

4004 The Strand/4009 Ocean Drive

Encroachment Permit Appeal

PPIC Meeting
April 25, 2019



Background

- ▶ In City Public Property next to The Strand
- ▶ Encroachment Permit Appeal
- ▶ Retractable 6 foot fence
- ▶ Below grade cavity
- ▶ Mechanical Equipment
- ▶ New Single Family Residence
- ▶ Encroachment proposed as part of improvements





City of Manhattan Beach



Encroachment Area

Subject Property





Subject Property

Encroachment Area

Encroachment Area

Existing Sanitary
Manhole Area to remain

See #11/A1.2 for Plant
Species and Water Use List

THE STRAND

22'-0"

53'-0"

Gear
Motor per
#7/A1.2

ND L&T RCE 128'
WLY & 104' S'LY
'ROR' CORNER
ELEV = 100.65'

(4) Risers from The
Strand to Courtyard
Level

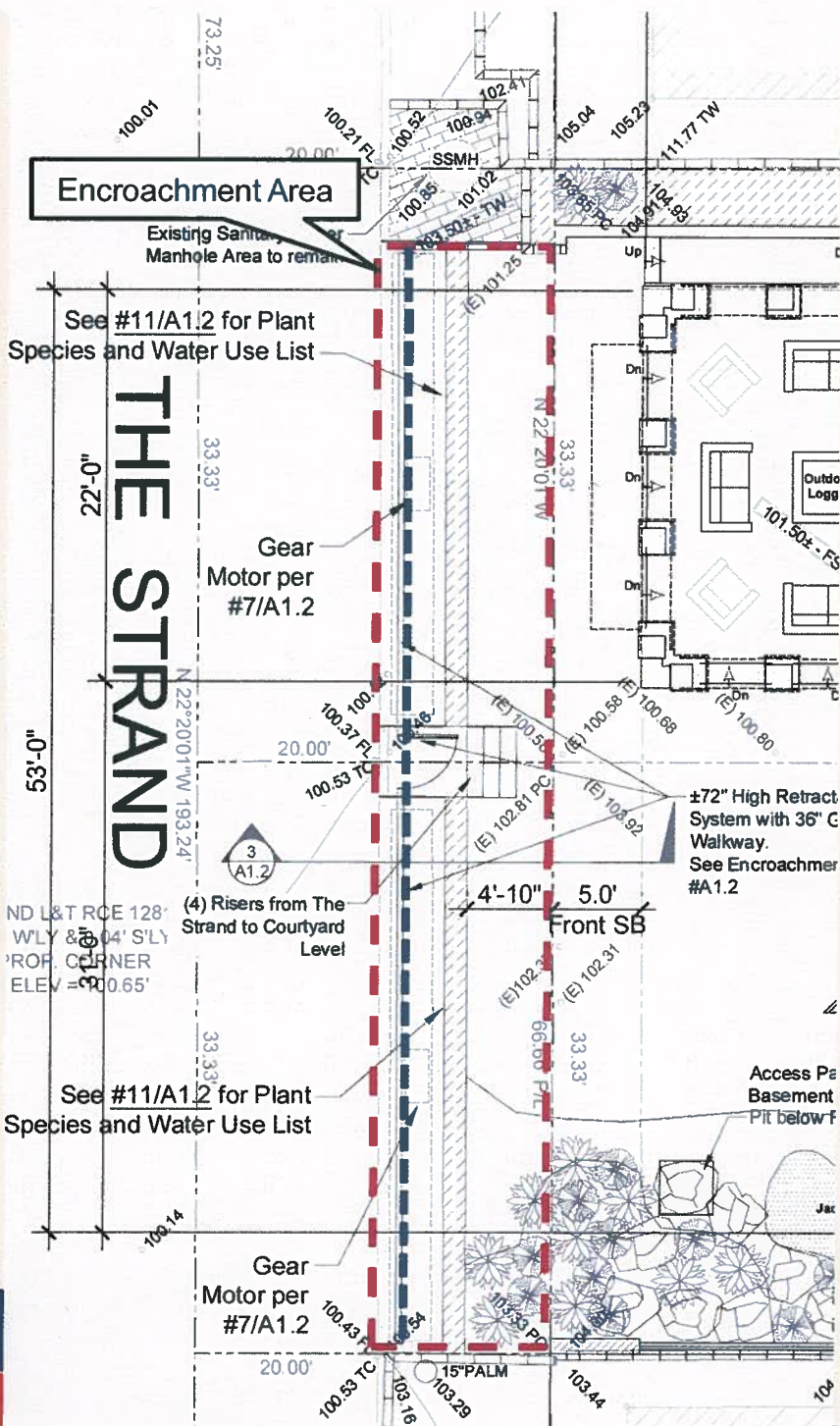
See #11/A1.2 for Plant
Species and Water Use List

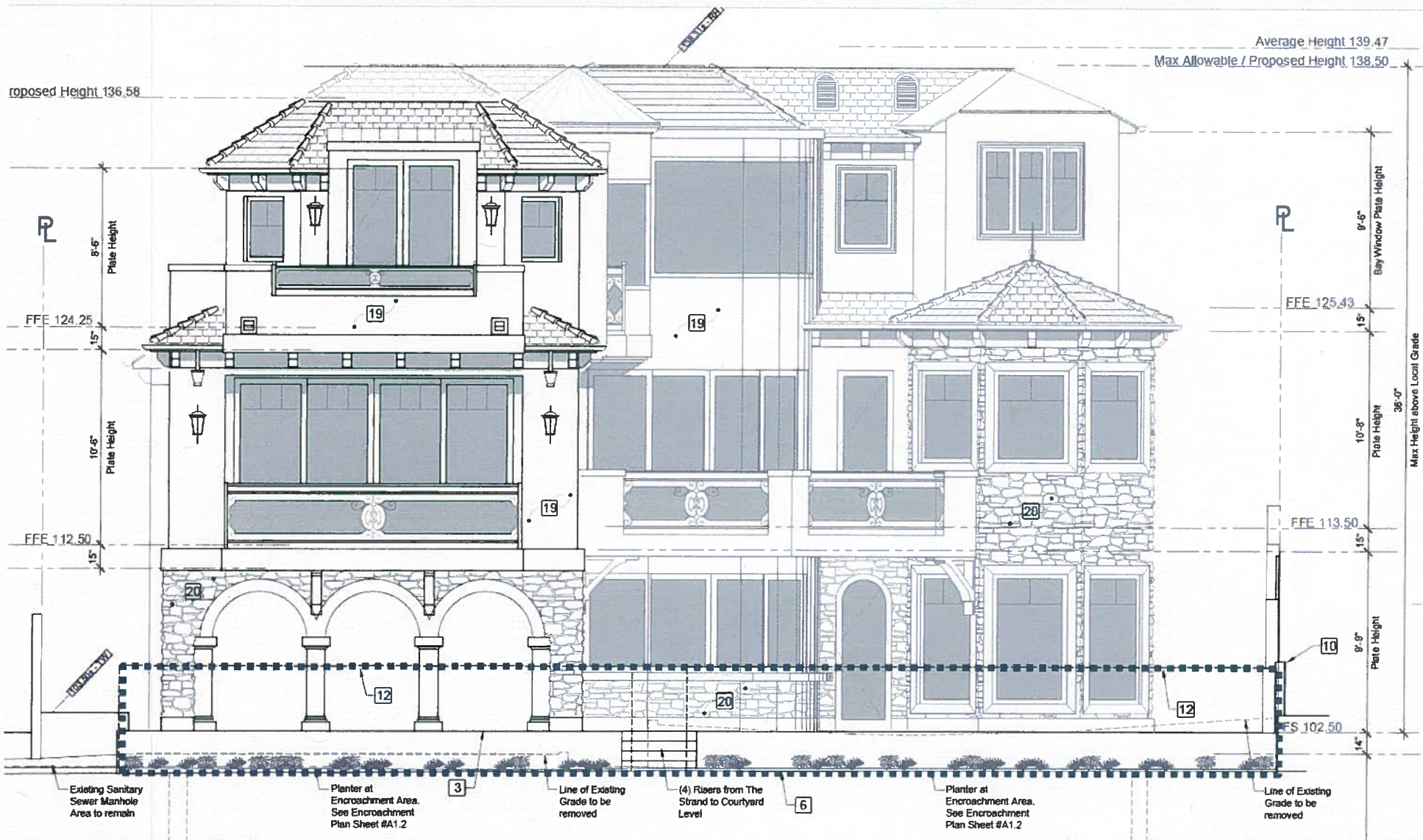
Gear
Motor per
#7/A1.2

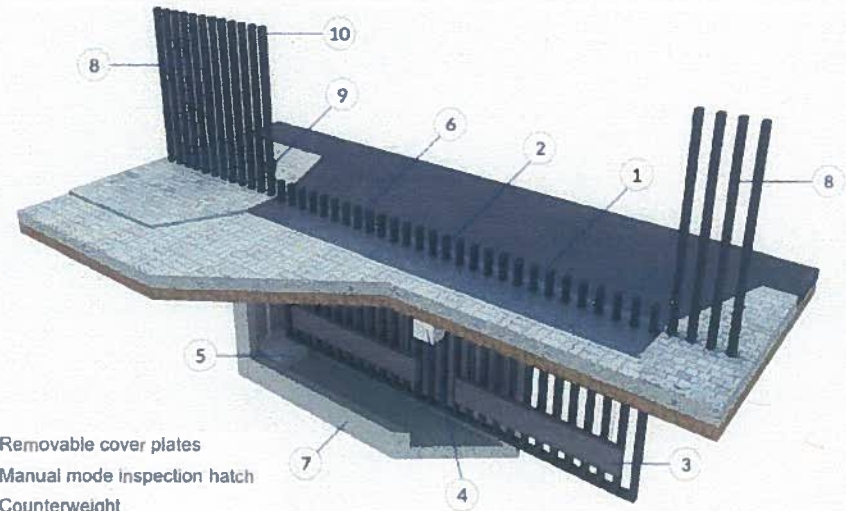
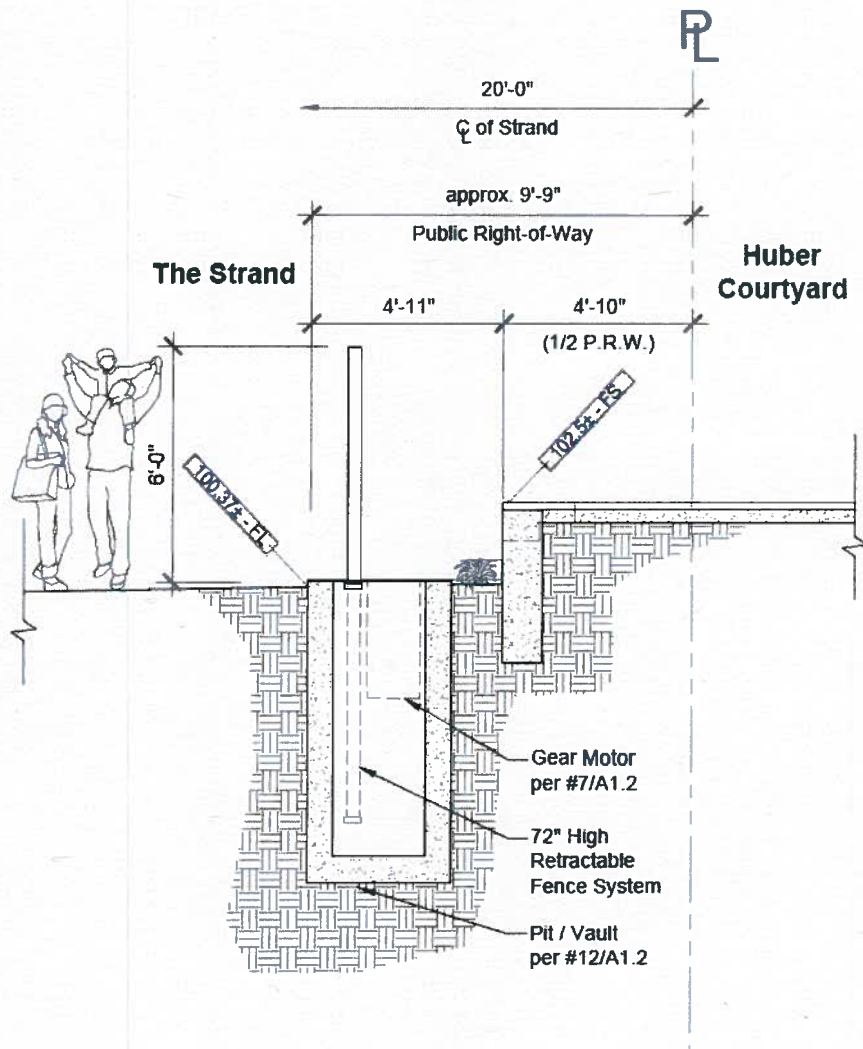
±72" High Retract
System with 36" C
Walkway.
See Encroachment
#A1.2

Front SB

Access Pa
Basement
Pit below f







1. Removable cover plates
2. Manual mode inspection hatch
3. Counterweight
4. Drive
5. Water drainage pump
6. Movable gate leaf
7. Concrete vault
8. Fence
9. Photocells
10. Signalling lights

FANCY
FENCE®

Retractable Fence & Motor

7

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

Encroachment Fence Section Detail

3





Project Details

▶ Project Involves:

- Retractable Fence- 6 feet
- Mechanical Equipment
- Public Property

▶ MBMC:

- Maximum Fence height allowed- 42 inches
- Code Allows only Minor Improvements
- Considered a structure
- Code allows minimal private use of the public right of way



Conclusion

- ▶ Conduct Hearing
- ▶ Staff Recommends that the PPIC Deny the Request
- ▶ Uphold the Director's Decision

