



Agenda Item #: 06/0620.17

# Staff Report

## City of Manhattan Beach

**TO:** Honorable Mayor Ward and Members of the City Council

**THROUGH:** Geoff Dolan, City Manager

**FROM:** Richard Thompson, Director of Community Development  
Rosemary Lackow, Senior Planner

**DATE:** June 20, 2006

**SUBJECT:** Consideration of Planning Commission Approval of a Coastal Development Permit to Allow an Addition and Remodel of a 2-Story Residence and 3-car Garage, Located at 3500 The Strand

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### RECOMMENDATION:

Staff recommends that the City Council **RECEIVE** and **FILE** this report.

### FISCAL IMPLICATION:

There are no fiscal implications associated with the recommended action.

### BACKGROUND:

On February 22, 2006 property owner Kevin Shields submitted an application for a Coastal Permit seeking approval to construct a two-story addition for an existing duplex located at 3500 The Strand. The building site is located within the appeal jurisdiction of the City's coastal zone and therefore a Coastal Development Permit is required. Pursuant to Section A.96.260 of the City's Local Coastal Implementation Program, a public hearing is required unless a waiver is requested by the property owner. A waiver was not requested by the owner and therefore a public hearing was scheduled before the Planning Commission on April 24, 2006. The Planning Commission reviewed the project, conducted a hearing and adopted Resolution PC 06-07 (5-0 vote) approving the project.

### DISCUSSION:

The site is located at the north east corner of 35<sup>th</sup> Street, a walk street, and The Strand. The property is currently developed with two 2-story structures separated by an open courtyard. The front main residence contains 2,698 square feet and the garage structure at the rear can accommodate parking for 3 cars and has a 615 square foot apartment above. The buildings, built in the 1930's with a distinctive "Spanish revival" architectural style, have some setback nonconformities. Improvements to the site are therefore limited to 50% of the value of existing improvements.

The owner proposes to preserve the main residence but demolish and replace the rear

garage/apartment structure with a new conforming 3-car garage and 2-story addition of living area that would connect to and be integrated into the floor plan of the main residence. The owner also proposes to construct a 1,114 square foot un-finished subterranean basement beneath the new garage that will also connect to the main residence. There will be a net gain of 348 square feet of above ground building area. As a result of the project the use on the property will be changed from a duplex to a single family dwelling and existing nonconformities (parking quantity and setbacks) associated with the existing garage will be eliminated. The overall project value has been determined to be less than 50% of the value of all of the existing improvements, therefore the existing nonconformities related to the main residence are allowed to remain. All of the new work will conform to applicable setback and other zoning requirements such as parking, height and open space.

The Planning Commission reviewed the application for consistency with the General Plan and Local Coastal Program zoning regulations and policies. The Commission unanimously approved the application based on findings that the project:

- 1) Conforms to applicable coastal zoning objectives and development standards, including the nonconforming regulations. The project will not intensify or structurally alter existing nonconforming elements.<sup>1</sup>
- 2) Will be well below the maximum permitted buildable floor area and will not have a detrimental impact on nearby properties. All new work will be in conformity with applicable development standards including setbacks, height, open space and parking.
- 3) Is consistent with the goals and policies of the General Plan, in that: a) the building height will remain 2-story, thereby preserving the low-profile image of the community and protecting privacy of adjacent properties and vistas of the ocean (Policy LU-1.1); b) the project's quality design will maintain a strong community aesthetic (Policy LU-3.1); c) the main residence is a unique older residential home and by preserving it the culture and history of the City will likewise be preserved (Policy LU-4.4); and d) the adjoining walk street right of way will be further improved and enhanced with the project (Policy LU-3.6).
- 4) Is consistent with policies II.B 1, 2, 3 of the City's Local Coastal Program in that the project will preserve the existing building character and conform to surrounding neighborhood building scale, control residential building bulk, and will be well within the limits of established building height standards. In addition, the project will not inhibit or modify public access to the beach along The Strand, 35<sup>th</sup> Street or Ocean Drive.

The public hearing was advertised to surrounding property owners and published in the *Beach Reporter*. The Planning Commission received no public testimony in the hearing. The Commission imposed one condition on the project which prohibits any new third story construction on the main residence, unless existing setback nonconformities are abated.

**ALTERNATIVES:**

The alternative to the staff recommendation includes:

1. **REMOVE** this item from the Consent Calendar, **APPEAL** the Planning Commission decision and schedule a public hearing.

Attachments:

Exhibit A: Resolution No. PC 06-07  
Exhibit B: PC Minutes (draft): 4/24/06  
Exhibit C: PC Staff Report 4/24/06  
Development Plans

c: Steve Wunderlich, Architect

RESOLUTION NO. PC 06-07

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANHATTAN BEACH APPROVING A COASTAL DEVELOPMENT PERMIT TO ALLOW A TWO STORY ADDITION TO AN EXISTING RESIDENCE LOCATED AT 3500 THE STRAND (Shields)

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. On May 24, 2006, the Planning Commission of the City of Manhattan Beach conducted a public hearing regarding an application for a Coastal Development Permit on the property legally described as Lot 10, Block 38, Peck's Manhattan Beach Tract #2, located at 3500 The Strand in the City of Manhattan Beach. The Los Angeles County Tax Assessor's Parcel reference is 4175-027-013.
- B. The subject location is within the City of Manhattan Beach Coastal Zone (Appealable Jurisdiction) and is subject to the City of Manhattan Beach Local Coastal Program.
- C. The project applicant and property owner is Kevin Shields.
- D. The applicant requests approval of a Coastal Development Permit to allow demolition of an existing accessory structure containing 1,290 square feet (including 3-car garage and 675 square foot apartment above) and construction of a new 3-car garage and net addition of 348 square feet of above grade living area, and a 1,114 square foot semi-finished non-habitable subterranean basement area. As a result of the project, the structure will function as a single family residence with attached 3-car garage. The existing building has setback nonconformity on its north, west and south sides. The existing building walls constructed within setback areas will not be structurally altered or modified in any way.
- E. Pursuant to sections 15303 and 15332 of the California Environmental Quality Act (CEQA) Implementation Guidelines, the project is categorically exempt from the provisions of CEQA.
- 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. This Resolution, upon its effectiveness, constitutes the Coastal Development Permit for the subject project.
- H. The property is located within Area District III and is zoned RM, Medium Density Residential. The surrounding private properties are similarly zoned and developed with 2 and 3-story residential buildings; therefore the project will blend with development in the neighborhood.
- I. The General Plan designation for the property is Medium Density Residential, and the Local Coastal Program/Land Use Plan designation is Medium Density Residential. The project is consistent with the following General Plan policies:
  - The project height will be retained as a 2-story residence, thereby preserving the low-profile image of the community, protecting privacy of adjacent properties and protecting vistas of the ocean (Policy LU-1.1).
  - The project's quality design will maintain a strong community aesthetic (Policy LU-3.1).

cc 6/20/06

**EXHIBIT**

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RESOLUTION NO. PC 06-07

- The project residence is a unique older residential home and by preserving the majority of the existing improvements, the culture and history of the City will be preserved (Policy LU-4.4).
  - The walk street (35<sup>th</sup> Street) public right of way will be further improved and enhanced with the project (Policy LU-3.6).
- J. The project is consistent with the residential development policies of the Manhattan Beach Local Coastal Program, specifically Policies II. B. 1, 2, & 3, as follows:
- The proposed structure is consistent with the building scale in the coastal zone neighborhood and complies with the applicable standards of the Local Coastal Program-Implementation Plan;
  - The proposed structure is consistent with the residential bulk control as established by the development standards of the Local Coastal Program-Implementation Plan;
  - The proposed structure is consistent with the 30' Coastal Zone residential height limit as required by the Local Coastal Program-Implementation Plan.
- K. The project is consistent with the public access and recreation policies of Chapter 3 of the California Coastal Act of 1976. The proposed structure does not impact public access to the shoreline; adequate public access is provided and shall be maintained along adjacent streets.
- L. The project shall be in compliance with applicable provisions of the Manhattan Beach Municipal Code, and the Manhattan Beach Local Coastal Program, including Encroachment Permit Guidelines for improvements within the public walkstreet right-of-way of 35<sup>th</sup> Street.

SECTION 2. The Planning Commission of the City of Manhattan Beach hereby **APPROVES** the subject Coastal Development Permit 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. *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.
4. 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.

5. All improvements within the adjoining public walk street right-of-way shall comply with adopted Encroachment Permit standards.

Special Condition

6. There shall be no future construction over the existing main residence second story, unless the existing nonconforming walls on the north, west and south be brought into conformity with applicable building setbacks.

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 May 24, 2006 and that said Resolution was adopted by the following vote:

**AYES:**        **Bohner, Lesser, Savikas,  
Schlager, and Chairman  
Simon**


**NOES:**        **None**

**ABSTAIN:**   **None**

**ABSENT:**    **None**



RICHARD THOMPSON  
Secretary to the Planning Commission

  
Sarah Boesch  
Recording Secretary

PLANNING COMMISSION MEETING MINUTES – 3500 THE STRAND CDP (DRAFT)

PUBLIC HEARINGS

**06/0524.1 Consideration of a Coastal Development Permit to Allow an Addition and Remodel of a Two-Story Residence and Three-Car Garage at 3500 The Strand**

Senior Planner Lackow summarized the staff report. She stated that the proposal is for a single family home with a new conforming three car garage. She indicated that the main issues are regarding nonconformities, mostly toward the front of the building. She commented that the existing structure was constructed before the City adopted zoning regulations and does have some setback nonconformities. She commented that the nonconforming wall encroachment on the south side of the rear structure will be abated with the proposed reconstruction. She said that the project does comply with the 50 percent rule, which limits the value of new construction to 50 percent of the value of the existing structure. She stated that the proposed improvements have been determined to be less than 50 percent provided the basement is not permitted to be built out as habitable space. She indicated that the Coastal findings that must be met include that the building scale is consistent with other nearby residences; that it complies with the residential bulk control guidelines in the LCP; and that there is no impact to public access to the beach. She stated that staff feels the project complies with the required General Plan findings - that the two story height preserves the low profile community image; that the privacy of the neighbors and ocean vistas be preserved; that the design maintains a strong community aesthetic; and that the culture and history of the unique older home is preserved. She said that conditions would include that the project must conform to the approved plan and that no future construction over existing nonconforming residence walls would be permitted.

Chairman Simon opened the public hearing.

**Steve Wunderlich**, representing the applicant, stated that they have been working closely with staff. He indicated that they are comfortable with the draft Resolution.

**Viet Ngo** stated that the lot is private property, and the applicant has the Constitutional and civil right to pursue any proposal they wish within the Code requirements. He stated that the property owner has the right to construct their home as designed, and the Commissioners should accommodate the applicant and provide them support.

Chairman Simon closed the public hearing.

Commissioner Lesser commended the property owner and architect on preserving a wonderful work of architecture. He indicated that he supports the proposal.

CC 6-20-06  
**EXHIBIT**  
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Commissioner Savikas stated that the owner is doing a beautiful job in the design and is reducing the existing nonconformities. She pointed out that the proposal is much less than could be built on the site.

Commissioner Schlager said that he agrees with the comments of the other Commissioners.

Commissioner Bohner said that he also agrees with the comments of the other Commissioners. He said that the project complies with the requirements of the General Plan and is a beautiful project.

Chairman Simon stated that the existing structure is one of his favorite buildings as he runs along The Strand, and he is glad to see that its look will be retained.

A motion was MADE and SECONDED (Lesser/Savikas) to **APPROVE** a Coastal Development Permit to Allow an Addition and Remodel of a Two-Story Residence and Three-Car Garage at 3500 The Strand

AYES: Bohner, Lesser, Savikas, Schlager, Chairman Simon  
NOES: None  
ABSENT: None  
ABSTAIN: None

Director Thompson explained the 15-day appeal period and stated that the item will be placed on the City Council's Consent Calendar for their review on June 20, 2006.



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

**TO:** Planning Commission  
**FROM:** Richard Thompson, Director of Community Development *[Signature]*  
**BY:** Rosemary Lackow, Senior Planner *[Signature]*  
**DATE:** May 24, 2006  
**SUBJECT:** Consideration of a Coastal Development Permit to Allow an Addition and Remodel of a 2-Story Residence and 3-Car Garage at 3500 The Strand

**RECOMMENDATION**

Staff recommends that the Planning Commission **ADOPT** the attached draft resolution **APPROVING** the subject application (Exhibit A).

**APPLICANT/ PROPERTY OWNER**

Kevin Shields  
3421 Manhattan Ave.  
Manhattan Beach, Ca. 90266

**BACKGROUND**

On February 22, 2006 the applicant submitted an application for a Coastal Development Permit seeking approval of an addition to existing nonconforming residential structure located at 3500 The Strand.

The subject property is located at the intersection of The Strand and 35<sup>th</sup> Street. The parcel is a 33.33' by 100' lot which is bounded by The Strand at the front, Ocean Drive to the rear, and 35<sup>th</sup> Street (a walk street) to the south. The property is currently developed with two structures, including a 2,698 square foot 2-story residence located at the front adjoining The Strand, and a 2-story 1,290 square foot accessory structure at the rear, separated from the main house by a courtyard. The accessory structure contains a 615 square foot 3-car garage at ground level and a 675 square foot 2-bedroom apartment above. The existing structures were built in the 1930's and have a distinctive architectural character but are classified as nonconforming structures.

The owner's plan is to demolish the existing accessory garage/apartment structure and construct a new conforming 3-car garage and 2-story addition to the rear of the main residence. As a result there will be a net gain of 348 square feet of above ground living area. In addition the

*cc 6/20/06*  
**EXHIBIT**  
*C*

owner proposes to add a 400 square foot roof deck (over the new first story), remodel 258 square feet of the ground floor of the main residence and construct a large (1,114 square foot) semi-finished basement fully subterranean beneath the garage level that extends and connects into the ground floor of the main residence. Consistent with Section A.68.030 E of the code nonconforming regulations, the owner is limited in the amount of improvement he can add to the main residence and therefore he is not permitted to construct a habitable basement at this time. In summary the property owner has three main project objectives: 1) convert the use from two dwelling units to a single family home; 2) upgrade the existing home by demolishing the rear accessory structure and replacing it with new conforming improvements that connect to the main residence; and 3) eliminate as many nonconformities as feasible while maintaining the architectural integrity and character of the main structure. All of the new construction will be in compliance with zoning standards and no exterior structural alterations are proposed for the exterior nonconforming walls of the main residence.

The project is located within the appeal jurisdiction of the City’s coastal zone and therefore a Coastal Development Permit is required. Pursuant to Section A.96.260 of the City’s Local Coastal Implementation Program, a public hearing is required unless a waiver is requested by the property owner. A waiver was not requested by the owner and therefore a public hearing was scheduled with notification to all surrounding property owners within 300 feet. The Planning Commission’s authority is to review the project, accept public testimony and make findings regarding compliance with coastal zoning development regulations and applicable coastal policies.

**PROJECT OVERVIEW**

Location: 3500 The Strand, located at the intersection of The Strand and 35<sup>th</sup> Street (Exhibit C)

Legal Description: Lot 10, Block 38, Peck’s Manhattan Beach Tract #2

Area District: III (beach area – coastal appeal jurisdiction)

Zoning: RM, Medium Density Residential

Neighboring Zoning & Uses:  
North and South, across 35<sup>th</sup> St. RM, Medium Density Residential  
East, across Ocean Drive RH, High Density Residential  
West Public Beach

Parcel Size: 3,500 Square feet (33.34’ x 105’)

Permitted Units: Allowed Two Units Proposed Single Family Dwelling

<u>Buildable Floor Area:</u>	<u>Allowed</u> 5,601 sq. ft. (1.6 BFA)	<u>Proposed</u> 3,900 sq. ft. (.89 BFA) <sup>1</sup>
<u>Building Height:</u>	30-feet, 3 stories	24-feet, 2 stories <sup>2</sup>
<u>Parking:</u>	<u>Required</u> 3 enclosed	<u>Proposed</u> 3 enclosed
<u>Building Setbacks:</u>	<u>Required</u>	<u>Proposed</u>
Front Yard	5'	Varies: -.5' to 4.1' (no change)
Rear Yard	5'	5'
Side Yard - north		
Existing house	3'4"	Varies: .25' to 4.4' (no change)
change)		
New work	3'4"	3'4"
Side Yard - south		
Existing house	1'	Varies: .5' to 3.3'(no change)
New work	1'	1'
<u>Usable Open Space:</u>	350 sq. ft.	400 sq. ft.

**DISCUSSION**

Nonconforming issues

The main residence and accessory structure were both built prior to the adoption of zoning ordinances and both buildings have a number of building setback nonconformities. The most significant nonconformity is the encroachment of a portion of living area (approximately 6-inches) into the Strand right of way at the front corner of the building at the base of the walk street. Other significant nonconformities are along approximately one-third of the length of both the north and south structure walls where the building is between 3 and 5 inches from the property lines (compared to 3.3 feet required on the north side and 1 foot required on the south side). The City Council issued an Encroachment Permit for the portion of the building that encroaches into The Strand in 1991 concurrent with its review of other landscaping encroachments located along the 35<sup>th</sup> Street walk street right of way. The applicant has transferred that approved Encroachment Permit and therefore assumes the right to maintain that

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<sup>1</sup> BFA for beach area excludes all floor area that is entirely subterranean (1,114 sq. ft excluded for this project)

<sup>2</sup> The height limit is 82.59, which is the average existing grade at 4 lot corners plus 30 feet. (calc: 44.00 + 44.20 + 61.02 + 61.14 = 210.36 ÷4 = 52.59 + 30' = 82.59 height limit)

/ /

building encroachment subject to the condition that the encroachment will be required to be abated if the building is improved by more than 50% of its existing value.

The existing rear accessory structure also encroaches on its south side into the 35<sup>th</sup> Street right of way. The depth of the garage is 18-feet, one foot less than the minimum required under current parking standards, and a chimney projection into the north side yard that serves the apartment over the garage does not conform to current standards. These nonconformities will be removed as a result of the project and all new area being added to the building will be conforming to applicable setbacks and other standards.

Other than the minor remodeling, and a new "California hip" roof extension at the rear, where connecting to a new deck area, the main residence will retain its current condition and appearance.

Section A.68.030.E of the coastal zoning regulations (Section 10.68.030 E of Zoning Ordinance) regulates the degree to which an existing nonconforming structure can be enlarged. The code provides that the value of improvements to the existing residence, due to its nonconforming setbacks must not exceed 50% of the valuation of the existing improvements. The valuation methodology used is the same as that applied when determining building permit fees and does not reflect actual market or construction value. The proposed improvements, including semi-finished basement, have been determined to be less than 50%. The zoning regulations also provide that the owner can re-calculate the 50% threshold every five years and therefore a nonconforming building can incrementally be enlarged. Five years after the building permit for this project is issued, the City would be able to issue additional building permits for additional improvements. At that time the owner would be able to add finish improvements to the basement area, converting it to use as habitable space.

#### Open space

Zoning regulations require usable open space in the form of decks, patios balconies or courtyards, equivalent to 15% of the total living area of the home, with a maximum requirement of 350 square feet. Under its current condition, the courtyard between the two structures provides the required open space for the home. With the building addition, the applicant will replace the courtyard open space with two deck areas totaling 400 square feet, accessed from the new master bedroom suite. In addition to the new upper level decks, there are two existing balconies at the west (front) and south side, facing the walk street. Although these open spaces cannot qualify as part of the required "usable open space" due to their small size and location within required building setbacks, they provide notches in the building walls and add architectural interest to the structure.

#### Building height

To calculate permitted building height, the height limit (30 feet) is added to the average lot grade, which is determined by averaging the four corner elevations of the site identified on a topographic survey. The maximum permitted and proposed height elevation for this project

is 82.59, however, the building will not exceed two stories and any point, and only the rear third of the building will achieve the permitted height elevation. The massing of the building will generally follow the topography of the site, and at any point the building will appear as a 24-foot tall building, relative to the adjacent public right of way.

### Parking

The home will be served by the new 3-car garage accessed from Ocean Drive. This complies with the code requirement for homes that contain a minimum of 3600 square feet.

### Walk street encroachment plan

The applicant has submitted a preliminary landscape and improvement plan for the public walk street right of way of 35<sup>th</sup> Street. The walk street encroachment area is currently improved with a paved entry near The Strand and a series of planters that terrace up 35<sup>th</sup> Street. Changes to the existing condition include the elongation of the existing entry courtyard near The Strand and construction of a second entry walkway and similar courtyard further up the walk street leading to the new billiard room exterior door. It appears that the proposed improvements comply with adopted walk street design standards (MBMC 7.36) and the plan will be further reviewed with the building permit plans.

### Coastal findings

Staff has reviewed the conceptual plans for the project, finding that the project complies with all applicable standards contained in the City's Local Coastal Program, Title A, the Coastal Zone Zoning Ordinance. Staff supports the request, because the project:

- 1) Conforms to applicable zoning objectives and development standards. The project will also comply with the intent of the nonconforming regulations, which is to allow modest improvements while not intensifying or structurally altering existing nonconforming elements.
- 2) Will not have a detrimental impact on nearby properties. Existing nonconforming walls will not be altered and all new work will be in conformity with applicable development standards including setbacks, height, open space and parking. The project will be well below the maximum permitted buildable floor area.
- 3) Is consistent with the goals and policies of the General Plan, and in particular, as follows: a) The project height will be retained as a 2-story residence, thereby preserving the low-profile image of the community, protecting privacy of adjacent properties and protecting vistas of the ocean (Policy LU-1.1); b) the project's quality design will maintain a strong community aesthetic (Policy LU-3.1); c) the project residence is a unique older residential home and by preserving the majority of the existing improvements, the culture and history of the City will be preserved

(Policy LA04.4); and d) the walk street (35<sup>th</sup> Street) public right of way will be further improved and enhanced with the project (Policy LU-3.6).

- 4) Is consistent with policies II.B 1, 2, 3 of the City's Local Coastal Program in that the project will preserve the existing building character and conform to surrounding neighborhood building scale, control residential building bulk, and will be well within the limits of established building height standards. In addition, the project will not inhibit or modify public access to the beach along The Strand, 35<sup>th</sup> Street or Ocean Drive.

The adopted Resolution acts as the actual Coastal Development Permit, if the project is approved by the Commission with no further appeal to the City Council or Coastal Commission. Staff recommends that the following special condition be imposed on the Coastal Development Permit:

1. There shall be no future construction over the existing main residence second story, unless the existing nonconforming exterior walls on the north, west and south are brought into conformity with applicable building setbacks.

#### Public Input

All owners within 300 feet of the project have received notice of the public hearing for this project. Staff received one inquiry from a neighbor who was advised that there would be no new roof decks constructed above the second story. Other than this one inquiry, no public input has been received.

#### ALTERNATIVES

Other than the recommended action the Commission may:

1. **DENY** the project based upon appropriate findings and **DIRECT** Staff accordingly.

#### Attachments:

- Exhibit A: Draft Resolution No. PC 06-
- Exhibit B: Location Map
- Exhibit C: Photos of site
- Development Plans (separate – not available electronically)

c: Steve Wunderlich, Architect

**RESOLUTION NO. PC 06-  
(DRAFT)**

**RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF MANHATTAN BEACH APPROVING A COASTAL  
DEVELOPMENT PERMIT TO ALLOW A TWO STORY  
ADDITION TO AN EXISTING RESIDENCE LOCATED AT  
3500 THE STRAND (Shields)**

**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. On May 24, 2006, the Planning Commission of the City of Manhattan Beach conducted a public hearing regarding an application for a Coastal Development Permit on the property legally described as Lot 10, Block 38, Peck's Manhattan Beach Tract #2, located at 3500 The Strand in the City of Manhattan Beach. The Los Angeles County Tax Assessor's Parcel reference is 4175-027-013.
- B. The subject location is within the City of Manhattan Beach Coastal Zone (Appealable Jurisdiction) and is subject to the City of Manhattan Beach Local Coastal Program.
- C. The project applicant and property owner is Kevin Shields.
- D. The applicant requests approval of a Coastal Development Permit to allow demolition of an existing accessory structure containing 1,290 square feet (including 3-car garage and 675 square foot apartment above) and construction of a new 3-car garage and net addition of 348 square feet of above grade living area, and a 1,114 square foot semi-finished non-habitable subterranean basement area. As a result of the project, the structure will function as a single family residence with attached 3-car garage. The existing building has setback nonconformity on its north, west and south sides. The existing building walls constructed within setback areas will not be structurally altered or modified in any way.
- E. Pursuant to sections 15303 and 15332 of the California Environmental Quality Act (CEQA) Implementation Guidelines, the project is categorically exempt from the provisions of CEQA.
- 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. This Resolution, upon its effectiveness, constitutes the Coastal Development Permit for the subject project.

**EXHIBIT A**

## RESOLUTION NO. PC 06-

- H. The property is located within Area District III and is zoned RM, Medium Density Residential. The surrounding private properties are similarly zoned and developed with 2 and 3-story residential buildings; therefore the project will blend with development in the neighborhood.
- I. The General Plan designation for the property is Medium Density Residential, and the Local Coastal Program/Land Use Plan designation is Medium Density Residential. The project is consistent with the following General Plan policies:
- The project height will be retained as a 2-story residence, thereby preserving the low-profile image of the community, protecting privacy of adjacent properties and protecting vistas of the ocean (Policy LU-1.1).
  - The project's quality design will maintain a strong community aesthetic (Policy LU-3.1).
  - The project residence is a unique older residential home and by preserving the majority of the existing improvements, the culture and history of the City will be preserved (Policy LA04.4).
  - The walk street (35<sup>th</sup> Street) public right of way will be further improved and enhanced with the project (Policy LU-3.6).
- J. The project is consistent with the residential development policies of the Manhattan Beach Local Coastal Program, specifically Policies II. B. 1, 2, & 3, as follows:
- The proposed structure is consistent with the building scale in the coastal zone neighborhood and complies with the applicable standards of the Local Coastal Program-Implementation Plan;
  - The proposed structure is consistent with the residential bulk control as established by the development standards of the Local Coastal Program-Implementation Plan;
  - The proposed structure is consistent with the 30' Coastal Zone residential height limit as required by the Local Coastal Program-Implementation Plan.
- K. The project is consistent with the public access and recreation policies of Chapter 3 of the California Coastal Act of 1976. The proposed structure does not impact public



RESOLUTION NO. PC 06-

access to the shoreline; adequate public access is provided and shall be maintained along adjacent streets.

- L. The project shall be in compliance with applicable provisions of the Manhattan Beach Municipal Code, and the Manhattan Beach Local Coastal Program, including Encroachment Permit Guidelines for improvements within the public walkstreet right-of-way of 35<sup>th</sup> Street.

**SECTION 2.** The Planning Commission of the City of Manhattan Beach hereby **APPROVES** the subject Coastal Development Permit 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. *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.
4. 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.
5. All improvements within the adjoining public walk street right-of-way shall comply with adopted Encroachment Permit standards.

Special Condition

RESOLUTION NO. PC 06-

- 6. There shall be no future construction over the existing main residence second story, unless the existing nonconforming walls on the north, west and south be brought into conformity with applicable building setbacks.

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 May 24, 2006 and that said Resolution was adopted by the following vote:

**AYES:**

**NOES:**

**ABSTAIN:**

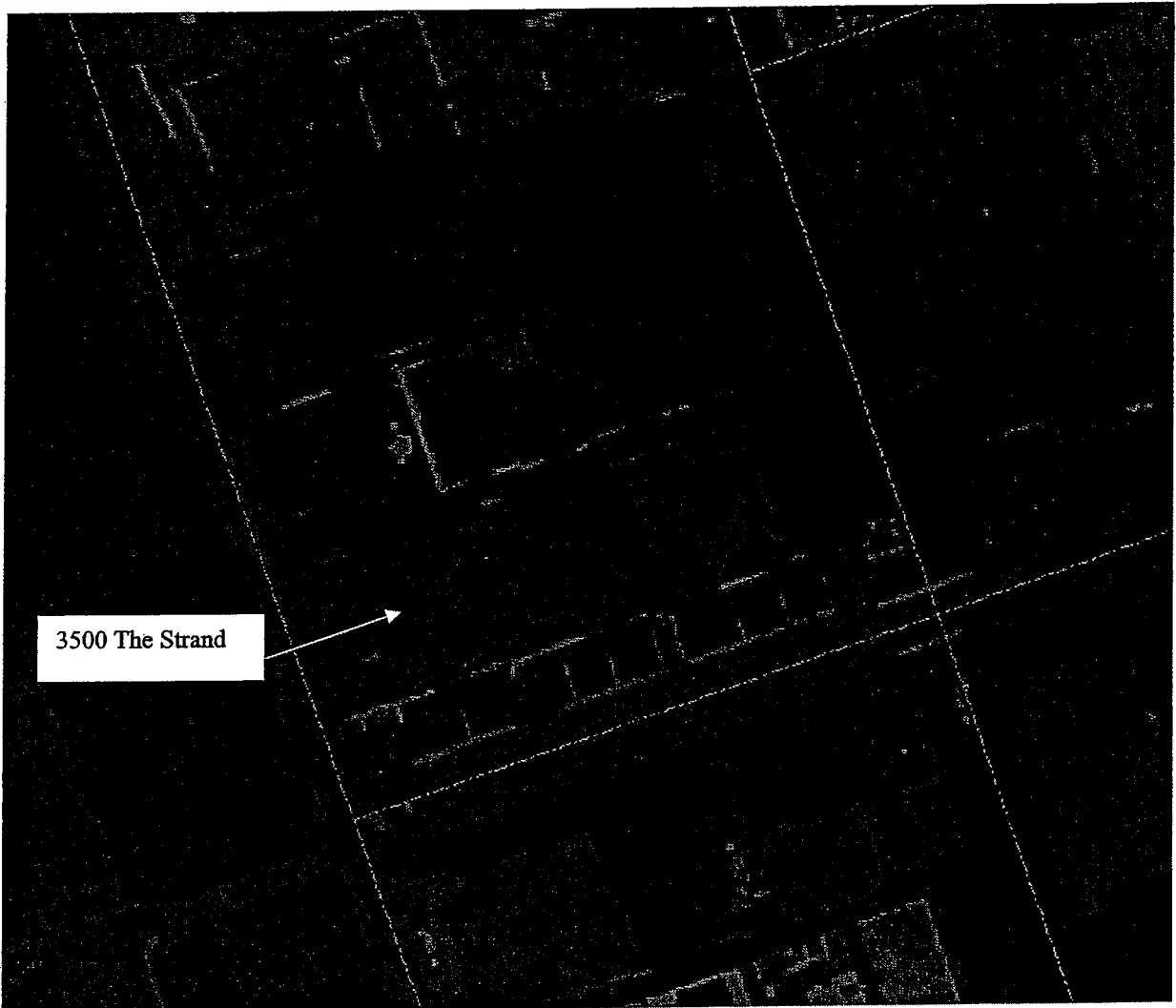
**ABSENT:**

---

RICHARD THOMPSON  
Secretary to the Planning Commission

---

Sarah Boeschen  
Recording Secretary



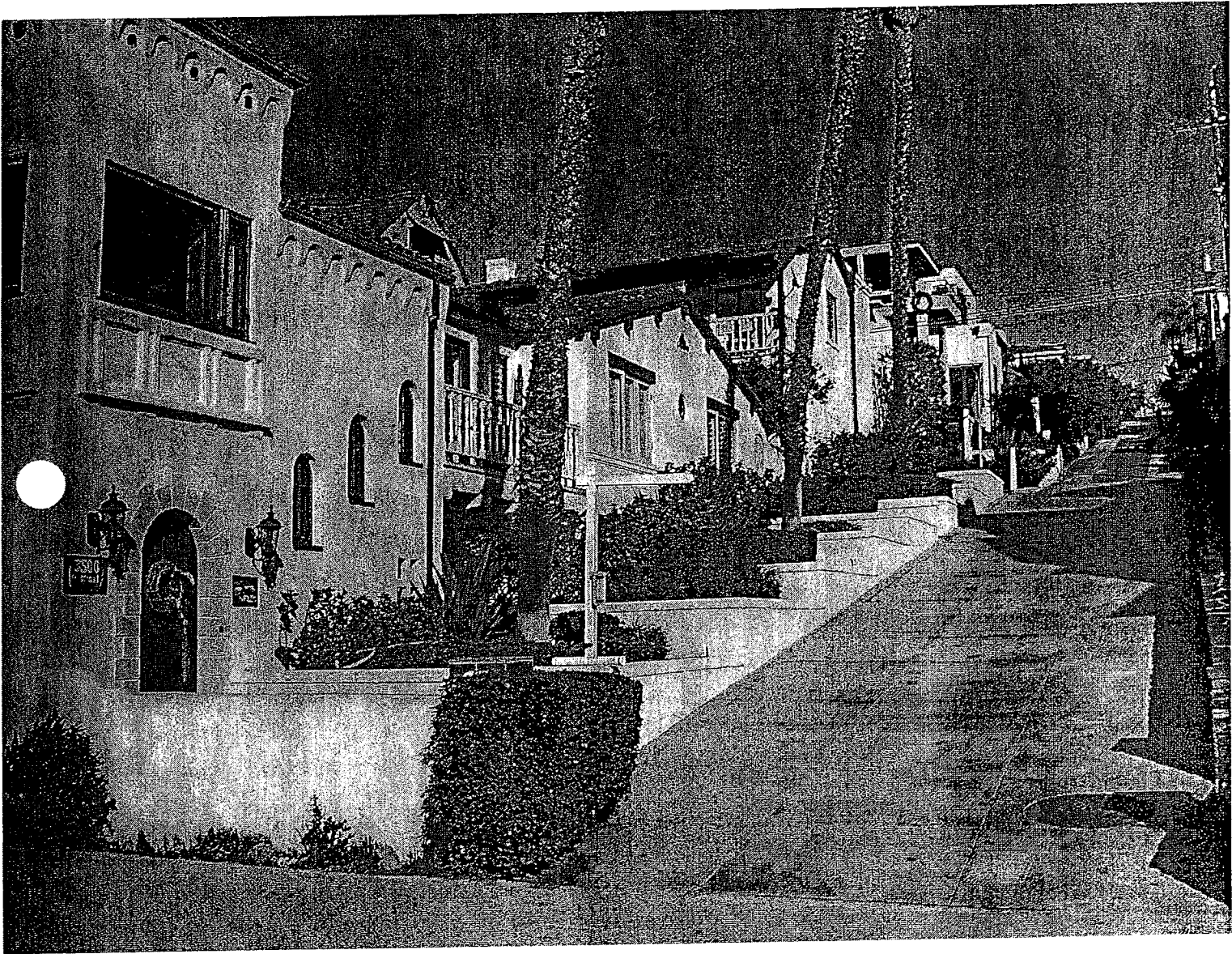
### VICINITY MAP

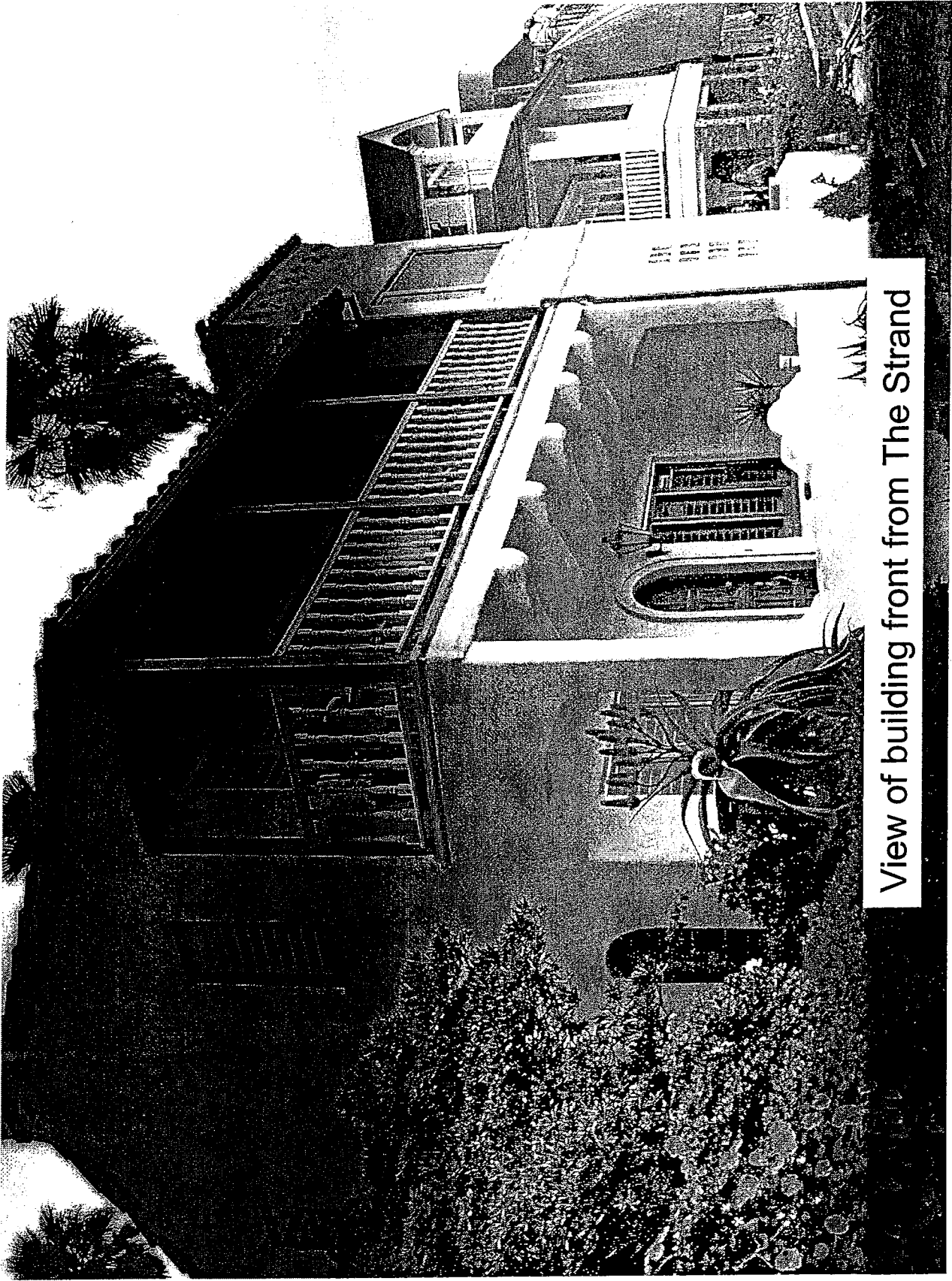
Project Location: 3500 The Strand

**EXHIBIT B**



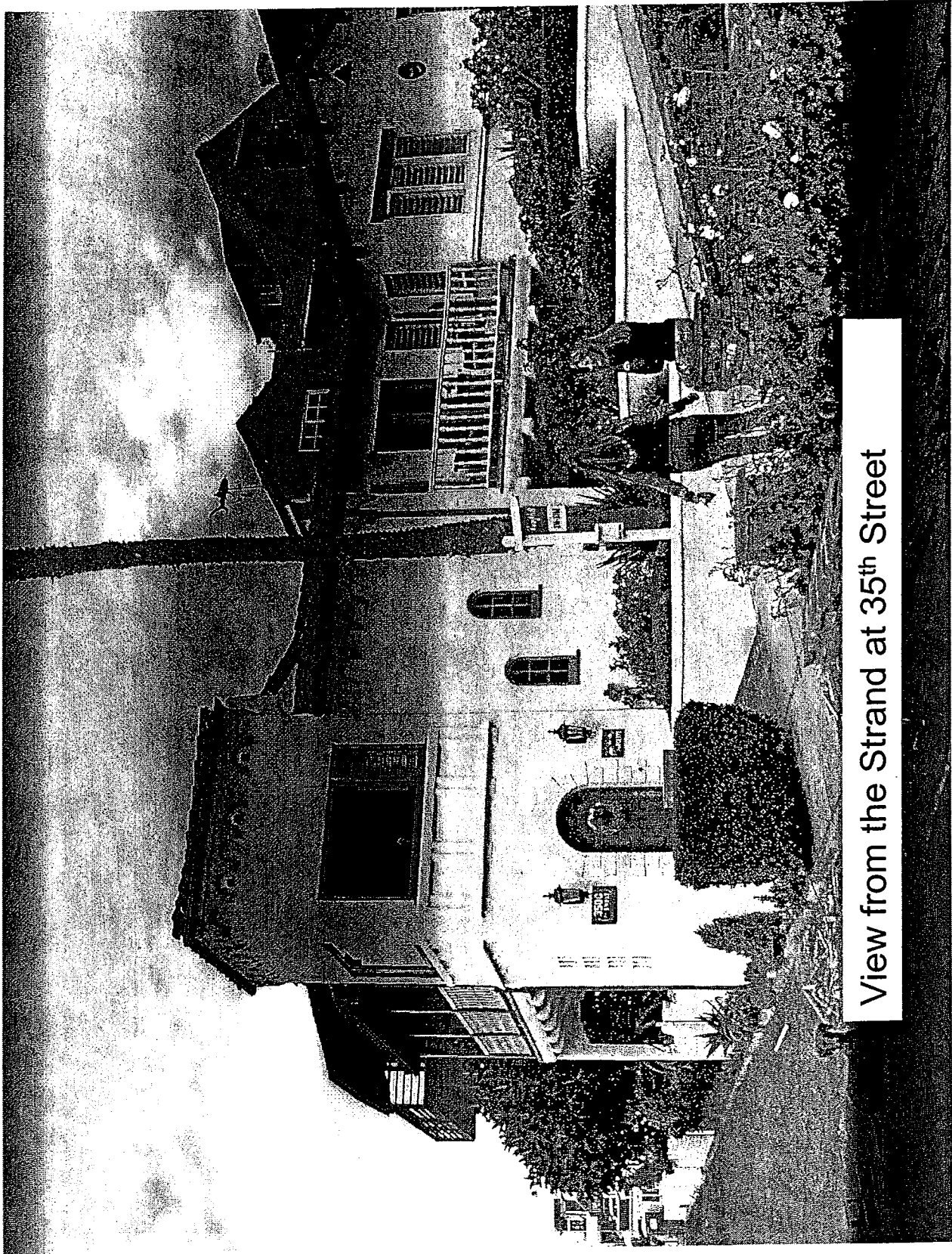
EXHIBIT



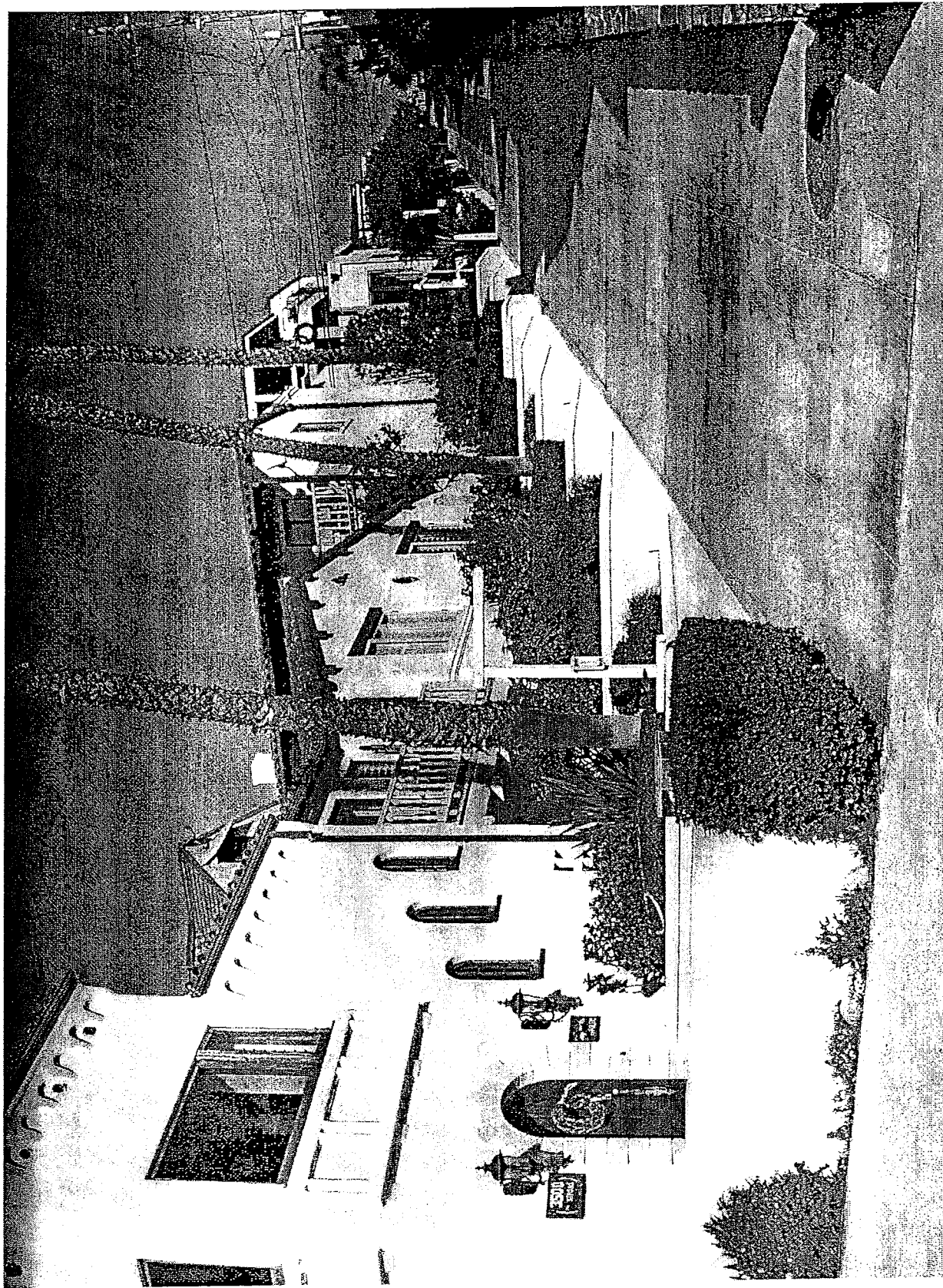


View of building front from The Strand



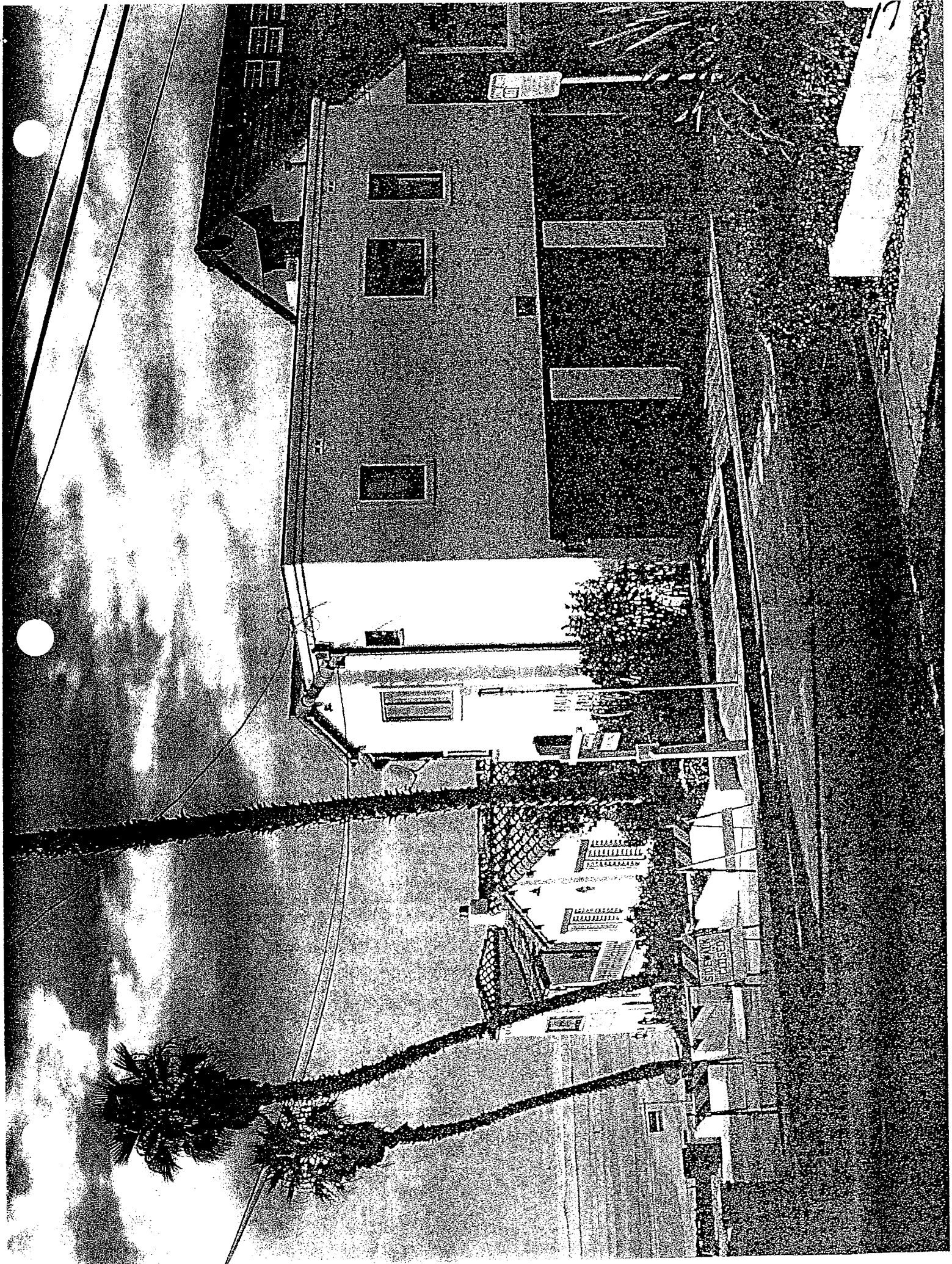


View from the Strand at 35<sup>th</sup> Street



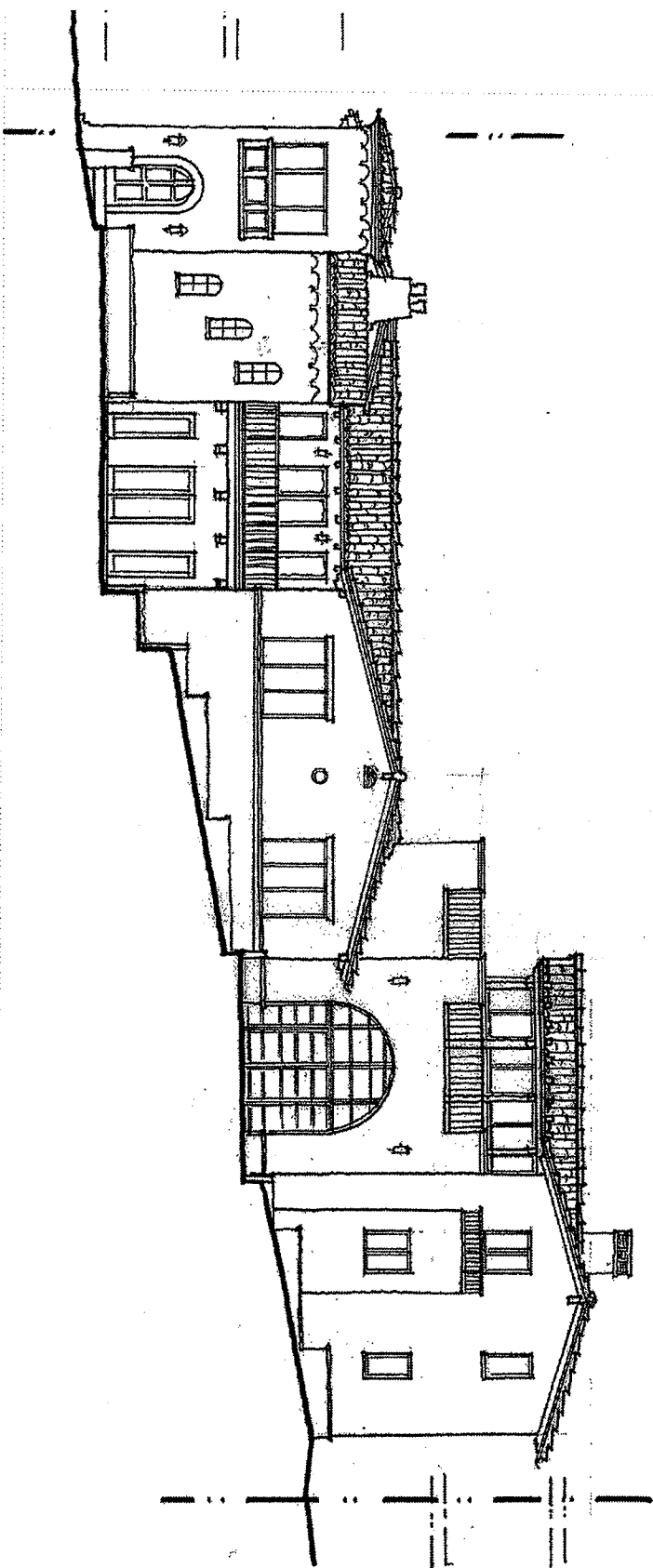


17



# The Strand Residence

0 The Strand, Manhattan Beach, CA 90266



## DING INFORMATION

0 The Strand, Manhattan Beach, CA 90266

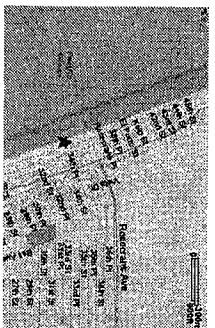
**Code Information**  
 1997 UBC, 2000 U.P.C., 2000 M.P.C., 1999 NEC, w/ 2001 Edition, California and Manhattan Beach Amendments  
 R-3 Residential / U-1 Garage  
 Type V-N  
 Unfinished  
 Two Stories Above Grade  
 6248 sq.ft. (+ 615 sq.ft. Garage)  
 Two Stories and Basement

**Zoning Information**  
 Legal Description: Lot 10, Block 38, Peck's Manhattan Beach Trct 2 M.B. 10-97  
 District III - RM  
 Single Family Residence w/ Attached Garage  
 Lot Size: 39,944 x 105' = 3800.7 sq.ft. 3900.7 / 4840 = 0.0804 acres  
 Maximum Build Area: 1.8 x 3800.7 = 6801 sq.ft.  
 Allowable Building Height: 5246 < 5601 O.K.  
 Median Finish Grade: 61.14'  
 61.02'  
 44.00'  
 210.367 / 4 = 52.59'  
 62.59' + 30' = 82.59'

**Floor Area Calculations**  
 Building Area:  
 Lower Level Existing 948 sq.ft.  
 Lower Level New Unfinished 1750 sq.ft.  
 Upper Level Existing 408 sq.ft.  
 Upper Level New 675 sq.ft.  
 Master Level Existing 615 sq.ft.  
 Master Level New 244 sq.ft.  
 TOTAL FINISHED 3510 sq.ft.  
 Upper Level New Garage 400 sq.ft.  
 Master Level Deck  
 Please see sheet A0.2 for 50% Rule Valuation Calculation

**Yard Requirements:**  
 Maximum Height: 5'-0"  
 Front Yard: 33.32' x 10% = 3.4'  
 Interior Side Yard: 1'-0"  
 Corner Side Yard: 5'-0" (2'-0" at 8'-0" above grade)  
 Rear Yard:

## UNITY MAP



## SYMBOLS + ABBREVIATIONS

	Partition	ARCH.	Architecture
	Door	BLDG.	Building
	Window	BLK.	Block
	Keynote	CD.	City
	Ceiling type / Ceiling height	CDL.	County
	Abn	CONTR.	Contractor
	Target Elevation	CONTR.	Contractor
	Detail number Sheet number	CONTR.	Contractor
	Elevation number	CONTR.	Contractor
	Section number Sheet number	CONTR.	Contractor
	Slope	CONTR.	Contractor
	Dimension to center line	CONTR.	Contractor
	Dimension to face of column / wall / other as shown	CONTR.	Contractor

**Owner**  
 Kevin Shields  
 3421 Manhattan Avenue  
 Manhattan Beach, CA 90266

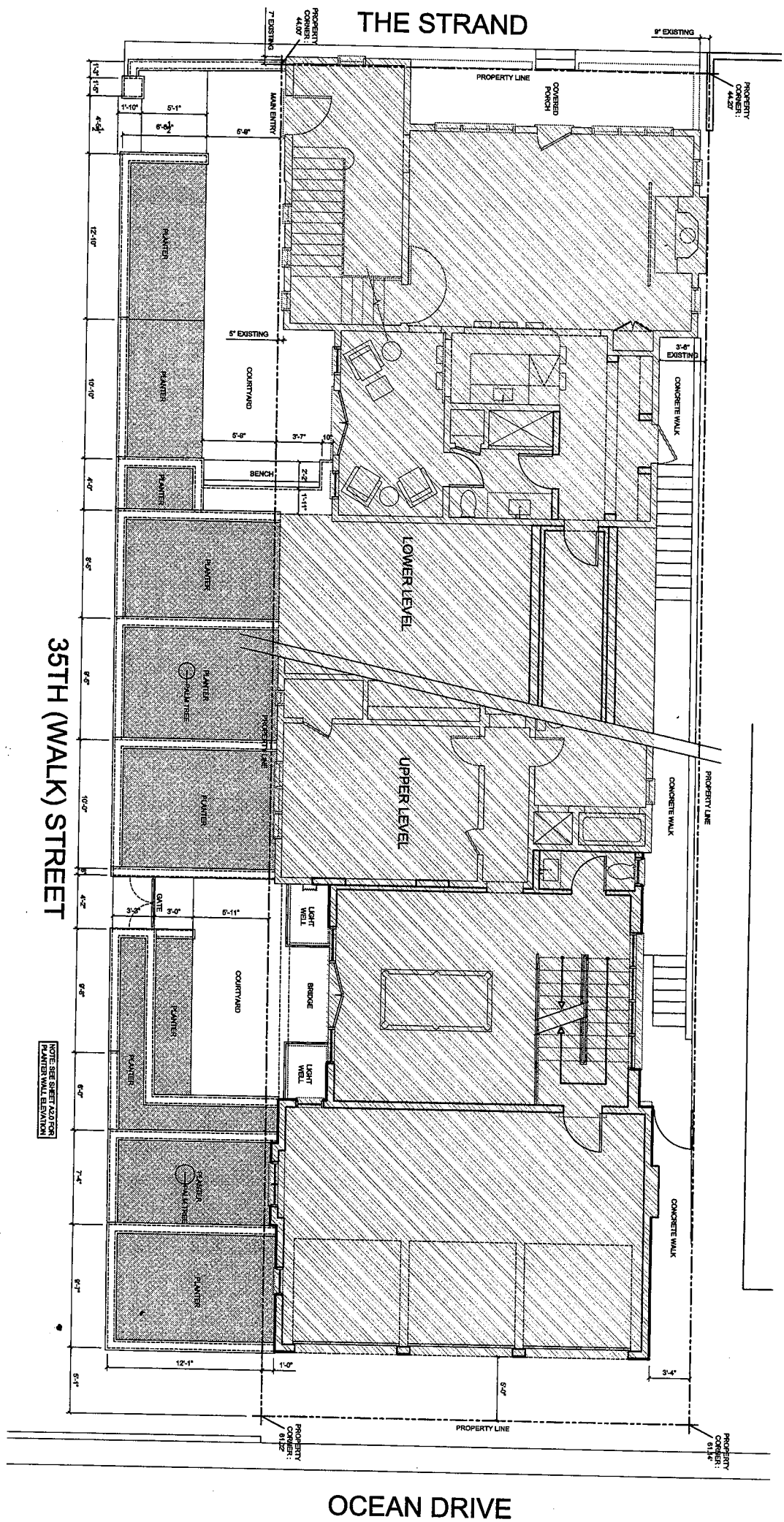
**Designer**  
 4c design group  
 5844 Rancho Avenue  
 Valley Glen, CA 91401  
 t: (310) 435-5066  
 f: (855) 335-1946  
 e: steve@4cdesigngroup.com

**Contractor**  
 Peterson-Wozniak Construction  
 440 South Hindry Avenue, Unit G  
 Angelenwood, CA 90301  
 t: (310) 338-0521  
 f: (310) 338-0588

**Structural**  
 Niver Engineering  
 10845 Lindbrook Drive  
 West Los Angeles, CA  
 t: (310) 443-8677  
 f: (310) 443-8678

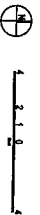
**Civil**  
 Joseph H. Cahn Engineering  
 904 Rose Ave.  
 Venice, CA 90291-2833  
 t: (310) 395-5890

DATE: 06-12-2006	Zoning
<b>PROJECT DESCRIPTION</b>	
REPLACE OF A 6014 SQ. FT. SINGLE FAMILY RESIDENCE LOCATED AT 3500 THE STRAND, MANHATTAN BEACH, CA 90266	
<b>DRAWING INDEX</b>	
<b>SHEET</b>	<b>DRAWING CONTENT</b>
	PROJECT COVER SHEET
	TOPOGRAPHIC SURVEY
A.0.1	ARCHITECTURAL SITE PLAN
A.0.2	REPLACE PROPOSAL
A.1.0	PROPOSED LOWER LEVEL FLOOR
A.1.1	PROPOSED MASTER LEVEL FLOOR
A.1.2	PROPOSED MASTERS BATH FLOOR
A.2.0	PROPOSED SOUTH ELEVATION
A.2.1	PROPOSED WEST + EAST ELEVATION
A.2.2	PROPOSED NORTH ELEVATION
A.2.3	PROPOSED SOUTH ELEVATION
A.2.4	PROPOSED WEST + EAST ELEVATION
A.2.5	PROPOSED NORTH ELEVATION
A.2.6	PROPOSED SOUTH ELEVATION
A.2.7	PROPOSED WEST + EAST ELEVATION
A.2.8	PROPOSED NORTH ELEVATION
A.2.9	PROPOSED SOUTH ELEVATION
A.2.10	PROPOSED WEST + EAST ELEVATION
A.2.11	PROPOSED NORTH ELEVATION
A.2.12	PROPOSED SOUTH ELEVATION
A.2.13	PROPOSED WEST + EAST ELEVATION
A.2.14	PROPOSED NORTH ELEVATION
A.2.15	PROPOSED SOUTH ELEVATION
A.2.16	PROPOSED WEST + EAST ELEVATION
A.2.17	PROPOSED NORTH ELEVATION
A.2.18	PROPOSED SOUTH ELEVATION
A.2.19	PROPOSED WEST + EAST ELEVATION
A.2.20	PROPOSED NORTH ELEVATION
A.2.21	PROPOSED SOUTH ELEVATION
A.2.22	PROPOSED WEST + EAST ELEVATION
A.2.23	PROPOSED NORTH ELEVATION
A.2.24	PROPOSED SOUTH ELEVATION
A.2.25	PROPOSED WEST + EAST ELEVATION
A.2.26	PROPOSED NORTH ELEVATION
A.2.27	PROPOSED SOUTH ELEVATION
A.2.28	PROPOSED WEST + EAST ELEVATION
A.2.29	PROPOSED NORTH ELEVATION
A.2.30	PROPOSED SOUTH ELEVATION



35TH (WALK) STREET

01 ARCHITECTURAL SITE PLAN



NOTE: SEE SHEET A0.2 FOR PLANTER WALL ELEVATION

OCEAN DRIVE

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Project:

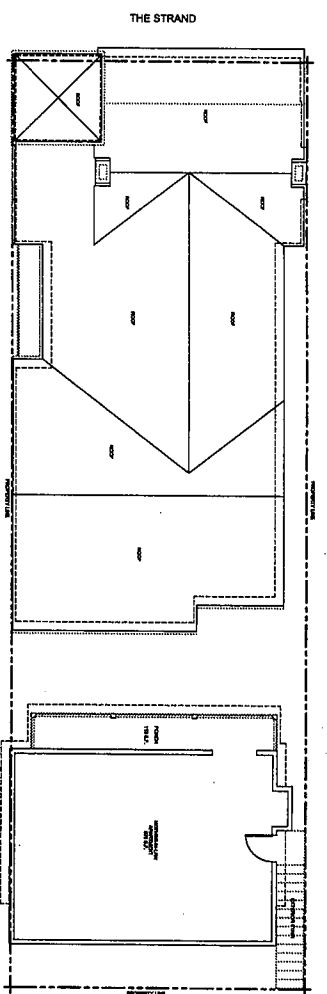
**Shields Residence**  
3500 The Strand  
Manhattan Beach, CA 90266

Scale: 1/4" = 1'-0"

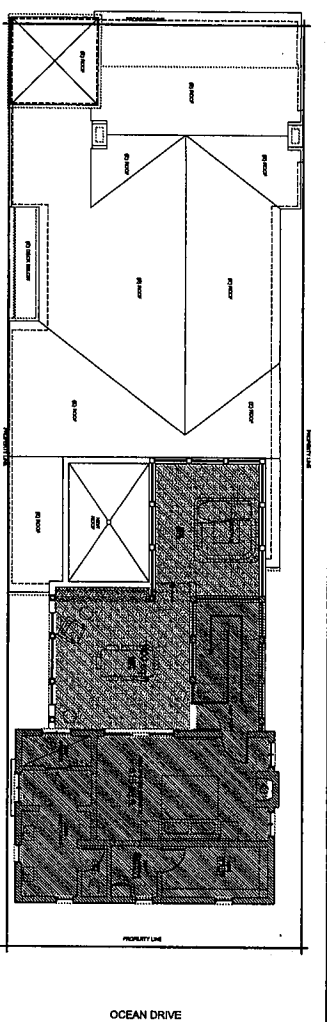
Date: 12 MAY 2006

Job No: 05\_07101

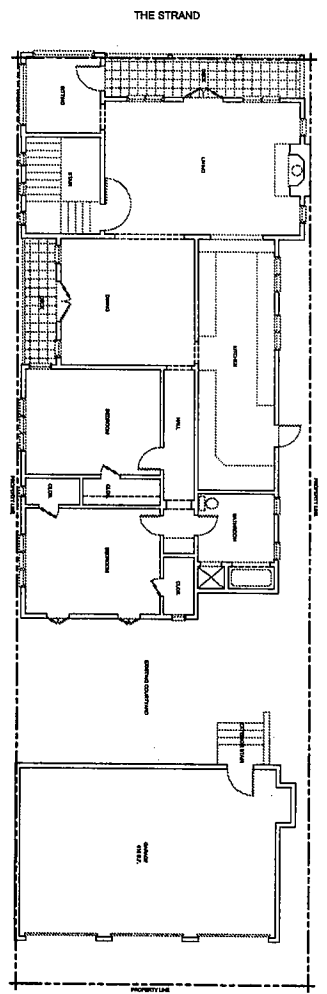
Architect: Shields  
Proposed Arch. Site Plan  
A0.1  
Sheet No.



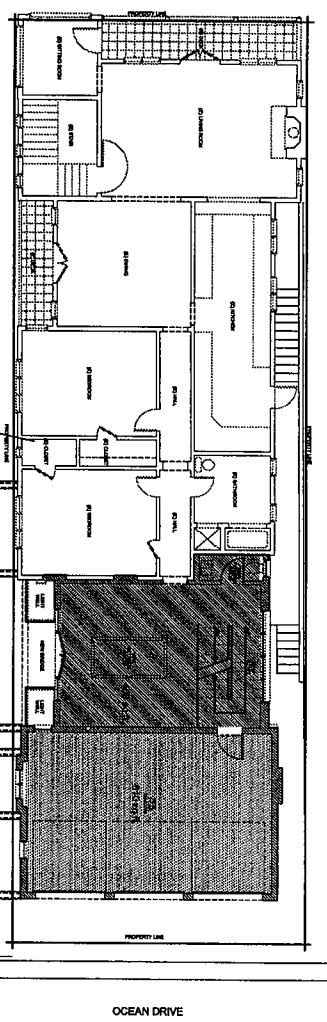
E3 EXISTING MASTER LEVEL



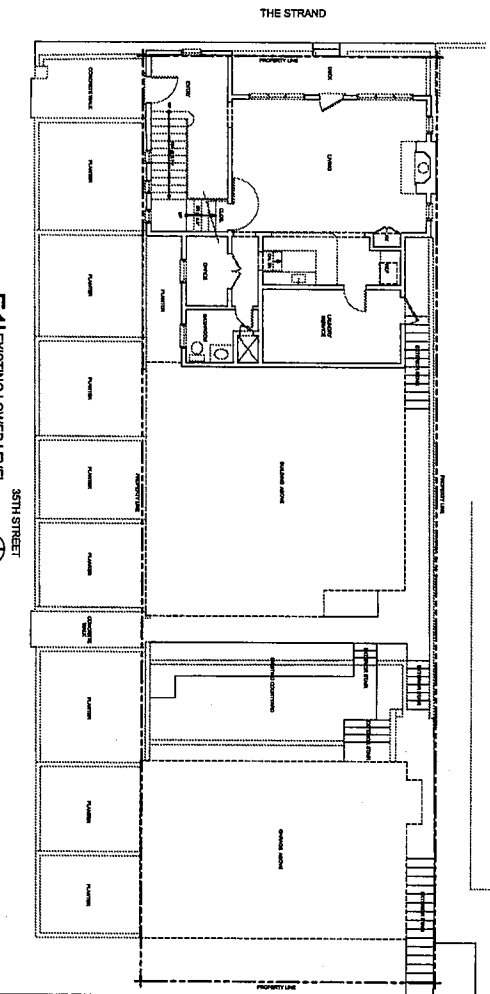
P3 PROPOSED MASTER LEVEL



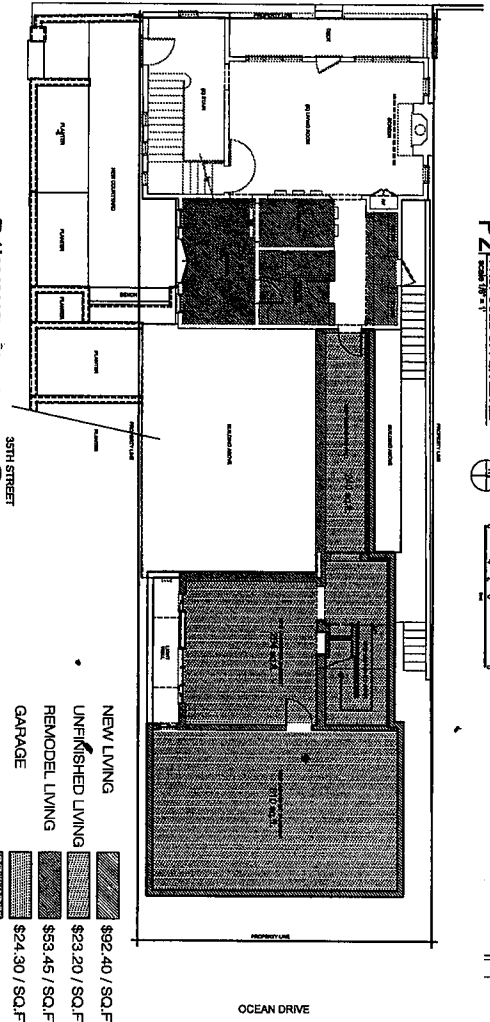
E2 EXISTING UPPER LEVEL



P2 PROPOSED UPPER LEVEL



E1 EXISTING LOWER LEVEL



P1 PROPOSED LOWER LEVEL

Existing Valuation Calculation

Lower Level	948 sq.ft. x \$2.40 = \$ 2,275.20
Upper Level	1750 sq.ft. x \$2.40 = \$ 4,200.00
Master Level (Guest)	675 sq.ft. x \$2.40 = \$ 1,620.00
Garage	171 sq.ft. x \$2.40 = \$ 410.40
Deck	171 sq.ft. x \$8.56 = \$ 1,463.52
Guest Balcony	118 sq.ft. x \$8.56 = \$ 1,008.88
50% Building Allowance	\$492,580
<b>Total</b>	<b>\$1,463,520</b>

Proposed Valuation Calculation

Lower Level	1,114 sq.ft. x \$3.20 = \$ 3,564.80
Upper Level	1,114 sq.ft. x \$3.20 = \$ 3,564.80
Master Level	238 sq.ft. x \$3.45 = \$ 821.10
Garage	171 sq.ft. x \$2.40 = \$ 410.40
Deck	171 sq.ft. x \$8.56 = \$ 1,463.52
Guest Balcony	118 sq.ft. x \$8.56 = \$ 1,008.88
50% Building Allowance	\$492,580
<b>Total</b>	<b>\$10,236,000</b>

Proposed Valuation Calculation

Upper Level	408 sq.ft. x \$2.40 = \$ 979.20
New Living	610 sq.ft. x \$2.40 = \$ 1,464.00
Garage	171 sq.ft. x \$2.40 = \$ 410.40
Master Level	615 sq.ft. x \$2.40 = \$ 1,476.00
New Deck	400 sq.ft. x \$3.56 = \$ 1,424.00
50% Building Allowance	\$492,580
<b>Total</b>	<b>\$3,842,000</b>

Tabulation

Lower Level	39,635
Upper Level	\$33,540
Upper Living Level	\$2,522
Master Living Level	\$72,250
<b>Total</b>	<b>\$144,407</b>

Comparison: 144,407 < 148,779 O.K.

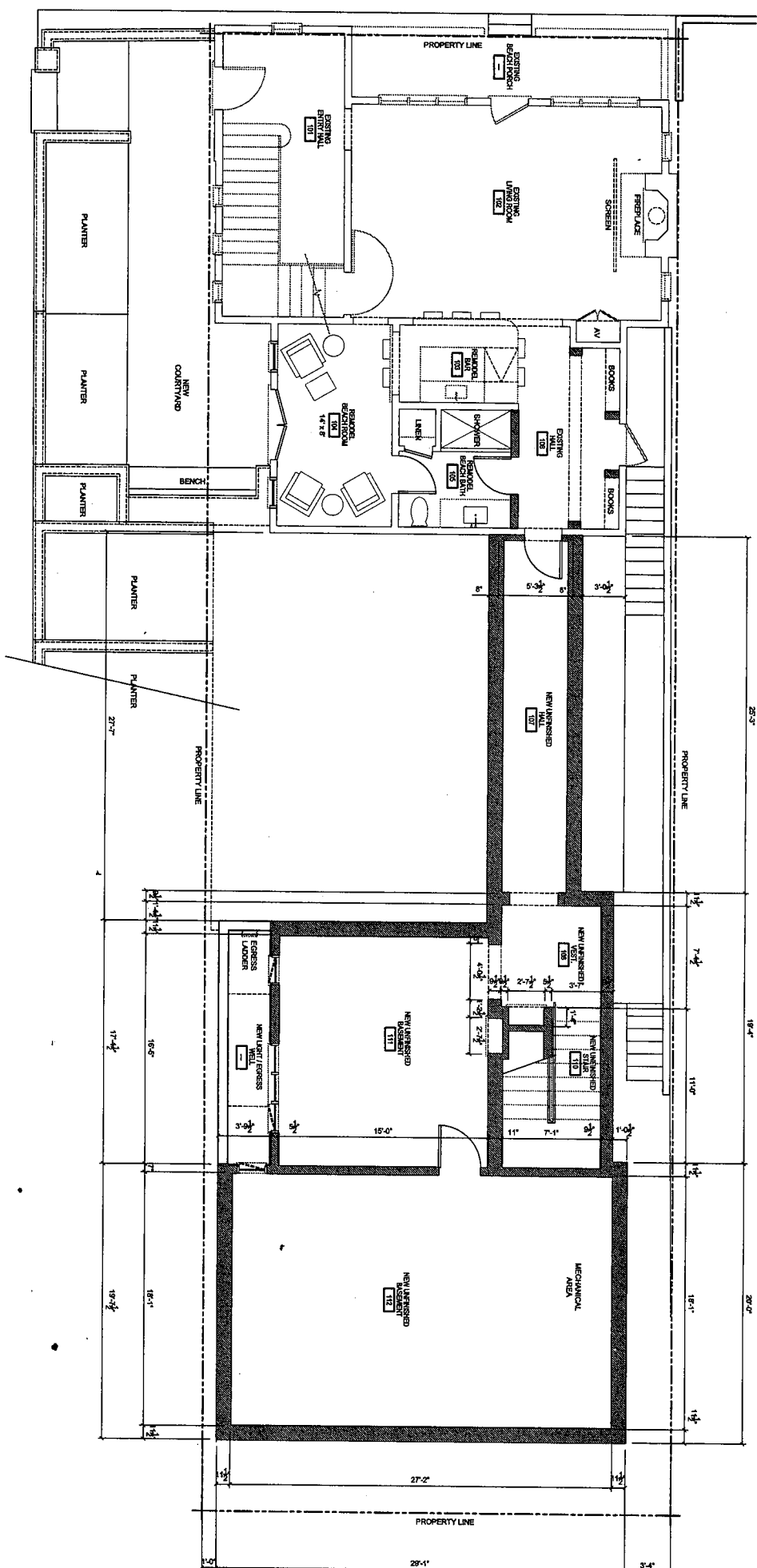
Architect: Shields  
Remodel Proposal  
Sheet Title: A0.2  
Sheet No.:  
CADD File No.:

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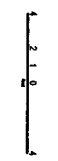
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Project: Shields Residence  
3500 The Strand  
Manhattan Beach, CA 90266

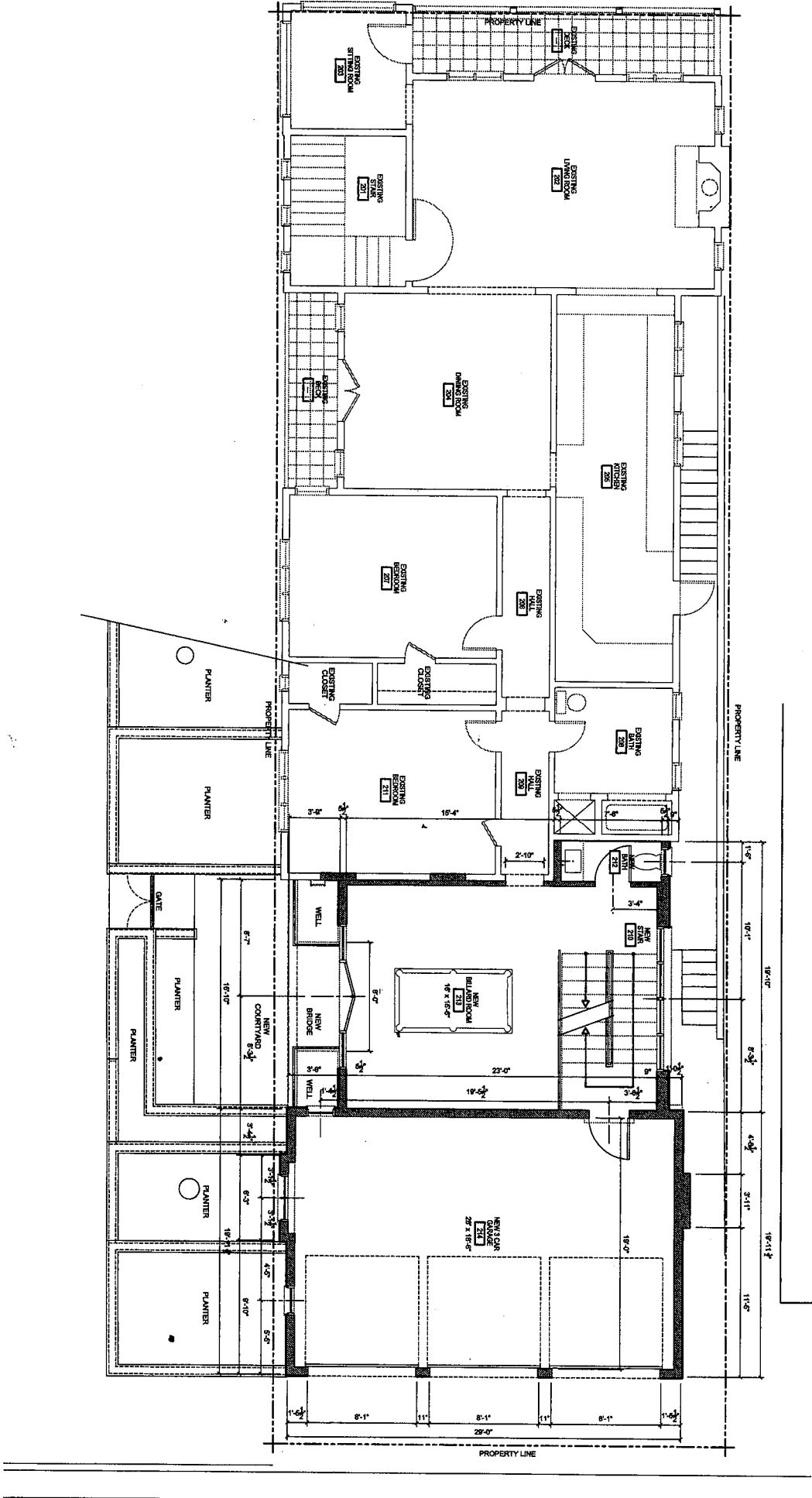
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Date: 12 MAY 2008  
Job No: 05\_07101



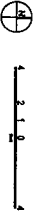
01 LOWER LEVEL FLOOR

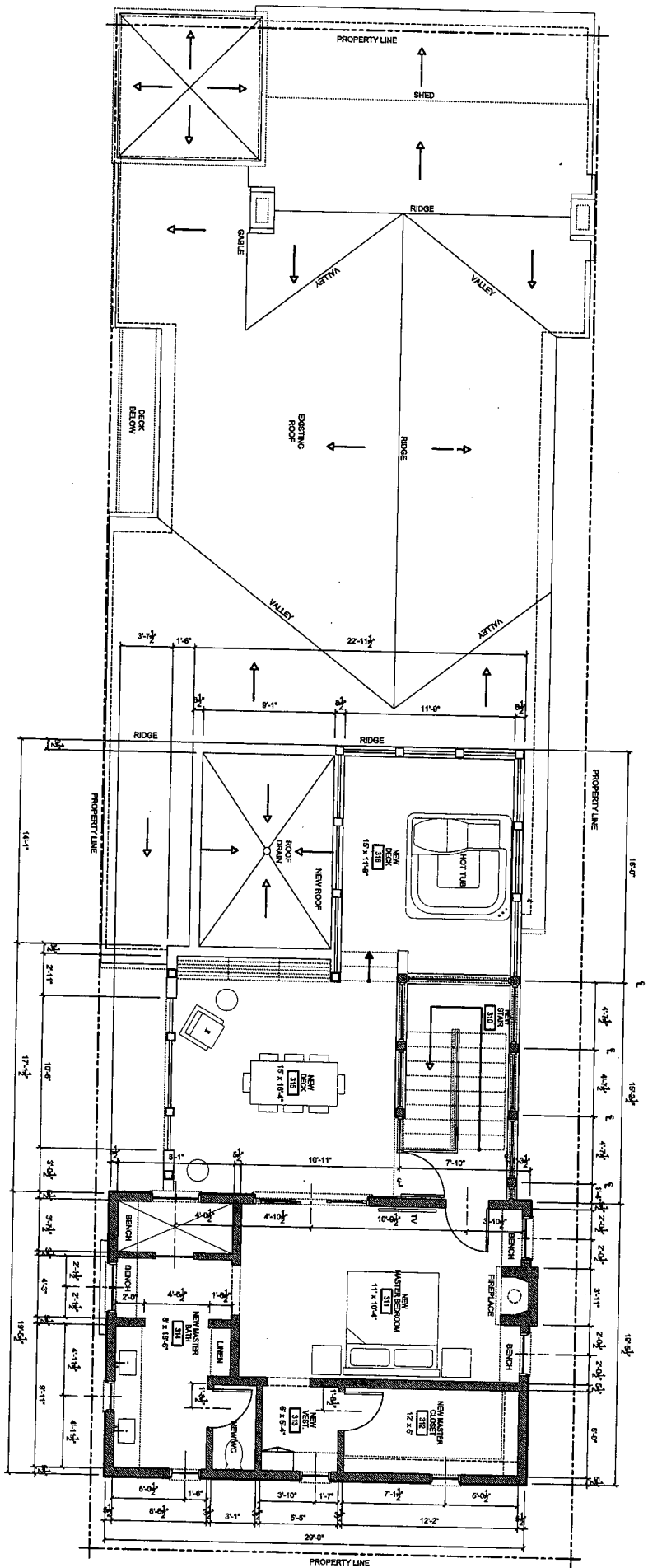




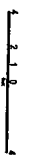


01 UPPER LEVEL FLOOR





001 MASTER LEVEL FLOOR



Scale: 1/4" = 1'-0"

Date: 12 MAY 2008

Job No: 05.07.101

Project:

**Shields Residence**  
3500 The Strand

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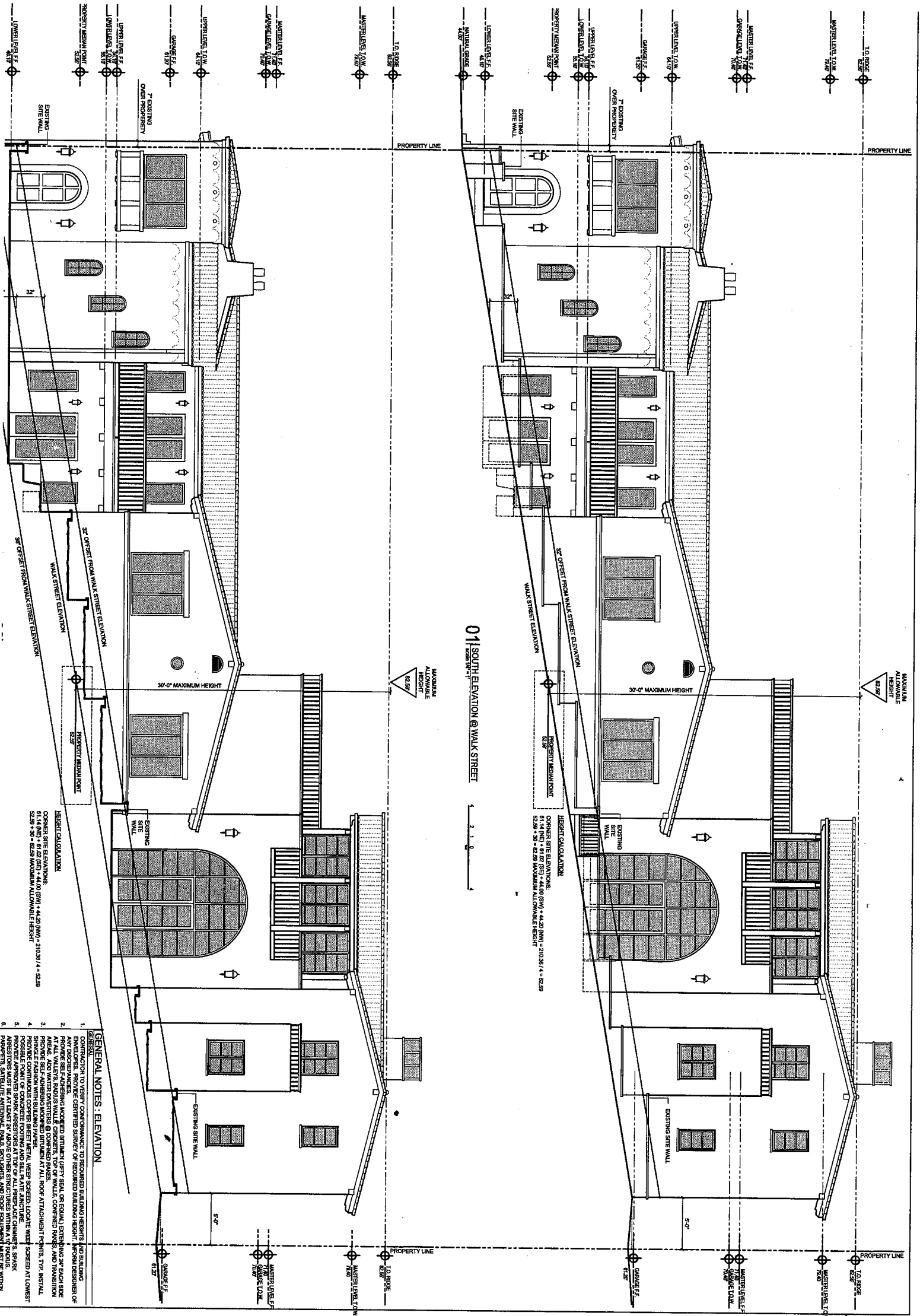
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Architects Stamp:

Propose  
Master  
Level  
Floor

A1.2

Sheet No.



- GENERAL NOTES - ELEVATION**
1. CONTRACTOR TO VERIFY COMPLIANCE TO REQUIRED BUILDING HEIGHTS AND BUILDING ENVELOPES. PROVIDE CERTIFIED SURVEY OF REQUIRED BUILDING HEIGHT. RECORD DESIGNER OF ANY OBSERVATIONS. PROVIDE NOTEDD ANIMAL QUARTY SEAL OR EQUAL SYSTEMS OF EACH SIDE AT ALL WALLS, RADUS WALLS, CORNERS, TOP OF WALLS, CORNERED RAYS, AND TRANSITION AREAS. ADD WATER DIVERSERS @ CORNERED RAYS.
  2. FINISH FASHION WITH BUILDING PARTIAL MESH SCREEN. LOCATE WATER SCREEN AT LOWEST POSSIBLE POINT ON CONCRETE FOOTING AND SILL PLATE JOINTS.
  3. PROVIDE FINISH SCREENING MATERIAL WITH SILL PLATE JOINTS.
  4. PROVIDE FINISH SCREENING MATERIAL WITH SILL PLATE JOINTS.
  5. PROVIDE FINISH SCREENING MATERIAL WITH SILL PLATE JOINTS.
  6. PROVIDE FINISH SCREENING MATERIAL WITH SILL PLATE JOINTS.

**HERBERT CALCULATION**

CORNER SITE ELEVATIONS:  
 61.14 (NE) + 61.02 (SE) + 44.00 (SW) + 44.20 (NW) = 210.38 / 4 = 52.59  
 52.59 + 30' = 82.59 MAXIMUM ALLOWABLE HEIGHT

**HERBERT CALCULATION**

CORNER SITE ELEVATIONS:  
 61.14 (NE) + 61.02 (SE) + 44.00 (SW) + 44.20 (NW) = 210.38 / 4 = 52.59  
 52.59 + 30' = 82.59 MAXIMUM ALLOWABLE HEIGHT

**HERBERT CALCULATION**

CORNER SITE ELEVATIONS:  
 61.14 (NE) + 61.02 (SE) + 44.00 (SW) + 44.20 (NW) = 210.38 / 4 = 52.59  
 52.59 + 30' = 82.59 MAXIMUM ALLOWABLE HEIGHT

**Proposec South Elevation**

Sheet Title

**A2.0**

Architectural Studio

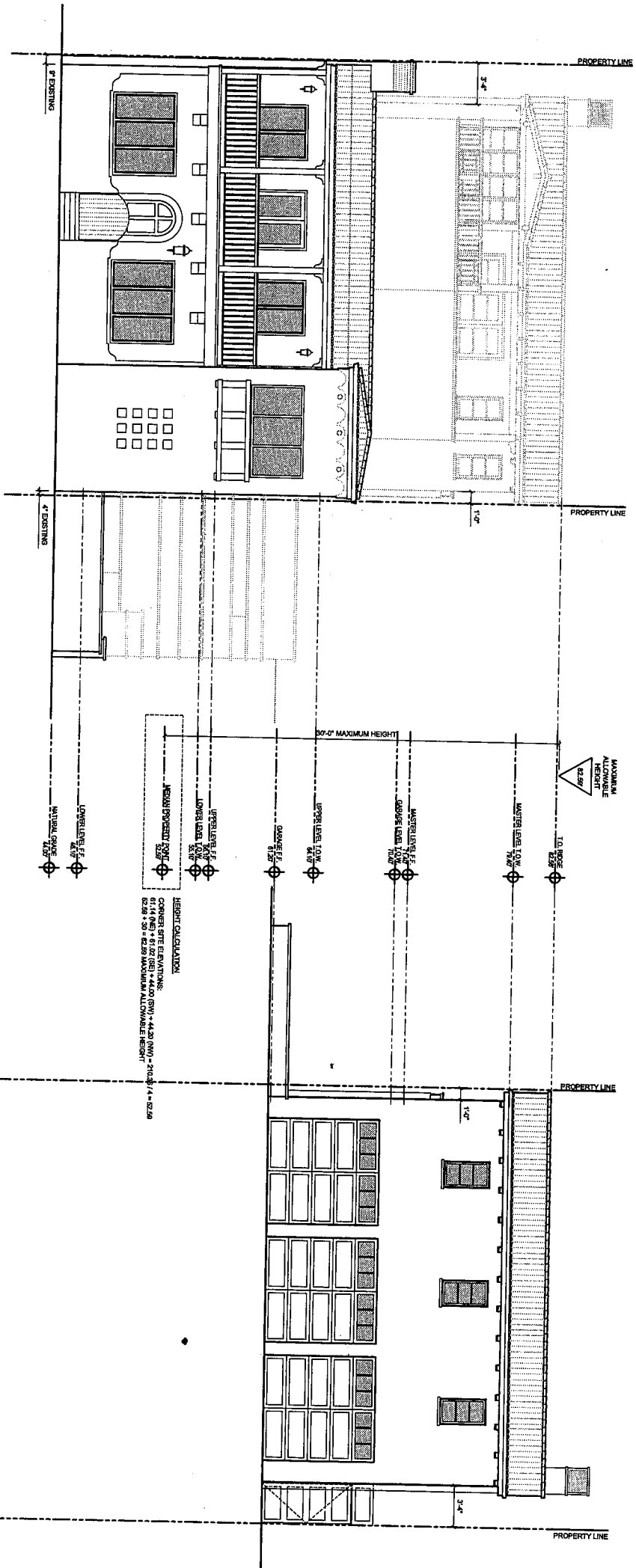
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Project: **Shields Residence**  
 3500 The Strand  
 Manhattan Beach, CA 90266

Scale:	1/4" = 1'-0"
Date:	12 MAY 2006
Job No:	05_07101





01 WEST ELEVATION

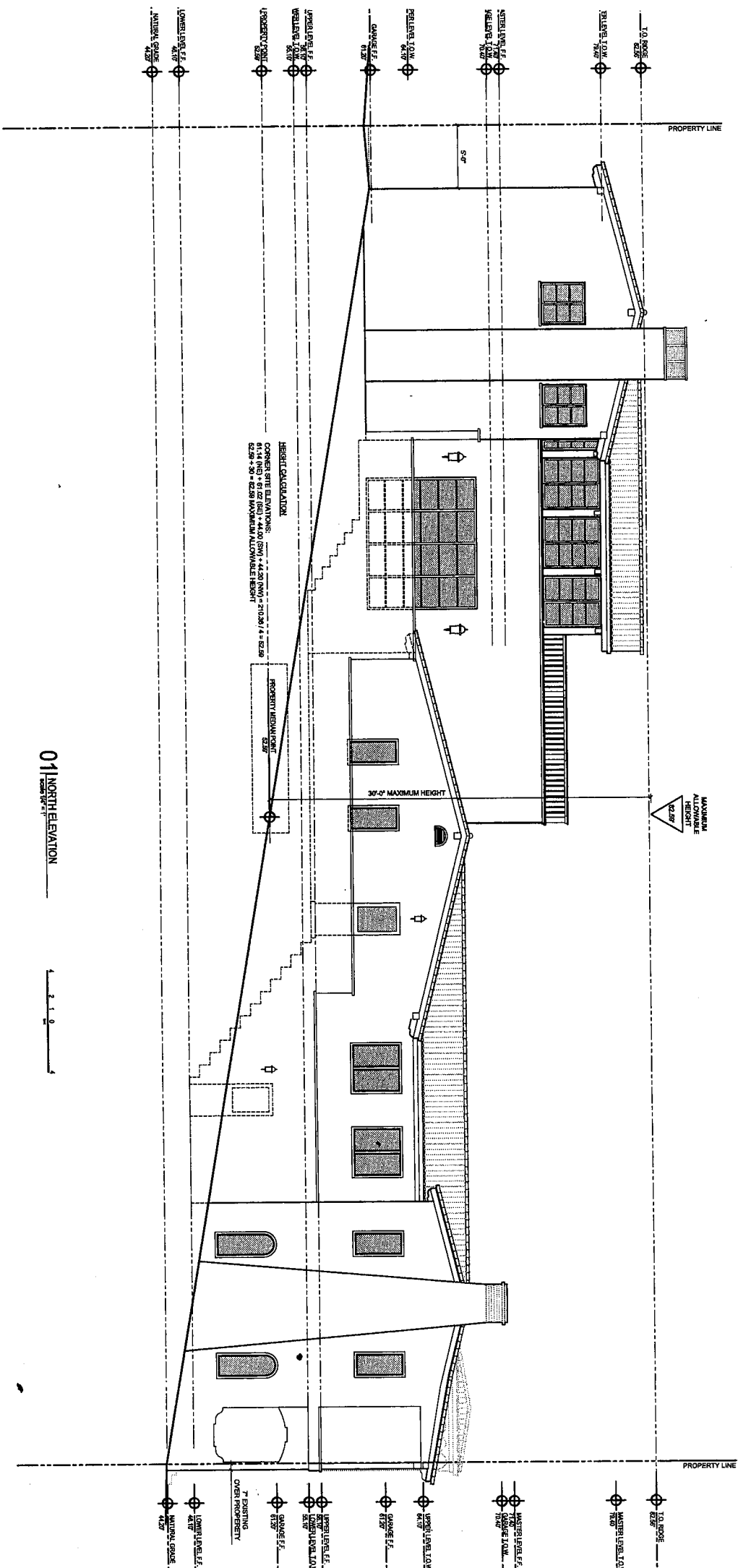


02 EAST ELEVATION

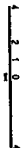


GENERAL NOTES: ELEVATION

1. CONTRACTOR TO VERIFY CONFORMANCE TO REQUIRED BUILDING HEIGHTS AND BUILDING ANY DISCREPANCIES. CENTERED SERVICE TO REQUIRED BUILDING HEIGHT. INFORM DESIGNER OF ANY DISCREPANCIES.
  2. PROVIDE SET-AND-DRIVING MODIFIED BUTTER JAW SEAL OR EQUAL, EXTENDING 2" EACH SIDE AREAS, AND FINISHING WALLS, CORNERS, TOP OF WALLS, COVERED BAYS, AND TRANSITION PROVIDE SELF-ADHERING MODIFIED BUTTER AT ALL ROOF ATTACHMENT POINTS. THE INSTALL PROVIDE POSITIVE WATER DRAINAGE.
  3. PROVIDE APPROVED SPARK ARRESTORS AT TOP OF ALL FIBERGLASS CHIMNEYS, BRINK PAVEMENT, SATELLITE ANTENNAE, AND ROOF EQUIPMENT MUST BE WITHIN HEIGHT LIMIT.
  4. POSSIBLE POINT OF CONCRETE FOOTING AND SILL PLATE ANCHORAGE WITHIN 4" RADIUS.
  5. PROVIDE APPROVED SPARK ARRESTORS AT TOP OF ALL FIBERGLASS CHIMNEYS, BRINK PAVEMENT, SATELLITE ANTENNAE, AND ROOF EQUIPMENT MUST BE WITHIN HEIGHT LIMIT.
- DIMENSIONING**
1. DO NOT SCALE DRAWINGS. REFER TO DIMENSIONS SHOWN.
  2. VERIFY ALL EXISTING CONDITIONS AND SURFACE ADJUSTMENTS FOR ANY INCONSISTENCIES.

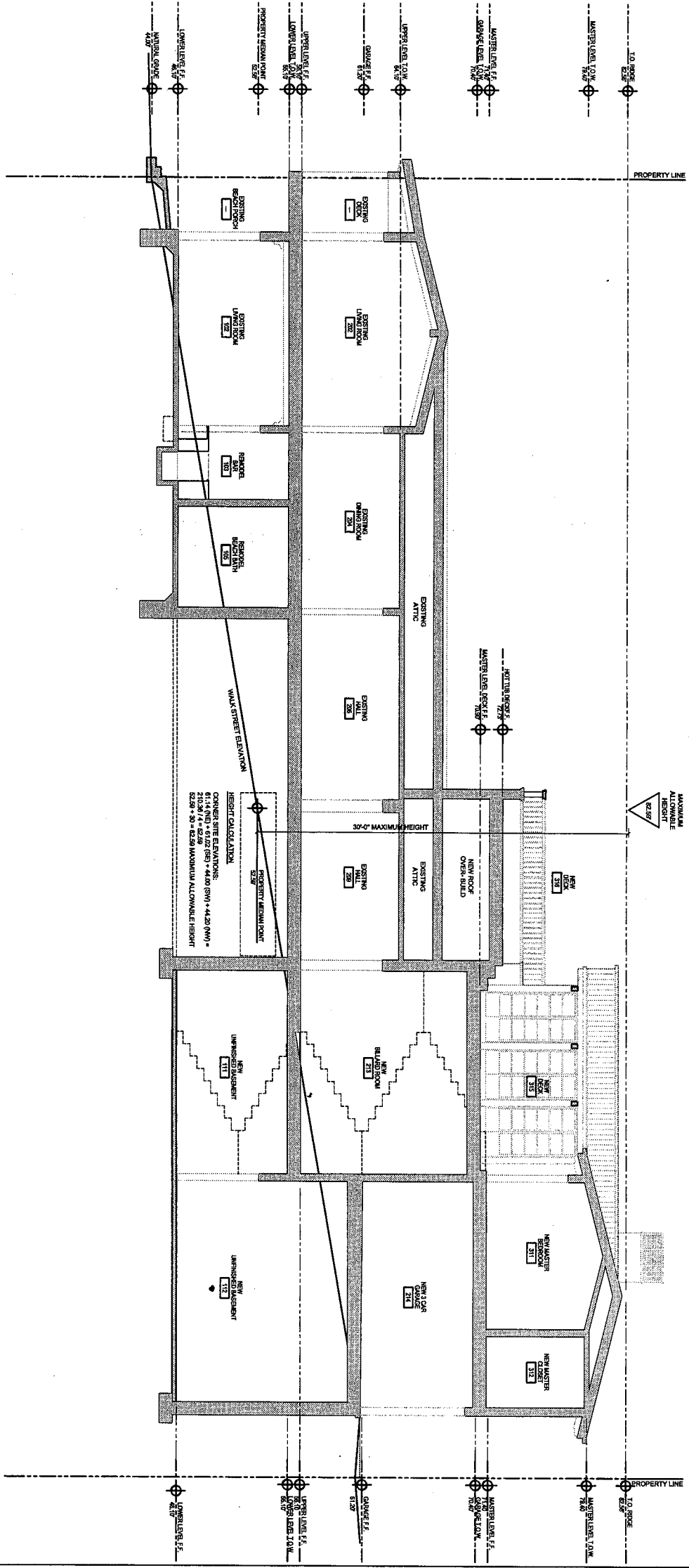


01 NORTH ELEVATION



**GENERAL NOTES: ELEVATION**

1. CONTRACTOR TO VERIFY PERFORMANCE OF RESUBMITTED BUILDING PERMITS AND OBTAIN ANY DISCREPANCIES.
2. PROVIDE SELF-ANCHERING ANCHORED BRITENLY (LEFT SEAL OR EQUAL) EXTENDING 2-3" INTO CONC. AND WATER DIVERTERS & CORNERED PANELS.
3. PROVIDE SELF-ANCHERING ANCHORED BRITENLY AT ALL ROOF ATTACHMENT POINTS, TYPE INSTALL BRIMBLE POSITION WITH COPPER SHEET METAL W/EP SCREWS. LOCATE W/EP SCREWS AT LOWEST POSSIBLE POINT OF CONCRETE FOOTING AND SILL PLATE JUNCTURE.
4. PROVIDE APPROVED GROUND ANCHORS AT TOP OF ALL TRIMMER (WITHIN 4" OF FINISH PAVERS), SATELLITE ANTENNAE, POLES, SVTLIGHTS, AND ROOF EQUIPMENT MUST BE WITHIN HEIGHT LIMIT.



01 BUILDING SECTION

