

1446 - 1450 12th Street

Use Permits and Vesting
Tentative Parcel Maps for
Two 3-Unit Condo Projects

Planning Commission Meeting
October 23, 2019

Background

- 1400 block of 12th St
- Two separate lots
 - Side-by-side
 - 7,000 sq ft each
- Zoning- RH
- Existing- Two four unit apartment buildings
- Use Permit required for condominium projects with 3+ units

Vicinity Map



Project Details

- Three Unit Condo Building/Lot
 - Similar structures
- Meets all zoning requirements
 - Density
 - BFA
 - Open Space
 - Parking
 - Height
 - Setbacks





City of
Manhattan Beach
CALIFORNIA

Project Design

- Mezzanines
- Trash
- Guest Parking
- Required Storage
- Trees



Zoning Ordinance

- Use Permit and Vesting Tentative Parcel Map required
- All required findings met
- Notice- mailing and Beach Reporter ad
- Late Public Comment

Conclusion

- Conduct Public Hearing
- Adopt Resolutions, Approving Use Permits and Vesting Tentative Parcel Maps with Conditions