

**Honorable Mayor and Members of the
Hermosa Beach City Council**

**Regular Meeting of
November 22, 2005**

SUBJECT: ZONE CHANGE 05-5 -- ZONE CHANGE FROM M-1 (LIGHT
MANUFACTURING) TO R-2 (TWO-FAMILY RESIDENTIAL)

LOCATION: 494 ARDMORE AVENUE

APPLICANT: MEHRDAD TOOTOONCHI
118 SOUTH CATALINA AVENUE
REDONDO BEACH, CA 90277

Planning Commission Recommendation

To approve the Zone Change by introducing the attached Ordinance.

At their meeting of October 18, 2005, the Commission recommended approval of the requested Zone Change since it will make the property consistent with the General Plan designation for the property. The Commission also considered a 3-unit condominium project for the site, and approved the project contingent upon final approval of zone change.

Background

PROJECT INFORMATION:

GENERAL PLAN:	Medium Density Residential
ZONING:	M-1 (proposed for change to R-2)
LOT AREA:	5,360 Square Feet
UNITS ALLOWED IF R-2 ZONE:	3
NUMBER OF UNITS PROPOSED:	3
PROPOSED SQUARE FOOTAGE:	2,293, 2315, and 2600 Square Feet
EXISTING USES:	Two Automotive Repair Businesses
ENVIRONMENTAL DETERMINATION:	Negative Declaration Recommended (Initial Study on file)

The property is currently developed with two automotive repair shops. The property is located on the corner of Ardmore Avenue and Fifth Street and is one of the last remaining properties in this segment of Ardmore Avenue that retains M-1 zoning inconsistent with the Medium Density General Plan designation. The proposed change to R-2 would make the zoning consistent with the General Plan.

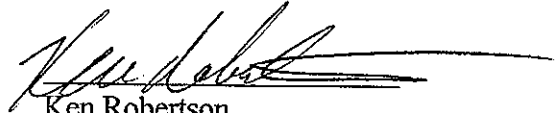
The Staff Environmental Review Committee, at their meeting of September 15, 2005, recommended an environmental negative declaration for the proposed Zone Change.

Analysis

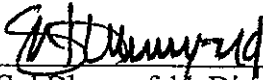
The applicant is proposing the zone change in order to develop the property residentially and make the Zoning Map consistent with the General Plan Map. The request involves one lot that the applicant owns on the southeast corner of Ardmore and Fifth Street. The rest of block of Ardmore between Fifth Street and Fourth Street contains 5 properties that would remain M-1 zoned.

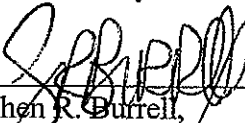
The 1994 Land Use Element of the General Plan specifically recommends rezoning these properties to R-2 to make the zoning consistent with the General Plan designation. In 1997, staff suggested the City initiate rezoning properties between 1st Place and 5th Street along Ardmore, which are inconsistent with the Medium Density Residential General Plan designation. Based on City Council direction in regards to these inconsistent areas, rather than initiating any General Plan Amendments or Zone Changes, the City will consider requests initiated by property owners on a case-by-case basis. There are currently 49 parcels zoned M-1 in the City, and 9 remaining parcels in this area along Ardmore Avenue with a Medium Density Residential General Plan designation.

The project proposed for the site consists of three attached condominium units containing basements with two stories above and roof decks. Plans of the project are included for information purposes.


Ken Robertson
Senior Planner

CONCUR:


Sol Blumenfeld, Director
Community Development Department


Stephen R. Durrell,
City Manager

Attachments

1. Ordinance
2. Planning Commission Minutes and Resolution
3. Location Map
4. Zoning and General Plan Maps
5. Photographs
6. Residential Zoning Analysis/Height calculations

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ORDINANCE 05-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH, CALIFORNIA, TO CHANGE THE ZONING FROM M-1 (LIGHT MANUFACTURING) TO R-2 (TWO-FAMILY RESIDENTIAL) AND ADOPTION OF A MITIGATED ENVIRONMENTAL NEGATIVE DECLARATION FOR THE PROPERTY LOCATED AT 494 ARDMORE AVENUE (ON THE SOUTHEAST CORNER OF FIFTH STREET AND ARDMORE AVENUE LEGALLY DESCRIBED AS LOT 9 WALTER RANSOM CO'S VENABLE PLACE

The City Council of the City of Hermosa Beach does hereby ordain as follows:

Section 1. An application was filed by Mehrdad Tootonchi owner of real property at 494 Ardmore Avenue seeking to amend the Zoning Map.

Section 2. The Planning Commission conducted a duly noticed public hearing to consider the application for a Zone Change on October 18, 2005, at which testimony and evidence, both written and oral, was presented to and considered by the Planning Commission

Section 3. The City Council conducted a duly noticed public hearing to consider the application for a Zone Change and the recommendation of the Planning Commission on November 22, 2005, at which testimony and evidence, both written and oral, was presented to and considered by the City Council

Section 4. Based on evidence received at the public hearing, the City Council makes the following factual findings:

1. The requested change to R-2 will make the zoning for the subject property consistent with the General Plan designation of Medium Density Residential.
2. Surrounding properties to the north, east and south are designated Medium Density Residential on the General Plan and Zoned R-2, with the exception of adjacent properties immediately to the south which are not included in this request, which would remain M-1 zoned.

Section 5. Based on the foregoing factual findings, the Planning Commission makes the following findings pertaining to the Zone Change

1. The Zone Change will bring the subject property into consistency with the General Plan for the City pursuant to the specific recommendation for this property in the Land Use Element of the General Plan.
2. The subject property to be redesignated is appropriate for residential use as it is abutted by residential uses and located in an area, which is predominantly residential in character. A

1 residential use of the subject properties will be more compatible to surrounding residential uses
2 than a potentially more intensive light manufacturing or commercial use. The residential use of
3 the property will provide property tax benefits and will not unduly strain city services.

3 3. The Planning Commission concurs with the Staff Environmental Review Committee's
4 recommendation, based on their Environmental Assessment/Initial Study, that this project
5 will result in a less than significant impact on the environment, and therefore qualifies for a
6 Mitigated Negative Declaration.

6 Section 6. Based on the foregoing, the City Council hereby amends the City's Official
7 Zoning Map as follows:

8 1. Amend the Zoning Map by changing the property, as described below and shown on the
9 attached map, from M-1 (Light Manufacturing) to R-2 (Two-Family Residential):

10 494 Ardmore Avenue, legally described as lot 9 Walter Ransom Co's Venable Place.

11 Section 7. This ordinance shall become effective and be in full force and effect from and
12 after thirty (30) days of its final passage and adoption.

13 Section 8. Prior to the expiration of fifteen (15) days after the date of its adoption, the
14 City Clerk shall cause this ordinance to be published in the Easy Reader, a weekly newspaper of
15 general circulation published and circulated, in the City of Hermosa Beach in the manner
16 provided by law.

16 Section 9. The City Clerk shall certify to the passage and adoption of this ordinance,
17 shall enter the same in the book of original ordinances of said city, and shall make minutes of the
18 passage and adoption thereof in the records of the proceedings of the City Council at which the
19 same is passed and adopted.

19 **PASSED, APPROVED and ADOPTED** this day of , 2003, by the following vote:

20 AYES:

21 NOES:

22 ABSTAIN:

23 ABSENT:

24 _____
25 PRESIDENT of the City Council and MAYOR of the City of Hermosa Beach, California

26 ATTEST: _____ APPROVED AS TO FORM: _____
27 City Clerk City Attorney

follows:

AYES: Allen, Hoffinan, Kersenboom, Perrotti
NOES: None
ABSTAIN: None
ABSENT: Pizer

-
9. **ZON 05-5/CON 05-22/PDP 05-24 -- Zone change from M-1, Light Manufacturing, to R-2, Two Family Residential, and Conditional Use Permit, Precise Development Plan and Vesting Tentative Parcel Map No. 063246 for a 3-unit condominium project, and adoption of an Environmental Negative Declaration at 494 Ardmore Avenue.**

Staff Recommended Action: 1) To recommend approval of said zone change. 2) To approve said request for a 3-unit condominium contingent upon City Council approval of the zone change.

Senior Planner Robertson stated that this property is located at the corner of Ardmore Avenue and 5th Street, one of the last remaining properties in this segment of Ardmore Avenue that retains an M-1 zoning inconsistent with the Medium Density General Plan designation; advised that the property is currently developed with two automotive repair shops; and noted that the proposed change to R-2 would make the zoning consistent with the General Plan. He stated that the applicant is proposing the zone change in order to develop the property residentially and make the Zoning Map consistent with the General Plan Map; and noted that the rest of the block of Ardmore between 5th Street and 4th Street contains five properties that would remain M-1 Zoned. He explained that the 1994 Land Use Element of the General Plan specifically recommends rezoning these properties to R-2 to make the zoning consistent with the General Plan; stated that City Council direction in these cases is to review these zone changes on a case-by-case basis; noted there are currently 49 parcels zoned M-1 in the City, 9 remaining parcels in the area along Ardmore Avenue that are zoned M-1 with this Medium Density Residential General Plan designation.

Senior Planner Robertson advised that in conjunction with this request, the applicant is also submitting a 3-unit condominium project; stated that the lot area is 5,360 square feet, which is large enough to allow 3 units; that the applicant is proposing 3 attached units containing basements with 2 stories above and roof decks; that these units are considered row dwellings because their entries front on the side street, 5th Street; and that the primary living areas of each unit are on the second floor, with the first floor containing the bedrooms. He noted that the building is designed in a contemporary Mediterranean style, with smooth stucco finishes, tile roofing, and decorative wrought iron guard rails for all the decks; and stated that the project complies with all the requirements of the Zoning Ordinance with respect to height limit of 30 feet, all required yards, lot coverage, open space, landscaping, and required parking. He added that the required parking is provided in the basement level of each unit, with two units sharing driveway access from 5th Street and one garage with direct access from Ardmore Avenue; and that two guest parking spaces are provided in front of Unit A's garage, in tandem, and a single guest space is provided with separate access from 5th Street to provide guest parking for the two rear units. He mentioned that the project will not decrease on-street parking since the street frontages on Ardmore Avenue and 5th Street include driveways for accessing the auto repair business repair

bays and parking areas. He stated that the entries to all three units are oriented along the northerly side; and that a continuous 6-foot setback is proposed to provide an average north side yard width to comply with side yard requirement. He added that the project meets all the requirements of the Condominium Ordinance with respect to storage areas.

Addressing Commissioner Perrotti's inquiry regarding decorative and pervious pavement, Senior Planner Robertson stated that this project only indicates a concrete driveway, but that the Commission may add a new condition for paving.

Due to the potential for poor draining in this area, Commissioner Kersenboom stated that this would be a good location for pervious material.

Vice-Chairman Hoffman opened the public hearing.

Rosa Velasquez, project designer, explained that the reason for putting the extra bar/coffee area on the lower floor of the main level is for convenience, noting that the kitchen area is two levels up. She added that some owners may wish to keep their guests downstairs on the first level while entertaining on the first level and on the lower porch area. She noted that the applicant would support a requirement for a covenant to limit its use and noted that the applicant accepts the conditions of approval.

Vice-Chairman Hoffman noted his support for a covenant regarding the first floor to limit the potential for a bootleg,

There being no further input, Vice-Chairman Hoffman closed the public hearing.

It was the consensus of the Commission to support the Zone Change.

MOTION by Commissioner Allen, seconded by Commissioner Perrotti, to **APPROVE** ZON 05-5/CON 05-22/PDP 05-24 -- Zone change from M-1, Light Manufacturing, to R-2, Two Family Residential. The motion carried as follows:

AYES: Allen, Hoffman, Kersenboom, Perrotti
NOES: None
ABSTAIN: None
ABSENT: Pizer

Commissioner Kersenboom suggested adding a covenant for the lower level.

Commissioner Perrotti suggested adding a condition to include decorative and pervious paving wherever possible and noted his support for a covenant.

Commissioner Allen echoed the Commission's comments.

Vice-Chairman Hoffman clarified that the covenant should require the lower level not be separated from the rest of the unit.

MOTION by Commissioner Perrotti, seconded by Commissioner Kersenboom, to **APPROVE** Conditional Use Permit, Precise Development Plan and Vesting Tentative Parcel Map No. 063246 for a 3-unit condominium project, and adoption of an Environmental Negative Declaration at 494 Ardmore Avenue; to require decorative and imperious paving where possible; and to require a covenant not to rent out the lower level. The motion carried as follows:

AYES: Allen, Hoffman, Kersenboom, Perrotti
NOES: None
ABSTAIN: None
ABSENT: Pizer

Director Blumenfeld reminded the Commission that its approval of this project is contingent upon City Council approval of the Zone Change.

10. CUP 05-9 -- Conditional Use Permit to allow a fence greater than 6 feet where commercial property abuts a residential use at 736 Gould Avenue.

Staff Recommended Action: To approve said request.

Senior Planner Robertson advised that this project is located just west of the Hermosa Hotel, both properties zoned Commercial, but added that the Sea View Villa Condominiums are a residential use; with respect to the height of the fence that separates the two properties, he stated that the applicant is seeking a fence higher than 6 feet; explained that the Planning Commission may consider fences with greater height where a commercial use abuts a residential use subject to the approval of a Conditional Use Permit and certain criteria, such as the use of the higher wall/fence is necessary to mitigate potential noise, visual or other impacts of the commercial use on a residential use; noted that the higher fence shall not be detrimental to neighboring properties or shall not interfere with light, air and scenic views of any property; and advised that the higher wall/fence shall be constructed of aesthetically pleasing materials and that the fence shall not cause any vehicle vision obstruction. He explained that the applicant is requesting to replace an existing 3- to 4-foot high rotting wood fence located on the east side of the property along a walkway where the residential condominiums abut the hotel use to the east; and stated that the property abuts part of the hotel building, part of the landscaped hotel courtyard, and part of the hotel parking structure. He stated that the existing and proposed fence are at a lower grade than the adjacent hotel and will measure a maximum of 8 feet high from the lower grade at the walkway, thus preventing people from climbing over the low wall; and he noted that the proposed fence does meet all the criteria of the City's codes.

Vice-Chairman Hoffman opened the public hearing.

Cheryl Stites, condominium property manager, stated that on numerous occasions, people have climbed over the low wall; and noted that because the existing fence is low, automobile lights shine into the units. She advised that the hotel has no objection to this proposal.

Mike Watson, 661 25th Street, asked that the City require this property owner to properly

P.C. RESOLUTION 05-61

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A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH, CALIFORNIA, TO RECOMMEND A ZONE CHANGE FROM M-1 (LIGHT MANUFACTURING) TO R-2 (TWO-FAMILY RESIDENTIAL) AND ADOPTION OF A MITIGATED ENVIRONMENTAL NEGATIVE DECLARATION FOR THE PROPERTY LOCATED AT 494 ARDMORE AVENUE (ON THE SOUTHEAST CORNER OF FIFTH STREET AND ARDMORE AVENUE LEGALLY DESCRIBED AS LOT 9 WALTER RANSOM CO'S VENABLE PLACE

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

Section 1. An application was filed by Mehrdad Tootonchi owner of real property at 494 Ardmore Avenue seeking to amend the Zoning Map.

Section 2. The Planning Commission conducted a duly noticed de novo public hearing to consider the application for a Zone Change on October 18, 2005, 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 requested change to R-2 will make the zoning for the subject property consistent with the General Plan designation of Medium Density Residential.
2. Surrounding properties to the north, east and south are designated Medium Density Residential on the General Plan and Zoned R-2, with the exception of adjacent properties immediately to the south which are not included in this request, which would remain M-1 zoned.

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1 than a potentially more intensive light manufacturing or commercial use. The residential use of
2 the property will provide property tax benefits and will not unduly strain city services.

3 3. The Planning Commission concurs with the Staff Environmental Review Committee's
4 recommendation, based on their Environmental Assessment/Initial Study, that this project
5 will result in a less than significant impact on the environment, and therefore qualifies for a
6 Mitigated Negative Declaration.

7 Section 5. Based on the foregoing, the Planning Commission hereby recommends that
8 the City Council amend the City's Official Zoning Map as follows:

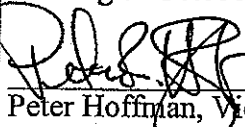
9 1. Amend the Zoning Map by changing the property, as described below and shown on the
10 attached map, from M-1 (Light Manufacturing) to R-2 (Two-Family Residential):


11 494 Ardmore Avenue, legally described as lot 9 Walter Ransom Co's Venable Place.

12 VOTE: AYES: Allen, Hoffman, Keresboom, Perrotti
13 NOES: None
14 ABSENT: Pizer
15 ABSTAIN: None

16 CERTIFICATION

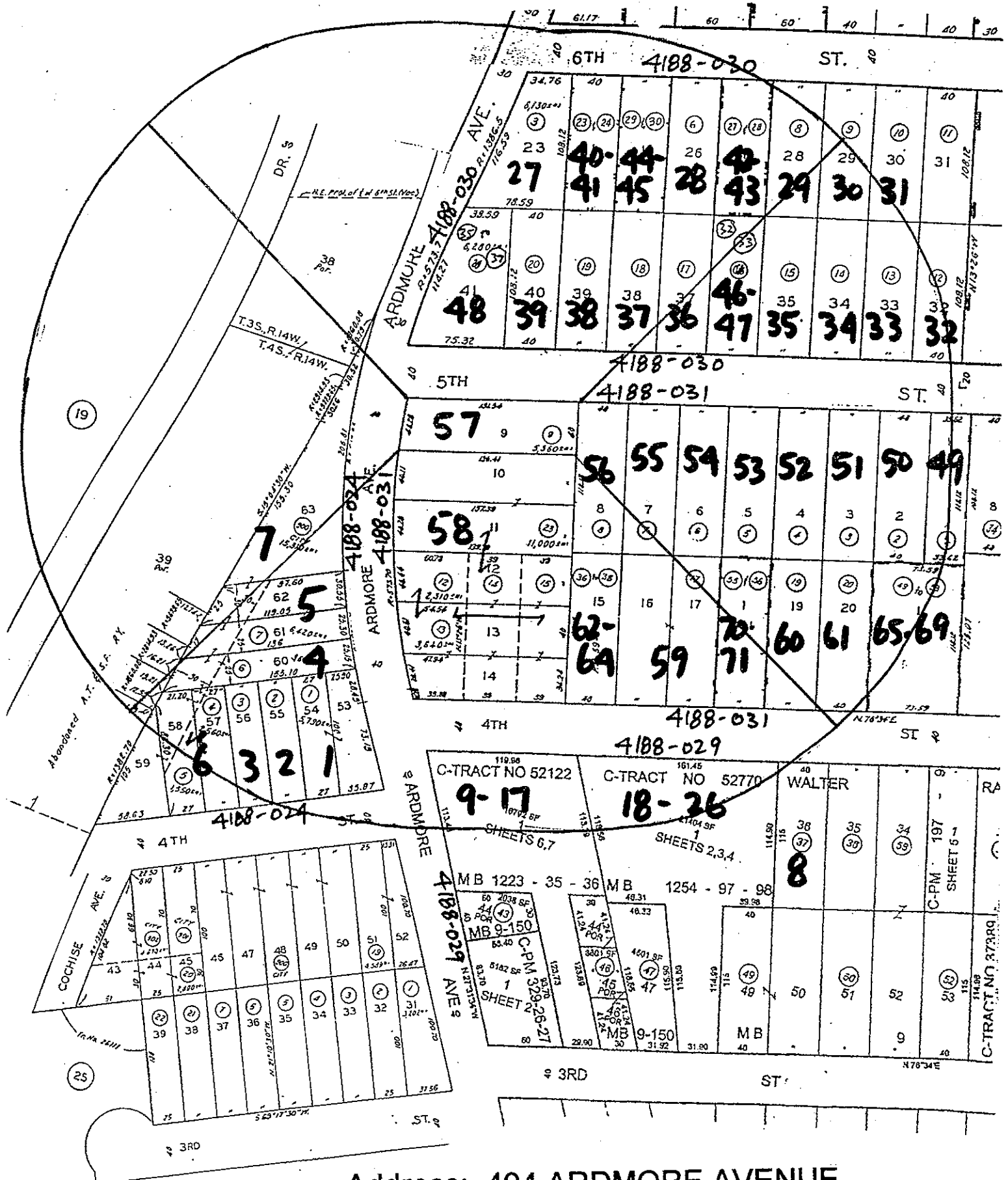
17 I hereby certify the foregoing Resolution P.C. 05-61 is a true and complete record of the action
18 taken by the Planning Commission of the City of Hermosa Beach, California, at their regular
19 meeting of October 18, 2005.

20 
21 Peter Hoffman, Vice Chairman

22 
23 Sol Blumenfeld, Secretary

24 10/18/05 Date

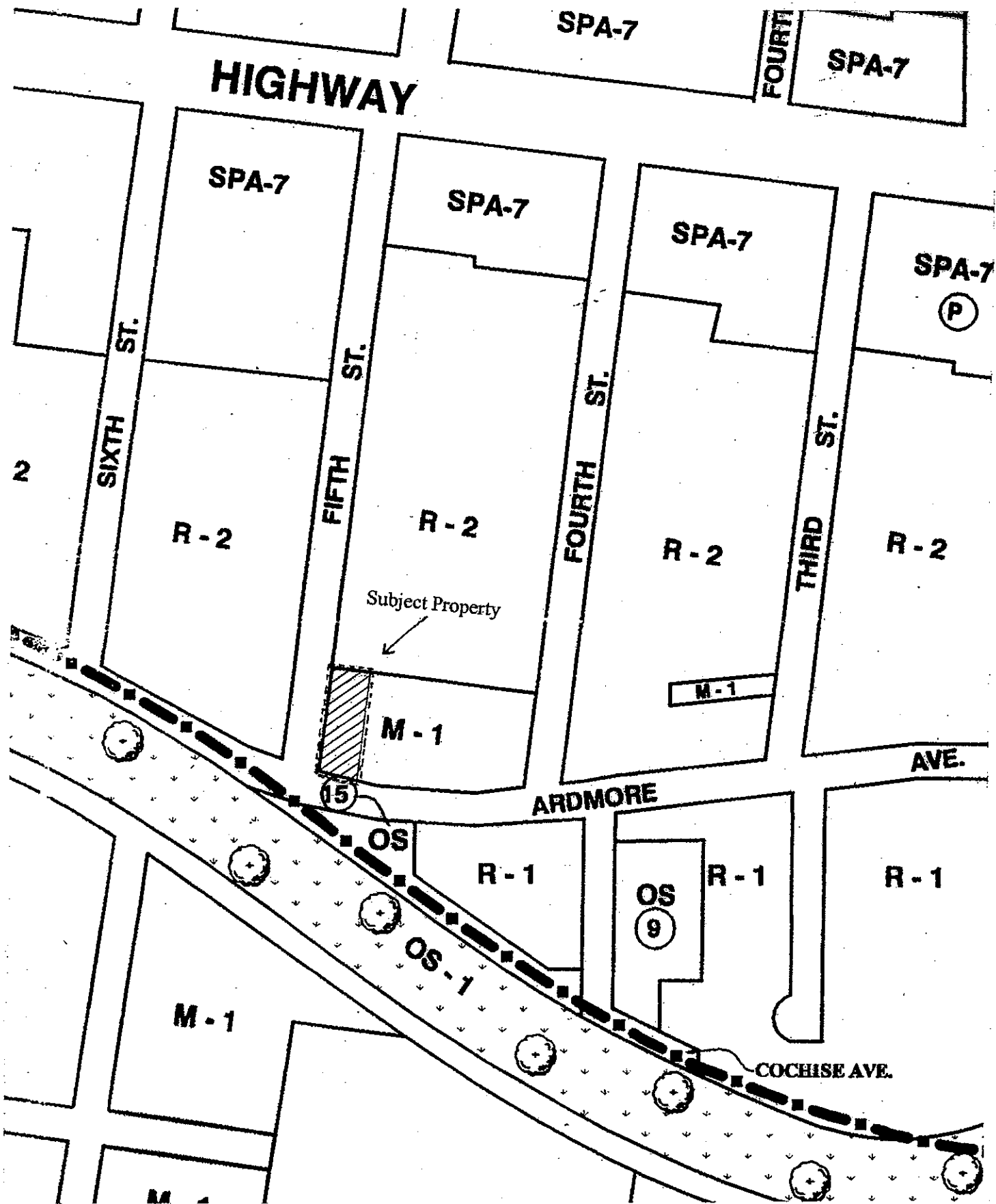
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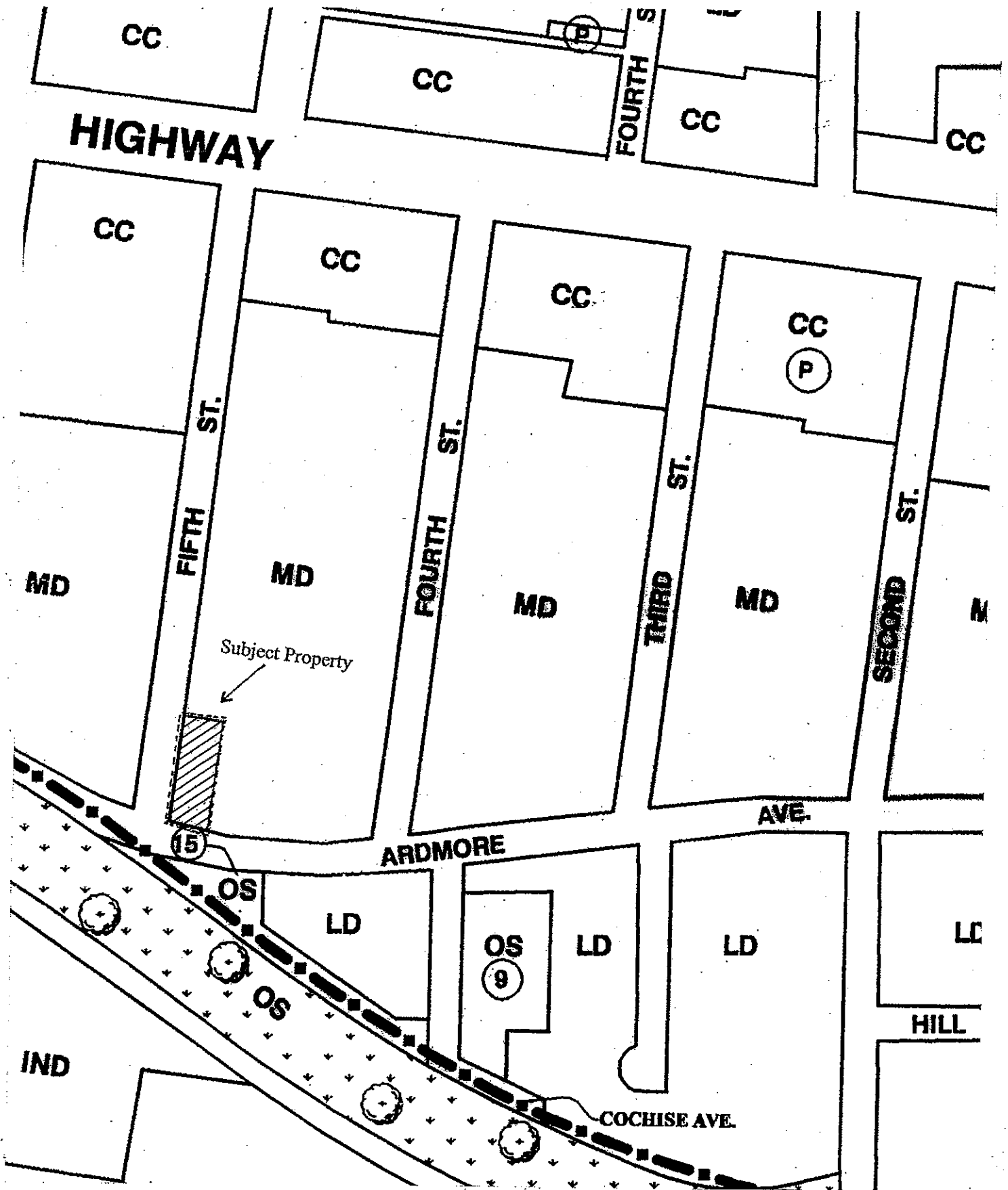
Address: 494 ARDMORE AVENUE

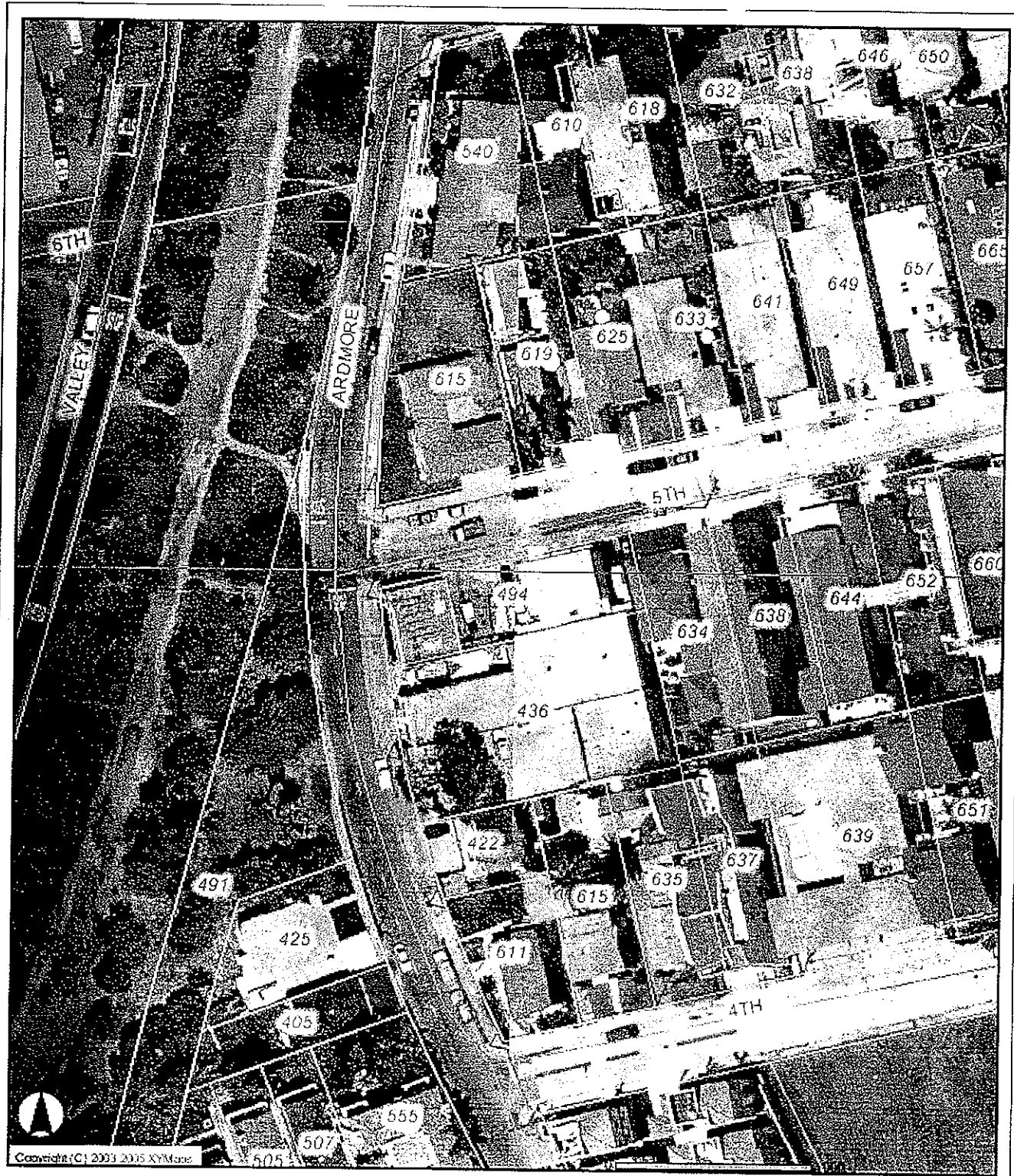
SCALE 1" = 100'

494 Ardmore Ave



Zoning Map //





494 Ardmore Ave



494 Ardmore Ave:

Southwest Corner
of 5th Street and
Ardmore Ave.



**CITY OF HERMOSA BEACH
RESIDENTIAL ZONING ANALYSIS**

Project Address: 494 Ardmore Ave Architect/Owner: Tootoonchi (owner) Property Design Solutions
 Type of Project: 3-unit condominium No. Units: 3 Date of Plans: 8/22/05
 Analysis Prepared by: KP Zoning: M-1 General Plan Designation: MD Res
zone change to R-2 requested.

MAXIMUM DWELLING UNITS PER ACRE ALLOWED (DU/AC)

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

Lot Area: 5360 Proposed Density-Dwelling Units/Acres: 24.38 Du/acre

MAXIMUM ALLOWABLE LOT COVERAGE: 65%

Proposed Lot Coverage: 65% 3484/5360

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): 2600 4bd/4bth 2293 5br/5b 2315 4 bedroom/bath

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</u>	<u>300</u>	<u>100+</u>	<u>200</u>
	(B) <u>300</u>	<u>314</u>	<u>100+</u>	<u>214</u>
	(C) <u>300</u>	<u>300</u>	<u>100</u>	<u>200</u>
COMMON	_____	_____	_____	_____
TOTAL	_____	_____	_____	_____

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: 30' ✓ OK

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

Proposed Chimney/Vent Height: _____

BUILDING SETBACKS

	REQUIRED	PROPOSED
FRONT	<u>5'</u>	<u>5'</u>
REAR	<u>5'</u> 1st <u>3'</u> 2nd	<u>5'</u> 1st <u>4'3"</u> 2nd
SIDE	<u>4'</u>	<u>5' N.E. 5' 4'</u>

→ 1 1/2 times (6') req'd for row dwellings.
avg. of 6.6' required 15

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: NA Proposed Building Separation: NA

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 18" Proposed 6"

Max. Bay Window Projection _____ Proposed _____

(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 _____ Proposed _____

Max. Fireplace Projection _____ Proposed _____

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' on Ardmore ALLEY _____

17' on 5th Street for guest space

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: 6

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

Parking Proposed: Regular Spaces 6 Guest Spaces 2

Required Turning Radius: 25' Proposed Turning Radius: 25'

Maximum Driveway Slope: 12.5% Proposed Slope: 9%

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: _____

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: 200+ Cu. Ft.

TRASH FACILITIES REQUIRED Proposed: Yes? No? _____

CORNER VISION CLEARANCE Proposed: Yes? No? _____

C,C&R'S REQUIRED Correct Form: Yes? _____ No? need check list

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?

494 Ardmore Avenue

**R-2/R-3 height calculation template
USE FOR R-2, R-2B, R-3 ZONE ONLY**

Address: 494 Ardmore Avenue

Elev. Pt. A	95.5		Elev. Pt. A	95.5	
Elev. Pt. B	100		Elev. Pt. B	100	
Length A-B	131.54		Length A-B	131.54	
Length A-AB'	17		Length A-AB'	24	
	Elev. AB':	96.0815721		Elev. AB':	96.321043
Elev. Pt. C	95.71		Elev. Pt. C	95.71	
Elev. Pt. D	99.64		Elev. Pt. D	99.64	
Length C-D	136.4		Length C-D	136.4	
Length C-CD'	22		Length C-CD'	29	
	Elev. CD':	96.343871		Elev. CD':	96.5455572
Length AB'-CD'	40		Length AB'-CD'	40	
Length AB'-CP1	28.5		Length AB'-CP1	29.5	
	Elev. CP1:	96.2684601		Elev. CP1:	96.4866222
Height Limit	30		Height Limit	30	
Max. Hgt. @ CP1:	126.2684601		Max. Hgt. @ CP2:	126.4866222	
Elev. Pt. A	95.5		Elev. Pt. A	95.5	
Elev. Pt. B	100		Elev. Pt. B	100	
Length A-B	131.54		Length A-B	131.54	
Length A-AB'	70.75		Length A-AB'	101.25	
	Elev. AB':	97.9203664		Elev. AB':	98.9637753
Elev. Pt. C	95.71		Elev. Pt. C	95.71	
Elev. Pt. D	99.64		Elev. Pt. D	99.64	
Length C-D	136.4		Length C-D	136.4	
Length C-CD'	75.75		Length C-CD'	106.25	
	Elev. CD':	97.892533		Elev. CD':	98.7713087
Length AB'-CD'	40		Length AB'-CD'	40	
Length AB'-CP1	36		Length AB'-CP1	36	
	Elev. CP1:	97.8953163		Elev. CP1:	98.7905553
Height Limit	30		Height Limit	30	
Max. Hgt. @ CP3:	127.8953163		Max. Hgt. @ CP4:	128.7905553	