

Late Public Comment
Planning Commission October 23, 2019
1446 & 1450 12th Street

From: Cheryl Hines [mailto:hinescasp@verizon.net]
Sent: Monday, October 21, 2019 8:21 AM
To: List - Planning Commission <PlanningCommission@citymb.info>; Ted Faturos <tfaturos@citymb.info>
Subject: Use Permit and Tract Map for 1446 12th Street

Planning Commission Members,

I am an owner/ resident at 1447 Manhattan Beach Blvd. which shares a property line with the proposed new condominium development at 1446 12th Street. 2 stories of my condominium unit face the south facade of the proposed development. The Use Permit and Tract Map for the new condominium proposal is on the 10/23/2019 Planning Commission agenda as item G.

After reviewing and discussing the plans with the City Planner and Architect, I respectfully request the Planning Commission to consider adding the following conditions to better address required Findings 2 & 4 for the Use Permit.

1. Limit the height of the Accessory Structure to be no greater than the height of the existing retaining wall/ fence or developer to provide a higher screen/ fence at the common property line. A 12' height Accessory structure will be approximately 1' above our rear lot retaining wall/ fence measured from existing grade on the development lot.
2. The final condominium tract map to include a maintenance easement in order to maintain, repair or replace the retaining wall/ fence at the common property line. The Architect has noted that there is approximately 1' between the face of our retaining wall and our North property line. Our existing fence is held up by posts lagged into the north face of the wall that faces open space in the existing development. The north face of our retaining wall/ fence will be in 2 individual condo properties with the accessory structure built to the common property line per the proposed development plans.
3. Require an aesthetically pleasing accessory structure roof material. The plans show the roof of the accessory structure to be Life Deck or equal. A built-up roof material would not be considered "or equal" from an aesthetic point view as the majority of our owners will look down on the roof.
4. Require translucent glazing material in the stairway and clerestory windows of Unit 3. The Architect has verbally agreed but this is not indicated on the plans or elevations.
5. Require finish materials on the south facade to be non-reflective (ie: no shiny metal panels, mirror glass,etc). Any reflective material on this facade would reflect into the glazing and outdoor areas of our building.

Thank you for your consideration of these additional conditions.

Sincerely,
Cheryl Hines