

CITY OF MANHATTAN BEACH Community Development Department

Review of Coastal Development Permits and Subdivision Maps
2616 and 2620 Alma Avenue
City Council Public Hearing – December 15, 2015



Project Background

- ▶ February 2015 – Two Coastal Permits and Subdivision maps submitted
- ▶ 2 Condos on each lot (4 total)
- ▶ July 2015 – Coastal Notice
- ▶ July 2015 – Coastal Permits and Subdivisions Approved
- ▶ August 2015 – Appeal filed by east (rear) neighbor at 420 27th Street
- ▶ October 2015 – Planning Commission denied appeal, upheld Community Development Director's decision with additional conditions
- ▶ November 2015 – City Council requested review

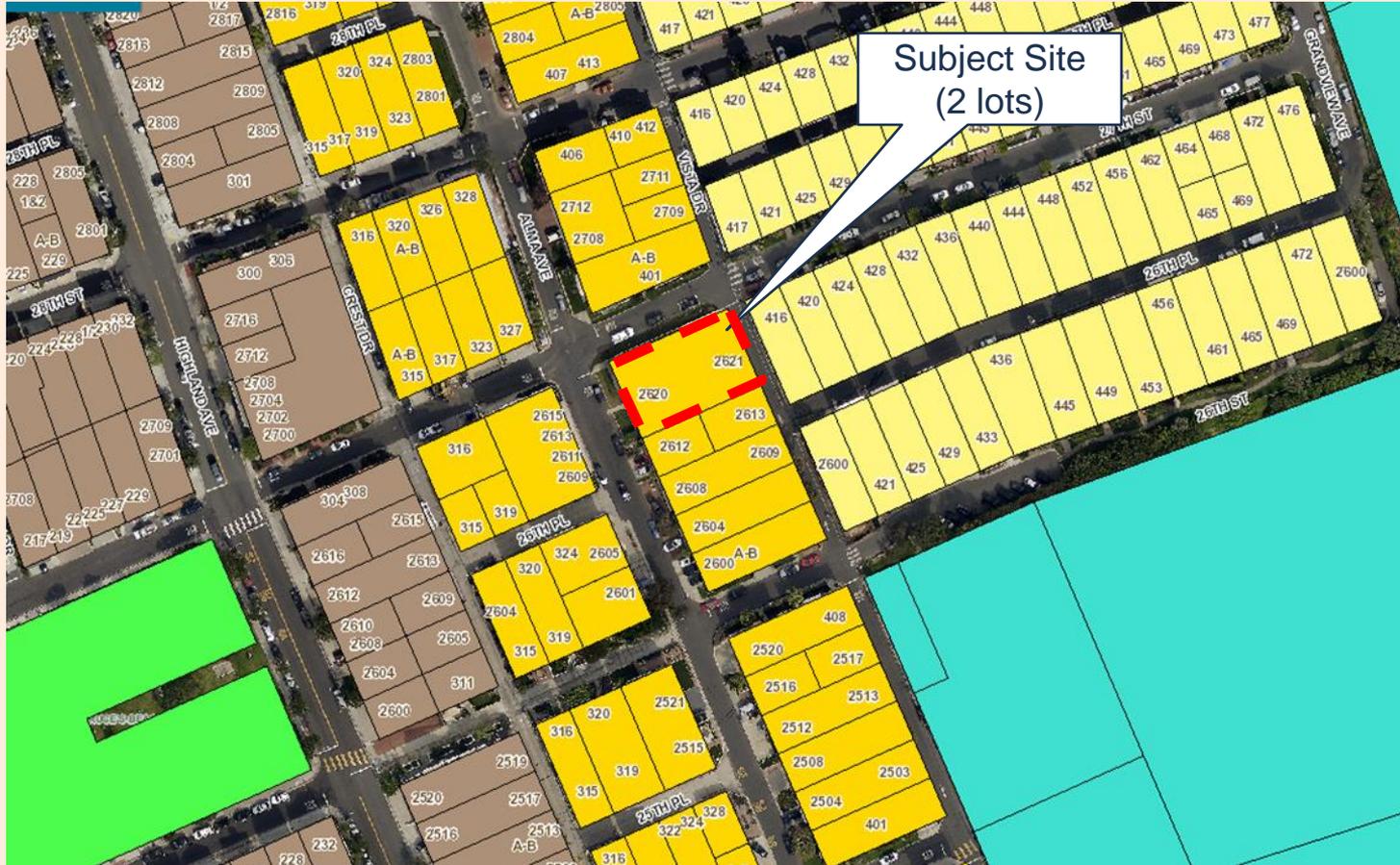


Project Site

- ▶ Two full size legal lots (33.34' x 105' each)
- ▶ Located:
 - Alma Avenue, to the West
 - 27th Street, to the North
 - Vista Drive, to the east
- ▶ Existing duplex built in 1921
- ▶ Located in Coastal non-appealable zone
- ▶ Mix of two and three story condominium units, duplex, and single family residences



Zoning Map



Legend

Zoning

-  CC
-  CD
-  CG
-  CL
-  CNE
-  CNE-D5
-  IP
-  OS
-  PD
-  PS
-  RH
-  RH-D2
-  RM
-  RM-D1
-  RPD
-  RS
-  RS-D1
-  RS-D3
-  RS-D4
-  RS-D6
-  RSC



27th Street and Alma Avenue- Looking East



27th Street and Vista Drive- Looking Southwest



Proposed Project

2616 and 2620 Alma

- ▶ Two three-story condos on each lot
- ▶ Two car garage, guest space per unit
- ▶ Access on Alma and Vista (2 on each)
- ▶ Complies with all development standards
- ▶ Public improvements:
 - Widen south side of 27th Street by 4 feet; retain street parking
 - 6 feet landscaping in ROW
 - ADA Access ramps at corners (27th/Alma & 27th/Vista)
 - Improvements on public ROW; no dedication



Conclusion

- ▶ Project complies with City's development standards, Local Coastal Program, General Plan
- ▶ Conduct public hearing
- ▶ Discuss
- ▶ Uphold Planning Commission Approval of Coastal Development Permits and Subdivision Maps with conditions
- ▶ Adopt Resolution No. 15-0063



Alma Avenue-Looking East



27th Street-Looking West



Vista Drive-Looking North



27th Street-Looking Southeast



27th Street-Looking Southwest



Vista Drive-Looking South

