

# **Coastal Development Permit Appeal**

Appeal of Director's Approval of Coastal  
Development Permit No. CA19-06  
3009 Manhattan Avenue

Planning Commission Meeting  
October 9, 2019

# Background

- ▶ Property located at 3009 Manhattan Avenue
- ▶ 1,348 Square Foot Lot
- ▶ Zoning- Residential High Density, District III
- ▶ Existing- Single Family Residence w/ Garage (1926)
- ▶ Proposed- 3 Story SFR w/garage and basement
- ▶ Coastal Development Permit Approved July 22<sup>nd</sup>

# VICINITY MAP



City of Manhattan Beach



133.2 0 66.61 133.2 Feet





3009 Manhattan Avenue  
(Project Site)

Property Corner  
(SW Corner of Project Site)

3001 Manhattan Avenue  
(Neighbor to South)

66.6 0 33.31 66.6 Feet

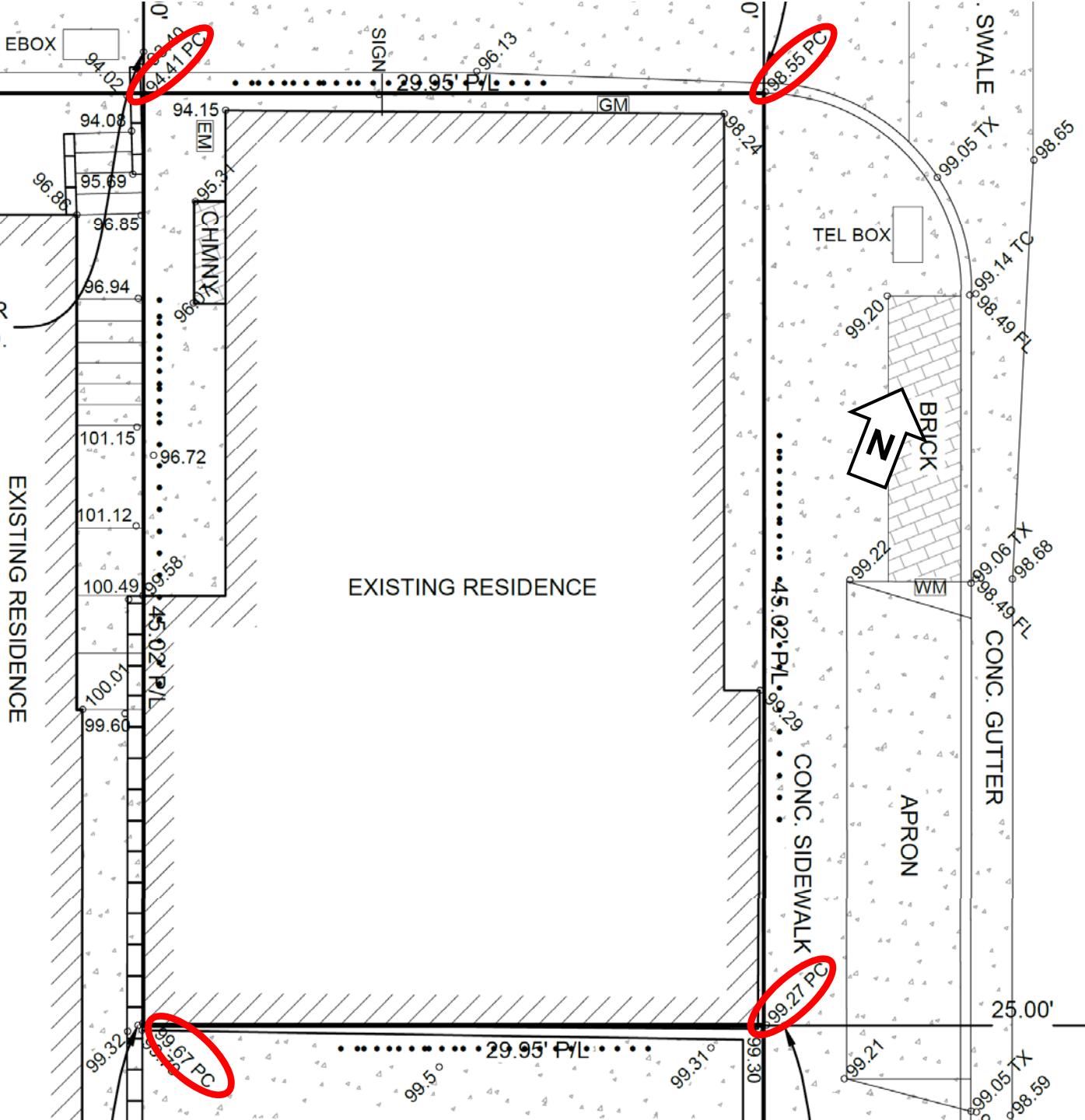
# Appeal and Code

- ▶ Appeal submitted regarding height
- ▶ Elevation of Southwest corner is too high
- ▶ Zoning Code
  - Code requires height be measured from horizontal plane determined by average grade
  - Four property corners are used to determine Average Grade

SET L&T RCE 30826  
2.00' N'LY OF CORNER  
ON PROP. LINE PROD.  
TAG ELEV = 93.39'

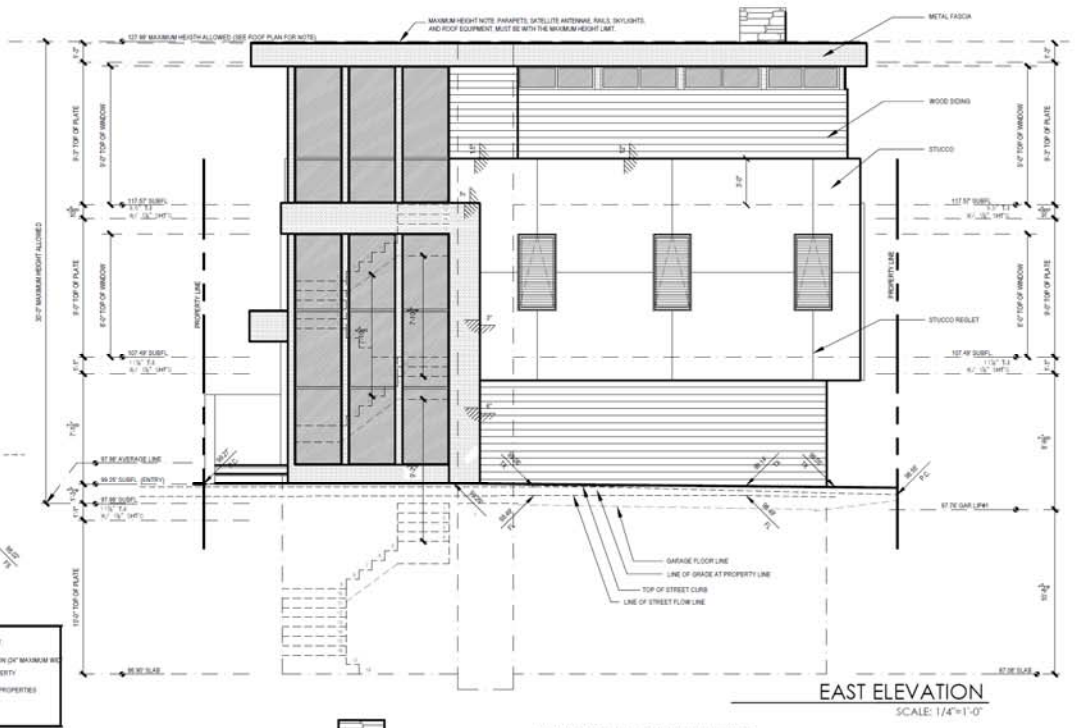
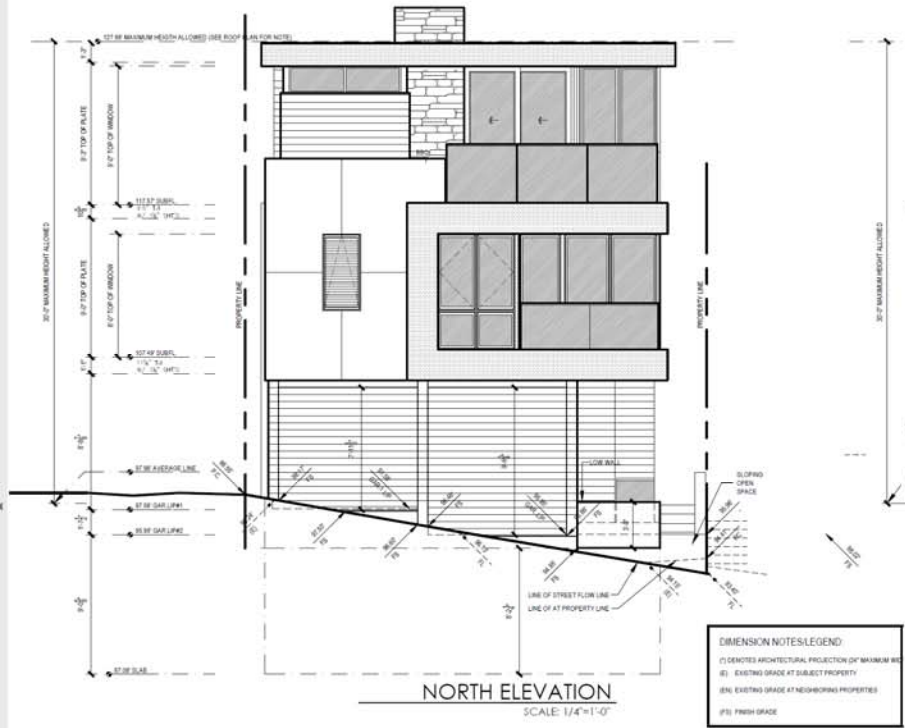
EXISTING RESIDENCE

EXISTING RESIDENCE





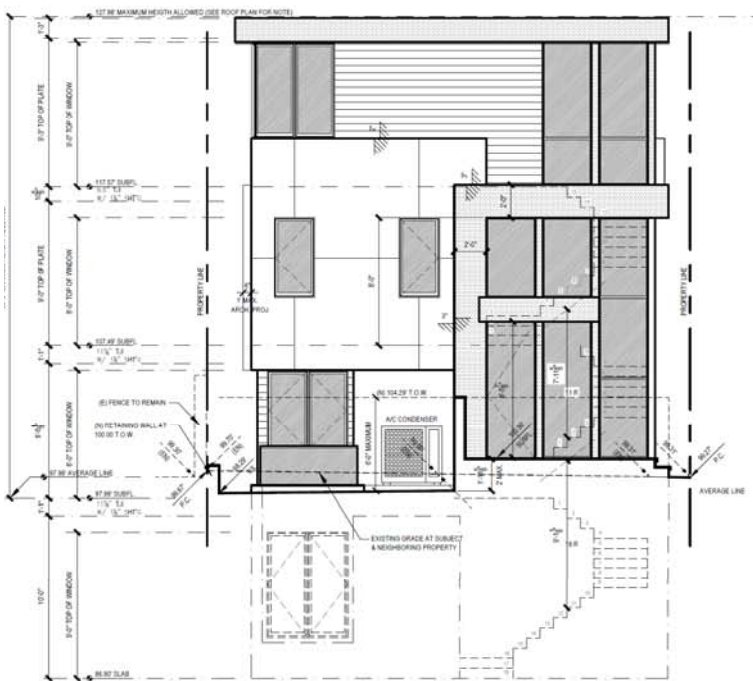






SCALE: 1/4"=1'-0"

(F) FINISH GRADE



**SOUTH ELEVATION**

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

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



**WEST ELEVATION**

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



# Conclusion

- ▶ Conduct Hearing
- ▶ Uphold the Community Development Director's decision to Approve the CDP CA19-06 and deny the subject appeal