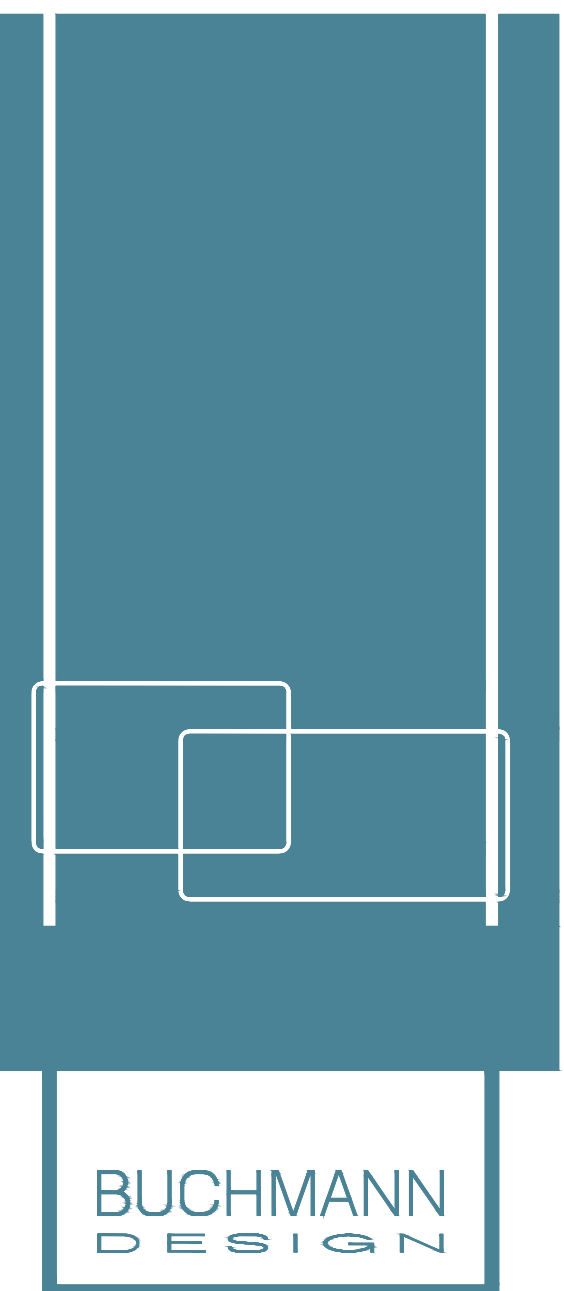
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Section E
scale 1/4"=1'-0"



Section F
scale 1/4"=1'-0"



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