The waiver for height above the allowed 36 ft. should not be granted.

1. Seventy-nine residential units can be built within the allowed 36 ft height.

Applicant states in its plan that limiting the building height to the allowable 36 ft would result in relegating the entirety of the project to studios. In other words, <u>applicant admits that the project is in fact feasible by relegating the entirety of the project to studios</u>. The city should not bear the burden of a project taller than any other project in the city, in order to make the project more desirable for the applicant, to the detriment of neighbors and all other citizens of the city.

- Planning department response to previous appellant that proof was not provided is not proper. Applicant's own statement demonstrates that 79 units can be provided in structure(s) limited to 36 ft height. Further, requiring appellant to provide proof, when a simple calculation shows that it is possible, is not reasonable.

- If the applicant desires a mix of larger units, it has the option of building fewer units. The 79 units is a maximum allowed and not a mandate.

- The fact that a 35% density bonus results in a denser project (studios vs 1- and 2-bedroom units) is obvious, and should come as no surprise.

2. The city or county is not required to waive or reduce development standards that would cause a public health or safety problem, cause an environmental problem, harm historical property, or would be contrary to law.

<u>Granting the height waiver means there would be more two-bedroom and one-bedroom units, and fewer studios. The increase in occupancy would result in health, safety and environmental problems, thereby allowing the city to not allow the height waiver.</u>

- The only ingress and egress for vehicles is a single driveway on Rosecrans, close to the Rosecrans – Highland intersection. During rush hour, traffic backs up to the proposed location of the driveway, creating an unsafe intersection (safety issue). Further, the idling cars waiting for egress onto Rosecrans creates both a health issue for close by apartments, and additional pollution (environmental).

- The statement that a traffic study indicates that there would be no more traffic moves than other uses of the property does not provide insight into the timing of those traffic moves. Business traffic tends to be spread throughout the day. On the other hand, residents in the proposed project, commuting to and from work, would add to the already heavy traffic during rush hour on Rosecrans and Highland. It is well known that Rosecrans and Highland feeding into Vista del Mar is a heavily traveled commuter route.

AVERAGE UNIT SIZE FOR 79 UNITS WITHOUT 4TH FLOOR

BASIS:

> Remove entire 3rd floor from Applicant's Existing Plan. (Third floor has largest unit area).
> Smaller 4th floor remains top floor - becomes new 3rd floor.

The average unit size for 79 units <u>USING APPLICANT'S EXISTING PLAN but eliminating the 3rd floor</u> is 664 sq ft. The 664 sq ft is suitable for a reasonable mix of units. (For example: 58 singles plus 21 one or two-bedroom units). Therefore, a height waiver is not required and should not be granted. Calculations provided below.

The Applicant's justification calculation has the following errors.

- The assumed unit utilization rate of 72% is unreasonably low. The submitted project has a utilization rate of 76%.
- Applicant's calculation subtracts the open space requirement AFTER applying the assumed utilization rate rather than subtracting from net building envelope (BEFORE applying the assumed utilization rate).

Using Applicant's Plan, but Eliminating the3rd floor, rather than assuming a utilization rate, reduces the unit area from 72,932 to 52,495 (72,932 − 20,437 = 52,495).

Allowing 79 units provides an average unit size of 664 sq ft (52,495 / 79 = 664), suitable for a reasonable mix of units.

Existing Applicant's Highrose plan:

	Unit Area	Total Area
Lower Level	6,140	8,770
Ground Level	14,613	25,120
2nd Floor	20,155	24,337
3rd Floor	20,437	23,784
4th Floor	11,587	14,206
total	72,932	96,217
Total without 3rd floor	52,495	72,433

Typical single per Applicant Plan = 512 sq ft
Typical 1 or 2 Bedroom per Applicant Plan = 1073 sq ft
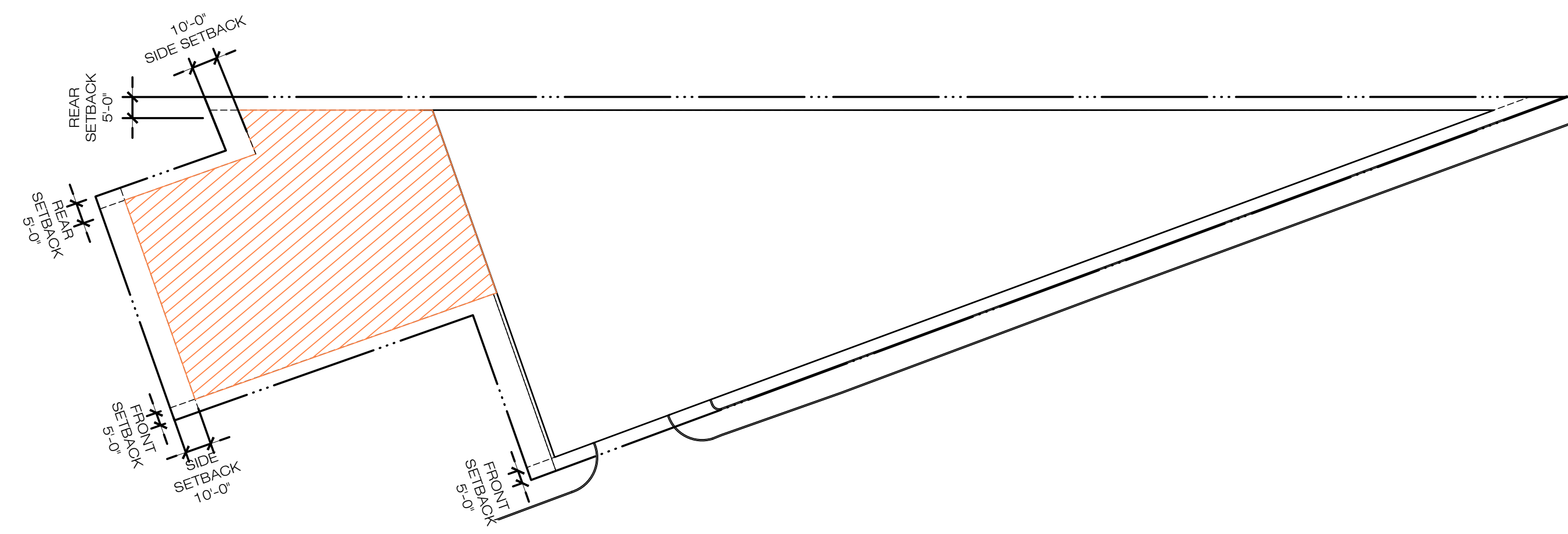

Mix of 79 units without 3rd floor
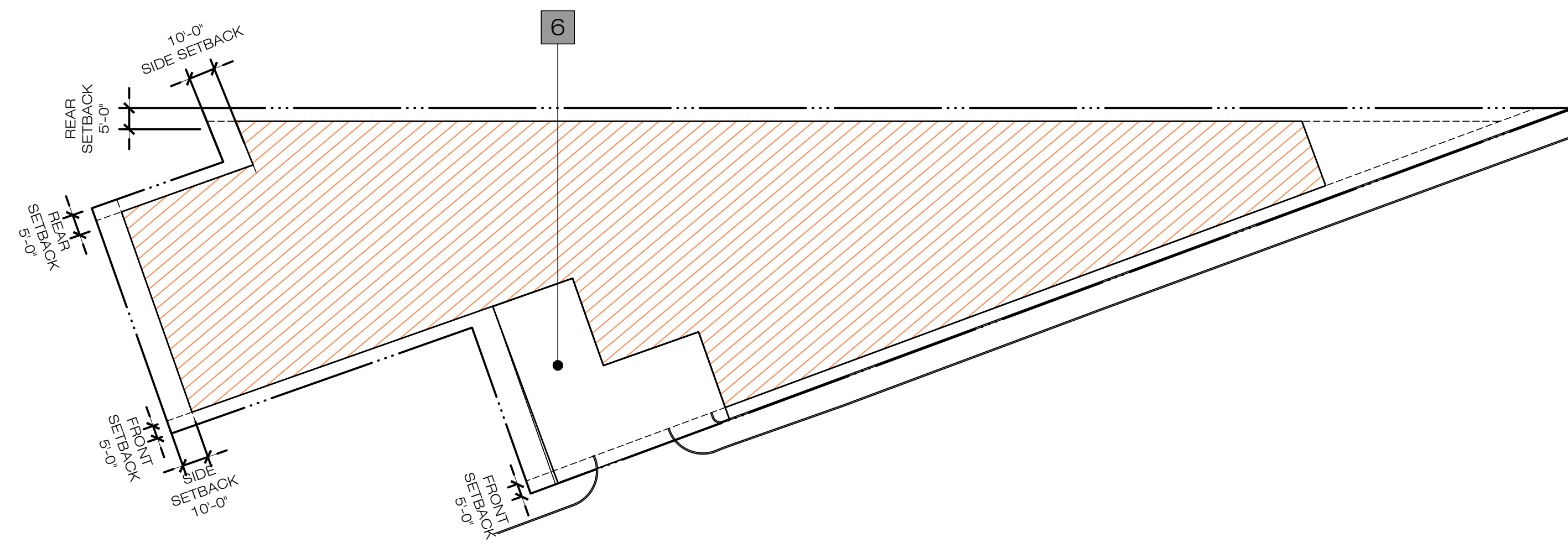58 singles plus 21 one or two bedroom
> (58 x 512 = 29,696)
> (21 x 1073 = 22,533)
> (58 + 21 = 79); (29,696 + 22,533 = 52,229)

LOWER FLOOR 124.0'
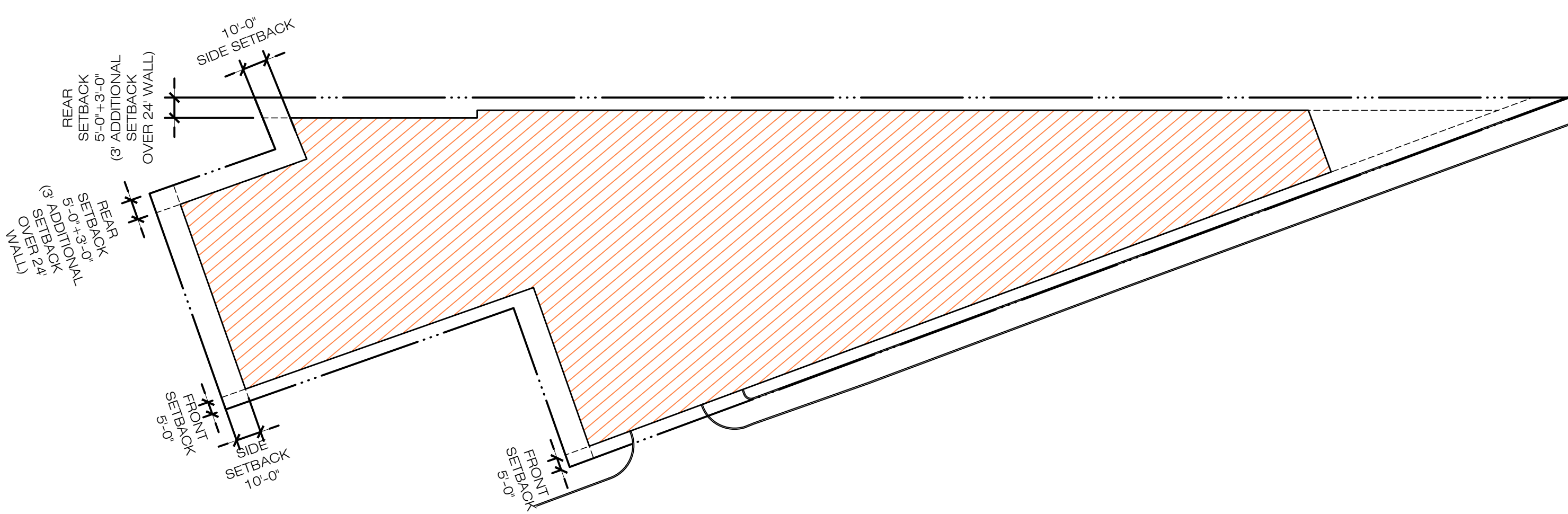
BUILDING AREA : 10,102 S.F.

GROUND FLOOR 136.0'

BUILDING AREA : 32,511 S.F.

SIDE SETBACK 10'-0"
REAR SETBACK 5'-0"
REAR SETBACK 5'-0"
FRONT SETBACK 5'-0"
SIDE SETBACK 10'-0"
FRONT SETBACK 5'-0"

6

SECOND FLOOR 146.0'

BUILDING AREA : 35,388 S.F.

SIDE SETBACK 10'-0"
REAR SETBACK 5'-0"+3'-0" (3' ADDITIONAL SETBACK OVER 24' WALL)
REAR SETBACK 5'-0"+3'-0" (3' ADDITIONAL SETBACK OVER 24' WALL)
FRONT SETBACK 5'-0"
SIDE SETBACK 10'-0"
FRONT SETBACK 5'-0"

BUILDING AREA:

LOWER FLOOR AT 124.0' : 10,102 S.F.
GROUND FLOOR AT 136.0': 32,511 S.F.
SECOND FLOOR AT 146.0': 35,388 S.F.
NET BUILDING ENVELOPE TOTAL : 78,001 S.F.

REQUIRED OPEN SPACE:
220 SF/UNIT
220 SF X 79 UNITS = 17,380 SF

TOTAL B.F.A. (BUILDABLE FLOOR AREA):
NET B.F.A. (BASED ON 72% EFFICIENCY)
78,001 x .72 = 56,160 SF
56,160 SF - 17,380 SF = 38,780 SF

RENTABLE AREA PER UNIT:
38,780 SF / 79 = 490.9 S.F. PER UNIT

calculation uses 72% efficiency

NOTES:
THE FOLLOWING SPACES DEDUCTED FROM TOTAL RESIDENTIAL UNIT AS PART OF 72%
CORRIDORS, STAIRS, LOBBIES, TRASH, STORAGE, ENCLOSED AMENITY SPACES

1 PROPERTY LINE

2 AVERAGE GRADE HEIGHT

3 MAXIMUM ALLOWABLE HEIGHT 30' ABOVE AVERAGE GRADE

4 MAXIMUM ALLOWABLE HEIGHT 36' ABOVE LOWEST GRADE

5 24' ABOVE AVERAGE GRADE

6 RAMP TO PARKING GARAGE

BUILDING AREA

BUILDING AREA INCLUDED 3' SETBACK

PARKING AREA

36' LINE ABOVE LOWEST GRADE

24' LINE ABOVE EXISTING GRADE

30' LINE ABOVE AVERAGE GRADE

AVERAGE GRADE LINE

EXISTING GRADE LINE

4   3   5   2   1

159.40' MAXIMUM ALLOWABLE HEIGHT
TOP OF PARAPET 157.5'
164.11' MAX. ALLOWABLE
ROOF_F.F. 156.0'
153.60' EXISTING GRADE
SECOND FLOOR F.F 147.0'
GROUND FLOOR F.F 136.0'
34.11' AVERAGE GRADE
123.40' EXISTING LOWEST GRADE
LOWER FLOOR F.F 124.0'
BASEMENT / PARKING F.F 113.0'

TRADEWIND
VERANDAS
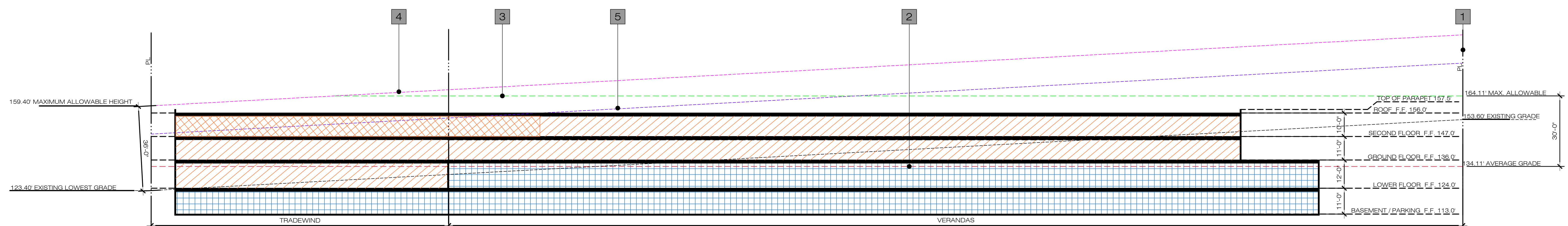
30' OVER AVERAGE GRADE - NO MORE THAN 36' ABOVE ACTUAL GRADE

THE OPEN SPACE DISTRIBUTION IS NOT REFLECTED INTO THIS CALCULATION.

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CITY OF MANHATTAN BEACH - CALIFORNIA
SD SUBMITTAL SET 12.17.2021

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BUILDING ENVELOPE
BASE MODEL

WM WITHEE MALCOLM
A BSB DESIGN STUDIO
2251 west 190th street | torrance | ca 90504 | 310.217.8885 | bsbdesign.com
Project No. C0034 Date.12.17.2021 05-02
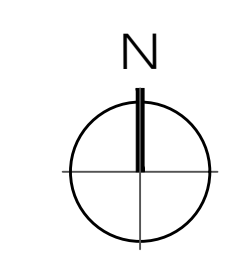
BASEMENT FLOOR - LEVEL 113.0'

FULLY SUBTERRANEAN PARKING + BELOW GRADE ROOMS (N.I.C IN BFA)

LOWER FLOOR - LEVEL 124.0'

FULLY SUBTERRANEAN PARKING + BELOW GRADE ROOMS (N.I.C IN BFA)

CORRIDOR
862 S.F.

TRASH ROOM
TRASH CHUTE ROOM WEST   534 S.F.

STORAGE
SURFBOARD STORAGE   530 S.F.

STAIRS
STAIR 1   178 S.F.
STAIR 2   210 S.F.
STAIR TOTAL   388 S.F.

ELECTRICAL ROOM
158 S.F.

MAINTENANCE ROOM
158 S.F.

UNITS:
(5) S1   5 X 512 = 2,560 S.F.
(2) B1   2 X 1,073 = 2,146 S.F.
(1) C4   1,434 S.F.
UNIT S.F. TOTAL   6,140 S.F.
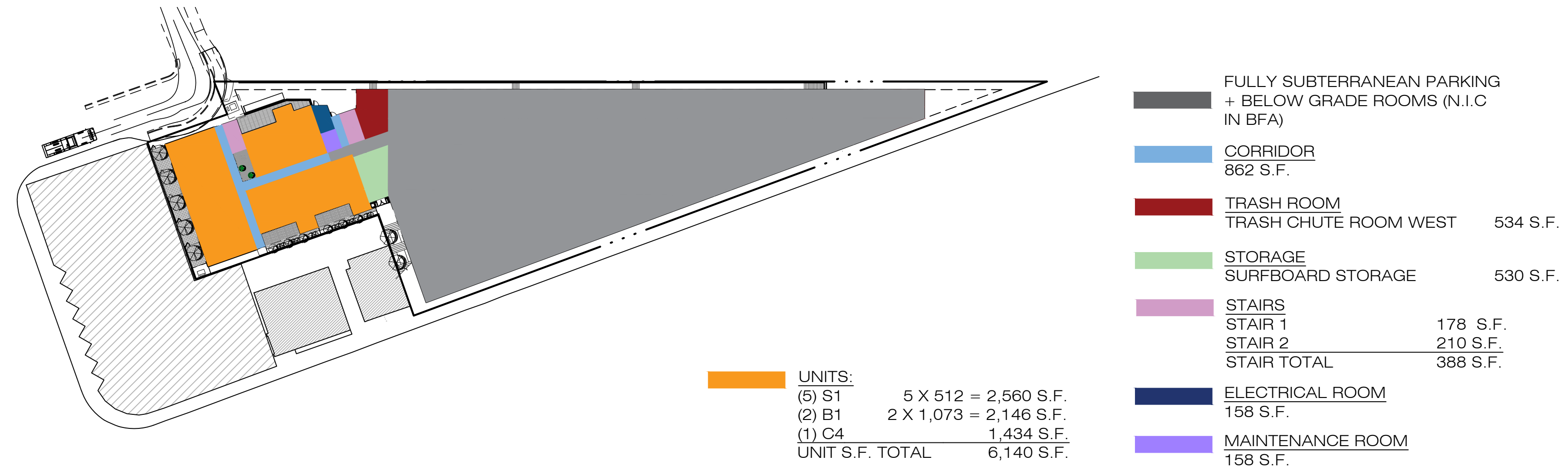
LOWER LEVEL 124' UNITS + CORRIDOR + TRASH + STORAGE + STAIR + ELECTRICAL + MAINTENANCE
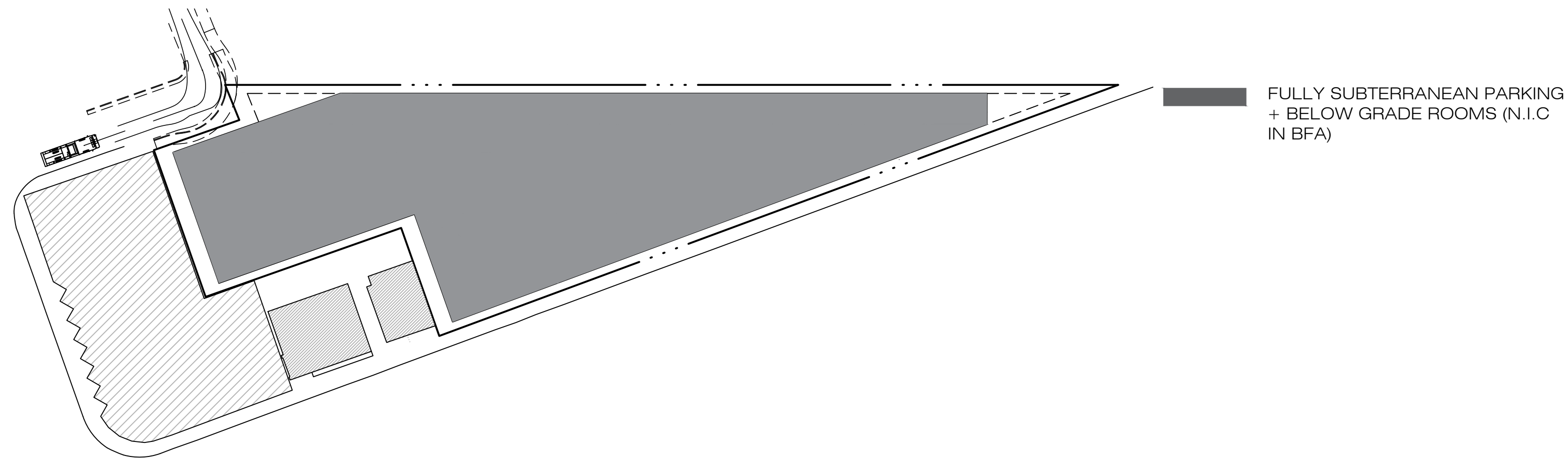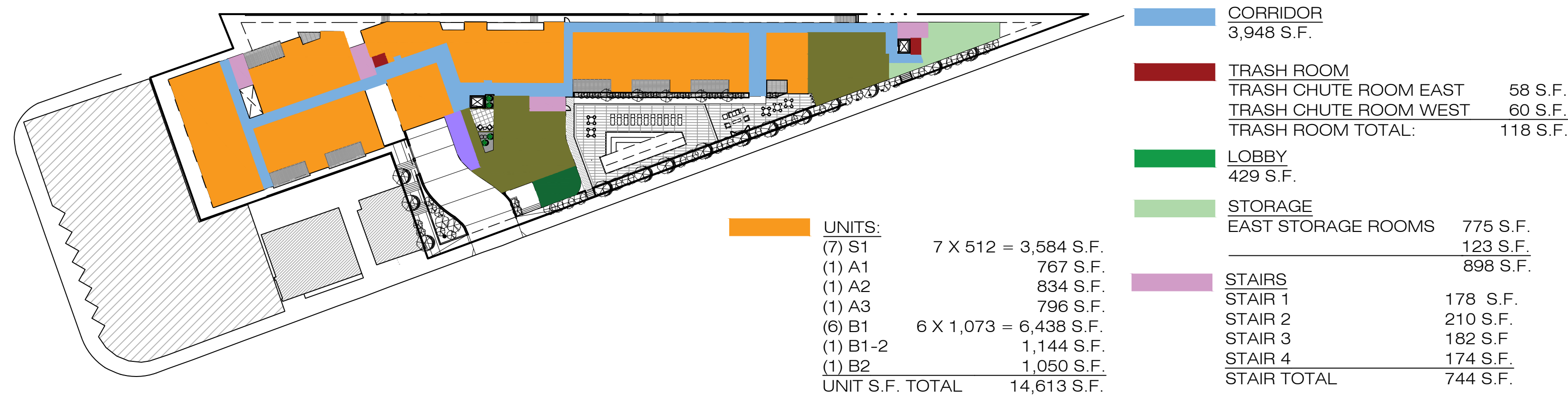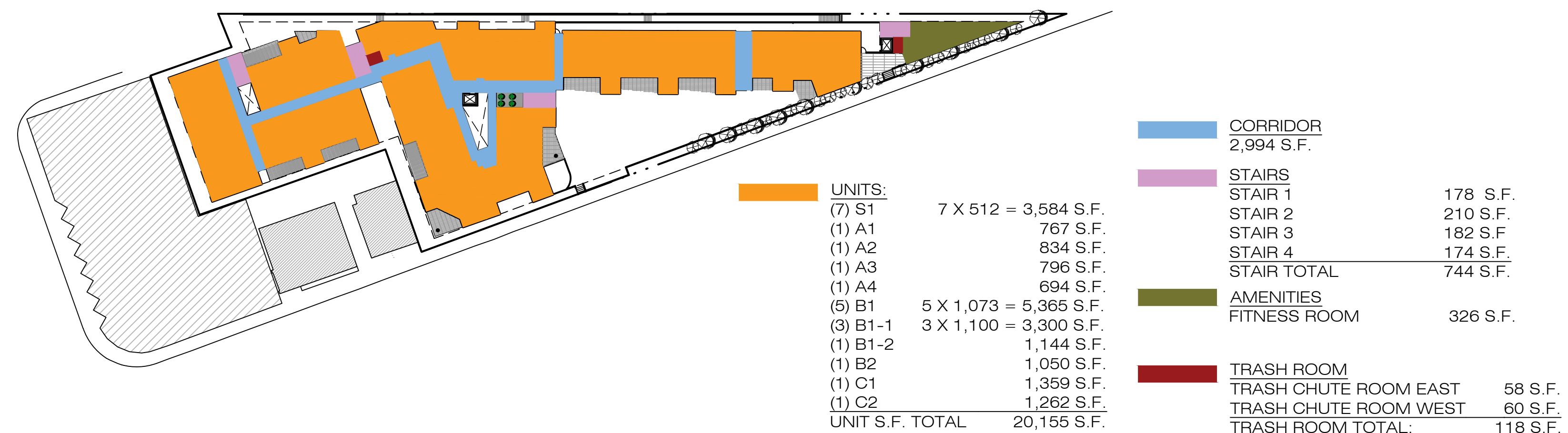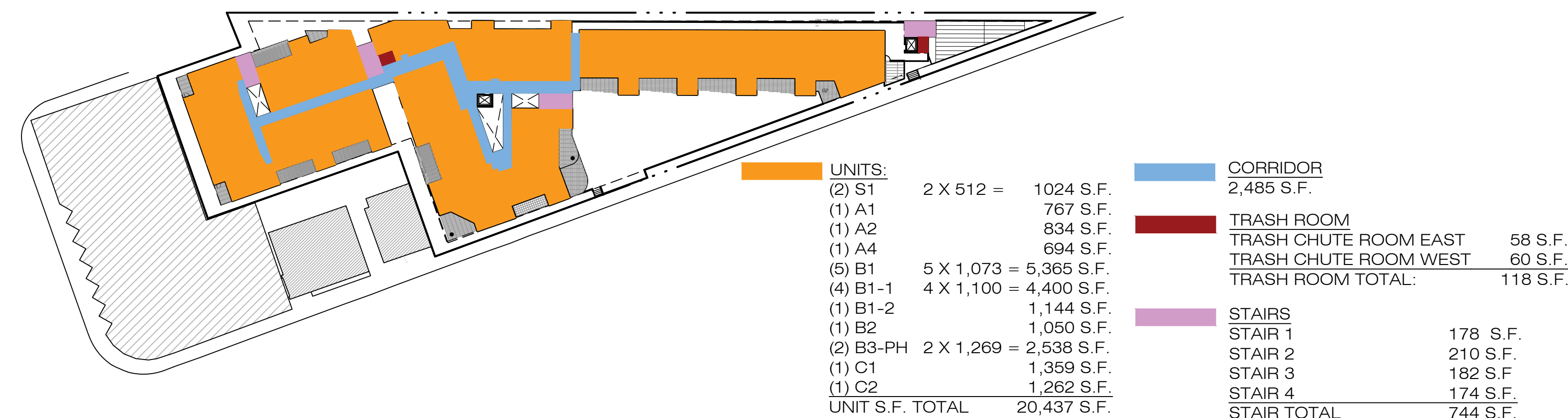LOWER LEVEL B.F.A.: 6,140 + 862 + 534 + 530 + 388 + 158 + 158 = 8,770 S.F.

GROUND LEVEL - 136.0'

UNITS:
(7) S1   7 X 512 = 3,584 S.F.
(1) A2   767 S.F.
(1) A2   834 S.F.
(1) A3   796 S.F.
(6) B1   6 X 1,073 = 6,438 S.F.
(1) B1-2   1,144 S.F.
(1) B2   1,050 S.F.
UNIT S.F. TOTAL   14,613 S.F.

CORRIDOR
3,948 S.F.

TRASH ROOM
TRASH CHUTE ROOM EAST   58 S.F.
TRASH CHUTE ROOM WEST   60 S.F.
TRASH ROOM TOTAL: 118 S.F.

LOBBY
429 S.F.

STORAGE
EAST STORAGE ROOMS   775 S.F.
        123 S.F.
        898 S.F.

STAIRS
STAIR 1   178 S.F.
STAIR 2   210 S.F.
STAIR 3   182 S.F
STAIR 4   174 S.F.
STAIR TOTAL   744 S.F.

MECHANICAL/MAINTENANCE
331 S.F.

AMENITIES
COMMUNITY ROOM   1,693 S.F.
ENTRY COMMON SPACES   2,346 S.F
AMENITY TOTAL   4,039 S.F.

GROUND LEVEL 136.0' UNITS+ CORRIDOR + TRASH + LOBBY + STORAGE + STAIRS + MECH/MAINT. + AMENITIES
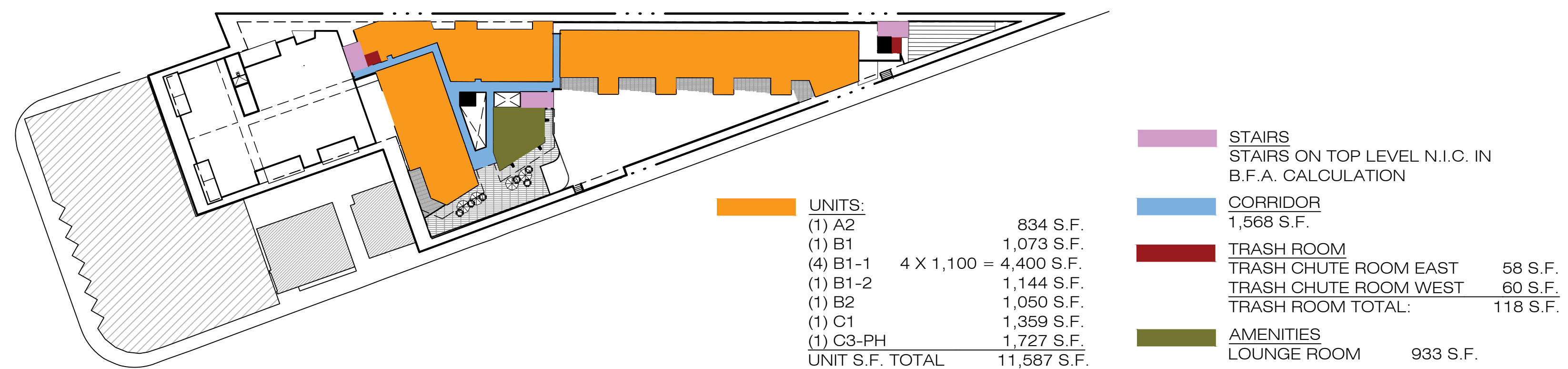GROUND LEVEL B.F.A. 14,613 + 3,948 + 118 + 429 + 898 + 744 + 331 + 4,039 = 25,120 S.F.

SECOND LEVEL - 147.0'

UNITS:
(7) S1   7 X 512 = 3,584 S.F.
(1) A1   767 S.F.
(1) A2   834 S.F.
(1) A3   796 S.F.
(1) A4   694 S.F.
(5) B1   5 X 1,073 = 5,365 S.F.
(3) B1-1   3 X 1,100 = 3,300 S.F.
(1) B1-2   1,144 S.F.
(1) B2   1,050 S.F.
(1) C1   1,359 S.F.
(1) C2   1,262 S.F.
UNIT S.F. TOTAL   20,155 S.F.

CORRIDOR
2,994 S.F.

STAIRS
STAIR 1   178 S.F.
STAIR 2   210 S.F.
STAIR 3   182 S.F
STAIR 4   174 S.F.
STAIR TOTAL   744 S.F.

AMENITIES
FITNESS ROOM   326 S.F.

TRASH ROOM
TRASH CHUTE ROOM EAST   58 S.F.
TRASH CHUTE ROOM WEST   60 S.F.
TRASH ROOM TOTAL: 118 S.F.

SECOND LEVEL 147' UNITS + CORRIDOR + STAIRS + AMENITIES + TRASH
SECOND LEVEL B.F.A: 20,155 + 2,994 + 744 + 326 + 118 = 24,337 S.F.

THIRD FLOOR - 157.5'

UNITS:
(2) S1   2 X 512 = 1024 S.F.
(1) A1   767 S.F.
(1) A2   834 S.F.
(1) A4   694 S.F.
(5) B1   5 X 1,073 = 5,365 S.F.
(4) B1-1   4 X 1,100 = 4,400 S.F.
(1) B1-2   1,144 S.F.
(1) B2   1,050 S.F.
(2) B3-PH   2 X 1,269 = 2,538 S.F.
(1) C1   1,359 S.F.
(1) C2   1,262 S.F.
UNIT S.F. TOTAL   20,437 S.F.

CORRIDOR
2,485 S.F.

TRASH ROOM
TRASH CHUTE ROOM EAST   58 S.F.
TRASH CHUTE ROOM WEST   60 S.F.
TRASH ROOM TOTAL: 118 S.F.

STAIRS
STAIR 1   178 S.F.
STAIR 2   210 S.F.
STAIR 3   182 S.F
STAIR 4   174 S.F.
STAIR TOTAL   744 S.F.

THIRD LEVEL 157.5'   UNITS +STAIR +TRASH +CORRIDOR 156.0'
THIRD LEVEL B.F.A. 20,437 +744 +118 +2,485 =23,784 S.F.

FOURTH FLOOR - 168.0'

UNITS:
(1) A2   834 S.F.
(1) B1   1,073 S.F.
(4) B1-1   4 X 1,100 = 4,400 S.F.
(1) B1-2   1,144 S.F.
(1) B2   1,050 S.F.
(1) C1   1,359 S.F.
(1) C3-PH   1,727 S.F.
UNIT S.F. TOTAL   11,587 S.F.

STAIRS
STAIRS ON TOP LEVEL N.I.C IN B.F.A. CALCULATION

CORRIDOR
1,568 S.F.

TRASH ROOM
TRASH CHUTE ROOM EAST   58 S.F.
TRASH CHUTE ROOM WEST   60 S.F.
TRASH ROOM TOTAL: 118 S.F.

AMENITIES
LOUNGE ROOM   933 S.F.

FOURTH LEVEL 168.0'   UNITS + STAIRS + CORRIDOR + TRASH ROOM + AMENITIES
FOURTH LEVEL B.F.A.:   11,587 + 0 + 1,568 + 118 + 933 = 14,206 S.F.

B.F.A. EXHIBIT

TOTAL B.F.A.   BASEMENT LEVEL 118' LOWER LEVEL 124'+GROUND LEVEL 136'+SECOND LEVEL 146'+THIRD LEVEL 156'+FOURTH LEVEL 166'
0 + 8,770 + 25,120 + 24,337 + 23,784 + 14,206 = 96,217

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HIGHROSE EL PORTO, LLC

CITY OF MANHATTAN BEACH - CALIFORNIA
SD SUBMITTAL SET 12.17.2021

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