

**CALIFORNIA COASTAL COMMISSION**

South Coast Area Office  
200 Oceangate, Suite 1000  
Long Beach, CA 90802-4302  
(562) 590-5071



Click here to go to  
original staff report

# ADDENDUM

## W22b

August 6, 2015

TO: Coastal Commissioners and Interested Parties

FROM: South Coast District Staff

SUBJECT: ADDENDUM TO ITEM W22b, COASTAL COMMISSION PERMIT AMENDMENT 5-15-0535-A1 FOR THE COMMISSION MEETING OF AUGUST 12, 2015.

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### 1. CHANGES TO STAFF REPORT

Commission staff recommends clarifications to the staff report dated 7/23/15 in Staff Recommendation on page 1. Language to be deleted from the Staff Recommendation is identified by ~~strike-out~~.

**Staff Recommendation, Page 1, remove the following:**

Staff Recommendation: Approval ~~with conditions~~.

### 2. LETTER OF CONCERN

Since the staff report was written, The South Coast District office has received additional information from the opponent of the project, Bill Victor, a neighbor of 806/808 The Strand in Manhattan Beach. The attached document will replace Exhibit 7 in the staff report.

WILLIAM VICTOR  
A LAW CORPORATION

POST OFFICE BOX 241072  
LOS ANGELES, CA 90024  
(516) 670-2590  
July 23, 2015

RECEIVED  
South Coast Region

JUL 27 2015

CALIFORNIA  
COASTAL COMMISSION

BY HAND

California Coastal Commission

200 OceanGate 10<sup>th</sup> Floor  
Long Beach, CA 90806

W22b

Re: 806-808 the Strand, Manhattan Beach, CA

Att: Mandy Revell, Analyst

Ms. Revell:

I own a triplex across Ocean Drive from the above referenced property.

I have read the correspondence from The City of Manhattan Beach and the short unsigned note from a contractor.

The correspondence from the City is not complete and is somewhat misleading and the short unsigned note is almost completely misleading and false. There is no net reduction of square footage in the project at 806 and 808 The Strand.

Further comments follow:

1. The project is and has been for both 806 and 808 The Strand
2. There is no reduction except for the illegal roof top deck which was 240 square feet and as mentioned above there is no net reduction of square footage in the project and I attach pictures of the before the project began and still yet to be completed building covering both 806 and 808 The Strand
3. Omit Paragraph No 3
4. The Mezzanine was not eliminated from what I have learned and seems in the plans it has merely been renamed a service area and is not counted in the total by the contractor/owner since service areas are apparently not counted as a living area but exists from the last set of plans I have seen and as I understand the Coastal Commission counts areas which the City of Manhattan Beach does not count for total square feet;
5. Omit Paragraph 5
6. The removal of the illegal roof top deck was a mere 240 square feet as note above and it took from the 1993 to September 2014, eleven years from the time the City ordered to be removed for any owner to remove same despite numerous proceedings ordering the owners to do so which the undersigned will provide copies *Ex 8 shows & permits*
7. I attach permits which show substantial work being done at both condominiums and a look at those will indicate how misleading the letters from the City and the Contractor are. Exhibits of some of the permits starting with the number 7 are attached
8. Exhibits A and B show how substantial the demolition was in 2014 and was far beyond the plans although the contractor and the City Inspector winked at the changes and apparently failed to explain it to the City Management; For months the plans were not revised as required by the City ordinances and California codes including the local coastal program. The fire department and other departments had signed off on the project since an employee named Lori Jester explained and insisted it was a mere 'alteration' which from some of the documents amounted in excess of \$337, 537.00 mostly alleged for one of the condos, 808 The Strand and in excess of 37 per cent demolition of the entire two condominiums; please see the most recent valuation I was permitted to see and is attached as Exhibit 8a (8d) shows the sign off by the Fire Department which then had to week sprinklers for example after the City was made aware of the changes in plans which the Inspector do not advise it of.
9. Since the plans with the measurements do not appear to have been delivered to the Commission as requested on May 27, I have added up some of the permits and resolutions and the partial total no less than 7,626 square feet not including the mezzanine and the basement in 806 The Strand from what I can tell with not seeing the entire plans or all of the permits

10. Certain of the plans, such as the correction to include reflective glass may have been changed from the plans I have reviewed this past week at the Commission and to that extent those plans are less than accurate-some of those plans were received before the May 27 letter from the Commission to the applicant I am told by Angelica Ochoa are on sheet 3.0
11. Omit Par 11
12. Sprinklers were required based upon the unannounced change in plans and demolition and they had to be installed in parts of both condos and it was a service to the safety of the community that is was discovered- I attach notices of sign offs by the Fire Department originally until July 8 it was discovered that almost the entire two condos were demolished and had to be replaced by in fact larger uses. Original plan sheets A)1, A)3, A2.3.A2.4, A2.5, A4.0, A4.1, and A8.0 were missing when requested by the enforcement officer, Andrew Wills in March.
13. The Mailing lists are neither proper nor complete and will cause many property owners who should receive notice fail to receive notice of the hearing -it appears that most of these addresses seem to list an assessor identification number and often an address where the owner does not receive mail such as the address for my property. The assessor mailing list is what I understand is to be used to give proper notice
14. I am not sure myself if tenants also have to be noticed since I have not had time to research that.
15. A change was made by Senior Planner Angelica Ochoa to require non reflective glass on the exterior of the building at a time when there were no windows on the building since it had been a condition and/or incorporated as one since 1989 - on each resolution of the Planning Commission and the BZA for each condo including but not limited to PC 89-20, PC 91-13, BZA 93-1, PC 93-37 which I will be pleased to supply copies upon request - Most of these were supplied by the City but the square footage of the condo and the reference to the condition requiring non reflective glass in each and every one of the resolutions was not marked or highlighted despite the fact that we discussed it at a meeting on March ,2015 where Andrew, Chuck Posner , Zack, The Director of Community Development from the City of Manhattan Beach and her assistant Lori Jester were present and it was understood and confirmed by Andrew that such a condition (which in fact was repeated in each of these resolutions also , were conditions that "run with the land" and I have pointed out are also for safety since the children are taken by parent to the beach when the reflections of bright sun shine into the car windshield compromising safe driving for these families and they have been repeatedly named and/or incorporated in no less than five or six resolutions covering each of the condos. *PLEASE SEE EXHIBIT 15 E For Glass to 15 A then D for Conditions by City earlier*
16. The Maximum height measurement appears as if it might be erroneous as I had mentioned numerous times to the Director of Community Development and Angelica Ochoa.
17. I have called them a number of times to see if it an oversight that the change requiring non reflective glass is not easy to locate on the plans although about one month ago Angelica showed me it was still on the plans and where it was . I do not recall which sheet and have called both Angelica Ochoa and The Director of Community Development as recently as today. *Angelica confirmed it is still there required on plans Sheet A 3.0 on telephone*
18. +The Manhattan Beach Local Coastal Program , policy II.B. 1 of the Policies and Implementation Measures provides that The City is to Maintain Building Scales in coastal zone neighborhoods and this project fails to do accomplish this goal -Please see photos attached as Exhibits *18 A, 18 B*
19. Policy II B2 City fails to maintain building bulk control since 1977 to this date but especially since the approval of the Implementation Program - *Please note EXHIBITS 19 A & 19 B*
20. Policy B3 requires the City to maintain residential height limit and it is possible that the City has also failed to accomplish this in view of the topography decline of over 8 feet mentioned above in this letter. *from Ocean Drive to The Strand.*
21. I am attaching copies of permits and some of the above referenced resolutions for convenience if needed.
22. CONDITIONS REQUESTED

The undersigned respectfully requests the following conditions especially the non reflective glass which is also a condition that has been consistently applied to each permit that required glass and I am told as recently as yesterday it is a requirement in the present plans sheet A 3.0. I have seen the requirement inserted in the plan sheet inserted by Manhattan Beach Senior Planner Angelica Ochoa ; the contractor and owner are aware it was inserted before any new windows were installed in this project )

Non reflective windows on all glass on the exterior of 808 and 806 The Strand said condition to continue to run with the land as they have been ordered by the City's own municipal code (e.g.in addition to state and City fire related ordinances to install sprinklers) resolutions relating to this property since 1989 and enforcement officer Andrew Wills confirmed at a meeting on March 17, 2015 at this project that such conditions as requiring the non reflective glass "run with the land"; *See EXH 15 A & 2, That non reflective glass be utilized for the windows " See 15 B also*

That the City of Manhattan Beach more carefully monitor the of 806 and 808 The Strand so that it complies with the plans made available to the Public and comply with existing permits including but not limited to the permits issues by the California Coastal Commission includejing but not limited to the Permit issued in 1977 which specifically provided limitations on the project which the City of Manhattan Beach clearly ignored and even insisted that it was not required to seek a Coastal Development permit -(Please see the numerous ignored communications from the staff of the Long Beach California office of to the Community Development Department and the original numerous refusals to seek a Development Permit or require the property owner /applicant to seek one)

That the City of Manhattan Beach more carefully monitor before during and after plan check this and the other pending projects in its jurisdiction to insure that the project(s) complies with the City and state fire codes and existing Coastal permits and its LCP so that the public and/or and the California Coastal Commission staff is not required to spend time to seek enforcement of codes and submission of a permit application as it was required in this project because of false allegations that this was a minor alteration of only one of the two condominiums.(Please see the numerous letters that the City , Lori Jester for example, the owners of these condominiums and the City ignored and or opposed)-The undersigned will supply additional copies if requested by staff or the Commission.

That the City of Manhattan Beach comply with the Local Coastal Program in its plan check procedures to be sure that this project and future projects comply with exiting permits issued by the Coastal Commission rather than simply stating that it is less than ten percent alteration as alleged originally by the Manhattan Beach Community Development Department with respect to this project to apparently avoid compliance with the Local Coastal Plans, The California Coastal Act and /or the City of Manhattan Beach ordinances and resolutions including but not limited to those resolutions set forth in paragraph 15 above.

Please call me if you have any questions whatsoever. I thank the staff of the Coastal Commission for the terrific way they help citizens including the undersigned. I also thank the Commission which I also deeply appreciate for its consideration of this matter.

Respectfully submitted,

William Victor

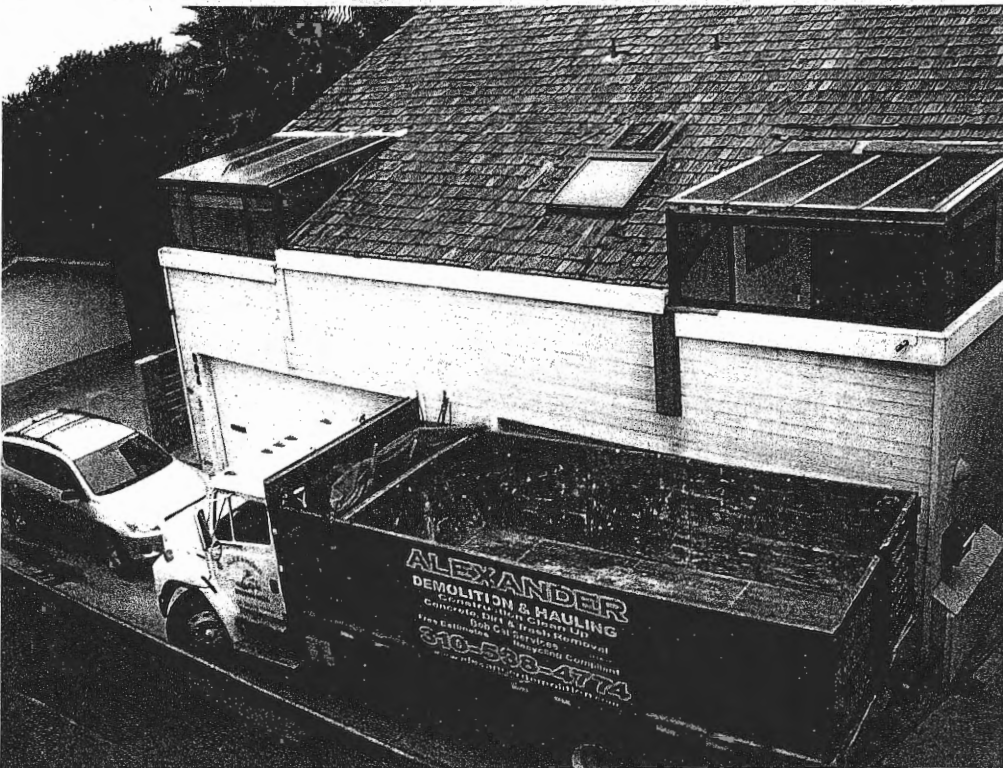
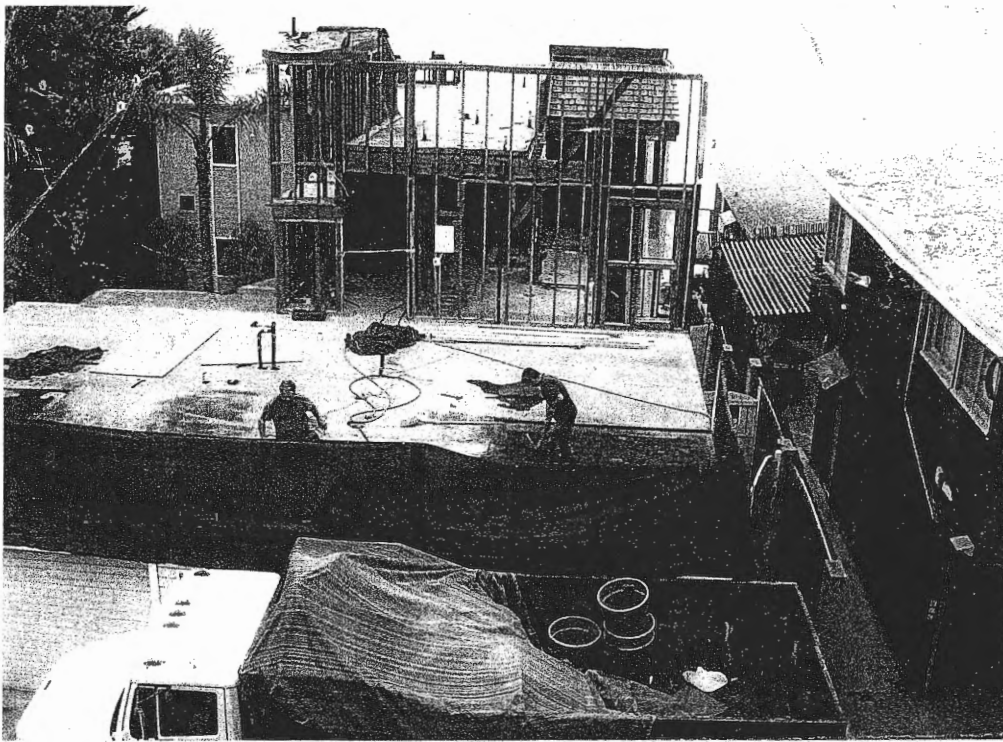
By 

William Victor

Vic.law1@gmail.com  
516-670-2590

Enclosures: as stated

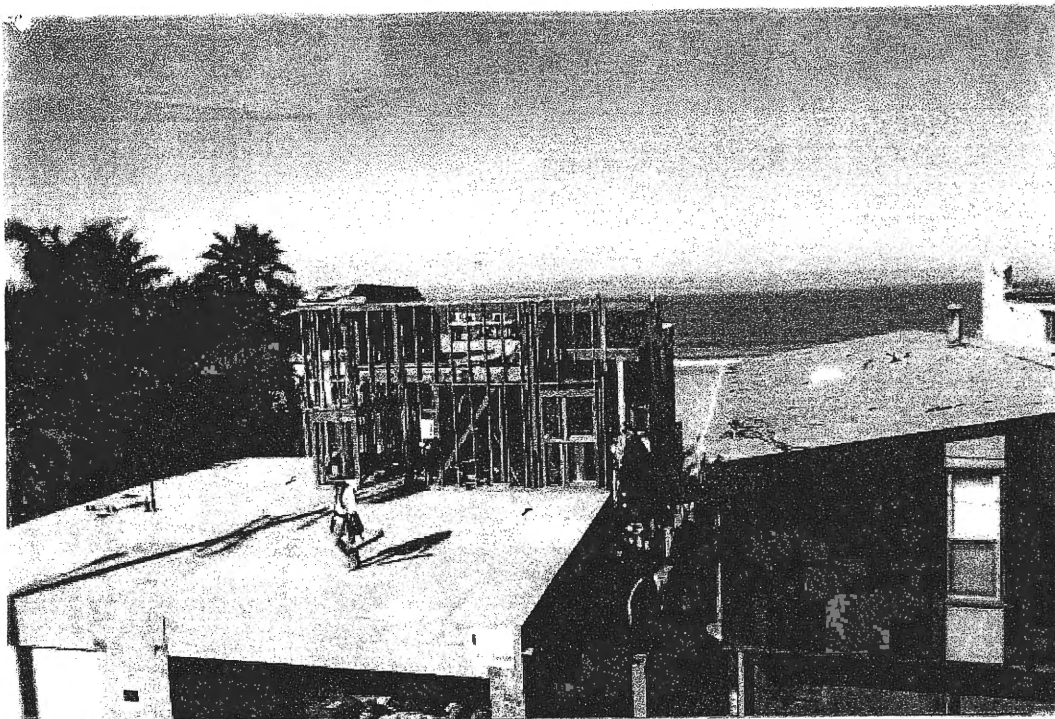




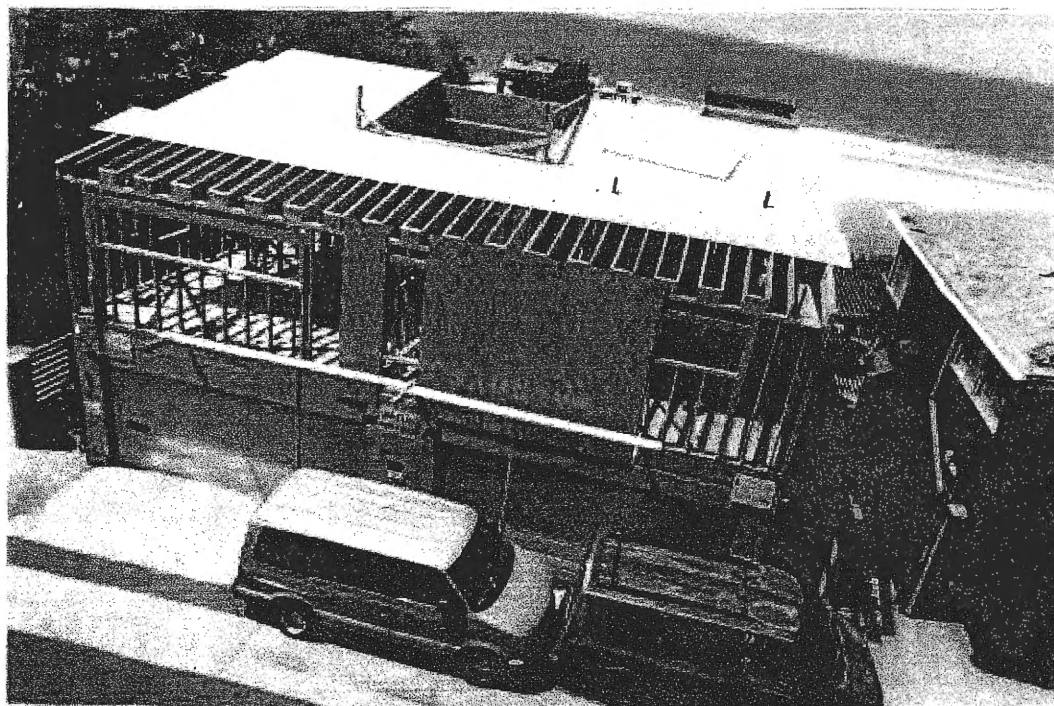
Exrday of delectn

copy  
photo guide to  
Planes Angelina ochz  
on 7/8/14 delectn  
to demolish plans

EXHIBIT **A**



Aug 5, 2014  
 8:56 AM<sup>(3)</sup>  
 Same Day  
 you were a  
 worker  
 Todd Amann  
 spoke  
 no more  
 plans yet!



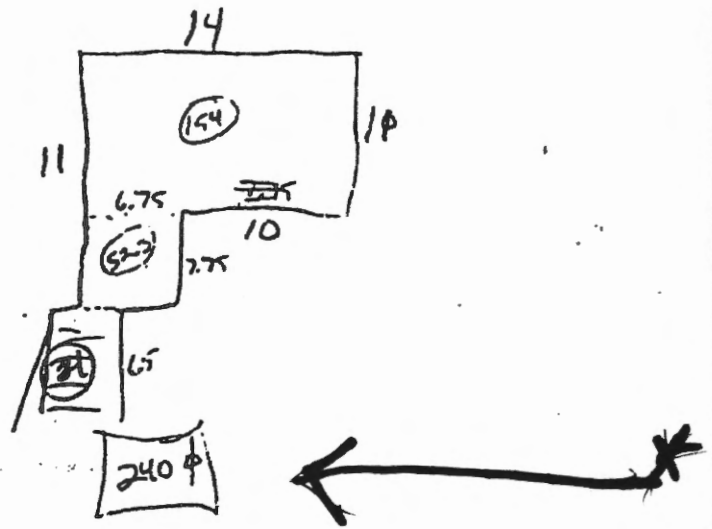
④ August  
 19, 2014


11:57 AM  
 Garage of  
 Smithy  
 while  
 Adams

not yet in existence!

EXHIBIT B

**EXHIBIT B**



 CITY OF MANHATTAN BEACH

ERIC HAALAND  
ASSISTANT PLANNER

*Eric Haaland* 11/1/91 12/1/91  
100 FISHLAND AVENUE  
MANHATTAN BEACH, CALIF. 90266

*Exhibit*

*and from 11/1/91*

*(JBT)*

EXHIBIT "C"

# REVISION PERMIT CITY OF MANHATTAN BEACH

JOB ADDRESS: 808 STRAND MANB  
 LOCATION:  
 PARCEL NO: 4179-014-020 -

PERMIT NO: 14-01968  
 STATUS: ISSUED  
 APPLIED: 07/28/2014  
 DATE ISSUED: 07/28/2014  
 TO EXPIRE: 01/24/2015  
 FINAL:

APPLICANT: STEPHEN WITTEMAN CONSTRUCTION PHONE NO: 818.636.8662  
 OWNER: COPPELSON, AARON PHONE NO: 818.636.8662  
 CONTRACTOR: STEPHEN WITTEMAN CONSTRUCTION PHONE NO: 310-372-6496  
 ADDRESS: 407 AVENUE F LIC #: 27219  
 CITY, STATE, ZIP: REDONDO BEACH, CA 90277

DESCRIPTION: INCREASE REMODEL SQ FTG FROM 967 SQ FT 1136 SQ FT TOTAL  
 DIFFERENCE OF: 167 SQ FT ADDING THIS SQ FTG INCLUDES THE  
 REMODEL OF BEDROOM #1

CONST. TYPE: RES

HOURLY PLAN CHECK FEE	\$0.00
PERMIT FEE	\$245.00
PC VALUATION FEE	\$245.00
IMAGING FEE	\$3.00
OTHER FEE	\$0.00
MISC FEE	\$0.00
 TOTAL PERMIT FEE	 \$493.00
PAYMENTS	\$883.00
BALANCE DUE	(\$390.00)

EXHIBIT 7-808A

## BUILDING PERMIT

JOB ADDRESS: 808 STRAND MANB  
LOCATION:

PERMIT NO: 13-03414  
STATUS: ISSUED  
APPLIED: 12/23/2013  
DATE ISSUED: 07/08/2014  
TO EXPIRE: 01/04/2015  
FINAL:

PARCEL NO: 4179-014-020 -

APPLICANT: BEACH HOUSE DESIGN & DEVELOPMENT PHONE NO: 310.546.3000  
OWNER: COPPELSON, AARON PHONE NO: 818.636.8662  
CONTRACTOR: HOLLINGSWORTH-WITTEMAN CONST PHONE NO: 310/372-6496  
ADDRESS: P.O. BOX 580 LIC #: 05525  
CITY, STATE, ZIP: MANHATTAN BEACH, CA 90267

DESCRIPTION: INTERIOR REMODEL OF EXISTING CONDO. ADDITION OF ELEVATOR & 8 WINDOWS CHANGEOUT. REMODEL INCLUDES KITCHEN, BATHS, BEDROOMS. OMIT MEZZANINE LEVEL & MODIFY ROOF TO COMPLY WITH PLANNING HEIGHT REQUIREMENTS.

8/7/14 - TRANSFER CONTRACTOR FROM STEPHEN WITTEMAN TO HOLLINGSWORTH-WITTEMAN CONSTRUCTION.

VALUATION: 298,517.30

CONST. TYPE: ACND

Occupancy	Type	Factor	Sq Feet	Valuation
R-3 Res, 1 & 2 famil	VB	160.00	35	\$5,600.00
FENCE/WALLS/DECKS	DECK 30" + ABOVE	14.38	335	\$4,817.30
REMODEL	REMODEL - STANDARD	80.00	1,909	\$152,720.00
REMODEL	REMODEL - MAJOR	140.00	967	\$135,380.00
Totals...			3,246	\$298,517.30*

OCCUPANCY: R3 CONST TYPE: VB TYPE OF USE: ACND

PLAN CHECK FEE	: \$2,616.00	ADDTL PLAN CHECK	: \$0.00
PERMIT FEE	: \$2,616.00	ADDTL PERMIT FEE	: \$0.00
FIRE RVW RES	: \$110.00	FIRE RVW COMML	: \$0.00
IMAGING SML	: \$90.00	IMAGING LRG	: \$94.50
CONSTRUCTION SIGN	: \$0.00	WMP REVIEW	: \$130.00
SEISMIC RES	: \$29.85	SEISMIC COMML	: \$0.00
RCO SURCHARGE	: \$261.60	MISC FEE	: \$0.00
CMP FEE	: \$0.00	PUBLIC ART FEE	: \$0.00
AFTER THE FACT	: \$0.00	REINSPECTION FEE	: \$0.00
OTHER INSPECT FEE	: \$0.00	PERMIT TRANSFER	: \$50.00
TEMP C OF O	: \$0.00	TEMP C OF O EXT.	: \$0.00
NEW UNIT	: \$0.00	GP MTC FEE	: \$78.48
BLDG STDS ADM FEE	: \$12.00	HOURLY PC FEE	: \$0.00

TOTAL CALCULATED FEE: \$6,088.43  
PAYMENTS: \$6,088.43  
BALANCE DUE: \$0.00

Exhibit 7 808-B





**CITY OF MANHATTAN BEACH  
COMMUNITY DEVELOPMENT DEPARTMENT**

1400 Highland Avenue • Manhattan Beach, CA 90266

Telephone (310) 802-5000 • FAX: (310) 802-5501 • TDD: (310) 546-3501

INSPECTION REQUEST (310) 802-5542 FOR NEXT WORKDAY INSPECTION CALL BEFORE 3:00 P.M.

**BUILDING PERMIT  
CITY OF MANHATTAN BEACH**

JOB ADDRESS: 808 STRAND MANB  
LOCATION:

PERMIT NO: 08-02061  
STATUS: ISSUED  
APPLIED: 04/30/2008  
DATE ISSUED: 04/30/2008  
TO EXPIRE: 10/27/2008  
FINAL:

PARCEL NO: 4179-014-020 -

APPLICANT:

PHONE NO:

OWNER:

PHONE NO:

CONTRACTOR:

OWNER/BUILDER:

PHONE NO:

ADDRESS:

LIC #:

0000

CITY, STATE, ZIP:

DESCRIPTION: REPAIR AND REPLACE EXTERIOR STAIRS

VALUATION: \$3,000.00 CONST. TYPE: ACND

Occupancy	Type	Factor	Sq. Feet	Valuation
TOTALS:				\$3,000.00

OCCUPANCY: R3-U1

CONST. TYPE: VN

TYPE OF USE: ACND

PLAN CHECK FEE :	\$125.00	RES FIRE REVIEW :	\$0.00
ADDTL PLAN CHECK :	\$0.00	COMM FIRE REVIEW :	\$0.00
PERMIT FEE :	\$125.00	NEW UNIT TAX :	\$0.00
SEISMIC FEE :	\$0.50	AFTER THE FACT :	\$0.00
MICORFILM :	\$1.00	PUBLIC ART FEES :	\$0.00
CONSTRUCTION SIGN :	\$0.00	WMP REVIEW :	\$0.00
RCO SURCHARGE :	\$12.50		

TOTAL CALCULATED FEE: \$264.00  
PAYMENTS: \$264.00  
BALANCE DUE: \$0.00

**• IMPORTANT •**

Application is hereby made to the Building Official for a permit subject to the conditions and restrictions set forth in the Manhattan Beach Municipal Code and other applicable codes. Any permit issued as a result of this application becomes null and void if work is not commenced within ONE HUNDRED EIGHTY (180) DAYS from the date of issuance of such permit.

**LEAD HAZARD WARNING**

Due to the possible presence of lead-based paint, lead safe work practices are required for all repairs in pre-1979 buildings that disturb paint. Failure to do so could create lead hazards that violate California Health and Safety Code Sections 17920.10 and 105256 and may be subject to a \$1000 fine or criminal prosecution. For more information call 1-800-LA-4-LEAD.

**SEE BUILDING PERMIT VALIDATION LIMITATIONS (SEPARATE FORM CD 054)**

Every Permit issued by the Building Official under the provisions of Section 9.01.050 of the Manhattan Beach Municipal Code, shall expire by limitation and become null and void if the Building or work authorized by such permit is not completed, in accordance with the provision of this code, within two years from the date of such permit.

EXHIBIT 7 808 C

City  
See Attached Sheet for Legal Description.

CITY OF MANHATTAN BEACH  
DEPARTMENT OF COMMUNITY DEVELOPMENT

REPORT OF RESIDENTIAL BUILDING RECORDS

Street Address 808 The Strand 13M  
 Lot 1 Block 1 Tract 1  
 Lot Width 4.9 Depth 1.4 Lot Area 6.86 Square Feet  
 NAME OF OWNER Simonds  
 NAME OF AGENT James H. Brown REPORT TO BE:  
 ADDRESS 1020 12th St. Manhattan Beach ☐ MAILED  
MB 90206 PHONE 332-1111 ☒ PICKED UP  
 For City Use Only:  
 \$ 13.33 Fee Received  
13/33 Receipt No.  
13 Initial

IMPORTANT: THE OFFICIAL RECORDS OF THE CITY OF MANHATTAN BEACH LIMIT THE USE OF THE PROPERTY PURSUANT TO THE FOLLOWING:

UNLESS OTHERWISE NOTED, ALL PERMITS LISTED BELOW HAVE RECEIVED FINAL INSPECTION APPROVAL BY THE CITY.

PERMIT NUMBER	ISSUE DATE	CONSTRUCTED	NO. OF UNITS
106118	2-2-78	Duplex	TWO
110392	1-29-79	Duplex - Permit # 110392	
114041	11-14-79	Transfer Permit # 114041 from owner to Simonds	
006370	11-5-82	Renew Permit # 110392 & 114041	
000691	12-9-82	Install Five Windows	
227123	5-16-89	Skylight in Storage Room and glass skylight in deck over deck	
237076	10-16-91	Solarium	
240144	8-12-92	Renew Permit # 227123	
24074	10-9-92	After-the-Fact Rainwater Harvest	
DWELLING UNITS CONSTRUCTED / AUTHORIZED BY PERMIT:			TWO

SPECIAL CONDITIONS (Variances, etc.):

- \* One unit of a two unit Condominium. See attached Resolution No. 027 & No. 750
- \* See attached Resolution No. 89-20 and Resolution No. 91-13
- \* See attached Resolution No. 49 & 7 affirming the decision of the Planning Commission to rescind Resolution No. 91-10 & deny a certificate appeal determining the status of an existing roof deck as illegal. Therefore, it is not permitted to remain in place and is subject to immediate abatement.
- \* No conditions from the Public Works Dept.

NOTICE: AN INSPECTION OF THE PROPERTY WAS NOT PERFORMED IN CONJUNCTION WITH THE PREPARATION OF THIS REPORT. AN INSPECTION OF THE PROPERTY TO VERIFY CONFORMANCE WITH PERMIT HISTORY IS AVAILABLE FOR AN ADDITIONAL FEE.

PLEASE READ CAREFULLY: The information contained in this report is a summary of the building records on file with the City of Manhattan Beach. The use of the property is limited to the development and improvements made under permits. Additional construction/improvements existing on the property may be unlawful and may require submittal of plans and permit applications for, and After-the-Fact Building Permit. Please note: (1) All required garages built under permit must be permanently maintained for parking purposes. (2) State Fire Marshal approved Smoke Detectors shall be installed per MBMC Section 9-1.04 (Ord. 1620). Provide documentation to verify installation of smoke detectors with this report (i.e., contact, receipt of purchase, etc.) when report is filed with City.

IMPORTANT: It is the buyer's responsibility to compare the above building permits and conformance to City Codes with the present condition of the subject property. Any omission in the report regarding code violation or permit requirements does not relieve the property owner from compliance with City Codes.

DIRECTOR OF COMMUNITY DEVELOPMENT

BY Manhattan Beach  
TITLE Permits Tech. 5/12/93

THIS REPORT EXPIRES SIX (6) MONTHS FROM DATE OF ISSUE. EACH TRANSFER REQUIRES A SEPARATE REPORT.

RETURN SIGNED YELLOW COPY TO THE COMMUNITY

I HAVE READ AND UNDERSTAND THE ABOVE REPORT. JUL 26 1993  
 I am aware the property has not been inspected by the City.  
 I waive my opportunity for an inspection of the property.

DATE 7-16-93  
James H. Brown / Edward J. Brown  
 NAME OF BUYER (PRINT)  
James H. Brown  
 SIGNATURE OF BUYER  
808 The Strand  
 ADDRESS OF BUYER

EXHIBIT 7 888 D



COMMUNITY DEVELOPMENT DEPARTMENT  
LETTER OF TRANSMITTAL

## FIRE PROTECTION

PLANS ROUTED TO: FIRE DEPARTMENT

ATTENTION: FIRE MARSHAL

DATE : 08-26-2014

PERMIT NO : 14-02300

PERMIT TYPE : FIRE

JOB ADDRESS : 806 STRAND MANB

PARCEL NO : 4179-014-019-

CONTRACTOR : FIRE SAFE SYSTEMS

Phone No 313-542-0585

DESCRIPTION : RESIDENTIAL FIRE SPRINKLER ENTIRE STRUCTURE FOR BLDG PERMIT=

13-02874

VALUATION: \$3,000.00

PLAN CHECK FEE: \$200

FIRE DEPT. FEE: \$ \_\_\_\_\_

YOUR COMMENTS:

SUBJECT TO INSPECTION BY FIRE DEPARTMENT 3/28/14
--

Property address(es) must  
permanently affixed to building  
in accordance with MBMC 50  
prior to Final Fire Inspection

REVIEWED BY \_\_\_\_\_ DATE \_\_\_\_\_

EXHIBIT 7-806A

806

15-00446

2/18/15

# ELECTRICAL PERMIT CITY OF MANHATTAN BEACH

JOB ADDRESS: 806 STRAND MANB  
LOCATION:  
PARCEL NO: 4179-014-019 -

PERMIT NO: 15-00446  
STATUS: ISSUED  
APPLIED: 02/18/2015  
DATE ISSUED: 02/18/2015  
TO EXPIRE: 08/17/2015  
FINAL:

APPLICANT: C-Y ELECTRICAL PHONE NO: 310.379.3196  
OWNER: DIANE GIAQUINTA PHONE NO:  
CONTRACTOR: C-Y ELECTRICAL PHONE NO: 310.379.3196  
ADDRESS: 2005 BELMONT LN #C LIC #: 6038  
CITY,STATE,ZIP: REDONDO BEACH CA 90278

DESCRIPTION: ELECTRICAL PERMIT FOR BLDG PERMIT# 13-02874

VALUATION: \$0.00 CONST. TYPE: RES

Outlets	:	33	New Service	:	1
Fixtures	:	10	Temp Pwr Pole	:	0
to 1HP	:	0	Appliances	:	2
to 3HP	:	0	Garbage Disposal	:	0
to 5HP	:	1	Range	:	0
to 15HP	:	0	Oven	:	0
to 50HP	:	0	Heater	:	2
to 100HP	:	0	Smoke Detector	:	0
over 100HP	:	0	Piggy-back	:	0
Imaging Sml	:	1	Imaging Lrg	:	0

TOTAL CALCULATED FEE : \$261.00  
PAYMENTS : \$261.00  
BALANCE DUE : \$0.00

Recd 9/10/14

13-02874

806

# BUILDING PERMIT

JOB ADDRESS: 806 STRAND MANB  
LOCATION: Includes 808 Strand

PERMIT NO: 13-02874  
STATUS: ISSUED  
APPLIED: 11/04/2013  
DATE ISSUED: 12/19/2013  
TO EXPIRE: 06/17/2014  
FINAL:

PARCEL NO: 4179-014-019 -  
4179-014-020 -

APPLICANT: BEACH HOUSE DESIGN & DEVELOPMENT PHONE NO: 310.546.3000  
OWNER: DIANE GIAQUINTA PHONE NO:  
CONTRACTOR: HOLLINGSWORTH-WITTEMAN CONST PHONE NO: 310/372-6496  
ADDRESS: P.O. BOX 580 LIC #: 05525  
CITY, STATE, ZIP: MANHATTAN BEACH, CA 90267

DESCRIPTION: EXTERIOR WORK OF ATTACHED CONDOMINIUMS: REPLACE WINDOWS, DOORS, EXTERIOR SIDING AND GUARDRAILS. INSTALL NEW EXTERIOR STAIRS IN THE FRONT. RESURFACE DECKS.

5/15/14- CHANGE OLD CONTRACTOR TO NEW -HOLLINGSWORTH WITTEMAN CONSTRUCTION INC

VALUATION: \$75,000.00 CONST. TYPE: ACND

Occupancy	Type	Factor	Sq Feet	Valuation
	Totals...			\$75,000.00*
OCCUPANCY: R3-U1	CONST TYPE:	VB	TYPE OF USE:	ACND
PLAN CHECK FEE	: \$1,019.00	ADDTL PLAN CHECK	:	\$0.00
PERMIT FEE	: \$1,019.00	ADDTL PERMIT FEE	:	\$0.00
FIRE RVW RES	: \$0.00	FIRE RVW COMML	:	\$0.00
IMAGING SML	: \$66.00	IMAGING LRG	:	\$87.00
CONSTRUCTION SIGN	: \$0.00	WMP REVIEW	:	\$0.00
SEISMIC RES	: \$7.50	SEISMIC COMML	:	\$0.00
RCO SURCHARGE	: \$101.90	MISC FEE	:	\$0.00
CMP FEE	: \$0.00	PUBLIC ART FEE	:	\$0.00
AFTER THE FACT	: \$0.00	REINSPECTION FEE	:	\$0.00
OTHER INSPECT FEE	: \$0.00	PERMIT TRANSFER	:	\$50.00
TEMP C OF O	: \$0.00	TEMP C OF O EXT.	:	\$0.00
NEW UNIT	: \$0.00	GP MTC FEE	:	\$30.57
BLDG STDS ADM FEE	: \$3.00	HOURLY PC FEE	:	\$0.00

TOTAL CALCULATED FEE: \$2,383.97  
PAYMENTS: \$2,383.97  
BALANCE DUE: \$0.00

EXHIBIT 7 806-C

179,  
806

PLUMBING PERMIT  
CITY OF MANHATTAN BEACH

JOB ADDRESS: 806 STRAND MANB  
LOCATION:  
PARCEL NO: 4179-014-019 -

PERMIT NO: 15-00276  
STATUS: ISSUED  
APPLIED: 01/29/2015  
DATE ISSUED: 01/29/2015  
TO EXPIRE: 07/28/2015  
FINAL:

APPLICANT: MAGIC PLUMBING  
OWNER: DIANE GIAQUINTA  
CONTRACTOR: MAGIC PLUMBING  
ADDRESS: 2239 S PATTON AVE  
CITY,STATE,ZIP: SAN PEDRO CA

PHONE NO: 310 293 5034  
PHONE NO:  
PHONE NO: 310 293 5034  
LIC #: 18798  
90732

DESCRIPTION: PLUMBING PERMIT FOR BLDG PERMIT #13-02874

VALUATION: \$0.00 CONST. TYPE: RES

Repipe :	0	Wtr Heater/Vent :	0
Fixtures/Trap :	10	Building Drains :	0
Sewer Rpr/Rpl : 0		Gas Pipe Outlets :	2
Water System :	0	Vacuum Breakers :	0
Lawn Sprnkls :	0	Rainwater System :	0
Sewer Connect :	0	Flr Drn/Mop Snk :	0
Imaging Sml :	1	Imaging Lrg :	0

TOTAL CALUCLATED FEE	:	\$234.50
PAYMENTS	:	\$234.50
BALANCE DUE	:	\$0.00

EXH 7 SH

CITY OF MANHATTAN BEACH

# Building Permit

CITY OF MANHATTAN BEACH  
COMMUNITY DEVELOPMENT DEPT

PLAN CHECK NO.

93-788

APPLICANT FILL IN AREA BELOW

545-5821

1400 HIGHLAND AVENUE

FOR CITY USE ONLY

Job Address <b>806 STRAND</b>		Verified by		Description of Job <b>SUNROOM ADDITION</b>			
Assessor Parcel No. <b>4179-014-01</b>		Phone No. 310		Added Sq. <b>158.25</b>	Living <b>158.25</b>	Garage <b>0</b>	Open Deck <b>4</b>
Owner's Name <b>806 STRAND</b>		State Lic. No. <b>000001</b>		City Lic. No. <b>7150</b>		Zone <b>11-3-93</b>	
Contractor's Name <b>CONSTRUCTION CONST.</b>		State Lic. No. <b>000001</b>		City Lic. No. <b>7150</b>		Group <b>RES</b>	
Contractor's Address <b>4525 W. 12th St. C. Hawth. 90250</b>		State Lic. No. <b>000001</b>		City Lic. No. <b>7150</b>		Use of Bldg. (if not residential) <b>RES</b>	
Architect/Engineer <b>PARSA ENGINEERS</b>		State Lic. No. <b>000001</b>		City Lic. No. <b>7150</b>		Type Construction <b>Two</b>	
Draftsman <b>LOERA DESIGNS</b>		State Lic. No. <b>000001</b>		City Lic. No. <b>7150</b>		Total Units on Completion <b>TWO</b>	
Description of Job <b>ENCLOSE EXISTING DECK INTO A SUN ROOM AREA. (158.25#)</b>		No. Units Existing <b>TWO</b>		Added This Permit <b>TWO EXIST.</b>		No. of garage spaces or commercial spaces <b>TWO EXIST.</b>	
Name of Construction Lender		LICENSED CONTRACTORS DECLARATION					
Address		I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.					
No. Stories <b>3</b>		Bldg. Height <b>32' 0"</b>		Sq. Ft. of New Work <b>158.25</b>		Sq. Feet of Remodel <b>0</b>	
Building Use <b>S.F.R. (DUPLEX)</b>		Valuation Estimate <b>12,000</b>		State License No. <b>000001</b>		Lic. Class <b>B</b>	
APPLICATION		I hereby apply for a building permit for the work described above. I have carefully examined and read the above application and state that the information is correct. By this application I am obligated to pay the plan check fee whether or not a building permit is issued. Plans must comply with codes in effect on the date the permit is issued.		City License No. <b>7150</b>		Contractor <b>GRAYMARE</b>	
I am a Licensed Contractor		I am a Licensed Architect or Engineer		Date <b>11-29-93</b>		Signature <b>M. Turpin</b>	
I am a Licensed Property Owner		I am a Licensed Authorized Agent of Property Owner (Must provide a notarized letter)		Date <b>11-29-93</b>		Signature <b>M. Turpin</b>	
Signature of Applicant <b>M. Turpin</b>		Date <b>11-29-93</b>		Address <b>417 N. BROADWAY #7 REDWOOD BEACH</b>		OWNER-BUILDER DECLARATION	
Address <b>417 N. BROADWAY #7 REDWOOD BEACH</b>		I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Section 7031.5, Business and Professions Code):		I, as owner of the property, or my employees with wages as their sole compensation, will do the work and the structure is not intended or offered for sale (Section 7044, Business and Professions Code)		I certify that I have read this application and state that the above information is correct. I agree to comply with all City ordinances and State laws relating to building construction, and hereby authorize representatives of the City to enter upon the above-described property for inspection purposes.	

## CERTIFICATE OF EXEMPTION FROM WORKERS COMPENSATION INSURANCE

(This section need not be completed if the permit is for one hundred dollars (\$100) or less.)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Worker's Compensation Laws.

Date **11-29-93** Signature **M. Turpin**

NOTICE TO APPLICANT: After making the Certificate of Exemption, you should become subject to the Worker's Compensation provisions of the Labor Code. You must forthwith comply with such provisions of this permit shall be deemed revised.

## WORKER'S COMPENSATION DECLARATION

I hereby affirm that I have a certificate of coverage to self insure, or a certificate of Worker's Compensation Insurance, or a certificate copy thereof (Sec. 3800, Lab C).

Policy No. \_\_\_\_\_ Company \_\_\_\_\_  
☐ Certificate copy is hereby furnished  
☐ Certificate copy is filed with the City Finance Department

Date \_\_\_\_\_ Applicant \_\_\_\_\_

## VALIDATION

SEE BUILDING PERMIT VALIDATION LIMITATIONS (SEPARATE FORM CD 056).

THIS FORM WHEN PROPERLY VALIDATED IS A PERMIT TO DO THE WORK DESCRIBED.

CD 009 (Rev 4/92)

SEE SEPARATE FORM FOR EXPLANATORY LANGUAGE	
01-2224 <b>#2039 11/3/93</b>	Initial Plan Check Fee <b>229.20</b>
01-2537	Fire Dept. Plan Review Fee
04-6223	New Unit Tax
01-6230 <b>(2)</b>	Micro Filing Charge <b>1.72</b>
Section Instrumentation Program Fee per Sec. 27401.5 of Pub. Resources Code 01-2224	C @ 3.00021 N @ 3.00110 <b>1.20</b>
Additional FFC Fees 01-2222	Plan Check Fee
Valuation 01-2225 <b>12,000.00</b>	Permit Fee <b>229.20</b>
Initials <b>MD</b>	Total Fee <b>232.12</b>

EXHIBIT 7806 E

# Building Permit

CITY OF MANHATTAN BEACH  
COMMUNITY DEVELOPMENT DEPT

545-5621 1400 HIGHLAND AVENUE

FOR CITY USE ONLY

APPLICANT FILL IN AREA BELOW

Project No. <u>808</u>		Tract <u>38987</u>		Description of Job <u>AS DESCRIBED</u>	
Contractor's Name <u>NELS A. HANSON</u>		State Lic. No. <u>502836</u>		City License No. <u>2993</u>	
Contractor's Address <u>17312 SO. BROADWAY, GARDEN CA</u>		Phone No. <u>(213) 516-8085</u>		Date Received <u>11/14/88</u>	
Architect/Engineer <u>BCW</u>		State Lic. No.		Checked by <u>DH</u>	
Description of Job <u>SKY LIGHT IN STORAGE ROOM &amp; GLASS STAIR</u>		Fire Zone <u>R</u>		Type Structure <u>E-N</u>	
Name of Construction Lender <u>OWNER</u>		No. Units Existing		Added This Permit	
Address <u>SDAIE</u>		No. of garage spaces or commercial spaces		Total Units on Completion	
No. Stories <u>2</u>	B-10 Height <u>24'</u>	Sq. Ft. of New Work <u>1000's</u>	Sq. Feet of Remodel <u>Appt. 5000'</u>	Valuation Estimate <u>9,422</u>	
Building Use <u>RESIDENCE</u>		APPLICATION			
I hereby apply for a building permit for the work described above. I have carefully examined and read the above application and state that the information is correct. By this application I am obligated to pay the plan check fee whether or not a building permit is issued. Plans must comply with codes in effect on the date the permit is issued.					
<input checked="" type="checkbox"/> Licensed Contractor <input type="checkbox"/> Licensed Architect or Engineer <input type="checkbox"/> Property Owner <input type="checkbox"/> Authorized Agent of Property Owner (Must provide a notarized letter)					
Signature of Applicant <u>Nels Hanson</u>		Date <u>11-14-88</u>			
Address <u>1616 MARINE AVE MANHATTAN BEACH, CA 90266</u>					

## LICENSED CONTRACTORS DECLARATION

I hereby affirm that I am licensed under or pursuant to Chapter 9 commencing with Section 7000 of Division 3 of the Business and Professions Code, and my license is in full force and effect.

State License No. 502836 Lic. Class B  
City License No. 2993

Contractor NELS HANSON Date 11-14-88  
Address 1616 MARINE AVE MANHATTAN BEACH, CA

☐ I am exempt from the licensing requirements as I am a licensed architect or a registered professional engineer acting in my professional capacity (Section 7051, Business and Professions Code)

Nels Hanson Date 11-14-88  
SIGNATURE

## OWNER BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Section 7031.5, Business and Professions Code):

☐ I, as owner of the property or my employee with wages as their sole compensation will do the work and the structure is not intended or offered for sale (Section 7044, Business and Professions Code).

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Section 7044, Business and Professions Code).

I certify that I have read this application and state that the above information is correct. I agree to comply with all City ordinances and State laws relating to building construction and hereby authorize representatives of this City to enter upon the above mentioned property for inspection purposes.

Signature of Permittee or Agent \_\_\_\_\_ Date \_\_\_\_\_

SEE SEPARATE FORM FOR EXPLANATORY LANGUAGE

## CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE

(This section need not be completed if the permit is for one hundred dollars (\$100) or less.)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Worker's Compensation Law.

Date 11-88 Applicant Nels Hanson

NOTICE TO APPLICANT: After making this Certificate of Exemption, you should become subject to the Worker's Compensation provisions of the Labor Code. You must forthwith comply with such provisions or this permit shall be deemed void.

## WORKER'S COMPENSATION DECLARATION

I hereby affirm that I have a certificate of coverage in full force, or a certificate of Worker's Compensation insurance or a certificate of exemption from the Worker's Compensation Law.

Company No. \_\_\_\_\_ Company \_\_\_\_\_

I, Certified copy is hereby furnished 88 11 NOV 16 1988

I, Certified copy is filed with the City Finance Department.

Date \_\_\_\_\_ Applicant \_\_\_\_\_

## VALIDATION

This permit when approved is valid for 180 days from the date of issuance. Extensions for an additional 180 days occur with each inspection. Renewal fee for an expired permit is one half of the original permit fee.

THIS FORM WHEN PROPERLY VALIDATED IS A PERMIT TO DO THE WORK DESCRIBED.

Special Conditions	Initial Plan Check <u>\$135.00</u>
<u>\$5200 new evaluation</u>	New Unit Tax <u>103.55</u>
	Micro Filing Charge <u>0.70</u>
Seismic Instrumentation Program Fee per <u>15</u>	<u>0.78</u>
Permit Fee <u>2271.23</u>	Plan Check Fee <u>-31.45</u>
	Permit Fee <u>103.55</u>
	Total Fee <u>73.58</u>

ENV 2 811C

**VALUATION CALCULATION - 808**

EXISTING			
Floor Area	Area		
Basement(s)	0		
First Floor	0		
Second Floor	0		
Third Floor	0	Value	Total Value
Total S.F.	6001	\$ 160.00	\$ 960,160.00
Private Garage	Area	Value	Total Value
	956	\$ 57.33	\$ 54,807.48
Decks	Area	Value	Total Value
30" or more	506	\$ 58.75	\$ 29,727.50
Deck at Grade	557	\$ 35.25	\$ 19,634.25
Patio/Deck Cover	0	\$ 40.80	\$ -

**TOTALS**

**Existing Valuation**

Total Existing \$ 1,064,329.23

**PROPOSED**

**NEW**

New Floor Area	Area		
Basement(s)	0		
First Floor	0		
Second Floor	0		
Third Floor	0	Value	Total Value
Total S.F.	35	\$ 160.00	\$ 5,600.00
New Garage	Area	Value	Total Value
	0	\$ 57.33	\$ -
New Decks	Area	Value	Total Value
30" or more		\$ 58.75	\$ -
Deck at Grade		\$ 35.25	\$ -
Patio/Deck Cover		\$ 40.80	\$ -
Total New Valuation			\$ 5,600.00

**REMODEL**

Floor Area Remodel	Standard		
Basement(s)			
First Floor			
Second Floor	1740		
Third Floor		Value	Total Value
Total S.F.	1740	\$ 80.00	\$ 139,200.00
Floor Area Remodel	Major		
Basement(s)			
First Floor			
Second Floor	1136		
Third Floor		Value	Total Value
Total S.F.	1136	\$ 140.00	\$ 159,040.00
Garage Remodel	Area	Value	Total Value
		\$ 28.67	\$ -
Deck Remodel	Area	Value	Total Value
30" or more	335	\$ 14.38	\$ 4,817.30
Deck at Grade	0	\$ 17.63	\$ -
Patio/Deck Cover		\$ 20.40	\$ -
Total Remodel Valuation			\$ 303,057.30

**Proposed Valuation**

Previous 60 months	
Proposed New	\$5,600.00
Proposed Remodel	\$303,057.30
Line Items Add	28,890.00 (806 The Strand)
Line Items	
Other	
Other	
Other	
Total Proposed	\$337,537.30

Percentage 30.27% 31.71%

Division	Initial	Date
Building		
Planning		

OK TO ISSUE

**VALUATION REVISION**

REVISION - REF. SHEET A0.0

808 STRAND  
MANHATTAN BEACH, CA 90266  
COPPELSON RESIDENCE

# 13-03414

68-29-2014

10/08/2014

CSK-01R

REV.NO.01



## VALUATION CALCULATION - BCB

## EXISTING

Floor Area	Area		
Basement(s)	0		
First Floor	0		
Second Floor	0		
Third Floor	0	Value	Total Value
Total S.F.			
Private Garage	Area	Value	Total Value
Decks	Area	Value	Total Value
30" or more			
Deck at Grade			
Patio/Deck Cover		\$	

## TOTALS

Existing Valuation

Total Existing \$

## PROPOSED

## NEW

New Floor Area	Area		
Basement(s)	0		
First Floor	0		
Second Floor	0		
Third Floor	0	Value	Total Value
Total S.F.		\$	\$
New Garage	Area	Value	Total Value
	0	\$	\$
New Decks	Area	Value	Total Value
30" or more		\$	\$
Deck at Grade		\$	\$
Patio/Deck Cover		\$	\$
Total New Valuation		\$	\$

## REMODEL

Floor Area Remodel	Standard		
Basement(s)	222		
First Floor	131		
Second Floor			
Third Floor		Value	Total Value
Total S.F.	353	\$ 30	\$ 28,530
Floor Area Remodel	Major		
Basement(s)			
First Floor			
Second Floor			
Third Floor		Value	Total Value
Total S.F.		\$	\$
Garage Remodel	Area	Value	Total Value
		\$	\$
Deck Remodel	Area	Value	Total Value
30" or more		\$	\$
Deck at Grade	0	\$	\$
Patio/Deck Cover		\$	\$
Total Remodel Valuation		\$	\$

## Proposed valuation

Previous 60 months	
Proposed New	
Proposed Remodel	
Line Items	
Line Items	
Line Items	
Other	
Other	
Other	
Total Proposed	

Percentage

Division	in file	Date
Building		
Planning		

OK TO ISSUE

VALUATION REVISION

REVISION - PER. SHEET ADD

VALUATION CALCULATION - 808				
<b>EXISTING</b>			<b>TOTALS</b>	
<b>Floor Area</b>	<b>Area</b>			
Basement(s)	0			
First Floor	0			
Second Floor	0			
Third Floor	0	<b>Value</b>	<b>Total Value</b>	
Total S.F.	6001	\$ 160.00	\$ 960,160.00	
<b>Private Garage</b>	<b>Area</b>	<b>Value</b>	<b>Total Value</b>	
	956	\$ 57.33	\$ 54,807.48	
<b>Decks</b>	<b>Area</b>	<b>Value</b>	<b>Total Value</b>	
30" or more	506	\$ 58.75	\$ 29,727.50	
Deck at Grade	557	\$ 35.25	\$ 19,634.25	
Patio/Deck Cover	0	\$ 40.80	\$ -	
				<b>Existing Valuation</b>
				<b>Total Existing</b> \$ 1,064,329.23
<b>PROPOSED</b>				
<b>NEW</b>				
<b>New Floor Area</b>	<b>Area</b>			
Basement(s)	0			
First Floor	0			
Second Floor	0			
Third Floor	0	<b>Value</b>	<b>Total Value</b>	
Total S.F.	35	\$ 160.00	\$ 5,600.00	
<b>New Garage</b>	<b>Area</b>	<b>Value</b>	<b>Total Value</b>	
	0	\$ 57.33	\$ -	
<b>New Decks</b>	<b>Area</b>	<b>Value</b>	<b>Total Value</b>	
30" or more		\$ 58.75	\$ -	
Deck at Grade		\$ 35.25	\$ -	
Patio/Deck Cover		\$ 40.80	\$ -	
<b>Total New Valuation</b>			\$ 5,600.00	
<b>REMODEL</b>				
<b>Floor Area Remodel</b>	<b>Standard</b>			
Basement(s)				
First Floor				
Second Floor	1909			
Third Floor		<b>Value</b>	<b>Total Value</b>	
Total S.F.	1909	\$ 80.00	\$ 152,720.00	
<b>Floor Area Remodel</b>	<b>Major</b>			
Basement(s)				
First Floor				
Second Floor	1136			
Third Floor		<b>Value</b>	<b>Total Value</b>	
Total S.F.	1136	\$ 140.00	\$ 159,040.00	
<b>Garage Remodel</b>	<b>Area</b>	<b>Value</b>	<b>Total Value</b>	
		\$ 28.87	\$ -	
<b>Deck Remodel</b>	<b>Area</b>	<b>Value</b>	<b>Total Value</b>	
30" or more	335	\$ 14.38	\$ 4,817.30	
Deck at Grade	0	\$ 17.63	\$ -	
Patio/Deck Cover		\$ 20.40	\$ -	
<b>Total Remodel Valuation</b>			\$ 316,577.30	
<b>Division</b>	<b>Initial</b>	<b>Date</b>		
Building				
Planning				

<b>Previous 60 months</b>	
<b>Proposed New</b>	\$5,600.00
<b>Proposed Remodel</b>	\$316,577.30
<b>Line Items</b>	
<b>Line Items</b>	
<b>Line Items</b>	
<b>Other</b>	
<b>Other</b>	
<b>Other</b>	
<b>Total Proposed</b>	\$322,177.30
<b>Percentage</b>	30.27%

**OK TO ISSUE**  
Planning Division

NAME *[Signature]* DATE 07/28/14

VALUATION REVISION

REVISION - REF. SHEET A0.0

07-25-2014

808 STRAND

# 13-03414

MANHATTAN BEACH, CA 90266

CSK-01

COPPELSON RESIDENCE

REV NO 01

E - 3/4"

4

## COMMUNITY DEVELOPMENT DEPARTMENT

## LETTER OF TRANSMITTAL

## FIRE PROTECTION

Other Add  
306 Str

- Condo

PLANS ROUTED TO: FIRE DEPARTMENT

ATTENTION: FIRE MARSHAL

DATE : 12 23 2013

PERMIT NO : 13-03414

PERMIT TYPE : BUILD

JOB ADDRESS : 808 STRAND MANB

PARCEL NO : 4179-014-020 -

CONTRACTOR : BEACH HOUSE DESIGN & DEVELOPMENT  
310.546.3000

Phone No.:

DESCRIPTION : INTERIOR REMODEL ONLY WITH ADDITION OF ELEVATOR & 8 WINDOWS  
CHANGEOUT

VALUATION: 235,680.00

PLAN CHECK FEE: ??

FIRE DEPT. FEE: \$ \_\_\_\_\_

YOUR COMMENTS:

NO FIRE DEPARTMENT  
REQUIREMENTS FOR THIS PROJECT

DATE 12/23/13

REVIEWED BY \_\_\_\_\_ DATE \_\_\_\_\_

INSTALL Elevator

80 - Sign off before drawing by C.T.

RESOLUTION NO. PC 89-20

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANHATTAN BEACH APPROVING A CONDITIONAL USE PERMIT AMENDMENT TO ALLOW MODIFICATIONS TO THE SECOND STORY OF AN EXISTING DWELLING, TO ACCOMMODATE A SOLARIUM AND SKYLIGHT, AT 808 THE STRAND (SIMONDS)

CUP  
SKYLIGHT  
MODIFICATION  
Non reflective  
glass a  
condition  
on windows

WHEREAS, the planning Commission of the City of Manhattan Beach conducted a public hearing pursuant to applicable law to consider an application for a Conditional Use Permit Amendment for the property legally described as Lot 1 of Tract 38987, M.B. 982, Pages 4 and 5, located at 808 The Strand in the City of Manhattan Beach; and,

WHEREAS, the applicants for said Conditional use Permit Amendment are Kenneth and Sarah Simonus, owners of the property; and,

WHEREAS, the public hearing was advertised pursuant to applicable law, testimony was invited; and,

WHEREAS, a Categorical Exemption was prepared for this project, consistent with Section 15303 of the California Environmental Quality Act; and,

WHEREAS, the following findings were made with respect to this application:

1. The applicant requests approval of a Conditional Use Permit Amendment to allow conversion of a second story deck to a solarium and to install a skylight.
2. The project represents a minor modification of the initial Planning Commission approval which occurred on June 8, 1977 in conjunction with Tentative Tract No. 23178.
3. The property is zoned R-2 and is designated as Medium Density Residential in the Land Use Element of the Manhattan Beach General Plan.
4. The project is limited to approximately 107 square feet, and will not increase the floor area of the project.
5. The project is consistent with the goals and policies of the General Plan and Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED that based upon the above findings, the Planning Commission APPROVES the Conditional Use Permit subject to the following conditions:

1. The applicant shall furnish to the Public Works Department two copies on Mylar film of the recorded tract map.
2. That non-reflective glass be utilized for the windows.

←  
Non reflective  
glass  
Condition  
on windows

I hereby certify that the foregoing is a full, true, and correct copy of the Resolution as adopted by the Planning Commission at its regular meeting of February 22, 1989, and that said Resolution was adopted by the following votes:

AYES: Cunningham, Duffy, Vargo,  
Chairman Golik

NOES: None

ABSTAIN: Graw

ABSENT: None

*Terry Stambler-Wolfe*  
TERRY STAMBLER-WOLFE  
Director of Community Development

*Janet Lotan*  
Janet Lotan, Recording Secretary

RESOLUTION NO. PC 91-13

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANHATTAN BEACH APPROVING AN AMENDMENT TO A CONDITIONAL USE PERMIT TO ALLOW CONSTRUCTION OF AN ENCLOSURE FOR A REAR BALCONY ON AN EXISTING CONDOMINIUM ON THE PROPERTY LOCATED AT 808 THE STRAND (Simonds)

WHEREAS, the Planning Commission of the City of Manhattan Beach conducted a public hearing pursuant to applicable law to consider an application for an Amendment to a Conditional Use Permit to allow construction of an enclosure for a 107 square foot rear balcony on an existing Condominium on the property legally described as Lot 1 of Tract 38987, located at 808 The Strand, the City of Manhattan Beach; and,

WHEREAS, the applicant for said Conditional Use Permit Amendment is, Kenneth & Sarah Simonds, owners of the subject property; and,

WHEREAS, a public hearing was advertised pursuant to applicable law, testimony was invited and received; and,

WHEREAS, a Categorical Exemption was filed in compliance with all respects with State of California CEQA Guidelines as modified by the City of Manhattan Beach CEQA Guidelines; and,

WHEREAS, the Planning Commission made the following findings with regard to this application:

1. The applicant requests approval of a Conditional Use Permit Amendment to allow construction of an enclosure for a rear balcony on an existing Condominium on the property.
2. The unit (Unit B/808 Strand) will contain 2,939 square feet of living area as a result of this project.
3. The property is located within Area District III and is zoned R-2 (former Zoning Map), Two-Family Residential, as are the surrounding properties.
4. The General Plan designation for the property is Medium Density Residential, and the L.C.P./L.U.P. designation is Low to Medium Density Residential.
5. The project is determined to propose less than a 50% addition of value to the existing Condominium structure; therefore, any existing nonconformities (including parking) not directly related to the subject project may remain.
6. The open space provided for the subject Condominium unit meets or exceeds the minimum requirements prescribed by applicable condominium development standards.
7. The proposed Floor Area Ratio is in conformance with the requirements of the applicable Zoning Code.
8. The project is consistent with the General Plan.
9. The project is consistent with the standards and provisions of the Municipal Zoning Code, effective prior to January 17, 1991.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Manhattan Beach hereby APPROVES the Conditional Use Permit Amendment to allow construction of an enclosure for a rear balcony on an existing Condominium on the property located at 808 The Strand, subject to the following conditions:

\* Balcony enclosure

D 808  
The Strand

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NM  
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CONDIT  
next  
page  
page 2

2939  
in 5/2

EXHIBIT 5 B

NM Reflective Glass

5-4-5 B

RESOLUTION NO. PC 91-13  
(Page 2 of 2)

1. All conditions of Resolution No. PC 627 shall remain in effect.
2. The proposed enclosure shall match the existing solarium in appearance and dimension.
3. Non-reflective glass shall be utilized for the exterior enclosure surfaces.
4. All Building Code requirements regarding egress shall be met as determined by the Building Official.

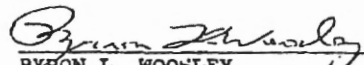
I hereby certify that the foregoing is a full, true, and correct copy of the Resolution as adopted by the Planning Commission at its regular meeting of May 22, 1991, and that said Resolution was adopted by the following vote:

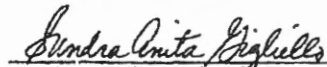
AYES: Gonzalez, Ketchum, Vargo,  
Chairman Kaprielian.

NOES: Hall.

ABSTAIN: None.

ABSENT: None.

  
BYRON L. WOOSLEY  
Secretary to the Planning  
Commission

  
Sandra Anita Gigliello  
Recording Secretary

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EXHIBIT A2 - Non Reflective

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RESOLUTION NO. BEA 93-1

RESOLUTION OF THE BOARD OF ZONING ADJUSTMENT OF THE CITY OF MANHATTAN BEACH APPROVING AN AMENDMENT TO A CONDITIONAL USE PERMIT TO ALLOW A PROPOSED 327 SQUARE FOOT ADDITION AND BALCONY FOR AN EXISTING CONDOMINIUM ON THE PROPERTY LOCATED AT 806 THE STRAND (Livian)

327 sqft  
addition

806  
The  
Strand

WHEREAS, the Board of Zoning Adjustment of the City of Manhattan Beach conducted a public hearing pursuant to applicable law to consider an application for an Amendment to a Conditional Use Permit to allow construction of a 327 square foot addition and balcony for an existing condominium on the property legally described as Lot 1 of Tract 38987, located at 806 The Strand, the City of Manhattan Beach; and,

WHEREAS, the applicant for said Conditional Use Permit Amendment is, Mr. & Mrs. Andre Livian, owners of the subject property; and,

WHEREAS, a public hearing was advertised pursuant to applicable law, testimony was invited and received; and,

WHEREAS, a Categorical Exemption was filed in compliance with all respects with State of California CEQA Guidelines as modified by the City of Manhattan Beach CEQA Guidelines; and,

WHEREAS, the existing condominium development was originally approved under Resolution No. PC 627, and subsequently received a Tract Map renewal under Resolution No. 756, and Conditional Use Permit Amendment approvals under Resolution Nos. PC 89-20 and PC 91-13; and,

WHEREAS, the Board of Zoning Adjustment finds that the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code; and,

WHEREAS, the Board of Zoning Adjustment made the following findings with regard to this application:

1. The applicant requests approval of a Conditional Use Permit Amendment to allow construction of a 327 square foot addition and balcony for an existing condominium.
2. The unit (Unit A/806 Strand) will contain 3,147 square feet of living area as a result of this project.
3. The property is located within Area District III and is zoned RM, Medium Density Residential, as are all of the surrounding properties.
4. The General Plan designation for the property is Medium Density Residential, and the Local Coastal Program/Land Use Plan designation is Low to Medium Density Residential.
5. The project is determined to propose less than a 50% addition of value to the existing Condominium structure; therefore, any existing nonconformities (including parking) not directly affected by the subject project may remain.
6. The open space provided for the subject Condominium unit meets or exceeds the minimum requirements prescribed by applicable condominium development standards.
7. The proposed Floor Area Ratio is in conformance with the requirements of the applicable Zoning Code.
9. The proposed use is permitted in the RM zone, subject to a Use Permit and is in compliance with the City's General Plan designation of Medium Density Residential; will not be

EXH 15CPI. 3,147 sqft - non reflected  
Glas incorporated p2



RESOLUTION NO. BZA 93-1  
(Page 2 of 2)

detrimental to the public health, safety or welfare of persons residing or working in or adjacent to the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the City.

4. The project shall be in compliance with the provisions of the Manhattan Beach Municipal Code.
5. The proposed use will not create adverse impacts on traffic or create demands exceeding the capacity of public services and facilities which cannot be mitigated.

NOW, THEREFORE, BE IT RESOLVED that the Board of Zoning Adjustment of the City of Manhattan Beach hereby APPROVES the Conditional Use Permit Amendment to allow construction of a 327 square foot addition and balcony for an existing condominium on the property located at 806 The Strand, subject to the following conditions:

1. All conditions of Resolution Nos. PC 627, PC 89-20, and PC 91-13 shall remain in effect. *handwritten: condition plan*
2. The project shall be in substantial conformance with the plans submitted to, and approved by the Board of Zoning Adjustment *condition*
3. Survey verification of property line locations and existing building setbacks relevant to the subject project shall be submitted to the Community Development prior to issuance of Building Permits.
4. All Building Code requirements regarding egress shall be met as determined by the Building Official.
5. This Resolution shall become effective on February 12, 1993, unless appealed to the City Council within the required 30 day appeal period.
6. This Use Permit shall lapse one-year after its date of approval, unless implemented or extended pursuant to 10.84.090 of the Municipal Code.
20. Pursuant to Public Resources Code section 21089(b) and Fish and Game Code section 711.4(c), the project is not operative, vested or final until the required filing fees are paid.

I hereby certify that the foregoing is a full, true, and correct copy of the Resolution as adopted by the Board of Zoning Adjustment at its regular meeting of January 12, 1993, and that said Resolution was adopted by the following vote:

AYES:	Adamek, Blanton, Ennis, Martin, Chairman Haggard
NOES:	None
ABSTAIN:	None
ABSENT:	None

*Byron L. Woosley*  
BYRON L. WOOSLEY,  
Secretary to the Board of  
Zoning Adjustment

*Sylvia Root*  
Sylvia Root, (IN 83)  
Recording Secretary

10-27-93

1574  
COW

806

RESOLUTION NO. PC 93-37

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANHATTAN BEACH APPROVING AN AMENDMENT TO A USE PERMIT TO ALLOW A PROPOSED 158 SQUARE FOOT SUNROOM TO BE INCLUDED IN AN APPROVED 327 SQUARE FOOT ADDITION FOR AN EXISTING CONDOMINIUM ON THE PROPERTY LOCATED AT 806 THE STRAND (Loer Designs)

WHEREAS, the Planning Commission of the City of Manhattan Beach conducted a public hearing pursuant to applicable law to consider an application for an Amendment to a Use Permit to allow a 158 Square Foot Sunroom to be included in an Approved 327 Square Foot Addition for an existing condominium on the property legally described as Lot 1 of Tract 38987, located at 806 The Strand, the City of Manhattan Beach; and,

WHEREAS, the applicant for said Use Permit Amendment is Lpera Designs, and the owners of the subject property are Mr. & Mrs. Andre Livian; and,

WHEREAS, a public hearing was advertised pursuant to applicable law, testimony was invited and received; and,

WHEREAS, a Categorical Exemption was filed in compliance with all respects with State of California CEQA Guidelines as modified by the City of Manhattan Beach CEQA Guidelines; and,

WHEREAS, the existing condominium development was originally approved under Resolution No. PC 627, and subsequently received a Tract Map renewal under Resolution No. 756, and Conditional Use Permit Amendment approvals under Resolution Nos. PC 89-20, PC 91-13, and BZA 93-1 ; and,

WHEREAS, the Planning Commission finds that the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code; and,

WHEREAS, the Planning Commission made the following findings with regard to this application:

1. The applicant requests approval of a Use Permit Amendment to allow a 158 square foot sunroom to be included in an approved 327 square foot addition and balcony for an existing condominium.
2. The unit (Unit A/806 Strand) will contain 3,305 square feet of living area as a result of this project.
3. The property is located within Area District III and is zoned RM, Medium Density Residential, as are all of the surrounding properties.
4. The General Plan designation for the property is Medium Density Residential, and the Local Coastal Program/Land Use Plan designation is Low to Medium Density Residential.
5. The project (including all previously approved amendments) is determined to propose less than a 50% addition of value to the existing Condominium structure; therefore, any existing nonconformities (including parking) not directly affected by the subject project may remain.
6. The open space provided for the subject Condominium unit meets or exceeds the minimum requirements prescribed by applicable condominium development standards.
7. The proposed Floor Area Ratio is in conformance with the requirements of the applicable Zoning Code.

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Mr  
app  
gals  
att.

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#

EXHIBIT 15 D page 162

156

RESOLUTION NO. PC 93-37  
(Page 2 of 2)

8. The proposed use is permitted in the RM zone, subject to a Use Permit and is in compliance with the City's General Plan designation of Medium Density Residential; will not be detrimental to the public health, safety or welfare of persons residing or working in or adjacent to the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the City.
9. The project shall be in compliance with the provisions of the Manhattan Beach Municipal Code.
10. The proposed use will not create adverse impacts on traffic or create demands exceeding the capacity of public services and facilities which cannot be mitigated.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Manhattan Beach hereby APPROVES the Use Permit Amendment to allow a 158 square foot sunroom to be included in an approved 327 square foot addition for an existing condominium on the property located at 606 The Strand, subject to the following conditions:

1. All conditions of Resolution Nos. PC 627, PC 89-20, PC 91-13, and BZA 93-1 shall remain in effect. *all require City Council*
2. The project shall be in substantial conformance with the plans submitted to, and approved by the Planning Commission.
3. All Building Code requirements regarding egress shall be met as determined by the Building Official.
4. This Resolution shall become effective on November 27, 1993, unless appealed to the City Council within the required 30 day appeal period.
5. This Use Permit shall lapse one-year after its date of approval, unless implemented or extended pursuant to 10.84.090 of the Municipal Code.
6. Pursuant to Public Resources Code section 21089(b) and Fish and Game Code section 711.4(c), the project is not operative, vested or final until the required filing fees are paid.

I hereby certify that the foregoing is a full, true, and correct copy of the Resolution as adopted by the Planning Commission at its regular meeting of October 27, 1993, and that said Resolution was adopted by the following vote:

AYES: Blanton, Fahey,  
Kaprielian, Chairman Hall

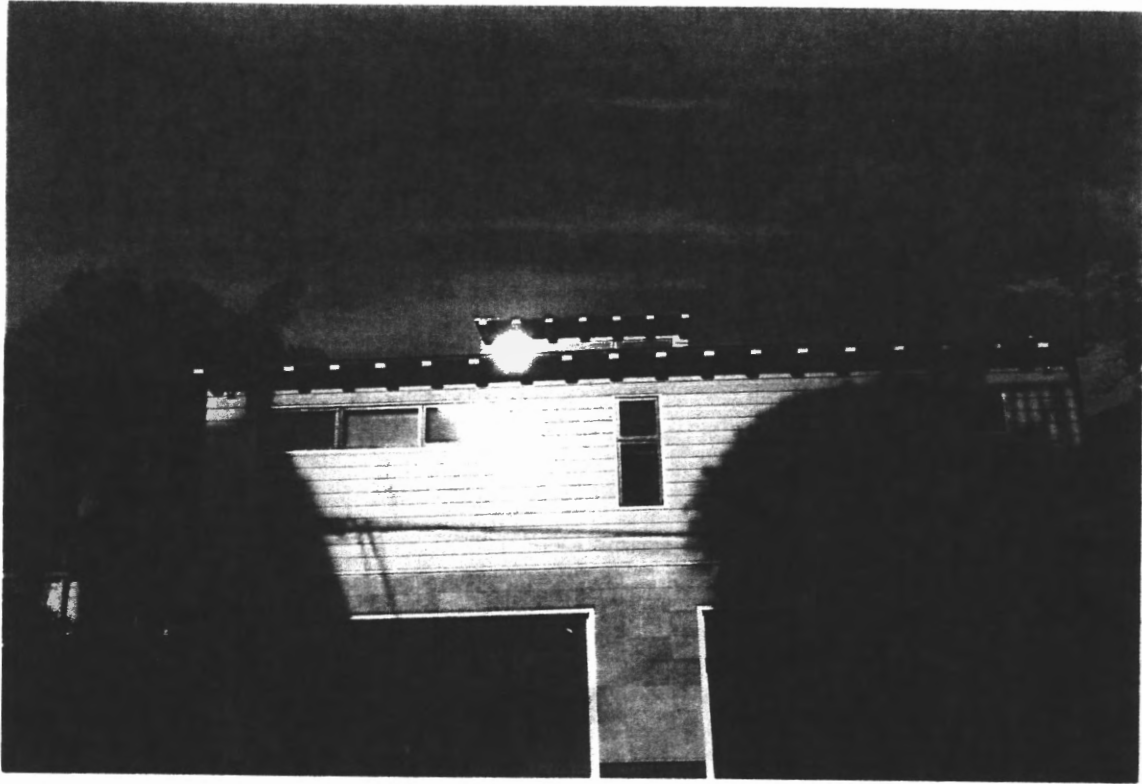
NOES: None

ABSTAIN: None

ABSENT: Adamek

*Byron L. Woosley*  
BYRON L. WOOSLEY,  
Secretary to the Planning  
Commission

*Sylvia Root*  
Sylvia Root, *by new*  
Recording Secretary



one example of 100s of  
reflections off of 808 Strand

EXIT Paragraph 15<sup>F</sup>

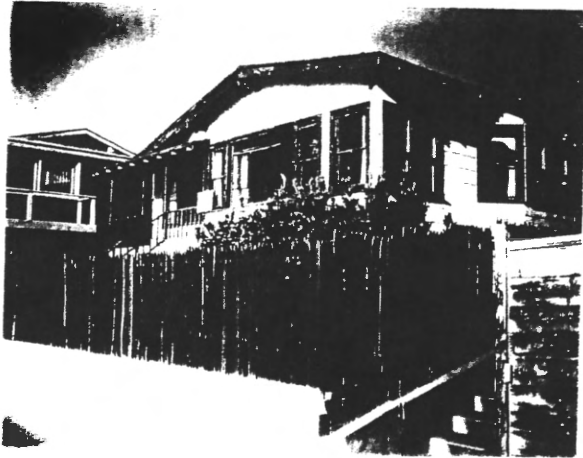
\* Most photographs Blinded by reflected glass

around 500 & for  
scale of Bldgs  
For an Strand

Bldg.  
P 18

The scale  
of adjacent  
homes is:

the house  
is still  
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7/23/15

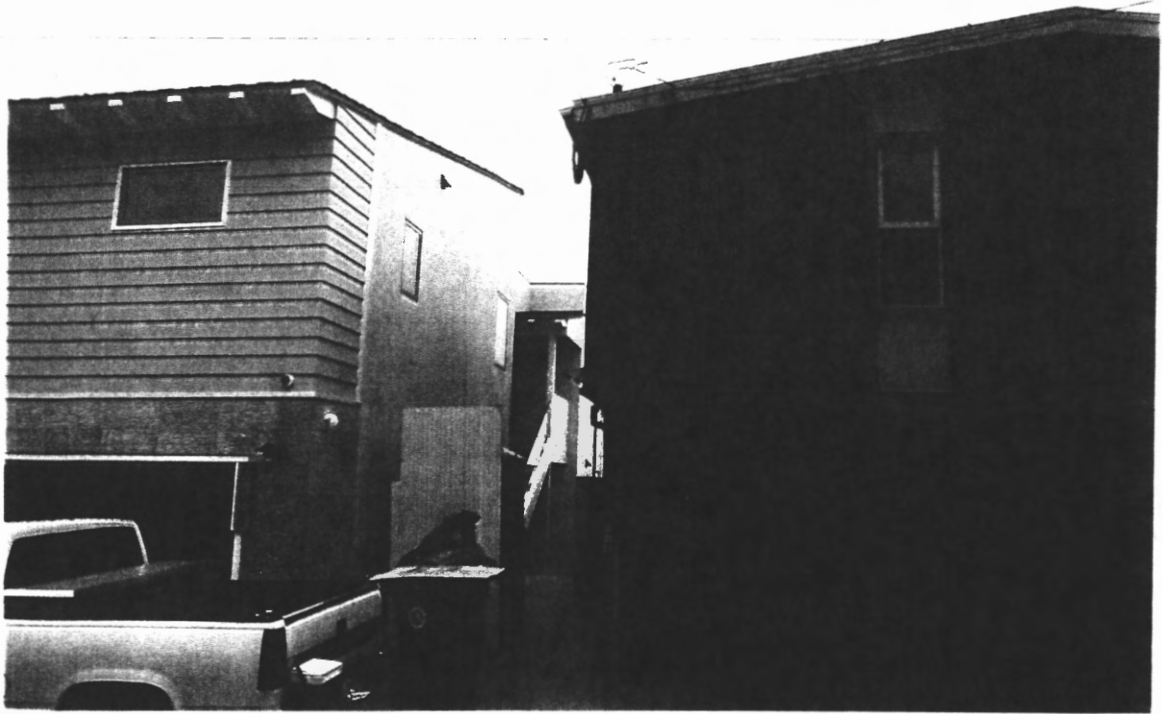


This was the house  
which was the last when  
the Coastal Commission  
gave its 1st Permit

the house  
is still  
there  
on  
7/23/15



18A



P B P

EXHIBIT 18 B

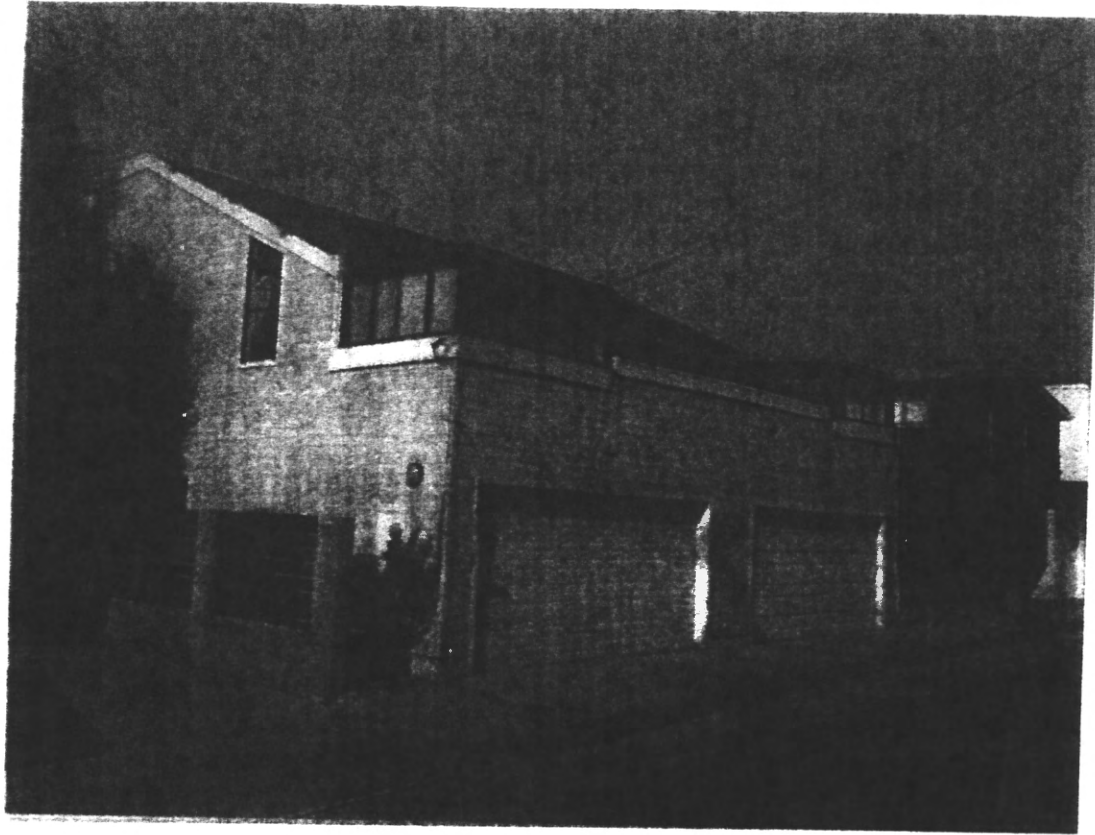


July 23-4 - 2015  
CONSTRUCTION  
CONTINUES

ALL-EXHIBIT No. 15-19

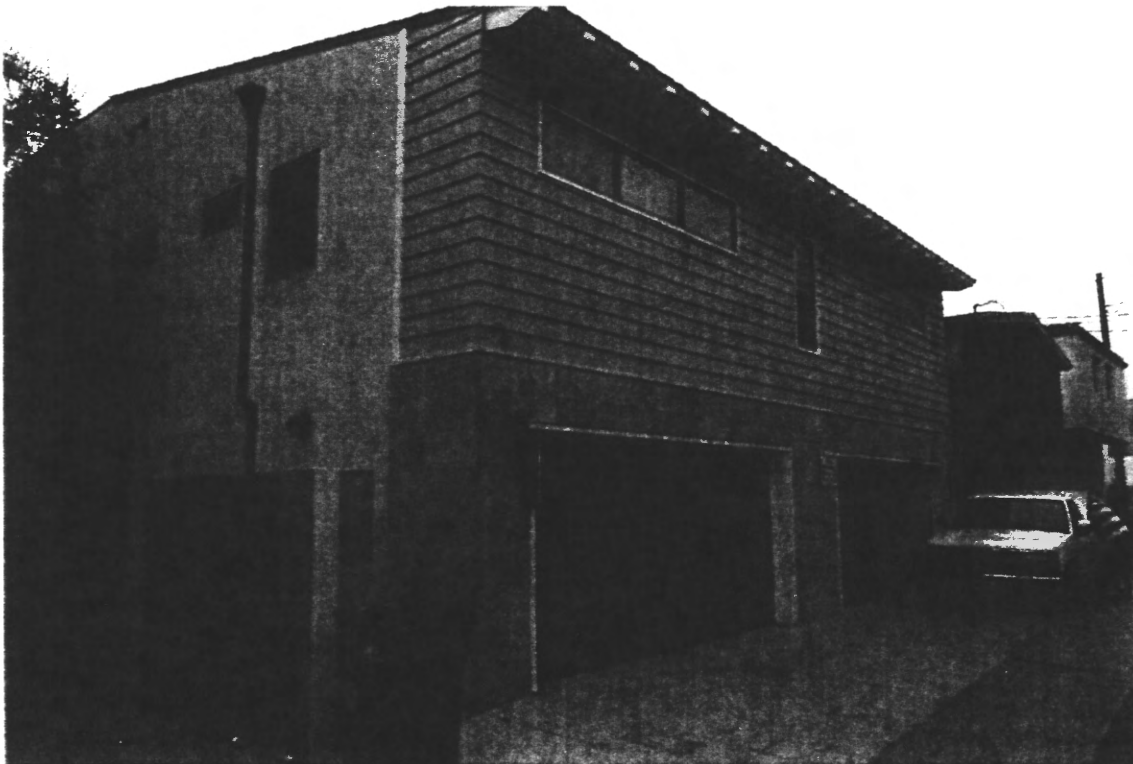


Feature  
BUILDING BULK ENTR



801-808

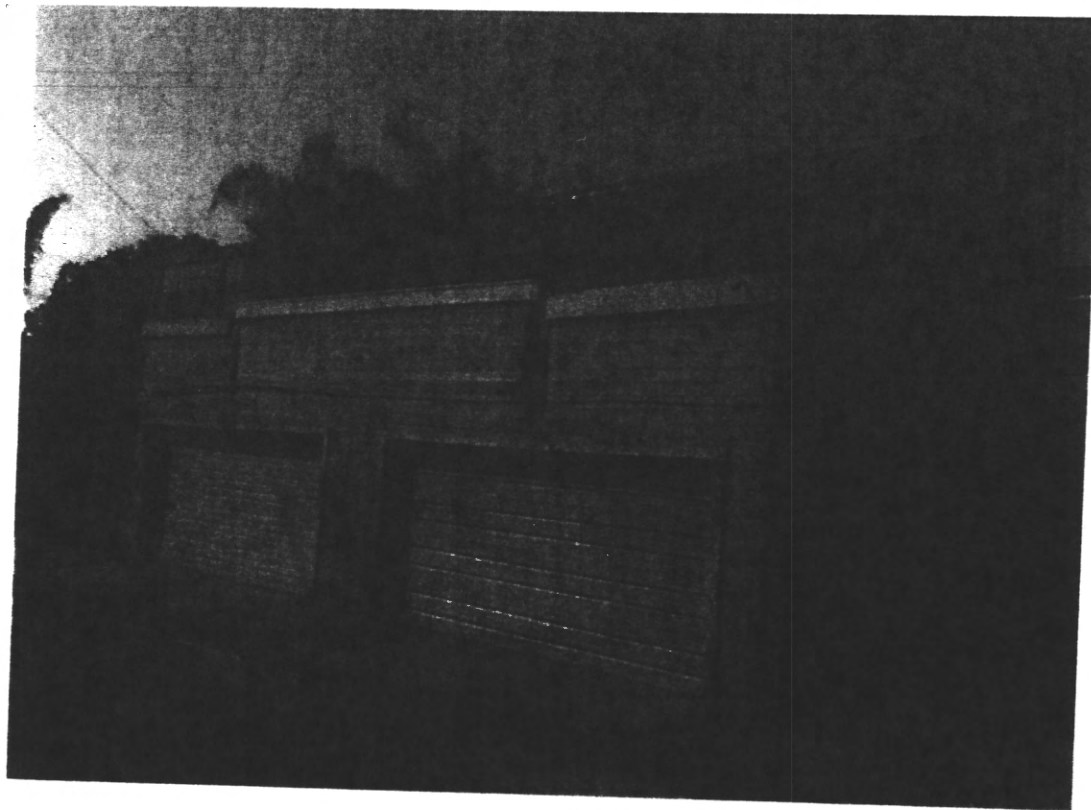
2014



801-808

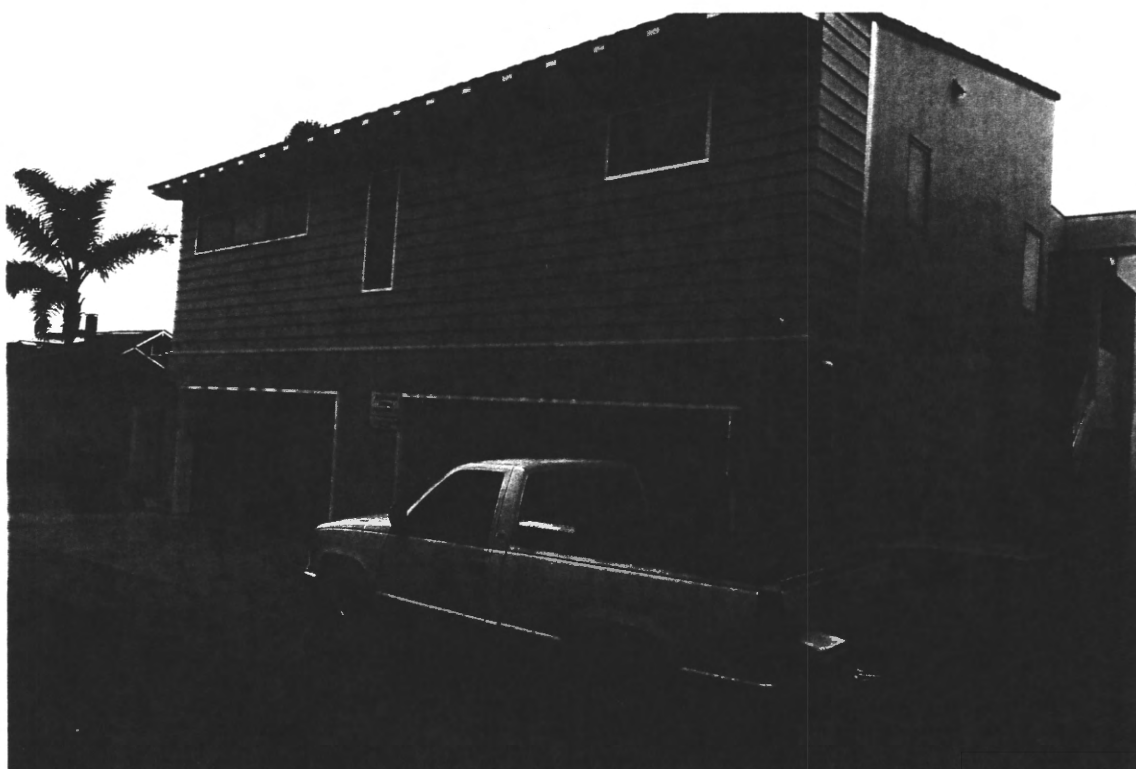
2015

EXH 19A



BEFORE  
Demo  
w  
2014

Failure to Implement Policy II B2 -  
Building Bulk Control



2014  
2015  
Now  
After  
Bulk  
Study  
2015

Ex. 19B

**CALIFORNIA COASTAL COMMISSION**

South Coast Area Office  
200 Oceangate, Suite 1000  
Long Beach, CA 90802-4302  
(562) 590-5071



# W22b

Filed:	7/07/2015
180th Day:	1/03/2016
Staff:	M. Revell-LB
Staff Report:	7/23/2015
Hearing Date:	8/12/2015

**STAFF REPORT: PERMIT AMENDMENT**

**Application Number:** 5-15-0535-A1

**Applicant:** Aaron Coppelson

**Location:** 806/808 The Strand, Manhattan Beach, (County of Los Angeles)

**Description of Project Originally approved:** Demolish single-family dwelling and construct a two-level duplex with attached covered parking for five cars, 24 feet above centerline of frontage road, with a prior to issuance condition to submit revised plans limiting the size of the structure to 5,500 square feet and 60% lot coverage to conform with neighborhood character.

**Description of Amendment Request:** Amend CDP No. P-11-15-76-9384 to delete special condition limiting the approved duplex to 5,500 square feet in order to allow additional floor area totaling 6,037 square feet. This amendment also includes conversion of the duplex to a two-unit condominium.

**Staff Recommendation:** Approval with conditions

---

**SUMMARY OF STAFF RECOMMENDATION**

Staff is recommending approval of the permit amendment request which would delete the special condition limiting the approved duplex to 5,500 square feet with 60 % lot coverage in order to approve the after-the-fact construction of additional floor area totaling 6,037 square feet, and conversion from duplex to condominiums. No special conditions are necessary. This permit amendment and the proposed development conform with the City of Manhattan Beach Certified Local Coastal Program and the Coastal Act.

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D. LOCAL COASTAL PROGRAM.....	7
E. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) .....	7

## APPENDICES

Appendix A -- Prior Permit Action

Appendix B -- Substantive File Documents

## EXHIBITS

Exhibit 1 – Vicinity Map

Exhibit 2-- CDP No. P-11-15-76-9384

Exhibit 3 – Site Plans

Exhibit 4 – City of Manhattan Beach Letter Re: Project Determination

Exhibit 5 -- City of Manhattan Beach Letter Re: Consistency with Community Character

Exhibit 6 – Site Building Data Sheet

Exhibit 7 – Letter of Opposition

## STAFF NOTE

The property subject to this permit amendment request is situated within the geographic area where the Commission in 1995 granted the City of Manhattan Beach coastal development permit issuing authority pursuant to the certified City of Manhattan Beach Local Coastal Program (LCP). The coastal development permit subject to this permit amendment request was approved by the Commission in 1976, prior to the certification of the City of Manhattan Beach LCP. The Commission retains jurisdiction over any permit amendment request that proposes to delete a condition imposed by a Commission-approved coastal development permit. Therefore, since the permittee is requesting to delete a special condition that was imposed by the Commission in 1976, this permit amendment request must be acted on by the Commission. Approval of the permit amendment request (to delete the Special Condition limiting the approved duplex to 5,500 square feet), will allow the City to process any future coastal development permit applications for the property, consistent with the standards set forth in the certified LCP. The standard of review for the permit amendment request and future coastal development permits is the certified City of Manhattan Beach LCP and the public access and recreation policies of the Coastal Act.

## **I. MOTION AND RESOLUTION**

### **Motion:**

*I move that the Commission approve the proposed amendment to Coastal Development Permit No. P-11-15-76-9384 pursuant to the staff recommendation.*

Staff recommends a **YES** vote. Passage of this motion will result in approval of the permit as conditioned and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

### **Resolution:**

*The Commission hereby approves the coastal development permit amendment and adopts the findings set forth below on the ground that the development as amended will be in conformity with the Manhattan Beach Certified Local Coastal Program and the public access and recreation policies of the Coastal Act. Approval of the permit amendment complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the amended development on the environment, or 2) there are no feasible mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the amended development on the environment.*

## **II. SPECIAL CONDITIONS: None.**

## **III. FINDINGS AND DECLARATIONS**

### **A. PROJECT DESCRIPTION AND BACKGROUND**

In 1976 the Commission approved Coastal Development Permit P-11-15-76-9384 for the construction of a two-level duplex with attached covered parking for five cars, 24 feet above the centerline of the frontage road at 808 The Strand. The project was authorized with one special condition that states:

*“Prior to issuance of permit, applicant shall submit revised plans limiting the size of the structure to 5,500 square feet and 60 % lot coverage to conform with neighborhood character.”*

This special condition was met on April 5, 1977, and the coastal development permit was issued by Commission staff. There was no condition in the original permit requiring a coastal development permit for future improvements to the duplex, nor was there any language stating the Commission would review subsequent changes to the property. **(Exhibit 2).**

On June 8, 1977, the City of Manhattan Beach approved Tentative Tract Map 23178 for the subdivision of a two unit condominium at 808 The Strand without issuing a coastal development permit. Conversion of the property from a duplex to condominiums is considered development

under the Coastal Act, and requires a coastal development permit. This amendment request includes conversion of the duplex to a two-unit condominium.

The applicant proposes to amend Coastal Development Permit P-11-15-76-9384 to delete the special condition limiting the approved duplex to 5,500 square feet and 60% lot coverage in order to allow the construction of additional floor area totaling 6,037 square feet (**Exhibit 2**). In 2014, the City of Manhattan Beach approved the most recent interior remodel to 808 The Strand, (Building Permit No. 13-03414) for which the applicant now seeks after-the-fact approval. The remodel included removal of a non-conforming roof deck, addition of new exterior stairs on the seaward side of the duplex, the addition of an interior elevator, and a roof modification to comply with planning and height requirements of the City of Manhattan Beach. The remodel also included the removal of the mezzanine level and lowered the building height, which actually reduced the square footage of the property by 170 square feet and brought it back into compliance with the City's planning and height requirements (**Exhibit 3**).

Pursuant to the Commission's certification of the City of Manhattan Beach LCP in 1995, the City of Manhattan Beach has permitting jurisdiction for the project area, including the site. The city, however, does not have jurisdiction over the 1976 coastal development permit that is the subject of this permit amendment request. Only the Commission can delete a condition of a Commission-approved permit as requested. The City of Manhattan Beach did not require the applicant to obtain a coastal development permit for the remodel because the City's Certified Local Coastal Plan exempts "alterations", and the City determined the project to "clearly meet the definition of an alteration" (**Exhibit 4**).

In the intervening 38 years since the original coastal development permit was issued by the Commission, several projects resulting in minor additions to the square footage of the structure occurred to 806 (the ground level unit) and 808 (the top unit) The Strand. Individually, each addition resulted in less than a 10 % increase of the structure, but collectively, from 1979 to present, the duplex increased in square footage from 5,500 to approximately 6,037 square feet.

The existing two-unit condominium is a three-level (two-levels above basement), 24-foot high, 6,037 square foot multiple family dwelling located on an ocean front lot on The Strand in Manhattan Beach (**Exhibit 1**). The immediate surrounding neighborhood is comprised of mostly two and three-story single and multiple-family dwellings. Vehicular access to the on-site parking for both units (two 478 square foot two-car garages, totaling 4 covered parking spaces) is provided from Ocean Drive, the rear alley. Two additional parking spaces are available on the driveway apron.

## **B. OBJECTOR'S ASSERTIONS**

The Commission's South Coast District office in Long Beach has received several objection letters from William Victor, a neighboring resident, regarding the most recent remodeling project at 806/808 The Strand (**Exhibit 7**). Mr. Victor asserts that the size and height of the structure do not fit in with the surrounding development, as it is outsized and is therefore not in conformance with community character. He also asserts that the use of non-reflective glass on the windows of the structure are threatening to public safety. Staff has investigated Mr. Victor's allegations, and



recommends that the Commission determine that the project as built both conforms to community character and is not required to utilize non-reflective glass (**Exhibit 7**).

### **Community Character**

The City of Manhattan Beach LCP does contain specific policies to protect community character and visual resources in the City's residential neighborhoods, consistent with the provisions of Section 30251 of the Coastal Act. The City's zoning ordinance, which is part of the certified LCP, includes building height limit and floor area limits that address the scale of new development in the coastal zone. All development approved within the City's coastal zone, including the proposed project, must comply with the policies and implementing ordinances set forth in the certified Manhattan Beach LCP.

The following policies contained in the certified Manhattan Beach LCP are relevant to the proposed project:

### **Residential Development**

- POLICY II.B.1:** Maintain building scale in coastal zone residential neighborhoods consistent with Chapter 2 of the Implementation Plan.
- POLICY II.B.2:** Maintain residential building bulk control established by development standards in Chapter 2 of the Implementation Plan.
- POLICY II.B.3:** Maintain coastal zone residential height limit not to exceed 30' as required by Sections A.04.030 and A.60.050 of Chapter 2 of the Implementation Plan.

The above-stated LCP policies are implemented by the City's zoning ordinance (Chapter 2 of the LCP Implementation Plan), which is part of the certified LCP. Section A.12.030 (Property Development Regulations: RM and RH Districts) of the certified LCP contains the height, floor area and open space requirements that apply to single family residences in the RM (Medium Density Residential) and RH (Residential High Density) Districts. Section A.12.030 of the certified LCP limits the height of structures in an RM-zoned lot to 30 feet, and the maximum buildable floor area to be 1.6 times the lot area. The project conforms to the thirty-foot height limit set forth by the certified LCP, as it is approximately 24 feet in height. The project also conforms to the LCP's buildable floor area limit. The lot is 5,070 square feet in size. The maximum amount of buildable floor area allowed by the certified LCP is 1.6 times the lot area ( $1.6 \times 5,070 = 8,112$  square feet). The project as built is 6,037 square feet which is well under the 8,112 square foot limit set forth by the City's certified LCP (**Exhibit 6**). Also, the two units on the property conform to the Certified LCP density limit.

The project as built is not out of scale or out of character with the other structures in the neighborhood (**Exhibit 5**). It is visually compatible with the scale and character of the surrounding neighborhood, which consists of a mix of residential structures, including condominiums, duplex, apartments, triplex, and single family residences which are similar to the subject property in mass and height. The certified LCP specifically calls for the subject site (and

surrounding lots) to be developed with a single-family residence or duplex up to thirty feet in height. The proposed project complies with the thirty-foot height limit and the floor area limit for the lot set forth by the certified LCP. The opponent's contentions are not supported by any evidence to the contrary. The public access and public views of the coast provided by the bike path and walking lane (The Strand) that fronts the project site will not be affected by the project. Therefore, the proposed project will not adversely affect any coastal resources.

### **Reflective Glass**

The project opponent also objects to the use of reflective glass on the subject property, and contends that the glare from the sunrise reflecting off of the windows on the eastern side of the structure could present a danger for drivers traveling east on 8<sup>th</sup> Place in the mornings. The opponent contends that the City of Manhattan Beach required the balcony enclosure and solarium windows from previous construction at 806/808 The Strand through Conditional Use Permits (Resolutions Nos. 89-20, 91-13, 93-1, and 93-37) to be non-reflective, and should therefore require the applicant's windows to also be made of non-reflective glass (**Exhibit 7**). Because the City-approved Conditional Use Permits restrict only the projects described in the authorized approvals, and the current project as built was not restricted to use only non-reflective glass, the City maintains the applicant is not required to use non-reflective glass.

The City's certified LCP is silent as to the use of non-reflective glass, and Section 10.60.120, and the Manhattan Beach Municipal Code is clear in the language of the performance standard regarding glare of reflective glass:

**Section 10.60.120, Glare From Glass:** Mirror or highly reflective glass shall not cover more than twenty percent (20%) of a building surface visible from a street unless an applicant submits information demonstrating to the satisfaction of the Community Development Director that use of such glass would not significantly increase glare visible from adjacent streets or pose a hazard for moving vehicles.

The windows on the eastern side of the home do not cover more than 20% of the home, therefore this Section 10.60.120 does not apply to the project. Additionally, as discussed, the City's certified LCP and municipal code do not require the use of non-reflective glass for this project as built, and the use of non-reflective glass is not necessary to protect a coastal resources.

### **C. ACCESS**

The following policies contained in the certified Manhattan Beach LCP are relevant to the proposed project:

#### **Access Policies**

**POLICY 1.A.1:** The City shall maintain the existing vertical and horizontal accessways in the Manhattan Beach Coastal Zone

**POLICY 1.C.4:** The City shall ensure that future residential and commercial development provides the parking necessary to meet the standards set forth in the Implementation Plan, which require condominiums to

provide two (2) off-street parking spaces, (both enclosed per unit). Guest parking requirements include one space per unit for condominiums.

The above-stated LCP policies are implemented by the City's zoning ordinance (Chapter 2 of the LCP Implementation Plan, which is part of the certified LCP). The project conforms to these policies as it does not encroach into the existing vertical and horizontal coastal zone accessways. The project also conforms to the LCP's parking requirements by having six onsite parking spaces: four enclosed (2 spaces for each unit) plus two guest spaces on the driveway apron, (one for each unit). With six onsite parking spaces provided, the duplex meets parking requirements of the LCP and is not required to provide a 5<sup>th</sup> covered space as described in CDP P-11-15-76-9384.

#### **D. LOCAL COASTAL PROGRAM**

The City of Manhattan Beach LCP was effectively certified on May 12, 1995. The permit amendment is consistent with surrounding development and the certified LCP for the area.

#### **E. CALIFORNIA ENVIRONMENTAL QUALITY ACT**

The City of Los Angeles is the lead agency on this project for the purposes California Environmental Quality Act (CEQA) review. The City found the alteration to be exempt from CEQA.

Section 13096(a) of the Commission's administrative regulations requires Commission approval of coastal development permit applications to be supported by a finding showing the application, as conditioned by any conditions of approval, to be consistent with any applicable requirements of the CEQA. Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available, which would substantially lessen any significant adverse effect which the activity may have on the environment.

There are no feasible alternatives or mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment. Therefore, the proposed project is found consistent with CEQA and the policies of the Coastal Act.

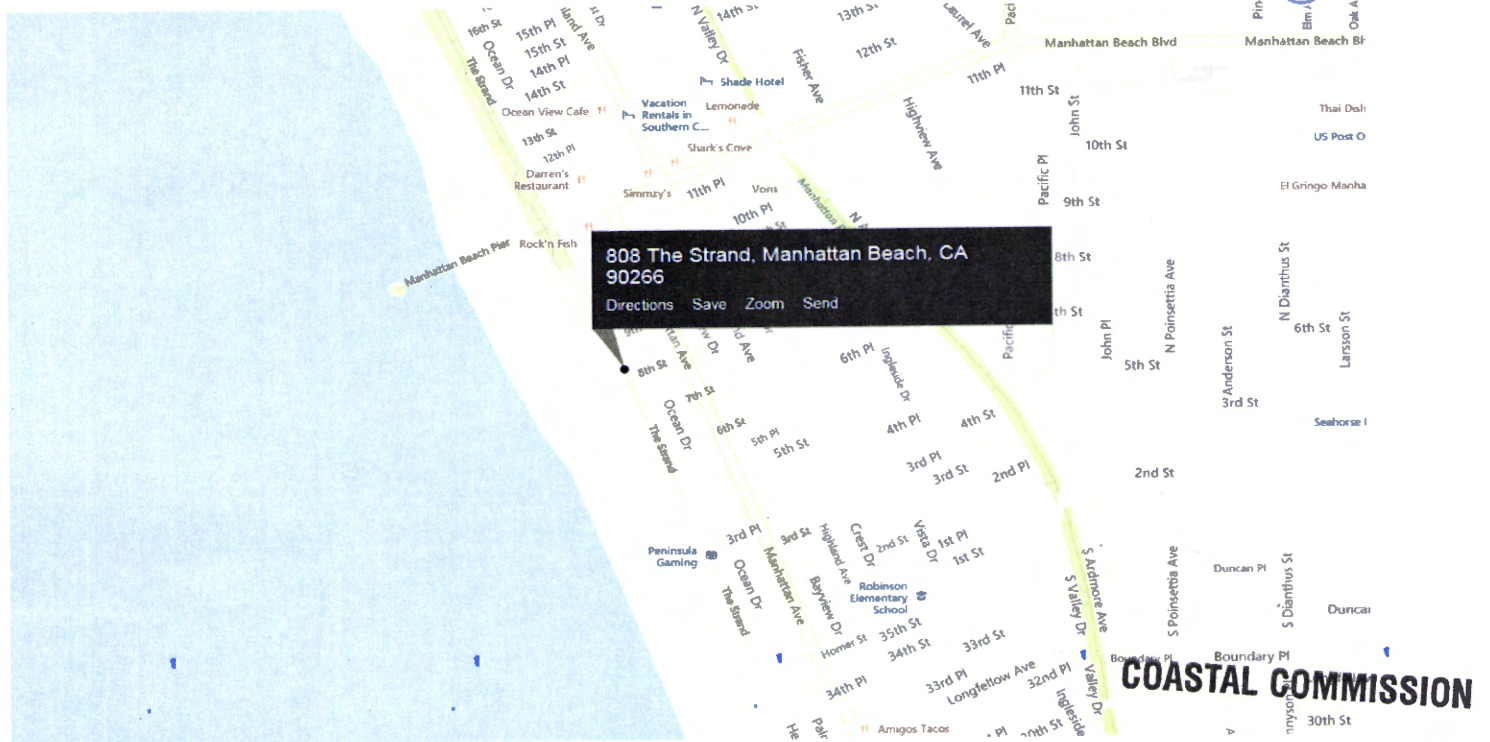
#### **G. UNPERMITTED DEVELOPMENT**

Prior to applying for this permit amendment, the unpermitted building additions and condo conversion from a duplex to condominiums occurred in violation of the Coastal Act. Although this unpermitted development has taken place prior to Commission action on this permit amendment request, consideration of the application by the Commission is based solely upon the policies and standards set forth by the certified City of Manhattan Beach LCP and the public access and recreation policies of the Coastal Act. Commission action on this permit amendment request does not constitute a waiver of any legal action with regard to the alleged violation nor does it constitute an admission as to the legality of any development undertaken on the subject site without a coastal development permit or permit amendment. This permit amendment will resolve the violation.

## **APPENDIX**

### **APPENDIX A-- SUBSTANTIVE FILE DOCUMENTS:**

1. City of Manhattan Beach certified Local Coastal Program (LCP), 5/12/1995.
2. Coastal Development Permit P-11-15-16-9384



**COASTAL COMMISSION**

EXHIBIT # 1

PAGE 1 OF 2





COASTAL COMMISSION

EXHIBIT # 1  
PAGE 2 OF 2



CALIFORNIA COASTAL ZONE CONSERVATION COMMISSION  
SOUTH COAST REGIONAL COMMISSION

666 E. OCEAN BOULEVARD, SUITE 3107

P. O. BOX 1450

LONG BEACH, CALIFORNIA 90801

(213) 426-4201 (714) 846-0648



FILE COPY

590-5071

## RESOLUTION OF APPROVAL AND PERMIT

Application Number: P-11-15-76-9384Name of Applicant: Charles Gotanda432 Culver Boulevard, Playa del Rey, CA 90291Permit Type: ☒ Standard☐ EmergencyDevelopment Location: 808 Strand, Manhattan Beach, CA

Development Description: Demolish single-family dwelling and  
construct a two-level duplex with attached covered parking  
for five cars, 24 feet above centerline of frontage road,  
with condition.

## Commission Resolution:

- I. The South Coast Conservation Commission finds that the proposed development:
- A. Will not have a substantial adverse environmental or ecological effect.
  - B. Is consistent with the findings and declarations set forth in Public Resources Code Sections 27001 and 27302.
  - C. Is subject to the following other resultant statutory provisions and policies:  
City of Manhattan Beach ordinances.
  - D. Is consistent with the aforesaid other statutory provisions and policies in that:  
approval in concept has been issued.

COASTAL COMMISSION following language and/or drawings clarify and/or facilitate carrying out the intent of the South Coast Regional Zone Conservation Commission:

EXHIBIT # 2 application, site map, plot plan and approval in concept.PAGE 1 OF 2

II. Whereas, at a public hearing held on December 6, 1976 at  
(date)  
Torrance by a unanimous vote hereby approves  
(location)

the application for Permit Number P-11-15-76-9384 pursuant to the California Coastal Zone Conservation Act of 1972, subject to the following conditions imposed pursuant to the Public Resources Code Section 27403:

Prior to issuance of permit, applicant shall submit revised plans limiting the size of the structure to 5500 square feet and 60% lot coverage to conform with neighborhood character.

Condition/s Met On 4-5-77 By dg JLR

III. Said terms and conditions shall be perpetual and bind all future owners and possessors of the property or any part thereof unless otherwise specified herein.

IV. The grant of this permit is further made subject to the following:

- A. That this permit shall not become effective until the attached verification of permit has been returned to the South Coast Regional Conservation Commission upon which copy all permittees have acknowledged that they have received a copy of the permit and understood its contents. Said acknowledgement should be returned within ten working days following issuance of this permit.
- B. Work authorized by this permit must commence within 360 days of the date accompanying the Executive Director's signature on the permit, or within 480 days of the date of the Regional Commission vote approving the project, whichever occurs first. If work authorized by this permit does not commence within said time, this permit will automatically expire. Requests for permit extensions must be submitted 30 days prior to expiration, otherwise, a new application will be required.

V. Therefore, said Permit (Standard, ~~Emergency~~) No. P-11-15-76-9384 is hereby granted for the above described development only, subject to the above conditions and subject to all terms and provisions of the Resolution of Approval by the South Coast Regional Conservation Commission.

VI. Issued at Long Beach, California on behalf of the South Coast Regional Conservation Commission on April 6, 197 7.

COASTAL COMMISSION

EXHIBIT # 2  
PAGE 2 OF 2



M. J. Carpenter  
Executive Director  
dh







EAST ELEVATION - EXISTING

SCALE 1/4" = 1'-0"

EAST ELEVATION - PROPOSED

SCALE 1/4" = 1'-0"

NOTES:

1. STC - STUCCO
2. STC - CLEAR TYPED GLASS 1/2"
3. STC - STUCCO WITH BRASS CAP
4. STC - STUCCO WITH BRASS CAP
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W98	WOOD - SMOOTH
W99	WOOD - SMOOTH
W100	WOOD - SMOOTH

WEST ELEVATION - EXISTING

SCALE 1/4" = 1'-0"

WEST ELEVATION - PROPOSED

SCALE 1/4" = 1'-0"

**APPROVED**  
CITY OF SAN FRANCISCO  
OFFICE OF THE CITY CLERK  
JULY 15, 2013

**APPROVED**  
CITY OF SAN FRANCISCO  
OFFICE OF THE CITY CLERK  
JULY 15, 2013

**APPROVED**  
CITY OF SAN FRANCISCO  
OFFICE OF THE CITY CLERK  
JULY 15, 2013

**COPPELSON**  
**RESIDENCE**

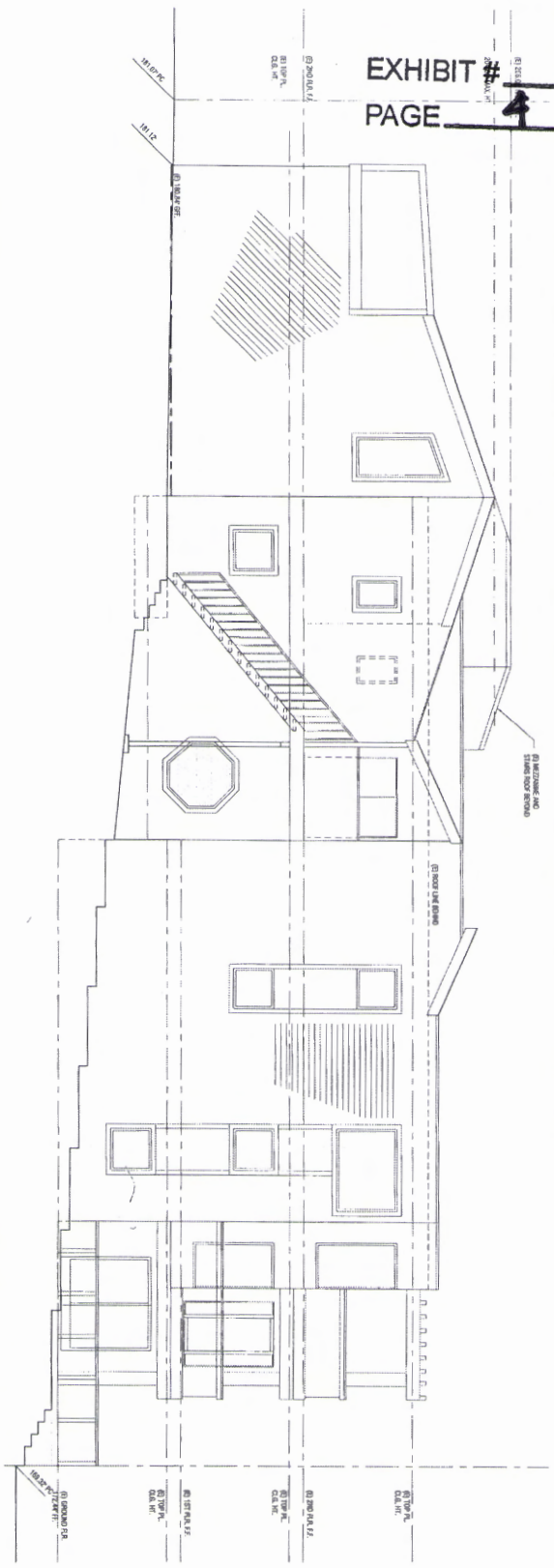
608 THE STRAND  
MANHATTAN BEACH, CA 90266

**ARCHITECT**  
**ARCHITECT**  
**ARCHITECT**

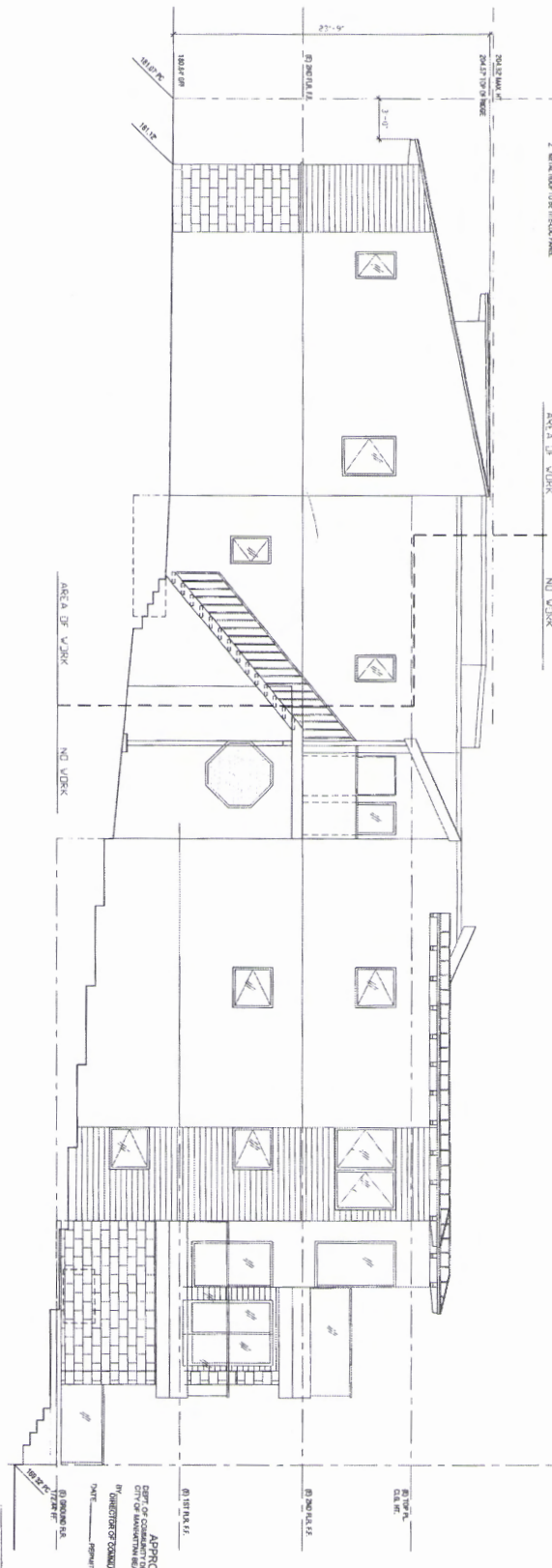
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**ARCHITECT**

**ARCHITECT**  
**ARCHITECT**  
**ARCHITECT**





NORTH ELEVATION - EXISTING  
SCALE 1/4" = 1'-0"



NORTH ELEVATION - PROPOSED  
SCALE 1/4" = 1'-0"

APPROVED  
CITY OF MANHATTAN BEACH  
DIRECTOR OF COMMUNITY DEV.  
DATE: 03-19-14  
BY: [Signature]

DATE	03-19-14
BY	AS NOTED
EXTENSION	ELEVATIONS
SCALE	1/4" = 1'-0"

DATE	03-19-14
BY	AS NOTED
EXTENSION	ELEVATIONS
SCALE	1/4" = 1'-0"

DATE	03-19-14
BY	AS NOTED
EXTENSION	ELEVATIONS
SCALE	1/4" = 1'-0"

**COPPELSON RESIDENCE**  
806 THE STRAND  
MANHATTAN BEACH, CA 90266

**ARCHIE DESIGN**  
Ad

**beach house**  
design + build + remodel  
1000 N. Highway 101  
Manhattan Beach, CA 90266  
310.868.1714  
www.beachhousedesign.com





**APPROVED**  
DEPT. OF COMMUNITY DEVELOPMENT  
CITY OF MAHARAJAN BEACH

BY \_\_\_\_\_  
DIRECTOR OF COMMUNITY DEV.

DATE \_\_\_\_\_ (PRINT) # \_\_\_\_\_

### A3.2

COPPELSON  
RESIDENCE

838 THE STRAND  
MANHATTAN BEACH, CA 90266

[illegible]

ARCHE  
DESIGN  
*Ad*

**beach** design  
**house** **REPAIRS**  
design • build • improve

*Jeffrey A. Sornold*

1400 N. Thompson Avenue  
Menlo Park, CA 94026  
jafs@designhousebeach.com

215.546.3000  
215.546.1000  
315.562.2787

[www.designhousebeach.com](http://www.designhousebeach.com)



# City of Manhattan Beach

## Community Development

Phone: (310) 802-5500

FAX: (310) 802-5501

TDD: (310) 546-3501

**RECEIVED**  
South Coast Region

SEP 19 2014

September 18, 2014

California Coastal Commission  
200 Oceangate - Tenth Floor  
Long Beach, CA 90806

CALIFORNIA  
COASTAL COMMISSION

ATTN: Charles Posner

Chuck,

Attached are the approved plans for the project at 808 The Strand.

Here are the answers to the question per the email you sent on September 8, 2014:

The condominium subdivision map and all of the building square footage on the site was approved by the City of Manhattan Beach Planning Commission and City Council, beginning in 1977.

The floor structure/ foundation of 808 The Strand still remains largely intact. Some floor joists of the second floor were removed and replaced for safety reasons due to dry rot damage. The total square footage for 808 The Strand is 2876 square feet, only 1136 square feet is defined as major remodel (blue) and 1740 square feet is defined as standard remodel (salmon), as detailed on the approved plans. The project valuation is less than 50%, and this also takes into account prior construction within the last five years as well as additional cost for the roof structure as detailed in the building project valuation sheet included on the approved plans.

The amount of roof, floor and framing removed from a residence is considered when determining whether a project is a substantial remodel, or "major" remodel as defined by the City of Manhattan Beach. Less than half of the square footage is a major remodel; 1136 square feet was considered major remodel.

The project is exempt from a Coastal Permit. The City's Certified Local Coastal Program (LCP) (A.96.050 B, 1 and 3., 3., a.) exempts alterations (plus additions of up 10% of the existing floor area) from the requirement of obtaining a Coastal Permit. Planning and Building use the terms "alteration" and "remodel" interchangeably, although the LCP uses the term "alteration". This project clearly meets the definition of an alteration.

If you have any questions, please feel free to contact me at (310) 802-5517.

Sincerely,

Angelica Ochoa,  
Associate Planner

**COASTAL COMMISSION**

EXHIBIT #

4

PAGE

OF





## City of Manhattan Beach Community Development

Phone: (310) 802-5500

FAX: (310) 802-5501

TDD: (310) 546-3501

**RECEIVED**  
South Coast Region

July 16, 2015

JUL 21 2015

California Coastal Commission  
200 Oceangate - Tenth Floor  
Long Beach, CA 90806

CALIFORNIA  
COASTAL COMMISSION

ATTN: Mandy Revell

Ms. Revell,

The construction of two residential units and the subsequent condominium subdivision map for 806 and 808 The Strand was approved by the City of Manhattan Beach Planning Commission and City Council, beginning in 1977.

The two unit condominium is located in Area District III of the City of Manhattan Beach and is zoned RM, Medium Density Residential. The existing building is conforming for the development standards for 30 foot height limit, density and permitted land use. The surrounding neighborhood uses include a mix of condominiums, duplex, apartments, triplex and single family residences, which are allowed per the zoning code and Local Coastal Program.

The existing building is two stories at the front towards the Strand and three stories at the rear towards Ocean Drive which is typical for the neighborhood and zone. The two-unit condominium is currently undergoing an interior and exterior remodel. The project at 808 The Strand includes a reduction of square footage with the removal of an illegal mezzanine and roof deck at the top floor. 806 The Strand is undergoing some exterior improvements, replacement of windows and doors and the resurfacing of decks.

The project is compatible with the character of the surrounding neighborhood in terms of scale, setbacks, open space, height, density and land use. project is in conformance with the requirements of the City of Manhattan Beach Certified Local Coastal Program.

If you have any questions, please feel free to contact me at (310) 802-5502.

Sincerely,

Marisa Lundstedt  
Community Development Director

**COASTAL COMMISSION**

EXHIBIT # 5  
PAGE \_\_\_\_\_ OF \_\_\_\_\_

# SITE / BUILDING DATA

LEGAL: TRACT NO. 38987 LOT 1 CONDOMINIUM UNIT 2

APN: 4179-014-020

ZONE: RM AREA DISTRICT III

BUILDING TYPE: CONDO - SINGLE-FAMILY RESIDENCE

OCCUPANCY TYPE: R3/UI

CONSTRUCTION TYPE: TYPE V-B

NUMBER OF STORIES: 2 STORIES WITH BASEMENT (FOR UNIT #806)  
(2CAR GARAGE EA. UNIT)

LOT SIZE: 5,070 S.F.

## BUILD ABLE FLOOR AREA:

ALLOWABLE: 8,112 S.F. (5,070'x1.6)

2ND. FLR. UNIT #808 2,876 S.F.

PROPOSED: 35 S.F.

TOTAL LIVING SPACE 2,911 S.F.

EXIST. DECK/LANDING (55+335) 390 S.F.

2-CAR GARAGE 478 S.F.

## FOR INFORMATION USE ONLY - NO WORK PART OF THIS PROJECT/SUBMITTAL

1ST. FLR./GROUND UNIT #806 3,126 S.F.

EXIST. DECKS/PATIOS (460+222) 682 S.F.

2-CAR GARAGE 478 S.F.

## OPEN SPACE REQUIREMENT

REQUIRED: (6037x.15=905 SF) 905 S.F.

LANDING / PATIOS 418 S.F.

1ST. / 2ND FLR. DECKS 1,072 S.F.

TOTAL OPEN SPACE-EXISTING 1,490 S.F.

## HEIGHT CALCULATION:

$$180.36' + 168.53' + 169.32' + 181.07' = 699.28'$$

$$699.28' / 4 = 174.82' + 30' = 204.82' \text{ MAXIMUM HEIGHT.}$$

(E) RIDGE HT. 206.05' EXCEED MAX. HT. ADJUST TO COMPLY

## COASTAL COMMISSION

EXHIBIT # 6

PAGE \_\_\_\_\_ OF \_\_\_\_\_



WILLIAM VICTOR  
A LAW CORPORATION

POST OFFICE BOX 241072  
LOS ANGELES, CA 90024  
(516) 670-2590  
July 23, 2015

RECEIVED  
South Coast Region

JUL 23 2015

CALIFORNIA  
COASTAL COMMISSION

BY HAND July 23, 2015  
California Coastal Commission

200 Oceangate 10<sup>th</sup> Floor  
Long Beach, CA 90806

Re: 806-808 The Strand, Manhattan Beach, CA

Att: Mandy Revell, Analyst

Ms. Revell:

I own a triplex across Ocean Drive from the above referenced property.  
I have read the correspondence from The City of Manhattan Beach and the short unsigned note from a contractor.  
The correspondence from the City is not complete and is somewhat misleading and the short unsigned note is almost completely misleading and false. There is no reduction of square footage in the project at 806 and 808 The Strand.

Further comments follow:

1. The project is for both 806 and 808 The Strand
2. There is no reduction except for the illegal roof top deck which is 240 square feet and as mentioned above there is no net reduction of square footage and I attach pictures of the before and current still yet to be completed building covering both 806 and 808. *Exhibit # 2*
- ~~3. The m omit No 13~~
4. The Mezzanine was not eliminated from what I have learned and seems in the plans it has merely been renamed a service area and is not counted in the total by the contractor since service areas is not counted as a living area but exists from the last set of plans I have seen and as I understand the Coastal Commission counts areas which the City of Manhattan Beach does not count for total square feet;
- ~~5. Please look at the pictures which are attached as Exhibits 1 through 5. OUT IP5~~
6. The removal of the illegal roof top deck was a mere 240 square feet as note above and took from the 1993 to September 2014, eleven years to be removed actually when I asked about it.
7. I attach permits which show substantial work being done at both condos and a look at those will indicate how misleading the two letters are, *Ex A. 7*
8. Exhibits A and B show how substantial the demolition was in 2014 and was far beyond the plans although the contractor and the City Inspector failed to explain it to the City Management. For months the plans were not revised as required by the City ordinances and California codes including the local coastal program local coastal program. The fire department and other departments had signed off on it since an employee named Lori Jester explained and insisted it was a mere 'alteration' which from some of the documents amounted in excess of \$337, 537.00 mostly alleged for one of the condos, 808 The Strand and in excess of 37 per cent please see the most recent valuation I was permitted to see and is attached as Exhibit *SA 6 SB 6 SC*
9. Since the plans with the measurements do not appear to have been delivered to the Commission as requested on May 27, I have added up some of the permits and resolutions and the partial total no less than 7,626 square feet not including the mezzanine or the basement in 806 The Strand from what I can tell with not seeing the entire plans or all of the permits
10. Certain of the plans, such as the correction to include reflective glass may have been changed changed from the plans I have reviewed this past week at the Commission and to that extent those plans are less than accurate-some of those plans were received before the May 27 letter from the Commission to the applicant

COASTAL COMMISSION

EXHIBIT # 7  
PAGE 1 OF 2



11. The applicant(s) have failed to post the notice of Pending Permit which was made available and sent by the Commission Staff to the applicant on July 9, 2015 and as I understand had to be posted
12. Sprinklers were required based upon the unannounced change in plans and demolition and they had to be installed in parts of both condos and it was a service to the safety of the community that was discovered- I attach notices of sign-offs by the Fire Department originally until July 8 it was discovered that almost the entire two condos were demolished and had to be replaced by in fact larger uses. Original plan sheets A)1, A)3, A2.3, A2.4, A2.5, A4.0, A4.1, A8.0 were missing when requested by the enforcement officer, Andrew Wills in March.
13. The Mailing lists are not proper nor complete and will cause many property owners who should receive notice fail to receive notice of the hearing -it appears that most of these addresses seem to list an assessor identification number and often an address where the owner does not receive mail such as the address for my property. The assessor mailing list is what I understand is to be used to give proper notice
14. I am not sure myself if tenants also have to be noticed since I have not had time to research that.
15. A change was made by Senior Planner Angelica Ochoa to require non reflective glass on the exterior of the building at a time when there were no windows on the building since it had been a condition and/or incorporated as one since 1989 - on each resolution of the Planning Commission and the BZA for each condo including but not limited to PC 89-20, PC 91-13, BZA 93-1, PC 93-37 which I will be pleased to supply copies upon request - Most of these were supplied by the City but the square footage of the condo and the reference to the condition requiring non reflective glass in each and every one of the resolutions was not marked or highlighted despite the fact that we discussed it at a meeting on March, 2015 where Andrew, Chuck Posner, Zack, The Director of Community Development from the City of Manhattan Beach and her assistant Lori Jester were present and it was understood and confirmed by Andrew that such a condition (which in fact was repeated in each of these resolutions also, were conditions that "run with the land" and I have pointed out are also for safety since the children are taken by parent to the beach when the reflections of bright sun shine into the car windshield compromising safe driving for these families and they have been repeatedly named and/or incorporated in no less than five or six resolutions covering each of the condos.
16. The Maximum height measurement appears as if it might be erroneous as I had mentioned numerous times to the Director of Community Development and Angelica Ochoa.
17. I have called them a number of times to see if it an oversight that the change requiring non reflective glass is not easy to locate on the plans although about one month ago Angelica showed me it was still on the plans and where it was. I do not recall which sheet and have called both Angelica Ochoa and The Director of Community Development as recently as today.
18. The Manhattan Beach Local Coastal Program, policy II.B. 1 of the Policies and Implementation Measures provides that The City is to Maintain Building Scales in coastal zone neighborhoods and this project fails to do accomplish this goal -Please see photos attached as Exhibits *Panama 18 Exhibit 18A & 18B*
19. Policy II B2 City fails to maintain building bulk control since 1977 to this date but especially since the approval of the Implementation Program *See IP 19 EXH 19A & B*
20. Policy II B3 requires the City to maintain residential height limit and it is possible that the City has also failed to accomplish this in view of the topography decline of over 8 feet mentioned above in this letter..
21. I am attaching copies of permits and some of the above referenced resolutions for convenience if needed.

Please call me if you have any questions whatsoever. I thank the staff of the Coastal Commission for the terrific way they help citizens including the undersigned. I also thank the Commission for its consideration of this matter.

Respectfully submitted,

William Victor ALC

By

William Victor

[Vic.law1@gmail.com](mailto:Vic.law1@gmail.com)  
516-670-2590

Enclosures: as stated

**COASTAL COMMISSION**

EXHIBIT # 1  
PAGE 2 OF 2