



Agenda Item #: 06/1121.13

Staff Report

City of Manhattan Beach

TO: Honorable Mayor Tell and Members of the City Council

THROUGH: Geoff Dolan, City Manager

FROM: Richard Thompson, Director of Community Development
Angelica Ochoa, Assistant Planner

DATE: November 21, 2006

SUBJECT: Consideration of Planning Commission Approval of a Coastal Development Permit and Vesting Tentative Parcel No. 67075 for Construction of 2 Attached Residential Condominium Units at 116 Rosecrans Avenue

RECOMMENDATION:

Staff recommends that the City Council receive and file the decision of the Planning Commission to approve a Coastal Development Permit and Vesting Tentative Parcel Map No. 67075 for construction of 2 attached residential condominium units at 116 Rosecrans Avenue

FISCAL IMPLICATION:

There are no fiscal implications associated with the recommended action.

BACKGROUND:

At the public hearing of October 25, 2006, staff presented to the Planning Commission a request to allow the development of two attached three-story residential condominium units replacing a duplex located at 116 Rosecrans Avenue. The site is zoned High Density Residential (RH) and is located within Area District III. The project site is typical for condominium units and will use the existing driveway access off of Rosecrans Avenue and 36th Place. Since the subject property is located within the coastal zone, the applicant is seeking approval of a Coastal Development Permit and a Tentative Parcel Map to subdivide the property into two separate parcels.

DISCUSSION:

The Planning Commission heard testimony from a family member of a neighbor regarding the project design and construction activity. The family member stated he did not object to the development and felt all of his questions raised were answered in the staff report. The Commission stated that the development would conform to all of the City's requirements and requested that staff review the project plans with the neighbor. After receiving public testimony, the Planning Commission found that the project was in conformance with the City's Local Coastal Program, Subdivision requirements and Municipal Code Title 10 development standards for building height, floor area, setbacks, parking, landscaping, and open space.

The Planning Commission approved (4-0-1) the subject application and **ADOPTED** Resolution No. PC 06-16 at its regular meeting on October 25, 2006.

Staff reports and draft minutes excerpts from the Planning Commission's proceedings are also attached to this report for reference.

ALTERNATIVES:

The alternatives to the staff recommendation include:

1. **REMOVE** this item from the Consent Calendar, **APPEAL** the decision of the Planning Commission, and direct that a public hearing be scheduled.

Attachments:

- A. Resolution No. PC 06-16
- B. Planning Commission 'Draft' Minutes excerpt, dated 10/25/06
- C. Planning Commission Staff Report and attachments, dated 10/25/06
- D. Letter from Neighbor, dated 10/25/06
- E. Plans (separate- not available electronically)

cc: Mike Cleland, Applicant

Mark Trotter, Project Designer, Trotter Building Designs, Inc.

Bunny Srou, Project Representative, Srou & Associates

RESOLUTION NO. PC 06-16

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANHATTAN BEACH APPROVING A COASTAL DEVELOPMENT PERMIT AND VESTING TENTATIVE PARCEL MAP NO. 067075 TO ALLOW CONSTRUCTION OF A TWO-UNIT CONDOMINIUM PROJECT LOCATED AT 116 ROSECRANS AVENUE(Trotter Building Designs Incorporated)

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

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

- A. The Planning Commission of the City of Manhattan Beach conducted a public hearing pursuant to applicable law on October 25, 2006, to consider an application for a Coastal Development Permit and Vesting Tentative Parcel Map No. 067075 for the property legally described as Pecks Manhattan Beach Tract # 2 Lot 3 Block 39 located at 116 Rosecrans Avenue in the City of Manhattan Beach.
- B. The public hearing was advertised pursuant to applicable law, testimony was invited and received.
- C. The applicant for the Coastal Development Permit and Vesting Tentative Parcel Map is Trotter Building Designs Incorporated. The property owner is 29 Rosecrans Partners LP, a California Limited Partnership.
- D. The applicant proposes demolition of a duplex and construction of two new condominium units.
- E. The property is located within Area District III and is zoned RH High Density Residential. The surrounding land uses are zoned RH and consist of single and multiple family residences.
- F. The General Plan designation for the property is High Density Residential, and the Local Coastal Program/Land Use Plan designation is High Density Residential.
- G. The Project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Section 15303, and 15332 based on staff's determination that the project is a minor development/infill project.
- H. 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.
- I. The project is in accordance with the objectives and policies of the Manhattan Beach Coastal Program, as follows:
 - a) The proposed structure is consistent with the building scale in the coastal zone neighborhood and complies with the applicable standards of the Manhattan Beach Coastal Zone Zoning Code.
 - b) The proposed structure is consistent with building density standards of the Local Coastal Program in that it proposes a floor area ratio factor less than the allowable.
 - c) The proposed structure will be consistent with the 30-foot Coastal Zone residential height limit. This is consistent with the residential development of the Land Use Plan, Policy II.B.1-3 as follows:



RESOLUTION PC 06-16

1. Maintain building scale in coastal zone residential neighborhoods.
 2. Maintain residential building bulk control established by development standards.
 3. Maintain Coastal Zone residential height limit not to exceed 30-feet.
- J. The project is consistent with the public access and recreation policies of Chapter 3 of the California Coastal Act of 1976, as follows:
- Section 30212 (a) (2): The proposed structure does not impact public access to the shoreline, and adequate public access is provided and shall be maintained along Rosecrans Avenue, 36th Place, Ocean Drive and Manhattan Avenue.
 - Section 30221: Present and foreseeable future demand for public or commercial recreational activities that could be accommodated on the property is already adequately provided for in the area.
- K. This Resolution upon its effectiveness constitutes the Coastal Development Permit and Vesting Tentative Parcel Map approval for the subject project.

SECTION 2. The Planning Commission of the City of Manhattan Beach hereby **APPROVES** the subject Coastal Development Permit and Vesting Tentative Parcel Map (No. 067075) application subject to the following conditions:

Standard Conditions

1. *Compliance.* All development must occur in strict compliance with the proposal as set forth in the application for said permit, subject to any special conditions set forth below. Any substantial deviation from the approved plans must be reviewed and approved by the Planning Commission.
2. *Expiration.* The Coastal Development Permit shall be approved for a period of three years after the date of approval, with the option for future extensions, in accordance with the Local Coastal Program (LCP) Section A.84.090.
3. *Interpretation.* Any questions of intent or interpretation of any condition will be resolved by the Planning Commission.
4. *Inspections.* The Community Development Department Staff shall be allowed to inspect the site and the development during construction subject to 24-hour advance notice.
5. *Assignment.* The permit may be assigned to any qualified persons subject to submittal of the following information to the Director of Community Development:
 - a. A completed application and application fee as established by the City's Fee Resolution;
 - b. An affidavit executed by the assignee attesting to the assignee's agreement to comply with the terms and conditions of the permit;
 - c. Evidence of the assignee's legal interest in the property involved and legal capacity to undertake the development as approved and to satisfy the conditions required in the permit;
 - d. The original permittee's request to assign all rights to undertake the development to the assignee; and,

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- e. A copy of the original permit showing that it has not expired.
- 6. *Terms and Conditions are Perpetual.* These terms and conditions shall be perpetual, and it is the intention of the Director of Community Development and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.
- 7. *Effective Date.* This Resolution shall become effective when all time limits for appeal as set forth in MBMC Section 10.100.030, and the City of Manhattan Beach Local Coastal Program - Implementation Program Section A.96.160 have expired; and, following the subsequent Coastal Commission appeal period (if applicable) which is 10 working days following notification of final local action.

Special Conditions

- 8. The subject Coastal Development Permit will be implemented in conformance with all provisions and policies of the Certified Manhattan Beach Local Coastal Program (LCP) and all applicable development regulations of the LCP - Implementation Program.
- 9. The plans shall be in substantial conformance with the plans submitted to, and approved by, the Planning Commission on October 25, 2006.
- 10. Flat roof surfaces shall have pea gravel or comparable decorative treatments.
- 11. All related public right-of-way improvements shall be in conformance with the City's Public Works and encroachment requirements.

Condominium Conditions

- 12. A survey suitable for purposes of recordation shall be performed by a Civil Engineer or Land Surveyor licensed in the State of California, including permanent monumentation of all property corners and the establishment or certification of centerline ties at the intersections of:
 - a. Manhattan Avenue and Rosecrans Avenue
 - b. Manhattan Avenue and 36th Place
 - c. Ocean Drive and Rosecrans Avenue
 - d. Ocean Drive and 36th Place
- 13. All electrical, telephone, cable television system, and similar service wires and cables shall be installed in underground to the appropriate utility pole(s) in compliance with all applicable Building and Electrical Codes, safety regulations, and orders, rules of the Public Utilities Commission, the serving utility company, and specifications of the Public Works Department.
- 14. All defective or damaged curb, gutter, street paving, and sidewalk improvements shall be removed and replaced with standard improvements, subject to the approval of the Public Works Department.
- 15. Each new condominium shall have separate water and sewer laterals as approved by the Director of Public Works.
- 16. All landscape irrigation backflow devices must meet current City requirements for proper installation.
- 17. No discharge of construction wastewater, building materials, debris, or sediment from the site is permitted.

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18. Separate water lines and sanitary sewer laterals must be installed on each unit. Condos with three or more units shall use a common sanitary sewer lateral. Lateral shall conform to U.B.C. 717.0 using Table 7-8.
19. A property line cleanout must be installed on each sanitary sewer lateral. See City Standard Plan ST-5. Cleanout must be added to the site plan.
20. A backwater valve is required on the sanitary sewer lateral if the discharges from fixtures with flood level rims are located below the next upstream manhole cover of the Public sewer. See City Standard Plan ST-24. Must be shown on the plan if applicable.
21. If any existing sewer lateral is used, it must be televised to check its structural integrity. The tape must be made available for review by the Public Works Department. The Public Works Department will review the tape and determine at that time if the sanitary lateral needs repairing, replaced, or that it is structurally sound and can be used in its present condition. The lateral must not be cleaned before it is videotaped.
22. Any unused water or sanitary sewer laterals must be shown on the plans and abandoned at the City main.
23. The back of driveway approach must be six inches higher than the flow line on the street. M.B.M.C.9.76.030.
24. The sidewalk must be replaced from the West property line to the East property line and shown on the plans.
25. Traffic Management Plan shall be submitted in conjunction with the building plans, to be approved by the Police and Public Works Departments prior to issuance of building permits. The plan shall provide for the management of all construction related traffic during all phases of construction, including delivery of materials and parking of construction related vehicles. Driverless vehicles blocking neighbors' driveways without written authorization, and overnight storage of materials in the roadway shall be prohibited.
26. Vesting Tentative Parcel Map No. 067075 shall be approved for an initial period of 3 years with the option of future extensions.
27. 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.
28. The applicant agrees, as a condition of approval of this project, to pay for all reasonable legal and expert fees and expenses of the City of Manhattan Beach, in defending any legal actions associated with the approval of this project brought against the City. In the event such a legal action is filed against the project, the City shall estimate its expenses for the litigation. Applicant shall deposit said amount with the City or enter into an agreement with the City to pay such expenses as they become due.

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SECTION 3. Pursuant to Government Code Section 65009 and Code of Civil Procedure Section 1094.6, any action or proceeding to attack, review, set aside, void or annul this decision, or concerning any of the proceedings, acts, or determinations taken, done or made prior to such decision or to determine the reasonableness, legality or validity of any condition attached to this decision shall not be maintained by any person unless the action or proceeding is commenced within 90 days of the date of this resolution and the City Council is served within 120 days of the date of this resolution. The City Clerk shall send a certified copy of this resolution to the applicant, and if any, the appellant at the address of said person set forth in the record of the proceedings and such mailing shall constitute the notice required by Code of Civil Procedure Section 1094.6.


I hereby certify that the foregoing is a full, true, and correct copy of the Resolution as adopted by the Planning Commission at its regular meeting of October 25, 2006 and that said Resolution was adopted by the following vote:

AYES: Bohner, Cohen, Lesser,
Chairman Schlager


NOES:

ABSTAIN: Powell

ABSENT:



RICHARD THOMPSON,
Secretary to the Planning Commission



Sarah Boesch
Recording Secretary

PLANNING COMMISSION [DRAFT] MINUTES

October 25, 2006

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1
2 Director Thompson explained the 15-day appeal period and stated that the item will be placed on
3 the City Council's Consent Calendar for their review on November 21, 2006.

4 06/1025.2 Consideration of a COASTAL DEVELOPMENT PERMIT and Vesting Tentative
5 Parcel Map No. 67075 for Construction of Two Attached Residential Condominium
6 Units at 116 Rosecrans Avenue

7 Commissioner Powell indicated that he will not participate on the discussion of the project, as he
8 lives within the notification zone and the proposal could potentially impact his property. He stated
9 that he is abstaining from voting on the issue to avoid any appearance of a conflict of interest.

10 Assistant Planner Ochoa summarized the staff report. She indicated that the proposal is to develop
11 two attached three-story condominium units with a combined square footage of 3,452 square feet.
12 She indicated that the project would also include two enclosed parking spaces and one open guest
13 space for each unit for a total of six on-site parking spaces. She stated that vehicle access to the
14 development would be taken from the existing street driveway on Rosecrans Avenue and the rear
15 alley driveway on 36th Place. She stated that the project conforms to the Zoning Code development
16 standards for height, setbacks, open space and BFA for the high density residential zone (RH). She
17 indicated that the project also conforms to the General Plan requirements for land use and the Local
18 Coastal Plan. She said that notice was provided to the property owners within 100 feet of the
19 subject site, and a notice was also published in the Beach Reporter. She commented that staff
20 received one letter from a neighbor at 120 Rosecrans Avenue which raised questions regarding
21 design of the new residence and construction activity. She indicated that staff does not feel that any
22 of the questions raised would impact the development. She indicated that staff is recommending
23 approval of the project.

24 **Elizabeth Srour**, representing the applicant, said that the existing structure on the site is very non-
25 conforming and is built to the property lines. She pointed out that the proposal would result in the
26 existing nonconformances being removed; would meet all development standards and Zoning
27 Code; would be 1,200 square feet less than could be built on the site; and would have a greater
28 setback than is required. She commented that the conditions included in the draft Resolution are
29 typical and agreeable to the applicant.

30 Chairman Schlager opened the public hearing.

31 **David McMahon**, representing his daughter, indicated that his daughter is the neighbor who sent
32 the letter that has been provided to the Commissioners. He stated that his daughter does not object
33 to the project; however, she wanted to have her concerns on the record prior to the vote by the
34 Commission.

35 In response to a question from Commissioner Schlager, **Mr. McMahon** commented that he has
36 received a copy of the staff report, and he will communicate the information in the report to his



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1 daughter. He said that he believes the majority of questions have been answered by the report.

2 Chairman Schlager closed the public hearing.

3 Director Thompson said that many of the issues included in the letter can be addressed with the
4 building process and plan check. He indicated that staff is available to the neighbor to address the
5 comments raised in the letter.

6 Commissioner Lesser said that the proposal is reasonable. He indicated that the property is being
7 developed less than would be permitted; the development is below the allowable density; and the
8 project meets the Coastal Zone requirements. He said that he would support the project.

9 Commissioner Bohner indicated that he agrees with the statements of Commissioner Lesser, and
10 the project does meet the Coastal Program requirements and is appropriate.

11 Commissioner Cohen said that she agrees with the comments of the other Commissioners.

12 Chairman Schlager commented that the Commissioners do take public input very seriously, and he
13 has read the letter from the neighbor as well as the staff report. He stated that he believes the
14 information in the report does address the comments raised by the neighbor, and he also appreciates
15 that staff has expressed the willingness to be available to the neighbor.

16 A motion was MADE and SECONDED (Lesser/Bohner) to **APPROVE** a COASTAL
17 DEVELOPMENT PERMIT and Vesting Tentative Parcel Map No. 67075 for construction of two
18 attached residential condominium units at 116 Rosecrans Avenue

19 AYES: Bohner, Cohen, Lesser, Chairman Schlager

20 NOES: None

21 ABSENT: None

22 ABSTAIN: Powell

23

24 Director Thompson explained the 15-day appeal period and stated that the item will be placed on
25 the City Council's Consent Calendar for their review on November 21, 2006.

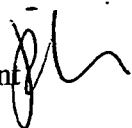
26 **06/1025.3 Consideration of a USE PERMIT for Construction of a Two-Story Youth**
27 **Center/Assembly Hall, Establish a Site-Wide Parking Requirement, and a**
28 **VARIANCE for a New Elevator Shaft/Bell Tower Which Would Exceed the**
29 **30-Foot Height Limit at 303 Peck Avenue**


30 Commissioner Lesser stated that he has a child who was a student at the Montessori School over
31 the summer. He indicated that he has no financial interest in the project and believes he can
32 participate in the proceeding fairly.

33 Commissioner Bohner said that he is a member of the Manhattan Beach Community Church but

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

TO: Planning Commission

THROUGH: Richard Thompson, Director of Community Development 

FROM: Angelica Ochoa, Assistant Planner 

DATE: October 25, 2006

SUBJECT: Consideration of a COASTAL DEVELOPMENT PERMIT and Vesting Tentative PARCEL MAP No. 67075 for Construction of 2 Attached Residential Condominium Units at 116 Rosecrans Avenue

RECOMMENDATION

Staff recommends that the Planning Commission **CONDUCT** the public hearing, **ADOPT** the attached Resolution **Approving** the project subject to certain conditions (Attachment A)

APPLICANT/OWNER

29 Rosecrans Partners LP, a California Limited Partnership
552 2nd Street
Manhattan Beach, CA 90266

BACKGROUND

The subject site fronts on Rosecrans Avenue and has rear alley access off of 36th Place. A Coastal Development Permit is required by Section A.96.040 of the City's Local Coastal Program because the project is located within the Coastal Zone. A public hearing is required by Section A.96.090 because the property is located within the "appealable area" (where a decision is appealable to the State Coastal Commission) of the Coastal Zone. A parcel map is also required by Section 11.12.020 of the Manhattan Beach Municipal Code to subdivide the property into separate condominium ownerships.

PROJECT OVERVIEW

LOCATION

Address

116 Rosecrans Avenue between Ocean Drive on the west and Manhattan Avenue on the east.
(See Vicinity Map - Attachment B).

EXHIBIT

C

Legal Description

Pecks Manhattan Beach Tract # 2 Lot 3 Blk 39

Area District

III

LAND USE

General Plan

High Density Residential

Zoning

RH, High Density Residential District

Land Use

Existing (Duplex)

Proposed (3,452 sq. ft. 2-unit condos)

Neighboring Zoning/Land Uses

North (across Rosecrans Avenue) RH (Residences)

South (across 36th Place) RH (Residences)

East (across Manhattan Avenue) RH (Residences)

West RH (Residences)

PROJECT DETAILS

	<u>Proposed</u>	<u>Requirement</u>
Parcel Size:	2,697.89 sq. ft. (existing legal non-conforming)	2,700 sq. ft. min.
Buildable Floor Area: (BFA)	3,452 sq. ft.	4,590 sq. ft. (maximum)
Building Height:	29.67 ft.	30 ft.
Parking:	4 enclosed, 2 unenclosed compact guest spaces	4 enclosed, 2 unenclosed compact guest spaces
Vehicle Access:	Rosecrans Ave. & 36 th Pl.	N/A
Setbacks:		
Front (north)	8.41 ft.	5 ft. min.
Rear (south)	9.41 ft.	5 ft. min.
Right Side (east)	3-3.5 ft.	3 ft. min.
Left Side (west)	3 ft.	3 ft. min.

DISCUSSION

The applicant proposes to construct a 2-unit condominium project comprised of a 3-story building on a standard lot in the beach area, Area District III. The proposed units will have net living areas of 1,738 square feet (front unit) and 1,714 square feet (rear unit). Required open space for the project is provided by mid-level patio areas and second and third floor decks. The building observes the required setbacks and 30-foot height limit. The project is providing two-car enclosed garages and one open guest parking space for each unit, which complies with the parking requirements.

The project site is conforming for the standards for a condominium site in that it provides front access from Rosecrans Avenue and rear access from 36th Place. The actual total combined buildable floor area for both units is 3,452 square feet compared to the maximum buildable floor area of 4,590 square feet allowed for this district and zone. The front and rear unit's garages are recessed further back than the required setback from Rosecrans Avenue and 36th Place in order to lower the garage floor and meet the required maximum driveway slope of 15%. The proposed garage for each unit will use the existing driveways and will not remove any public parking spaces along Rosecrans Avenue. The majority of the surrounding land uses are residential with single family dwellings, duplex and condominium units.

Staff has reviewed the proposed plans for the project and found that the project complies with applicable coastal and subdivision regulations. The project is consistent with policies II.B 1, 2, 3 of the City's Local Coastal Program which seek to maintain neighborhood building scale, control residential building bulk, and establish building height standards. In order to approve the project, the Planning Commission must make certain findings. These findings are documented in the attached resolution.

PUBLIC INPUT

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

DEPARTMENT COMMENTS

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

ENVIRONMENTAL REVIEW

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

CONCLUSION

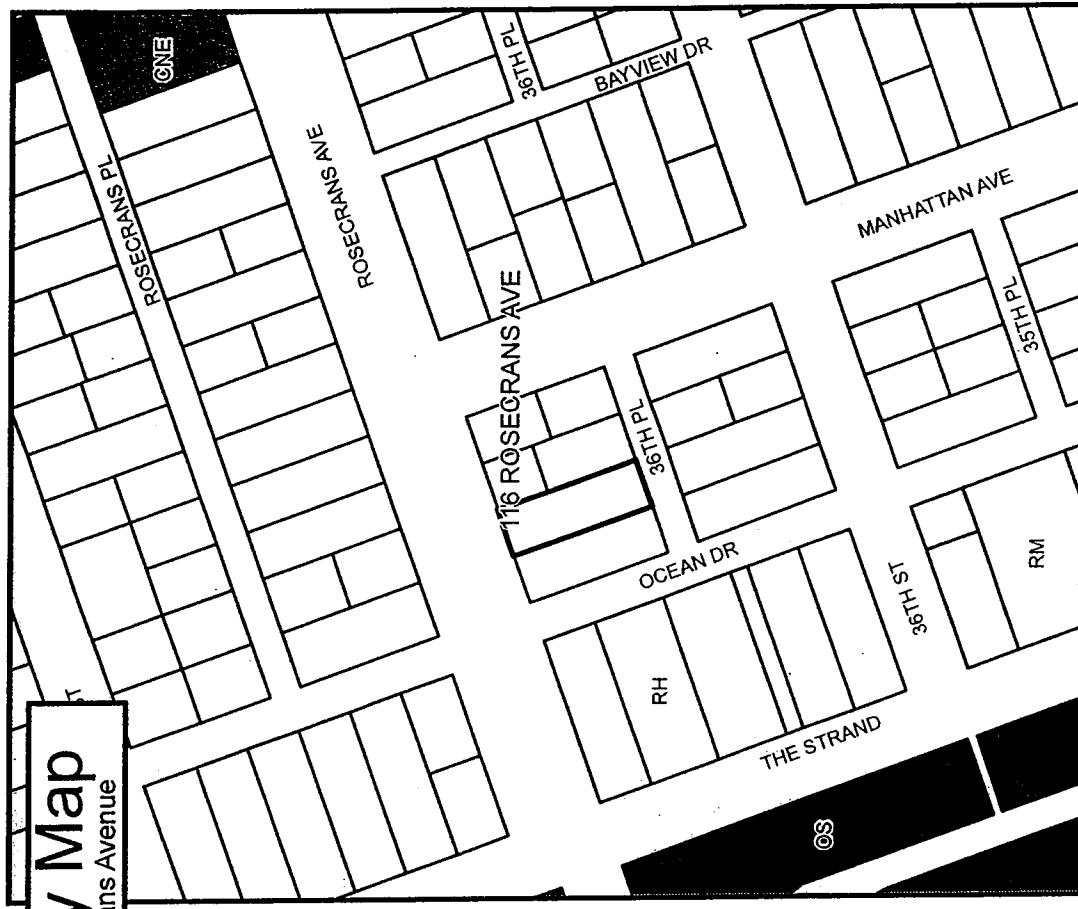
Staff supports the request, finding that the project conforms to applicable zoning objectives, development standards, and Local Coastal Program Policies. A draft resolution of approval is attached, which would act as the project Coastal Development Permit. Several standard conditions have been placed in the attached Resolution as well as project specific, and parcel map conditions.

ATTACHMENTS

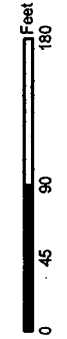
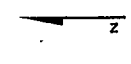
- A. Draft Resolution No. PC 06-
- B. Vicinity Map
- C. Development Plans (separate – NAE = not available electronically)

c: Mike Cleland, Owner
Mark Trotter, Project Designer,
Trotter Building Designs Incorporated

Vicinity Map
116 Rosecrans Avenue



- Legend**
- 116 Rosecrans Ave
 - Parcels
 - Zoning**
 - Residential High Density (RH)
 - Residential Medium Density (RM)
 - North End Commercial (CNE)
 - Open Space (OS)



City of Manhattan Beach
Community Development

25 Oct 2008

EXHIBIT
B

Memorandum

To Manhattan Beach Planning Commission

From Michele Holcomb (of 120 Rosecrans Avenue, MB)

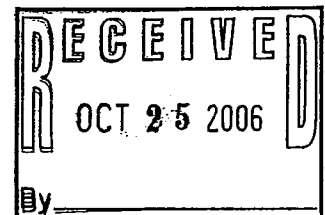
Date October 25, 2006

Questions regarding 116 Rosecrans Avenue project

I have lived in Manhattan Beach for more than 11 years, and have owned/resided in the house next door to the proposed project site for nearly 6 years. I would like to raise the following questions and issues regarding the proposed demolition of the current structure at 116 Rosecrans Ave. and construction of two new attached residential condominium units.

1. Is this a single family home or a duplex? Is it planned to be a rental unit or a sale?
2. Where will parking areas be located (e.g. in front, both sides)?
3. Concerns and questions about the height of the new construction:
 - What is the anticipated maximum height of the structure?
 - What will be the height of the roofline? What about any chimneys or other structures above the roofline?
 - How is the height measured (i.e. where is the height measured from -- alley or street side? Is there a difference?
 - Will it be taller than the "blue building" between 116 Rosecrans Ave and Ocean Drive?
 - Note that even a few inches is critical in terms of how it may block the currently existing view next door in 120 Rosecrans Ave, and therefore the impact on the value of that property.
4. How high will the proposed structure be relative to 120 Rosecrans (roofline; chimneys; vents; antennas, etc)?

EXHIBIT
D



5. Will there be a rooftop deck on the new construction? If so, how will its height be accounted for, vis-à-vis the height regulations? What structures will be on the roof, e.g. chimneys, railings, other?

6. Where will the chimneys be, relative to the window placement in 120 Rosecrans and the neighboring house on 36th Place? Will it be in the middle of the two properties (120 Rosecrans and the neighbor house on 36th Place)?

- The chimney(s) should not block the view from 120 Rosecrans
- The chimney(s) on 116 Rosecrans should not VENT into the house (i.e., the wind often blows “on-shore” for much of the day)
- Will the fireplaces in 116 Rosecrans be gas- or wood-burning?

7. How much closer (further) from the actual street of Rosecrans Avenue will the new construction be, i.e. closer or further from the street and sidewalk than the current building?

8. Where will the windows be on the structure? How will these align with the window placement on 120 Rosecrans?

9. When is the construction anticipated to begin? How long will it last? At what time of day will it start and stop, especially on weekend days?

10. What arrangements will be made vis-à-vis neighboring properties and potential damage and reparations?

- For example, the fences used to surround the current property are in the middle of the garden/planter boxes for 120 Rosecrans Avenue. We have left these planters largely empty, given the impending construction. If further damage is done to the remaining plants, what repair/compensation is planned?
- What course of action should I take with regard to other potential damage to the garden or patio (e.g. new concrete behind the house at 120 Rosecrans Avenue)?
- If there is damage to the house or other areas of the property at 120 Rosecrans Avenue, how will the owners/developers/contractors of 116 Rosecrans Avenue make reparations for the damage?

- Whom do I contact in the event of any such damage to my property, based on the construction at 116 Rosecrans Ave.? This is particularly concerning, given the combination of sandy soil and the slope, which requires careful handling to prevent slippage of the terrain (and therefore my foundation and related stability to the garden and patios).

I thank you for your time on these important issues, and I look forward to your response.

Sincerely,

Michele Holcomb
120 Rosecrans Avenue
Manhattan Beach, CA 90266
310-567-6724