



Agenda Item #: 06/1121.12

Staff Report

City of Manhattan Beach

TO: Honorable Mayor Tell and Members of the City Council

THROUGH: Geoff Dolan, City Manager *GD*

FROM: Richard Thompson, Director of Community Development
Stacey Kinsella, Assistant Planner *SK*

DATE: November 21, 2006

SUBJECT: Consideration of Planning Commission Approval of a Use Permit and Vesting Tentative Parcel Map No. 67050 for Construction of 4 Residential Condominium Units in a 2-Story Building Over a Semi-Subterranean Parking Garage at 1551 Artesia Boulevard

RECOMMENDATION:

Staff recommends that the City Council **RECEIVE** and **FILE** the Planning Commission's approval.

FISCAL IMPLICATION:

There are no fiscal implications associated with the recommended action.

BACKGROUND:

On May 22, 2006, owner C & K Homes submitted an application for a Use Permit to construct four residential condominium units at 1551 Artesia Boulevard. At its regular meeting on October 25, 2006 the Planning Commission conducted a public hearing and adopted Resolution No. PC 06-15 (5-0 vote), approving the project.

The building site is a 6,734 square foot lot located on the north side of Artesia Boulevard, just east of Mira Costa High School. The existing dental office, which was constructed in 1965, will be demolished.

The four new condominium units will be a single 6,874 square foot structure, two stories in height over a semi-subterranean garage. In all respects, the project will conform to applicable multi-family residential development standards. Each unit will have two enclosed full-sized parking spaces and one tandem guest space. Vehicular access will be from Artesia Boulevard.

The subject building site is zoned High Density Residential (RH). A Use Permit and public hearing is required for development of three or more condominium units. The purpose of the Use Permit is to ensure that the condominium project is compatible with the surrounding properties which are developed with a mix of high density residential and single family residential. The proposed

development also requires a tentative parcel map to subdivide the existing lot.

DISCUSSION:

The Commission reviewed the submitted plans and focused on whether the proposed four unit condominium project would be an appropriate development. The findings that the Planning Commission made with respect to the proposed land use, pursuant to Section 10.84.060 of the Zoning Ordinance, are detailed in the attached approved Resolution (Attachment A).

Pursuant to legal requirements, Staff mailed a notice of the project and public hearing to all owners of property within a 500 foot radius of the project. Those notified included owners in the neighboring City of Redondo Beach. No responses from the public were received, and there was no public input at the Planning Commission meeting.

ALTERNATIVES:

Other than the recommended action, the City Council may:

1. **REMOVE** this item from the Consent Calendar portion of the agenda, **APPEAL** the Planning Commission's approval, and direct that a public hearing be scheduled.

Attachments: A. Resolution No. PC 06-15
B. Planning Commission minutes excerpt 10/25/06
C. Staff Report & Attachments to the Planning Commission 10/25/06
D. Plans (Attachment not available in electronic form)

cc: Cheryl Vargo, Applicant

RESOLUTION NO. PC 06-15

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
MANHATTAN BEACH APPROVING A USE PERMIT, AND VESTING
TENTATIVE PARCEL MAP NO. 67050 FOR CONSTRUCTION OF FOUR
RESIDENTIAL CONDOMINIUM UNITS AT 1551 ARTESIA
BOULEVARD**

**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 25, 2006, received testimony, and considered an application for a use permit and tentative parcel map to allow the demolition of an existing office building and the construction of a 6,874 square foot 4-unit residential condominium project, on a 6,734 SF parcel, at 1551 Artesia Boulevard in the City of Manhattan Beach.
- B. The existing legal description of the overall site is Lot 24, Block 106, Redondo Villa Tract No. 8.
- C. The applicant and owner for said Use Permit and Vesting Tentative Parcel Map is C & K Homes Inc.
- D. The property is located within Area District II and is zoned RH, Residential High Density. The use is permitted by the zoning code and is appropriate as conditioned for the high density residential area. The surrounding private land uses consist of RH, RS (Residential Single Family), and PS (Residential High Density and Public and Semipublic).
- E. The Project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA), as a Class 3 Categorical Exemption, pursuant to Section 15063 d, based on staffs determination that there are four or less condominium units in accordance with the City of Manhattan Beach CEQA Guidelines (Section VI d. 4), and the project is a minor development and will not have a significant impact on the environment.
- 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 General Plan designation for the property is High Density Residential.
- H. Approval of the requested use permit is found to be appropriate since, the following four findings in accordance with Section 10.84.060 can be made.
 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, *since the existing pattern of lots in the 1500 block of Artesia Boulevard are largely multi-family residential use, and the subject location and multi-family condominium use is in accord with the objectives of the zoning code and the purposes of the RH district which is to provide an opportunity for an intensive form of residential development with relatively high land coverage, as well as protect adjoining single-family residential districts from excessive loss of sun, light, quiet and privacy.*
 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, *since the General Plan designates the site as High Density Residential, and the project will be consistent with the following General Plan goals and policies:*

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Goal LU-1.2 which seeks to utilize height limitations, setbacks, and floor area standards to “preserve the low-profile image of the community”.

Goal LU-4 which seeks to preserve the features of each community neighborhood, and develop solutions tailored to each neighborhood’s unique characteristics.

Goal LU-5 which seeks to protect neighborhoods from the intrusion of inappropriate and incompatible uses.

Housing Element Policy 3.1- the City of Manhattan Beach will work with developers to identify opportunities for residential development.

and, the project as designed and conditioned will have no detrimental effects as it conforms to all zoning development regulations and City policies and standards.

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, *since required notice has been provide, required findings have been made, and all development standards have been met.*
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, *since the proposed use will comply with the applicable RH (High Density Residential) provisions of the zoning code, and project specific conditions will mitigate any potential impacts.*

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

Section 2. The Planning Commission of the City of Manhattan Beach hereby **APPROVES** the subject Use Permit and Vesting Tentative Parcel Map application for four residential condominium units subject to the following conditions:

1. The project shall be in substantial conformance with the plans approved by the Planning Commission on October 25, 2006. Any substantial deviation from the approved plans must be reviewed and approved by the Planning Commission.
2. A Traffic Management Plan shall be submitted in conjunction with all construction and other 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.
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.

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6. A site landscaping plan utilizing drought tolerant native plants shall be submitted for review and approval concurrent with the building permit application. All plants shall be identified on the plan by the Latin and common names. The plan shall include the use of box size trees. The current edition of the Sunset Western Garden Book contains a list and description of drought tolerant plants suitable for this area.
7. A low pressure or drip irrigation system shall be installed in the landscaped areas, which shall not cause any surface run-off. Details of the irrigation system shall be noted on the landscaping plans. The type and design shall be subject to the approval of the Public Works and Community Development Departments.
8. Landscape areas located within the public right of way shall be maintained by the project homeowner's association.
9. To mitigate potential conflicts with the guest parking spaces which are located in front of the enclosed parking spaces, roll-up doors shall be provided on the enclosed parking spaces.
10. There shall be no intrusion into the required parking spaces, driveway, aisleway or backup areas. This includes but is not limited to any utilities and required protection such as bollards, and plumbing fixtures.
11. The installation of a security gate at the entry area of the driveway is prohibited.
12. Security lighting for the site shall be provided in conformance with Municipal Code requirements including glare prevention design.
13. Vehicles exiting the subject site shall not back onto Artesia Boulevard per Section 10.64.130 of the Manhattan Beach Municipal Code. A minimum of two signs shall be posted along the project driveway that read "For Safety-Do not back out onto street".
14. The project shall conform to Section 10.52.110, Residential condominium standards, of the Manhattan Beach Municipal Code.
15. The applicant will be required to eliminate any Congestion Management Plan (CMP) debits created by this project prior to the issuance of a certificate of occupancy if the CMP debit and credit program is being administered by the MTA at that time.
16. 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. Artesia Boulevard and Herrin Avenue
 - b. Artesia Boulevard and Peck Avenue
 - c. Mathews Avenue with Herrin Avenue
 - d. Mathews Avenue with Peck Avenue
17. The final parcel map shall be submitted for city approval and recorded by the Los Angeles County Recorder prior to issuance of condominium certificate of occupancy .
18. All provisions of the Use Permit are subject to review by the Community Development Department 6 months after occupancy and yearly thereafter.
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. 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

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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.

PUBLIC WORKS CONDITIONS:

21. All landscape irrigation backflow devices must meet current City requirements for proper installation.
22. No discharge of construction wastewater, building materials, debris, or sediment from the site is permitted.
23. 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.
24. 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.
25. 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.
26. 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.
27. Any unused water or sanitary sewer laterals must be shown on the plans and abandoned at the City main.
28. The back of driveway approach must be six inches higher than the flow line on the street. M.B.M.C. 9.76.030.
29. The sidewalk must be replaced from the west property line to the east property line and shown on the plans.
30. Sidewalk, driveway, curb, and gutter repairs or replacement must be completed per Public Works Specifications. See City Standard Plans ST-1, ST-2, and ST-3. The plans must have a profile of the driveway, percentage (%) of slope on driveway, and driveway elevations.
31. Condominiums with less than 9 units must provide an enclosed storage area for refuse containers. These areas must be constructed to meet the requirements of M.B.M.C. 5.24.030. The area must be shown in detail on the plans before a permit is issued.
32. Water meters shall be placed near the property line and out of the driveway approach whenever possible. Water meter placement must be shown on the plans.
33. The water meter box must be purchased from the City, and must have a traffic rated lid if the box is located in the driveway.
34. Erosion and sediment control devices BMPs (Best Management Practices) must be implemented around the construction site to prevent discharges to the street and adjacent properties. BMPs must be identified and shown on the plan. Control measures must also be taken to prevent street surface water entering the site.

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35. All storm water, nuisance water, etc. drain lines installed within the street right of way must be constructed of ductile iron pipe. Drains must be shown on plans.
36. All runoff water from the driveway and guest parking area must discharge onto Artesia Blvd. Drains installed inside garages must be plumbed to the sanitary sewer. Drains must be shown on the plans.
37. Plan holder must have the plans rechecked and stamped for approval by the Public Works Department before the building permit is issued.

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.

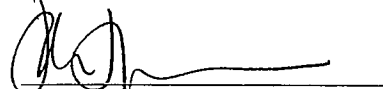
I hereby certify that the foregoing is a full, true, and correct copy of the Resolution as adopted by the Planning Commission at its regular meeting of October 25, 2006 and that said Resolution was adopted by the following vote:

AYES: Bohner, Cohen, Lesser, Powell, Chairman
Schlager

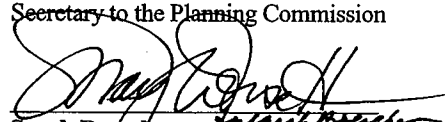
NOES:

ABSTAIN:

ABSENT:



RICHARD THOMPSON,
Secretary to the Planning Commission



Sarah Boeschen,
Recording Secretary

PLANNING COMMISSION [DRAFT] MINUTES

October 25, 2006

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1

2 **AUDIENCE PARTICIPATION** None

3

4 **BUSINESS ITEMS**

5

6 **PUBLIC HEARINGS**

7

8 06/1025.1 Consideration of a USE PERMIT and Vesting Tentative PARCEL MAP No. 67050
9 for Construction of Four Residential Condominium Units in a Two-Story Building
10 Over a Semi-Subterranean Parking Garage at 1551 Artesia Boulevard

11 Assistant Planner Kinsella summarized the staff report. She indicated that the proposed four units
12 would be two-story and attached over a semi-subterranean garage. She stated that the development
13 would total 6,734 square feet. She indicated that two enclosed spaces and one guest space would
14 be provided for each unit, totaling 12 on-site spaces. She said that driveway access would be from
15 Artesia Boulevard. She stated that the project conforms with the Zoning Code and General Plan for
16 standards of square footage, height, setbacks, open space and parking. She indicated that staff is
17 recommending approval of the proposal.

18 **Cheryl Vargo**, representing the applicant, indicated that the project meets the development
19 standards. She said that the applicant concurs with all conditions included with the draft
20 Resolution, and the project is consistent with other developments in the same zone.

21 Chairman Schlager opened the public hearing.

22 There being no one wishing to speak, Chairman Schlager closed the public hearing.

23 Commissioner Cohen pointed out that the developer could have proposed a larger development and
24 instead chose to keep the project well under the standard for BFA (buildable floor area) and number
25 of units. She commented that she is in favor of three bedroom units for the area. She commented
26 that such units may attract families, and there are a number of schools within walking distance to
27 the site. She indicated that the project meets the Code requirements, and she is in support.

28 A motion was MADE and SECONDED (Cohen/Bohner) to **APPROVE** the draft Resolution to
29 adopt a Use Permit and Vesting Tentative Parcel Map No. 67050 for construction of four residential
30 condominium units in a two-story building over a semi-subterranean parking garage at 1551 Artesia
31 Boulevard

32 AYES: Bohner, Cohen, Lesser, Powell, Chairman Schlager

33 NOES: None

34 ABSENT: None

35 ABSTAIN: None

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

TO: Planning Commission

THROUGH: Richard Thompson, Director of Community Development 

FROM: Stacey Kinsella, Assistant Planner 

DATE: October 25, 2006

SUBJECT: Consideration of a USE PERMIT and Vesting Tentative PARCEL MAP No. 67050 for Construction of 4 Residential Condominium Units in a 2-Story Building Over a Semi-Subterranean Parking Garage at 1551 Artesia Boulevard

RECOMMENDATION

Staff recommends that the Planning Commission **CONDUCT** the public hearing, and **ADOPT** the attached draft resolution **APPROVING** the subject application (Attachment A).

APPLICANT/OWNER

C & K Homes Inc.
2400 Huntington Lane
Redondo Beach, CA 90278

BACKGROUND

The subject site is located at 1551 Artesia Boulevard in Area District I. It is zoned RH (Residential High Density) and is currently developed with an office building built in 1965. The applicant has submitted an application requesting approval of a Use Permit and Tentative Parcel Map to demolish the existing building and construct a new building containing four condominium units. Section 10.12.020(B) of the Manhattan Beach Municipal Code requires a Use Permit for development of three or more condominium units. Pursuant to Section 11.12.020(A), the Planning Commission also has the authority to review and approve the associated subdivision map by which four new condominium parcels would be created.

PROJECT OVERVIEW

LOCATION

Address: 1551 Artesia Boulevard, north side of street, west of Herrin Avenue (Attachment B, Site Location Map)
Legal Description: Lot 24, Block 106, Redondo Villa Tract No. 8
Area District: I

LAND USE

General Plan: Residential High Density
Zoning: RH, Residential High Density
Neighboring Uses & Zoning
North: (RS) Residential Single Family
South: Residential Single Family (Redondo Beach)
East: (RH) Residential High Density
West: (RH) Residential High Density & (PS) Public and Semi-Public (Mira Costa High School)

PROJECT DETAILS

Parcel Size: 6,734 sq. ft. (7,500 sq. ft. minimum required - existing legal non-conforming parcel)

	<u>Allowed</u>	<u>Proposed</u>
Buildable Floor Area:	8,080.8 sq. ft.	6,874 sq. ft.
Residential Density:	6 units (1 unit/1000 sf of lot area)	4 units (1 unit/1,683.5 sf of lot area)
Building Height:	30 ft. (3 story)	29'-8" (3 story)
	<u>Required</u>	<u>Proposed</u>
Parking:	2 enclosed/unit 1 guest space/unit	2 enclosed/unit 1 guest space/unit
Driveway Access:	N/A	Artesia Boulevard
	<u>Required</u>	<u>Proposed</u>
Building Setbacks:		
Front Yard	20'	20'
Side Yard	5'	5'
Rear Yard	20'-6"	20'-6"
Usable Open Space:	1,031.1 sq. ft.	1,043.76 sq. ft.

DISCUSSION

Overview

The subject property is a 6,734 square foot lot (49.95' x 134.84') that fronts on Artesia Boulevard (see Attachment B). Artesia Boulevard is a major arterial that runs east to west. Artesia Boulevard eventually turns into the 91 freeway in the City of Gardena. The centerline of Artesia Boulevard forms the boundary between Manhattan Beach and Redondo Beach. There is a mix of uses on the north side of Artesia Boulevard including low and high density residential, small and moderate sized commercial, a Masonic Temple immediately to the west of the subject site and a high school one block west of the subject site. A 4-unit residential condominium with a very similar site plan and project layout was approved in 1995 at 1521 Artesia Boulevard. The general layout of the project is also similar to other projects on Manhattan Beach Boulevard.

The proposed units are attached in a single structure which has three levels, including two stories of living area which are located above grade. The first level is set below street grade and contains privately accessed garages which are served by a long driveway along the west side of the building. Therefore, the project will appear as two stories from all sides except the west side where the driveway is located.

The existing topography of the site is relatively flat. Because the first level is set below street grade, the site requires a cut in the existing grade at the proposed driveway on the west side of the property. There will be fill on the east, north/rear, and south/front of the property.

The units will have 3-bedroom, 2.5-bathroom floor plans with living areas ranging in size from 1,727 square feet (Units 1 & 2) to 1,710 square feet (Units 3 & 4). Each unit will have 150 cubic feet of secured personal storage in each garage, tucked under the access stairs to the unit living areas. The proposed building is set back 20 feet from the front property line and 20 feet 6 inches from the rear property line, forming traditional yards at both ends, as required by zoning regulations.

Parking

Section 10.64.030 of the MBMC requires that three parking spaces be provided (two enclosed plus one exterior guest space) per unit. The project's parking design features lower level parking with two enclosed spaces per unit and one open guest parking space for each unit. Each guest space is located parallel to a roll-up garage door. This guest parking configuration has been commonly used. The roll-up doors are a convenience and will minimize pedestrian/vehicle conflicts in the parking areas.

Open Space

A total of 1,031.1 square feet of "usable open space" must be provided in the form of outdoor or unenclosed area on the ground, or on a balcony, deck, porch, or terrace designed and accessible for outdoor living, recreation, and pedestrian access or landscaping. The required amount for the project is an aggregate based on 15% of the living area of each unit. The required open space is provided in the large rear yard which will be designated as common area. The 20-foot front yard setback will also provide

landscaping and buffer the living areas from the public street, however this open area, per code, cannot be counted in the amount of required “usable open space”.

Wall Height/Setbacks

The project is designed to meet the 30 foot overall height limit with a hipped roof just below that height. The downward slope of the driveway with the first floor below street level has required the building design to be modified to comply with a secondary height/setback standard. This standard requires that any building walls taller than 25 feet above local grade be set back an additional 3 feet behind the basic side and rear setback lines per Section 10.12.020 (F) of the MBMC. The project architect has recessed the second story walls 3 feet on the west side in order to comply with this requirement.

Drainage

As is common, rain gutters will be used to direct water to a collection point on-site and out to the street via an approved drainage system. Because the lowest level (garage) will be subterranean, the drainage system will include a sump pump. This device will be located under ground in the rear yard and will mechanically pump water up to and emptying out onto Artesia Boulevard.

Land Use

The subject property is one of eight lots on the north side of Artesia Boulevard that is zoned RH, High Density Residential. The lots to the north facing Mathews Avenue within the same block are zoned RS, Single Family Residential. The block to the east also follows the same pattern with RH, High Density Residential, zoning for lots facing Artesia Boulevard and RS, Single Family Residential, zoning for lots facing Mathews Avenue. The block to the west is zoned PS, Public and Semi-Public and this is the location of Mira Costa High School.

Staff inspected the site and surrounding area to see how condominium development would fit into the neighborhood. The property directly to the north, 1550 Mathews Avenue, is developed with a single family residence, consistent with the Zoning Code. The property directly to the east is a 13-unit apartment building and the property directly to the west is a Masonic Temple. In the same block, but farther west, there are five lots with existing condominiums. At least one of these lots contains a 4-unit condominium development. Across the street, in Redondo Beach, the properties are mostly single family residences.

Based on the existing pattern of lots fronting on Artesia Boulevard with a mix of condominium, apartment, single-family residences and limited commercial, Staff believes that the proposed high density residential development will blend with the existing neighborhood and is appropriate.

Required Use Permit Findings

In order to approve the subject application in accordance with Section 10.84.060, the following four findings must be made:

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, *since the existing pattern of lots in the 1500 block of Artesia Boulevard are largely multi-family residential uses, and the subject location and multi-family condominium use is in accord with the objectives of the zoning code and the purposes of the RH district which is to provide an opportunity for an intensive form of residential development with relatively high land coverage, as well as protect adjoining single-family residential districts from excessive loss of sun, light, quiet and privacy.*
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, *since the General Plan designates the site as High Density Residential, and the project will be consistent with the following General Plan goals:*

Goal LU-1.2 which seeks to utilize height limitations, setbacks, and floor area standards to “preserve the low-profile image of the community”.

Goal LU-4 which seeks to preserve the features of each community neighborhood, and develop solutions tailored to each neighborhood’s unique characteristics.

Goal LU-5 which seeks to protect neighborhoods from the intrusion of inappropriate and incompatible uses.

Housing Element Policy 3.1 - the City of Manhattan Beach will work with developers to identify opportunities for residential development.

and, the project as designed and conditioned will have no detrimental effects as it conforms to all zoning development regulations and City policies and standards.

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, *since required notice has been provided, required findings have been made, and all development standards have been met.*
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, *since the proposed use will comply with the applicable RH (High Density Residential) provisions of the zoning code, and project specific conditions will mitigate any potential impacts.*

Public Notice and Input

Pursuant to legal requirements, Staff mailed a notice of the project and public hearing to all owners of property within a 500 foot radius of the project (Attachment C). Those notified included owners in the neighboring City of Redondo Beach. No responses from the public have been received.

ENVIRONMENTAL DETERMINATION

According to the California Environmental Quality Act (CEQA), as modified by the Manhattan Beach CEQA Guidelines (Section VI d. 4), use permits for residential condominium projects of four or less, have been determined to be categorically exempt (Class 3 Categorical Exemption, Section 15303 d, CEQA Guidelines).

DEPARTMENT COMMENTS

The project plans and application were circulated to other City Departments for review and comment. The Public Works Department and Building Safety Division had standard comments and conditions. The Public Works comments have been included as conditions of approval in the draft Resolution as appropriate and the Building Safety comments will be addressed during the plan check process.

CONCLUSION

The project is consistent with City's General Plan, Zoning Ordinance and Subdivision Map Act requirements and will be a compatible use that will blend with surrounding properties. In addition, the project meets all the condominium requirements and development standards of Title 10 (Zoning Ordinance). Attached is a draft resolution recommending approval of the Use Permit application and Vesting Tentative Parcel Map No. 67050.

ALTERNATIVES

Subject to further input in the public hearing the alternatives available to the Planning Commission, other than the recommendation include:

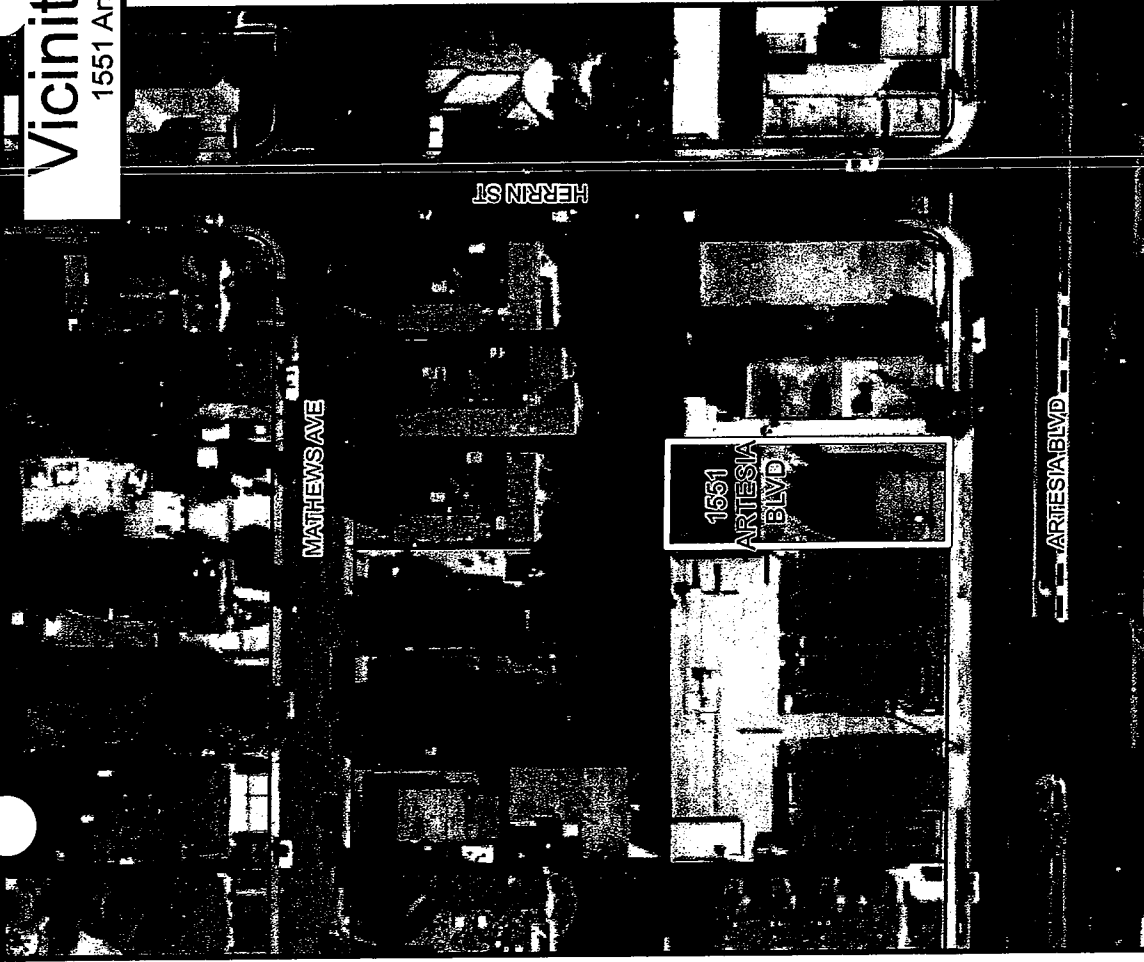
1. **APPROVE** the subject application and **ADOPT** the attached "draft" Resolution with revised and/or additional findings and conditions.
2. **DENY** the subject application based on appropriate findings.

ATTACHMENTS:

- A. Draft Resolution
- B. Site Location/Aerial Photograph of Site
- C. Public Notice
- D. Plans (not available electronically)

Vicinity Map

1551 Artesia Blvd



MATHESWS AVE

HERRIN ST

1551
ARTESIA
BLVD

RH

RS

ARTESIA BLVD

Legend






-  1551 Artesia Blvd
-  Parcels
-  City Boundary
- Zoning**
-  Residential High Density (RH)
-  Residential Single Family (RS)



EXHIBIT B



City of Manhattan Beach
Community Development

CITY OF MANHATTAN BEACH
NOTICE OF A PUBLIC HEARING BEFORE THE PLANNING COMMISSION OF THE CITY OF
MANHATTAN BEACH TO CONSIDER AN APPLICATION FOR A USE PERMIT AND VESTING
TENTATIVE PARCEL MAP NO. 67050 TO ALLOW THE CONSTRUCTION OF A 4-UNIT RESIDENTIAL
CONDOMINIUM

A public hearing will be held before the Planning Commission regarding the subject project.

Applicant: C & K Homes Inc.
Project Location: 1551 Artesia Boulevard
Legal Description: Lot 24, Block 106, Redondo Villa Tract No. 8.

Project Description: Demolition of an existing office building and construction of 4 residential condominium units in a 2-story building over semi-subterranean parking garage

Environmental Determination: Exempt per California Environmental Quality Act (CEQA) Section 15332

Project Planner: Stacey Kinsella, 310-802-5512, skinsella@citymb.info

Public Hearing Date: Wednesday, October 25, 2006
Time: 6:30 p.m.
Location: Council Chambers, City Hall, 1400 Highland Avenue, Manhattan Beach

Further Information: Proponents and opponents may be heard at that time. For further information contact project Planner. The project file is available for review at the Community Development Department at City Hall.

A Staff Report will be available for public review at the Civic Center Library on Saturday, October 21, 2006 or at the Community Development Dept. on Monday, October 23, 2006, or City website: <http://www.citymb.info> on Friday, October 20, 2006 after 5 p.m.

Public Comments: Anyone wishing to provide written comments for inclusion in the Staff Report must do so by October 18, 2006. Written comments received after this date will be forwarded to the Planning Commission at, or prior to, the public hearing, but will not be addressed in the Staff Report. Oral and written testimony will be received during the public hearing.

If you challenge the proposed actions in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in correspondence delivered to the Planning Commission at, or prior to, the public hearing.

RICHARD THOMPSON
Director of Community Development

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