

CALIFORNIA COASTAL COMMISSION

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

Th18f

Filed: 6/29/2004
49th Day: 8/17/2004
Staff: CP&PE-LB
Staff Report: 10/28/2004
Hearing Date: November 18, 2004
Commission Action:



STAFF REPORT: APPEAL
DE NOVO COASTAL DEVELOPMENT PERMIT

APPEAL NUMBER: A-5-RDB-04-261 **RECORD PACKET COPY**

APPLICANTS: Michael & Kimberly Doyle **AGENT:** Nancy A. Lucast

APPELLANTS: Robert & Linda Moffat, Jill & Tony Pietrini, Kevin Farr, and Shannon Gyuricza

PROJECT LOCATION: 801 Esplanade, City of Redondo Beach, Los Angeles County.

PROJECT DESCRIPTION: Add 23-foot high, 835 square foot second story addition to an existing 13-foot high (above street), 1,673 square foot single-family residence, and remove ficus tree and private development from the adjacent public access easement.

Lot Area	3,000 square feet
Building Coverage	2,000 square feet
Pavement Coverage	500 square feet
Landscape Coverage	500 square feet
Parking Spaces	2
Zoning	R-1
Plan Designation	Single Family Residential
Building Height	23 feet above street (proposed)

SUMMARY OF STAFF RECOMMENDATION

The application for the proposed project is before the Commission as the result of an appeal of the City-approved local coastal development permit (No. 04-01). On August 12, 2004, the Commission found that a **substantial issue** exists in regards to the proposed project's effect on the public view from the Knob Hill area. The staff recommends that the Commission, after public hearing, **approve with conditions** a de novo coastal development permit for the proposed development.

The recommended special conditions would require the applicants to set the proposed second floor back at least fifteen feet from the northern property line that abuts a public accessway. The recommended second floor setback would reduce the proposed project's effect on the public view that currently exists over the house, and it would also preserve the view corridor that exists over the twenty-foot wide public access easement that abuts the site. Additional special conditions are recommended to address private encroachments on the public access easement, protection of water quality, geologic safety, future shoreline protective devices and other future improvements, assumption of risk, local government approval, and a deed restriction. **See Page Two for the motion and resolution** necessary to carry out the staff recommendation. The applicants do not agree with the staff recommendation.

SUBSTANTIVE FILE DOCUMENTS:

1. City of Redondo Beach Certified Local Coastal Program (LCP), 7/22/80.
2. City of Redondo Beach Local Coastal Development Permit No. 04-01 (Exhibit #6).
3. Coastal Development Permit 5-03-008 (807 Esplanade).
4. Coastal Development Permit 5-01-251-W (814 Esplanade).
5. Coastal Development Permit 5-03-016-W (900 Esplanade).
6. Returned Coastal Development Permit Application 5-03-527 (Doyle, 801 Esplanade).

STAFF NOTE:

On August 14, 2004, after a public hearing, the Commission found that a substantial issue exists in regards to the proposed project's effect on the public views of the coastline. After it finds substantial issue on appeal, the Commission is required to hear the matter *de novo*. According to Section 30604 of the Coastal Act, because this project is located between the first public road and the sea, the standard of review in considering the project is the access and recreation policies of the Coastal Act and the policies of the certified City of Redondo Beach Local Coastal Program (LCP).

STAFF RECOMMENDATION:

The staff recommends that the Commission adopt the following resolution to **APPROVE** the coastal development permit application with special conditions:

MOTION: *"I move that the Commission approve Coastal Development Permit A-5-RDB-04-261 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.

I. Resolution: Approval with Conditions

The Commission hereby approves, subject to the conditions below, a coastal development permit on the grounds that the development as conditioned will be in conformity with the certified Redondo Beach Local Coastal Program and the public access and recreation policies of the Coastal Act, and will not have any significant adverse effects on the environment within the meaning of the California Environmental Quality Act.

II. Standard Conditions

1. **Notice of Receipt and Acknowledgment.** The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.

2. Expiration. If development has not commenced, the permit will expire two years from the date this permit is reported to the Commission. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
4. Assignment. The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
5. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

III. Special Conditions

1. Revised Plans

PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicants shall submit revised project plans for the review and approval of the Executive Director. The revised plans shall comply with the following requirements:

- (a) Second Floor Building Setback. No portion of the structure within fifteen feet of the northern property line shall exceed thirteen feet in height (as measured above street level). The existing chimney may remain in its current location (only if it conforms to building and fire code requirements), but it shall not be extended any higher than its current height in its current location.
- (b) Building Height. The roof of the structure (as revised) shall not be higher than the currently proposed addition (22.5 feet as measured above street level).

The permittees shall undertake and maintain the development in conformance with the final plans approved by the Executive Director. Any proposed changes to the approved plans shall be reported to the Executive Director in order to determine if the proposed change shall require a permit amendment pursuant to the requirements of the Coastal Act and the California Code of Regulations. No changes to the approved plan shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

2. Geologic Safety

A. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicants shall submit, for the review and approval of the Executive Director, a geotechnical report for the approved development which addresses the construction on the bluff face. The report shall be prepared and certified by an appropriate licensed professional (i.e., civil or other appropriate engineer or architect). All final design and construction plans, including foundations, grading and drainage plans, shall be consistent with all recommendations contained in the geotechnical report.

B. PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicants shall submit, for the Executive Director's review and approval, evidence that an appropriate licensed professional has reviewed and approved all final design and construction plans and certified that each of those final plans is consistent with all of the recommendations specified in the geotechnical report approved by the California Coastal Commission for the project site.

C. The permittees shall undertake development in accordance with the approved final plans. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

3. Parking

At least two on-site parking spaces shall be provided and maintained in the garage of the single-family residence. Vehicular access to the on-site parking shall be taken only from the street (Esplanade).

4. Encroachments

PRIOR TO OCCUPANCY OF THE APPROVED ADDITION, the permittees shall remove all private development (i.e. fences, gas meter, etc.) from the public access easement that abuts the north side of their property. Private use or development of the beach, public access easement, or any public right-of-way is not permitted. There shall be no encroachment of private development onto or over any portion of the public beach, easements, or the rights-of-way abutting the applicants' property. Prohibited encroachments include, but are not limited to: landscaping, structures, fences, tables, chairs and signs.

5. Construction Staging Plan

PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicants shall submit for the review and approval of the Executive Director, a Construction Staging Plan that identifies the project staging area(s) to be used during construction of the approved development. The construction staging plan shall include a site plan that depicts the limits of the construction site and staging area(s), construction corridors, and the location of fencing and temporary job trailers. No portion of the beach shall be used for construction staging activities, and the adjacent coastal accessway shall remain open and unobstructed at all times. The permittees shall undertake the development in conformance with the approved Construction Staging Plan. Any proposed changes to the approved Construction Staging Plan shall be reported to the Executive Director in order to determine if the proposed change shall require a permit amendment pursuant to the requirements of the Coastal Act and the California Code of Regulations. No changes to the approved plan shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

6. Construction Responsibilities and Debris Removal

- A. No construction materials, equipment, debris, or waste will be placed or stored where it may be subject to wave, wind, or rain erosion and dispersion.
- B. Any and all demolition/construction material shall be removed from the site within ten days of completion of demolition/construction and disposed of at an appropriate location. If the disposal site is located within the coastal zone, a coastal development permit or an amendment to this permit shall be required before disposal can take place.
- C. Erosion control/sedimentation Best Management Practices (BMPs) shall be used to control sedimentation impacts to coastal waters during construction. BMPs shall include, but are not limited to: placement of sand bags around drainage inlets to prevent runoff/sediment transport into the sea.

7. Future Improvements

This permit is only for the development described in Coastal Development Permit A5-RDB-04-261 as conditioned. Any future improvements to the single-family residence, including but not limited to repair and maintenance, shall require an amendment to Coastal Development Permit A5-RDB-04-261 from the Commission or shall require an additional coastal development permit from the Commission or from the applicable certified local government.

8. No Future Bluff or Shoreline Protection Device

A. By acceptance of this coastal development permit, the applicants agree, on behalf of themselves and all successors and assigns, that no bluff or shoreline protective device(s) shall ever be constructed to protect the development approved pursuant to Coastal Development Permit A5-RDB-04-261 in the event that the development is threatened with damage or destruction from waves, erosion, storm conditions, bluff retreat, landslides, or other natural hazards in the future. By acceptance of this coastal development permit, the applicants hereby waive, on behalf of themselves and all successors and assigns, any rights to construct such devices that may exist under Public Resources Code Section 30235.

B. By acceptance of this coastal development permit, the applicants further agree, on behalf of themselves and all successors and assigns, that the landowner shall remove the development authorized by this coastal development permit if any government agency has ordered that the structure is not to be occupied due to any of the hazards identified above. In the event that portions of the development fall to the beach before they are removed, the landowner shall remove all recoverable debris associated with the development from the beach and ocean and lawfully dispose of the material in an approved disposal site. Such removal shall require a coastal development permit.

9. Assumption of Risk, Waiver of Liability and Indemnity Agreement

By acceptance of this coastal development permit, the applicants, on behalf of themselves and all successors and assigns, and any other holder of the possessory

interest in the development authorized by this permit, acknowledges and agrees (i) that the site may be subject to hazards from waves, storm waves, flooding and erosion; (ii) to assume the risks to the applicants and the property that is the subject of this permit of injury and damage from such hazards in connection with this permitted development; (iii) to unconditionally waive any claim of damage or liability against the Commission, its officers, agents, and employees for injury or damage from such hazards; and (iv) to indemnify and hold harmless the Commission, its officers, agents, and employees with respect to the Commission's approval of the project against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement arising from any injury or damage due to such hazards.

10. Local Government Approval

This action has no effect on conditions imposed by a local government pursuant to an authority other than the Coastal Act. In the event of conflict between the terms and conditions imposed by the local government and those of this coastal development permit, the terms and conditions of this Coastal Development Permit A5-RDB-04-261 shall prevail.

11. Permit Compliance

All development must occur in strict compliance with the proposal as set forth in the application, subject to any special conditions. Any deviation from the approved plans must be submitted for review by the Executive Director to determine whether an amendment to this coastal development permit is necessary pursuant to the requirements of the Coastal Act and the California Code of Regulations.

12. Deed Restriction

PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicants shall submit to the Executive Director for review and approval documentation demonstrating that the applicants have executed and recorded against the parcel governed by this permit a deed restriction, in a form and content acceptable to the Executive Director: (1) indicating that, pursuant to this coastal development permit, the California Coastal Commission has authorized development on the subject property, subject to terms and conditions that restrict the use and enjoyment of that property; and (2) imposing the Special Conditions of this permit as covenants, conditions and restrictions on the use and enjoyment of the property. The deed restriction shall include a legal description of the entire parcel governed by this coastal development permit. The deed restriction shall also indicate that, in the event of an extinguishment or termination of the deed restriction for any reason, the terms and conditions of this coastal development permit shall continue to restrict the use and enjoyment of the subject property so long as either this coastal development permit or the development it authorizes, or any part, modification, or amendment thereof, remains in existence on or with respect to the subject property.

IV. Findings and Declarations

The Commission hereby finds and declares:

A. Project Description

The applicants propose to add a 23-foot high, 835 square foot second floor onto an existing thirteen-foot high, 1,673 square foot single-family residence on a 3,000 square foot lot situated on the upper part of the coastal bluff that overlooks the public beach (Exhibit #4). The applicants also propose to remove private development (i.e. fences, gas meter, etc.) and a ficus tree from the public access easement that abuts the north side of the project site (Exhibit #6). The existing two-level (one-story with basement) house is on the seaward side of the improved public street (Esplanade) that currently provides vehicular access to the site (Exhibit #2). The existing two-car garage would be maintained within the ground floor of the house.

Esplanade, the first public street inland of the sea, runs along the top of the coastal bluff parallel to Redondo State Beach (Exhibit #1). The Esplanade right-of-way includes improved sidewalks for pedestrians and two-to-three automobile lanes. Esplanade is lined on both sides with multiple-unit and single-family residences, except south of Avenue A where the west (seaward) side of the street is devoid of structures (Exhibit #2). Expansive unobstructed public views of the shoreline are available from the Esplanade, south of Avenue A to the southern boundary of the City.

The project site, situated between the public beach and Esplanade, is part of a row of one- and two-story single-family homes that line the top of the bluff on the western edge of the densely developed residential neighborhood. Multi-unit residential buildings occupy most of the properties located on top of the bluff north of the site and immediately inland of the site. The height limit for the site, as set forth by the certified LCP, is thirty feet above existing grade (See Zoning Code Section 10-5.402 "Building Height"). The proposed residential addition, which would extend 23 feet above the elevation of the fronting sidewalk (Esplanade), would obstruct part of the public's view of the sea from Knob Hill Avenue, but would not obstruct any public view from Esplanade or the any view from the public access stairway that abuts the northern edge of the project site (Exhibit #2).

B. Public Views – Visual Impacts

The project will have an effect on the public's view of the sea. As previously stated, the proposed residential addition, which extends 23 feet above the elevation of the fronting sidewalk (Esplanade), would obstruct part of the public's view of the sea from Knob Hill Avenue, the public street that intersects with Esplanade in front (east) of the project site (Exhibit #2). As one approaches the western end of Knob Hill Avenue from the east, there is a public view above the roof of the existing one-story house that consists of sky and part of the sea. The appellants are objecting to the proposed second story because it would block more of this public view than is currently blocked by the existing single-story house. The public view of the shoreline from the public stairway that abuts the northern side of the project site would not be affected by the proposed project (Exhibit #2). The applicants have revised their project to restore part of the view from Knob Hill Avenue by removing a ficus tree that is presently

growing in the public accessway and extending its canopy over their house. The City has agreed to the tree removal (Exhibit #6).

LCP Policies

The proposed development does not conflict with the specific view protection provisions in the City of Redondo Beach certified LCP. The implementing ordinances (LIP) of the LCP, however, invoke the Chapter 3 policies of the Coastal Act, including Section 30251, which protects visual resources and public views of the ocean.

Section 10-5.2218(a) of the implementing ordinances (LIP) portion of the certified LCP states:

"Approval, conditional approval, or denial of any Coastal Development Permit by the City of Redondo Beach shall be based upon compliance of the proposal with the provisions of the certified Redondo Beach Local Coastal Program and consistency with the policies of the Coastal Act."

The appellants assert also that Section 30251 of the Coastal Act is adopted by reference as part of the certified Redondo Beach LCP because the certified LCP is intended to be consistent with, and be carried out in a manner fully in conformity with, the Coastal Act.

Section 30251 of the Coastal Act states:

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.

The appellants also assert that the following provisions of the certified LCP identify and protect the public views of the shoreline in the Knob Hill area, where the project site is located:

Pedestrian Access (LCP pp. 60-61)

Pedestrian access to the shoreline, in the form of improved walkways and ramps both vertical and lateral, is provided throughout the Redondo Beach coastal zone....

An important part of the pedestrian system is the blufftop walkway. This walkway parallels the western perimeter of Esplanade Avenue on a coastal plain, fifty feet above the shoreline. The walkway extends north from the southern boundary of the coastal zone at Torrance City boundary to Knob Hill on the north. An unobstructed blufftop view of the ocean is provided to both pedestrian and

automobile travelers along Esplanade. At Knob Hill, steps lead to a walkway midway between the shoreline and the blufftop walkway.

Coastal Recreation (LCP pp. 78-79)

The entire Redondo Beach shoreline is under public ownership. As a result, access to recreational opportunities is very good. The City of Redondo Beach offers a wide variety of coastal recreational opportunities including approximately 1.7 miles of public beach area, a blufftop walkway along the Esplanade to Knob Hill where pedestrian views of the beach are unhampered by residential development.

Beaches (LCP pp. 80-81)

...More than half of Redondo State Beach is open to direct public view from Esplanade, which varies in elevation along its length and offers fine vantage points for viewing the beach and ocean. A major public access walkway extends south from the Pier complex to Knob Hill approximately half the distance of the beach.

LCP Policy Analysis

The above-stated descriptive text from the certified LCP describes the project area, the blufftop walkway and the "unobstructed blufftop view of the ocean" along Esplanade, but the more specific policies of the LCP do not refer to protection of public views over the existing residential development.

While the certified LCP, which allows a thirty-foot high house on the site, does not identify any protected view corridor over the project site, the LCP also sets forth a statement of purpose that includes "maximize public access and public views of the coastline," and includes a requirement that any development be found consistent with the Coastal Act ([Municipal Code Section 10-5.102(b)]. In its substantial issue hearing on this matter, the Commission considered the argument that the absence of specific references to this area in the LCP's list of views to be protected meant that the LCP policies did not protect views over this parcel from Knob Hill Avenue. Instead, the Commission indicated that it wished to consider ways to protect the public view over the applicants' house.

The Commission notes that the public accessway that abuts the northern side of the project site is specifically identified and protected in the *Pedestrian Access* section of the certified LCP (pp.61 & LUP Table IX, p.62). The City record states that the twenty-foot wide public accessway was part of the lot at 801 Esplanade (project site) until a former property owner granted it to the City in the 1950s (prior to the writing of the LCP). In fact, the City is allowing the applicants to enhance the public accessway next to the project site by removing the large ficus tree that currently interferes with public views from Knob Hill Avenue (Exhibit #6, p.8). The applicants would also remove some private development (i.e. fences, gas meter, etc.) and from the public access easement.

The Commission notes that Knob Hill Avenue is one of the few public streets that leads down from a high elevation at a right angle to the coastline, which also terminates in an open corridor affording a public view. Because it terminates in a public accessway, there is already

a view down this street that is accessible to the public. Because the houses at and near the street end remain at one story, this view is enhanced by the blue water that is sometimes visible over the roofs.

The applicants argued successfully at the City that the LCP specifically allows them to build to thirty feet above the existing grade, and that the LCP does not identify their property for view protection. Instead, they state, the LCP protects the public's view from the parts of the Esplanade that abut public property. The applicants further argue that they have a right to expand their property and should not be required to change the design of their proposed house addition. Moreover, they argue that if the ficus tree is removed as they have proposed, the public view over the twenty-foot wide public accessway would be enhanced. The appellants argue that because of the requirement of consistency with the Coastal Act, no development should occur that interrupts a public view and that is not compatible with the established character of the community.

The Commission finds that the public's view can be adequately preserved by reducing the width of the proposed second floor addition and by requiring the applicants to carry out their proposal to remove the present obstructions in the public accessway easement. The applicants point out that their home has an existing fireplace and chimney on the north side of the house. Due to fire protection codes, the chimney must extend higher than the roof of the house. The alternatives are to relocate the fireplace or to allow the applicant to extend the chimney in its existing location. The Commission finds that an extended chimney in the view corridor will be highly visible. As conditioned to reduce the width of the proposed second floor addition, the applicants would be permitted an appreciable addition and a view of the sea from Knob Hill Avenue over the applicants' property will remain. As conditioned, the development will be sited and designed to protect public views to and along the ocean and scenic coastal areas, be visually compatible with the character of surrounding area, and will conform to the view protection provisions of the certified LCP and Section 30251 of the Coastal Act.

C. Alternatives

The appellants indicate that even an addition limited to half the width of the house will irretrievably impact the public view and assert that the Commission should impose a redesign of the addition that "builds below" the present structure. Opponents have suggested the following alternatives to the applicants' proposed project and the staff's recommendation for the approval of a second floor with a reduced width.

1. Add to the existing house without increasing the building's height.

The existing house currently has a basement and a main floor (Exhibit #8, p.2). The Commission notes that part of the applicants' proposed project involves refinishing the existing basement. The opponents argue that a house addition could be located on top of a new basement level situated lower on the bluff face (Exhibit #8, p.1). In other words, a new two level addition could be built on the seaward half of the site without altering the one-story portion of the house that faces Esplanade. This, they say, would accommodate the applicants' desire for a larger home without affecting the public view over the house.

The applicants have rejected this alternative and continue to request the Commission's approval of their proposed second floor addition (Exhibit #5). They point out that any development on the seaward side of the property would need to conform to the rear setback requirement of the LCP, which is a minimum of 15 feet or 20% of the depth of the one hundred foot deep lot (Zoning Code Section 10-503). In fact, the currently proposed project involves the removal of the most seaward portion of the basement. As proposed, the remodeled house would conform with the rear setback requirement with the pullback of the basement. Adding another level to the seaward portion of the house, which is on the bluff face, would also involve additional grading and alteration of the bluff face. The applicants also assert that the main level of the existing house also cannot be extended further seaward because of a deed restriction on the property (and adjacent properties) that limits the buildings' seaward extension (that portion over street level) to sixty feet from the street. The main level of the house currently extends the full sixty feet allowed by the deed restriction.

The opponents argue that their preferred alternative would conform to the rear setback requirement of the LCP and the deed restriction that limits the buildings' seaward extension (that portion over street level) to sixty feet from the street. They also point out that the applicants' proposed project does not seem to conform to the deed restriction that limits the buildings' seaward extension (that portion over street level) to sixty feet from the street, as it appears to extend at least six inches further seaward than allowed. The deed restriction, in any case, is not something the Commission would enforce.

The opponents' preferred alternative may be feasible, and it would eliminate any effect the applicants' proposed project would have on the public view from Knob Hill Avenue, but it could adversely affect the public's view from the beach because it involves more building mass on the bluff face than currently exists. The opponents' preferred alternative would involve excavating the bluff in order to create another level below the level of the existing basement, which raises the issue of landform (bluff) alteration (see Coastal Act Section 30251). The LCP, in order to protect from the hazards of building on coastal bluffs and to protect natural landforms, contains specific language that prohibits decks, patios, pools and spas from projecting onto the bluff face (Section 10-5-1522). The footprint of the existing house, however, already occupies the top portion of the bluff face.

2. Limit the blufftop homes on the street to a single story above the street.

This alternative could be implemented with an amendment to the City's certified Local Coastal Program (LCP). A denial of the proposed project would leave the existing house at its current height.

D. Public Access and Recreation

The proposed project, which is located between the first public road and the sea, must also conform with the following public access and recreation policies of the Coastal Act.

Section 30210 of the Coastal Act states:

In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational

opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.

Section 30211 of the Coastal Act states:

Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.

Section 30220 of the Coastal Act states:

Coastal areas suited for water-oriented recreational activities that cannot readily be provided at inland water areas shall be protected for such uses.

Section 30221 of the Coastal Act states:

Oceanfront land suitable for recreational use shall be protected for recreational use and development unless present and foreseeable future demand for public or commercial recreational activities that could be accommodated on the property is already adequately provided for in the area.

Maximum public access is provided by the public accessway that abuts the northern side of the project site. The applicants propose to remove private development (i.e. fences, gas meter, etc.) and a ficus tree from this public access easement (Exhibit #6).

Encroachments - Staging Plan

Any private encroachment onto the public beach or into the public accessway would conflict with the requirement of Section 30211 of the Coastal Act, which states: "Development shall not interfere with the public's right of access to the sea..." Therefore, Special Condition Four prohibits any such encroachments. In addition, the applicants are required to provide a construction staging plan (Special Condition Five) that avoids encroachments onto the public beach or into the public accessway. Only as conditioned does the proposed development conform certified LCP and the public access and recreation policies of the Coastal Act.

On site Parking

The proposed project must provide adequate on-site parking in order to protect the public on-street parking that supports public access to the beach. Two existing on-site parking spaces in the garage serve the single-family residence. The permit is conditioned to require the maintenance of the two on-site parking spaces. As conditioned, the Commission finds that the proposed development conforms certified LCP and the public access and recreation policies of the Coastal Act.

E. Marine Resources

The proposed development has a potential for a discharge of polluted runoff from the project site into coastal waters. Furthermore, uncontrolled runoff from the project site and the

percolation of water could also affect the structural stability of bluffs and hillsides. To address these concerns, the development, as proposed and as conditioned, incorporates design features to minimize the infiltration of water and the effect of construction and post-construction activities on the marine environment. These design features include, but are not limited to, the appropriate management of equipment and construction materials, and for the use of post-construction best management practices to minimize the project's adverse impact on coastal waters. Therefore, the Commission finds that the proposed development, as conditioned, conforms certified LCP and the marine resource policies of the Coastal Act.

F. Future Improvements

The development is located within an existing developed area and, as conditioned, would be compatible with the character and scale of the surrounding area. However, the proposed project raises concerns that future development of the project site potentially may result in a development which could adversely affect public views and public access and recreation. To assure that future development is consistent with the certified LCP and the policies of the Coastal Act, the Commission finds that a future improvements special condition must be imposed. As conditioned the development conforms with the certified LCP and the policies of the Coastal Act.

G. Geologic Safety, Future Shoreline/Bluff Protection and Assumption of Risk

Section 30253 of the Coastal Act states, in part:

New development shall: 1) Minimize risks to life and property in areas of high geologic, flood, and fire hazard...

Policy 13 of the certified LUP also requires that new development minimize risks. The bluff on which the project site is located is an eroding landform and therefore hazardous by nature. Development adjacent to the ocean and the edges of coastal bluffs and hillsides is inherently hazardous. Therefore, the new development must minimize this risk. Special Condition Two requires that the applicants, prior to issuance of the coastal development permit, shall submit for the review and approval of the Executive Director, a geotechnical report for the approved development which addresses the construction on the bluff. The report shall be prepared and certified by an appropriate licensed professional (i.e., civil or other appropriate engineer or architect). All final design and construction plans, including foundations, grading and drainage plans, shall be consistent with all recommendations contained in the geotechnical report. Only as conditioned does the development conform with the provisions of the Section 30253 and the certified LCP.

As previously stated, development adjacent to the ocean and the edges of coastal bluffs and hillsides is inherently hazardous. Development which may require a bluff, hillside, or shoreline protective device in the future cannot be allowed due to the adverse impacts such devices have upon public access, visual resources, and shoreline processes (See LCP Section 10-5.1542). To minimize risks to life and property and to minimize the adverse effects of development on coastal bluffs, hillsides, and shoreline processes the development has been conditioned to require adherence to the geotechnical recommendations, to prohibit the construction of protective devices (such as a retaining wall or shoreline protective device) in

the future, for a drainage and runoff plan to minimize the percolation of water into the hillside or bluff, and to require that the landowner or any successor-in-interest assume the risk of undertaking the development.

In order to ensure that any prospective future owners of the property are made aware of the applicability of the conditions of this permit, the Commission imposes one additional condition requiring that the property owners record a deed restriction against the property, referencing all of the special conditions of this permit and imposing them as covenants, conditions and restrictions on the use and enjoyment of the Property. Thus, as conditioned, this permit ensures that any prospective future owner will receive actual notice of the restrictions and/or obligations imposed on the use and enjoyment of the land in connection with the authorized development, including the risks of the development and/or hazards to which the site is subject, and the Commission's immunity from liability.

H. California Environmental Quality Act

Section 13096 Title 14 of the California Code of Regulations requires Commission approval of a coastal development permit application 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 California Environmental Quality Act (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.

The proposed project, as conditioned, has been found consistent with the City of Redondo Beach certified LCP and the public access and recreation policies of the Coastal Act. All adverse impacts have been minimized by the recommended conditions of approval and there are no feasible alternatives or additional feasible mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment. Therefore, the Commission finds that the proposed project can be found consistent with the requirements of the Coastal Act to conform to CEQA.

Attachments: Exhibit Nos. 1-8
Appendix A: Applicants' & Proponents' Correspondence
Appendix B: Appellants' & Opponents' Correspondence

PACIFIC

KING HARBOR

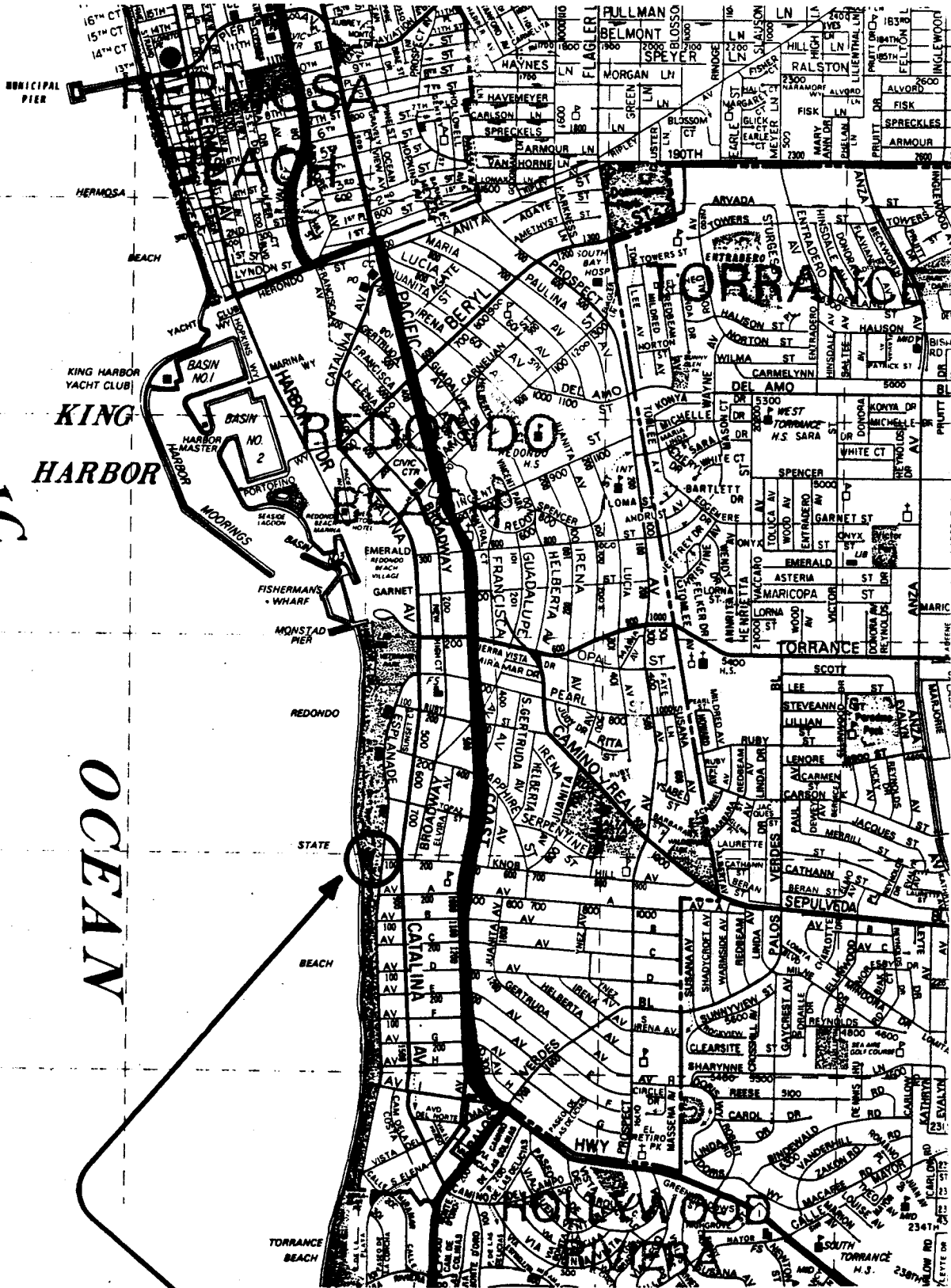
OCEAN



City of Redondo Beach

Project Site
801 Esplanade

COASTAL COMMISSION
A5-RDB-04-261
EXHIBIT # 1
PAGE 1 OF 1



7509

SHEET 1

2004

SCALE 1" = 80'

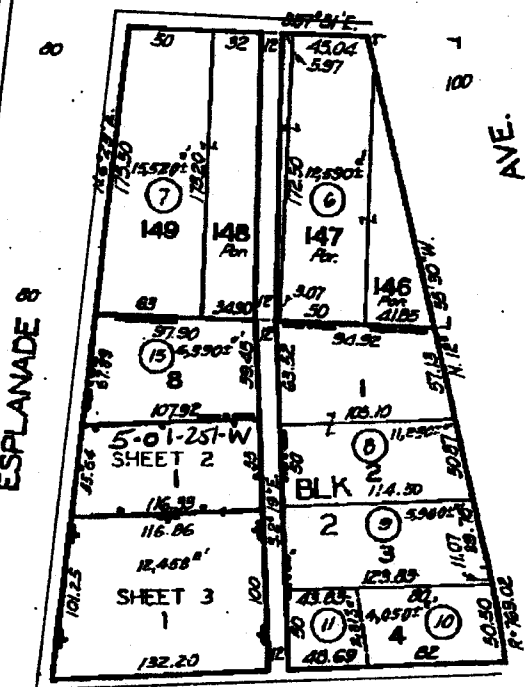
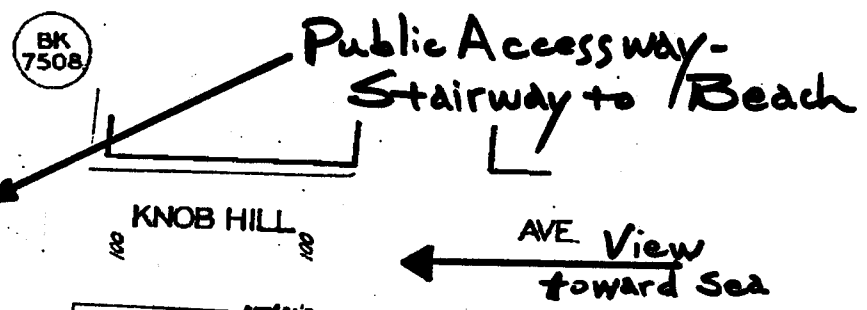
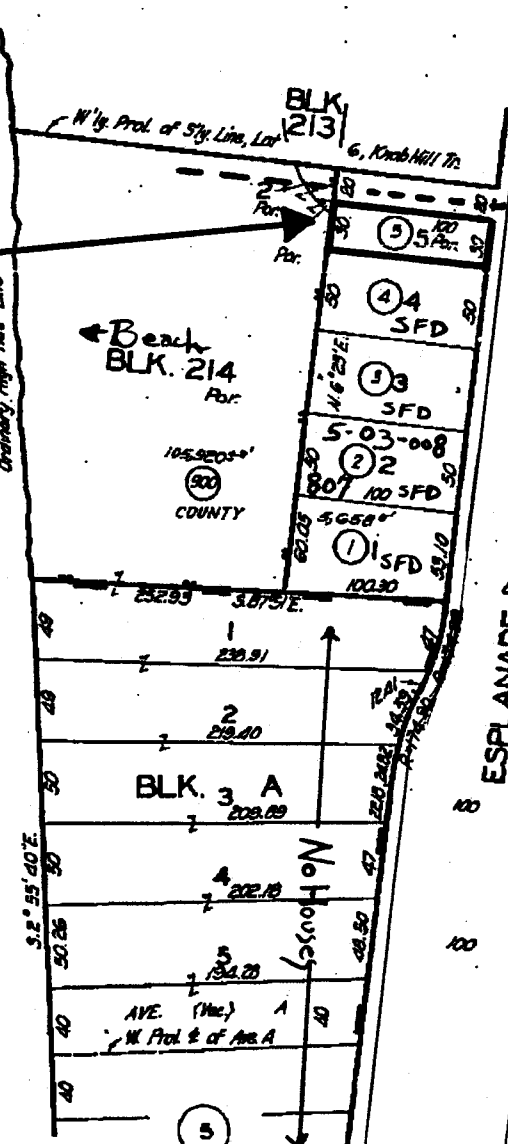
Project Site
801 Esplanade

OCEAN

PACIFIC



Ordinary High Tide Line



CONDOMINIUM TRACT NO. 45296
M. B. 1157 - 82 - 83

TRACT NO. 2546
M. B. 26-4-5

KNOB HILL TRACT
M. B. 5-73

CONDOMINIUM PARCEL MAP
PM 311-80-81

TRACT NO. 10209
M. B. 177-2-3

TOWNSITE OF REDONDO BEACH
M. R. 39-117

CODE 8055

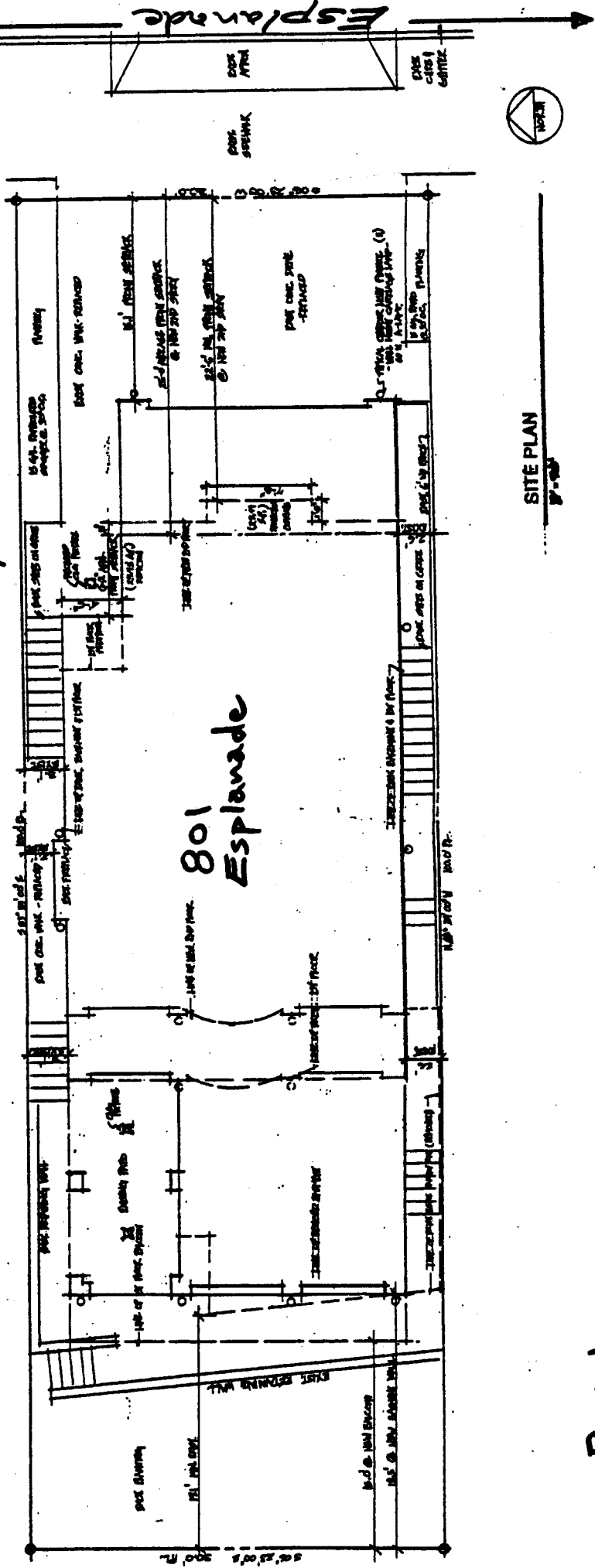
FOR PREV. ASSMT. SEE:
7509-1

COASTAL COMMISSION
AS-RDB-04-261

EXHIBIT # 2

PAGE 1 OF 1

Public Accessway to beach

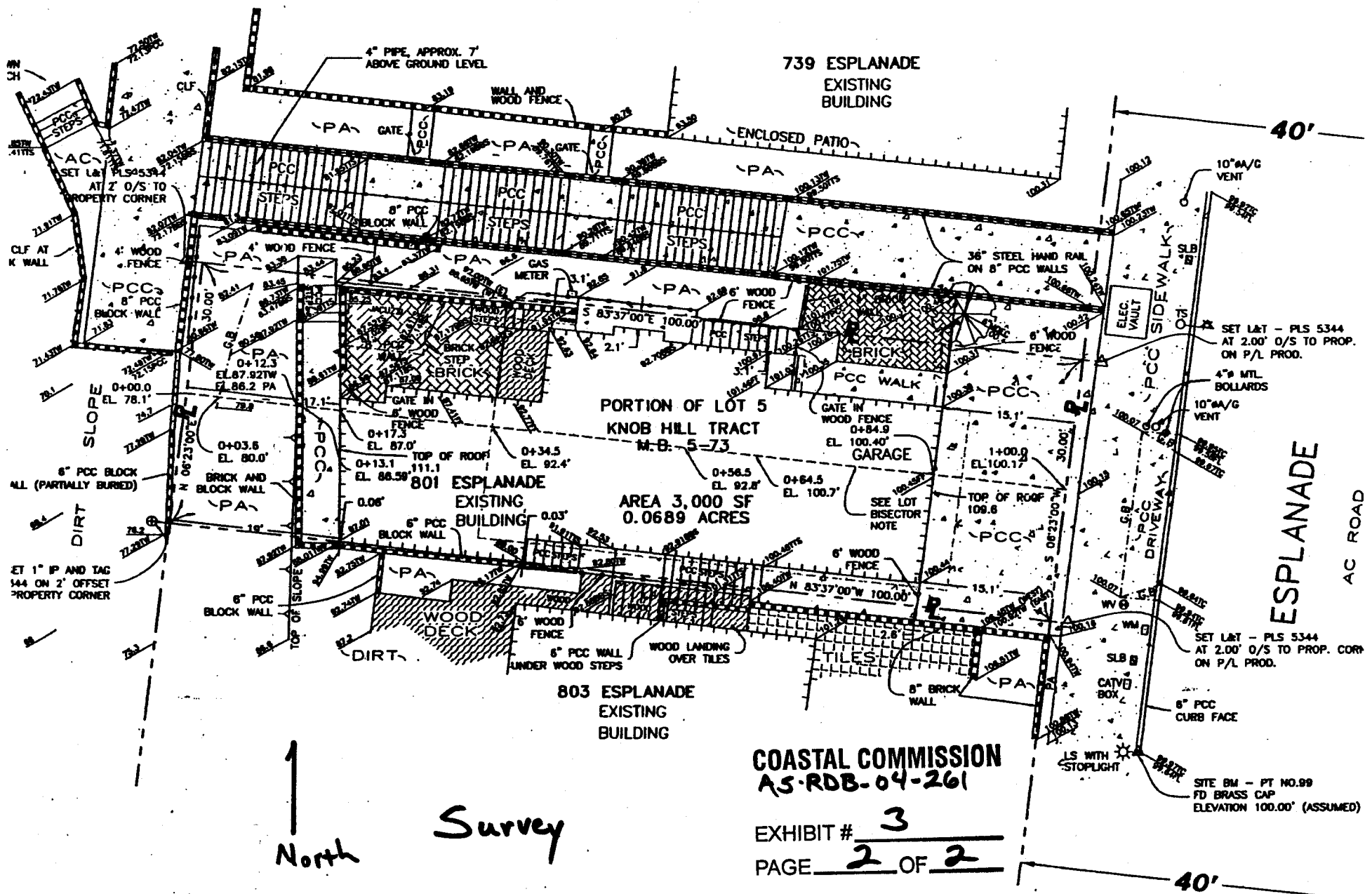


SITE PLAN

Beach

COASTAL COMMISSION
AS-RDB-04-261

EXHIBIT # 3
PAGE 1 OF 2



739 ESPLANADE
EXISTING
BUILDING

PORTION OF LOT 5
KNOB HILL TRACT
M.B. 5-73

AREA 3,000 SF
0.0689 ACRES

801 ESPLANADE
EXISTING
BUILDING

803 ESPLANADE
EXISTING
BUILDING

COASTAL COMMISSION
A5-RDB-04-261

EXHIBIT # 3
PAGE 2 OF 2

North
Survey

40'

ESPLANADE

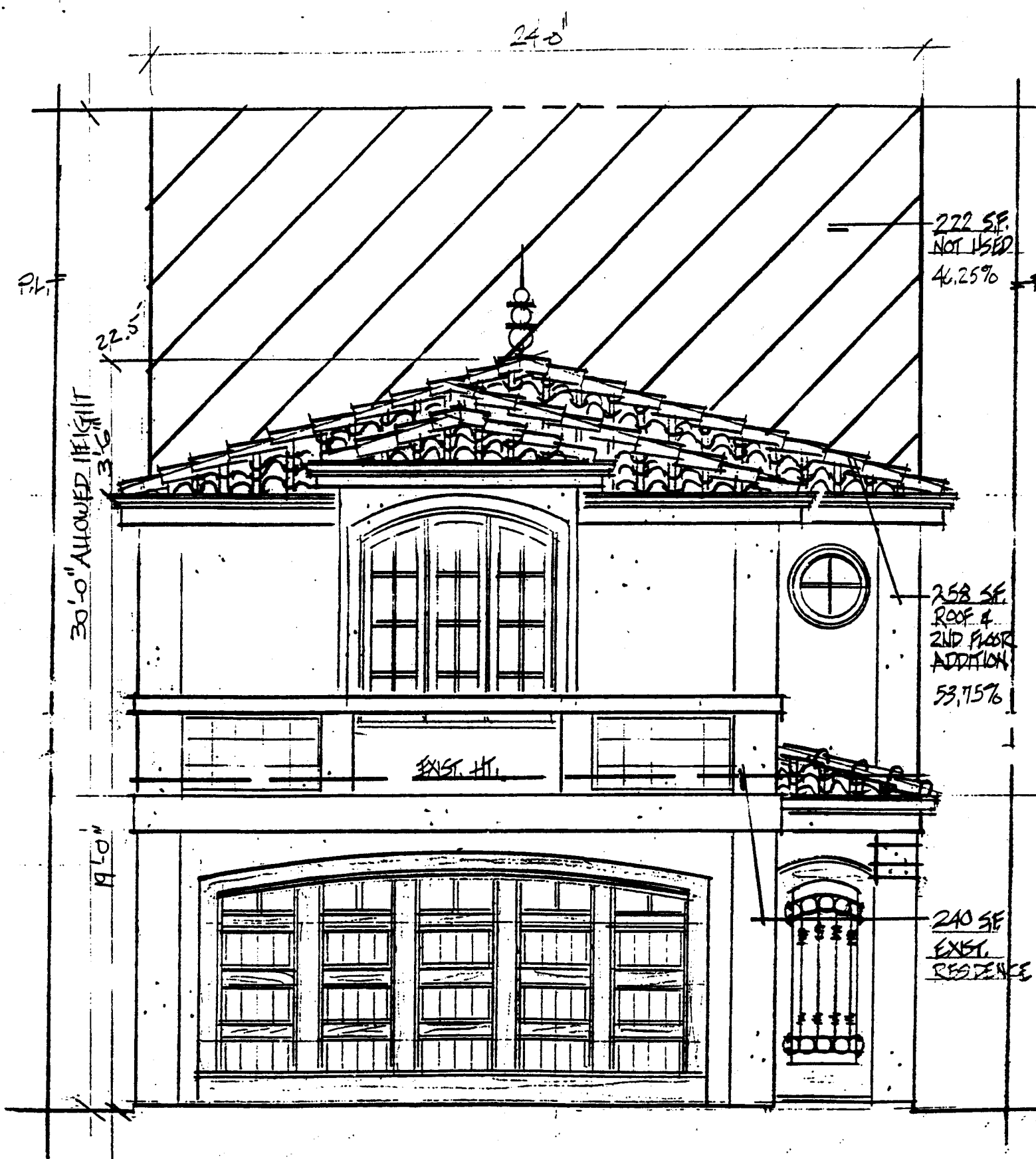
AC ROAD

40'

SET L&T - PLS 5344
AT 2.00' O/S TO PROP.
ON P/L PROD.

SET L&T - PLS 5344
AT 2.00' O/S TO PROP. CORN
ON P/L PROD.

SITE BM - PT NO.99
FD BRASS CAP
ELEVATION 100.00' (ASSUMED)



222 SF.
NOT USED
46.25%

258 SF
ROOF &
2ND FLOOR
ADDITION
53.75%

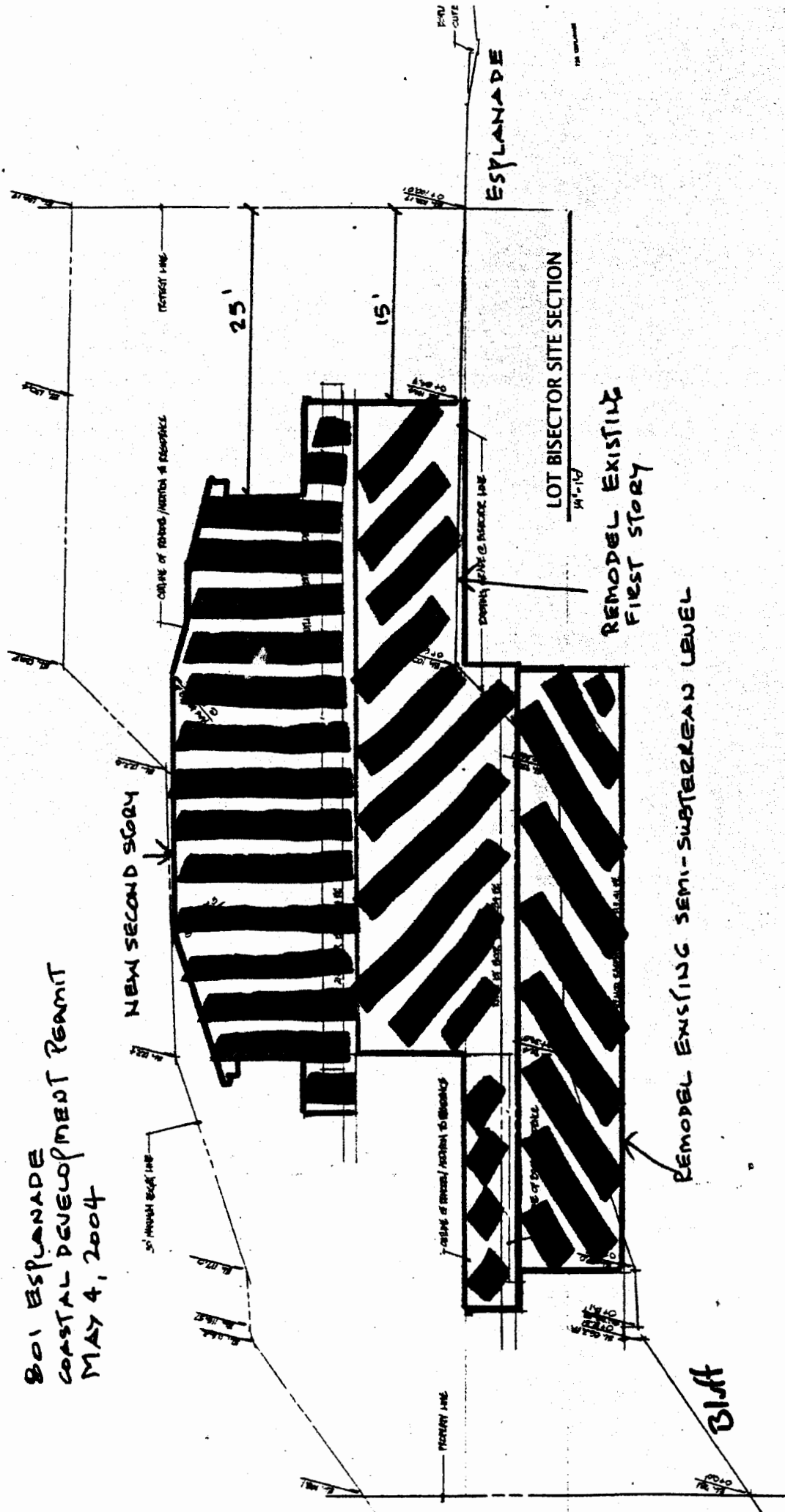
240 SF
EXIST.
RESIDENCE

FRONT ELEVATION COASTAL COMMISSION
AS-RDB-04-261

ESPLANADE/ EAST
801 ESPLANADE, REDONDO BEACH
DOYLE RESIDENCE

EXHIBIT # 4
PAGE 1 OF 1

801 ESPLANADE
 COASTAL DEVELOPMENT PERMIT
 MAY 4, 2004



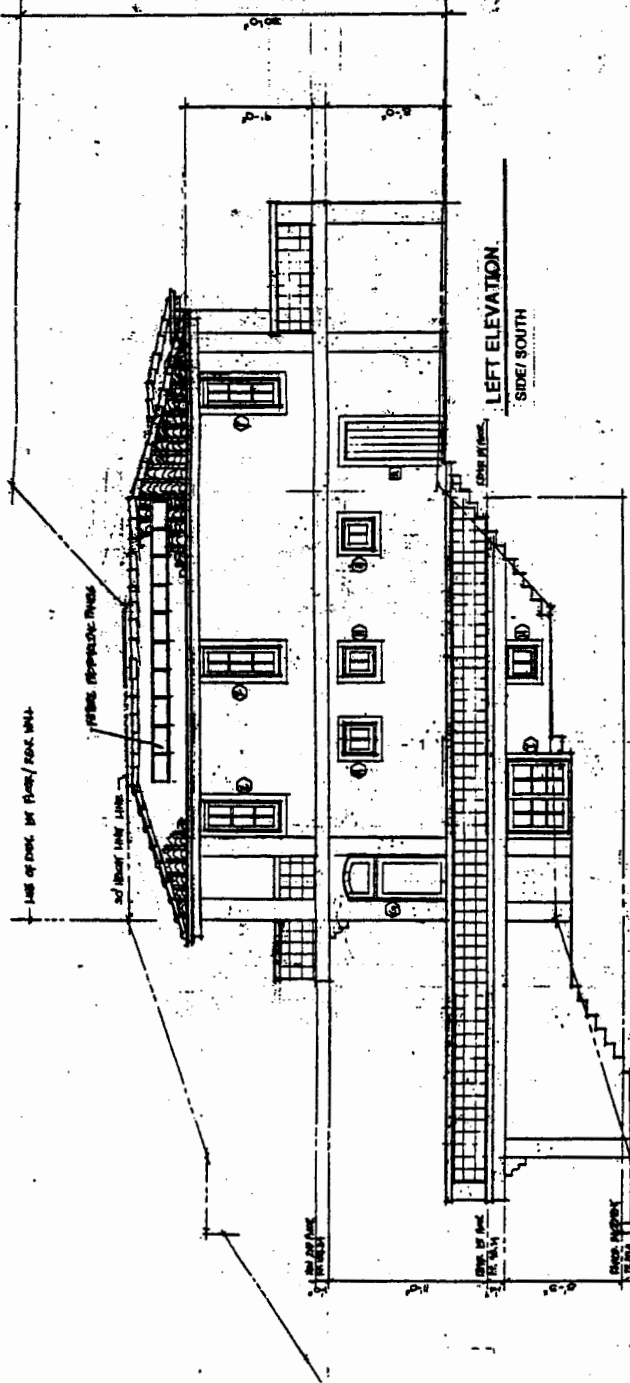
801 Esplanade

← Bench

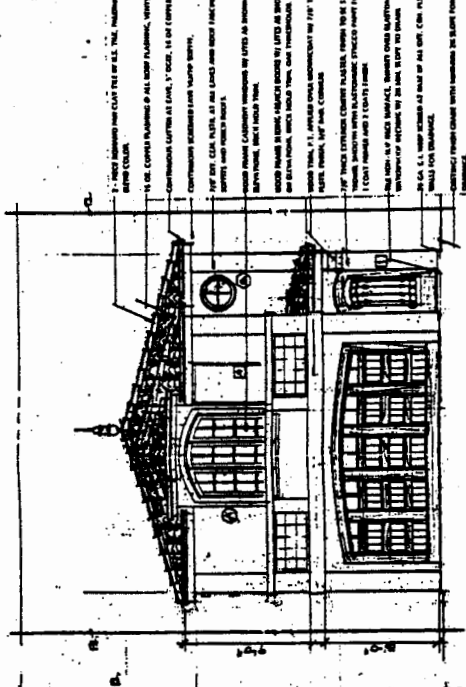
LINE OF DRAIN, SEE PLAN, FOR ROAD, 1/4" = 1'-0"

PERMS. REPERFORATED BRICKS

SOFT BRICK VENEER LINING

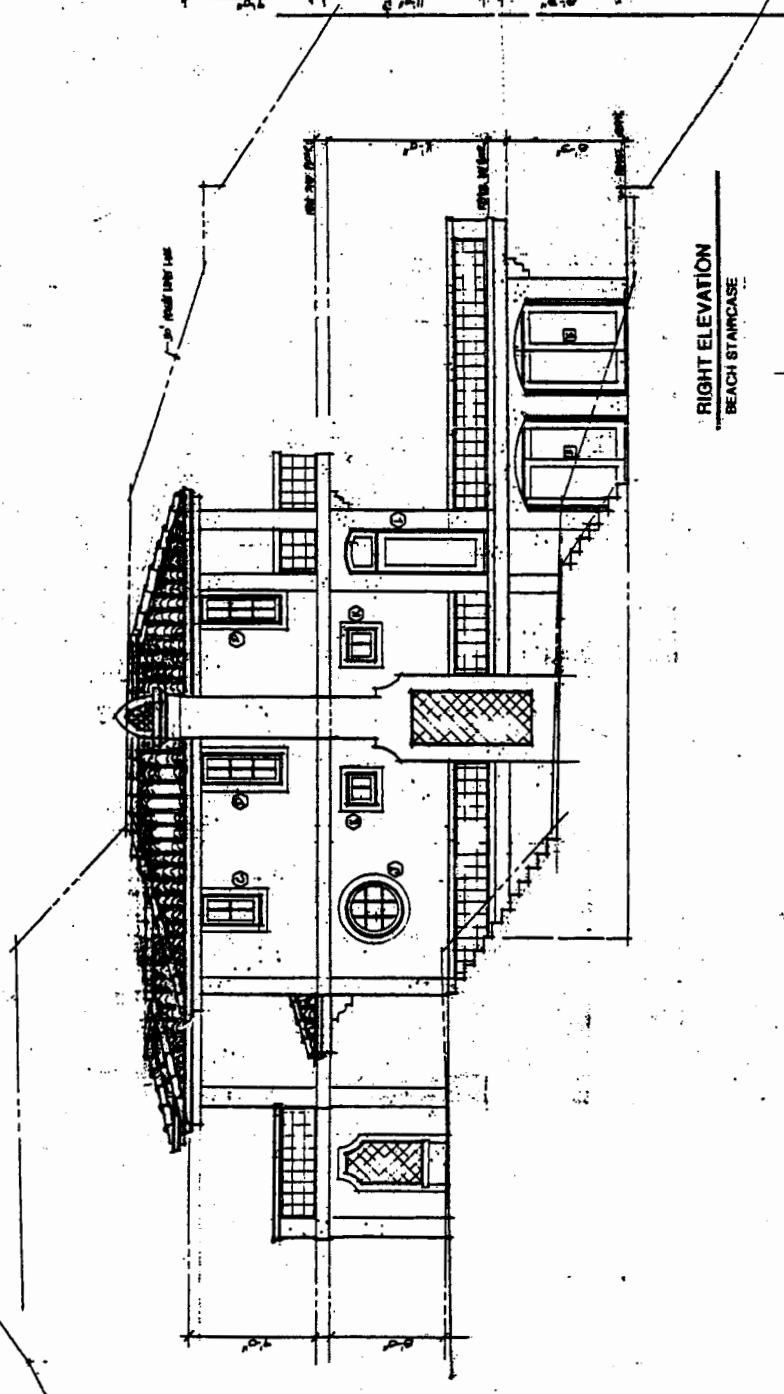


LEFT ELEVATION
SIDE/ SOUTH

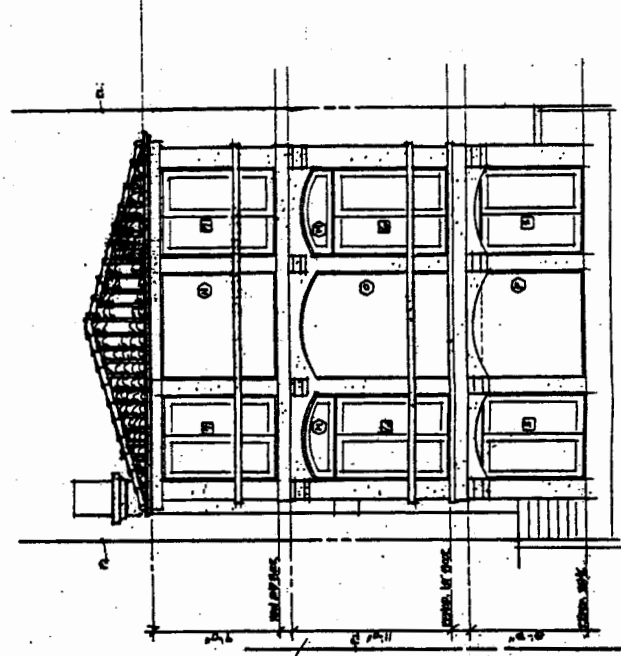


FRONT ELEVATION
ESPLANADE/ EAST

1. ALL PERMS. SHOWN MUST BE OBTAINED FROM THE LOCAL HEALTH DEPARTMENT.
2. ALL PERMS. SHOWN MUST BE OBTAINED FROM THE LOCAL HEALTH DEPARTMENT.
3. ALL PERMS. SHOWN MUST BE OBTAINED FROM THE LOCAL HEALTH DEPARTMENT.
4. ALL PERMS. SHOWN MUST BE OBTAINED FROM THE LOCAL HEALTH DEPARTMENT.
5. ALL PERMS. SHOWN MUST BE OBTAINED FROM THE LOCAL HEALTH DEPARTMENT.
6. ALL PERMS. SHOWN MUST BE OBTAINED FROM THE LOCAL HEALTH DEPARTMENT.
7. ALL PERMS. SHOWN MUST BE OBTAINED FROM THE LOCAL HEALTH DEPARTMENT.
8. ALL PERMS. SHOWN MUST BE OBTAINED FROM THE LOCAL HEALTH DEPARTMENT.
9. ALL PERMS. SHOWN MUST BE OBTAINED FROM THE LOCAL HEALTH DEPARTMENT.
10. ALL PERMS. SHOWN MUST BE OBTAINED FROM THE LOCAL HEALTH DEPARTMENT.



RIGHT ELEVATION
BEACH STAIRCASE



REAR ELEVATION
PACIFIC COASTAL COMMISSION

AS-RD B-04-261

EXHIBIT # 5

RECEIVED
South Coast Region

SEP 20 2004

COASTAL COMMISSION



LUCAST CONSULTING

Coastal Land Use Planning & Advocacy

Post Office Box 8892

Rancho Santa Fe, California 92067

September 15, 2004

Mr. Chuck Posner
California Coastal Commission
200 OceanGate, Suite 1000
Long Beach, CA 90802

Re: A-5-RDB-04-261 (Doyle, Redondo Beach)--Amendment to Project Description

Dear Chuck:

As you know, I represent Michael and Kimberly Doyle with regard to the appeal of the City of Redondo Beach coastal development permit for the addition to their home at 801 Esplanade (your number A-5-RDB-04-261). I am writing to amend the project description to clarify view protection issues raised at the public hearing on "substantial issue" conducted August 12, 2004.

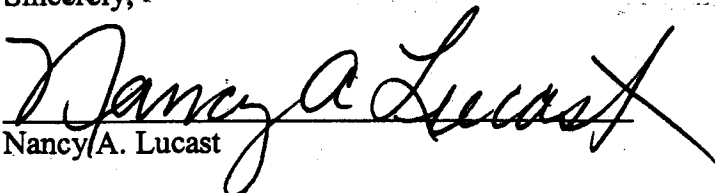
The project description is hereby amended as follows:

1. The existing fence (constructed in 1951) that encroaches into the City right-of-way north of the project site will be relocated to the property line separating the Doyle's ownership and the City property.
2. The existing gas meter that encroaches into the City right-of-way north of the project site will be relocated to within the Doyle's ownership.
3. The existing tree at the northeast corner of the existing Doyle residence, which encroaches into the City right-of-way north of the project site, will be removed.

I trust this clarifies the intent of both Mr. and Mrs. Doyle and the City's approval.

We look forward to working with you on this matter. Please do not hesitate to call me if you have any questions or require additional documentation.

Sincerely,


Nancy A. Lucast

cc: Mr. and Mrs. Doyle
Mr. Randy Berler, Planning Director, City of Redondo Beach

COASTAL COMMISSION
AS-RDB-04-261

EXHIBIT # 6
PAGE 1 OF 3

Office of the City Manager

415 Diamond Street, P.O. Box 270
Redondo Beach, California 90277-0270
www.redondo.org

tel 310 372-1171
fax 310 379-9268

September 16, 2004

Chuck Posner
Coastal Program Analyst
South Coast District
California Coastal Commission
200 Ocean Gate
Long Beach, CA. 90802-4302

**Re: A-5-RDB-04-26 (Doyle, Redondo Beach)--City of Redondo Beach Concurrence with
Amendment to Project Description**

Dear Mr. Posner:

The City of Redondo Beach concurs with the amendment to the project description relating to 801 Esplanade as reflected in the letter of September 15, 2004 from Nancy Lucast representing Michael and Kimberly Doyle. This will assure:

- 1) relocation or reconstruction within the project site property line of the existing fence that encroaches into the public access north of the project site;
- 2) relocation on the project site of the existing gas meter that encroaches into the public access north of the project site;
- 3) removal by the City of the existing ficus tree located in the public access immediately north of 801 Esplanade consistent with the direction provided by the City Council.

If you have any further questions, please contact Randy Berler, Planning Director, at 310.318.0637.

Sincerely,


John Eaker
CITY MANAGER

COASTAL COMMISSION

Attachment: Letter from Nancy Lucast, September 15, 2004.

EXHIBIT # 6
PAGE 2 OF 3

**Chronology
801 Esplanade**

- 1903: Knob Hill Tract Subdivision, including Lot 5 of Knob Hill Tract (801 Esplanade) as a 50 foot wide by 100 foot deep lot.
- 1948: Northerly 20 feet of lot deeded to the City for public accessway.
- 1950: Property deed restricted from building above the street level any further west than 60' from the Esplanade property line.
- 1952: Existing home constructed.
- 1964: Property zoned R-6 high density residential permitting height of 60 feet.
- 1981: Coastal LUP certified by the Coastal Commission designating the property as Medium Density Residential permitting height of 38 feet including 2 stories plus a mezzanine over semi-subterranean parking.
- 1996: Zoning Map amended redesignating property to R-1 with a 30 foot height limit.
- 2001: Coastal Commission certifies LUP amendment 1-2000 (on May 7, 2001) which redesignated the property as R-1 with a 30 foot height limit. This first major LUP amendment addressed public views by providing that the area designated P (Public) west of Esplanade shall be maintained and preserved for public open space and public recreational use. The LUP amendment also added view protection language for the harbor area and in conjunction with density bonuses. No other general or specific view protection policies exist in the LUP.
- 2003: Application for modification submitted on 2/12/03 for addition to single family home at 801 Esplanade. No appeal received within 10-day appeal period.
- 2003: Coastal Commission approves Coastal Development Permit for 1,152 square foot second story addition with a height of 30 feet at 807 Esplanade (3 lots south of 801 Esplanade) on May 6, 2003.
- 2003: Coastal Commission certifies LCP for Area 1 of the Coastal Zone on Sept. 11, 2003. Application for Coastal Development Permit filed by the Doyles with the Coastal Commission is referred back to the city.
- 2004: Coastal Permit application approved by the Planning Commission. Appeal denied by the City Council. City Council decision appealed to Coastal Commission.

COASTAL COMMISSION

EXHIBIT # 6
PAGE 3 OF 3

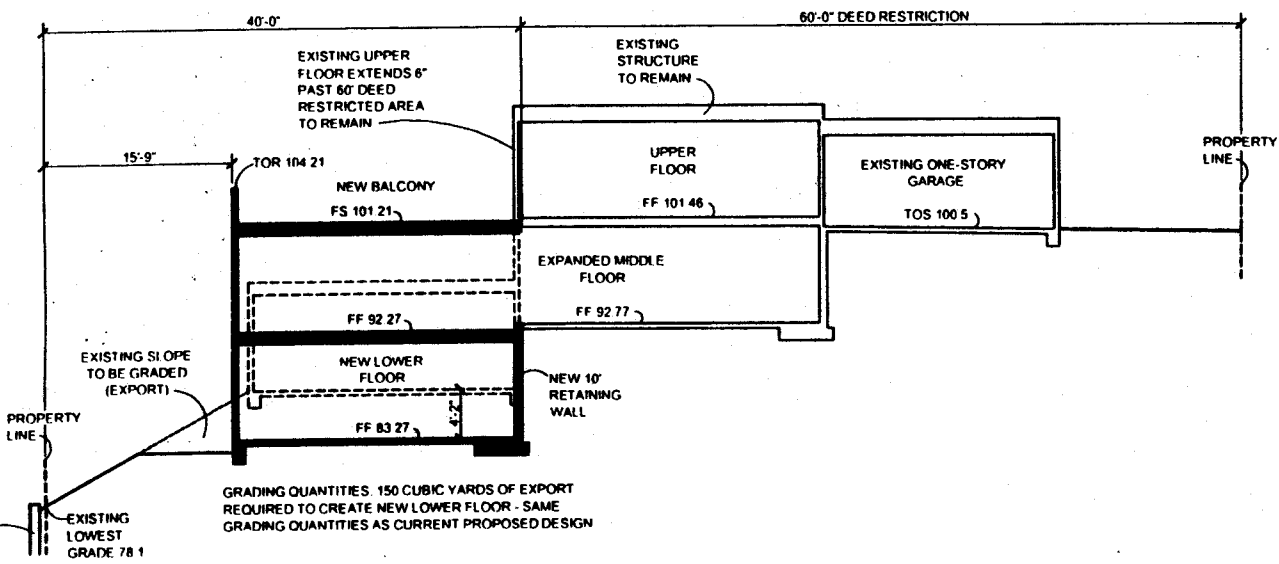
Project Site
(Tree Removed) ↓

COASTAL COMMISSION
AS-RDB-04-261

EXHIBIT # 7

PAGE 1 OF 1

SHEET 5



ALTERNATIVE DESIGN NEW ADDITIONAL AREA	
ADDED UPPER FLOOR AREA	0 SQ FT
ADDED MIDDLE FLOOR AREA	262 SQ FT
NEW LOWER FLOOR AREA	574 SQ FT
TOTAL ADDED AREA	836 SQ FT

**801 ESPLANADE
REDONDO BEACH, CALIFORNIA**

DRAWING PREPARED
BY THOMAS J RULE ARCHITECT
LICENSE #C24490

INFORMATION SHOWN BASED ON DRAWINGS
ON FILE AT CITY OF REDONDO BEACH PREPARED
BY BLAKE STEPHENS, ARCHITECT
& LEWIS SOLOFF, SURVEYOR

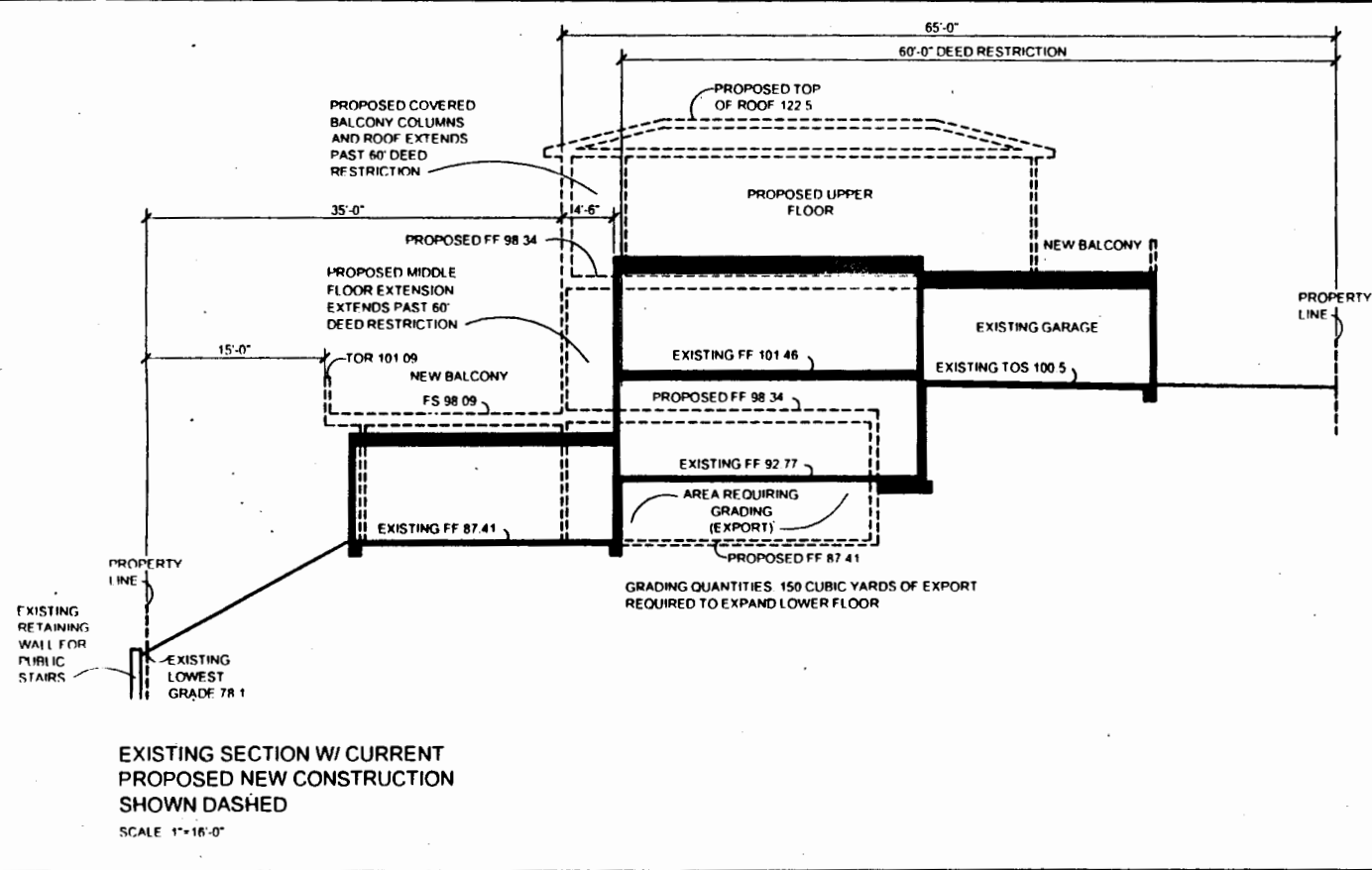
ALTERNATIVE DESIGN SECTION
SCALE 1"=18'-0"

Appellant's Preferred Alternative

COASTAL COMMISSION
A5-RDB-04-261

EXHIBIT # 8
PAGE 1 OF 2

SHEET 4



801 ESPLANADE
REDONDO BEACH, CALIFORNIA

DRAWING PREPARED
BY THOMAS J. RULE ARCHITECT
LICENSE #C24490

INFORMATION SHOWN BASED ON DRAWINGS
ON FILE AT CITY OF REDONDO BEACH PREPARED
BY BLAKE STEPHENS, ARCHITECT
& LEWIS SOLOFF, SURVEYOR

COASTAL COMMISSION
AS-RD13-04-261

EXHIBIT # 8
PAGE 2 OF 2

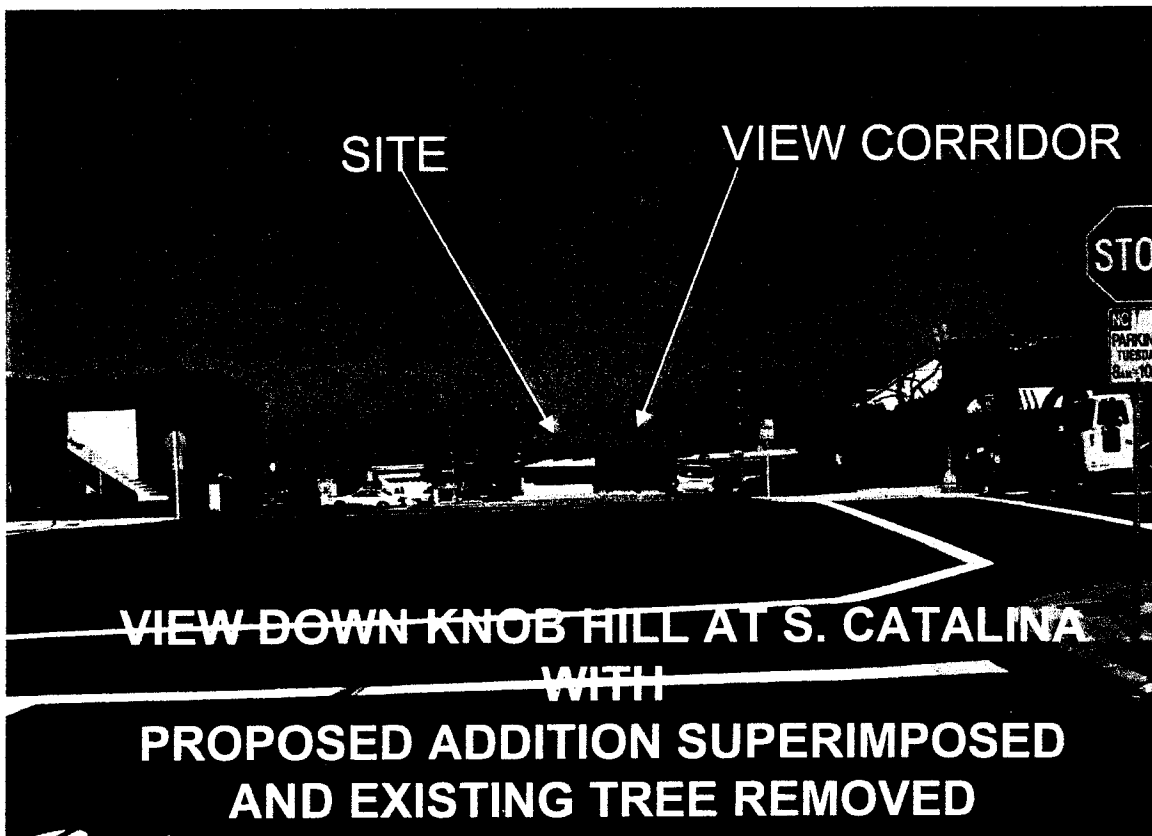
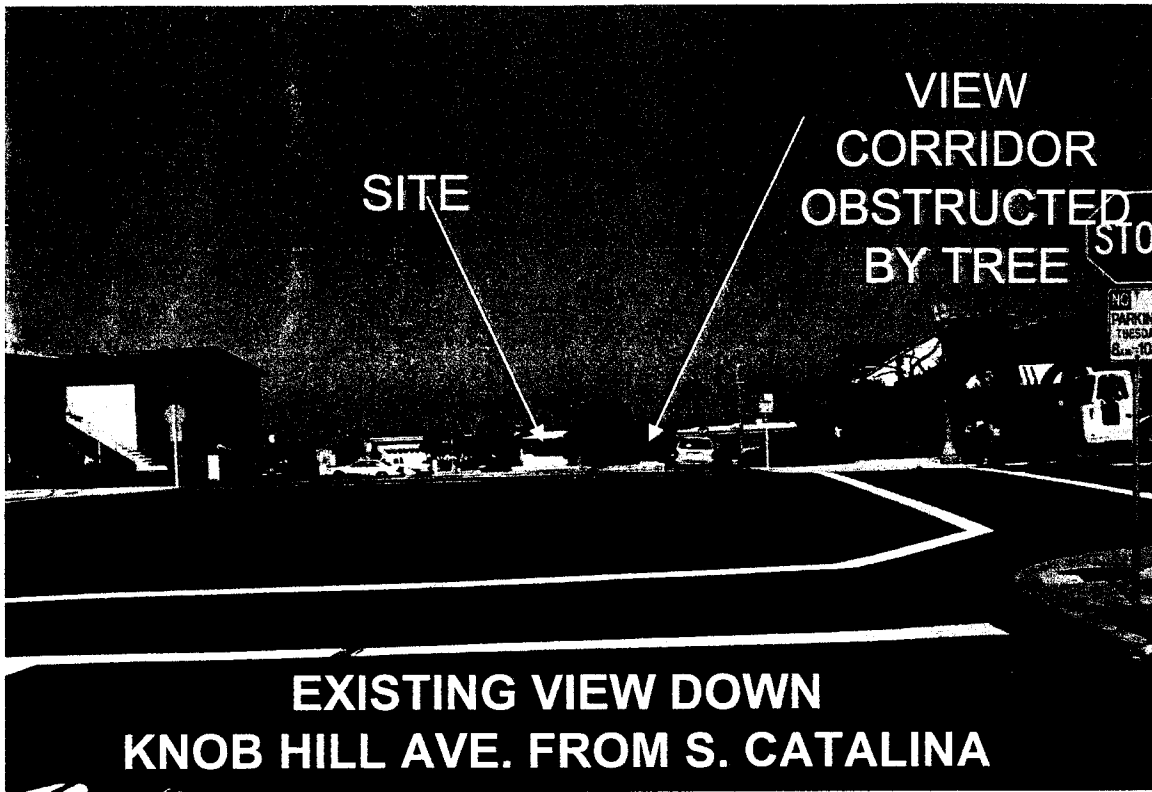
APPENDIX A

APPLICANTS' & PROPONENTS' CORRESPONDENCE

A-5-RDB-04-261

801 Esplanade

October 28, 2004



**Michael and Kimberly Doyle
801 Esplanade Street
Redondo Beach, California 90277**

September 22, 2004

Mr. Chuck Posner
California Coastal Commission
200 Ocean Gate
Suite 1000
Long Beach, CA 90802

RECEIVED
South Coast Region

SEP 22 2004

CALIFORNIA
COASTAL COMMISSION

Re: Appeal No. A-5-04-261 (Doyle, Redondo Beach)

Dear Mr. Posner:

Yesterday, we reviewed your file on the appeal of our proposed 835 sq. ft. second story addition to our existing 1,673 sq. ft. home in Redondo Beach. In the file, we discovered a submittal from one of the appellants which we believe inaccurately represents the facts and mischaracterizes the LCP view protection requirements.

The constraints of time necessary to meet your publication deadline prevent us from providing a complete rebuttal, but we felt that the attached photos would be somewhat responsive to the points raised by the appellants. The picture on the appellant's flyer is taken from one very selective location and unfortunately, not an honest or fair representation of the public views that exist along Knob Hill Avenue.

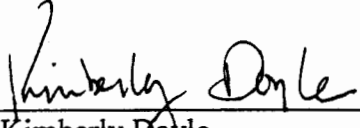
In addition, we have submitted to you letters supporting our proposal, including letters from two individuals who had previously signed the petition opposing our project rescinding their opposition. Since the petition circulators had not presented the facts of the case, both regretted having signed it once they knew the truth of the proposal. If the appellant's flyers had given any indication of what is actually proposed and not left to imagine some monstrous building (such as those just north of our site), we have no doubt that others we cannot contact would have a similar reaction.

We hope that you will provide the attached exhibits to your Commission along with your staff recommendation. We will provide a more complete rebuttal to the appellant's arguments at the public hearing in October.

Sincerely,



Michael Doyle



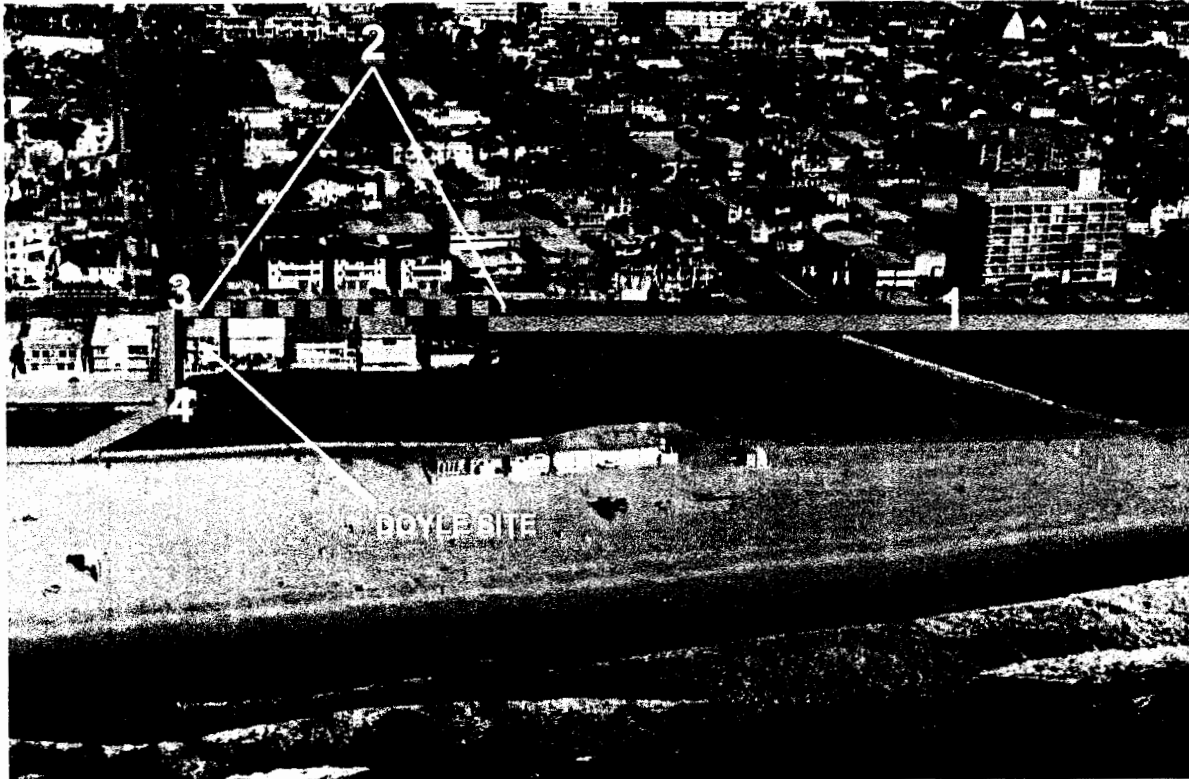
Kimberly Doyle

enclosure

cc: Randy Berler, Redondo Beach Planning Director
Nancy Lucast

PUBLIC VIEWS FROM THE REDONDO BEACH ESPLANADE

Source: California Coastal Records Project, Image 4348



1. THE ESPLANADE ACCESSWAY RUNS NORTH ALONG THE BLUFFTOP TO THE RESIDENTIAL LOTS SOUTH OF KNOB HILL AVE;
2. AT THIS POINT IT FOLLOWS THE SIDEWALK ON THE WEST SIDE OF THE STREET---THERE ARE NO VIEWS TO THE OCEAN ALONG THIS STRETCH DUE TO THE PRESENCE OF EXISTING DEVELOPMENT;
3. AT KNOB HILL AVENUE, NORTH OF THE DOYLE RESIDENCE, THE ESPLANADE ACCESSWAY TURNS WEST, DOWN THE PUBLIC ACCESS STEPS;
4. AT THE BOTTOM OF THE STEPS, THE ESPLANADE ACCESSWAY BIFURCATES TO RUN NORTH ALONG THE BLUFF FACE BELOW EXISTING DEVELOPMENT AND ALONG THE BEACH AT THE TOE OF THE BLUFF.

Thomas Gaian
229 Avenue E
Redondo Beach, CA 90277

Wednesday, June 09, 2004

Michael and Kim Doyle
801 The Esplanade
Redondo Beach, CA 90277

Dear Mr. & Mrs. Doyle,

I would like to apologize for signing the "Friends of Knob Hill" petition.

Please note that I have asked them to remove my name from that petition, I have also asked the City Clerk to remove my name from that petition.

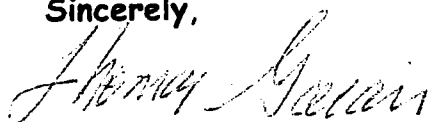
I must admit that while walking my dog a month or so ago I saw a sign "Save the View" and signed it. What a mistake! I should have taken the time to fully understand the facts of this matter.

Had I known all the facts I would not have signed it and regret doing so?

Please inform your son that I appreciate his service to our Country.

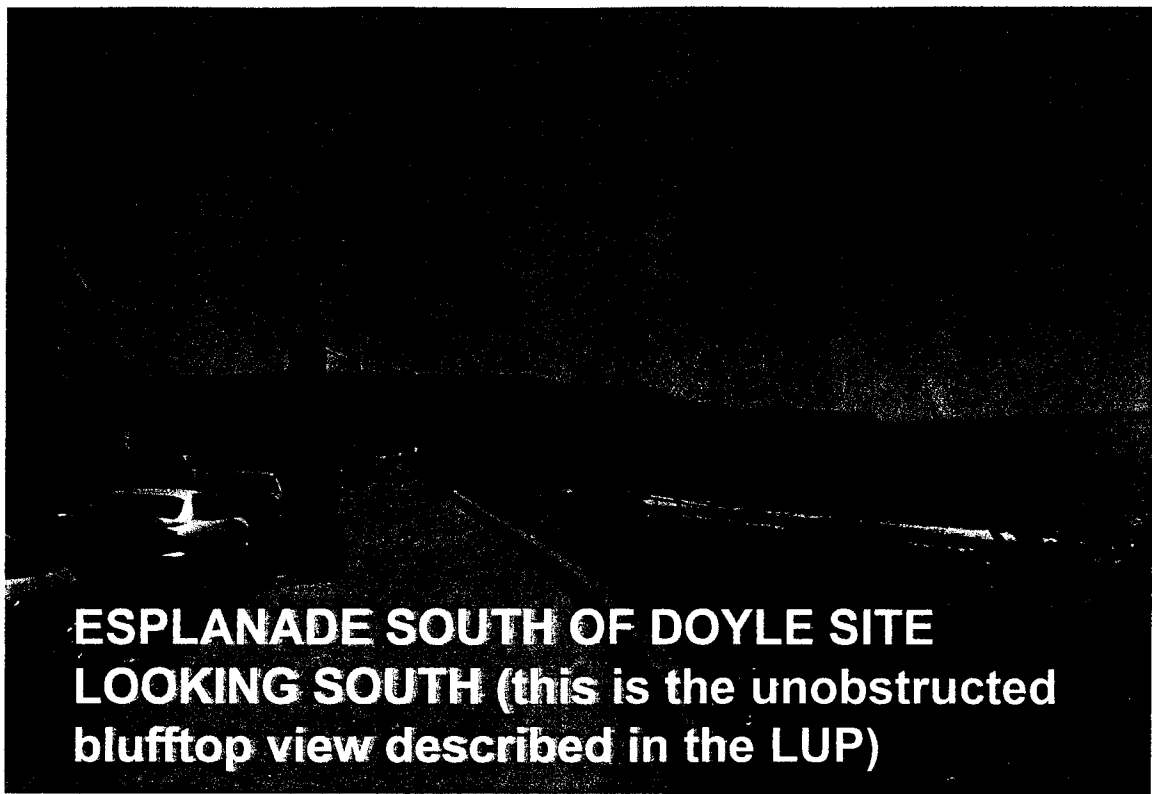
If you can think of anything that I can do to help you with this matter please let me know.

Sincerely,

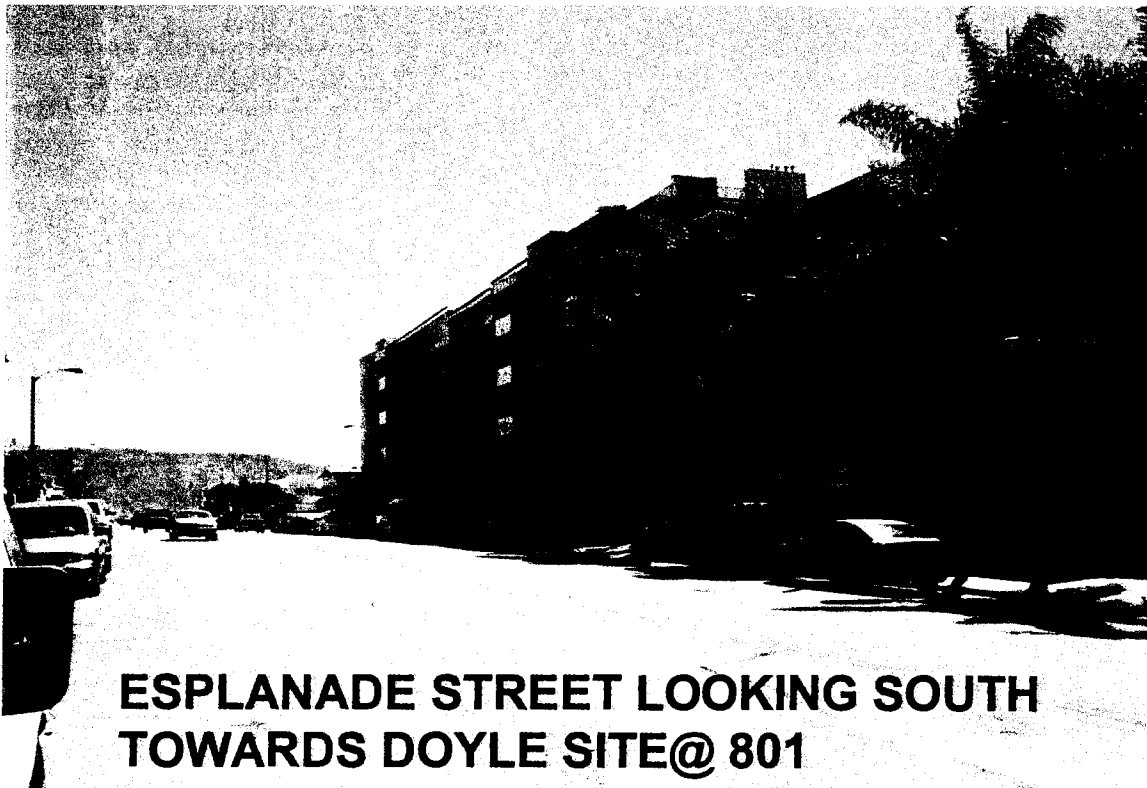


Thomas Gaian

Cc: Gerard Bisgnano
City Clerk



**ESPLANADE SOUTH OF DOYLE SITE
LOOKING SOUTH (this is the unobstructed
blufftop view described in the LUP)**



**ESPLANADE STREET LOOKING SOUTH
TOWARDS DOYLE SITE@ 801**

ROBERT A FREEMAN
611 ESPLANADE
REDONDO BEACH, CA 90277

April 19, 2004

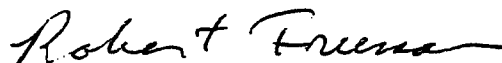
City of Redondo Beach
415 Diamond Avenue
Redondo Beach, CA 90278

To the Redondo Beach City Council:

This letter is to support Michael and Kimberly Doyle in their application to build at 801 Esplanade, which promises to be constructed in accordance with the zoning regulations, building codes, and all other regulations.

I had been under the impression that the property in question was at an address one block north that is in deplorable condition and has been for many years. Somewhat vindictive on my part, I'm afraid, I signed a petition to have its rebuilding stopped, because I felt the negligent owners were just building a monster house of the kind that has already ruined many neighborhoods in Redondo Beach. Since then, I have learned the correct address of the Doyles and the nature of their project, and would like to rescind my signature on the petition and instead lend my support to the Doyles and their plans to build.

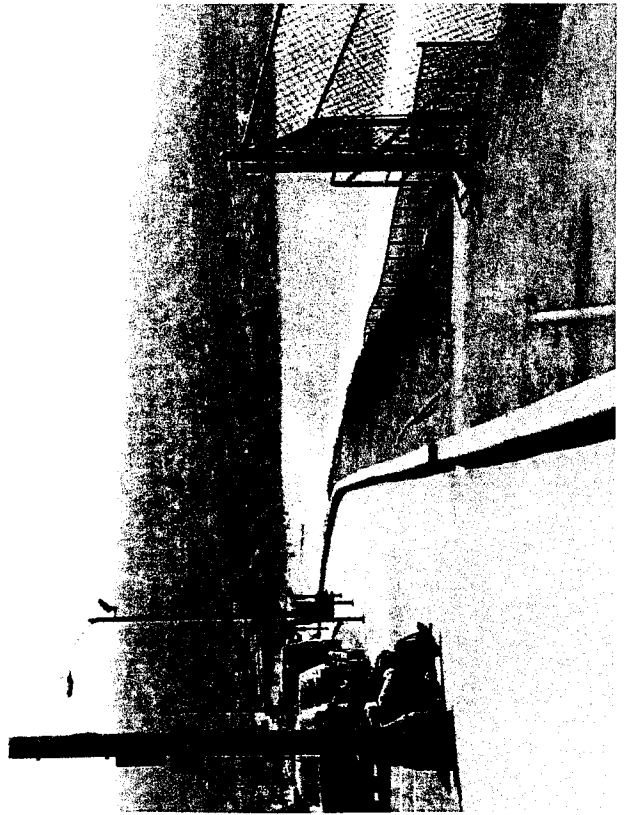
Sincerely,



Cc: Michael & Kimberly Doyle
801 Esplanade
Redondo Beach, CA 90277



Esplanade Blufftop Walk
Looking South



Thomas Gaian
229 Avenue E
Redondo Beach, CA 90277

SEP 16 2004

COMMISSION

Wednesday, September 15, 2004

California Coastal Commission
South Coast District
200 OceanGate, Suite 1000
Long Beach, CA 90802-4302

Attn: Chairman Mike Reilly
Re: Coastal Development Permit No. A-5-RDB-04-261 (Doyle)

Dear Commissioner Reilly and members of the California Coastal Commission,

I live in the beach area of Redondo Beach near Knob Hill Avenue. I am writing to request your support in approving the above mentioned permit for the property located at 801 Esplanade Redondo Beach, CA.

I am currently a member of the Historical Commission in the City of Redondo Beach and also my home is a designated landmark in the City of Redondo Beach. I mention this to reflect that I support preservation and encourage it.

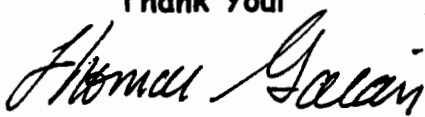
I am also in favor of preserving our ocean views where possible.

The project at 801 Esplanade in modest in terms of other developments and the presents no real change of the view on Knob Hill.

It seems to me that the owners of the property have been more than willing to work with everybody to come to an agreement. I also understand that they have agreed to reduce the height of there proposed home by more than 20% of the maximum allowed to attempt to reach an agreement.

This project will NOT affect the ocean view from Knob Hill and if you have an opportunity please try and see it yourself.

Thank You!



Thomas Gaian

Cc: All Commission Members and Staff

Esplanade Blufftop Walk
Looking North



Chuck Posner
California Coastal Commission
P.O. Box 1450
200 Oceangate, 10th Floor
Long Beach, California 90802-4416

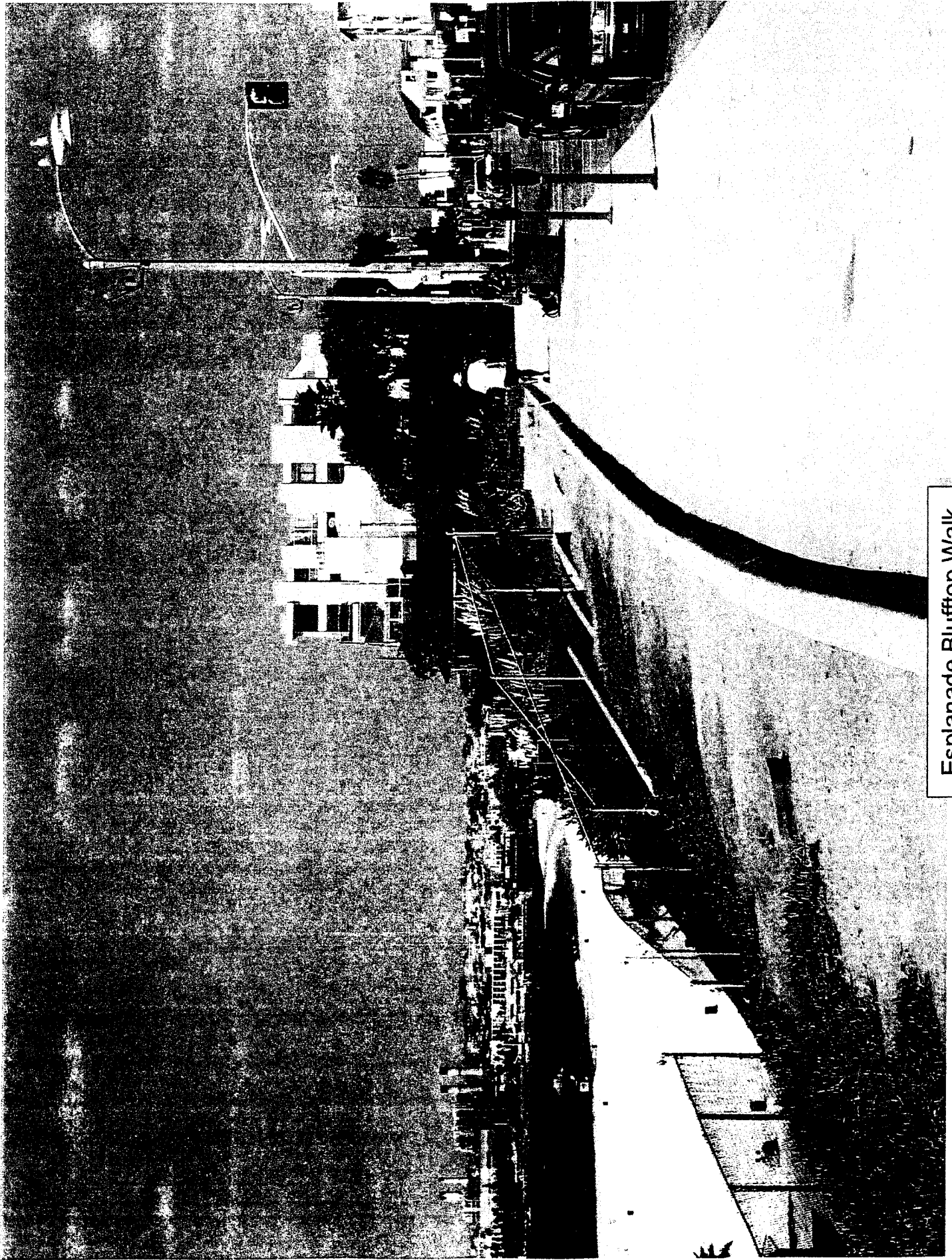
re: Permit # A-5-RDB-04-261
"IN FAVOR of Construction"

Dear Chuck,

I am FOR the rights of the homeowner to build to the height extent that he has by law as a homeowner.

Other homeowners who have purchased behind him may be sad they are losing some view, but they did buy "Behind" and did not buy the ocean front properties.

John Reed
MUSIC ROOM PRODUCTIONS ®
525 South Francisca Ave.
Redondo Beach, CA 90277
e-mail: MRP@aol.com
Off: (310) 316-4551
Cell: (310) 503-1198
Website: MUSICROOMONLINE.com
Editorial Website: Hollywood2You.TV



Esplanade Blufftop Walk
Looking North



MUSIC ROOM PRODUCTIONS®

for an Interactive World

FACSIMILE COVER PAGE

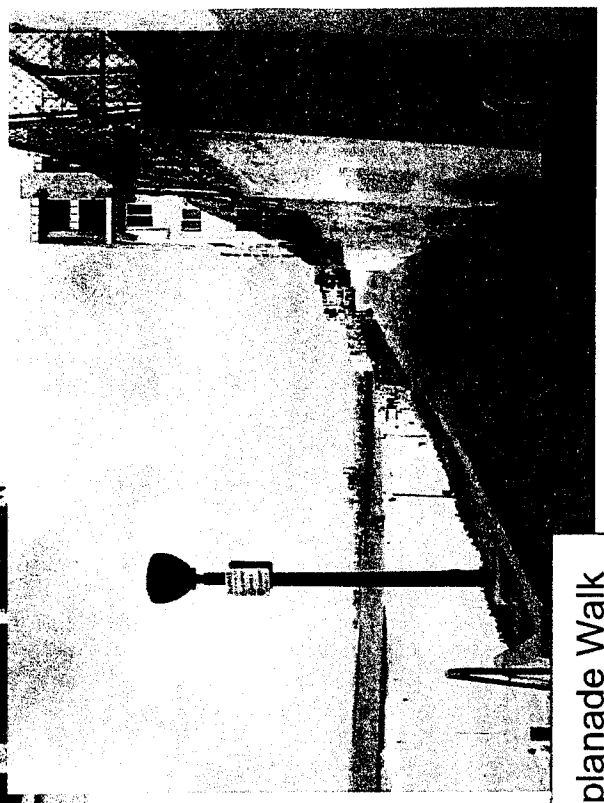
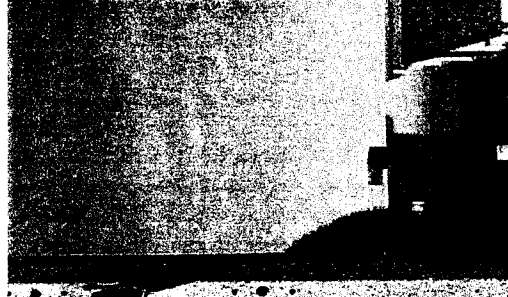
To: Chuck Posner	From: John Reed
Fax #: 1-562-590-5084	Fax #: Call or e-mail MRP@aol.com
Company: California Coastal Commission	Tel #: 310 316-4551
Subject:	
Sent: 9/13/04 at 10:45:32 AM	Pages: 2 (including cover)

MESSAGE:

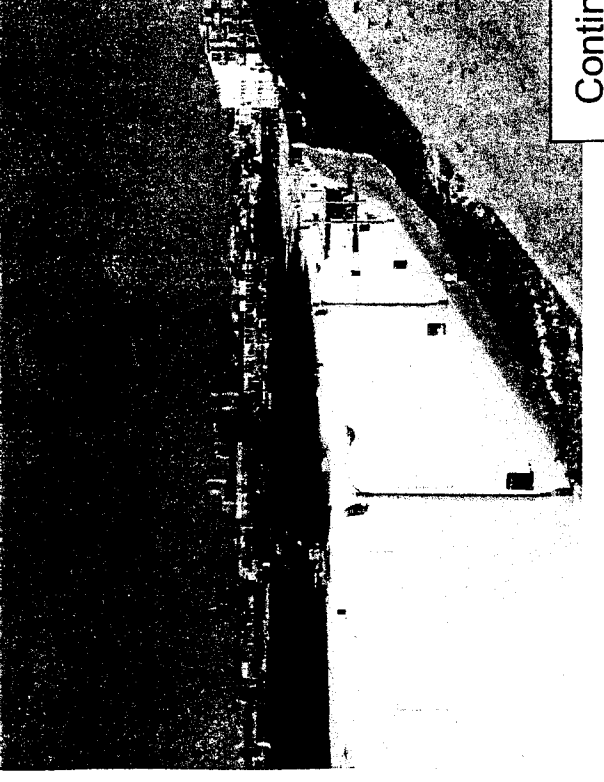
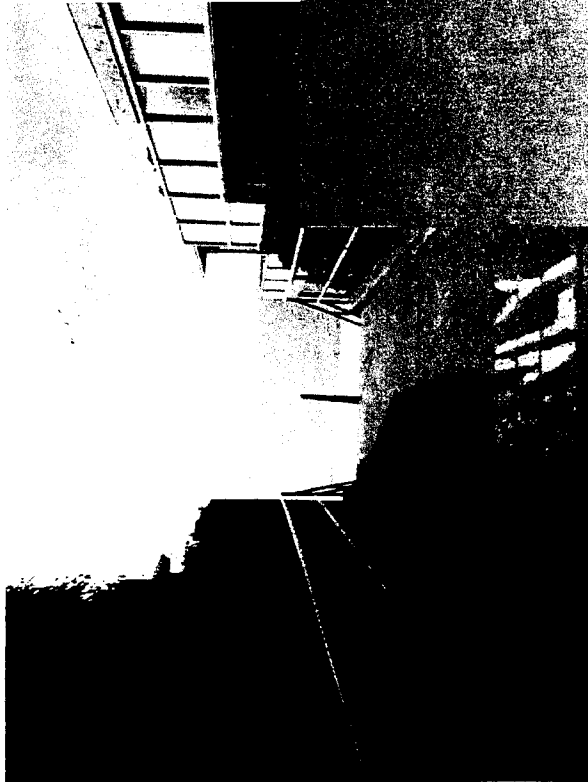
IN FAVOR OF CONSTRUCTION on Knob Hill



Knob Hill
Access Stairs



Continuation of Esplanade Walk
North to Pier & Harbor



Sachar

708 South Catalina Avenue
Redondo Beach, California 90277
310-316-2645

September 13, 2004

Mr. Chuck Posner
California Coastal Commission

Re Permit #A-5-RDB-04-261
Support for construction

Dear Mr. Posner,

I support the construction additions to be made to the house on the Esplanade and Knob Hill in Redondo Beach. I have attended the meetings in Redondo and have expressed my support to the construction at those meetings.

As you know the Redondo Beach City Council, The Redondo Beach Planning Commission and the Redondo Beach Planning Staff have exhaustively reviewed this matter and they all support the construction.

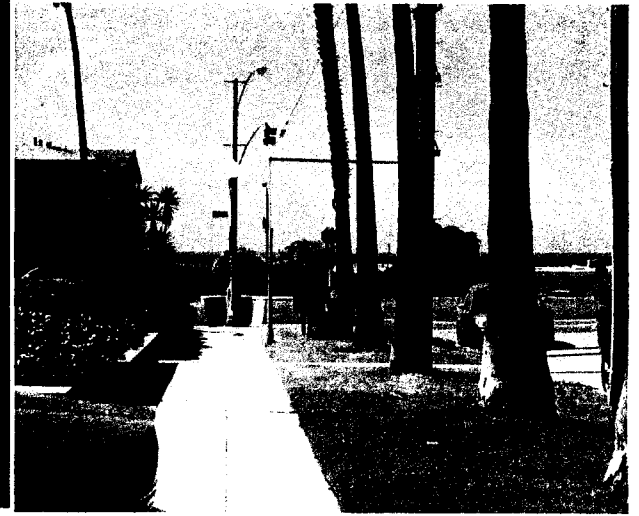
All of the actions against the construction were spearheaded by the people at 732 Catalina Avenue who invented a "Knob Hill View Corridor" to help in the multi million dollar sale of their house that is now in process. The house at 732 has been rebuilt several times and now has over 3600 square feet but they will not allow the people on the Esplanade to add a second story to a house with less than 1000 sq ft of usable space.

I request that the Commission deny their appeal. We have no view ordinances in Redondo Beach and that has served the community well.


Howard and Beverly Sachar



Sent by FAX to 562-590-5084



Existing views while walking down south side of Knob Hill Avenue between PCH and Esplanade Street - there is no view of the coastline and the view of the ocean is almost fully obstructed until Catalina and once you reach Esplanade Street there is no view due to the presence of existing development

September 20, 2004

California Coastal Commission
South Coast District
200 Oceangate, Suite 1000
Long Beach, CA 90802-4302

Attn: Chairman Mike Reilly

Re: Coastal Development Permit No. A-5-RDB-04-261 (Doyle)

Dear Commissioner Reilly and members of the California Coastal Commission:

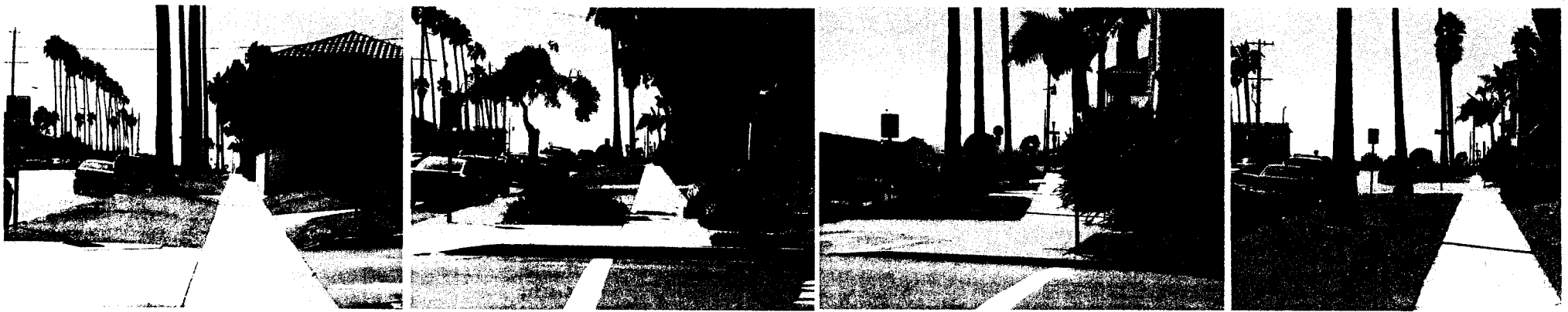
My wife Sharon and I own and occupy a home at 709 Esplanade, Redondo Beach 90277. While we do not know the Mike and Kim Doyle personally, we believe strongly that your commission should approve their request for a Coastal Development Permit for a second story addition to their home at 801 Esplanade.

Let me start by saying that the lot adjacent to our home to the South and the three lots adjacent to the North will very shortly be sold and redeveloped with larger structures than are now present on these properties. Needless to say, our personal preference would be that any new development on these properties be restricted height wise to the height of the existing buildings as this would protect some spectacular ocean views from the upper stories of our home. On the other hand, we recognize that this city and this nation are governed by the **rule of law**; this fact is one of the principle reasons why investing in property in the USA represents a solid portfolio strategy. The Doyle's as well as the owners of property adjacent to ours should therefore be free to construct any building on their property as long as these structures conform (in this case) to the City of Redondo Beach Certified Local Coastal Program and the public access policies of the Coastal Act. It is our understanding that the 2nd floor addition to the Doyle's residence does in fact conform to these guidelines in every respect.

While we can empathize with those who may lose some line of sight views of the ocean due to this addition (we may be put in the same position by future developments on both sides of our property), we believe that the **rule of law** should prevail. Quite frankly, if these neighbors have an issue with the current LCP or Coastal Act, they should exercise their right of **due process** to have those policies changed; not try to restrict the current investors/owners from acting responsibly within their rights under these policies.

Sincerely,

Robert A. Choulet
709 Esplanade
Redondo Beach, CA 90277



Existing views while driving and walking down north side of Knob Hill Avenue between PCH and Esplanade Street - no view of coastline and the view of the ocean is almost fully obstructed until you near Catalina and that view is through the existing Public Access Corridor

9/21/04

California Coastal Commission
South Coast District
200 OceanGate, Suite 1000
Long Beach, CA 90802-4302

Attn: Chairman Mike Reilly

Re: Coastal Development Permit No. A-5-RDB-04-261 (Doyle)

Dear Commissioner Reilly and members of the California Coastal Commission:

We are property owners of the property two doors north of the subject property and have been here for over 8 years. We are writing in support of the subject permit request that is now before your commission.

This matter has been referred to you for a decision based on the implications of an appeal filed by parties concerned about the impact of this proposed construction project on the view in the "Knob Hill View Corridor". They reference the view on the Esplanade walkway from Torrance to Knob Hill and the property in question but ignore the fact that there currently exist five homes that block any view of the beach and water from Avenue A to Knob Hill currently and these include the home in question.

This assertion of view blockage is ironic in that the appellant parties contend that the very large ficus tree that is adjacent to Doyle's home is some sort of landmark in the area and, in fact, nothing could be further from the truth. The tree is overgrown and on city property and is a blight on the area dropping leaves and blocking any view of the ocean and beach from the corridor.

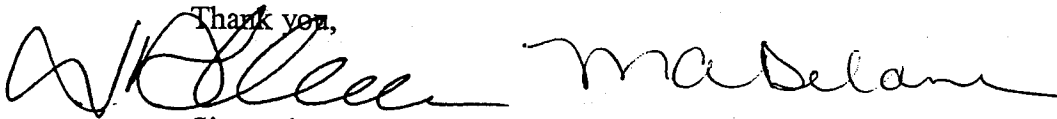
Further, this tree has currently grown higher than the proposed expansion that this appeals is addressing and is a public nuisance in the process. And, it is a misrepresentation of the facts in this matter and an example of the problems in dealing with this permit process. Both of the primary parties who are attempting to block this project are in the process of selling their properties and both are motivated here, purely for their future financial gain.

As to their assertions, they range from pure fabrication to the nonsensical. The properties south of Doyle block any view of the water and sand from the sidewalk and have for years. We walk there at least once a day. The stairs to the mid-bank walkway does not pass in front of the Doyle property and has no bearing on the matter. And, the property three doors down from Doyle's to the south is being re-built according to the same code and will tower over the design the Doyle's have proposed. This inconsistency is clearly unconscionable in that it raises the question of how can one party two doors down can be

permitted to expand their property within the limits of all city/county/coastal standards and another 60 feet away be artificially constrained?

This matter should never had been elevated to your consideration in that the proposed design is fully within the parameters of the zoning and this has been clearly established in prior considerations. Please confirm the rights of these very patient people (the Doyle's) and provide the rightful approval to which they are entitled.

Thank you,

A handwritten signature in black ink, appearing to read "John and Maryhelen Delane". The signature is written in a cursive, flowing style.

Sincerely,
John And Maryhelen Delane
737 Esplanade
Redondo Beach, CA 90277

19 September 2004

California Coastal Commission
South Coast District
200 Oceangate, #1000
Long Beach, CA 90802

Attn: Chairman Mike Reilly

re: Coastal Development Permit #A-5-RDB-04-261 (Doyle)

Dear Commissioner Reilly & Members of the California Coastal Commission:

This letter is in support of Mike and Kim Doyle in their effort to make a modest addition to their home @ 801 Esplanade, Redondo Bch.

As a property owner, I am cognizant of our rights and responsibilities as they relate to the community. I live one neighborhood north of that which surrounds 801 but for two decades, I was a single parent renting a cottage in this neighborhood and know well the Esplanade, the cross streets and the stairs down to the old walk path. There is no such "Knob Hill View Corridor". No scenic, precious coastal resource is to be found there. The "corridor" is a figment of someone's imagination. The "corridor" is a fiction.

The Redondo Beach City Council unanimously approved the 801 permit. CCC Staff report (7/22/04) states that the appeals "raise no substantial issue".

I urge that the Doyle's 801 2nd story addition be approved.
I urge that any governmental impediment thereto be rescinded.

Sincerely,

Adele Borman 
225 South Guadalupe
Redondo Beach, CA 90277
(310)318-1188

cc to Commissioners: Dr. Wm. A. Burke, Vice-Chair
Meg Caldwell
Steven Kram
Bonnie Neely
Sara Wan
Pedro Nava
Toni Iseman
Patrick Kruer
Dave Potter
Scott Peters
Trent Orr
Amanada Susskind

Staff: Chuck Posner

TIMOTHY M. O'CONNOR
803 ESPLANADE
REDONDO BEACH, CALIFORNIA 90277
(310) 543-1121 ♦ TELEPHONE & FAX

September 19, 2004

California Coastal Commission
South Coast District
200 Oceangate, Suite 1000
Long Beach, CA 90802-4302

Attn: Chairman Mike Reilly

Re: Coastal Development Permit No. A-5-RDB-04-261 (Doyle)

Dear Commissioner Reilly and members of the California Coastal Commission:

I live at 803 Esplanade; my residence adjoins the Doyle residence to the south. I am writing this letter to state my full support for the approval of a Coastal Development Permit (CDP) for a 23 foot second story addition to the Doyle's existing one story single family residence.

I understand that four appeals to your Commission were filed challenging Redondo Beach's unanimous approval of a Local Coastal Development Permit (LCP) and that the issues on appeal are limited to a determination of whether the proposed project violates:

- 1) Any view protection provisions of the LCP.
- 2) Any public access policies of the California Coastal Act (CCA).

I read the Coastal Commission Staff Report of July 22, 2004 to this Commission (the Staff Report) recommending a finding that the appeals do not raise a substantial issue and that the approval by Redondo Beach of the Doyle's proposed second story addition should stand. I respectfully submit that the Declarations set forth in the Staff Report are a complete answer to two issues raised by the appellants once set forth in the preceding paragraph.

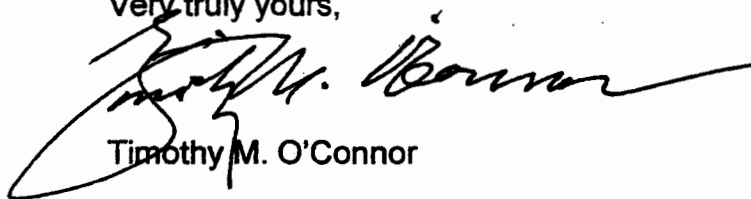
Please consider the following additional points in determining this matter.

1. The Doyle's application for a second story addition is permitted under the LCP.

2. Any public view in the 800 block on the ocean side of the Esplanade from street level has been blocked by the existing five residences for more than 50 years.
3. This Commission recently approved (June 2003) a 30 foot second story addition for Peter Cusick at 807 Esplanade, 2 doors & 100 feet south of the Doyle's residence. [Coastal Development Permit 5-03-008 (Cusick)]
4. In 1948 the subdivider for the 5 oceanside lots granted 20 by 100 feet (2000 square feet) of the Doyle lot to the City, creating a public access stairway to the Beach reducing the Doyle's lot to 30 by 100 feet (3000 square feet).
5. A deed restriction on the five lots and Redondo Beach Ordinances prevent the Doyles from expanding their small existing home (1673 square feet) other than their proposal to add 835 feet with a second story.
6. Two of the appellants (Moffat and Gyuricza) seem more concerned about money than view; each listed their residences for sale in the last 2 years; both re-listed them for sale after appealing to this Commission and both are currently for sale.

Please grant the Local Coastal Development Permit to the Doyles authorizing a second story addition to their residence.

Very truly yours,



Timothy M. O'Connor

cc: Commissioners: Dr. William A. Burke, Vice-Chair
Meg Caldwell
Steven Kram
Bonnie Neely
Sara Wan
Pedro Nava
Toni Iseman
Patrick Kruer
Dave Potter
Scott H. Peters
Trent Orr
Amanda Susskind
Staff: Chuck Posner
Applicants: Mike & Kim Doyle

September 21, 2004

California Coastal Commission
South Coast District
200 Oceangate, Suite 1000
Long Beach, CA 90802-4302

Attn: Chairman Mike Reilly

Re: Coastal Development Permit No. A-5-RDB-04-261 (Doyle)

Dear Commissioner Reilly and members of the California Coastal Commission:

I live at 711 Esplanade; approximate one block south of the Doyle project. I am writing to you to extend my full support of the approval of the Doyle's project. I have read the Coastal Commission Staff Report of July 22, 2004 to this Commission. The following are my comments on the Report, the proposed project and the appeals filed.

1. The Doyle's project has been approved by City of Redondo Beach and does not violate any view provisions of Redondo Beach's Certified Local Coastal Program (LCP). The Appellants claim of a Knob Hill view corridor is false because one does not exist. There are two official view corridors in Redondo Beach and they are the Harbor View Corridor and the Corridor on the west side of the Esplanade extending from Ave. A, south to the Torrance border.
2. A public view and beach access was provided by a public stairway granted from the Doyle lot to the City in 1948. The Doyle project will enhance the public view through this 20 foot wide public access by removing a very large Fichus tree and by relocating an existing fence to its proper property line.
3. The deed restrictions on the Doyle's lot prevent them from expanding their home in any other manner but a second story. The Doyle's have designed a fine addition to our neighborhood and have kept the building height to a minimum; considerably under the height limit.
4. The Commission recently approved (June 2003) a 30 foot high second story addition at 807 Esplanade. That project is two lots and 100 feet south of the Doyle's residence. (Coastal Development Permit 5-03-008, Cusik).
5. Finally two of the appellants obviously have a selfish, monetary driven motive behind this appeal. The view is not their true issue. The Moffat and Gyucza residences have been listed on the market in the last two years and have again listed their properties for sale after appealing to the commission.

Please grant the Local Coastal Development Permit to the Doyle's authorizing their second story addition. Their home will provide our neighborhood with another fine single family residence (low density). Their design is modest and considerate of their neighbors.

Sincerely,



Steven R. Ellis

Cc: Commissioners: Dr. William A. Burke, Vice-Chair
Meg Caldwell
Steven Kram
Bonnie Neely
Sara Wan
Pedro Nava
Toni Iseman
Patrick Kruer
Dave Potter
Scott H. Peters
Trent Orr
Amanda Susskind
Staff: Chuck Posner
Applicants: Mike and Kim Doyle

Linda & Jerold Severy McMahon
809 Esplanade
Redondo Beach, CA 90274

September 15, 2004

California Coastal Commission
South Coast District
200 Oceangate, Suite 1000
Long Beach, CA 90802-4302

**Re: Coastal Development
Permit No. A-5-RDB-04-261 (Doyle)**

Dear Commissioner Reilly and Members
of the California Coastal Commission,

I am again writing in support of the above permitted project by Mr. and Mrs. Mike Doyle of 801 Esplanade, Redondo Beach, CA. This remodel project passed with tacit approval of the Redondo Planning Department which as I understand, putting it in layman's terms; has recently been given the mandate of keeping charge of what the California Coastal Commission had been doing in the past.

At the zero hour of appeal, (one day before the Doyle's would have been given the green light to proceed with their project) we have had a group of "street bullies" come up with a very organized opposition to their project, under the guise of protecting the "**Public's**" view corridor. They even gave it a fancy name called something like the "Knob Hill View Corridor".

As an owner of 809 Esplanade, having been there thirty two years since 1972, I have never heard of that name before the appellants cooked it up as a thinly veiled guise to prevent their **personal** view from being blocked. Further evidence of this could be that two out of the four appellants have their property on the real estate market for sale.

In my opinion, this is the tail wagging the dog. When you look toward the pier from Knob Hill, you see many high-rise apartments and condominiums. The last five lots from Knob Hill to Avenue A are already limited to but thirty feet above street level. The Doyles are only asking for 23 feet!

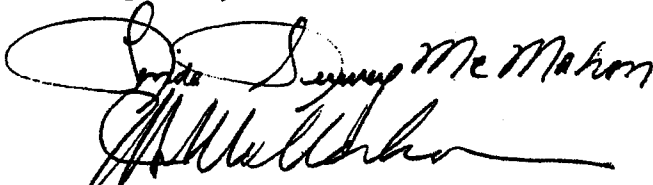
These same homes are additionally deed-restricted to building no more than 60 feet towards the ocean. Given that the Doyle property is also a very narrow 30 foot lot, it does not take very much intelligence to know that this is not a proposed mansion. If the opponents would have their way, it would be suitable for pygmies, not for a retired couple who have earned to right to live out their golden years in a modest home on a property they have owned for many years.

Page 2

September 15, 2004

Yet, a few neighbors who already have their newer three story homes, (who in the past blocked someone else's view in back of them), across The Esplanade and beyond are trying to prevent this project from moving ahead. I feel that the Coastal Commission needs to rule in favor of the Doyles, otherwise, it becomes discriminatory against their property rights.

Respectfully,

Handwritten signatures of Linda Severy McMahon and Jerold R. McMahon. The signature for Linda Severy McMahon is written in a cursive style and is positioned above the signature for Jerold R. McMahon, which is also in cursive.

Linda Severy McMahon

Jerold R. McMahon

Cc: Commissioners Dr. William A. Burke, Vice Chair
Meg Caldwell
Steven Kram
Bonnie Neely
Sara Wan
Pedro Nava
Toni Iseman
Patrick Kruer
Dave Potter
Scott H. Peters
Trent Orr
Amanda Susskind
Staff: Chuck Posner

September 20, 2004

California Coastal Commission
South Coast District
200 Oceangate, Suite 1000
Long Beach, CA 90802-4302

Attn: Chairman Mike Reilly

Re: Coastal Development Permit No.A-5-RBD-04-261 (Doyle)

Dear Commissioner Reilly and members of the California Coastal Commission:

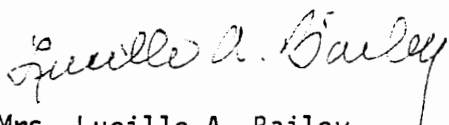
In 1954 my husband and I bought a home built on 805 Esplanade. The land came with a covenant which prohibited at street level to build West beyond 60 feet. There is no restriction as to height. The lot is 50 x 100, but really 50 x 75 since the land beyond 75 feet slopes directly down to the beach. There are two retaining walls, one 40 feet from the street and the other at 75 feet. Any lower level can only begin at the 40 ft ret. wall and there are no restrictions as to its length. However, the property owners sometime ago had a sewer constructed at the lower level which was deeded to the City. It is placed just inside the 75 foot wall.

During the past 50 years much has happened in Redondo Beach, it has developed from a bedroom community into a greatly developed land with problems which has kept the City busy developing all kinds of restrictions. You cannot judge this plot of five lots according to other residential property. Not one of us have asked for special privileges--we only ask for what is legally our rights.

In all my 90 years I have never seen a public respond to any request as they have to the Doyles. They have made unrelenting, relentless demands on the City to deny the structure the Doyles need, a second story. The injustice is beyond measure--does the public believe the tree on the southside of the stairway to the beach is on the Doyle property. The tree has grown so tall and wide that it actually almost obstructs the view of the Ocean--it is beautiful, but it belongs to the City and is on the property deeded to the City for the Walkway to the beach. Have the City remove the tree and you will have a 20 foot wide unobstructed view of the Ocean--problem solved. Let the Doyles have their second story.

The Doyles recently had a joyful event, their adult married son arrived back from serving in the Military in Iraq. At present the Doyles live in two rooms. One on the street level starts first with a 25 setback for parking, 20 feet for a garage, and that leaves 15 feet for living space. It contains a small kitchen, a multiuse room, and a stairway to the lower level. The lower level starts at the 40 foot wall and gives them about 30 feet of living space which has to have a furnace, a hot water heater, a bath, the stairway, and about 20 feet of space to enjoy. Remember the lot is only 30 feet wide. They have a lovely young school girl daughter who also needs private quarters. A second floor should not be denied.

Thank you for your courtesy,



Mrs. Lucille A. Bailey
805 Esplanade
Redondo Beach, 90277
310-540-3374

RIVIERA APTS. ASSOCIATES
PROPERTY ADMINISTRATION & DEVELOPMENT

RENE M. SCRIBE •
735 ESPLANADE
REDONDO BEACH, CALIFORNIA 90277

September 16, 2004

California Coastal Commission
South Coast Districts
200 Oceangate, Suite 1000
Long Beach, CA 90802-4302

Attn: Chairman Mike Reilly

Re: Coastal Development Permit No. A-5-RDB-04-261 (Doyle)


Dear Commissioner Reilly and members of the California Coastal Commission:

Please be informed that as owners (since 1967) of the 735 Esplanade, Redondo Beach building, we totally support the reconstruction of Mike and Kim Doyle's house at 801 Esplanade as per plans submitted to your commission.

We are aware that this structure may partially obstruct the southern views from our building, but we feel that their property rights justify this limited inconvenience.

We therefore urge you to approve this development permit as this structure will actually enhance our neighborhood.

Sincerely,


Rene and Phyllis Scribe

September 20, 2004

California Coastal Commission
South Coast District
200 Oceangate, Suite 1000
Long Beach, CA 90802-4302

Attn: Chairman Mike Reilly

Re: Coastal Development Permit No. A-5-RDB-04-261 (Doyle)

Dear Chairman Reilly and Commission members:

As a 52 year resident on the Esplanade, in Redondo Beach, I have never seen such attacks on a property owner as I have seen on the Doyles of 801 Esplanade.

Four appellants have handed out, mailed and put flyers on parked cars asking for support to stop the Doyle's proposed construction. They also use the e-mail tree that was used by Redondo Beach citizens to stop construction at the Heart of the City and also have the support of the Sierra Club web site. An article on the California CoastWatcher site incorrectly states that "the Redondo City Council approved a third story addition." The Redondo Beach City Council approved (unanimously) a **second** floor addition at 801 Esplanade. The proposed construction will be two floors with a basement.

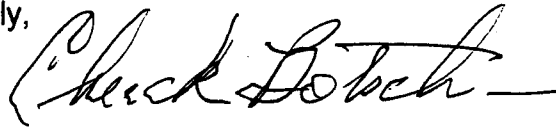
The real issue is that three appellants have private views of some of the ocean over the Doyle's home. They are concerned that the addition of a second floor at 801 Esplanade will impact their property values. Prior to purchasing their homes, the appellants should have gone to the Redondo Beach Planning Department and found out what type of development is allowed for the seven homes on the ocean side of the Esplanade, which includes the Doyle's.

One of the seven homes (Pete Cusick - 807 Esplanade) was approved by the California Coastal Commission (CDP 5-03-008) for an addition of a second floor with a basement not to exceed 30 feet in height.

For the appellants to try and limit the six remaining property owners to one story above the street level is not right and morally wrong.

I ask that the California Coastal Commission vote yes to approve the Doyle's Coastal Development Permit.

Sincerely,

A handwritten signature in cursive script that reads "Chuck Botsch". The signature is written in black ink and includes a horizontal line at the end.

Chuck Botsch
727 Esplanade
Redondo Beach, CA 90277

cc: Commissioners: Dr. William A. Burke, Vice-Chair
Meg Caldwell
Steven Kram
Bonnie Neely
Sara Wan
Pedro Nava
Toni Iseman
Patrick Kruer
Dave Potter
Scott H. Peters
Trent Orr
Amanda Susskind

Staff: Chuck Posner

ROBERT A. FREEMAN
611 ESPLANADE
REDONDO BEACH, CA 90277-4130

September 22, 2004

California Coastal Commission
South Coast District
200 Oceangate, Suite 1000
Long Beach, CA 90802-4302

RECEIVED
South Coast Region
SEP 27 2004
CALIFORNIA
COASTAL COMMISSION

Attention Chairman Mike Reilly

Re: Coastal Development Permit No. A-5-RDB-04-261 (Doyle)

Dear Commissioner Reilly and members of the California Coastal Commission:

This letter is to support our neighbors, Mike and Kim Doyle, who are trying to get permission to remodel their home at 801 Esplanade. Unlike many coastal building projects that would diminish the public's enjoyment of a cherished view, I believe the Doyle remodel will actually improve the view from Knob Hill. This will come about because the City of Redondo Beach has agreed to remove a huge ficus tree from its property next to the Doyles, which currently obstructs the view, and because the Doyles have agreed to move a former owner's fence several feet back from the public beach-access stairs, which also currently obstructs the view.

If you look toward the ocean from Knob Hill and visualize the effect of the remodel, you can see that the view taken away by a second story would be about the same in size as that which would be added by removing the tree and relocating the fence. Moreover, the new view would provide an expanded vista of the beach, the surf, and the ocean clear to the horizon, surely a noticeable improvement for anyone familiar with the Knob Hill area.

Sincerely,

Robert A. Freeman

Cc: Commissioners: Dr. William A. Burke, Vice-Chair
Meg Caldwell Patrick Krueer
Steven Kram Dave Potter
✓ Bonnie Neely Scott H. Peters
Sara Wan Trent Orr
Pedro Nava Amanda Susskind
Toni Iseman

Staff: Chuck Posner

RECEIVED
South Coast Region

SEP 30 2004

CALIFORNIA
COASTAL COMMISSION

September 20, 2004

California Coastal Commission
South Coast District
200 Oceangate, Suite 1000
Long Beach
California 90802-4302

Attn: Chairman Mike Reilly

Re: Coastal Development Permit No. A-5-RDB-04-261 (Doyle)

Dear Commissioner Reilly and members of the California Coastal Commission:

My wife, Michele, and three sons and I have lived one block east and a half block north of 801 Esplanade for thirty-two years. When our sons still lived with us here at 713 S. Broadway, we all availed ourselves year-round of the public access way at 801 to the beach countless times over the years.

The view west from Broadway to the ocean through the access way was and is beautiful to behold, and we never tire of it. The sliver of ocean visible over the roof at 801 as it is now isn't worth a glance by comparison.

The fact that the Doyles, whom nobody in my family has ever met, are not building to the maximum allowed height and are removing their ficus tree impress me as showing a real appreciation and concern for other people's viewing pleasure. That and enhancement of the view by the widening of the access way another four or five feet seem to me to be way more than fair compensation for that little sliver I mentioned.

As far as any "Knob Hill View Corridor" – I had never heard of that until the objections to the improvements to the 801 property became generally known, though my wife and I subscribe to and thoroughly read two area newspapers. I even tried to find it on the internet and couldn't.

How or why this matter ever got the official attention it has is a mystery to me, both as a taxpayer and a resident of the area near 801. Redondo Beach official approval and the no substantial issue strongly suggests to me that there is no cause for further evaluation.

Public access ways that are blocked and locked by the rich and famous up Malibu way, and the beaches where private guards and errant sheriffs roust legitimate beach goers – those are cases worthy of the time and energy of the California Coastal Commission.

Respectfully,



Mr. & Mrs. John Fortier
713 S. Broadway
Redondo Beach
California 90277

(310) 540 – 2596

APPENDIX B

APPELLANTS' & OBJECTORS' CORRESPONDENCE

A-5-RDB-04-261
801 Esplanade
October 28, 2004

FACSIMILE COVER PAGE

To : coastal commission
Sent : 10/8/04 at 3:27:42 PM
Subject : Item 12f - October 13

From : Dean Francois
Pages : 2 (including Cover)

Dean Francois
PO box 808
Hermosa Beach, ca 90254
310-318-3326
savethestrand@yahoo.com

California Coastal Commission
Via fax 562-590-5084
Long beach, ca

RECEIVED
South Coast Region

OCT 08 2004

CALIFORNIA
COASTAL COMMISSION

RE: Item 12f - October 13 - Doyle's Application on the Esplanade @ Knob Hill Ave, Redondo Beach
PERMIT #A-5-RDB-04-261

Dear Commissioners:

Please reject the staff recommendation that allows the home to go up one floor. Whether or not you accept or reject the staff proposal, please reject the recommendation to approve removal of the ficus tree.

I request that you adopt an alternative that has been proposed by the appellants in their independent report done by architect Thomas Rule. You should have received the proposal in a supplement to the staff report.

I had attempted to get a meeting arranged for the appellants with commission staff prior to their issuance of their report. The commission staff told us that we would not be allowed to meet with them until after the report was released, even though they had met with the applicant to discuss their project. It is my understanding that commission policy is that if one side is allowed a meeting, the other side is as well prior to the staff report. The appellants had made it clear that they had a feasible alternative to construction that would not obstruct the coastal views and are in compliance with the coastal act and all other building requirements.

After the report was issued we attended a meeting with the appellants and they submitted the alternate proposal. The result was that staff issued a premature report without considering this alternative. I hope this is clarified in your supplemental staff report. At the meeting the staff responded favorably towards the alternative proposal.

The staff report clearly acknowledges that the addition of the one story interferes with coastal views. That is why they have recommended that the top story be reduced in size. However, reduction in size means that the top story still interferes with the coastal view.

In addition to these issues, I am disturbed at the commission staff recommendation to cut the beautiful mature ficus tree that sits in front of the property. In all of the testimony, not one person had any complaints about the tree blocking any views. The city had indicated that it wanted to remove it and this was communicated by city staff. The commission went along with the idea, but this lacks good judgement and the commission should stay out of what the city does with the tree. The tree is the only natural environment that buffers ugly homes and the coastal view. If the project is approved as staff has proposed, the tree can clearly be trimmed to the top of their roof in order to buffer the home from the public view and enhance the coastal view. If the alternative proposal of not going up one story is approved, then the tree can be trimmed appropriately to accommodate the coastal view. Staff indicated that the tree may not be able to handle it, but trimming is always preferred to removal, since removal can always be done as a last resort.

If you wish to discuss this, please call me at 310-318-3326.

To: Debra Lee, Deputy Director 10/1/04
7575 Metropolitan Drive Ste 103
San Diego, CA 92108-4402

From: Robert & Linda Moffat, Appellant's

Subject: Appeal A-5-RDB-04-261
801 Esplanade, Redondo Beach
Applicants: Michael & Kimberly Doyle Agent: Nancy Lucast

Several appellants and interested individuals attended a meeting with Pam Emerson & Chuck Posner at the Long Beach Coastal Commission's office on Friday, October 1, 2004. CC Staff felt that a significant issue was brought to the table which needs to be addressed.

There is a feasible alternative which is both cost effective and a win/win for everyone.

1. Please see attached letter from a licensed architect who works in Redondo Beach and was recommended by a Redondo Beach Planning Commissioner.
2. The existing ocean/horizon view is currently and completely unobstructed. Staff's recommendation would allow new construction to interrupt this corridor view and lead way for others within this view corridor to do the same. This is not acceptable to the appellants.
3. We have found that the applicant's proposed plan is already in violation of the deed restriction and numerous other requirements including a view violation as protected by the Coastal Act, Chapter 3, Section 30251, which protects visual resources and public views of the ocean, which staff has already acknowledged in their report.
4. We request an amendment be issued to the staff report incorporating the architect's alternative as attached, rather than the existing staff recommendation of building upwards. The appellants would then agree with the revised staff's recommendation to approve the permit with conditions inclusive of the geological study, which was already requested by staff in the 9/23/2004 staff report.

Attachment: 1. Thomas J Rule Architect Letter (12 pages)
2. Photograph - Applicant's direct neighbor to the north who built downwards similar to our proposal.

THOMAS J. RULE
CONSULTING ARCHITECT

6182 Rodgerton Drive
Los Angeles/California, 90068-1964

◆
Phone 323-461-9464
Fax 323-462-4995
Email trule@earthlink.net

September 29, 2004

Chairman Bill Reilly
California Coastal Commission
South Coast District
200 Oceangate, Suite 1000
Long Beach, California 90802-4302

RE: Permit #A-5-RDB-04-261
PROPOSED PROJECT AT 801 ESPLANADE
REDONDO BEACH CA.

Dear Chairman and Members / Alternates of the Coastal Commission:

I am a licensed architect who practices throughout Southern California and I am very familiar with the building requirements of the South Bay beach communities including Redondo Beach. I have been retained by a group of Redondo Beach community members to review the existing proposed plans, visit the site and explore the possibility of an alternative design which meets all governmental and deed restriction requirements without adding a new upper floor which would penetrate the public's coast line view. After visiting the site and reviewing the plans on file at the City of Redondo Beach planning department, I have found that an alternative design is not only feasible but likely more cost effective than the owner's proposed design.

The proposed project as designed by Blake Stephens, architect, is for all intents and purposes a completely new structure though it has been characterized as less than a fifty percent addition. According to the drawings on file, only the downhill retaining wall at the rear of the garage and the garage floor slab will be retained. The owner's proposed design changes all of the interior finish floor levels (except garage slab flooring) from existing conditions, requiring that all new foundations, stud walls, floor framing, and roof framing systems be provided throughout (see Sheet 4). Nearly none of the existing structure as it currently stands will remain. Further, I find it unlikely from a structural standpoint that an existing early 1950s retaining wall and garage slab can be utilized given the additional loads imposed by adding a new upper floor over the existing structure given the stringent new

building codes with which this proposed project must fully comply. In my opinion, all of the existing structural elements proposed to remain, will be required to be completely replaced with new.

Currently, at the rear of the existing structure, a one story room exists at the level of the rear pad (see Sheets 1 & 2). This structure which extends right up to the southerly property line, appears to be a covered patio that was enclosed with windows and doors creating a room. I am unable to confirm if a permit was ever obtained for this structure. However, I am able to confirm that the habitable area shown on the Los Angeles County Assessor's records shows only a 1,200 square foot residence on this property, not a 1,673 habitable square foot residence as listed on the building plans and application. This discrepancy in existing habitable floor area appears to match the area of the enclosed patio structure.

The application purports no grading is necessary to construct the proposed structure. In reviewing the plans, it becomes quite clear that grading will be required. In order to lower the existing lower floor elevation from 92.77 to 87.41 (a change of approximately 5'-4") to align with the floor elevation of the enclosed patio cover, it is required to export approximately 150 cubic yards of material (see Sheet 4).

This property is subject to a deed restriction that requires that no portion of a structure above the grade of the street extend more than sixty feet from the front property line. This requirement is most likely in place to protect the North and South views of neighboring properties. Currently, the existing structure appears to extend some six inches past the sixty foot line above the grade of the street (see Sheets 1 & 2). The owner's proposed new structure pushes the new upper and middle floors some five feet past the sixty foot line in an apparent violation of this deed restriction (see Sheets 3 & 4).

I was asked to provide a comparable alternative schematic design meeting all government requirements without adding an additional floor over the existing street level structure including the same amount of additional area and providing full ocean views at all floors. In reviewing the survey, it is apparent that the 1½ floors which currently exist below street level can be modified into two full levels providing same amount of square footage as the owner's proposal (see Sheets 5 through 8). In order to create this new two lower floor addition / modification, it is necessary to lower the rear pad approximately five feet. The total grading required for the alternative design is approximately 150 cubic yards of export which is the same amount required by the owner's proposed design. The alternative design leaves the existing upper floor perimeter unchanged with the exception of adding a large balcony over the top of the new addition below. The existing lower floor is extended out by aligning with the upper floor of the

addition, creating the new middle floor. A new lower floor is created beneath with a new eight foot wide flat yard area in the rear yard. All floors of the alternative design provide direct oceans views. Windows can be installed on the north, west and south walls of the all floors including the new lower floor as it is not a basement (see Sheet 9). The building directly north of this property has a similar lower floor at almost the same elevation with direct ocean views.

In comparison with the owner's proposed design, my alternative design is likely to be less expensive as it does not require the near complete demolition of the existing structure. The alternative design keeps the existing structure nearly intact and the owners are free to reconfigure the interior to meet their specific needs. The alternative design's area of new construction is compartmentalized in one area of the site rather than spread across the entire site (as is the owner's proposed design) further reducing cost. The amount of grading and associated cost required for both designs is essentially the same.

In conclusion, I find that an addition on this property can be configured to meet all of the needs of the owners, comply with all governmental and deed restrictions and maintain the ocean view shed over this site for the entire community. Further, it appears that the owner's current proposed design is for all intents and purposes a completely new structure, not a mere modification. If it is the owner's intention to have a complete new structure, then they should be subject to all the requirements a new structure entails.

Respectfully submitted,

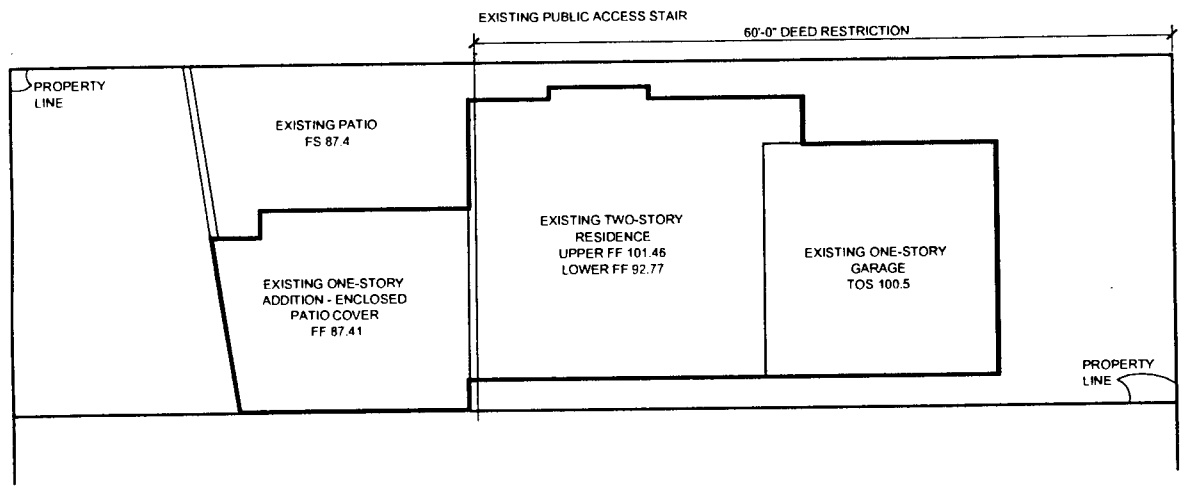


Thomas J. Rule
Consulting Architect
License C-24490 expires 06/05

Attachments: Schematic drawings sheets 1 through 9
prepared by Thomas J. Rule, Architect

Cc: All Coastal Commissioners, Alternates & Staff

SHEET 1



EXISTING SITE PLAN
SCALE: 1"=16'-0"

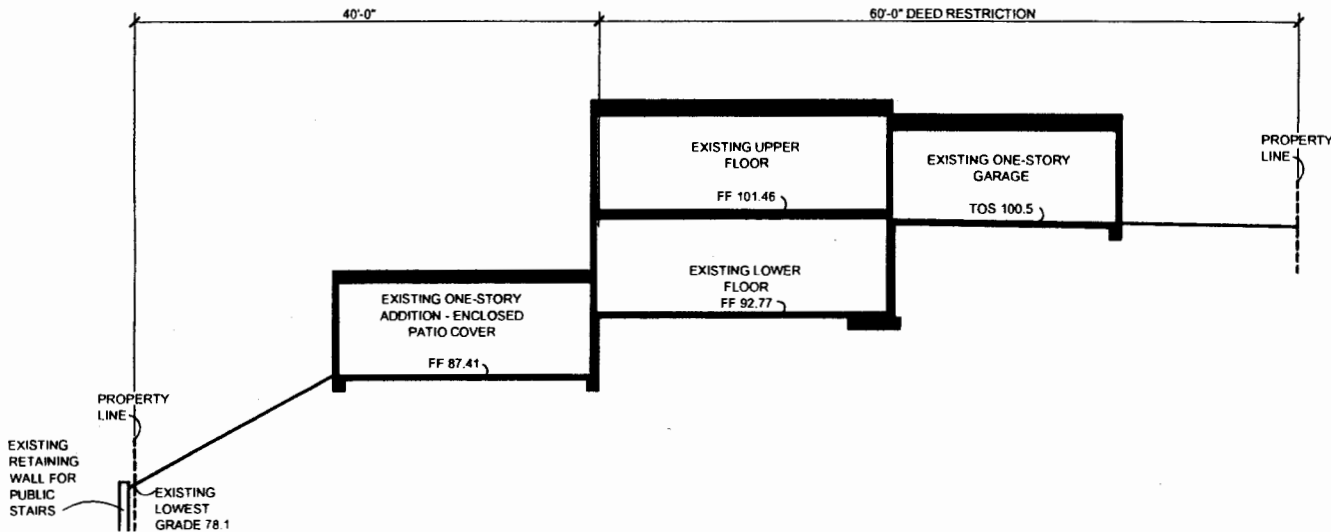


801 ESPLANADE
REDONDO BEACH, CALIFORNIA

DRAWING PREPARED
BY THOMAS J. RULE ARCHITECT
LICENSE #C24490

INFORMATION SHOWN BASED ON DRAWINGS
ON FILE AT CITY OF REDONDO BEACH PREPARED
BY BLAKE STEPHENS, ARCHITECT
& LEWIS SOLOFF, SURVEYOR

SHEET 2



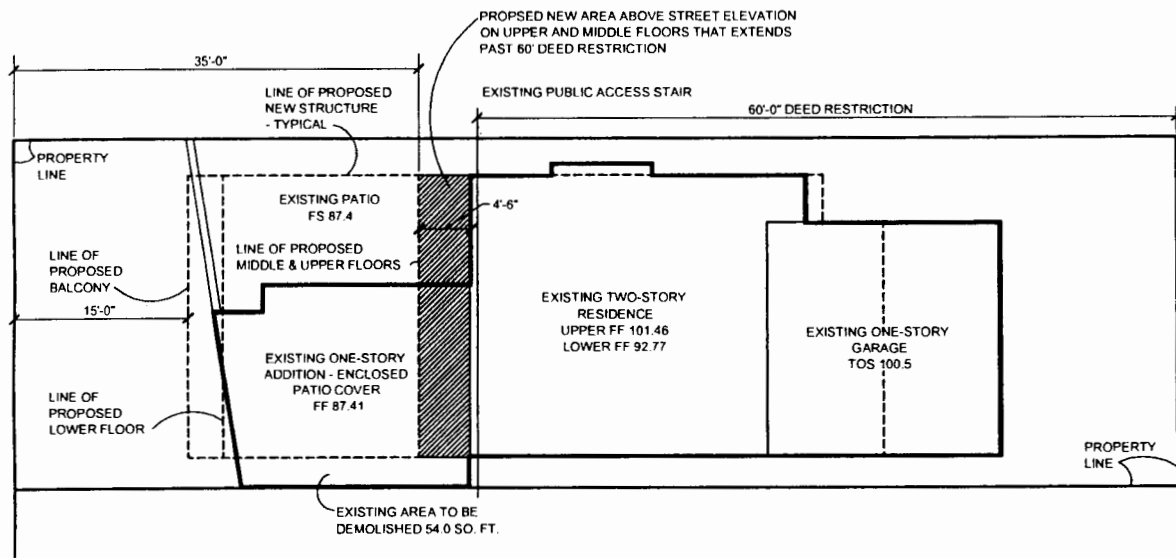
EXISTING SECTION
SCALE: 1"=16'-0"

801 ESPLANADE
REDONDO BEACH, CALIFORNIA

DRAWING PREPARED
BY THOMAS J. RULE ARCHITECT
LICENSE #C24490

INFORMATION SHOWN BASED ON DRAWINGS
ON FILE AT CITY OF REDONDO BEACH PREPARED
BY BLAKE STEPHENS, ARCHITECT
& LEWIS SOLOFF, SURVEYOR

SHEET 3



EXISTING SITE PLAN W/ CURRENT PROPOSED NEW CONSTRUCTION SHOWN DASHED

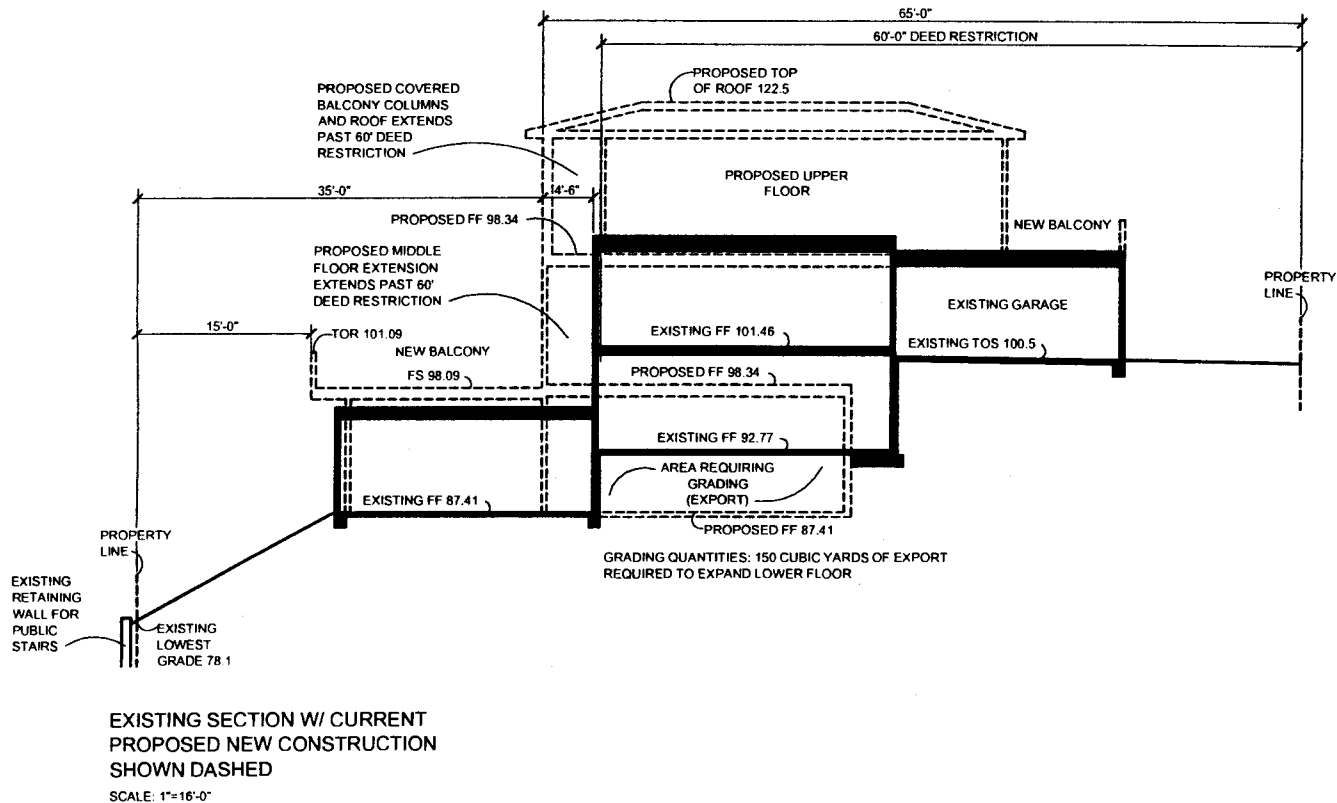
SCALE: 1"=16'-0"

801 ESPLANADE
 REDONDO BEACH, CALIFORNIA

DRAWING PREPARED
 BY THOMAS J. RULE ARCHITECT
 LICENSE #C24490

INFORMATION SHOWN BASED ON DRAWINGS
 ON FILE AT CITY OF REDONDO BEACH PREPARED
 BY BLAKE STEPHENS, ARCHITECT
 & LEWIS SOLOFF, SURVEYOR

SHEET 4

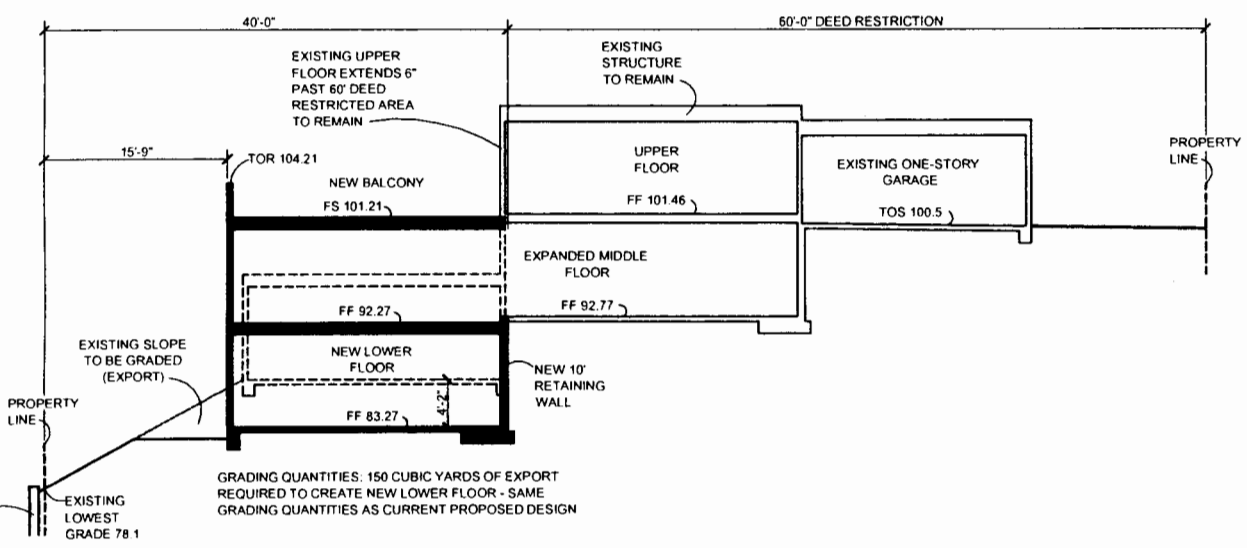


**801 ESPLANADE
REDONDO BEACH, CALIFORNIA**

DRAWING PREPARED
BY THOMAS J. RULE ARCHITECT
LICENSE #C24490

INFORMATION SHOWN BASED ON DRAWINGS
ON FILE AT CITY OF REDONDO BEACH PREPARED
BY BLAKE STEPHENS, ARCHITECT
& LEWIS SOLOFF, SURVEYOR

SHEET 5



ALTERNATIVE DESIGN
NEW ADDITIONAL AREA:

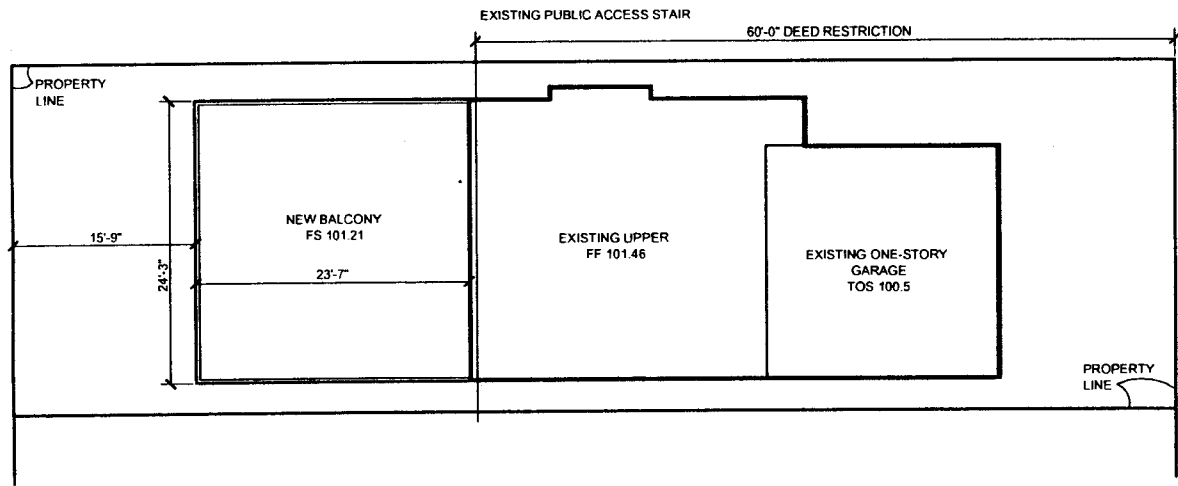
ADDED UPPER FLOOR AREA:	0 SQ. FT.
ADDED MIDDLE FLOOR AREA:	262 SQ. FT.
NEW LOWER FLOOR AREA:	574 SQ. FT.
TOTAL ADDED AREA:	836 SQ. FT.

**801 ESPLANADE
REDONDO BEACH, CALIFORNIA**

DRAWING PREPARED
BY THOMAS J. RULE ARCHITECT
LICENSE #C24490

INFORMATION SHOWN BASED ON DRAWINGS
ON FILE AT CITY OF REDONDO BEACH PREPARED
BY BLAKE STEPHENS, ARCHITECT
& LEWIS SOLOFF, SURVEYOR

ALTERNATIVE DESIGN SECTION
SCALE: 1"=16'-0"



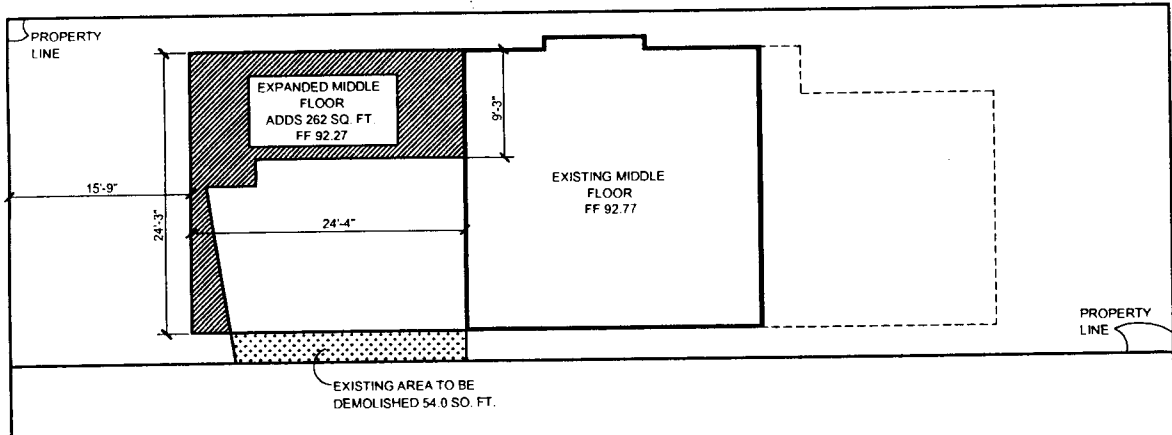
ALTERNATIVE DESIGN UPPER FLOOR PLAN
(NO ADDITIONAL HABITABLE AREA)
SCALE: 1"=16'-0"

801 ESPLANADE
REDONDO BEACH, CALIFORNIA

DRAWING PREPARED
BY THOMAS J. RULE ARCHITECT
LICENSE #C24490

INFORMATION SHOWN BASED ON DRAWINGS
ON FILE AT CITY OF REDONDO BEACH PREPARED
BY BLAKE STEPHENS, ARCHITECT
& LEWIS SOLOFF, SURVEYOR

EXISTING PUBLIC ACCESS STAIR



ALTERNATIVE DESIGN EXPANDED
MIDDLE FLOOR PLAN
SCALE: 1"=16'-0"

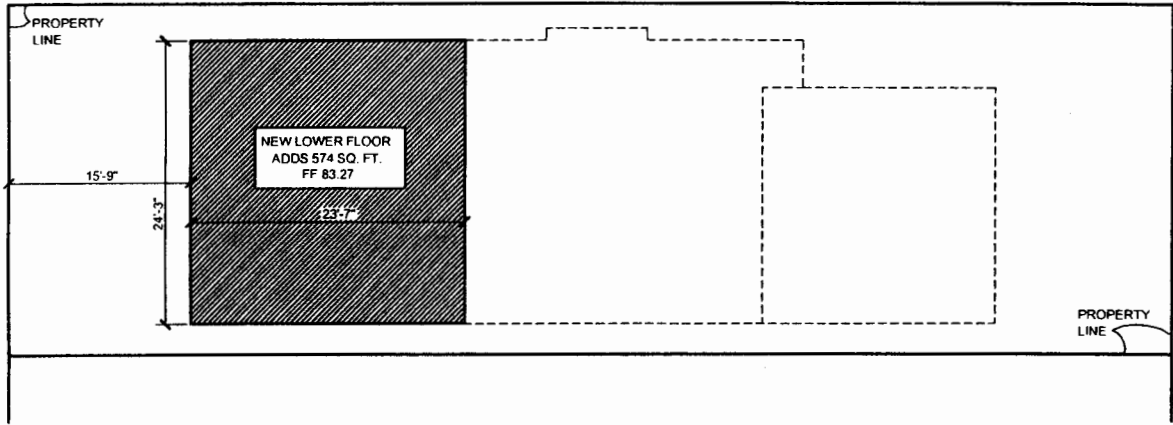


801 ESPLANADE
REDONDO BEACH, CALIFORNIA

DRAWING PREPARED
BY THOMAS J. RULE ARCHITECT
LICENSE #C24490

INFORMATION SHOWN BASED ON DRAWINGS
ON FILE AT CITY OF REDONDO BEACH PREPARED
BY BLAKE STEPHENS, ARCHITECT
& LEWIS SOLOFF, SURVEYOR

EXISTING PUBLIC ACCESS STAIR



ALTERNATIVE DESIGN NEW
LOWER FLOOR PLAN

SCALE: 1"=16'-0"

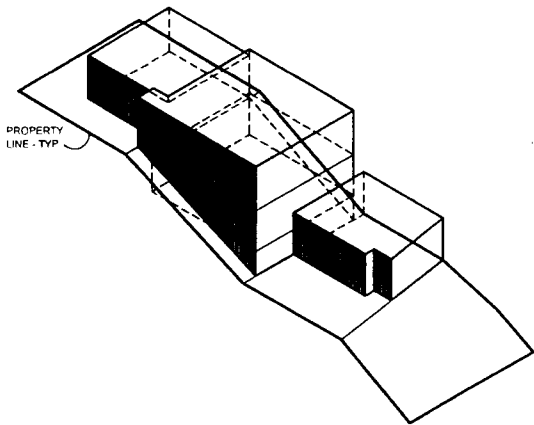


801 ESPLANADE
REDONDO BEACH, CALIFORNIA

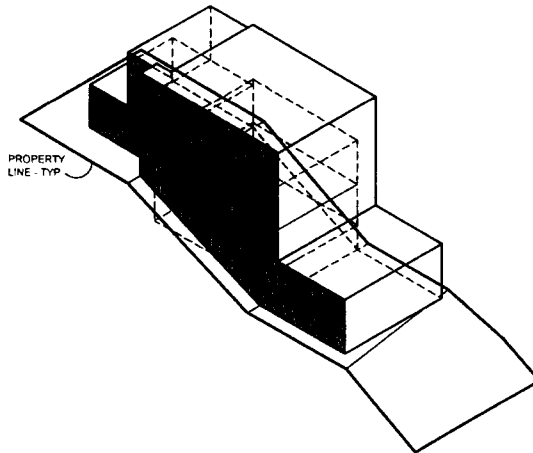
DRAWING PREPARED
BY THOMAS J. RULE ARCHITECT
LICENSE #C24490

INFORMATION SHOWN BASED ON DRAWINGS
ON FILE AT CITY OF REDONDO BEACH PREPARED
BY BLAKE STEPHENS, ARCHITECT
& LEWIS SOLOFF, SURVEYOR

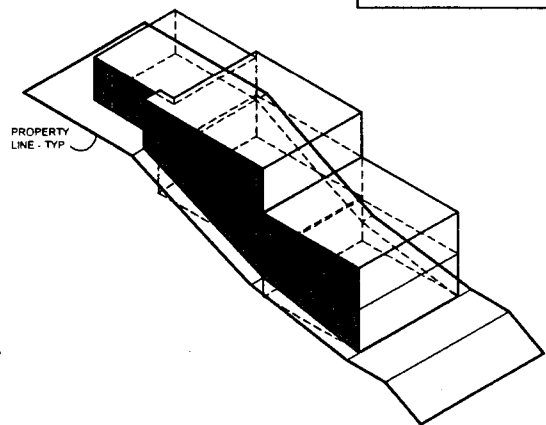
SHEET 9



EXISTING BUILDING MASSING



OWNER'S PROPOSED BUILDING MASSING



ALTERNATIVE DESIGN BUILDING MASSING

801 ESPLANADE
REDONDO BEACH, CALIFORNIA

DRAWING PREPARED
BY THOMAS J. RULE ARCHITECT
LICENSE #C24490

Ellen Allan
619 1/2 South Broadway
Redondo Beach, CA 90277
(310) 540-7896
ellenallan@juno.com

Attn: Chuck Posner
California Coastal Commission
P.O. Box 1450, 200 Oceangate, 10th Floor
Long Beach, CA 90802-4416
FAX# 562-590-5084

10/1/04

RE: Permit #A-5-RBD-04-261 AGAINST CONSTRUCTION

Dear Mr. Posner,

I would like to amend my previous letter dated 9/20/04.

As I mentioned before I am opposed to the Doyle's proposed addition, as it will block a public view of the ocean. I feel this is a situation where community rights outweigh the property owner's desires.

I am certainly not an expert in the law of the Coastal Act. However, after speaking to those who work within the Coastal Act on a regular basis I would like to present my understanding of problems presented by the proposed addition.

I believe Knob Hill to be a public vantage point shared by pedestrians, bikers and automobiles. Any addition above the current structure will block the scenic vista. I would like to request story poles be placed upon the house to represent the proposed plan. This will clearly show the view blockage.

After learning of the size of remodel to be done to the house, I feel that calling this a remodel is a misnomer. I understand that the intent is to leave only one wall. The following reasons lead me to find calling this a remodel a gimmick to extend the economic life of the building through false means.

1. I understand that under the Coastal Act 50% of the walls must be left to qualify as a remodel. This is not the case.
2. The applicants are counting a potentially unpermitted use in their total square footage of 1,673. The true square footage may only be 1,200 square feet. Thus a remodel of 835 square feet would be well over 50% of the original structure.
3. I am concerned that new footings would be needed. I understand that new footings of any sort do not come under the definition of remodel, but rather new development and will then need to conform to new development standards.

Losing the view is my number one concern. However, I do hope that the commission, which was created to protect the public, will address this trickery as they have done in the past in Northern

California. I wondered why the applicant would desire to call this project a remodel when clearly it is a tear down. Again, after speaking to others I understand that new construction in the Coastal Zone on bluffs must be set back from the bluff edge anywhere from 25 feet to 40 feet.

This project would need a bluff edge determination to clearly define where the bluff's edge is. Yet, it is clear to me this house is built on and over the bluff. Any new development would more than likely not meet the 25' to 40' set back requirement.

I see that staff is ordering a geotechnical report. Thank you so much for keeping the safety of the community in mind. I understand that homes have tumbled down from the sides on the bluffs in the past and actually killed people. It seems as though it would be impossible to make any recommendations without the results of the geological report. There is much cracking in the sidewalk at the bottom of the applicant's house. This may be proof that the bluff is unstable.


It has been upsetting that 1300 signatures were collected against the proposed plan and our city has not found that of any value. It seems to me that in a city of almost 65,000, a petition of 1,300 would qualify as a hint of public controversy, thereby deeming an EIR.

The appellants have hired an architect to research and draw plans for another option for the applicant, which they will present to you. I hope this will be considered.

By denying this proposed addition, there will be no taking as there will be no denying of reasonable use of the land.

It is easy to understand that the applicant would like to remake their home, however the public is not responsible for the Doyles buying a problematic property. I ask that the Commission will continue to carry out the duty of saving public views of the ocean as well as protect the public from potential geographical hazards.

Sincerely,

A handwritten signature in cursive script that reads "Ellen Allan".

Ellen Allan

October 6, 2004

Client-Matter: 26540-030

Honorable Commissioners
California Coastal Commission
South Coast Area Office
200 Oceangate, Suite 1000
Long Beach, CA 90802-4302

Re: Appeal No. A-5-RDB-04-261
Item 12.f, October 13, 2004 Commission Hearing

Dear Honorable Commissioners:

This firm represents appellant Kevin Farr relative to the Coastal Development Permit ("CDP") application filed by Michael and Kimberly Doyle to permit the construction of a second story addition at 801 Esplanade in Redondo Beach (the "Project"). As discussed in the Staff Report for the Appeal (prepared in conjunction with this De Novo review of the CDP), the Project is located at the intersection of Esplanade (the first street from the coastline) and Knob Hill Avenue, a steep inclined right of way from which a scenic view corridor exists. Mr. Farr opposed the grant of the CDP by the City of Redondo Beach and is one of the appellants of record in the Coastal Commission Appeal referenced above. This letter is submitted to request that the Appeal be granted and that the request to construct a second story at 801 Esplanade be denied.

The certified Redondo Beach Local Coastal Program ("LCP") requires approval of a CDP to be "based upon compliance with the provisions of the [LCP] and consistency with the policies of the Coastal Act."¹ The Project does neither. First, it does not comply with the LCP, which states an objective to "maximize public access to and public views of the coastline."² Second it is not consistent with the policies contained in Section 30251 of the Coastal Act, which requires development to be "sited and designed to protect views tothe ocean."³

¹ Redondo Beach Municipal Code, Title 10, Chapter 5, § 10.5-2218(a).

² *Id.*, § 10.5-102(b)

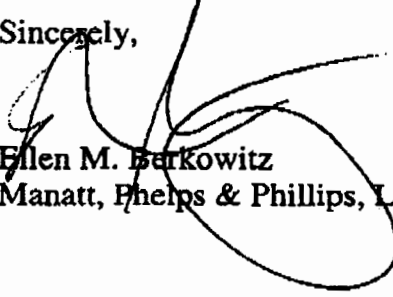
³ Cal. Pub. Res. Code § 30251.

Honorable Commissioners
California Coastal Commission
October 6, 2004
Page 2

As the Staff Report states, the Project, as currently planned, "will have an effect on the public's view of the sea." While we disagree with the recommendation proposed in the Staff Report, we agree that the Project should be revised "to protect the public views to and along the ocean and scenic coastal areas" consistent with Section 30251 of the Act and the Redondo Beach LCP. As we have advised repeatedly at the hearings before the City, suitable alternatives and mitigation measures exist that will allow the Doyles to construct an addition at 801 Esplanade without impacting public views. Two such possible alternatives are discussed in the "alternatives" section of the Staff Report.

The Coastal Act permits the issuance of a CDP only if the Commission finds that "the proposed development is in conformity with the certified local coastal program."⁴ The Commission cannot make those findings here. Accordingly, we urge the Coastal Commission to overturn the CDP issued by the City of Redondo Beach and to require that the Project be redesigned to ensure that the Knob Hill public view corridor is protected.

Sincerely,



Ellen M. Berkowitz
Manatt, Phelps & Phillips, LLP

cc: Kevin Farr

40799726.1

⁴ *Id.* § 30604(b).

RECEIVED

Stamp

OCT 7 2004

CALIFORNIA
COASTAL COMMISSION

WED

Oct 13

#12FA5-

04261

Against

Dear Mr. Pasner + Committee
We do so hope you will
decide not to grant "upward
construction" to this case!

The Rock Hill View Corridor
is unique + must be
preserved! There are too
few areas of access to
the ocean, + only additions
to the few 1 or 2 story homes
left on the Esplanade should

October 7, 2004

Attn: Chuck Posner
California Coastal Commission
P.O. Box 1450
200 Ocean Gate
Long Beach, CA 90802-4416

RECEIVED
South Coast Region

OCT 12 2004

CALIFORNIA
COASTAL COMMISSION

I wish to express my objection to
new construction on the Esplanade in
Redondo Beach which takes away my
view of the Pacific Ocean.

Beverly Clair Hill
700 Esplanade #13
Redondo Beach, CA 90277

Permit #A-5-RDB-04-261
"Against Construction"

BCHill

RECEIVED
South Coast Region

OCT 08 2004

AGAINST CONSTRUCTION
#A-5-RDB-04-261
Lane Roberts

CALIFORNIA
COASTAL COMMISSION

California Coastal Commission,

For your information, another building project has entered the review stage down the street from 801 Esplanade (705 & 707 Esplanade). This project involves an even larger stretch of property and would affect the view even more than the proposed plan at 801. I recommend that the Coastal Commission consider the possibility of a joint decision regarding all development on the Esplanade.

A model already exists for unrestricted development in Hermosa and Manhattan Beach. The vast majority of residents in Redondo Beach do not want to lose the view as those in neighboring beach cities have. It is unfortunate that the city view ordinance has not been addressed in order to protect the view in advance of these projects. However, it is impractical to expect that neighbors always address their common interests through legislature. Everyone has a busy schedule and may not realize that the view from their home is vulnerable. It would seem that protecting these views, in these circumstances, should be a primary function of the Coastal Commission.

By granting the permit to build on the Esplanade despite appeals the Redondo Beach City Council is disenfranchising our right as a community to have a say in how the area is developed and to define what aspects of the area we value.

Sincerely,

Lane Roberts

October 8, 2004

Chuck Posner
California Coastal Commission
P.O. Box 1450
200 Ocean Gate, 10th floor
Long Beach, CA 90802-4416

RECEIVED
South Coast Region

OCT 13 2004

CALIFORNIA
COASTAL COMMISSION

Dear Sir,

Re; permit # A-5-RDB-04-261

My name is Seiichi Tsurumi and I reside at 700 Esplanade #15, Redondo Beach, CA 90277. I oppose the construction of a 6 unit condominium proposed in captioned permit number. I am in opposition because the captioned condominium construction will obstruct the ocean view from my residence.

Respectfully submitted,

S. Tsurumi

SEIICHI TSURUMI
700 ESPLANADE #15
REDONDO BEACH
CA 90277

Home phone; 310-792-0474

Oct, 11, 2004
RECEIVED
South Coast Region

Calif. Coastal Commission
Chuck Palmer
10 Box 1450, 200 Oceanpak - 10th Floor
Long Beach, CA 90802-4416
Re Permit # A-RDB-04-261
705 & 707 Explorade

OCT 13 2004

CALIFORNIA
COASTAL COMMISSION

I am opposed to the height
& size of two (2) developments
across the street from my
residence - I am bothered at
the "Corridor" appearance on
the Explorade.
I especially like that any of all
permits for this area meet all
of the City's requirements.

Respectfully,

J. Marie Law
700 Explorade
Redondo Beach
CA 90297

Date: 12 Oct 2004

To: California Coastal Commission
Attention: Chuck Posner

Subject: Against Construction 705 and 707 Esplanade, Redondo Beach
Permit # A-5-RDB-04-261

From: Mr. and Mrs. E. Schneider
19, 700 Esplanade,
Redondo Beach, Ca. 90277
(mailing address: 535 Esplanade #110, RB 90277)

1. I am writing this for my mom and dad who are 90 and disabled. They bought their home at 700 Esplanade in 1994 because it afforded them an ocean view over the two single-story private homes at 705 and 707 Esplanade. My father is a retired boat captain and both mom and dad have spent their life living near the sea. They are not able to do much these days but they still look forward to sitting on their balcony every day to enjoy their ocean view. I implore you not to let developers take away one of the few joys left in my parent's life by granting this construction exception which would completely block their ocean view.

2. The exemption you are considering would allow construction of a multilevel residential condominiums project on the two properties across the street from my parents home. The two properties are located within a Low Density Multifamily Residential (R-3A) zone in the Coastal Zone. It is important to our community to preserve the remaining single-family home environment along the Esplanade. The beach coastal zone has been overbuilt in the last 30 years which has significantly degraded the quality of life along the Esplanade by overloading our infrastructure. More people means more traffic, noise and pollution. More high-rises on the beach side means obscured or blocked views for the rest of us and further deterioration of our weather due to the blockage of the natural onshore weather patterns. Please stop the overbuilding along our beaches, disapprove the requested exemptions.

3. I can be reached at area code 310 316-2641 or you may e-mail me at Schne85@attglobal.net if you have any questions or if I need to provide more information.

Sincerely,



Ed Schneider
535 Esplanade # 110
Redondo Beach, Ca. 90277

not be allowed. The very
ugly & unnecessary addition
to 809 Explorac (they already
had 2 stairs, & now there
are 3 stairs) is a good
example of what should not
be allowed.

We thank you for your
consideration - thinking of the
future preservation to a beautiful
place!

P. M. Woods
145 Rock Hill
Redondo Beach, Ca
90277

According to Appellant Linda Moffat, this petition included over 1,200 signatures (90 pages not attached).

**801 Esplanade
Proposed Construction of 2nd Story From Street Level**

I strongly disapprove of the subject building permit, which will block the community's ocean view looking down Knob Hill.

Print Name	Address	Signature
1. Mitchell Turner	235 N. Juanita	Mitchell Turner
2. Jennie Gebbie	719 S. PCH # 4	Jennie Gebbie
3. Val Teter		Val Teter
4. Catherine Swartzfager	722 S. Broadway # 11	Catherine Swartzfager
5. Hatch	XXXXXXXXXX	Hatch
6. J Robbins	621 S. Broadway	J Robbins
7. S. Anson	6202 PCH	S. Anson
8. THOMAS HESSEL	17009 WILKIE TORRANCE AVE.	Thomas Hessel
9. Janée Leyvas	17009 WILKIE AVE	Janée Leyvas
10. JUANITA ST. ANAND	22916 Fonthill	Juanita St. Anand
11. Lauren Mackie	25 Chatham	Lauren Mackie
12. CHARLES HORTON	1812 HUNTINGTON AVE #11	Charles Horton
13. Paul Miller	1201 Amethyst St	Paul Miller
14. Elizabeth Harmon	1201 Amethyst St	Elizabeth Harmon
15. Michelle	2000 KRAMERIE PB	Michelle
16. Linda Moffat	9001 ESPLANADE	Linda Moffat

DATE; SEPTEMBER 20, 2004

TO; CALIFORNIA COASTAL COMMISSION
 CHUCK POSNER
 PO BOX 1450, 200 OCEANGATE, 10TH FLOOR
 LONG BEACH, AC 90802-4416

FROM; LINDA MOFFAT, APPEALANT
 732 SOUTH CATALINA AVENUE
 REDONDO BEACH, CA 90277

SUBJECT; ~~PERMIT #A-5-RDB-04-261~~
 801 ESPLANADE, REDONDO BEACH, CA 90277

I am against upward construction based on the following facts:

1. There is a spectacular ocean view looking down Knob Hill which extends back several blocks. Thousand's of people enjoy this view! See attached photo's which show the view at Catalina, a 4 lane main street (1 block back), Broadway (2 blocks back) and PCH (4 blocks back). Under separate cover, I have submitted a petition with over 1200 signatures of individuals against building an additional story to the current 2-1/2 story home.
2. Approval of the permit would be in direct violation of The Redondo Beach Coastal Plan. (LCP, pgs 60 – 61; LCP, pgs 78 – 79; and LCP, pgs 80 – 81 Attached for reference)
3. The Redondo Beach Implementing Ordinance states, "The Coastal Development Permit procedure is established to ensure that review process for public or private development within the Coastal Zone conforms to the policies and procedures pf the California Coastal Act. (Article 10-5.2200 Attached for reference)
4. California Coastal Act Chapter 3, Article 6 states: "The scenic and visual qualities of coastal area shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas...." The California Coastal Act was established in 1976;

the Doyle's obtained ownership of the subject property in 1977. I have verified that this law was in place prior to their purchase.

5. There is an alternative. The Doyle's could build out and down such as their direct neighbors to the north (see attached photos). Mr. Doyle wrote a letter whereby he states, "to build down would require a great deal of earth being excavated from the bluff" and he would be in violation of the Coastal Act 30251 where it states to minimize the alteration of natural land forms. I believe that he has taken this statement out of context. I am sure the community would rather see this beautiful ocean view remain intact, rather than saving some dirt under the applicant's property.
6. An additional alternative. Obtain a variance from the City of Redondo Beach to the front of the property so the applicant could build out closer to the sidewalk as their neighbors have. (see attached photo)

Side Note: The applicant and his attorney made reference that the reason I am an appellant is because it affects my private view. I would like to let you know that I am very active in the community and will maintain involvement on projects that I feel are in violation of the law. This is a community issue, not a personal issue. Fact is, my home has been on the market off and on for three years which was obviously prior to the requested coastal permit. My husband and I fully intend to remain residents in the City of Redondo Beach, where both he and his father had grown up.

In the Redondo Beach LCP there are multiple references to public views at and around the Knob Hill/Esplanade area. This is the exact location of the California Coastal permit applicant's property. We have referenced the specifics below:

LCP, pgs. 60 - 61

IV SHORELINE ACCESS

B. Pedestrian Access

Pedestrian access to the shoreline, in the form of improved walkways and ramps both vertical and lateral, is provided throughout the Redondo Beach Coastal Zone.....

An important part of the pedestrian system is the blufftop walkway. This walkway parallels the western perimeter of Esplanade Avenue on a coastal plain, fifty feet above the shoreline. The walkway extends from the southern boundary of the Coastal Zone at the Torrance city boundary to Knob Hill on the north. An unobstructed blufftop view of the ocean is provided to both pedestrian and automobile travelers along Esplanade. At Knob Hill, steps lead to a walkway midway between the shoreline and the blufftop walkway.

LCP, pgs. 78 - 79

V. COASTAL RECREATION

...The entire Redondo Beach shoreline is under public ownership. As a result, access to recreational opportunities is very good. The City of Redondo Beach offers a wide variety of coastal recreational opportunities including approximately 1.7 miles of public beach areas, a bluff top walkway along the Esplanade to Knob Hill where pedestrian views of the beach are unhampered by residential development.

The LCP was written in 1980, at a time when the Property and the adjacent other four bluff top houses had already been built. LCP; Staff Report, pg. 1. Accordingly, the LCP took into consideration the low profile of those five properties south of Knob Hill and the one property immediately north of the beach stairway at the end of Knob Hill.

LCP, pgs. 80 - 81

B. Beaches

...More than half of the Redondo State Beach is open to direct public view from Esplanade which varies in elevation along its length and offers fine vantage points for viewing the beach and ocean. A major public access walkway extends south from Pier complex to Knob Hill approximately half the distance of the beach

(a) The project meets criteria for developments subject to Conditional Use Permits pursuant to Section 10-5.2506(b).

(b) The project is consistent with the Coastal Land Use Plan.

(c) That prior to the issuance of a building permit for any portion of the project, the developer shall enter into a written agreement with the City as specified in subsection (b) of Section 10-5.2102 and shall record such agreement in the Office of the Los Angeles County Recorder.

(d) The affordable dwelling units shall be generally dispersed throughout a development project and shall not differ in appearance, size, and amenities from other units in the development.

(e) The project is designed to be complimentary to the character of the residential neighborhood in which it is located, and convey a sense of multiple building volumes with articulating design elements.

(f) Adequate private outdoor living space and public open space is incorporated in the project.

(g) Marketing programs for affordable units shall be directed to existing residents of the City of Redondo Beach. (§ 1, Ord. 2905 c.s., eff. August 5, 2003)

Article 10. Coastal Development Permits

10-5.2200 Specific purpose.

The Coastal Development Permit procedure is established to ensure that review process for public or private

development within the Coastal Zone conforms to the policies and procedures of the California Coastal Act (Division 20 of the Public Resources Code), and implementing regulations (California Code of Regulations, Title 24, Division 5.5), and the City of Redondo Beach Certified Land Use Plan. The requirements in this article shall be applied in a manner that is most protective of coastal resources and public access. (§ 1, Ord. 2905 c.s., eff. August 5, 2003)

10-5.2202 Applicability.

All properties in the Coastal Zone, as defined below, are subject to the procedures outlined in this article. Where the standards or procedures described in this article for issuing Coastal Development Permits conflict with any other standards or procedures in the City's General Plan or other City-adopted plan, resolution or ordinance and it is not possible for the development to comply with both the Local Coastal Program and other plans, resolutions or ordinances, the standards or procedures described herein shall take precedence. The Coastal Zone boundaries and zoning map designations are indicated in Article 13 of this chapter and in the maps below. (§ 1, Ord. 2905 c.s., eff. August 5, 2003)

PLEASE READ!

REVISED 9/04
August 6, 2004

**801 ESPLANADE
REDONDO BEACH
CALIFORNIA**



To: All California Coastal Commissioners
From: Rob Moffat
Appeal# A-5-RDB-04-261

Issue of Concern:

801 Esplanade is located on the ocean front cliff dead center at the end of Knob Hill in Redondo Beach, California. An undisturbed horizon line of ocean views extend continuously from one side of the street to the other when looking down the Knob Hill corridor. This view is fully visible at 100 ft. off the front curb of the property continuing far back beyond Pacific Coast Highway. No other home or structure (excluding one tree which exists at the front of the applicants property) interferes with this ocean view horizon line.

If the applicants at 801 Esplanade were given approval to build upward, such construction would forever block these beautiful ocean views which are shared by hundreds of people on a daily basis. This action would also open the way for all others at the end of this highly traveled roadway to do the same.

The vast majority of residents in Redondo Beach are strongly apposed to the applicants proposed construction plans. Over 1200 people in the area have provided signed statement saying that they "strongly disapprove of the subject building permit at 801 Esplanade which will block the community's ocean views looking down Knob Hill."

The application for a California Coastal Building Permit at 801 Esplanade, Redondo Beach is in **direct violation** of the Redondo Beach LCP. We are hereby requesting that the proposed California Coastal Permit application be denied.

CALIFORNIA LAW

California Coastal Act Chapter 3, Article 6 Section 30251 -

“Development” states,

“The scenic and visual qualities of coastal areas **shall be considered and protected** as a resource of public importance. **Permitted development shall be sited and designed to protect views** to and along the ocean and scenic coastal areas.....”

The California Coastal Act was established in 1976 and contained Chapter 3 Article 6 just as it appears today. This building development restriction is fully applicable to the property at 801 Esplanade. In addition, this Act had already been implemented one year prior to the applicants taking ownership of this property.

The **Redondo Beach LCP** contains multiple references to public views at and around the Knob Hill / Esplanade area. The intersection of Knob Hill and Esplanade is the exact location of the site in question. Referenced specifics are shown below:

LCP, pgs. 78 - 79 (emphasis added).

V. COASTAL RECREATION

“...The entire Redondo Beach shoreline is under public ownership. As a result, access to recreational opportunities is very good. **The City of Redondo Beach offers a wide variety of coastal recreational opportunities including approximately 1.7 miles of public beach areas, a bluff top walkway along the Esplanade to Knob Hill where pedestrian views of the beach are unhampered by residential development.**”

The Redondo Beach LCP was written in 1980, at a time when this property and the other four adjacent bluff top homes South of the Knob Hill beach access had already been built. LCP; Staff Report, pg.1. Accordingly, the LCP took into consideration the existing low profile of these five properties South of Knob Hill along with the property located immediately North of the beach access stairwell directly at the end of Knob Hill.

CALIFORNIA LAW (continued)

LCP, pgs. 60 - 61(emphasis added).

V SHORELINE ACCESS

B. Pedestrian Access

Pedestrian access to the shoreline, in the form of improved walkways and ramps both vertical and lateral, is provided throughout the Redondo Beach Coastal Zone.....

“An important part of the pedestrian system is the blufftop walkway. **This walkway parallels the western perimeter of Esplanade Avenue on a coastal plain, fifty feet above the shoreline. The walkway extends from the southern boundary of the Coastal Zone at the Torrance city boundary to Knob Hill on the north. An unobstructed blufftop view of the ocean is provided to both pedestrian and automobile travelers along Esplanade. At Knob Hill, steps lead to a walkway midway between the shoreline and the blufftop walkway.**”

LCP, pgs. 80 - 81 (emphasis added).

B. Beaches

“...More than half of the Redondo State Beach is open to direct public view from Esplanade which varies in elevation along its length and offers fine vantage points for viewing the beach and ocean. A major public access walkway extends south from Pier complex to Knob Hill approximately half the distance of the beach.”

HISTORY OF APPLICATION APPROVAL

Planning Commission Meeting - At the Redondo Beach Planning Commission meeting it was agreed that the views looking down Knob Hill are very much of public importance. The decision to pass the application was none the less made by way of split decision. The deciding vote was cast by Jay Seymour whom in ending stated, "it is best to approve the project and let the appellants appeal to City Council so they can figure out what should be done."

City Council Meeting - City Council unanimously decided to pass the building permit at 801 Esplanade with the following statements being made:

1. The appellants can appeal our decision to the Coastal Commission but the applicants cannot. We better think hard about passing this Building Permit. The applicants have now gone on record that they will in fact sue us if it does not pass.
2. When the Mayor and other Council members asked the on staff City Attorney for legal advise pertaining to this case, the on staff City Attorney himself told them that he could not answer their questions as he could be held personally liable in the applicants law suit if this application was not passed.
3. The Coastal Commission has recently approved a second story from street level addition at 807 Knob Hill which is just a few doors away from 801. The Coastal Commission must have known what they were doing at that time.

APPLICANT'S LETTER

Redondo Beach City Council
c/o City Clerk Department
City of Redondo Beach
415 Diamond Street
Redondo Beach, CA 90278

Project File Number CDP 04-01

Honorable Major and City Council Members:

I would like to respond to the issues in the appeal applications concerning the approval of my Coastal Development Permit

1. The appellants claim the project violates the public view.

The City's LCP/LUP addresses public views of the coastline. There is no public view of the coastline on Knob Hill Avenue, nor along the Esplanade at the proposed construction site. The addition of a second floor will have zero impact on coastline views.

Our request for a CDP is in compliance with the City's LCP and LUP and the City's Coastal Implementation Ordinance certified by the Coastal Commission on September 11, 2003.

A CDP was granted, on May 6, 2003, to Mr. Pete Cusisk of 807 Esplanade. His property is also in the public view from Knob Hill as are six other houses on the west side of the Esplanade. The Coastal Commission Staff Report for 807 Esplanade states "the Commission finds that the development, as conditioned, conforms with Sections 30250, 30251, 30252, 30253 and public access provisions of the Coastal Act." The report is signed by Melissa Stickney: Coastal Program Analyst.

2. The appellants claim the Staff Report gave misinformation to the Planning Commission.

The Staff Report for the Planning Commission hearing on March 23, 2004 was in complete compliance with the City's LCP/LUP and the City's Coastal Implementing Ordinance.

3. The appellants claim that the project is a major addition.

This project qualifies as a minor addition under CEQA. A minor development is defined as "a development that satisfies all of the following requirements:

- (1) the development is consistent with the City of Redondo Beach Certified LCP
- (2) the development requires no discretionary approvals other than a CDP

(3) The development has no adverse effect either individually or cumulatively on coastal resources or public access to shoreline or along the coast.

4. The appellants claim that there are other, more environmentally feasible alternatives.

The project, as designed, has the least environmental impact. All houses from 801 Esplanade through 809 Esplanade have a Grant Deed (see attached) that states from the street level and above, they cannot build any further west than they presently are. To build down would require a great deal of earth being excavated from the bluff. The Coastal Act under Section 30251 states to "minimize the alteration of natural land forms."

5. The appellants claim that this is a significant addition to the existing structure.

An appeal states "the proposed construction more than doubles the size of the existing residence." This is incorrect. The existing residence is 1673 square feet and the proposed addition is 835 square feet, less than 50% of the existing structure.

6. The appellants claim that the project violates the side yard setback requirements.

The encroachment is on the south side setback. This involves approximately 6 inches, which has existed for 50 years. This variance will allow the second floor addition to align with the existing first floor. The modification is in full compliance with the City LCP/LUP. The only property owners effected are the owners at 803 Esplanade and they support our project.

7. The appellants claim that the project violates Resolution CC-0104-20 page 8 item 2.

This is not true. The view this refers to is in the Harbor-Pier Area, not the 800 block of the Esplanade.

Four generations of the Doyle family have lived in Redondo Beach. As a resident of Redondo Beach for 55 years, a graduate of Redondo Union High School and the owner of the property for 27 years, I request that you approve my application.

Sincerely,



Michael A. Doyle

ARTICLE 6 DEVELOPMENT

Section 30250 Location; existing developed area

(a) New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. In addition, land divisions, other than leases for agricultural uses, outside existing developed areas shall be permitted only where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels.

(b) Where feasible, new hazardous industrial development shall be located away from existing developed areas.

(c) Visitor-serving facilities that cannot feasibly be located in existing developed areas shall be located in existing isolated developments or at selected points of attraction for visitors.

(Amended by Ch. 1090, Stats. 1979.)

Section 30251 Scenic and visual qualities

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.

Section 30252 Maintenance and enhancement of public access

The location and amount of new development should maintain and enhance public access to the coast by (1) facilitating the provision or extension of transit service, (2) providing commercial facilities within or adjoining residential development or in other areas that will minimize the use of coastal access roads, (3) providing nonautomobile circulation within the development, (4) providing adequate parking facilities or providing substitute means of serving the development with public transportation, (5) assuring the potential for public transit for high intensity uses such as high-rise office buildings, and by (6) assuring that the recreational needs of new residents will not overload nearby coastal recreation areas by correlating the amount of development with local park acquisition and development plans with the provision of onsite recreational facilities to serve the new development.

Section 30253 Minimization of adverse impacts

New development shall:

(1) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.

(2) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.

(3) Be consistent with requirements imposed by an air pollution control district or the State Air Resources Control Board as to each particular development.

Redondo Beach City Council
c/o City Clerk Department
City of Redondo Beach
415 Diamond Street
Redondo Beach, CA 90278

Project File Number CDP 04-01

Honorable Major and City Council Members:

The Planning Commission voted on March 23, 2004, to approve our request for a CDP. Two Commissioners voted no, not disputing our compliance with the City's LCP or LUP, but to further review the City's compliance with the Coastal Act as it applies to public view.

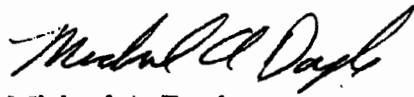
Seven houses on the west side of the Esplanade come into public view. One of these, 807 Esplanade, has been approved by the City and Coastal Commission and is currently under construction. For other property owners or us to be deprived the right to add a second floor, where zoning permits, will result in a loss of property owner's rights.

807
DOES A
BLOCK
PUBLIC
VIEW
R ?
THE PROP
ALREADY
THREE (3)
FLOOR

We have worked with the City and are in compliance with the City's LCP and LUP. What follows is my response to appeals files with the City Council.

Please vote to continue to preserve and protect the rights of property owners.

Sincerely,



Michael A. Doyle

ANOTHER LETTER FROM
THE APPLICANT

Document ID: 57894 Folder ID: 57744 Date: 4/26/2004

March 15, 2004

AGENDA ITEM # 19
CASE # 04-19

Redondo Beach Planning Commission
c/o Planning Department
City of Redondo Beach
415 Diamond Street
Redondo Beach, CA 90278

Re: Project File Number CDP 04-01
801 Esplanade

To whom it may concern:

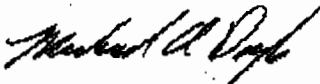
Two years ago this month, my wife and I hired Blake Stephens to be our architect to design the remodel/construction of our home located at 801 Esplanade. Working with us, the Redondo Beach Planning Department and Coastal Commission, Mr. Stephens designed a home that complies with the Building Code for our location. An appeal has now been filed by a home owner across the street. That owner is concerned with loss of view due to an addition of a second floor. The Redondo Beach Planning Department and the California Coastal Commission do not take view into consideration when approving a building permit. } ??

Now there is an additional problem coming from the owner of the house located at the Northeast corner of Catalina and Knob Hill. He has chosen to try and save his view (see attached letter) by making this an emotional issue between us and anyone who travels down Knob Hill. He cites the loss of beautiful ocean/sunset views. The fact is that whether you live across the street from us or anywhere in the City of Redondo Beach, no one will lose their ocean/sunset views. These views are guaranteed by the City, County and State with public access to the beach. } ??

I purchased the property located at 801 Esplanade in 1977. It has taken 27 years for us to be able to not only build a beautiful home but also build an investment that will be passed onto our children. Our lot is 30' x 100'. This just doesn't allow for many construction options. We have, through our architect, worked with the City and designed a home that complies with the building code.

In as much as the City of Redondo Beach does not take view into consideration for approval, we ask the Planning Department to approve our building permit as designed.

Sincerely,


Michael A. Doyle

RECEIVED
MAR 16 2004
PLANNING DIVISION
CITY OF REDONDO BEACH

POSSIBLE ALTERNATIVE

It is proposed that any new construction allowed to this site must first be proven not to adversely impact the surrounding environment or pose any unforeseen danger to the general public. Once this requirement has been established, the applicants must then restrict any new construction to the same height of the existing structure in order to comply with Article 6 section 30251 of the California Coastal Act.

The present structure located at 801 Esplanade currently consists of three (3) levels. The lowest level extends outward toward the ocean 25 feet further than the upper two levels.

If the applicants were to build out over the existing lower floor instead of going up they could gain additional square footage without impacting public views. Building outward instead of upward would have no impact on the private views of this property as unobstructed white water ocean views will forever exist from all levels at 801 Esplanade.

Subj: **Permit #A-5-RDB-04-261: Against Construction**
Date: 9/20/2004 12:44:50 PM Pacific Daylight Time
From: pgaa@att.net
To: megcoastal@law.stanford.edu, wpatkruer@aol.com, peterscoastal@sandiego.gov,
saveredondo@aol.com

September 17, 2004

Attn: Chuck Posner
California Coastal Commission
P. O. Box 1450, 200 Ocean Gate, 10th Floor
Long Beach, CA 90802-4416

Permit #A-5-RDB-04-261: Against Construction

From:

Prakash Rao, Ph.D.
814 Esplanade Unit A
Redondo Beach
CA 90277-4762

REC'D
South Coast

SEP 22 2004

CALIFORNIA
COASTAL COMMISSION

**Not Attached: Staff received 19 additional letters stating
"AGAINST CONSTRUCTION."**

The "Friends of Knob Hill" need your support before September 20th. The prior meeting of the California Coastal Commission regarding the appeal to build into the Knob Hill View Corridor only delayed the final decision to a subsequent hearing. This hearing is coming up very soon, and your letters, E-mails and phone calls are needed.

From the "Friends of Knob Hill"...

THIS IS YOUR LAST CHANCE TO:

"HELP SAVE THE KNOB HILL VIEW CORRIDOR"



The City of Redondo Beach recently approved upward construction which would block this beautiful view forever. Luckily, the California Coastal Commission determined there is "SUBSTANTIAL EVIDENCE" showing this corridor view should remain open to the public! Major support from Californians against blocking public views with development is **critical** and will be the deciding factor in this case. **Please write to the following:**

Attn: Chuck Posner

**California Coastal Commission
P.O. Box 1450, 200 Oceangate, 10th' Floor
Long Beach, California 90802-4416**

List: Your Name, Address, Permit #A-5-RDB-04-261 and "Against Construction." Your Letters and Faxes must be received **Before SEPT. 21st. Fax # 562-590-5084**

"e" mails should also be sent with copies to: megcoastal@law.stanford.edu / wpatkruer@aol.com / peterscoastal@sandiego.gov / saveredondo@aol.com

Phone the Decision Making Coastal Commissioners: - M. Caldwell (650) 723-4057,

S. Wan (310) 456-6605, Dr. Burke (310) 444-5544, S. Kram (310) 859-4400, P. Nava (805) 563-1554, P. Kruer (858) 551-4390, B. Neely (707) 476-2394, M. Reilly (707) 5652241, D. Potter (831) 647-7755, T. Iseman (949) 494-7648, S. Peters (619) 236-6611, D. Allgood (310) 441-4162, D. Ruddock (650) 712-9579, A. Rose (415) 499-7331

Contact Friends of Knob Hill - saveredondo@aol.com (310) 944-9012 / (310) 318-3326

NOTE!!! Letters previously written to the Redondo Beach City Council will not be presented. You must resubmit as described above!

"Friends of Knob Hill"

September 19, 2004

California Coastal Commission
200 Ocean Gate 10th Floor
Long Beach, CA 90802

Dear Chuck Posner:

Although I do not live in Redondo Beach, I frequently visit it. Actually, I am an avid bike rider and enjoy the view as I bike down Knob Hill. I recently became aware of the fact that one of the houses at the end of knob hill has intentions of building up which would unfortunately block the view I so very much like. Please look into alternatives - I noticed that their neighbor (to the north) has an additional floor built into the hillside - couldn't this be a possibility?

Joy Emanuel

318 E Clarion Dr. Carson, CA 90745

Anthony Pietrini
Jill Pietrini
724A Elvira Avenue
Redondo Beach, CA 90277
(310) 543-1093

September 21, 2004

**Via Facsimile (562) 590-5084
And Confirmation By Overnight Courier**

California Coastal Commission
Attn: Chuck Posner
200 Oceangate, 10th Floor
Long Beach, CA 90802-4416

**Re: Permit A-5-RDB-04-261
801 Esplanade, Redondo Beach, CA**

Dear Commissioners:

This letter is written on behalf of ourselves and is to request a reversal of the approval of the Coastal Development Permit ("CDP") for the real property located at 801 Esplanade, Redondo Beach, CA ("the Property"). Please note that we do **not** have a private view of the ocean from our house¹. We live at 724A Elvira Avenue, Redondo Beach, CA. We share a *public* view of the ocean down Knob Hill Avenue and across the Esplanade with thousands² of other Redondo Beach residents. This is the view that the City of Redondo Beach ("the City"), through the Redondo Beach Planning Commission ("Planning Commission") and the Redondo Beach City Council, seeks to eradicate through the proposed addition of a *third* story to the Property.

In short, the decision of the Planning Commission and the City Council must be reversed because it is contrary to the Local Coastal Plan ("LCP") implemented by the City and approved by the California Coastal Commission ("Coastal Commission"), and is contrary to the express purpose and provisions of the California Coastal Act, Cal.Pub.Res.Code Sec. 30001, *et seq.* Specifically, the Planning Commission and the

¹ The distinction between a private view and a public view is not of any legal significance. *See, Ocean View Estates Homeowners Assn. v. Montecito Water District*, (2004) 116 Cal.App.4th 396, 401. In *Ocean View*, the court held that even though "there is no common law right to a private view, [this] is not to say that the [agency] is relieved from considering the impact of its project on such [private] views." *Id.* at 402.

² Our objection to the CDP for the Property is shared by more than 1,300 other Redondo Beach residents and visitors that signed a petition to block the proposed construction that is the subject of this appeal.

City Counsel erroneously held that there is no public view down Knob Hill west towards the Pacific Ocean. (Our positions with respect to the Planning Commission's and the City Council's findings and ultimate approval of the coastal permit for the Property are set forth in detail in our Appeal From Coastal Permit Decision of Local Government, filed on or about July 1, 2004, a true and correct copy of which is attached hereto as Exhibit A.) Because the decisions of both the Planning Commission and the City Counsel are clearly erroneous conclusions of law, their decisions must be reversed for the following reasons.³

I. THE VIEW DOWN KNOB HILL IS A PUBLIC VIEW

There is no question that the view westward down Knob Hill is a public view, and a significant one at that. The Planning Commission's and the City Council's findings to the contrary defy logic at best. The Coastal Commission ("CC") Staff found that "there is a public view above the roof of the existing one-story house that consists of sky and part of the sea." (CC Staff Report, p. 6). However, the CC Staff went on to state, erroneously, that the view is not significant. As shown from the pictures attached as Exhibit 4 of our June 2, 2004 Letter, the view is quite significant. Indeed, the view is so significant that 1,300+ residents and visitors signed a petition to prevent the proposed construction.

II. THE LCP REQUIRES THE CITY TO PROTECT THE PUBLIC VIEW AT KNOB HILL AND THE ESPLANADE

The LCP's specific provisions regarding Knob Hill are quoted at length in our June 2nd Letter (pgs. 7-8), and in the CC Staff Report (pgs. 7-8). The CC Staff Report took the position that the Knob Hill/Esplanade view expressly described in the LCP really related to the unobstructed bluff top view beginning from Avenue A and proceeding south to the end of the Esplanade at the Redondo Beach/Torrance border. Yet that interpretation of the LCP by the CC Staff is contrary to the basic rule of statutory construction, namely, that a statute be given its plain meaning. If the City had meant to include only the unobstructed bluff top view beginning from Avenue A southward, it would have said so. The City was clearly aware of Avenue A, and could have limited the view protection to Avenue A south to the Redondo Beach/Torrance border. The City did not, and the City and the Coastal Commission cannot rewrite the LCP now to justify the approval of the CDP for the Property.

Instead, the City, in enacting the LCP expressly covered the view at Knob Hill and the Esplanade – directly where the Property is located. The fact that the structure on the Property existed at the time of enactment of the LCP bolsters our argument. The low

³ The relevant facts are set forth in our letter of June 2, 2004 to the Planning Commission ("June 4th Letter"), included in Exhibit A hereto, and in the June 1, 2004 letter from Attorney Ellen Berkowitz of the law firm of Manatt, Phelps & Phillips, a true and correct copy of which is attached hereto as Exhibit B.

level of the structure amplified the existing view and was taken into consideration in enacting the LCP in 1980⁴.

More importantly, the Property owners were well aware that they purchased deed restricted property, as are the thousands of property owners that purchase condominiums and townhouses (such as us) in Redondo Beach (and elsewhere) that have CC&Rs that run with the land. It is not unfair to enforce deed and public restrictions against property owners --- especially in this situation, where the Property owners already have a magnificent ocean view from each story⁵ of their existing structure.

Accordingly, even though the City prefers to allow dense building in the City of Redondo Beach, the Coastal Act was enacted in the 1970's to prevent exactly what is proposed to be built on the Property. The LCP is governed by the Coastal Act and acknowledges the specific view at issue in this appeal.

III. THE RELEVANT CITY ORDINANCE ALSO REQUIRES THE CITY TO PROTECT PUBLIC VIEWS OF THE COASTALINE

The City and the CC Staff focused only on whether the proposed construction affected the public *access* to the beach. Yet – the City's own Coastal Land Use Plan Implementing Ordinance plainly states otherwise. The relevant portions of that ordinance are set forth below, and a true and correct copy of the ordinance is attached hereto as Exhibit C.

10-5.102 Purposes.

The broad purposes of the Zoning Ordinance for the Coastal Zone are to protect and promote the public health, safety, and general welfare, and to implement the policies and the land use plan map of the City of Redondo Beach General Plan and the Coastal Land Use Plan, as provided in the California Government Code, Title 7, Chapters 3 and 4 and in the California Constitution, Article 11, Section 7, and in Section 30513 of the Public Resources Code (California Coastal Act). More specifically, the Zoning Ordinance of for the Coastal Zone is intended to provide a precise guide for the growth and development of the City in order to:

(b) Maximize public access to *and public views of the coastline*;

10-5.102, Coastal Land Use Plan Implementing Ordinance (emphasis added).

⁴ The LCP was amended once in 2001 to address the concerns that thousands of Redondo Beach residents had to the "Heart of the City" plan that was withdrawn by the City after the enormous amount of public outcry over the development. The City did not amend the LCP to delete or amend any reference to the Knob Hill/Esplanade view in the LCP, as enacted in 1980, and it would be seriously suspect for the City to try to do so now.

⁵ The existing structure clearly has more than one story, no matter how the Property owners (or the City) measure the levels. That much is clear from the photographs that we took of the structure over Memorial Day weekend 2004, and attached as Exhibit 2 to our June 4th Letter.

Likewise, the Coastal Act requires the protection of the public view. The relevant section of Chapter 3, Article 6 is Section 30251, which states, in relevant part:

Section 30251. Scenic and Visual Qualities

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. *Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas*, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. ...

Cal.Pub.Res. Code Sec. 30251 (emphasis added).

Further, the City restated this view protection policy in 2001 when the City was required to amend its LCP in 2001 in response to its proposed amendment to the LCP with respect to the Harbor/Civic Center area. The proposed amendment in 1999 was done apparently to accommodate the significant changes that the proposed Heart of the City project required. In particular, the Coastal Commission rejected the City's 1999 proposed amendment to the LCP, and required certain changes to be made in the LCP. Those changes were memorialized in City Resolution No. CC-0104-20. In that resolution, the City Council found, in relevant part, that:

2. The proposed amendment to the Coastal LUP is intended to be carried out in a manner that is fully in conformity with the Coastal Act.
3. The proposed amendment to the Coastal LUP is consistent with the policies of the Coastal Act, including but not limited to: the protection and provision of public access; the protection and encouragement of facilities that provide public recreation; the protection of the marine environment; *the protection of the scenic and visual quality of coastal areas*; and the reservation of land along and near the coast for priority uses, including coastal development, visitor serving uses and recreation.

City Resolution No. CC-0104-20, pgs. 1-2.

In short, the City's local implementing ordinance, the Coastal Act, and the LCP, as drafted and as amended in 2001, all require the City to protect the public view, including the view at Knob Hill and the Esplanade. To find otherwise, is a distortion of the law and the facts.

IV. THE 30' HEIGHT ALLOWANCE FOR ALL R-1 PROPERTY DOES NOT OBVIATE THE REQUIREMENTS OF THE LCP, THE IMPLEMENTING ORDINANCE, OR THE COASTAL ACT

The Planning Commission, the City and the CC Staff all improperly justified their respective decisions on the grounds that the City's building ordinance for R-1 properties (including the Property at issue here) allows for construction of up to 30'. However, the ordinance is not written in terms of having an absolute right to build to 30', no matter what the impact is on coastal views. Further, the ordinance applies to *all* R-1 property in Redondo Beach, and applying it blindly as the Planning Commission, the City, and the CC Staff have done nullifies the proscriptions of the LCP, the City's local implementing ordinance, and the Coastal Act.

In particular, the ordinance states: "Building Height: Maximum of 30 feet, with no more than 2 stories." (Exhibit D hereto.)

Here, the existing structure on the Property has more than one story. The Property owners cannot simply count the story jutting up from the street as the one and only story to the structure. The existing structure clearly has a second story, which begins at the bluff and constitutes the first story. The square footage of that story is calculated into the square footage of the house, and is counted as part of the house by the Los Angeles County Tax Assessor. Thus, to contend that the story at the bluff level is "not really a story" is a legal fiction. That second story also provides the Property owners with additional unobstructable views of the Pacific Ocean.

Even if the Coastal Commission does not count the level of the structure on the bluff as a story, that still does not mean that the 30' height allowance permits the Property owners to build as they wish. The 30' height allowance applies to all R-1 property in Redondo Beach and was not specifically enacted to *exempt* coastal property from the proscriptions of the Coastal Act, the LCP, and the local implementing ordinance. Thus, the 30' height allowance is not an absolute privilege to property owners, as the City and the CC Staff would have the Coastal Commission believe. The 30' height allowance must give way to accomplish the goals and the express provisions of the Coastal Act, the LCP, and the local implementing ordinance. To find otherwise, would render the foregoing statute and ordinances meaningless. There would be no need to ever consider these statutes and ordinances, because as long as a property owner built his house no more than 30' from any point⁶, he would receive a "pass" from the City for a CDP. That is simply not the law of this state or of the City.

⁶ The City does not allow a 30' building from the street level per se; rather the 30' is "the vertical distance as measured continuously along a line at existing grade bisecting the width of the lot to the highest point of a building or structure, except as provided in this chapter (see illustration below)". A true and correct copy of the illustration is attached hereto as Exhibit E.

V. CONCLUSION

For the reasons stated above, at the hearing before the Planning Commission, in our June 4, 2004 Letter, and in our appeal to the Coastal Commission, we respectfully request the Coastal Commission to reverse the decision of the Planning Commission and the City and deny the CDP in its entirety. Thank you for your consideration of this matter.

Sincerely,



Jill Pietrini

Attachments

- Exhibit A
- Exhibit B
- Exhibit C
- Exhibit D
- Exhibit E

Title 10 PLANNING AND ZONING

Chapter 5 COASTAL LAND USE PLAN IMPLEMENTING ORDINANCE

10-5.102 Purposes.

The broad purposes of the Zoning Ordinance for the Coastal Zone are to protect and promote the public health, safety, and general welfare, and to implement the policies and the land use plan map of the City of Redondo Beach General Plan and the Coastal Land Use Plan, as provided in the California Government Code, Title 7, Chapters 3 and 4 and in the California Constitution, Article 11, Section 7, and in Section 30513 of the Public Resources Code (California Coastal Act). More specifically, the Zoning Ordinance for the Coastal Zone is intended to provide a precise guide for the growth and development of the City in order to:


- (a) Carry out the California Coastal Act as applied to the City in the Coastal Land Use Plan;
- (b) Maximize public access to and public views of the coastline;
- (c) Achieve progressively the arrangement of land uses described in the General Plan and Coastal Land Use Plan;
- (d) Maintain a high level of quality and character in the City's residential neighborhoods;
- (e) Ensure compatibility between land uses;
- (f) Promote the economic stability of existing land uses that are consistent with the General Plan and Coastal Land Use Plan;
- (g) Permit the development of commercial land uses that are consistent with the General Plan and Coastal Land Use Plan and which strengthen the City's economic base;
- (h) Ensure the provision of adequate open space for light, air, and fire safety;
- (i) Ensure the provision of adequate off-street parking and loading facilities, and promote a safe, effective traffic circulation system;
- (j) Ensure that service demands of new development will not exceed the capacities of existing streets, utilities, or public services; and
- (k) Conserve and enhance the City's architectural and cultural resources. (§ 1, Ord. 2905 c.s., eff. August 5, 2003)

Title 10 PLANNING AND ZONING

Chapter 5 COASTAL LAND USE PLAN IMPLEMENTING ORDINANCE

***Note to Chapter 5**

* Repealed.

	CITY OF REDONDO BEACH DEVELOPMENT STANDARDS
	R-1 DISTRICT (SINGLE-FAMILY RESIDENTIAL)

In addition to development standards in the zoning ordinance, refer to the residential design guidelines (available at the Planning Department and on the city web site).

DENSITY	ONE DWELLING UNIT PER LOT
----------------	---------------------------

FLOOR AREA RATIO F.A.R.	NOT MORE THAN 0.65, EXCEPT A MAXIMUM OF 0.8 MAY BE PERMITTED WITH BONUSES (See Section 10-2.402(a) of Redondo Beach Municipal Code for a Description of Floor Area Ratio Bonuses)
------------------------------------	--

OUTDOOR LIVING SPACE REQUIRED	800 SQUARE FEET PER DWELLING UNIT
--------------------------------------	-----------------------------------

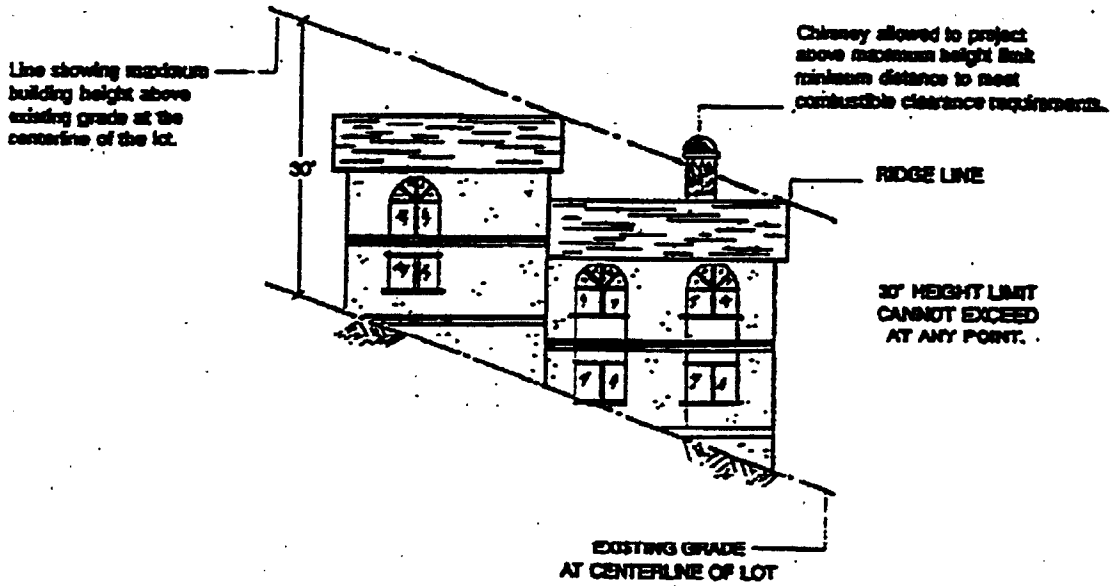
(See Section 10-2.1510 of Redondo Beach Municipal Code for a Description of Qualified Outdoor Living Space)

PROPERTY LINE SETBACKS	FIRST FLOOR FRONT	AN AVERAGE OF 25% OF THE DEPTH OF THE LOT, OR 25 FEET, WHICHEVER IS LESS, WITH A MINIMUM SETBACK OF 20 FEET
	SECOND FLOOR FRONT	AN AVERAGE OF 10 FEET MORE THAN THE REQUIRED FIRST FLOOR AVERAGE
	REAR	AN AVERAGE OF 20% OF THE DEPTH OF THE LOT, WITH A MINIMUM SETBACK OF 15 FEET
	SIDE	5 FEET LOTS LESS THAN 50 FEET WIDE: ADDITIONS TO EXISTING SINGLE-FAMILY DWELLINGS WITH EXISTING SIDE-YARD SETBACKS LESS THAN 5 FEET MAY MATCH THE EXISTING SIDE SETBACK, PROVIDED THAT THE SETBACK SHALL NOT BE LESS THAN 10% OF THE WIDTH OF THE LOT.

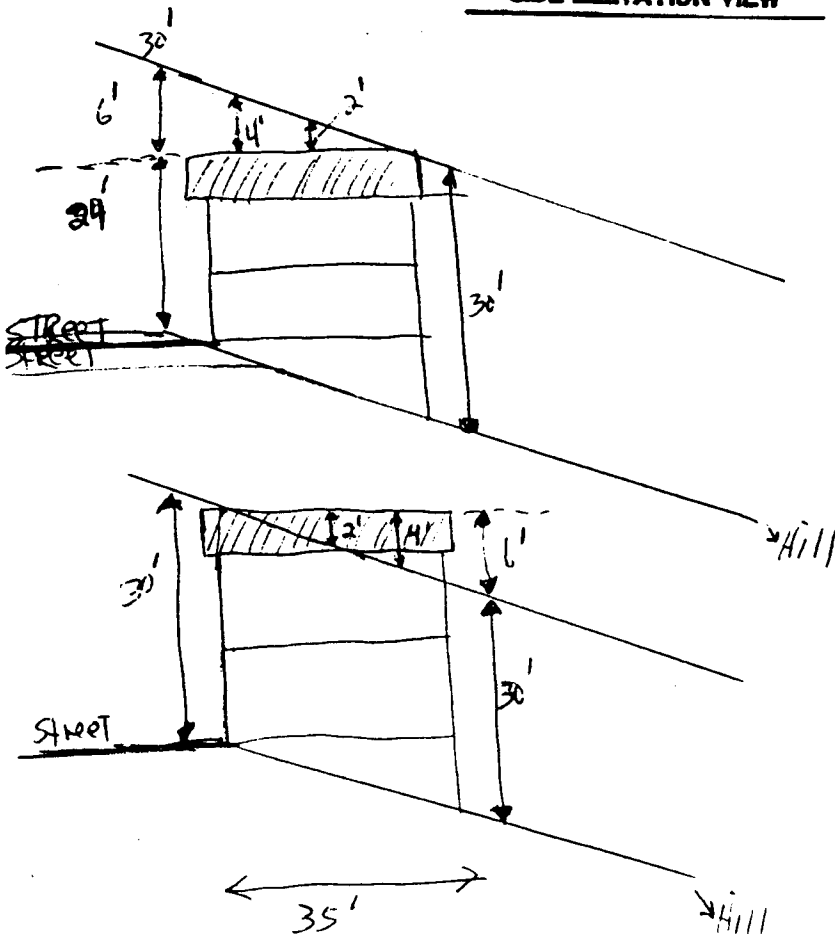
BUILDING HEIGHT	MAXIMUM OF 30 FEET, WITH NO MORE THAN 2 STORIES
------------------------	---

PARKING REQUIRED	2 SPACES WITHIN AN ENCLOSED GARAGE (See Article 5 of the Redondo Beach Municipal Code for Design Standards)
-------------------------	--

ILLUSTRATION OF BUILDING HEIGHT
(in this example, the height limit is 30 feet)



SIDE ELEVATION VIEW



June 1, 2004

Client-Matter: 26540-030

BY HAND DELIVERY

The Honorable Gregory C. Hill, Mayor
and Honorable Members of the City Council
City of Redondo Beach
415 Diamond Street
Redondo Beach, California 90277

Re: 801 Esplanade/PC No. 04-19/CDP No. 04-01

Dear Mayor Hill and Members of the Redondo Beach City Council:

We are writing on behalf of our client, Kevin Farr, and the many Redondo Beach residents and visitors, known as The Friends of Knob Hill, who are all concerned about the potential loss of their public view. If the above-referenced Coastal Development Permit ("CDP") is granted, and a second story (from street level) addition at 801 Esplanade (the "Project") is permitted, a precious scenic and visual resource, enjoyed by hundreds of people every day, will be lost forever. Unfortunately, the Planning Commission (the "Commission"), at its March 23, 2004 hearing (the "Hearing") decided that the destruction of the public's view should not be considered, and voted (by a 3-2 margin) to approve the Project. We appealed the Commission's erroneous decision, and hope this City Council reverses it. This letter details the legal basis of our appeal.

Specifically, the Project should be denied because the required findings are not supported by substantial evidence. The Project does not conform to the policy in the City's Local Coastal Program ("LCP") regarding public views, nor does the Project further the California Coastal Act (the "Coastal Act") requirements with regard to the protection of public views. The Commission also failed to comply with the requirements of the California Environmental Quality Act ("CEQA") because the categorical exemption does not apply to this Project. Therefore, a thorough environmental review is required for this Project.

I. THE REQUIRED FINDINGS ARE NOT SUPPORTED BY SUBSTANTIAL EVIDENCE.

Section 10-5.2218 of the Zoning Ordinance for the Coastal Zone, which implements the City's Coastal Land Use Plan under the LCP, (the "LCP Implementing Ordinance"),

Honorable Members of the City Council

June 1, 2004

Page 2

states that a Coastal Development Permit shall not be approved unless the decision-making body makes three affirmative findings. The LCP Implementing Ordinance further requires that these findings must include "the factual basis for any legal conclusion."¹

Findings are required by law when the City acts in an adjudicative or quasi-judicial capacity by applying a fixed rule, standard or law to a specific parcel of property.² This generally includes variances, use permits, and other development approvals, such as Coastal Development Permits. Where findings are required, the findings must be written, they must support the City's decision, and substantial evidence in the administrative record must support the findings.³ Courts have held that the purpose of a findings requirement is "to bridge the analytic gap between the raw evidence and ultimate decision or order."⁴ Findings that are merely a recitation of statutory language are generally insufficient as a matter of law.⁵

The staff report to the Commission for the Project made cursory findings that essentially recite the required language without any evidentiary support or discussion. The Commission adopted each of these findings verbatim. The "findings," and the lack of evidentiary support for them, are discussed in turn.

A. CONFORMITY WITH THE LCP.

The first required finding under Section 10-5.2218 of the LCP Implementing Ordinance is that the proposed development is in conformity with the Certified LCP. The Commission was advised that conformity with the LCP required only an analysis of whether the Project complies with certain zoning provisions of the LCP. Staff reported that the LCP "allows for the development of a two-story single family residence on the subject property,"⁶ and the Commission apparently concluded that the Project therefore met this conformity finding.

Contrary to staff's advice, however, the zoning designation is not the end of the conformity analysis. In order to conform to the LCP, the Project must meet *all* of the regulations and policies of the LCP. There are two provisions of the LCP that involve issues

¹ *Redondo Beach Municipal Code, Title 10, Chapter 5 §10.5.2218(b).*

² See *McMillan v. American Gen. Fin. Corp.* (1976) 60 Cal. App. 3d 175, 181.

³ *Topanga Assn. For a Scenic Community v. County of Los Angeles* (1974) 11 C.3d 506, 517, note 16.

⁴ *Id.* at 515.

⁵ *City of Carmel v. Board of Supervisors* (1977) 71 Cal. App. 3d 84, 91.

⁶ Staff Report, Redondo Beach Planning Department, Agenda Item 19, dated March 23, 2004, p. 3 of 5.

Honorable Members of the City Council
June 1, 2004
Page 3

related to public views. Neither staff nor the Commission was advised that it must analyze these public view provisions before it could adopt a finding of compliance with the LCP. Both of these requirements, along with the perplexing statements made at the Hearing about the absence of public views, are discussed in this section.

1. THE PUBLIC VIEW.

At the Hearing, City Planner Anita Kruger stated that she “walked around Knob Hill, Esplanade, Catalina and [she] looked...[but] couldn’t see the ocean...” She therefore concluded that “[t]he public view will not be impacted...” if the Project were approved.⁷ Nothing could be further from the truth.

Ms. Kruger apparently did not walk down Knob Hill from the Pacific Coast Highway, or she would have experienced the spectacular view that can be seen in the photographs attached to this letter (Exhibit A), and which was the subject of testimony from many community members at the Hearing. From Pacific Coast Highway to the Esplanade, travelers of all types – those on foot, in vehicles, on bikes – enjoy the sights for which Redondo Beach is famous: the beautiful ocean and the horizon beyond. Currently, Redondo Beach community members have submitted petitions to the City Council with more than 1,300 signatures attesting to the significance of the public view down Knob Hill and their disapproval from building at this site.⁸

After observing photographs and hearing public testimony about the view, both the staff and several members of the Commission acknowledged that an important public view exists down the Knob Hill corridor. In response to a question by Commissioner Eubanks, Acting Director Randy Berler admitted that “[t]he street view could be considered a public view corridor.”⁹ A short time later, Commissioner Eubanks stated that the Commission had heard “compelling evidence” from the neighbors that “this is a significant public view;” he also stated that he would “hate to see the view blocked.” Notwithstanding the acknowledgement of the public view, the Commission failed to consider the view in reaching its decision.

⁷ Testimony from March 23, 2004 Planning Commission hearing.

⁸ Personal observations on nontechnical issues such as views can constitute substantial evidence. See *Ocean View Estates Homeowners Assn. v. Montecito Water District* (2004) 116 Cal. App. 4th 396, 401.

⁹ Testimony from March 23, 2004 Planning Commission hearing.

Honorable Members of the City Council
June 1, 2004
Page 4

2. THE LCP REQUIRES THE CITY TO CONSIDER PUBLIC VIEWS OF THE COASTLINE.

Section 10-5.102(b) of the LCP Implementing Ordinance states that one of the specifically enumerated purposes of the LCP is to “[m]aximize public access to and *public views* of the coastline.”¹⁰ Because staff focused only on compliance with the zoning provisions in the LCP Implementing Ordinance, there was no mention of this objective in the staff report. Moreover, there was no discussion about how the Project would conflict with this policy objective at the Hearing.

The discussions at the Hearing related to public views involved a confused analysis of various findings, CEQA issues, policies of the California Coastal Act (the “Coastal Act”), and public access requirements, among others – but did not focus on the fact that the LCP itself requires the City to maximize public views. The Commission heard and acknowledged repeated evidence about the serious obstruction of the Knob Hill ocean view if the second-story is permitted. Nevertheless, staff advised the Commission to disregard this evidence because the public view was not something to be considered under the LCP – even though the LCP specifically cites maximization of public views as one of its purposes.

By ignoring both the evidence of public views and the legal requirements to consider the public view, the Commission reached the erroneous conclusion that the Project conforms to the LCP, based solely on a discussion of the zoning issue.

3. THE LCP REQUIRES THE CITY TO COMPLY WITH COASTAL ACT POLICIES.

Another objective of the LCP is to “carry out the California Coastal Act.”¹¹ Moreover, Section 10-5.2218(a) of the LCP Implementing Ordinance states that approval of a Coastal Development Permit by the City “shall be based upon compliance with the provisions of the [LCP] and consistency with the policies of the Coastal Act.

The Coastal Act, California Public Resources Code Section 3000 *et. seq.*, was enacted by the California Legislature in 1976 as a comprehensive scheme to govern land use planning for the entire coastal zone of the state. Among other things, the Legislature found that “the permanent protection of the state’s natural and scenic resources is a paramount concern”

¹⁰ *Redondo Beach Municipal Code, Title 10, Chapter 5, § 10-5.102(b)* (emphasis added).

¹¹ *See id.* at § 10-5.102(a) (emphasis added).

Honorable Members of the City Council
June 1, 2004
Page 5

and that “existing developed uses and future developments that are carefully planned and developed consistent with the policies of [the Coastal Act] are essential to the economic and social well-being of the people of this state.”¹²

Section 30251 of the Coastal Act specifically reinforces the importance of public views and requires that the effect on a public view be considered when approving a development permit within the coastal zone. That section provides:

“The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas...”

This provision applies whether the City has a certified LCP or not.¹³ Section 30200 of the Coastal Act makes it clear that, in addition to providing standards for judging the adequacy of an LCP, the policies in Chapter 3 of the Coastal Act (which includes Section 30251) “constitute the standards for judging the permissibility of development within the coastal zone.”

When the Commission began to discuss the Project’s effect on the Knob Hill view corridor, the Commissioners focused on a different finding required under Coastal Act Section 30604(c). That finding relates *only* to the Project’s conformity with the public access and public recreation policies under the Act. Apparently, the Commissioners confused this finding with the *separate* requirement that the Project conform to the LCP. After a somewhat disjointed discussion, the Commission was instructed that it could not consider public views, because the Section 30604(c) finding does not require consideration of scenic and visual resource qualities. Accordingly, the Commission was advised that the requirements of Coastal Act Section 30251 regarding scenic and visual resources had no bearing on this matter.

As discussed above, the Commission was advised that conformity with the LCP required it to consider only the zoning issues applicable to R-1 Zones. The Commissioners were not told that conformity with the LCP also requires it to “carry out the Coastal Act policies,” and that one of those policies is the protection of views under Section 30251. As a

¹² Cal. Pub. Res. Code § 39001.

¹³ Big Creek Lumber Co. v. County of Santa Cruz (2004) 115 Cal. App. 4th 952, 974.

Honorable Members of the City Council

June 1, 2004

Page 6

result, the Commission ignored public views, and approved the Project without consideration of all of the obligations under the LCP.

B. CONFORMITY WITH THE PUBLIC ACCESS AND PUBLIC RECREATION POLICIES OF THE COASTAL ACT.

The second required finding is that the Project conforms to the public access and public recreation policies of the Coastal Act. Although it is fairly clear that the proposed Project will not impact public recreation opportunities, the staff report should have discussed the potential impact of the construction on public access. Section 30211 of the Coastal Act states that development "shall not interfere with the public's right of access to the sea." However, adjacent to the northern boundary of the Project are the public steps leading from the Esplanade at Knob Hill down to the beach. There is no discussion in the staff report about construction operations or restrictions on construction staging, which could temporarily block public access to the steps.

Moreover, there is no discussion in the staff report about the possible impact that construction could have on the structural integrity of the steps leading to the ocean. The Project is located immediately adjacent to a steep public stairway and uphill from a public retaining wall, both of which show significant signs of cracking and soils slippage. We have included photographs of these public facilities as Exhibit B to this letter. These cracks are clearly the result of soils subsidence, which could be caused by insufficient foundation for the existing residence at 801 Esplanade. The addition of a second story (from street level) to the residence could exacerbate the impact to the adjacent public property. The Commission should have discussed this issue before concluding— without analyzing any evidence submitted by the community — that the Project would not impact public access.

C. COMPLIANCE WITH THE CEQA.

The third required finding is two-fold. First, the decision-making body must find that it has complied with any CEQA responsibilities it may have in connection with the Project. Second, the decision-making body must find that it is "not violating any CEQA prohibition that may exist on approval of projects for which there is a less environmentally damaging alternative or feasible mitigation measure available." This finding stems from the CEQA mandate that public agencies must not approve projects with significant environmental effects if there are feasible alternatives or mitigation measures that can substantially lessen or

Honorable Members of the City Council
June 1, 2004
Page 7

avoid those effects.¹⁴ For several reasons, the Commission's finding regarding compliance with CEQA was in error.

1. A CATEGORICAL EXEMPTION DOES NOT APPLY TO THIS PROJECT.

The staff report asserts compliance with CEQA by claiming the Project is "categorically exempt" from CEQA. CEQA provides a categorical exemption for various classes of projects that the Secretary for Resources determines *generally* will not have a significant impact on the environment.¹⁵ However, these exemptions are not absolute. There are six enumerated exceptions to the categorical exemption outlined in CEQA. If one of these exists, the categorical exemption is not applicable to the project.¹⁶

Although CEQA typically does not require findings for a categorical exemption, they are required in this instance because the LCP Implementing Ordinance requires an affirmative finding that the approval of the project complies with CEQA. As a result, the City is required to support its determination of the categorical exemption with a written finding that is supported by substantial evidence. Thus, the City must affirmatively explain why the exceptions to the categorical exemption do not apply.¹⁷

Moreover, there is some confusion in the City's documents as to which categorical exemption the City planners are attempting to apply to this Project. The Notice of Decision on Modification to change the setback requirements for the Project alleges that the Project is categorically exempt pursuant to 15301 (Class 1) of the CEQA Guidelines.¹⁸ Similarly, the Staff Report to the Commission also claims that the Project is categorically exempt under Section 15301 (Class 1) of the CEQA Guidelines, and the Exemption Declaration reiterated

¹⁴ See *Mountain Lion Foundation v. Fish and Game Commission* (1997) 16 Cal. 4th 105, 134; Pub. Resources Code §21002.

¹⁵ Pub. Res. Code §21084; CEQA Guidelines §15300 *et seq.*

¹⁶ Pub. Res. Code §§21084(b), (c) (e); CEQA Guidelines §15300.2.

¹⁷ *Association for Protection of Environmental Values in Ukiah v. City of Ukiah* (1991) 2 Cal. App. 4th 720, 731; *Topanga*, supra, 11 Cal. 3d 506. In *Ukiah*, the court recognized that *Topanga* findings are not normally required to support a categorical exemption because CEQA does not require findings or a public hearing for this determination and because the CEQA determination is separate from the underlying development approval. However, where the underlying approval is statutorily required to incorporate CEQA findings, these findings must be supported by substantial evidence. (See also James Longtin, *Longtin's California Land Use* §11.51 (2nd ed. 1987).)

¹⁸ Notice of Decision on Modification and Exemption Declaration, City of Redondo Beach, February 26, 2003 [*sic*].

Honorable Members of the City Council
June 1, 2004
Page 8

this conclusion.¹⁹ However, the Notice of Public Hearing for the Commission meeting as well as the Notice of Public Hearing for the upcoming City Council meeting both assert a *different* categorical exemption under Section 15303 (Class 3) of the CEQA Guidelines for the same Project. In any event, neither exemption is applicable.

a. NEITHER THE CLASS 1 NOR THE CLASS 3 EXEMPTIONS APPLY TO THE PROJECT .

Section 15301 provides a "Class 1" exemption for, among other things, minor alterations to existing structures involving negligible or no expansion of use. An example includes an addition that will not result in an increase in more than fifty percent (50%) of the floor area of the structure before the addition. We have reviewed the architectural plans for the Project at the City, and based upon the calculations provided by the applicant's architect, the Project is dangerously close to the 50% threshold that would render the Class 1 exemption inapplicable on its face. In fact, the plans and notes in the file contain some confusing language about the need to reduce the basement floor area by 44 square feet. If the actual floor area of the basement is 44 square feet less, then the Project appears to add more than 50% of the pre-existing floor area.

Section 15303 provides a "Class 3" exemption for construction of new small facilities or structures, such as single-family residences. However, this categorical exemption applies only to new construction: it does not apply to remodels and additions, such as that proposed here.

b. THERE ARE TWO APPLICABLE EXCEPTIONS TO THE CATEGORICAL EXEMPTION.

Regardless of the confusion on the asserted categorical exemptions, the categorical exemptions also do not apply because there are exceptions to both Classes of categorical exemptions. CEQA Guidelines Section 15300.2(a) states that a Class 3 exemption does not apply where the project is located in a particularly sensitive environment. Additionally, CEQA Guidelines Section 15300.2(c) states that no categorical exemption may be used for an activity where there is a reasonable possibility that the activity will have a significant effect

¹⁹ Staff Report, Redondo Beach Planning Department, Agenda Item 19, dated March 23, 2004; Exemption Declaration, 801 Esplanade Avenue, dated March 23, 2003 [sic].

Honorable Members of the City Council
June 1, 2004
Page 9

on the environment due to unusual circumstances. Both of these exceptions apply for largely the same reasons.

As we describe in Part A of this letter, Knob Hill Avenue leading down the hill to the public stairway contains a remarkable public view. This significant public view creates an unusual circumstance that renders the categorical exemption inapplicable to the Project. CEQA recognizes the importance of significant views in analyzing environmental impacts. In *Ocean View Estates Homeowners Association v. Montecito Water District*, the court recognized that “[a]ny substantial negative effect of a project on view and other features of beauty could constitute a significant environmental impact under CEQA.”²⁰ The court noted that just because “there is no common law right to a private view, [this] is not to say that the [agency] is relieved from considering the impact of its project on such views.”²¹ In fact, the court clarified that when there is an impact to a *public* view, rather than a private view, there “is more involved”, because the agency must consider the overall aesthetic impact to the community.²²

As discussed above, the impact on the public view is unquestionable. Given the photographs, the number of signatures collected on petitions objecting to the potential loss of the public view, the testimony from community members, and the statements of certain Planning Commissions, there is ample evidence in the record that the Project will negatively alter the aesthetics of the area. Because the Project would adversely impact a unique public resource, the Project cannot be treated as categorically exempt under CEQA.

There is another “unique circumstance” regarding the Project that renders the categorical exemption inapplicable. As discussed in Part B, above, both the public stairway to the beach and the public retaining wall show significant signs of cracking and soils slippage, evidencing some soils subsidence. The addition of a second story (from street level) as the Project proposes could exacerbate the impact to the adjacent public property. Although we assume the City would require a geotechnical report and engineering study prior to issuing building permits, this analysis should be completed before the City grants the Coastal Development Permit. In fact, CEQA *requires* the City to review the potential impact of the Project on the stability of the adjacent public property before granting the CDP. The existence of the cracks creates a reasonable possibility that the Project will have a

²⁰ *Ocean View Estates Homeowners Assn, supra* 116 Cal. App. 4th at 401; See also *Quail Botanical Gardens Foundation, Inc. v. City of Encinitas* (1988) Cal. App. 3d 485.

²¹ *Id.* at 402.

²² *Id.*

Honorable Members of the City Council
June 1, 2004
Page 10

significant effect on the environment due to unusual circumstances. As such, the categorical exemption is inapplicable and the City must analyze the potential impact.

2. LESS ENVIRONMENTALLY DAMAGING ALTERNATIVES MAY BE AVAILABLE.

The staff report ignored any discussion of less environmentally damaging alternatives. Apparently, because the Planning staff (erroneously) determined the Project was categorically exempt, it apparently also determined (erroneously) that it did not need to discuss feasible alternatives in detail. Where a project may result in a significant impact to the environment – as the Project would, because of its obstruction of the public view – CEQA requires the City to consider “a reasonable range of *potentially* feasible alternatives that will foster informed decisionmaking and public participation.”²³ An alternative cannot be simply disregarded because it would be more expensive or less profitable.²⁴

The only discussion relating to potential alternatives at the Hearing was staff’s statement that the property is “deed restricted from having any building within 60 feet of the rear property line.”²⁵ We have reviewed the grant deed for the subject property, and the restriction actually states that no building, structure or obstruction can extend beyond 60 feet west of the Esplanade property line, “*unless said building or obstruction is below the street level.*”²⁶

We understand that the street level of the house at 801 Esplanade already extends westward nearly 60 feet from the Esplanade property line, and that the deed restriction may prevent the owners from building any farther west *on that floor or above*. However, the subterranean floor of the residence (below the street level) includes a rather large deck that could presumably be enclosed without violating the deed restriction. Alternatively, with some excavation of the bluff, additional floors could be added below the existing subterranean floor. Moreover, the City could grant a variance that would allow the owners to build closer to the western property line.

²³ CEQA Guidelines §15126.6 (*emphasis added*).

²⁴ *Citizens of Goleta Valley v. Board of Supervisors* (1988) 197 Cal. App. 3d 1167, 1180-1181.

²⁵ Transcript of March 23, 2004 Planning Commission hearing.

²⁶ Grant Deed, Lot #445 Knob Hill Tract Redondo Beach, recorded May 12, 1950, *emphasis added*. (“This property is hereby granted with the specific restriction that no building, fence, tree, shrub or any structure, plant or obstruction shall extend beyond sixty (60) feet west of the Esplanade property line, unless said building or obstruction is below the street level.”).

Honorable Members of the City Council
June 1, 2004
Page 11

The 801 Esplanade property is unique in its location, which provides both a burden and a benefit to its owners. It is located at the focus of a dramatic public view corridor, so the owners have an obligation to the community to seek alternatives to disrupting the public's coastal view. But the owners of the property also enjoy the public open space to the north, where no building can ever obstruct their view and sunlight. Windows along this side of the house could make interior bedrooms attractive and marketable. Moreover, the property enjoys a spectacular slope that ensures that every level will have a panoramic view of the ocean. While we recognize the owners and their architect have worked hard in their design of the Project, there appear to be unexplored feasible alternatives to the proposed Project, including building west on the existing subterranean level or adding additional down-slope floors. The City has failed to analyze those alternatives as required by law.

II. THE CITY COUNCIL MUST DENY THE COASTAL DEVELOPMENT PERMIT.

The LCP provides that an application to a CDP may be denied if makes one of three findings, which are essentially the contrary of any of the three findings discussed above.²⁷ For the reasons discussed in Part A, above, the City should find that Project *does not* comply with the LCP because it does not consider public views, either under the express requirement to "maximize public views" or the LCP's admonition to "carry out the policies of the Coastal Act," which includes compliance with Coastal Act Section 30251 regarding protection of scenic resources. While it is possible the City would not find that the Project violates the public access and public recreation policies of the Coastal Act, that issue should at least be discussed in some meaningful manner.

With regard to CEQA, the Commission relied on the erroneous conclusion that the Project was categorically exempt. It therefore did not discuss the Project's significant environmental impacts to aesthetics (i.e., the public view) nor did it require a geologic analysis to determine the potential impacts from soils subsidence. Further, the Commission did not meet its obligations under CEQA to discuss feasible alternatives. Until the proper CEQA analysis is performed, the City cannot approve the Project.

For the many reasons explained above, we urge the City Council to deny the CDP for 801 Esplanade.

²⁷ Redondo Beach Municipal Code, Title 10, Chapter 5 §10-5.2218(d).

Honorable Members of the City Council
June 1, 2004
Page 12

We remain hopeful that there will be an equitable solution to enable the property owners to expand their private space that is not at the expense of the entire community of Redondo Beach. However, we will not hesitate to pursue all available remedies, including rights of appeal, to protect the public's view.

Sincerely,

Ellen Berkowitz, Esq.
Manatt, Phelps & Phillips, LLP

cc: Kevin Farr, Appellant
Linda Moffat, Friends of Knob Hill

Subj: **stop corrupt and environmentally bankrupt bldg in redondo beach**
Date: 9/21/2004 11:40:17 AM Pacific Daylight Time
From: dean@twobluecats.com
To: megcoastal@lawstanford.edu, megcoastal@lawstandford.edu
CC: wpatkreuer@aol.com, petersoastal@sandiego.gov, saveredondo@aol.com

Att: Check Posner

i live at 610 esplanade #4 and it has come to my attention that there is a planned expansion that would block the knob hill view corridor. i am diametrically opposed to this.

first, the plans apparently might come from some neophyte building company. they pose as "architects" but are rank neophytes and build large box ugly things that obstruct views, rendering them aesthetically horrible. builders do not architects make, as they say. if the guarantee were that plans would ONLY come from taliesin west, i'd remove my objection. competent (and therefore environmentally sensitive) firms like taliesin would NEVER obstruct a critical view.

second, said building company probably is "in bed" directly or indirectly with the board. why else would a board approve anything that harms the view??

third, property values would drop since the view would be removed. this means the board would get more money from THIS ONE unit, but lose money overall since other assessed values would fall.

fourth, i live here, and tourism comes here, for the view and the tranquility. what peace is there if every time the board is bribed it accedes?

fifth, and unrelated, i might add that it's disgusting that buildings keep getting converted to condos here with authorization. we have lost near-historical houses for stupid box-type condos.

thank you for your attention,
dean s. barron

=====
www.datastatisticsonline.com
we do data!

RECEIVED
South Coast Region
SEP 22 2004
CALIFORNIA
COASTAL COMMISSION

John F Carroll

*52 Avenue B
Redondo Beach
Ca 90277
310 792 1185
jcc@earthlink.net*

September 15, 2004

Attn: Chuck Posner

I would like to inform you that I am very much against the decision of City of Redondo Beach to approve construction that would block the Knob Hill view of the Pacific Ocean.

*John Carroll
752 Avenue
Redondo Beach, Ca. 90277
Permit # A-5-RDB-04 and Against Construction*

*Regards,
John Carroll*

Chuck Posner

From: Deborah Lee
Sent: Tuesday, September 21, 2004 10:34 AM
To: Chuck Posner; Pam Emerson
Subject: FW: Permit #A-5-RDB-04-261 "Against Construction"



winmail113.dat



ATT08300.txt

fyi

-----Original Message-----

From: Meg Caldwell [mailto:megc@stanford.edu]
Sent: Monday, September 20, 2004 6:03 PM
To: Deborah Lee
Subject: Fwd: Permit #A-5-RDB-04-261 "Against Construction"

>X-Sieve: CMU Sieve 2.2
>From: "Glenn Roth" <glennfroth@att.net>
>To: <megcoastal@law.stanford.edu>, <wpatkruer@aol.com>, <peterscoastal@sandiego.gov>
>Subject: Permit #A-5-RDB-04-261 "Against Construction"
>Date: Mon, 20 Sep 2004 16:10:31 -0700
>X-Mailer: Microsoft Outlook IMO, Build 9.0.2416 (9.0.2910.0)
>Importance: Normal
>X-MS-TNEF-Correlator: <LPBBJIHPKJPDMACIHBGEGEPECCAA.glennfroth@att.net>
>X-MIMETrack: Itemize by SMTP Server on lawmail1/stanford(Release 5.0.12 |February 13, 2003) at 09/20/2004 04:07:06 PM, Serialize by Router on lawmail1/stanford(Release 5.0.12 |February 13, 2003) at 09/20/2004 04:07:08 PM

>Dear California Coastal Commissioner:
>
>My wife and I are believers in the free-market system and understand that in our society people with more money can buy bigger and 'better' things: more luxurious cars, bigger houses, homes with a nicer view. However, the ability to afford to build a bigger home does not bestow on anyone the right to exclude others to view or access the beautiful, albeit limited, natural resource of our state, the shoreline.
>
>We are adamantly opposed to any construction in the state that unduly restricts coastline access or view to the public, including any proposed construction on the Esplanade in Redondo Beach (please see reference number below).
>
>Sincerely,
>
>Glenn Roth
>Larissa Gotguelf
>555 Esplanade, #320
>Redondo Beach, CA 90277
>(310) 944-3255
>Reference: Permit #A-5-RDB-04-261 "Against Construction"
>

SEP 12 07 10:00

FAX 562-590-5084
Attention: Chuck Posner

Permit #A-5-RDB-04-261 and "Against Construction."

JOYCE L. CORRADETTI
730 Esplanade #507
Redondo Beach, CA 90277
Phone 310-316-8899

September 12, 2004

Dear California Coastal Commission:
Permit #A-5-RDB-04-261 and "Against Construction."

RECEIVED
South Coast Region

SEP 13 2004

CALIFORNIA
COASTAL COMMISSION

I am writing this letter in regard to the proposed expansion of property, resulting in an obstructed view on Knob Hill at Esplanade. I have lived at this intersection for 16 years, and I am greatly disturbed at the idea that this breath-taking public view might be lost forever.

It is not only for myself that I petition you, but also for the good of all the people of Redondo Beach. Our coastline is our wealth, and the limited views must be preserved! The character of our coastline is unique to the area, which sets us apart from the neighboring beach communities.

The current house that exists on that property already has a coveted, two-story, panoramic view. Why do they need a third-story? It almost seems greedy, and would be so costly to many.

In addition, this eye-sore would obstruct the ocean view corridor up the street of Knob Hill for many neighbors, as well as visitors turning West from PCH. I have observed for years, people from outside the immediate neighborhood, come specifically to enjoy the magnificent sunsets en route of Knob Hill.

Please protect our precious view for the generations to come. Thank you.
Sincerely,
Joyce L. Corradetti

Karen Ulman
608 Sapphire Street
Redondo Beach, Ca 90277

September 14th, 2004

RECEIVED
South Coast Region

SEP 14 2004

Chuck Posner
California Coastal Commission
P.O. Box 1450
200 Oceangate, 10th floor
Long Beach, Ca 90802-4416

CALIFORNIA
COASTAL COMMISSION

Re: Permit #A-5-RDB-04-261

I am against the proposed construction along the Knob Hill corridor in Redondo Beach. I have been a resident of Redondo Beach for 15 years and I have witnessed the slow development of our quaint beach city into just another city of dense housing and more retail establishments. Although I know "progress" is inevitable in any town, so much of what made this town special is being destroyed. One of which is the ocean view. This ocean view should belong to all residents of Redondo Beach, not just the chosen few. Please save this view corridor along Knob Hill for all residents of Redondo Beach to appreciate. Your consideration is appreciated.

Sincerely,



Karen K. Ulman

Date: Monday, September 20th, 2004

To: Members of the California Coastal Commission
c/o California Coastal Commission
PO Box 1450
200 Oceangate, 10th Floor
Long Beach, CA 90802-4416
Fax: (562) 590-5084

From: Paul Schlichting
PO Box 3432
Redondo Beach, CA 90277

Re: **Permit# A-5-RDB-04-261**
"Against Construction"

Dear Members of the California Coastal Commission,

I live on the 500 block of South Broadway in Redondo Beach, and want to voice my opinion that I am *against* the proposed new story construction on the Esplanade at Knob Hill in Redondo Beach.

I can fully understand and appreciate that property owners want to exercise their rights in order to expand the size of their home. However, I believe that this is in excess for the following reasons:

- It is not a simple "right" to expand one's domicile outside of rules and guidelines at the mere action of requesting a variance. Rules and guidelines exist for a reason, and in this case, there is a considerable impact on the neighborhood, and degradation of the CCC's mandate, setting a dangerous precedence for other future would-be builders/expanders.
- The owners apparently acknowledged that they could have gone into the hill to expand their home (thus not affecting the view corridor being addressed), but they elected to not pursue it. This demonstrates that the application is for convenience rather than grave or urgent need.
- This home already has a view that so many in the neighborhood (not to mention the city, county, state, and so on) would die for. What little view of the water, sky and sunsets is left is shared by those who live on Knob Hill – for all it's distance to at least a block east of PCH. This doesn't include people (including people on our street) who routinely drive down Knob Hill on their way home and can actually see the horizon. To expand the house up another story would remove the visual horizon from the areas mentioned. This would contribute toward the degradation of quality of life for people in the area, and could arguably degrade home values in the area as well. (see photo A below)
- I walked by the home, and found that it is already of 2 stories, with an additional "beach house" building just below the lower story. In addition, they have a garden area (cactus?) just below the "beach house" as well. (see photo B below)
- Granted, the lot is smaller than some of the neighboring ones, but that does not give anyone any extra rights to build toward a larger lot-sized home. If I owned a 30x80 foot lot and wanted to build-out to achieve the square footage available as if I were on a 50x100 foot lot, I doubt that I would be approved, as the City would have to approve heights not currently allowed. (see photo C below)

Note that the photos below are present in 2 different brightnesses/contrasts in hopes that something coming across the FAX is readable.

Photo A – View of horizon as seen from Knob Hill east of Catalina – house is to left of tall green tree (sunsets are observed down this view corridor):

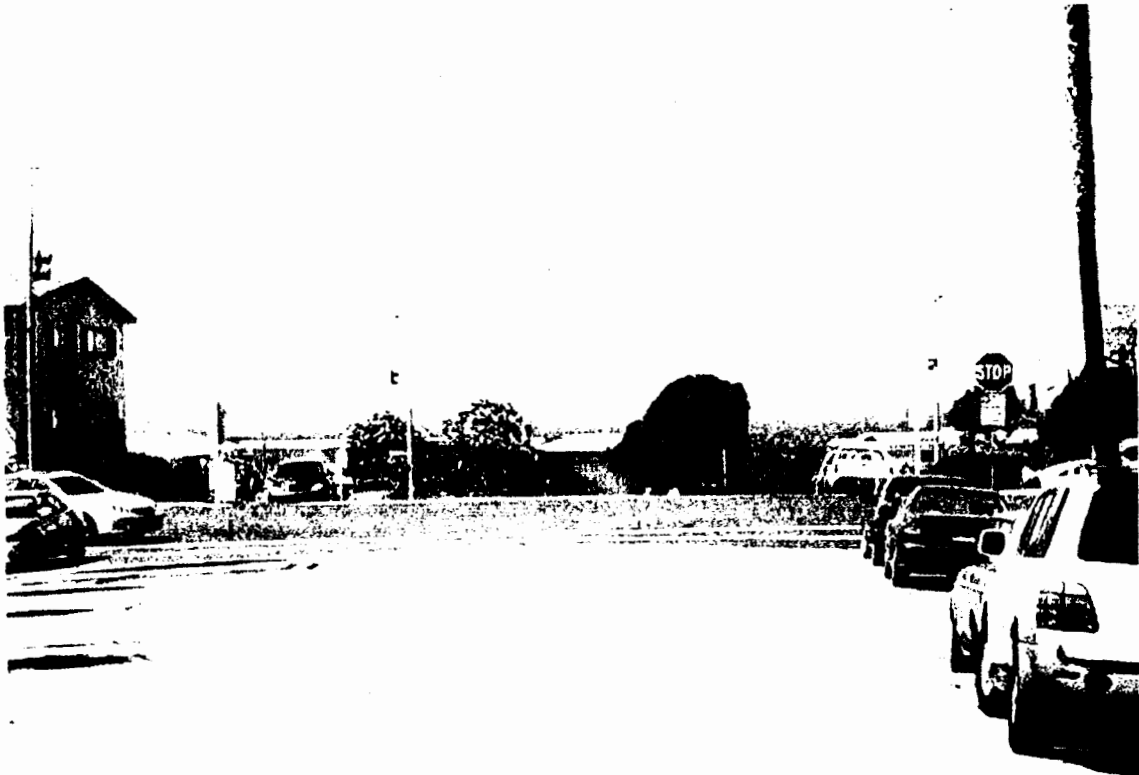
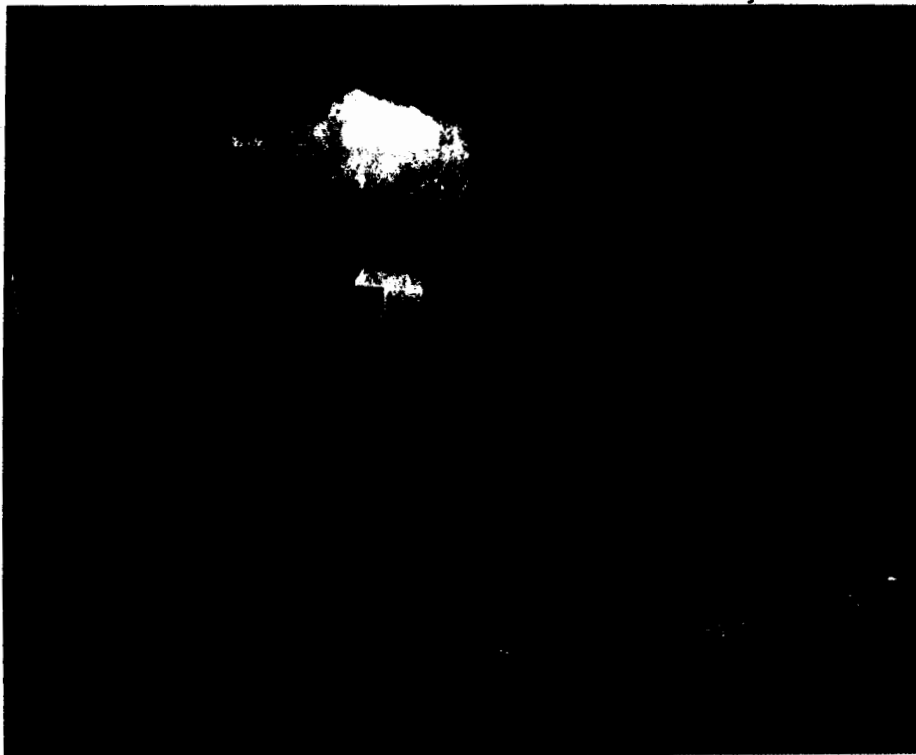


Photo B – View of home showing both stories, beach-house, and garden area:



Photo C – View of home from the beach, showing relative size/width of home compared to neighbors – it is the house to the right of the stairs with the large green tree in back. The building to the left sticks out about 6 feet further (toward the ocean) than the subject house, and the *next* one further left sticks out about another 6 feet - 12 feet closer to the water than the subject home:



continued...

Further, I would recommend that the Commission reconsider the "Fast Track" that it has allowed Redondo Beach on such permitting as the City Planning Commission and City Council do not exercise discretion nor restraint when it comes to construction in Redondo Beach. This very issue is an example of how both bodies can unanimously approve the variances requested with little or no demonstrated regard for the assigned empowerment you have given them to uphold the CCC's mandate: **"The California Coastal Commission's primary mission is to plan for and regulate land and water uses in the coastal zone consistent with the policies of the Coastal Act."** (as stated on your website).

In City Council discussions, there was some discussion that the tree next to the house is the real view culprit. However, it was not considered that the additional story on the house would block even more view, and the tree could be trimmed or removed if deemed in violation – you can't "trim" a house.

I urge you to uphold what the California Coastal Commission was commissioned to do, and refuse the building of the second story on this home for the sake of preserving coastal views for everyone as much as possible.

Thank you very much for your time and consideration.

Paul Schlichting
PO Box 3432 (500 block of South Broadway)
Redondo Beach, CA 90277

Ron Iacopucci
523 S. Francisca Ave
Redondo Beach, CA 90277

RECEIVED
South Coast Region

SEP 14 2004

CALIFORNIA
COASTAL COMMISSION

TO: Chuck Posner
California Coastal Commission
P.O. Box 1450, 200 Ocean Gate, 10th Floor
Long Beach, CA 90802-4416

Hi, I am one of the many local citizens from Redondo Beach who are against blocking public views with development.

In regards to Permit # A-5-RDB-04-261

I am "Against Construction" along and at the Knob Hill View Corridor in Redondo Beach, CA

Please help prevent this development blocking of public views in this area.

Sincerely,
Ron Iacopucci

Permit # A-5-RDB-04-261

Against Construction

September 13, 2004

California Coastal Commission
Po Box 1450, 250 OceanGate, 10th Floor
Long Beach, Ca 90802-4416

Attn: Chuck Posner:

We are writing to express our support for maintaining the Knob Hill View corridor in Redondo Beach. We have lived in this area for 15 years and feel the view from Knob Hill is such a precious asset for all of us who walk and drive on this street.

I would also like to express my disappointment with the Redondo Beach officials who reviewed this project. I do not believe their staff did more than a cursory investigation. Their cognizance of the issues was so limited as evidenced by their recommendation to "remove a tree" as a compromise solution.

Your support in maintaining the current view is greatly appreciated.

Sincerely,

Carl King, Virginia L. King

Carl and Virginia King
721A Elvira Ave
Redondo Beach, Ca 90277

RECEIVED

SEP 14 2004

COMMUNITY RELATIONS

Art & Helene Warden

Tel: 310-316-1806

Fax: 310-316-3229

FACSIMILE COVER PAGE

To: Chuck Posner

Fax #: 15625905084

Company: California Coastal Commission

From: Helene Warden

Fax #: 310-316-3229

Tel #: 310-316-1806

Subject:

Sent: 9/14/2004 at 4:41:00 PM

Pages: 1 (including cover)

MESSAGE:

We are against construction in the Knob Hill View Corridor in Redondo Beach. Traveling through South Redondo Beach on Esplanade it is impossible to see the ocean or the setting sun in most places because the buildings have become taller, larger, bulkier.

It is delightful to drive west on Knob Hill and see the ocean through that small remaining corridor. Please don't let that disappear!

Joseph A. Warden
Helene R. Warden
608 Esplanade #5
Redondo Beach, CA 90277
Permit #A-5-RDB-04-261
Against Construction

RECEIVED
South Coast Region
SEP 14 2004
CALIFORNIA
COASTAL COMMISSION

Attention: Chuck Posner
Permit #A-5-RDB-04-261

Re: Against Construction: Permit #A-5-RDB-04-261

To whom it may concern:

I live in the area of the recently approved "upward construction" in the Knob Hill Corridor of Redondo Beach and almost daily drive past the area in question. Knob Hill is one of very few remaining streets that still provide beautiful coastal views as you near the ocean in this region of South Bay thanks to other nearby streets already having very tall structures right on the water. In fact I purposely use Knob Hill as my route to and from home specifically for these views.

I would be very dissappointed in the Coastal Commission and the City of Redonod Beach if the wants of a few take away this natural beauty from all the residents and visitors who come to this area.

Sincerely,

George Crone
1511 S. Catalina Ave.
Apt B
Redondo Beach, Ca. 90277

RECEIVED
South Coast Region
SEP 15 2004
CALIFORNIA
COASTAL COMMISSION

*Maggie Rose-Van Dyke
515 S. Broadway #D
Redondo Beach, CA 90277*

September 14, 2004

ATTN: Chuck Posner
CA Coastal Commission
P.O. Box 1450, 200 Oceangate, 10th Floor
Long Beach, CA 90802-4416

REC-100
SEP 16 2004
CALIFORNIA
COASTAL COMMISSION

Maggie Rose-Van Dyke
Permit #A-5-RDB-04-261
Against Construction

This letter is to voice my opinion regarding the construction of a second story on the house at the end of Knob Hill. My family lives on Broadway, and we walk to Knob Hill almost daily; the view is beautiful. We do not need or want anymore second-story homes or apartment buildings blocking the views. Redondo Beach has already diminished so many wonderful views by allowing tacky apartment buildings and condominiums to be built.

Please preserve what is left for the thousands of people who drive down Knob Hill or walk the neighborhood. I find it hard to believe that I live two blocks from the beach but may never see it because of a few self-centered homeowners wanting to build second stories.

Sincerely,



2000
11/11/00
COMMUNICATION

Dear Mr Power,

My family and I walk down Knobs Hill nearly everyday to the beach for a walk or run and we enjoy the view of the water. We hope you will find in our favor that Knobs Hill is a view corridor and stop construction #A-5-RDB-04-261.

Sincerely,

Richard Dunn + family.

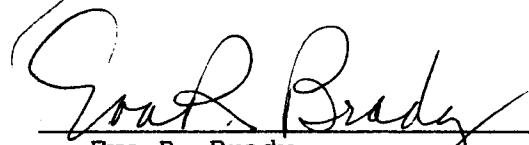
Councilman Gerard Bisignano
415 Diamond Street
Redondo Beach, CA 90278

Dear Mr. Bisignano,

I write this quick note with little hope that my concerns will weigh with you or your colleagues on the City Council. However, I feel that I must express my fervent opposition to the blocking of the beautiful ocean view that I enjoy daily as I drive down Knob Hill Avenue towards my home (of forty-five years) on Catalina Avenue.

This long battle against the over-development of what used to be a sleepy little beach town is a losing one; I realize that as I adjust to the unwelcome changes of the last forty years. But once again I can say that at least I tried to fight the changes. With your help and cooperation, perhaps the citizens of Redondo will have their voices heard.

Sincerely yours,


Eva R. Brady
724 South Catalina Avenue
Redondo Beach, CA 90277

Dear Sir,
Enclosed please find a copy of a letter I recently (and fruitlessly) sent to my city Councilman. I realize that this is a losing battle, but it is not yet lost. Please do what you can to help us keep Redondo Beach from becoming another Honolulu. We already have too many tall buildings blocking the view of the ocean! Thank you.

Eva R. Brady

RECEIVED
South Coast Region

SEP 17 2004

CALIFORNIA
POSTAL COMMISSION

Sept. 13, '04

Attn: Chuck Posner

RECEIVED
SEP 14 2004

COASTAL COMMISSION

Muriel Matthews
730 Ave A
Redondo Bch, Ca. 90277

Permit # A-5-RDB-04-261 and
"Against" Construction"

Dear Mr Posner 9-11-04
We have learned that
the city of Redondo Bch
has approved construction
higher up that would
block views of ocean
skies etc - why people
boycott homes, visit
Red. Bch, etc. We live
in Torrance. But know
residents there & go
there regularly & can
readily understand
the community concern
U.T.Y.
Patricia Weimer
2510 RIDGELAND RD
TORRANCE, CA. 90505
PERMIT A-5-RDB-04-261
AGAINST THE UPWARD
CONSTRUCTION

Sept. 13, 2004

attn: Chuck Posner

California Coastal Commission
Long Beach, Ca.

RECEIVED

South Coast Region

SEP 17 2004

Dear Sir:

CALIFORNIA
COASTAL COMMISSION

We don't live on Knob Hill,
but we live close by, and
are concerned about
"blocking our view with
upward construction"

We citizens in this
choice area are pleading
that the Calif. Coastal
Commission keep our
"corridor view" open to
the public.

Mr. & Mrs. Bill Komrath
537 S. Gertruda
Redondo Beach, Ca. 90277

RECEIVED
South Coast Region

SEP 17 2004

CALIFORNIA
COASTAL COMMISSION

To Coastal Commission:

Please don't let them build on this
land and block this view. !!! (KNOB HILL
OCEAN VIEW)

Thankyou

IN
REDONDO BCH

STEVE DUCKWORTH
22329 REDBEAM AVE
TORRANCE, CA. 90505

Permit # A-5-RDB-04-261

I am against construction

Veronica Williams

SEP 21 2004
SOUTH COAST

Chuck Posner

CALIFORNIA
COASTAL COMMISSION

Please stop the
building along
the ESPLANADE. There
is enough cement
along this part
of the coastline strip

Permit

A-5 ROB-04-261

AGAINST CONSTRUCTION!
V.W.W.

Wanda B. Borgerding

531 Avenue A, No. D

Redondo Beach California 90277

RECEIVED

South Coast Region

Permit # A-5

9/16/04

SEP 17 2004

RDB-04-261

CALIFORNIA
COASTAL COMMISSION

Against Construction

Dear Mr Posner,

Please use your influence
to stop any upward
construction & block the
view of the Knob Hill
Corridor. It would be a
crime. As a life-long
resident of Redondo Beach
& that my family & many
others would be impacted

negatively. There isn't
much left to save for our
kids (mine 10yrs & 15yrs)
but this would be a
wonderful start.

Help us!

Sincerely
Wanda Bergendy

RECEIVED
South Coast Region

SEP 20 2004

To Chuck Posner

My name is Rick Franco
518 S. CATALINA Ave #B
Redondo Bch CA 90277

CALIFORNIA
COASTAL COMMISSION

Permit # A-5-RDB-04-261
Against Construction

Hi Chuck Posner

I am writing this letter because I feel it is not fair that people would be allowed to build up and block our view. Why not allow these residents to build down toward the beach. I have been to two town hall meetings and wish this be resolved

Thank You

Rick Franco
[Signature]

Southern Coastal Region

SEP 20 2004

CALIFORNIA
COASTAL COMMISSION

Attn. Chuck Posner:

RE: # A-5-RDB-04.261

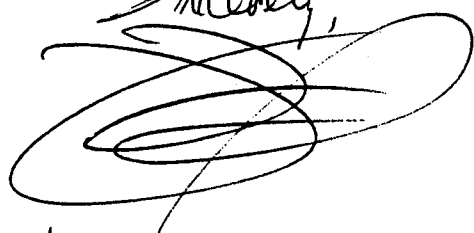
"Against Construction"

LORION Brewer
211 Ave. del Norte
Red. Beach, CA
90277

Mr. Posner-

Please accept my heartfelt thanks
and appreciation for your interest and
concern with this project.

Please continue this effort to
keep our view open-

Sincerely,

Lorion L. Brewer

September 18, 2004

SEP 20 2004

Chuck Posner
California Coastal Commission
P.O. Box 1450, Zoo Oceanside, 10th Floor
Long Beach, CA 90802-4416

Dear Mr. Posner:

Our names are Dave & Amy Myrick, we reside at
730. S. Catalina Ave. Unit E
Redondo Beach, CA 90277

We are writing regarding Permit # A-5-RDB-04-261,
we are "Against Construction".

Having lived in various areas of the South Bay, we
were drawn to South Redondo Beach for its views
and charm.

Approving this construction, not only takes away from
this particular view, it also sets a precedent for
future construction, which cumulatively could ruin the
charm of this area.

we appreciate you consideration in this matter.

Regards,

Amy Myrick
Dane [Signature]

Gentlemen:

This is "Help SAVE
Knob Hill View Corridor"

Permit # A-5-RDB-04.261
"Against Construction"

ELAINE ENDRES
565 Esplanade 309
Red Bank, Ca 90277

Thanks for your
concern for our open,
scenic places.

Elaine Endres

YAHOO! Mail 

Print - Close Window

Date: Sat, 18 Sep 2004 14:54:28 -0700 (PDT)
From: "eric boehm" <eboehm61@yahoo.com>
Subject: Permit# A-5-RDB-04-261 / Against Construction
To: megacoastal@law.stanford.edu
CC: wpatkruer@aol.com, peterscoastal@sandiego.gov, saveredondo@aol.com 2004


Mr. Chuck Posner
California Coastal Commission
P.O. BOX 1450
200 Oceangate, 10th Floor
Long Beach, CA 90802-4416

Just a note to you, and sent via e-mail to the above noted people about my opposition to the continued attempts to ruin what is left of any view in South Redondo. As a truly life long resident (other then the years away at college), the changes in the Redondo Beach over all are shocking to the senses, and any further changes to the area must be reigned in, if not outright stopped altogether. This particular item, the attempted elimination of any view along Knob Hill, must be stopped all together.

The things that have kept me living in Redondo are becoming more and more scarce. The view that I see when I do my almost daily bike rides should not become one more item that is taken away, not just from me, but all.

I do hope that you, as well as the other members of the California Coastal Commission take just not my letter, but all the other letters and comments in a serious light. We all understand the need to encourage business, and keep things attractive to those that live here now, as well as for future generations. I do hope that my now 6 year old daughter will want to continue to live in Redondo after her years away at college, as I did and still do.

Sincerely,



Eric Boehm
847 Ave. "C"
Redondo Beach, CA 90277
310/316-4591
310/971-8243

ATTN: Chuck Posner,

Please leave Knob Hill alone. I'm born
and raised in this community. We should
preserve the beauty for everyone to
enjoy.

Thank you
Jisa

RECEIVED
South Coast Region

SEP 15 2004

CALIFORNIA
STATE COMMISSION

Jisa Coervais
7100 Via Del Mar
Ancino Palos Verdes, Ca 90275

Permit #A-5 RDB 04-241 "Against Construction".

September 15, 2004

Chuck Posner
California Coastal Commission
P. O. Box 1450
Long Beach, CA 90802-4416

Re: Permit #A-5-RDB-04-261
"Against Construction"

RECEIVED
California Coastal Commission
SEP 16 2004
CALIFORNIA
COASTAL COMMISSION

Dear Mr. Posner:

I am writing to urge you and the California Coastal Commission to prevent upward-story development that would block the view from Knob Hill in Redondo Beach.

We have already lost a substantial amount of view along the Esplanade and I am afraid this ongoing trend of building "McMansions" and even more modest-sized but equally tall buildings will ruin what remains of this beautiful vista.

The natural beauty of the City of Redondo Beach has already suffered on account of over-development and rampant construction of multi-storied buildings. Please join with the majority of Redondo citizens who want to preserve this very special view which belongs to everyone.

Thank you for your time.

Sincerely,



Leslie G. Jacobs
407 S. Guadalupe
Redondo Beach, CA 90277

cc: megcoastal@law.stanford.edu, wpatkruer@aol.com, peterscoastal@sandiego.gov,
saveredondo@aol.com

Sep 16 04 10:11a

We are against construction in the Knob Hill View Corridor in Redondo Beach. Traveling through South Redondo Beach on Esplanade it is impossible to see the ocean or the setting sun in most places because the buildings have become taller, larger, bulkier.

It is delightful to drive west on Knob Hill and see the ocean through that small remaining corridor. Please don't let that disappear!

Joseph A. Warden
Helene R. Warden
608 Esplanade #5
Redondo Beach, CA 90277
Permit #A-5-RDB-04-261
Against Construction

ATTN
Chuck
Posner

Dear Mr Fosner

My husband and I are happy members of the Redondo Beach community. We live on Ave A + walk our dog 2x daily on Knob Hill to and from the ocean. Please help our voice be heard against the construction for the Knob Hill Cruiolre. All of us cherish our views and do not wish to have it impeded by remodelers development! Please do what you can.

Thank you,
Kirsten Dallurbach
Rob Dallurbach
Otis Dallurbach

Re: # A - S - RDIS - 04 - 261 "Against Construction"

Kirsten Dallurbach
628 Avenue A
Redondo Beach, CA
90217

SEP 16 2004

CC

September 14, 2004

David Van Dyke
515 South Broadway Unit D
Redondo Beach, CA 90277
(310) 406-5224

SEP 16 2004

Attn: Chuck Posner
California Coastal Commission
P.O. Box 1450
200 Oceangate, 10th Floor
Long Beach, CA 90802-4416

Re. Permit #A-5-RDB-04-261

Dear California Coastal Commission:

The purpose of this letter is to strongly oppose the construction of a 2nd story addition to the property located at 801 Esplanade, Redondo Beach, CA 90277. As a resident and homeowner in Redondo Beach I encourage the Commission to protect the wonderful view of the ocean we have via Knob Hill.

Since I live at 515 South Broadway my property value will not be affected by your decision. I'm simply concerned about losing the view of the ocean I have enjoyed for 19 years.

Please protect this view so all the residents and visitors to the South Bay can continue to enjoy it.

Sincerely,



David Van Dyke

To: California Coastal Commission
Attention: Mr. Chuck Posner
Subject: Permit #A-5RDB-04261
From: Nikolai & Shannon Sherbin

RECEIVED
CALIFORNIA COASTAL COMMISSION

Re: Permit #A-5-RDB-04-261
AGAINST CONSTRUCTION

Gentlemen:

The purpose of this e-mail is to document our opposition to the construction (Permit #A-5-RDB-04-261) which would impinge on the public's view of the Knob Hill View Corridor in Redondo Beach, California.

Thank you.
Sincerely,

Nikolai S. Sherbin
Shannon D. Sherbin
Sara T. Sherbin

22618 Greenwood Avenue
Torrance, CA 90505

To: C C - Chuck Posner
Re: #A-5RDB-04261
From: Wanda Borgerding
531 Avenue A
Redondo Beach, CA 90277

RECEIVED
JUN 16 1994
COASTAL COMMISSION

Wanda Borgerding 531 Avenue A Redondo Beach
re:Permit #A-5RDB-04261 and "Against Construction."

Our family has lived on Avenue A dor 17 years and we have enjoyed the view and it would be a terrible tragedy if our view was blocked due to some greedy developer's hammer! We are against it!!! Please do what you can to stop the project! There is "substantial evidence" that this corridor view should remain open for us and our families to enjoy. SAVE KNOB HILL VIEW CORRIDOR! Do you jobs correctly and stop this from happening.

Sincerely,

Wanda Borgerding (mother of Chelsea)

David Wiggins
217 S. Helberta Ave. #2
Redondo Beach, CA 90277
310/372-7864

September 16, 2004

Via Telefax 562/590-5084

Attn.: Chuck Posner
California Coastal Commission
200 OceanGate, 10th Floor
Long Beach, CA 90802 - 4416

RECEIVED
South Coast Region

SEP 17 2004

Re.: Permit #A-5-RDB-04-261
(AGAINST CONSTRUCTION)

CALIFORNIA
COASTAL COMMISSION

To the Honorable Members of the Coastal Commission:

As a coastal resident of Redondo Beach, I view access to and visibility of the ocean as precious. Several years ago, the town allowed high rise development along the beachfront street of South Redondo Beach (the Esplanade), destroying much of the ocean view that we had loved and taken for granted for decades.

Please don't let this happen any further. Stop the upward construction recently approved by the City of Redondo Beach. Preserve the Knob Hill View Corridor for all citizens, not just those with the money to buy beachfront property and build upward.

I urge you in the strongest possible terms to block this project! Thank you for your attention.

Respectfully,



David Wiggins

FAX TRANSMISSION

TO: CHUCK POSNER
California Coastal Commission
FAX: 562-590-5084
DATE: September 16, 2004
RE: Permit #A-5-RDB-04-261
AGAINST Construction

Dear Mr. Posner:

Please do not allow construction under this permit. Please seek an alternative that will preserve the view corridor from Knob Hill Avenue. The beachfront along most of Esplanade Dr. has been built up too much, blocking views and public access. We should prevent overdevelopment on the remaining portions. Thank you for considering this position.

Sincerely,

Greg McClain
203 Avenue H
Redondo Beach, CA

RECEIVED
South Coast Region
SEP 17 2004
CALIFORNIA
COASTAL COMMISSION

Russ Goddard
619 Ave B
Redondo Beach, CA 90277

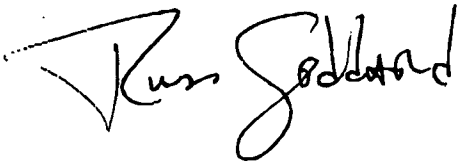
California Coastal committee
Box 1450
200 Oceangate, 10th Floor
Long Beach, CA 90802-4416
ATTN: Chuck Posner

Mr. Posner

Pertaining to Permit # A-5-RDB-04-261, I am against construction. I do not support restricting the Knob Hill view corridor.

Thanks

Russ Goddard

A handwritten signature in black ink that reads "Russ Goddard". The signature is written in a cursive style with a large, sweeping initial "R".

September 16, 2004

California Coastal Commission
P.O.Box 1450
200 Oceangate , 10th Floor
Long Beach, CA 90802-4416

attention: Chuck Posner

Re: Against Construction, Permit #A-5-RDB-04-261

RECEIVED
South Coast Region

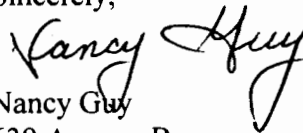
SEP 17 2004

CALIFORNIA
COASTAL COMMISSION

Dear Mr. Posner:

I have lived at my present address since 1979. One of my neighbors, Ezme Jesson, , had lived on this street since the early 1940's, and before she died in 1984, she use to constantly told me what a beautiful view our entire street had before a huge condo/apartment building was built in the 1960's. She said people use to bring lawn chairs out to their front yards and sit and watch the sunset. Others would drive down our street and park their cars to watch the sunset. That ugly condo/apartment building ruined the entire view for decades now and still ruins it. Ms. Jesson use to say that you could drive down our street and have this spectacular view and beautiful sunset for anyone who wanted to walk or drive down our street. She said that some real estate developers were "pals" with some people on the Redondo Beach City Council and that despite protests from many people, the real estate developers got their way and the "ugly apartment/condo" was built. Our street, Avenue B, runs parallel to Knob Hill, and I would hate to see the developers ruin one more street in our beach community. Don't let this happen again to Knob Hill. It is outrageous what people will do for money. There is plenty of land inland just a few miles east where buildings can be built and it won't ruin a spectacular view for generations.

Sincerely,



Nancy Guy
639 Avenue B
Redondo Beach, CA 90277
(310) 540-5153

Keenan & Associates

Thirtieth Anniversary
1972 • 2002

2355 Crenshaw Blvd.
Suite 200
Torrance, CA 90501
P.O. Box 4328
Torrance, CA 90510

310 212-3344
310 328-6793 fax
www.keenanassoc.com
License No. 0451271

September 16, 2004

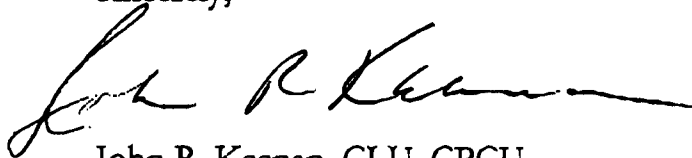
Mr. Chuck Posner
California Coastal Commission
P.O. Box 1450
200 Ocean Gate, 10th Floor
Long Beach, CA 90802-4416

Dear Mr. Posner,

I reside at 708 Esplanade in Redondo Beach and feel strongly that the houses along the Esplanade should not be allowed to be higher than one story. There is a house in the 800 block that is two stories with a very high roof line. It seems to be that if homes are going to be two story they should have a lower roof line that will not interfere with other residents' views of the ocean.

Years back the Esplanade was ruined by all the high-rise apartments along the ocean side. We should now learn from this. Hopefully, the Coastal Commission will take interest in this matter.

Sincerely,



John R. Keenan, CLU, CPCU
Chairman of the Board

Ron Iacopucci
523 S. Francisca Ave
Redondo Beach, CA 90277

RECEIVED
South Coast Region

SEP 17 2004

CALIFORNIA
COASTAL COMMISSION

To: Chuck Posner
California Coastal Commission
P.O. Box 1450, 200 OceanGate, 10th Floor
Long Beach, CA 90802-4416

Hi, I am one of the many local citizens from Redondo Beach who are against blocking public views with development.

In regards to Permit # A-5-RDB-04-261

I am "Against Construction" along and at the Knob Hill View Corridor in Redondo Beach, CA.

Please help prevent this development blocking of public views in this area.

Sincerely,
Ron Iacopucci

562 590 5084

519 South Broadway Unit B
Redondo Beach, CA 90277
17 Sept 2004

Chuck Posner
California Coastal Commission
PO Box 1450
200 Oceangate, 10th Floor
Long Beach, CA 90802-4416

Ref: Permit #A-5-RDB-04-261

Dear Mr. Posner,

I am against this proposed construction as is my wife. Blocking the Knob Hill corridor view would be a loss to both the residents and visitors to community of Redondo Beach. I personally find it very uplifting to drive or walk down Knob Hill and view the ocean.

Sincerely,


Charles P Phillips
Rachel Phillips

09/20/04 10:00 AM

September 20, 2004

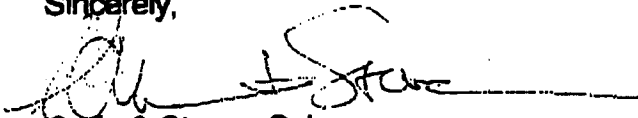
Mr. Chuck Posner
California Coastal Commission
P.O. Box 1450 200 Oceangate, 10th Floor
Long Beach, CA. 90802-4416

fax: 562-590-5084

Dear Mr. Posner:

We are AGAINST CONSTRUCTION ON PERMIT #A-5-RDB-04-261. Please don't allow our town to be wrecked by people who don't care about our views, our beaches, and what's left of the small town feeling in our community. Please stop greedy developers from wrecking our community more than they already have.

Sincerely,



Carla & Steven Cohen
825 Avenue A
Redondo Beach, CA. 90277

Ms. Marcie May
444 Via el Chico
Redondo Beach, CA 90277

Mr. Chuck Posner
California Coastal Commission
P.O. Box 1450
200 Oceangate, 10th Floor
Long Beach, CA 90802-4416

Re: Permit #A-5-RDB-04-261
"Against Construction"

Dear Mr. Posner:

As a longtime resident of Redondo Beach, I strongly support the Friends of Knob Hill in blocking the proposed construction of the Knob Hill View Corridor. A view blocked is a view lost forever, and this corridor should remain open to the public. Our beautiful California coastline should not be sold to high-rise developers, as it has been for so many decades previous.

Sincerely,

Marcie M. May

Valerie Poss
220 Calle De Madrid
Redondo Beach, Ca 90277
310 791 3397

Permit # A-5-RDB-04-261

RECEIVED
South Coast Region
SEP 20 2004

Against
Construction

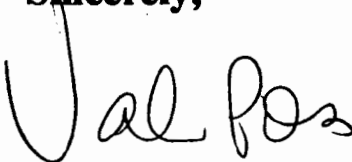
CALIFORNIA
COASTAL COMMISSION

9/16/04

To Whom It May Concern:

I am writing to you to ask that you do all that you can to protect the beautiful Knob Hill View Corridor. I have lived in Redondo Beach all of my life and that view means so much to me. It is one of the things that makes Redondo Beach special. Since the corridor is really only five houses wide, can we not preserve this beautiful view by limiting the height of those lots...it's not a lot to ask.

When planners realized just how populated the island of New York was becoming, they realized the need to preserve open space on the island. This is why Central Park was created and it is one of the reasons New Yorker's love their city. This Knob Hill Corridor is one of the reasons I love my city. I hope this beautiful view will not soon become just a childhood memory for me and something I can no long share with my children,
Sincerely,



Valerie Poss
310 791 3397

9-16-04

SEP 20 2004
COMMISSION

Dear Mr. Chuck Posner,

I am against the
construction on Knob
Hill: Permit # A-5-RDB
04-261 "Against Construction."

Mary Meyer
113 Via El Chico
Redondo Beach,
Ca 90277-6425

RECEIVED
South Coast Region

SEP 20 2004

CALIFORNIA
COASTAL COMMISSION

SEPT. 20, 2004

**CHUCK POSNER
CALIFORNIA COASTAL COMMISSION
P.O. BOX 1450, 200 OCEANGATE, 10th FLOOR
LONG BEACH, CALIFORNIA 90802-4416**

**REF.: #A-5-RDB-04-261
"AGAINST CONSTRUCTION"**

DEAR CHUCK POSNER,

MY WIFE AND I LIVE AT 418 SO.BROADWAY ST. IN REDONDO BEACH AND WE WALK THE KNOBHILL CORRIDOR SEVERAL TIMES A WEEK. I THINK IT WOULD BE A TRAVESTY AND WILL CAUSE A GREAT INJUSTICE TO ALL TAXPAYERS TO REMOVE THIS HEARTWARMING VIEW AS WE WALK THAT STREET.

PLEASE TAKE A LOOK AT THE ATROCITY OUR PREDECESSORS' PLANNING HAS CAUSED TO THE NORTHERN PORTION OF THE ESPLANADE AND COMPARE THAT VIEW TO THE SOUTHERN PORTION OF THE ESPLANADE. WHAT A BEAUTIFUL AND WELCOMING SIGHT IT IS FROM KNOBHILL SOUTH ON THE ESPLANADE.

PLEASE CONSIDER ALL TAXPAYERS RATHER THAN JUST A FEW AND KEEP AMERICA BEAUTIFUL FOR ALL OF US TO ENJOY BY NOT ALLOWING ANY FURTHER UPWARD CONSTRUCTIONS ON THIS CORRIDOR.

RESPECTFULLY YOURS,

CHUCK & MARIA DYKES



**Barbara J. Mast
710 S. Broadway Unit C
Redondo Beach, CA 90277
9-19-04**

**California Coastal Commission
Attn. Mr. Chuck Posner
P.O. Box1450, 200 Oceangate, 10th Floor
Long Beach, CA 90802
(by fax 562-590-5084)**

**Re: Knob Hill Corridor View – Permit A-5-RDB-04-261
Against Construction**

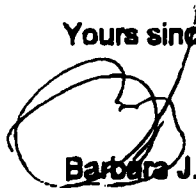
Dear Mr. Posner:

Please permit me to state my strong opposition to any development that would change the essential characteristics of the Redondo Beach area in the vicinity of Knob Hill. The Knob Hill view coridor is an Important part of my life, and would deeply sadden me were it to be blocked by new construction.

As a personal note we moved into this area 2 or more years ago, after many years of wishing we could be here. In part this is because we immediately fell in love with Redondo Beach as we drove over the hill towards the seafront. Every day this is a renewed pleasure, and I am sure a major part of what makes this area so special.

It would be a tragedy for all, if development continues to erode everything that makes this such a wonderful place to live.

Yours sincerely,


Barbara J. Mast

RECEIVED
South Coast Region

SEP 20 2004

CALIFORNIA
COASTAL COMMISSION

Calif. Coastal Comm.
 Attn: Chuck Posner
RE: PERMIT A-5-RDB-04-261

Dear Mr. Posner,

I am AGAINST CONST-
RUCTION- That property
 has 2 stories of ocean
 view as it is built into
 a hillside. Building so
 far above street-level is
 destructive to the neigh-
 borhood -

ROXANNE MORSE
 614 S. BROADWAY
 REDONDO BCH 90277

RECEIVED
 South Coast Region

SEP 20 2004

CALIFORNIA
 COASTAL COMMISSION

Richard C. Morse
614A South Broadway
Redondo Beach, California 90277

Sep. 18, 2004

Calif. Coastal Commission
P.O. Box 1450, 200 OceanGate, 10th Fl.
Long Beach, CA 90802-4412
ATTN: CHUCK POSNER

Re: Permit #A-S-RDB-04-261
Against Construction

RECEIVED
South Coast Region

SEP 20 2004

CALIFORNIA
COASTAL COMMISSION

Dear Commissioners:

Blocking the corridor view would substantially change the feeling of openness and access to our coast.

The builder has more than enough space, without rising up to block the view.

I am against construction of the blockage.

Sincerely
Richard C. Morse

Michele & Neal Horowitz

**712 S. Broadway C
Redondo Beach, CA.**

90277

**Permit # A-5-RDB-04-261
"AGAINST**

CONSTRUCTION"

Sept. 18, 2004

**Attn: Chuck Posner
California Coastal Commission
P.O. Box 1450
200 OceanGate, 10th floor
Long Beach, CA. 90802-4416**

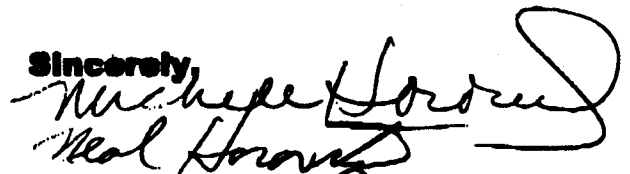
RECEIVED
South Coast Region

SEP 20 2004

CALIFORNIA
COASTAL COMMISSION

**Per: California Coastal Act Article 6 Sec. 30251: designed to protect views "to and along the ocean and coastal areas."
Please preserve the Knob Hill Corridor View. Do not block the public's beautiful ocean and sunset views with new construction. Surely, the builders/owners can devise and design housing which would be adequate for them without depriving others.**

Sincerely,



Michele & Neal Horowitz

September 19, 2004

Mr. Chuck Posner
California Coastal Commission
P.O. Box 1450, 200 Oceangate, 10th Floor
Long Beach, CA 90802-4416
Fax # (562) 590-5084

RECEIVED
South Coast Region
SEP 20 2004
CALIFORNIA
COASTAL COMMISSION

**RE: Permit #A-5-RDB-04-261
AGAINST CONSTRUCTION**

Dear Mr. Posner,

We are writing to you as Californian's against blocking public views. Please STOP the upward construction that would block our beautiful Redondo Beach view forever.

Michael F. Halverson
539 Avenue A
Redondo Beach, CA 90277
(310) 316-8165

Julia Halverson
539 Avenue A
Redondo Beach, CA 90277
(310) 316-8165

Sincerely,


Michael F. Halverson


Julia Halverson

Carol and Norm Simoes
501 Avenue F
Redondo Beach
CA 90277

September 16, 2004

Attn: Chuck Posner
California Coastal Commission
200 Ocean Gate, 10th Floor
Long Beach, CA 90802-4416
Fax 562-590-5084

RECEIVED
South Coast Region

SEP 20 2004

Re: Permit #A-5-RDB-04-261
AGAINST CONSTRUCTION

CALIFORNIA
COASTAL COMMISSION

Dear Mr. Posner:

We oppose the construction of a second story on a home which will block a portion of the view down the Knob Hill Corridor. While we understand that the property owners wish to maximize their space and views, we oppose any additional loss of the public's views of the ocean. Redondo Beach has an unfortunate history of allowing large developments adjacent to the beach, blocking the view, sunlight and breezes from everyone inland of them. While the homeowner in this instance isn't planning to build an apartment block, the effect is the same.

Redondo's location, at the edge of the beautiful Santa Monica Bay, is what makes it a unique and attractive city. We are in danger of losing that uniqueness and beauty by walling off the sea from everyone except those fortunate and wealthy enough to live at the very edge of the beach.

We request that you follow the Coastal Act's language and "protect views to and along the ocean and coastal areas" by voting to preserve the Knob Hill View Corridor.

Sincerely,



September 19, 2004

California Costal Commission
Attn: Chuck Posner
P.O. Box 1450
200 Oceangate
10th Floor
Long Beach, CA. 90802-4416

RECEIVED
South Coast Region

SEP 20 2004

CALIFORNIA
COASTAL COMMISSION

To Whom It May Concern:

We have been residents of Redondo Beach for approximately four years. We moved here from Orange County to be close to work and to the ocean. We have been exceptionally happy with our neighborhood choice. Living in the 'Avenues' has afforded us the opportunity to be a part of a beautiful and unique community. One aspect we really enjoy is the small town feel of the Village in Redondo Beach and its association with the ocean. We live approximately five blocks from the beach. We regularly walk down to and along the beach. The route frequently takes us down Knob Hill as we live just one block away. It is a beautiful sight to come over the top of the hill and into the view of the ocean just ahead.

The ocean view and beachfront is historically an important part of Redondo Beach and something in which the community takes great pride. However, the views and beach atmosphere should belong to everyone not just the few fortunate enough to be able to purchase ocean front property. For years the homes along the ocean have been single story, which afforded everyone uninterrupted views of the ocean. Now a few homeowners have elected to remodel their homes, adding a second story without regard for local residents, neighbors or visitors who love the ocean, the evening sunsets and look forward to views of the beach. It seems unfair that the selfishness of a few homeowners can have such a grave impact on the entire community of Redondo Beach. Knob Hill is an especially unique avenue as one gradually approaches the ocean from a top a hill. The pleasure and anticipation of seeing the sun or moon on the water would be immediately obliterated by this second story addition and monstrous house. It is important that the wishes of the general population be considered in a decision that would grossly change and diminish the neighborhood environment and beautiful vista. We therefore respectfully request that any decision to allow for multi-story construction development along the oceanfront be denied.

Sincerely:



Phillip & Jan Greenberg
1027 Avenue A
Redondo Beach, CA. 90277
Permit #A-5-RDB-04-261
Against Construction

September 16th, 2004
Cindy Squyres
79405 Avenida los Palmas
La Quinta, CA. 92553

California Coastal Commission
P. O. Box 1450 200 Oceangate, 10th floor
Long Beach, California 90802-4416
Attn: Chuck Posner

Permit # A-5-RDB-04-261
Against Construction

Dear Mr. Posner,

RECEIVED
South Coast Region

SEP 20 2004

CALIFORNIA
COASTAL COMMISSION

The Knob Hill View Corridor is a natural beauty for everyone, not just the applicants. The applicants obtained ownership of 801 Esplanade after the California Coastal Act was enacted and therefore it was the their responsibility to understand that the views belong to the public and that any remodeling would have to take this into account. It might be costly to excavate, but to loose that view is costly to the community and tourists alike. Please do not approve the building permit!



Sept. 16th, 2004

Janie Beaumont
515 Paseo Del Mar
Palos Verdes Estates, CA. 90274

California Coastal Commission
P. O. Box 1450 200 Oceangate, **RECEIVED**
Long Beach, California 90802-4416 Coast Region
Attn: Chuck Posner

SEP 20 2004

Permit # A-5-RDB-04-261
Against Construction

CALIFORNIA
COASTAL COMMISSION

Dear Mr. Posner,

I have been a resident and a homeowner for over 40 years. My grandchildren attend school at Carden Dominion located on Knob Hill. I always love looking at the view of the ocean down the street. It would be a shame to destroy that view, especially when it is specifically protected by the Coastal Commission.

Janie Beaumont

Florence Suizer
 820 Camino Real #102
 Redondo Beach, Ca, 90277
 Sept 18, 2004
 Permit # A-5-RDB-04-261
Against Construction

Chuck Pasner
 California Coastal Commission
 P.O. Box 1450
 2000 Ocean Gate, 10th Floor
 Long Beach, Ca 90802-4416

RECEIVED
 South Coast Region

SEP 20 2004

CALIFORNIA
 COASTAL COMMISSION

Dear Chuck,

I live in Redondo Beach because I enjoy the wonderful lifestyle of living near the ocean. I frequently both walk & drive Knob Hill & Catalina Avenue. Thousands of residents & vacationers alike are truly blessed to be able to experience the beauty of the ocean when traveling these streets.

For anyone to even think of blocking such natural beauty is beyond comprehension. Our entire community is distraught at the thought of losing this glorious & uplifting view.

It was brought to light at the Planning Commission meeting that the applicants have an alternative to building upward. The applicants themselves admitted this possibility but felt it was their right to build upward. It is on the other hand
 " " + ... (see laws) in place to stop

2)

Trogedy such as this from happening.

The citizens & residents of this area
ask that you please help by enforcing
these laws in this case for the sake
of the public & to preserve the view
we enjoy on a daily basis.

Thank you so much for attending
to this matter!

A concerned resident of Redondo Beach,
Blonnie Seeger

September 18th, 2004

California Coastal Commission
200 OceanGate, 10th floor
Long Beach, California 90802-4416

Attn: Chuck Posner

Permit # A-5-RDB-04-261

Dear Mr. Posner,

The Knob Hill View Corridor is a spectacular view for everyone. I play volley-ball at the Knob Hill Courts every chance I get and enjoy the view as I travel down the street. I believe that the applicants should build out and down and preserve the view for everyone. They will still have a fantastic view themselves which will never be blocked. This compromise would make everyone happy. Please do not let them take this view away from me and the rest of the public!

Thank you,



Joseph Goldstein
1631 Morgan Lane
Redondo Beach, CA 90278

RECEIVED
South Coast Region

SEP 20 2004

CALIFORNIA
COASTAL COMMISSION

Fax: 562 590 5084

Knob Hill View

**Attention: Chuck Posner
California Coastal Commission
P. O. Box 1450 200 Oceangate, 20th Floor
Long Beach, CA 90802**

Permit #a-5RDB-04-261 Knob Hill Corridor Redondo Beach CA 92077

We are against the Construction!!!! Our views should be protected and not overwhelmed by the "Mansionization of Redondo Beach" Which is a joke!!!!!!!!!!

**Herb & Linda Younger
620 S. Gertruda
Redondo Beach, CA 90277**

310 540 9660

RECEIVED

South Coast Region

SEP 20 2004

CALIFORNIA
COASTAL COMMISSION

Fax: 562 590 5084

Knob Hill View

Attention: Chuck Posner
California Coastal Commission
P. O. Box 1450 200 Oceangate, 20th Floor
Long Beach, CA 90802

Permit #a-5RDB-04-261 Knob Hill Corridor Redondo Beach CA 92077

We are against the Construction!!!! Our views should be protected and not overwhelmed by the "Mansionization of Redondo Beach" which is a joke!!!!!!!!!!

Derek & Nicole Younger
1701 Circle Drive
Redondo Beach, CA 90277

310 543-5346

RECEIVED
South Coast Region

SEP 20 2004

CALIFORNIA
COASTAL COMMISSION

Fax: 562 590 5084

Knob Hill View

Attention: Chuck Posner
California Coastal Commission
P. O. Box 1450 200 Oceangate, 20th Floor
Long Beach, CA 90802

Permit #a-5RDB-04-261 Knob Hill Corridor Redondo Beach CA 92077

We are against the Construction!!!! Our views should be protected and not overwhelmed by the "Mansionization of Redondo Beach" which is a joke!!!!!!!!!!

Arnold & Flora Maier
19702 Tomlee Ave
Torrance, CA 90503

310 371-0435

RECEIVED
South Coast Region
SEP 20 2004
CALIFORNIA
COASTAL COMMISSION

Lori J Deal
25481 Nottingham Court
Laguna Hills, California 92653

September 16, 2004

California Coastal Commission
P. O. Box 1450 200 Oceangate, 10th floor
Long Beach, California 90802-4416
Attn: Chuck Posner

Re: Permit # A-5-RDB-04-261
Against Construction

Dear Mr. Posner:

For years I have been taking my son to the beach at Knob Hill and we have always enjoyed the view as we walk down Knob Hill and along the Esplanade. Please help protect this view. If the house in question is approved as planned, there will be no more view for the public to enjoy and just one more big house to look at instead. I wonder why the City Planners and Council cannot see that they are taking away what is one of the more breathtaking views of the ocean and sunset in Redondo. Many of us cannot afford beach front property, however, we have been able to enjoy the view while walking or driving. If this continues I feel there will be fewer and fewer reasons for tourists and visitors to go to Redondo...I know I can go home. I am sure the applicant's architect can come up with a wonderful design for this home that doesn't rob everyone else of this magnificent view?

Please deny the permit and protect the view.

Thank you for your time in this matter,


Lori Deal

September 18, 2004

RE: PERMIT #A-5-RDB-04-261 - AGAINST CONSTRUCTION

Mr. Chuck Posner
California Coastal Commission
P.O. Box 1450
Long Beach, California 90802-4416

Dear Mr. Posner,

I am writing as a concerned citizen regarding the recent approval of construction in the Knob Hill corridor. As you surely know, the City of Redondo Beach has recently approved construction which will block the view along the corridor. In my opinion, this is one more shortsighted example of construction taking precedence over what's left of our ability to enjoy our natural surroundings. Although I do not live along Knob Hill, I walk that street (and enjoy that view) almost daily. I think it is unfortunate that the city has approved the construction of a building which will block what view is left.

I ask that you and the decision making Coastal Commissioners do whatever is possible to preserve the view along this corridor. Thank you for your time and attention to this letter.

Sincerely,

Susan Coulbourne

Susan Coulbourne
SuaC904@msn.com
Against Construction

1104 OPAL ST. APT. B
REDONDO BEACH, CALIFORNIA 90277

Subj: Help save the Knob Hill View Corridor
Date: 9/18/2004 11:53:08 AM Pacific Daylight Time
From: bandbsudds@hotmail.com
To: megcoastal@law.stanford.edu, wpatkruer@aol.com, peterscoastal@sandiego.gov, saveredondo@aol.com

Dear Sir:

I was raised in Redondo Beach, graduating from RUHS. While I no longer live in the beach area we still enjoy weekly visits to the area. How sad it would be not to be able to see the ocean as I drive down Knob Hill. There are so many areas in the city that the view is no longer available to the public. Please don't let this happen to the Knob Hill Corridor. Please keep it open. Please don't allow construction to mar the few remaining views.

Sincerely yours,
Barbara J. Sudds (Zbinden)
1456 Philadelphia Street, Space 188
Ontario, CA 91761
Permit A-5-RDB-04-261

Express yourself instantly with MSN Messenger! Download today - it's FREE!
<http://messenger.msn.click-url.com/go/onm00200471ave/direct/01/>

VID
26
MISSION

Subj: **Permit# A-5-RDB-04-261 "Against Construction"**
Date: 9/18/2004 3:11:30 PM Pacific Daylight Time
From: thevig0277@netzero.net
To: megcoastal@law.stanford.edu, wpatkruer@aol.com, petercoastal@sandiego.gov,
saveredondo@aol.com

Chuck Posner
California Coastal Commission
PO Box 1450
200 OceanGate, 10th Floor
Long beach, CA 90802-4416

Coastal Commission:

I live two blocks from the proposed construction site. Please do not allow the construction to go forward and block the public's view forever!
Thank You

David Hill
519 South Broadway
Redondo Beach, CA 90277
Permit# A-5-RDB-04-261
"Against Construction"

519 S. Broadway, C
Redondo Beach, CA 90277

California Coastal Commission
P.O. Box 1450
200 Oceangate, 10th Floor
Long Beach, CA 90802-4416

Attention: Chuck Posner

Dr. Mr. Posner:

This is to ask that the Knob Hill View Corridor be saved! Save this beautiful view for future generations!

Thank you,



Elizabeth Aschenbrenner
519 S. Broadway, C
Redondo Beach, CA 90277
Permit #-5-RDB-04-261
AGAINST CONSTRUCTION

Subj: **It's all right to leave a little space to see the skies.....**
Date: 9/17/2004 9:47:16 AM Pacific Daylight Time
From: vbfever1@hotmail.com

Hello,

9/17/04

I am completely against the vertical construction in the Knob Hill corridor. Don't make more of the beach, like L.A., full of tall buildings. Property owners know they are subjected to restrictions when they purchase property. The view is for ALL of us.

Thank you, volleyball player JOHN CRANEY

2042 San Diego Dr. Corona, Ca. 92882 951 520-0427

JACK

[Express yourself instantly with MSN Messenger! Download today - it's FREE!](#)

Subj: **Re: Permit #A-5-RDB-04-261 - "Against Construction"**
Date: 9/15/2004 4:38:38 PM Pacific Daylight Time
From: rschuchman@adelphia.net
To: peterscoastal@sandiego.gov
CC: saveredondo@aol.com

Mr. Posner

By nature we are cautious in letting government tell property owners' what they can and can't do with their own property. The exception is when one owner builds a structure that blocks the view of the other (s). The property at the end of the "Knob Hill Corridor" is one of those cases. For years the Redondo Beach City Council has succumbed to the interests of real estate developers while the quality of life in Redondo Beach diminishes. Many of us now refer to Redondo as ReCondo.

The view of the ocean along this corridor makes Knob Hill a showcase, not just for those who live on it, but for all those who live in and visit Redondo Beach. We urge you to reconsider/block any development above that existing now.

Sincerely,

Robert & Mary Schuchman
518 S. Catalina Ave. #D
Redondo Beach, CA 90277

9-14-04

Rex Barker
809 B South Catalina Ave.
Redondo Beach, CA. 90277

California Coastal Commission
P. O. Box 1450
200 Oceangate, 10th floor
Long Beach, California 90802-4416
Attn: Chuck Posner

Permit # A-5-RDB-04-261
Against Construction

RECEIVED
CHUCK POSNER
SEP 14 2004
CALIFORNIA COASTAL COMMISSION

Dear Mr. Posner,

I recently moved to Redondo from Hermosa Beach. I love it here. Life is less hectic than in Hermosa and there are some spectacular views and easy access to the Beach. I wonder what The Coast would be like if the Coastal Commission had not been in place. I wonder what Redondo would look like then? I really enjoy the views, especially at Knob Hill and would hate to see it lost for all of us who can't afford ocean front property. I do understand the idea of property rights but feel that there ought to be a way for the owners to get what they want without taking the whole view away from their neighbors as well as and the tourists who flock here every summer. Don't they understand that they have an obligation to not block

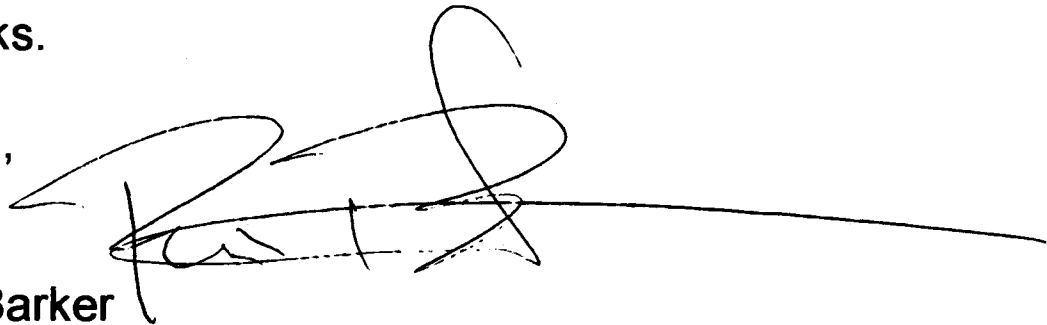
the view that has been there and that was there and protected when they bought the property?

This is what I can't understand. They knew the rules when they bought and now they want to bully everyone into changing the rules. Why do they want to live somewhere where they have such contempt for their fellow citizens who are just wanting to enforce rules that have been in place for almost 30 years?

Please deny this permit since it's against the rules.

Thanks.

Yours,

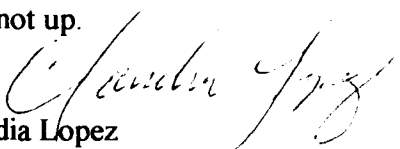
A handwritten signature in black ink, appearing to be 'Rex Barker', with a long horizontal line extending to the right.

Rex Barker

September 16, 2004

Attention California Coastal Act - Chuck Posner
Permit#A-5-RDB-04-261

I am writing this letter opposing the subject project. I along with many others enjoy the spectacular view looking down Knob Hill and would hate to see it destroyed. I understand that the Coastal Act protects public views from being blocked. I can only hope this law is enforced upon the Doyle's, as they should build down (just like the neighbor's directly on their north side did) not up.

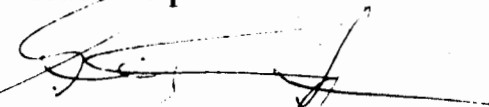

Claudia Lopez
1920 Vanderbilt Lane #4
Redondo Beach, CA 90278

RECEIVED
SEP 21 2004
COASTAL COMMISSION

Dear California Coastal Commissioners,

Please help Redondo Beach residents keep this wonderful view open to the public. I attended the Redondo Beach City Council Meeting on June, 8, 2004. The courtroom was completely packed with people who were opposed to this project. People were crowded in the lobby and outside the building in hopes of stopping this tragic act from taking place. The applicants (who live in Utah) have never lived at 801 Esplanade and it was quite obvious that they did not care what the people of Redondo Beach had to say. They brought their attorney along who proceeded to lash out at not only the public but also our City Council Members. They threatened to sue our City and the Council Members if they did not vote in their favor! When our Mayor, Greg Hill, asked the Redondo Beach City attorney Mike Winn for legal opinions related to this matter, Mr. Winn responded by saying that he could not give an answer as, "the Doyle's have threatened to sue us and I could be held personally liable." The people in the courtroom went out of control with this statement and the Mayor had to order everyone to be quiet. It was at this time that one of the Council Members stated that the opposition could appeal to the Coastal Commission but the applicants could not. He believed that they should just pass the project and let the California Coastal Commission decide. This idea was agreed upon by all the Council Members and the project then was unanimously approved.

Please help us!



George Pennington
24512 Park St
Torrance, CA 90505

COASTAL COMMISSION

1714 Esplanade #L
Redondo Beach, CA 90277-5330

September 20, 2004

California Coastal Commission
PO Box 1450 200 OceanGate. 10th Floor
Long Beach, CA 90802-4416
ATTN: Mr. Chuck Posner

CALIFORNIA COASTAL COMMISSION

Re: Permit #A-5-RDB-04-261 AGAINST CONSTRUCTION

Dear Mr. Posner:

I believe that the proposal by the owners of 801 Esplanade in Redondo Beach to block the public view enshrined by the California Coastal Act and the City of Redondo Beach's acquiescence in this proposal is horrible. This is all the more because of the fictitious claims made by the owners in their written statements to the Redondo Beach Planning Commission and City Council in support of their proposal.

First, the owners claim that there is no public view of the coastline on Knob Hill Avenue or along the Esplanade. Not true. The City of Redondo Beach's own LCP refers to a public view at precisely the spot where the owner's property currently stands!

Next, the owners claim that view is not a factor in the decision to grant or deny a building permit in the coastal zone. Again, that's just not true. The Coastal Act, as I understand it, specifically requires the public view to be taken into account. That would, I imagine, extend to a building permit granted by the planning commission or city council of a city for a piece of property located at the coastal zone.

Next, the owners claim that even if view is a factor, they should not be denied their right to deprive us all of views because someone else a half a dozen houses down the street received a CDP from the Coastal Commission. However, no one disputes that the property granted a CDP in that case *did not have a public view*. It's apples and oranges.

Finally, the owners claim to be adding only a "second story" to their home. That seems a bit hard to understand, since the house currently has three stories. In backing this nonsense, the city planning department argued that since only one of the stories was actually located above the Esplanade street level, the "second story" met zoning ordinances. I suppose that means I can build a ten-story home underground and not break any Redondo Beach single family zoning ordinances as long as only two stories are above ground. Does that seem like a stretch to you? It does to me.

I urge you to deny these property owners the ability to make the Coastal Act a sham law and deprive us of a publicly protected view.

Sincerely,



Hilary Barrett

Christa Medeiros
537-1/2 Avenue B
Redondo Beach, CA 90277

California Coastal Commission
P. O. Box 1450 200 Oceangate, 10th floor
Long Beach, California 90802-4416
Attn: Chuck Posner

CALIFORNIA COASTAL COMMISSION

Permit # A-5-RDB-04-261
Against Construction

Dear Mr. Posner,

I have been a resident for many years and drive down Knob Hill on a daily basis, whether running errands or coming home from work. The sunsets and the ocean view are relaxing and beautiful. I attended the Planning Commission and City Council meetings and was extremely discouraged that both city groups passed the responsibility on to the California Coastal Commission Office. They should have been proactive and looked into building down and out and not up!

The view is protected by the City's own guidelines and by the Coastal Commission's rules and therefore the building permit should be denied. Please save the view for the community. There are not a lot of views left for the public here in Redondo Beach.

Very Truly Yours,



Christa Medeiros

.....
Raquel & Douglas Seifert

September 19, 2004

California Coastal Commission

COASTAL COMMISSION

Dear Chuck Posner:

It was recently brought to our attention that the view down Knob Hill is going to be destroyed if the requested permit is approved. We ask that you help preserve this fantastic view for everyone to experience. We hope you can take the time to experience it as well and then you will understand our concerns.

Sincerely,



Raquel & Douglas Seifert
1748- El Rey Road
San Pedro, CA 90732

.....
[Click here and type slogan]

9/16/04
Renee Fassnacht
1957 Hartville
Mogadore, OH. 44260

California Coastal Commission
P. O. Box 1450 200 Oceangate, 10th floor
Long Beach, California 90802-4416
Attn: Chuck Posner

RECEIVED
SEP 21 2004
CALIFORNIA COASTAL COMMISSION

Permit # A-5-RDB-04-261
Against Construction

Dear Mr. Posner,

As you can see, I live in Ohio, but myself and my family travel to Redondo every summer to enjoy the wonderful laid back atmosphere. We choose to vacation in Redondo because of the views and the biking and walking opportunities in the area. We especially enjoy the beach at Knob Hill because of the views down and around the area. I was saddened to learn that this view might be disappearing forever due to the fact that one family wants to have it all to themselves. Please do the right thing and deny the permit. Let those people redesign their building to allow the public to keep the entire view of the ocean and the beautiful sunsets that exists today. Otherwise we will all regret it and will sorely miss it.

Yours,



Renee Fassnacht

September 19, 2004

California Coastal Commission
P. O. Box 1450 200 Oceangate, 10th floor
Long Beach, California 90802-4416
Attn: Chuck Posner

Permit # A-5-RDB-04-261
Against Construction

Dear Mr Posner,

I am a concerned citizen of The South Bay who has just heard about the plans to take the view away from us at Knob Hill. What's even more shocking is that these same people who are already trying to get around all the rules and regs that the Coastal Commission has laid out to protect public views are also blocking public access. They have erected a 6 foot high fence which encroaches on the easement for public access to the beach at Knob Hill. This shows the lack of respect they have for the Commission and for other people. Anyone can plainly see that these folks have no intention of following rules that other people follow. They act as if their entitled to disregard the regs and instead they threatened to sue if they don't get exactly what they want. Please vote against this construction and make them conform to the standard that the Coastal Commission has set for all of us to abide by. Please don't take the view away. The next thing to go will be the public access!

Rick Miller, 2473 W 255th St., Lomita, CA 90717



California Coastal Commission
P. O. Box 1450 200 Oceangate, 10th floor
Long Beach, California 90802-4416
Attn: Chuck Posner

Permit # A-5-RDB-04-261
Against Construction

CALIFORNIA COASTAL COMMISSION

Dear Mr. Posner,

I attended the public hearing on the issue of the applicant's desire to build up and block the view at the end of Knob Hill. I was amazed that the City Councilmen seemed to be very much in favor of taking the view away from so many of their constituents. A petition with 1200 or so names was signed by concerned residents and tourists who wanted the public view at Knob Hill to remain intact. It is also clear from the law that the public view has to be protected at both the city level and the state level as set forth by the Coastal Commission act, which created The Coastal Zone.

As one person said at the meeting "We should be trying to build million dollar neighborhoods, not million dollar homes." The views that still exist must be protected from rampant, not thought out, out of control development that threatens our quality of life. I urge you to deny the applicants their building permit.

Sincerely,



Karen Miller
2473 W 255th Street
Lomita, CA 90717

9/16/04
Renee Fassnacht
1957 Hartville
Mogadore, OH. 44260


RECEIVED
SEP 20 2004
CALIFORNIA COASTAL COMMISSION

California Coastal Commission
P. O. Box 1450 200 Oceangate, 10th floor
Long Beach, California 90802-4416
Attn: Chuck Posner

Permit # A-5-RDB-04-261
Against Construction

Dear Mr. Posner,

As you can see, I live in Ohio, but myself and my family travel to Redondo every summer to enjoy the wonderful laid back atmosphere. We choose to vacation in Redondo because of the views and the biking and walking opportunities in the area. We especially enjoy the beach at Knob Hill because of the views down and around the area. I was saddened to learn that this view might be disappearing forever due to the fact that one family wants to have it all to themselves. Please do the right thing and deny the permit. Let those people redesign their building to allow the public to keep the entire view of the ocean and the beautiful sunsets that exists today. Otherwise we will all regret it and will sorely miss it.

Yours,

Renee Fassnacht

Subj: **Knob Hill Corridor "AGAINST"**
Date: 9/18/2004 6:51:24 PM Pacific Daylight Time
From: michelecoach@msn.com
To: saveredondo@aol.com

Permit # A-5-RDB-04-261
"AGAINST"

Per: California Coastal Act Article 6 Sec. 30251: designed to protect views "to and along the ocean and coastal areas."

Please preserve the Knob Hill Corridor View! Do not block the public's beautiful ocean and sunset views with new construction. Surely, the builders/owners can devise and design housing which would be adequate for them without depriving others. Thank you.

Michele and Neal Horowitz
712 S. Broadway #C
Redondo Beach, CA. 90277

RECEIVED
SEP 21 2004
COASTAL COMMISSION

Sep. 15th, 2004

Charlene Wallace
10182 Merrimac Drive
Huntington Beach, California 92646

California Coastal Commission
P. O. Box 1450
200 OceanGate, 10th floor
Long Beach, California 90802-4416
Attn: Chuck Posner

Permit # A-5-RDB-04-261
Against Construction

Dear Mr. Posner,

I grew up in Redondo Beach and have witnessed many changes in the area over the years. I played volley ball at Knob Hill and have very fond memories of the views along the Esplanade there as we walked or biked down to the beach from up the hill or along the Esplanade.

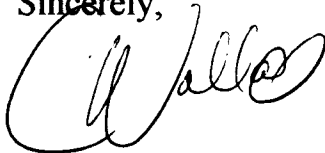
The Coastal Commission has always done such an excellent job of protecting the views and public access within the coastal zone. That is why I am horrified that The Redondo City Council, under threat of a suit from the property owners, would pass the buck on this decision on to the Coastal Commission. I should point out that this alleged lawsuit would be brought by people who were fully aware of the building restrictions created by the Coastal Act, since they took ownership of the property AFTER the creation of the Coastal Commission. They probably bought the property at a deflated price because of the building limits they KNEW were imposed on whoever owned the property within the coastal zone. It is an outrage when a city works against state law, its own guidelines and the opinions of 1200 people who signed a petition.

Thank you for taking the time to read this letter. I urge you to deny this permit, as it is illegal. It takes a beautiful view away from everyone else and gives it to two people who already have a 3-story house and a magnificent view of the ocean. Surely they can excavate or find some other way of

RECEIVED
SEP 21 2004
CALIFORNIA COASTAL COMMISSION

getting the improvements they need without taking everyone's view away.
Shame on them.

Sincerely,

A handwritten signature in black ink, appearing to read 'Wallace', written in a cursive style.

Charlene Wallace

September 20, 2004

In regards to: **Permit #A-5-RDB-04-261 Against Construction**

Chuck Posner
California Coastal Commission
200 Oceangate, 10th Floor
Long Beach, CA 90802-4416

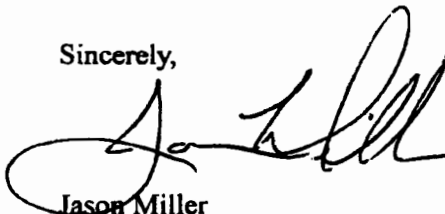
Dear Chuck Posner,

The recent approval of upward construction along S. Catalina Avenue at the intersection of Knob Hill Avenue is very disappointing news. The corridor view there today should remain as development continues around it. This view is a wonderful site to residents, my family included, returning home from work at the end of the day and walking to the beach on the weekend. This view means more to a greater number of people than those that would occupy any development in this space.

It seems like we are constantly boxing ourselves in with more and more development leaving out most of our natural surroundings. Sure a tree can be planted but how many locations are left that provide a wonderful view of the Pacific Ocean.

Please consider all the residents, and guests, of Redondo Beach and the impact it will have on them if this corridor view is taken away.

Sincerely,

A handwritten signature in black ink, appearing to read "Jason Miller", with a large, stylized flourish at the end.

Jason Miller

720 ELVIRA AVE. #108
REDONDO BEACH CA 90277

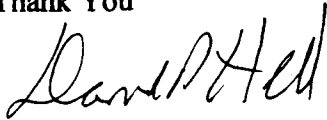
David Hill
519 South Broadway
Redondo Beach, CA 90277
Permit# A-5-RDB-04-261
"Against Construction"

Chuck Posner
California Coastal Commission
PO Box 1450
200 OceanGate, 10th Floor
Long beach, CA 90802-4416

Coastal Commission:

I live two blocks for the proposed construction site. Please do not allow the construction to go forward and block the public's view forever!

Thank You

A handwritten signature in cursive script that reads "David P Hill". The signature is written in black ink and is positioned above the printed name.

David P Hill

California Coastal Commission
P.O. Box 1450
200 Oceangate, 10th Floor
Long Beach, CA 90802

Dear California Coastal Commissioners:

My wife and I are believers in the free-market system and understand that in our society people with more money can buy bigger and 'better' things: more luxurious cars, bigger houses, homes with a nicer view. However, the ability to afford to build a bigger home does not bestow on anyone the right to exclude others to view or access the beautiful, albeit limited, natural resource of our state, the shoreline.

We are adamantly opposed to any construction in the state that unduly restricts coastline access or view to the public, including any proposed construction on the Esplanade in Redondo Beach (please see reference number below).

Sincerely,

Glenn Roth
Larissa Gotguelf
555 Esplanade, #320
Redondo Beach, CA 90277
(310) 944-3255
Reference: Permit #A-5-RDB-04-261 "Against Construction"

RECEIVED
South Coast Region

SEP 21 2004

CALIFORNIA
COASTAL COMMISSION

September 19, 2004

Mr. Chuck Posner (fax 562-590-5084)
California Coastal Commission
P.O. Box 1450
200 Ocean Gate, 10th Floor
Long Beach, CA 90802-4416

Re: Permit A-5-RDB-04-261 AGAINST CONSTRUCTION

Dear Mr. Posner,

I am writing you on behalf of the issue with the permit number listed above. It is extremely important, in view of the rapid development of the Beach Cities, that effort is made to preserve what originally made this area desirable, and gave birth to the development of the area- the beautiful ocean and coastline.

I am a lifelong California resident (since 1950), and have been a homeowner in the Beach Cities for almost 20 years. The area concerned is a significant representation of the beauty of the South Bay coastline. It is unfathomable that building that so greatly impacts the view has been approved by the Redondo Beach City Council, who should have the city's best interest in mind.

I know that the Coastal Commission has a more in-depth view of issues that impact our Coast, and I would strongly urge you to deny the request for this construction without delay. Thank you.

Sincerely,

Georgia Boehm

Georgia Boehm
20252 Running Springs Lane
Huntington Beach, CA 92646

RECEIVED
South Coastal Commission

SEP 21 2004

CALIFORNIA
COASTAL COMMISSION

September 19, 2004

Mr. Chuck Posner (fax 562-590-5084)
California Coastal Commission
P.O. Box 1450
200 Ocean Gate, 10th Floor
Long Beach, CA 90802-4416

Re: Permit A-5-RDB-04-261 AGAINST CONSTRUCTION

Dear Mr. Posner,

I am writing you on behalf of the issue with the permit number listed above. It is extremely important, in view of the rapid development of the Beach Cities, that effort is made to preserve what originally made this area desirable, and gave birth to the development of the area- the beautiful ocean and coastline.

I am a lifelong California resident, and have been a homeowner in Redondo Beach and Manhattan Beach for over twenty years. The area is a significant representation of the beauty of the South Bay coastline. It is unfathomable that a building that so greatly impacts the view has been approved by the Redondo Beach City Council, who should have the city's best interest in mind.

I know that the Coastal Commission has a more in-depth view of issues that impact our Coast, and I would strongly urge you to deny the request for this construction without delay. Thank you.

Sincerely,



Rudy Blaschke
1636 Nelson Ave.
Manhattan Beach, CA 90266-7119

September 19, 2004

Mr. Chuck Posner (fax 562-590-5084)
California Coastal Commission
P.O. Box 1450
200 Ocean Gate, 10th Floor
Long Beach, CA 90802-4416

RECEIVED
South Coast Region

SEP 21 2004

CALIFORNIA
COASTAL COMMISSION

Re: Permit A-5-RDB-04-261 AGAINST CONSTRUCTION

Dear Mr. Posner

I am writing you on behalf of the issue with the permit number listed above. It is extremely important, in view of the rapid development of the Beach Cities, that effort is made to preserve what originally made this area desirable, and gave birth to the development of the area- the beautiful ocean and coastline.

I was born in the South Bay and am currently a resident in Manhattan Beach, so I am acutely aware of the area where the building is proposed. It is unfathomable that building that so greatly impacts the view has been approved by the Redondo Beach City Council, who should have the city's best interest in mind.

I know that the Coastal Commission has a more in-depth view of issues that impact our Coast, and I would strongly urge you to deny the request for this construction without delay. Thank you.

Sincerely,



Janet Winter Blaschke
1636 Nelson Ave.
Manhattan Beach, CA 90266-7119

SEP 21 2004

To: CCC Staff and Commissioners
Yo Fax: 562-590-5084

From: Paul Schlichting
Sent: Tuesday, September 21, 2004 8:16 AM
To: 'megcoastal@law.stanford.edu'; 'peterscoastal@sandiego.gov'; 'wpatkruer@aol.com'
Cc: 'saveredondo@aol.com'
Subject: Procedural problems with handling of information Re: Sept. 21st Mtg - Permit #A-5-RDB-04-261

*** SUBJECT - QUESTIONS ON PROCEDURAL ISSUES REGARDING THE KNOB HILL ISSUE - A-5-RDB-04-261 ***

Dear Commissioners and Staff,

This is a note of concern regarding the lack of diligence and "due process" being administered on the above-referenced subject issue.

I have been told by Linda Moffet (neighbor) that as of yesterday, Monday, 09/21, staff had informed her family of the following:

1) Staff was going to recommend to the CCC members that the subject "upward" expansion/building BE ALLOWED.

This statement was made before the end of the period allowed for community input on the issue.

2) They were NOT going to include ALL letters submitted in the staff report, and, in fact, were going to "pick a few" to include.

So one then would ask - "why should I get involved?" when what we hear about public participation is to GET INVOLVED.

The above is particularly troubling to the democratic process for the following reasons:

a) NUMBERS of letters (from different residents/individuals) is very important. By not presenting all of the letters with summary numbers as to their position (for/against), you DO NOT get a feel of the "pulse" of the community.

b) The CONTENT of the letters is being filtered. By suggesting that they were only going to "pick a few", staff has chosen to "skew" the input information. Any claim to "represent all views" in a select sample not only violates the eliminated writers' freedom of speech on the issue

c) By electing to perform in the above manner, staff has basically said that they are only going to do a "portion" of their job, and represent it to the commissioners (and the public) as the completion of "due process". This now gives the appearance that staff works "as convenient" - and who can guess as to what other "conveniences" might affect their performance.

d) By doing only a "portion" of their job (as mentioned above), staff may ignore letters, perhaps missing critical information that should be passed on to the commissioners. For example, when Linda Moffat asked the staff member about an option mentioned on at least 3 letters, the staff member responded "what are you

talking about?" (sic).

e) Linda has indicated that, by her measure alone, that there are over 100 letters that have been submitted for input.

The possibility that even 1 letter might be discarded out of apparent convenience is embarrassing and undemocratic.

Our City (Redondo Beach) has been going through some troubling times with regards to the trust of public, elected authority, and this reported behavior by the staff at the CCC appears to look consistent with the mistrust that so many in our City have - that being the ignoring of due process and public input in favor of what appears to be a set of specifically desired results. Such appearance can only further undermine our trust in representative bodies and the related processes.

Regardless of the decision you make as a commission, you must have all materials provided to you that the public took the trouble to provide to staff.

As the stated "EX PARTE COMMUNICATIONS REQUIREMENTS" on the website appear to be quite restrictive (and even threatening), there is no way to tell Commissioners that the process is "broken", unless staff presents it. This also is not right.

I also wonder - How long has this practice been going on at the CCC, and how many more issues in the future will be handled the same way?

Finally, I understand that it is possible that there may be some kind of misperception here. If there is indeed a mistake in perception, or a mistake in staff procedure that is being corrected, please arrange that I be informed of such, how the misunderstanding appears to have come about, and what is really happening procedurally. Since the CCC is slated to make a decision on this very soon, I have no choice but to voice my concern as clear as possible, and in as timely a fashion as possible. Otherwise, I could be blamed for not speaking out.

Thank you very much.

Paul Schlichting
pschlichting@earthlink.net
PO Box 3432
Redondo Beach, CA 90277

- End of Fax -

SEP 21 2004

CALIFORNIA
COASTAL COMMISSION

535 Avenue B
Redondo Beach, CA 90277
September 17, 2004

California Coastal Commission
P.O. Box 1450, 200 Oceangate, 10th Floor
Long Beach, CA 90802-4416
ATTN: Chuck Posner

Dear Sir:

As a resident of Redondo Beach I have seen our beautiful view of the coastline disappear as the city has allowed construction of multi-story buildings along the beachfront. Please help us put a stop to this type of construction.

Please continue to support the stopping of this type of construction so that we may continue to enjoy this corridor view of our beautiful California Coast.

Thank you for your support in this effort.

Sincerely,



Aloha M. Logue
535 Avenue B
Redondo Beach, CA 90277
Permit #-5-RDB-04-261
Against Construction

September 20th, 2004

California Coastal Commission
P. O. Box 1450
200 Oceangate, 10th floor
Long Beach, California 90802-4416
Attn: Chuck Posner

RECEIVED
South Coast Region

SEP 21 2004

CALIFORNIA
COASTAL COMMISSION

Permit # A-5-RDB-04-261
Against Construction

Honorable Members of the California Coastal Commission:

I am writing this letter to state my opposition to the approval of the building permit as submitted by the applicants at 801 Esplanade.

I attended the public hearing that was held on this issue in order to see for myself what was going on. In other words, I came there with an open mind, thinking that obviously if there had been a way to compromise so that the public could continue to have their view at Knob View (from up the hill, as well as along the Esplanade and on Catalina Ave. and Pacific Coast Highway), surely they would be encouraged to re-draw their plans to reach a compromise so that all parties could go away happy with the result. At that time I was given the impression both by the applicants, their attorney, the Redondo Beach City Planning Commission and City Council that the applicants had exhausted all other building options available to them in order for them to improve and increase the square footage of their property. The more I listened, the more I realized that compromise was not on the agenda.

To my dismay, the Councilmen, who seemed quite hostile to the persons opposed to the project, decided by unanimous vote to approve the project, as is. The reasons given included the threat of a lawsuit by the applicants. They did this with very little discussion amongst themselves (at least in public) and without taking into account the very strong opposition by the community (many of whom turned up for the meeting), which included a petition signed by 1200 people. Clearly the view in question is a public view by any reasonable standard, including the city's own LCP. This was the first meeting of the city council I attended and I must say I was shocked at the arrogance I witnessed by these elected officials towards their own constituents. At one point a city planning official said that there were other building options (building into the hill and out towards the beach) but that the applicant refused to consider those and instead claimed that no public view would be impaired.

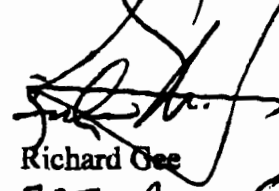
I have been informed that the property at 801 Esplanade could be improved in a number of ways that would add even more square footage, if needed, while still not building upward, blocking the public view. The property just to the North of 801 has been improved by building into the hill, adding a retaining wall and by building out, towards the beach. I am informed that this same thing could be done at 801. Also, in the front, I

understand that the garage could be added as a first story add-on by getting a variance from the city to build out further towards the side walk.

By the way, I don't have a private view from my house of The Knob Hill View Corridor. That is not what motivates me to write this letter. I just would hate to see the character and uniqueness of Redondo Beach be developed out of existence. These views are an important part of what makes Redondo Beach a special place to live and to visit.

Neither the state nor federal constitutions give property owners the unfettered right to build on their lots. It is for this reason that we have the limitations on development established by both the Coastal Act, the Map Act and local zoning laws, to articulate but a few. It is also why governments have the right of eminent domain. While there may be legitimate arguments in the planning process, one fact remains clear: construction pursuant to the applicants' proposal would significantly impair a protected public view. Under the Coastal Act, it is your responsibility to ensure that the public's view is protected. That includes denial reversal of Redondo Beach's decision in this matter in favor of alternatives that would protect the public's view. I urge you to do exactly that.

Very truly yours,



Richard Gee

737 AVENUE C
REDONDO BEACH, CA 90277.

September 13th, 2004

Kathleen Reed
737 Avenue C
Redondo Beach, CA. 90277

California Coastal Commission
P. O. Box 1450
200 Oceangate, 10th floor
Long Beach, California 90802-4416
Attn: Chuck Posner

Permit # A-5-RDB-04-261
Against Construction

RECEIVED
South Coast Region

SEP 21 2004

CALIFORNIA
COASTAL COMMISSION

Honorable Members of the California Coastal Commission:

I am writing this letter as a concerned citizen of California as well as a resident of Redondo Beach. I voted wholeheartedly for the proposition that established the California Coastal Commission. I had always lived on the Coast and it had become very obvious that we needed such a commission at the state level to protect the views, the access and the incredible beauty of the Coast of California from being developed out of existence by the kind of short sighted thinking that we have seen here recently in Redondo Beach. The Coast of California belongs to all Californians and I would like to see my grand children be able to enjoy the same delights that I have enjoyed throughout a lifetime of dwelling near the Coast. We went to the polls and voted to establish the Coastal Commission, which has done an excellent job in preserving our Coastal views and access for all the citizens of this state.

Now, some 30 years later, we have the Redondo Beach Planning Commission and City Council violating the will of the people (See California Coastal Act Chapter 3, article 6, section 30251) and its own LCP, which clearly identifies preservation of views as being essential to planning and decision making within the Coastal Zone. The LCP mentions the view at Knob Hill specifically.

I might add that I live 3 blocks from Knob Hill and as such the view from my home will not be directly impacted by the said construction. What motivates me to write this letter is the disturbing trend that I have seen regarding the developing of land on the coast. I have noticed that development (and the subsequent privatizing, limiting access and blocking views) of pristine coastal land is happening more and more often within the Coastal Zone. I am shocked. It appears that the Knob Hill View Corridor is headed for extinction as over zealous City Planners, City Councilmen and greedy developers, if given their way, would preserve the coastal views and access only for the few privileged and monied individuals who live right on the coast.

I drive down Knob Hill quite often and enjoy the view all the way to the coast. The construction we are talking about would forever take that view away from the hundreds of other drivers, walkers and cyclists who enjoy it each and every day. In return it would allow one family to build up beyond the normal Redondo Beach 2 story limit and give them the whole view. This violates the spirit and the intention of the Coastal Commission's mandate and is therefore illegal.

I urge you to deny the permit and to send a clear message to The Redondo Beach City Council that they need to honor the mandate of the people and the purposes for which the California Coastal Commission was formed.

Very Truly Yours,



Kathleen Reed

Sept. 16th, 2004

California Coastal Commission
P. O. Box 1450 200 Oceangate, 10th floor
Long Beach, California 90802-4416
Attn: Chuck Posner

Permit # A-5-RDB-04-261
Against Construction

Dear Mr. Posner,

On the permit application, the Doyles stated that they would not be blocking anyone's view. This is not true. I think the petition, which I understand approximately 1200 individuals signed stating that they are against construction, is enough evidence that there is a public view.

The Coastal Commission has been protecting coastal views and access for many years and the Doyles knew that they took possession of the property. Why can't they redesign the house so that they are not taking this stupendous view away from everyone else? This was suggested many times at the public hearing and the Doyles seemed uninterested in answering this question. Instead they threatened to sue the city. The city then passed the buck to the Commission even though the city's own guidelines specifically mention the mandate to protect the view at Knob Hill. This makes it all the more obvious why we need the commission which is far away from the influence of local government and that is responsible for protecting coastal access and views.

I strongly urge you to deny the application. Thank you for reading and considering my opinion in this matter.

Yours,



Staci Vescio
401 Purdui
Placentia, CA 92880

Heather Vinck
723 Elvira Ave., #4
Redondo Beach, CA 90277

Permit #A-5-RDB-04-261
Against Construction

September 12, 2004

SEP 13 2004

Attn: Chuck Posner
California Coastal Commission
P.O. Box 1450, 200 Ocean Gate, 10th Floor
Long Beach, CA 90802-4416

Dear Mr. Posner:

I am writing because I am against the construction happening on Knob Hill in Redondo Beach. This upward construction will prevent many South Redondo residents, including myself, from seeing the beautiful view of the Pacific Ocean as you drive down Knob Hill. I take comfort and appreciate that view every time I drive down my street. Please prevent this construction from happening. Thank you very much.

Sincerely,



Heather Vinck

September 19, 2004

**Mr. Chuck Posner
California Coastal Commission
P.O. Box 1450
200 Oceangate, 10th Floor
Long Beach, CA 90802-4416**

Mr. Posner,

**RE: Against Construction
Permit #A-5-RDB-04-261**

Our coastline is precious!


Those of us that were lucky enough to purchase a small piece of it, bought it primarily for the view and ocean breeze. (Most of us do not have air conditioning) We could live elsewhere for a lot less.

The thousands of people that take a drive to the beach on the weekends and holidays will also be impacted.

Although the Knob Hill corridor does not effect me, we are being faced with the same problem due to the "Heart of the City" project.

Please take into consideration our precious views and the impact of our property values when making your decision.

Sincerely,


**John & JoAnn Tredick
150 The Village #3
Redondo Beach, CA 90277**

September 13th, 2004

Andrea Trachta
5742 Campo Walk
Long Beach, CA 90803

California Coastal Commission
P. O. Box 1450 200 Oceangate, 10th floor
Long Beach, California 90802-4416
Attn: Chuck Posner

Permit # A-5-RDB-04-261
Against Construction

Dear Mr. Posner,

I am writing in regards to the Knob Hill View Corridor which is currently in danger of being blocked forever. The ocean view looking down Knob Hill is a Godsend to anyone who travels this road. I visit the Redondo Beach area and enjoy the view whenever I am in the area. Please do what is right and mandated by the law and deny this permit that would take away what little public view of the ocean that is left so that future generations will be able to enjoy it. Thanks.

RECEIVED
South Coast Region

SEP 21 2004

CALIFORNIA
COASTAL COMMISSION

Your,

Andrea Trachta

534 South Juanita Street
Redondo Beach, CA 90277
September 14, 2004

Mr. Chuck Posner
California Coastal Commission
P.O. Box 1450
Long Beach, CA 90802-4416

Dear Mr. Posner:

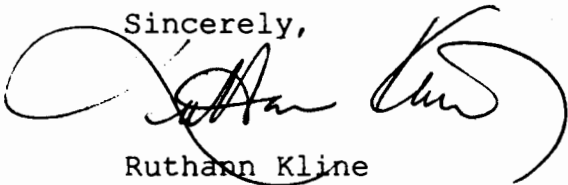
SUBJECT: Permit #A-5-RDB-04-261
Against Construction

This letter is to object to new construction that will exceed current heights on the corner of Knob Hill and Catalina Streets in Redondo Beach. I am concerned about the increased proliferation of denser and higher construction projects that block the view corridors to the ocean for residents that live further in.

I've lived here since 1978 and during this time there has been excessive building of huge condominiums on the Esplanade. When I walk north of the Knob Hill project, it's like walking in a concrete tunnel. Many times moving vans and service vehicles are parked in the middle of the Esplanade because there is no available parking in this high-density area. Walking South of the proposed project is the beginning of the open ocean view that is characteristic of Redondo Beach. Our city already has its share of condos on the beach that block views, and increase traffic and congestion from the beach areas to Pacific Coast Highway.

Please consider all the residents' ability to enjoy the ocean views as we carry on our daily activities.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ruthann Kline', written in a cursive style. The signature is positioned above the printed name 'Ruthann Kline'.

Ruthann Kline

RECEIVED
South Coast Region

SEP 22 2004

CALIFORNIA
COASTAL COMMISSION

Attn: Chuck Posner
California Coastal Commission
P.O. Box 1450
200 Oceangate 10th Floor
Long Beach, CA 90802-4416

20 September 2004

Re: Against Construction for permit #A-5-RDB-04-261

Dear Chuck Posner and the California Coastal Commission,

I am writing this correspondence to express my **opposition** to the proposed home remodel that would destroy the Knob Hill View Corridor in the city Redondo Beach, California (permit #A-5-RDB-04-261). Recently, the city of Redondo Beach approved this project with disregard to the city's few remaining view corridors and future development precedent in coastal California. By allowing this project, the city of Redondo Beach violated Coastal Commission guidelines and policies (section 30251 of the California Coastal Act) in protecting public view corridors, many of which have been destroyed in previous, poorly planned developments. I urge the Coastal Commission to strike this decision in favor of protecting this public asset for the future.

Sincerely,
Neil Morgan



902 S. Catalina Ave, Apt. D
Redondo Beach, CA 90277

California Coastal Commission
Attn: Chuck Posner
P.O. Box 1450
200 Ocean Gate
10th Floor
Long Beach, CA. 90802-4416

RECEIVED
South Coast Region

September 19, 2004

SEP 22 2004

CALIFORNIA
COASTAL COMMISSION

To Whom It May Concern:

We have been residents of Redondo Beach for approximately four years. We moved here from Orange County to be close to work and to the ocean. We have been exceptionally happy with our neighborhood choice. Living in the 'Avenues' has afforded us the opportunity to be a part of a beautiful and unique community. One aspect we really enjoy is the small town feel of the Village in Redondo Beach and its association with the ocean. We live approximately five blocks from the beach. We regularly walk down to and along the beach. The route frequently takes us down Knob Hill as we live just one block away. It is a beautiful sight to come over the top of the hill and into the view of the ocean just ahead.

The ocean view and beachfront is historically an important part of Redondo Beach and something in which the community takes great pride. However, the views and beach atmosphere should belong to everyone not just the few fortunate enough to be able to purchase ocean front property. For years the homes along the ocean have been single story, which afforded everyone uninterrupted views of the ocean. Now a few homeowners have elected to remodel their homes, adding a second story without regard for local residents, neighbors or visitors who love the ocean, the evening sunsets and look forward to views of the beach. It seems unfair that the selfishness of a few homeowners can have such a grave impact on the entire community of Redondo Beach. Knob Hill is an especially unique avenue as one gradually approaches the ocean from a top a hill. The pleasure and anticipation of seeing the sun or moon on the water would be immediately obliterated by this second story addition and monstrous house. It is important that the wishes of the general population be considered in a decision that would grossly change and diminish the neighborhood environment and beautiful vista. We therefore respectfully request that any decision to allow for multi-story construction development along the oceanfront be denied.

Sincerely:



Phillip & Jan Greenberg
1027 Avenue A
Redondo Beach, CA. 90277
Permit #A-5-RDB-04-261
Against Construction

Ed Wood
100 No. Citrus Ave. #430
West Covina, CA 91781

California Coastal Commission
P. O. Box 1450

200 Oceangate, 10th floor
Long Beach, California 90802-4416
Attn: Chuck Posner

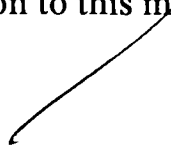
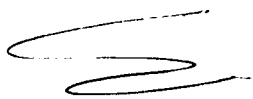
Permit # A-5-RDB-04-261

Against Construction

Dear Mr. Posner,

It would be a crime to loose the beautiful view at Knob Hill. Why can't the applicants investigate the possibility of building out and excavating instead of blocking the public view corridor? There are other homeowners on the bluff that have built out and excavated. Can't the applicants find a way to get what they want in terms of extra living space without stealing the view from everyone? They own a house right on the beach and should feel extremely lucky and a sense of obligation to take the considerations of other people's enjoyment of the view into account since they live within the Coastal Zone. Can't they see how greedy they appear to be by not even considering other options other than building up? Many, many people have enjoyed that view over the years and it is part of what makes Redondo Beach such a unique and wonderful place to visit. The sunsets are spectacular. The next thing you know, they'll be trying to take the public access away as has happened in other parts of the Southland. Already they have erected a fence, which is encroaching on the public access. Please turn down their application, as it is a blatant attempt to challenge the California Coastal Commission's very existence.

Thank you for your kind attention to this matter.



Sept. 15th, 2004
Shelly Wood
32 Cedarwood
Pomona, CA 91766

RECEIVED
South Coast Region

SEP 22 2004

CALIFORNIA
COASTAL COMMISSION

California Coastal Commission
P. O. Box 1450 200 Oceangate, 10th floor
Long Beach, California 90802-4416
Attn: Chuck Posner

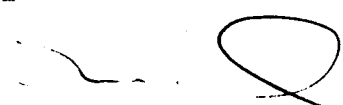
Permit # A-5-RDB-04-261
Against Construction

Dear Mr. Posner,

We have two children and visit our friends in Redondo Beach and Torrance on a regular basis. We always make a point of driving down Knob Hill so we can enjoy the view. I attended the city council meeting in June and was extremely disappointed with the negative results. The City Council was down right hostile to the folks from the community who are against taking away the view. We felt as if we weren't being heard. The applicants bullied the city with their threats to sue if they didn't get exactly what they wanted and what they really aren't entitled to.

The applicants should be able to find a way to build that will conform to the city and state coastal CCR's and will give them the space they need? I think I remember that they argued that it would cost too much to consider other alternatives. I found this to be a bit disingenuous, since the property with or with out improvements, is worth millions. Surly they can get a home equity loan or refinance to get the money to do the work! If they were to change their plans so as not to block the public view, they would still have stunning view of the pacific from their home and their neighbors would still have their view of the ocean. That would be a win-win situation for everyone. Please deny this permit.

Yours,

A handwritten signature in black ink, appearing to be a stylized 'S' or 'W' followed by a large loop.

RECEIVED
South Coast Region

SEP 21 2004

CALIFORNIA
COASTAL COMMISSION

Carol Woods
2451 Palmetto Street
Oakland, CA 94602

A-5-RDB-04-261
Against Construction

September 21, 2004

California Coastal Commission
Attention Chuck Posner

To Whom It May Concern:

I am writing to register my strong opposition to the request for a building variance being sought for the house located at 801 Esplanade, Redondo Beach. Granting such a request would not be in the best interest of the community.

The horizon belongs to all of us and none of us. When a family turns down Knob Hill from Pacific Coast Highway, they can see that horizon. Granting the variance will take that pleasure away from the community, and instead restrict it to the people in a single house. If the owners of the property need more square footage, it would seem that they could consider building a level under the existing structure, rather than above it.

Most of the Esplanade has been diminished by the apartment buildings that stand between the ocean and Redondo Beach north of Knob Hill. You have the authority to help preserve what is left of the small remaining strip. As stewards of this environment, you should deny the request for the variance.

Very truly yours,

Carol Woods
2451 Palmetto Street
Oakland, CA 94602

Attn: Chuck Posner
Calif. Coastal Commission
P.O. Box 1450, 200 Ocean Gate, 10th Floor
Long Beach, Ca. 90802

Permit # A-5-RDB-04-
261

Dear Mr. Posner:

"Against Construction"

I've written about
this proposed "upward
construction" several times -
& do so hope it will be
denied! The horrible
"upward construction" at
809 Esplanade should be

P. M. Woods
145 Knob Hill
Redondo Beach, Ca
90277

enough of an example - no more! That 800
block of the Esplanade was the last block not
ruined by "upward construction" - but sadly no
longer! We've owned our lovely home on
Knob Hill for more than 40 years - & the
3rd story added at 809 of course have
taken away part of the lovely view of the
sunsets & horizon, & it's unpleasant to think
of any more destruction!!

I do hope your commission will keep the
rest of the beautiful Knob Hill Corridor intact!
Thank you for your consideration!
P. M. Woods

Permit #A-5-RDB-04-
261

"Against Construction"

Attn. Chuck Posner
Chief, Coastal Com

From Michael Wood
145 Knob Hill
Redondo Beach, 902

Dear Sir -

Our Family has owned 145 Knob Hill for more than 40 years - as I was growing up I was very much aware of the unique + beautiful view + access to the beach. Sadly too many lovely old homes on the Esplanade between the Pier + Knob Hill have been destroyed - + so we hope the Coastal Commission will decide to deny the proposed "upward construction" at 801 Esplanade - + preserve one of the last "View Corridors" - the lovely Knob Hill View Corridor !!

Thank you kindly.

Michael Wood
Woods

Subj: **Opposed to Building at Knob Hill**
Date: 9/21/2004 11:16:17 AM Pacific Daylight Time
From: sgott@pelican.com
To: saveredondo@aol.com

*ATTN -
Chuck Posner*

I am adamantly opposed to building a second story on the Knob Hill view corridor as it will block public access to the ocean, sunset and beach view from Knob Hill. It will in essence create a cement wall which blocks the beach.

Best regards,

Seraphine A. Gott
301 Calle Miramar #1
Redondo Beach, CA 90277

Seraphine A. Gott
Sales
Pelican Products, Inc.
(310) 326-4700 X 478
(310) 326-3311

RECEIVED
South Coast Region
SEP 22 2004
CALIFORNIA
COASTAL COMMISSION

ATTN: *Chuck Posner*

Subj: **Knob Hill View Corridor**
Date: **9/21/2004 12:04:22 AM Pacific Daylight Time**
From: **Marilyn E Moore**
To: **megcoastal@law.stanford.edu, Wpatkruer, peterscoastal@sandiego.gov, Saveredondo**

To all the people who have decision making power regarding the "Knob Hill View Corridor":

I am a 17 year resident of South Redondo Beach who frequently travels Knob Hill Avenue between Prospect and the beach, by car, bicycle and on foot. The view from Juanita down toward the beach has always been one of my favorite visual features of my neighborhood. It is a lovely view, framed on two sides by tall Californiaesque palm trees descending into the horizon line marked at it's termination by the division of the Pacific Ocean and the western sky. The ocean is always clearly visible, and it's colors and activity are constantly changing and reflective of the subtleties of variation of our ever pleasant temperant climate. The sky is large, colorful and ever changing, a vast expanse unobstructed by billboards or power wires. This particular view, particularly early morning and sunset, has always evoked in me feelings of gratitude and thankfulness, for being able to live in a place that I would be happy to be paying to travel to for a vacation.

Seriously, my sense of well being is enhanced by this view, and I am proud to be able to access it frequently in my daily routines.

Please do not block the view with development, the quality of my life and my pride in my community would be severely diminished. Redondo Beach will become another victim in the generitization of communities all over the United States.

Please save our ocean view.

Thank you.

Marilyn Moore
747 Avenue A
Redondo Beach CA 90277
310 540 2102

REC'D
South Coast
SEP 22 2004
CALIFORNIA
COASTAL COMMISSION

416 MiraMar Drive
Redondo Beach, CA 90277
(310) 316-2697

20 September 2004

To FAX #562-590-5084

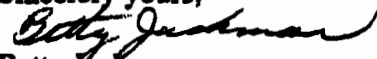
Attn: Chuck Posner
California Coastal Commission
P.O. Box 1450, 200 Oceangate, 10th Floor
Long Beach, CA 90802-4416

Dear Chuck Posner:

This letter is regarding Permit #A-5-RDB-04-261
Against Construction.

This letter is to voice my concerns to save the Knob Hill Ocean View (vs. developers who want to construct dwellings that would impede the view). There are several churches on Knob Hill, and since I attend one, I have a special interest in not obstructing the "Corridor View" of the ocean with its beautiful sunsets and God's magnificence of creation so evident.

Sincerely yours,


Betty Jackman
Friends of Knob Hill

Unfortunately, developers built (in 1988) a monstrosity house next to our tiny home on MiraMar, and our view and breeze were taken away forever. I hope we can salvage some historicity and beauty in our city.

ATTN: Chuck Rosner

Subj: **Save the Knob Hill View Corridor**
Date: 9/21/2004 1:14:18 PM Pacific Daylight Time
From: Pilgrim2001@msn.com
To: megcoastal@law.stanford.edu, wpatkrue@aol.com, petercoastal@sandiego.gov, saveredondo@aol.com

Decision Making Coastal Commissioners:

I have just return to Atlanta from a stay in Redondo Beach. I'm a former resident of Palos Verdes. The message being sent is you don't know what you have lost until after the decision is make to change. A decision to pursue "upward construction" and block public views may sit well with developers and possibly decision makers swayed by their arguments – but the public good is not a benefactor of such decisions.

Save the Knob Hill View Corridor – and sleep well knowing you did the right thing. A decision other wise is hard to reverse.

David Werts

David Paul Werts MBA, RFC

Registered Representative
Lion's Share Financial Services
5901-C Peachtree Dunwoody Road, suite 50
Atlanta, Georgia 30328 USA
770.730.8125 - office telephone
404.421.Linn - wireless
Securities offered through USAllianz Securities, Inc., an unaffiliated company. Member NASD, SIPC, MSRB, Registered Investment Advisor

REC
South Coastal
SEP 22 2004
CALIFORNIA
COASTAL

28 Sea Cove Drive
Rancho Palos Verdes, CA 90277

facsimile transmittal

To: Chuck Posner - California Coastal Commission Fax: (562) 590-5084

From: Tom Hartman Date: 9/21/2004

Re: Permit #A-5-RDB-04-261 Against Construction Pages: 1

CC:

Urgent For Review Please Comment Please Reply Please Recycle



Topic of Permit May Concern:

Please deny the request to allow construction to destroy the view down Knob Hill. Preserve the public view that has been so successfully destroyed in Redondo Beach so far. Thanks

My name and address are:

Thomas J. Hartman

28 Sea Cove Drive

Rancho Palos Verdes, CA 90275

.....

Subj: **Permit #A-5-RDB-04-261 Against Contruction**
Date: **9/21/2004 11:44:59 AM Pacific Daylight Time**
From: **thartman4@cox.net**
To: **megcoastal@law.stanford.edu, wpatkruer@aol.com, peterscoastal@sandiego.gov, saveredondo@aol.com**

Attn: Chuck Fosner

My name and address are:

Thomas J. Hartman
736 Esplanade
Redondo Beach, CA 90277

I am against the contruction permit for 801 Esplanade as the proposed addition to the home would destroy much of the view down Knob Hill. Please preserve the public view. Thanks

RECEIVED
South Coast Region

SEP 22 2004

CALIFORNIA
COASTAL COMMISSION

Subj: Letter to C. Posner "Against Construction" Permit#A-5-RDB-04-261
Date: 9/15/2004 1:26:24 PM Pacific Daylight Time
From: lolaeriks2003@yahoo.com
To: megcoastal@law.stanford.edu, wpatkruer@aol.com, peterscoastal@sandiego.gov,
saveredondo@aol.com

Chuck Posner

California Coastal Commission

P. O. Box 1450

Long Beach, CA 90802-4416

Re: Permit #A-5-RDB-04-261

"Against Construction"

Dear Mr. Posner:

I am writing to urge you and the California Coastal Commission to prevent upward-story development that would block the view from Knob Hill in Redondo Beach.

We have already lost a substantial amount of view along the Esplanade and I am afraid this ongoing trend of building "McMansions" and even more modest-sized but equally tall buildings will ruin what remains of this beautiful vista.

The natural beauty of the City of Redondo Beach has already suffered on account of over-development and rampant construction of multi-storied buildings. Please join with the majority of Redondo citizens who want to preserve this very special view which belongs to everyone.

Thank you for your time.

Sincerely,

Leslie G. Jacobs

407 S. Guadalupe

Redondo Beach, CA 90277

cc: megcoastal@law.stanford.edu, wpatkruer@aol.com, peterscoastal@sandiego.gov, saveredondo@aol.com

Do you Yahoo!?
Read only the mail you want - [Yahoo! Mail SpamGuard](#).

RECEIVED
South Coast Region

SEP 22 2004

CALIFORNIA
COASTAL COMMISSION

Ellen Allan
619 1/2 South Broadway
Redondo Beach, CA 90277
(310) 540-7896
ellenallan@juno.com

Attn: Chuck Posner
California Coastal Commission
P.O. Box 1450, 200 Oceangate, 10th Floor
Long Beach, CA 90802-4416
FAX# 562-590-5084

9/20/04

RE: Permit #A-5-RBD-04-261 AGAINST CONSTRUCTION

Dear Mr. Posner,

I live about three blocks from the proposed Knob Hill project referenced above. I do not feel that the Doyle's should be allowed to build their addition in the planned upward manner, blocking the view from all those who pass.

The property to the north of theirs extends closer to the ocean on the lower level. I believe that the Doyle's could build their addition on the lower level, without blocking any view.

I understand that this may be a more expensive remodel. However, people who remodel and develop should never be allowed to use costs as a factor, especially regarding property that borders such incredible public space. Far too much development such as high rises and condos cut off ocean views in Redondo Beach already. Please stand up and defend the public's right to see the ocean before we have no view at all.

Also, I hope that you will not find that the tree is the culprit here. People who have trouble with trees blocking that view are not looking at the real problem. The tree is beautiful and equally wonderful to rest our eyes upon. I don't mind the sunset being slightly blocked by a bit of tree. I do mind the sunset being blocked by a selfish neighbor who is thinking only of himself. Even after 1300 signatures were collected and presented to the city council the Doyles still want to precede.

At some point, this society has to be about majority rule and not infringing upon the rights of the community. Many thanks for your time and consideration.

Sincerely,



Ellen Allan

Jeffrey Hoy "AGAINST CONSTRUCTION" PERMIT#A-5-RDB-04-2

From: "jeff and christy" <hoysrus@adelphia.net>
To: <megcoastal@law.stanford.edu>; <wpatruer@aol.com>; <peterscoastal@sandiego.gov>;
<saveredondo@aol.com>
Sent: Monday, September 20, 2004 12:05 PM
Subject: Knob Hill View Corridor

California Coastal Commission
Attn: Chuck Posner
P.O. Box 1450, 200 Oceanside, 10th floor
Long Beach, Ca 90802-4416

Dear Chuck,

I am concerned about the possible development at the west end of Knob Hill that would obstruct the beautiful view we all enjoy. I have been a homeowner and have lived on Avenue A between PCH and Catalina for over 20 years. During that time, I have witnessed the gross over-development of the Avenues. My home was built in 1906 and I have been proudly restoring it while most of the other homes similar in historic significance have been demolished and replaced with oversized eyesores. On my drive home from the office everyday, I enjoy driving down Knob Hill and seeing the beautiful Pacific Ocean and how the position and time of the sunset changes throughout the year. Please oppose any and all development that would obstruct this view in any way. Thank You, Jeffrey & Christy Hoy

Jeffrey & Christy Hoy
206 Avenue A
Redondo Beach, Ca 90277
Permit # A-5-RDB-04-261 "Against Construction"

RECEIVED
South Coast Region
SEP 21 2004
CALIFORNIA
COASTAL COMMISSION

Subj: **AGAINST KNOB HILL CONSTRUCTION BLOCKING VIEW CORRIDOR**
Date: 9/20/2004 9:48:40 PM Pacific Daylight Time
From: phalks@earthlink.net
To: megcoastal@law.stanford.edu, wpatkruer@aol.com, peterscoastal@sandiego.gov,
saveredondo@aol.com

To:
CHUCK POSNER
California Coastal Commission

Fax: 562-590-5084

From:
LISA FALK
120 S. Juanita Avenue. #5
Redondo Beach CA 90277
310-540-4031h/213-228-7252w

RE: Permit #A-5-RDB-04-261

AGAINST CONSTRUCTION THAT WILL BLOCK KNOB HILL VIEW CORRIDOR

Please do not allow construction to block our coastal views!

RECEIVED
South Coast Region
SEP 22 2004
CALIFORNIA
COASTAL COMMISSION

