

September 12, 2006

**Honorable Chairman and Members of the
Hermosa Beach Planning Commission**

**Regular Meeting of
September 19, 2006**

SUBJECT: CONDOMINIUM 06-9
PRECISE DEVELOPMENT PLAN 06-8
VESTING TENTATIVE PARCEL MAP #67610

LOCATION: 421 MONTEREY BOULEVARD

APPLICANT: HASSAN AND MARY ARIANPOUR
449 N. PROSPECT AVENUE
REDONDO BEACH, CA 90277

REQUEST: TO ALLOW A TWO-UNIT DETACHED CONDOMINIUM

Recommendation:

To approve the Conditional Use Permit, Precise Development Plan, and Venting Tentative Parcel Map subject to conditions in the attached resolution.

Background

PROJECT INFORMATION

| | |
|-------------------------------------|---|
| GENERAL PLAN: | High Density Residential |
| ZONING: | R-3 |
| LOT SIZE: | 3,001 Square Feet |
| EXISTING USE: | 3-Unit Residence |
| PROPOSED SQUARE FOOTAGE: | Unit A: 2,347 Square Feet Unit B: 3,496 Square Feet |
| PARKING REQUIRED: | 4 Standard 1 Guest Plus 1 For Lost On-Street Parking Space |
| PARKING PROVIDED: | 4 Standard 3 Guest (Partly in encroachment area) |
| ENVIRONMENTAL DETERMINATION: | Categorically Exempt |

The subject site is located on the west side of Monterey Boulevard between 4th Street and 6th Street, with alley access from Bayview Drive. The project is Categorically Exempt from the requirement for an environmental assessment, pursuant to the California Environmental Quality Act Guidelines, Sections 15303(b) and 15315 with the finding that the project is in an area with available services.

Analysis

The proposed project consists of two detached units containing basements with two stories above and roof decks. The alley facing unit (Unit A) contains three bedrooms, four bathrooms, and a mezzanine, the unit facing Monterey Boulevard (Unit B) contains three bedrooms, three and one-half bathrooms and a full basement with recreation room and utility room located approximately twelve feet below grade. The primary living area is on second floor with the first floor containing the bedrooms. The units are designed in a contemporary style with a smooth stucco finish, concrete flat tile roofing, green tinted windows, galvanized steel guardrails for all decks and accented with pre-cast concrete trim.

The project generally complies with all zoning requirements. The buildings are designed to comply with the height limit of 30 feet at the critical point elevations as identified on the roof plan with the

exception of critical point #5 which is over the allowable height limit by five inches. Staff believes that the plans can be corrected without compromising the overall project design and will work with architect to revise plans to meet the allowable height limit. Based on the spot elevation on the site plan, the proposed driveway for Unit A has a calculated slope that exceeds the 12.5% maximum allowable slope. The attached resolution contains conditions of approval regarding conformance to the maximum allowable height and the maximum allowable driveway slope. Required parking is provided in the basement level of each unit with separate driveway access provided directly from Monterey Boulevard and Bayview Drive. The guest parking on Monterey Boulevard is partly located in the encroachment area created by excess right of way. Such parking has typically been permitted by Commission. The new driveway curb cut on Monterey Boulevard results in the loss of one on-street parking space. The three guest parking spaces located in front of the garage on the alley and Monterey Boulevard provide the required guest parking and curb-replacement parking.

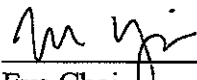
All required yards are provided except the entry stair to Unit A encroaches into the required rear yard setback area which does not allow for the required three foot landing. This issue can be resolved as a condition of approval. The proposed 5 feet front yard setback corresponds with the prevailing setback on that block. The project lot coverage is 64.7% and is below the maximum allowable of 65%. Both units provide open space sufficient to meet the minimum requirement of 300 square feet, with at least 100 square feet adjacent to primary living areas from the second floor. Each unit has a roof deck which accounts for 100 square feet of open space, 117 square feet (Unit A) and 110 square feet (Unit B) provided adjacent to the primary living areas with the remainder of open space provided in the patio areas between the buildings.

The project meets all the requirements of the Condominium Ordinance. Storage areas are shown in both units to comply with the requirement of providing 200 cubic feet of storage space per unit. The plan provides for landscaping in the side yard and patio areas between the buildings. However, the proposed 36-inches Mexican palms are in the encroachment area and must be relocated within the property boundary. This issue can be resolved in the Conditions of Approval.

Upon reviewing the Vesting Tentative Parcel Map, staff has determined the map is consistent with the General Plan. Given the General Plan and zoning designations for the site, staff believes the site is physically suitable for the type and density of proposed development. Also, the subdivision or types of improvements are not likely to cause serious public health problems, and will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. Design of the proposed subdivision is compatible and consistent with applicable elements of the City's General Plan, and is compatible with the immediate environment.

CONCUR:


Sol Blumenfeld, Director
Community Development Department


Eva Choi
Planning Assistant

Attachments

1. Resolution
2. Location Map
3. Residential Zoning Analysis/Height Calculation
4. Photographs

P.C. RESOLUTION 06-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT, PRECISE DEVELOPMENT PLAN, AND VESTING TENTATIVE PARCEL MAP #67610 FOR A TWO-UNIT CONDOMINIUM PROJECT, AT 421 MONTEREY BOULEVARD, LEGALLY DESCRIBED AS LOT 31, TRACT 1074

The Planning Commission of the City of Hermosa Beach does hereby resolve and order as follows:

Section 1. An application was filed by Hassan and Mary Arianpour, owner of real property located at 421 Monterey Boulevard, seeking approval of a Conditional Use Permit, Precise Development Plan, and Vesting Tentative Parcel Map #67610 for a two-unit condominium project.

Section 2. The Planning Commission conducted a duly noticed public hearing to consider the subject application on September 19, 2006, at which testimony and evidence, both written and oral, was presented to and considered by the Planning Commission

Section 3. Based on evidence received at the public hearing, the Planning Commission makes the following factual findings:

1. The applicant is proposing to demolish the existing three-unit residence on the property, and develop a two-unit residential condominium project.

2. The subject property proposed for condominium development contains 3,001 square feet, is designated High Density Residential on the General Plan Map, and designated R-3 Multiple Family Residential on the Zoning Map.

Section 4. Based on the foregoing factual findings, the Planning Commission makes the following findings pertaining to the application for a Precise Development Plan, Conditional Use Permit, Vesting Tentative Parcel Map:

1. The map is consistent with applicable general and specific plans;

2. The site is zoned R-3 and is physically suitable for the type and density of proposed development;

3. The subdivision or types of improvements are not likely to cause serious public health problems;

4. The subdivision or type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision;

5. Design of the proposed subdivision is compatible and consistent with applicable elements of the City's General Plan, and is compatible with the immediate environment;

1 6. The project, as conditioned, will conform to all zoning and condominium laws and
2 criteria and will be compatible with neighboring residential properties;

3 7. The project is Categorically Exempt from the requirement for an environmental
4 assessment, pursuant to the California Environmental Quality Act Guidelines, Sections 15303(b)
5 and 15315 with the finding that the project is in an area with available services.

6 Section 5. Based on the foregoing, the Planning Commission hereby approves the subject
7 Conditional Use Permit, Precise Development Plan, and Vesting Tentative Parcel Map subject to
8 the following **Conditions of Approval:**

9 1. **The development and continued use of the property shall be in conformance with
10 submitted plans, including landscape plans, received and reviewed by the Planning
11 Commission at their meeting of September 19, 2006.**

12 a) **The roof plan shall be revised to show maximum height of the proposed buildings
13 and shall not exceed the maximum allowable building height of 30-foot.**

14 b) **All driveways shall have a maximum slope of 12.5%. Finish grade elevations at
15 the garage entrances and along the driveway edges shall be shown on revised
16 plans, including a driveway profile and coordinated with civil drawings to
17 determine compliance.**

18 c) **A three foot landing must be provided between the rear property line and the
19 concrete entry stairway to Unit A.**

20 2. **The project shall meet all requirements of the Condominium Ordinance.**

21 d) **Each unit shall have the minimum 200 cubic feet of storage space and plans shall
22 clearly denote storage space and the location of the FAU and vacuum canister, if
23 provided.**

24 e) **The minimum wall insulation rating between units shall be 52 STC, and shall be
25 clearly noted on submitted plans.**

26 f) **Covenants, Conditions, and Restrictions in compliance with the Condominium
27 Ordinance shall be submitted to the Community Development Department for
28 review and approval prior to the issuance of building permits.**

29 g) **Proof of recordation of approved CC & R's shall be submitted to the Community
Development Director six (6) months after recordation of the Final Map.**

 h) **Requirements of Section 17.22.060(G) & (H) shall be shown on structural plans
and reviewed at the time of Building Division plan check.**

 3. **There shall be compliance with all requirements of the Public Works Department
and Fire Department.**

 4. **Two copies of a final landscaping plan indicating size, type, and quantity of plant
materials to be planted shall be submitted to the Community Development
Department, Planning Division for review and approval prior to the issuance of**

1 **Building Permits, consistent with landscape plans submitted to the Planning**
2 **Commission, which shall also include the following:**

3 a) **The landscaping plan shall be revised to show accurate placement of plant**
4 **materials provided in available yard areas as required by the Planning**
5 **Commission. At least two trees a minimum 36" box size shall be provided.**

6 b) **An automatic landscape sprinkler system shall be provided, and shall be shown**
7 **on plans. (building permits are required)**

8 **5. Architectural treatment shall be as shown on building elevations and site and floor**
9 **plans. Any modification shall require approval by the Community Development**
10 **Director.**

11 a) **Precise building height shall be reviewed at the time of plan check, to the**
12 **satisfaction of the Community Development Director.**

13 **6. Any satellite dish antennas and/or similar equipment shall comply with the**
14 **requirements of Section 17.46.240 of the Zoning Ordinance.**

15 **7. The address of each condominium unit shall be conspicuously displayed on the street**
16 **side of the buildings with externally or internally lit numbers and the method for**
17 **illumination shall be shown on plans. Addressing numbering and display subject to**
18 **approval by the Community Development Department.**

19 **8. Roll-up Automatic garage doors shall be installed on all garage door openings.**

20 **9. The applicant shall submit all required plans and reports to comply with the City's**
21 **construction debris recycling program including manifests from both the recycler**
22 **and County landfill.**

23 **10. Two copies of final construction plans, including site, elevation and floor plans,**
24 **which are consistent with the conditions of approval of this conditional use permit,**
25 **shall be reviewed and approved by the Planning Division for consistency with**
26 **Planning Commission approved plans prior to the submittal to the Building Division**
27 **for Plan Check.**

28 a) **If the drainage of surface waters onto the property requires a sump pump to**
29 **discharge said waters onto the street, the property owner(s) shall record an**
30 **agreement to assume the risk associated with use and operation of said sump**
31 **pump; release the City from any liability; and indemnify the City regarding**
32 **receipt of surface waters onto the property.**

33 **11. Prior to the submittal of structural plans to the Building Division for Plan Check an**
34 **Acceptance of Conditions affidavit shall be filed with the Planning Division of the**
35 **Community Development Department stating that the applicant/property owner is**
36 **aware of, and agrees to accept, all of the conditions of this grant.**

37 **12. Prior to approval of the Final Map, and prior to issuance of a Certificate of**
38 **Occupancy, outstanding assessments must either be paid in full or apportioned to**
39 **any newly created parcels. Notice of same shall be provided to the Community**
40 **Development Director. Assessment payoff amounts may be obtained by calling the**
41 **City's Assessment Administrator at (800) 755-6864. Applications for apportionment**
42 **may be obtained in the Public Works Department.**

1 13. The Conditional Use Permit, and Precise Development Plan shall be null and void
2 eighteen months from the date of approval unless building permits have been
3 obtained, and approval of the Vesting Tentative Parcel Map shall become null and
4 void twenty-four months from the date of approval unless the map is finalized and the
project implemented. The applicant may apply in writing for an extension of time to
the Planning Commission prior to the dates of expiration.

5 14. Prior to issuance of a building permit, abutting property owners and residents
6 within 100 feet shall be notified of the anticipated date for commencement of
construction.

7 a) The form of the notification shall be provided by the Planning Division of the
8 Community Development Department.

9 b) Building permits will not be issued until the applicant provides an affidavit
certifying mailing of the notice.

10 Section 6. Pursuant to the Code of Civil Procedure Section 1094.6, any legal challenge to
11 the decision of the Planning Commission, after a formal appeal to the City Council, must be made
within 90 days after the final decision by the City Council.

12 VOTE: AYES:
13 NOES:
14 ABSTAIN:
15 ABSENT:

16 CERTIFICATION

17 I hereby certify the foregoing Resolution P.C. 06- is a true and complete record of the action taken
18 by the Planning Commission of the City of Hermosa Beach, California, at their regular meeting of
September 19, 2006.

19 _____
20 Peter Hoffman, Chairman

Sol Blumenfeld, Secretary

21 September 19, 2006

22 Date

conr421



421 Monterey Blvd

CITY OF HERMOSA BEACH
RESIDENTIAL ZONING ANALYSIS

Project Address: 421 Monterey Blvd Architect/Owner: Compton / Ariapour
Type of Project: Condo No. Units: 2 Date of Plans: 8/21/06
Analysis Prepared by: EC Zoning: R-3 General Plan Designation: HD

MAXIMUM DWELLING UNITS PER ACRE ALLOWED (DU/AC)

| | | |
|------------|-----------------|--|
| R-1 | 13 DU/AC | 1 Dwelling Unit per Lot |
| R-2 | 25 DU/AC | 1 Unit per 1750 sq. ft. of Land |
| <u>R-3</u> | <u>33 DU/AC</u> | <u>1 Unit per 1320 sq. ft. of Land</u> |

Lot Area: 3001 \pm Proposed Density-Dwelling Units/Acres: 29%

MAXIMUM ALLOWABLE LOT COVERAGE: 65%

Proposed Lot Coverage: 64.7%

MINIMUM UNIT SIZE (CONDOMINIUMS)

a) 1 bedroom 900 sq. ft. b) 2 bedroom 1100 sq. ft. c) 3 bedroom 1400 sq. ft. d) 4 bedroom 1600 sq. ft.

Proposed Units Size(s): Unit A: 2,347 \pm Unit B: 3,496 \pm

USABLE OPEN SPACE REQUIRED

- a) R-1 - 400 sq. ft., minimum dimension of 10' (75% ground - 25% balconies, open to the sky)
- b) R-2 & R-2B - 300 sq. ft., minimum dimension of 7'
- c) R-3 - 300 sq. ft., minimum dimension of 7'
- d) R-P - 300 sq. ft., minimum dimension of 7'

Each condominium development of five (5) units or more requires 100 sq. ft. of common open space per unit.

All zones except R-1 - 100 sq. ft. maximum counted on roof, 100 sq. ft. must be adjacent to main living area

| Open Space per Unit: | REQUIRED | PROPOSED | ROOF DECK | ADJ. TO MAIN LIVING AREA |
|----------------------|--|--|--|--|
| PRIVATE | A: <u>300 \pm</u> B: <u>300 \pm</u> | <u>314 \pm</u> <u>301 \pm</u> | <u>100 \pm</u> <u>100 \pm</u> | <u>117 \pm</u> <u>110 \pm</u> |
| COMMON | | | | |
| TOTAL | <u>600 \pm</u> | <u>615 \pm</u> | <u>200 \pm</u> | <u>227 \pm</u> |

MAXIMUM ALLOWABLE HEIGHT

R-1 & R-1A - 25 feet R-2, R-2B, R-3 & R-P - 30 feet

Condominium developments located along walk streets shall not exceed the maximum height of 25 feet in front half of the lot.

Proposed Building Height: A: 29.8 B: 30.42 * over height

Chimney/Vent - Not to exceed maximum building height except as necessary to meet the Building Code.

Proposed Chimney/Vent Height: 2'

BUILDING SETBACKS

| | REQUIRED | PROPOSED |
|-------|-----------------------------|-----------------------------|
| FRONT | <u>5'</u> | <u>5'</u> |
| REAR | <u>3'</u> 1st <u>1'</u> 2nd | <u>9'</u> 1st <u>1'</u> 2nd |
| SIDE | <u>3'</u> | <u>3' / 3'</u> |

ROW DWELLINGS ? (I.E. THREE OR MORE FRONTING ON SIDE YARD) THEN 1 1/2 TIMES THE SIDE YARD APPLIES

DISTANCE BETWEEN BUILDINGS ON ONE PARCEL

R-1 and R-3 Minimum of 8 ft. between habitable buildings; 6 ft. between a habitable and accessory building.
R-1A, R-2 and R-2B: Minimum of 6 ft. between all buildings.

Proposed Dwelling Unit Separation: 8' Proposed Building Separation: N/A

ENCROACHMENTS INTO REQUIRED YARDS

All encroachments must be no closer than 30" to any property line (except bay windows must be a minimum of 3' away)

Maximum Eave Projection 6" Proposed 6"

Max. Bay Window Projection 0 Proposed 0

(Encroaching bay windows must be no wider than 8' and spaced no less than 10' apart, and shall not create additional floor area)

Max. Pilaster/Column/Chase Projection 6" Proposed 0

Max. Fireplace Projection 6" Proposed 6"

PARKING SETBACKS

Where garages or parking stalls front on a public street, the minimum setback shall be 17 feet to the nearest public improvement (sidewalk, street, or planned sidewalk) provided roll-up doors are installed; a minimum of 20 feet shall be required where standard doors are installed. Where garages or parking stalls front on an alley the setback shall be 3 feet, 9 feet, or 17 feet.

STREET 17' ALLEY 9'

PARKING SPACES, TURNING RADIUS, AND DRIVEWAY SLOPE

- a) Two parking spaces per unit, minimum dimension of 8 1/2 feet wide by 20 feet deep-enclosed, 8 1/2 feet wide by 18 feet-open.

Total Required: 4

- b) One guest space for each two units (round up; e.g. 3 unit site must provided 2 guest spaces).
One guest space shall also be required for each on-street parking space eliminated because of new driveways or curb cuts.

Total Required: 2 + 1 (lost on-street parking space)

Parking Proposed: Regular Spaces 4 Guest Spaces 3

Required Turning Radius: A: 22' B: 23' Proposed Turning Radius: A: 29' B: 85'

Maximum Driveway Slope: 12.5% Proposed Slope: A: 12.5% B: 1.5%

SOUND INSULATION (CONDOS ONLY)

- a) The minimum wall insulation rating between units shall be 52 STC.
b) The minimum floor/ceiling rating between stacked units shall be 58 STC.

Proposed Sound Insulation: N/A

Note: Sound Insulation requirement shall be verified by the Community Development Department, Building Division, during plan check.

STORAGE AREA REQUIRED PER UNIT

- a) 200 cubic feet of storage area required per unit. Storage Area Proposed per Unit Unit A: 314 Cu. Ft. B: 301 Cu. Ft.

TRASH FACILITIES REQUIRED

Proposed: Yes? ✓ No?

CORNER VISION CLEARANCE

Proposed: N/A Yes? No?

C.C.&R'S REQUIRED

Correct Form: Yes? ✓ No?

URBAN STORMWATER MITIGATION PLAN REQUIRED

Only certain projects requiring discretionary review are affected: 10+ home developments and any single family hillside development that requires discretionary review.

USMP Required: Yes? No? ✓

HISTORIC PROPERTY? No

SUBSTANDARD LOT SIZE OR WIDTH, WITH EXISTING STRUCTURE STRADDLING THE PROPERTY LINE

WITH ADJACENT LOT (SUBJECT TO LOT MERGER)? No

STAFF COMMENTS:

Turning radius

Unit A = 22' req'

C = stall width 9.5' each car

B = Garage open 8.5' each car

Unit A: 2 bdrm, 3.75 bathroom

Unit B: 3 bdrm, 4 bathroom

Unit B = 23' req'

C = Width 9' each

B = Opening 8' each

Landscape

patio areas partly

→ distance between bldgs B', covered w/ plant

→ (2) 36" Mexican Fan Palms. to the side of driveway facing Monterey Blvd.

Unit A Coverage:

$$(39.75)(14) + (2)(0.5) = 556.5 + 1 = 557.5$$

$$(42.25)(10) + (1.75)(3.5) - (3) =$$

$$422.50 + 6.125 - 3 = 425.62$$

$$\underline{995.125}$$

Unit B Coverage:

$$(41.25)(24) = 990$$

$$\text{minus. } (1.5)(15) = 22.5$$

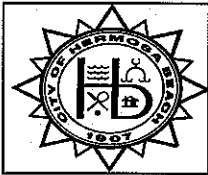
$$\underline{967.5}$$

$$\text{Total} = 1962.62$$

$$\text{minus } (4.96)(4.58) = 22.72$$

$$\underline{1939.9} = 64.64$$

$$65\% = 1950.65$$



City of Hermosa Beach

Civic Center, 1315 Valley Drive, Hermosa Beach, California 90254

09/11/2006

Project Address:

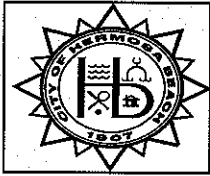
421 Monterey Blvd - Unit A

| | | |
|--------------------|------------|------------|
| Elev. Pt. A | 88.9 | |
| Elev. Pt. B | 99.99 | |
| Length A-B | 100.01 | |
| Length A-AB' | 5.6 | |
| | Elev. AB': | 89.5209779 |
| Elev. Pt. C | 89.11 | |
| Elev. Pt. D | 100.28 | |
| Length C-D | 100.01 | |
| Length C-CD' | 5.6 | |
| | Elev. CD': | 89.7354575 |
| Length AB'-CD' | 30.01 | |
| Length AB'-CP1 | 5.6 | |
| | Elev. CP1: | 89.5610007 |
| Height Limit | 30 | |
| Max. Ht. @ CP1: | 119.56 | |
| Proposed Ht @ CP1: | 119.08 | |

| | | |
|--------------------|------------|------------|
| Elev. Pt. A | 88.9 | |
| Elev. Pt. B | 99.99 | |
| Length A-B | 100.01 | |
| Length A-AB' | 16.75 | |
| | Elev. AB': | 90.7573893 |
| Elev. Pt. C | 89.11 | |
| Elev. Pt. D | 100.28 | |
| Length C-D | 100.01 | |
| Length C-CD' | 16.75 | |
| | Elev. CD': | 90.9807879 |
| Length AB'-CD' | 30.01 | |
| Length AB'-CP2 | 2.58 | |
| | Elev. CP2: | 90.7765951 |
| Height Limit | 30 | |
| Max. Ht. @ CP2: | 120.78 | |
| Proposed Ht @ CP2: | 120.58 | |

| | | |
|--------------------|------------|------------|
| Elev. Pt. A | 88.9 | |
| Elev. Pt. B | 99.99 | |
| Length A-B | 100.01 | |
| Length A-AB' | 36 | |
| | Elev. AB': | 92.8920008 |
| Elev. Pt. C | 89.11 | |
| Elev. Pt. D | 100.28 | |
| Length C-D | 100.01 | |
| Length C-CD' | 36 | |
| | Elev. CD': | 93.1307979 |
| Length AB'-CD' | 30.01 | |
| Length AB'-CP3 | 9.5 | |
| | Elev. CP3: | 92.9675947 |
| Height Limit | 30 | |
| Max. Ht. @ CP3: | 122.97 | |
| Proposed Ht @ CP3: | 122.04 | |

| | | |
|--------------------|------------|------------|
| Elev. Pt. A | 88.9 | |
| Elev. Pt. B | 99.99 | |
| Length A-B | 100.01 | |
| Length A-AB' | 8 | |
| | Elev. AB': | 89.7871113 |
| Elev. Pt. C | 89.11 | |
| Elev. Pt. D | 100.28 | |
| Length C-D | 100.01 | |
| Length C-CD' | 8 | |
| | Elev. CD': | 90.0035106 |
| Length AB'-CD' | 30.01 | |
| Length AB'-CP4 | 3 | |
| | Elev. CP4: | 89.808744 |
| Height Limit | 30 | |
| Max. Ht. @ CP4: | 119.81 | |
| Proposed Ht @ CP4: | 119.08 | |

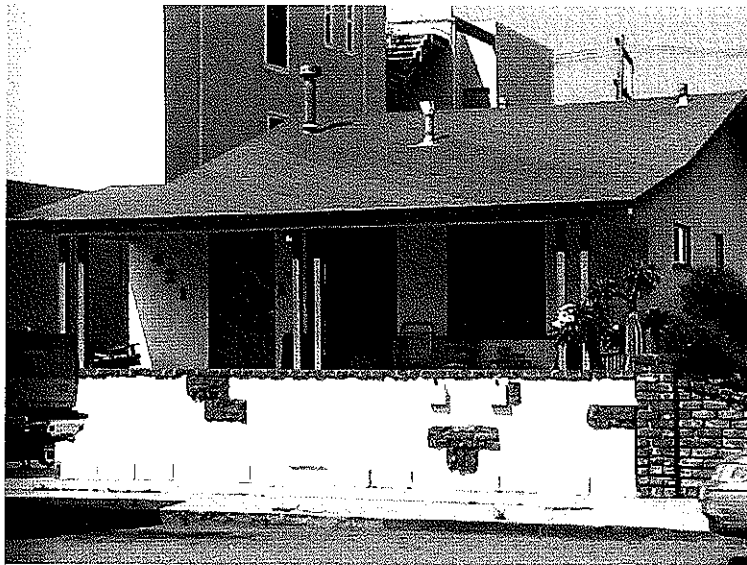
**City of Hermosa Beach****Civic Center, 1315 Valley Drive, Hermosa Beach, California 90254-3885**

09/11/2006

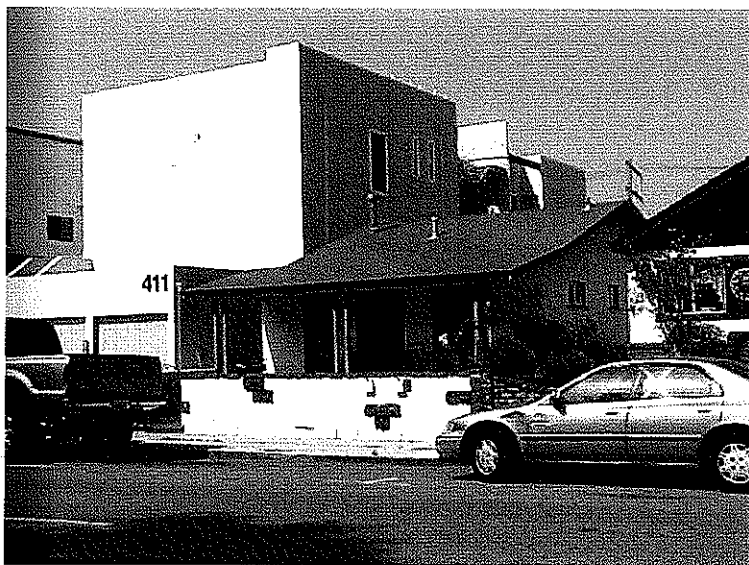
Project Address:**421 Monterey Blvd - Unit B**

| | | |
|------------------------|-------------------|-------------------|
| Elev. Pt. A | 88.9 | |
| Elev. Pt. B | 99.99 | |
| Length A-B | 100.01 | |
| Length A-AB' | 53.25 | |
| | <i>Elev. AB':</i> | <i>94.8048345</i> |
| Elev. Pt. C | 89.11 | |
| Elev. Pt. D | 100.28 | |
| Length C-D | 100.01 | |
| Length C-CD' | 53.25 | |
| | <i>Elev. CD':</i> | <i>95.0574303</i> |
| Length AB'-CD' | 30.01 | |
| Length AB'-CP5 | 11.58 | |
| | <i>Elev. CP5:</i> | <i>94.902304</i> |
| Height Limit | 30 | |
| Max. Ht. @ CP5: | 124.90 | |
| Proposed Ht @ CP5: | 125.04 | |

| | | |
|------------------------|-------------------|-------------------|
| Elev. Pt. A | 88.9 | |
| Elev. Pt. B | 99.99 | |
| Length A-B | 100.01 | |
| Length A-AB' | 78.43 | |
| | <i>Elev. AB':</i> | <i>97.5970173</i> |
| Elev. Pt. C | 89.11 | |
| Elev. Pt. D | 100.28 | |
| Length C-D | 100.01 | |
| Length C-CD' | 78.43 | |
| | <i>Elev. CD':</i> | <i>97.869755</i> |
| Length AB'-CD' | 30.01 | |
| Length AB'-CP6 | 13.17 | |
| | <i>Elev. CP6:</i> | <i>97.7167093</i> |
| Height Limit | 30 | |
| Max. Ht. @ CP6: | 127.72 | |
| Proposed Ht @ CP6: | 120.58 | |



421 Monterey Blvd – Front View



421 Monterey Blvd – Front view, showing two existing on-street parking spaces.



421 Monterey Blvd – Rear view, facing Bayview Drive.