

# Planning Commission

May 24, 2023

## Correspondence Received After Agenda Posting For

Consideration of a Coastal Development Permit, a Use Permit, and a Vesting Tentative Parcel Map (No. 84084) for: 1) demolition of a commercial building and construction of a new two-unit multi-family residential condominium structure located at 4103 Highland Avenue, 2) demolition of a parking lot and construction of a new two-unit multi-family residential condominium structure located at 229 41st Street, 3) adjustment of lot lines associated with the subject parcels (4137-008-058 and 4137-008-057) and subsequent subdivision of both parcels into air parcels for condominium purposes; and adoption of an environmental determination for the project in accordance with the California Environmental Quality Act (Tim Agee, Didi LLC)

Phone Correspondence: None.

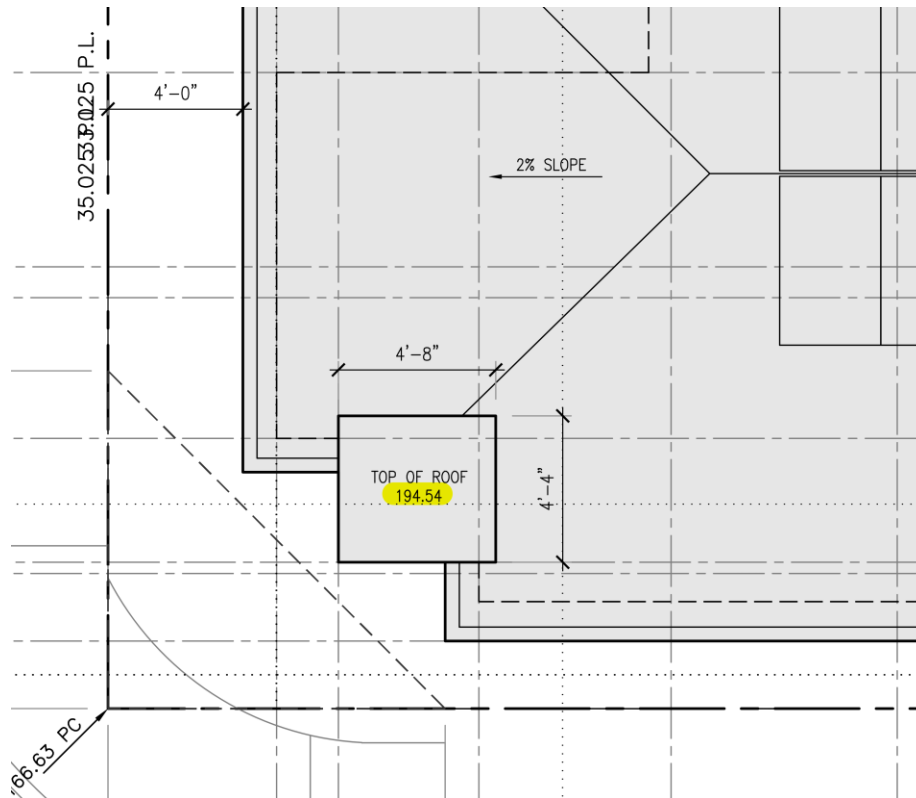
E-mail Correspondence: See attached.

**From:** fjavierarch@gmail.com <fjavierarch@gmail.com>  
**Sent:** May 22, 2023 11:08 PM  
**To:** List - Planning Commission <PlanningCommission@manhattanbeach.gov>  
**Cc:** Birgit Hartmann <hartmannbirgith@gmail.com>  
**Subject:** [EXTERNAL] 4101 & 4103 Highland, 229 41st St & 228 Moonstone St

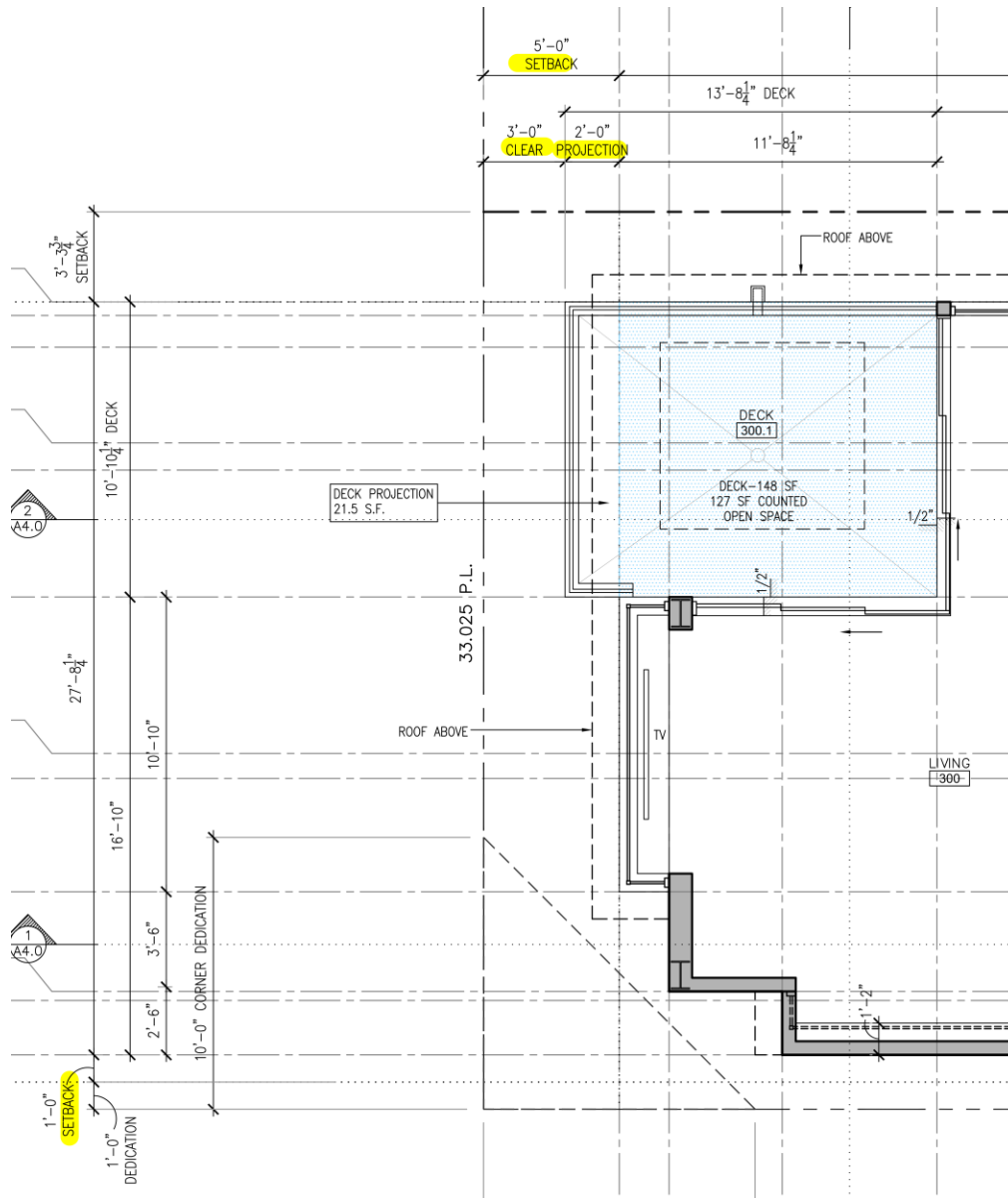
Dear Planning Commission,

We are the residents across Highland Ave, residing at 4100 Highland Ave. We acknowledge that the drawings are schematic for planning purpose but would like assurance from the City of Manhattan Beach Planning and Building Department that the height limit and noted setback clearances will be enforced as in the two examples noted.

Item 1: The 4'-8" x 4'-4" vertical element at corner of building is noted with the maximum height limit of 194.54' without any slope indication. We would like assurance that the 194.54' is taken at the high point of this roof area including flashing and any associated roofing material.



Item 2: Please assure that the Architect and Builder's placement of studs, plywood, steel column and material tolerance are located so that eventual finish planes of wood siding, stucco and aluminum clad finishes are in compliance with the noted clear setbacks.



Also, we are curious of the construction worker's parking and staging provisions. Will the current green curb zone along Highland Ave. be replaced at start of construction and be dedicated for the builder during the course of construction? We have (3) garage doors fronting the street which are tempting for construction crews to "just park for five minutes". When El Porto Market was in operation, this "just park for five minutes" occurred at times. We would not want to see the same situation again and find ourselves in a precarious situation waiting for a construction crew's vehicle to vacate the spot.

Thank you for the opportunity to review the proposed development and voice our concerns.

Frank Javier and Birgit Hartmann  
4100 Highland Ave.