

**CALIFORNIA COASTAL COMMISSION**

South Coast District Office  
301 E Ocean Blvd., Suite 300  
Long Beach, CA 90802-4302  
(562) 590-5071



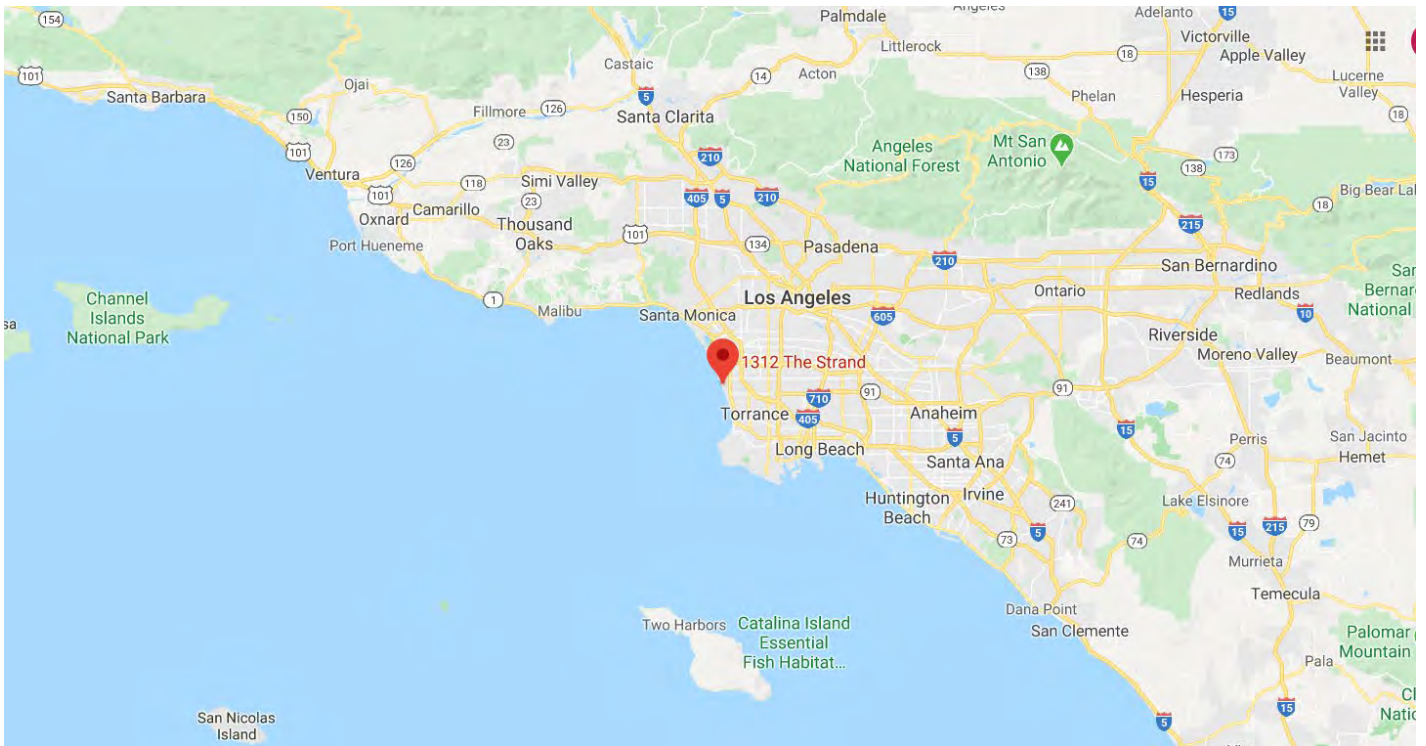
# W15c

**A-5-MNB-20-0020 & A-5-MNB-20-0041  
(CORINNA COTSEN 1991 TRUST)  
NOVEMBER 5, 2020**

## EXHIBITS

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- Exhibit 6 -- Appeal A-5-MNB-20-0041
- Exhibit 7 -- City of Manhattan Beach Urgency Ordinance 19-0020-U, dated 12/17/19.
- Exhibit 8 -- City of Manhattan Beach Coastal Zone LUP Land Use Policy Map



California Coastal Commission  
A-5-MNB-20-0020 &  
A-5-MNB-20-0041  
Exhibit 1



PROJECT

THE STRAND  
1316 THE STRAND  
MANHATTAN BEACH, CA  
90286

NOTES

NOT FOR CONSTRUCTION

SEA / SIGNATURE



ISSUE DATES

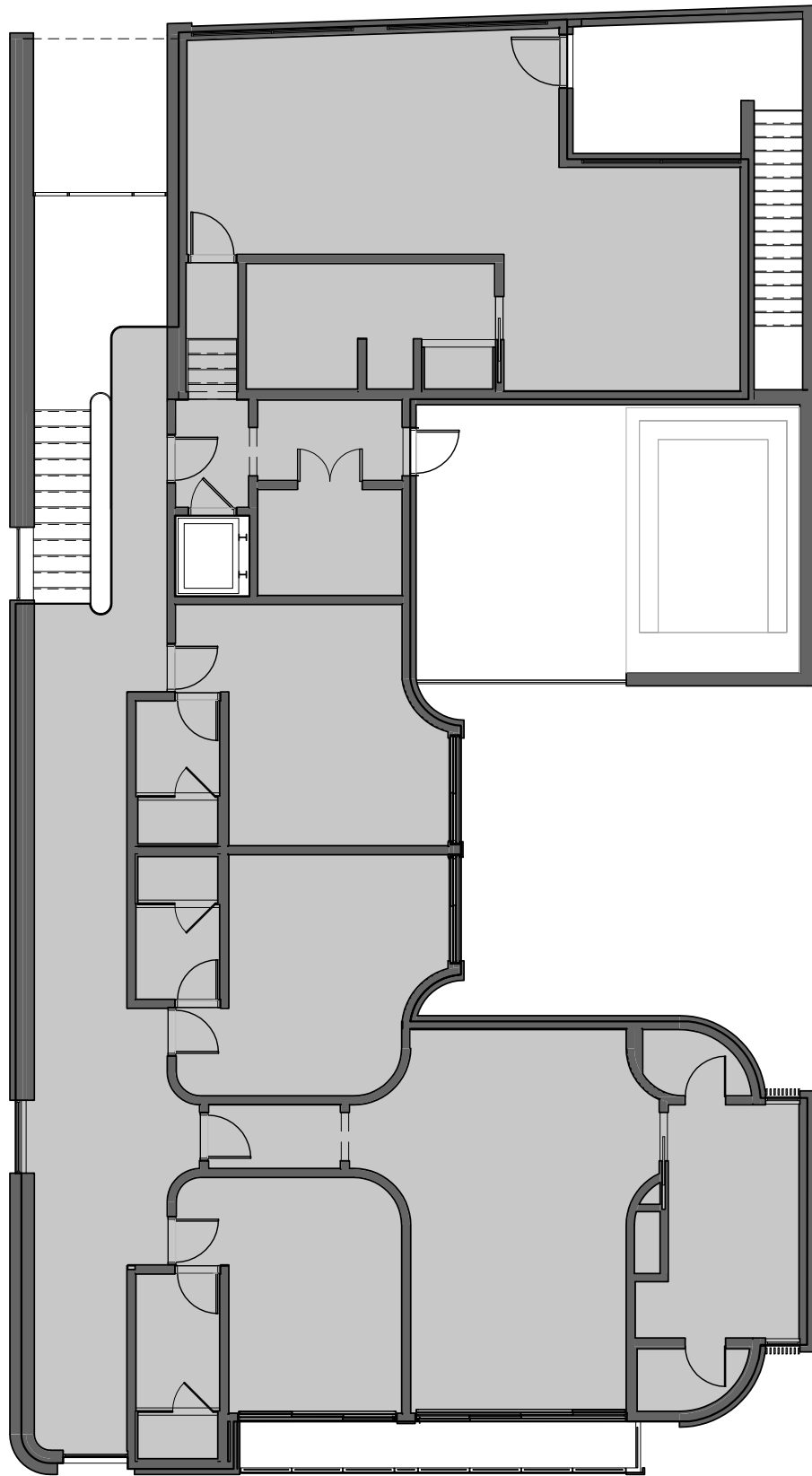
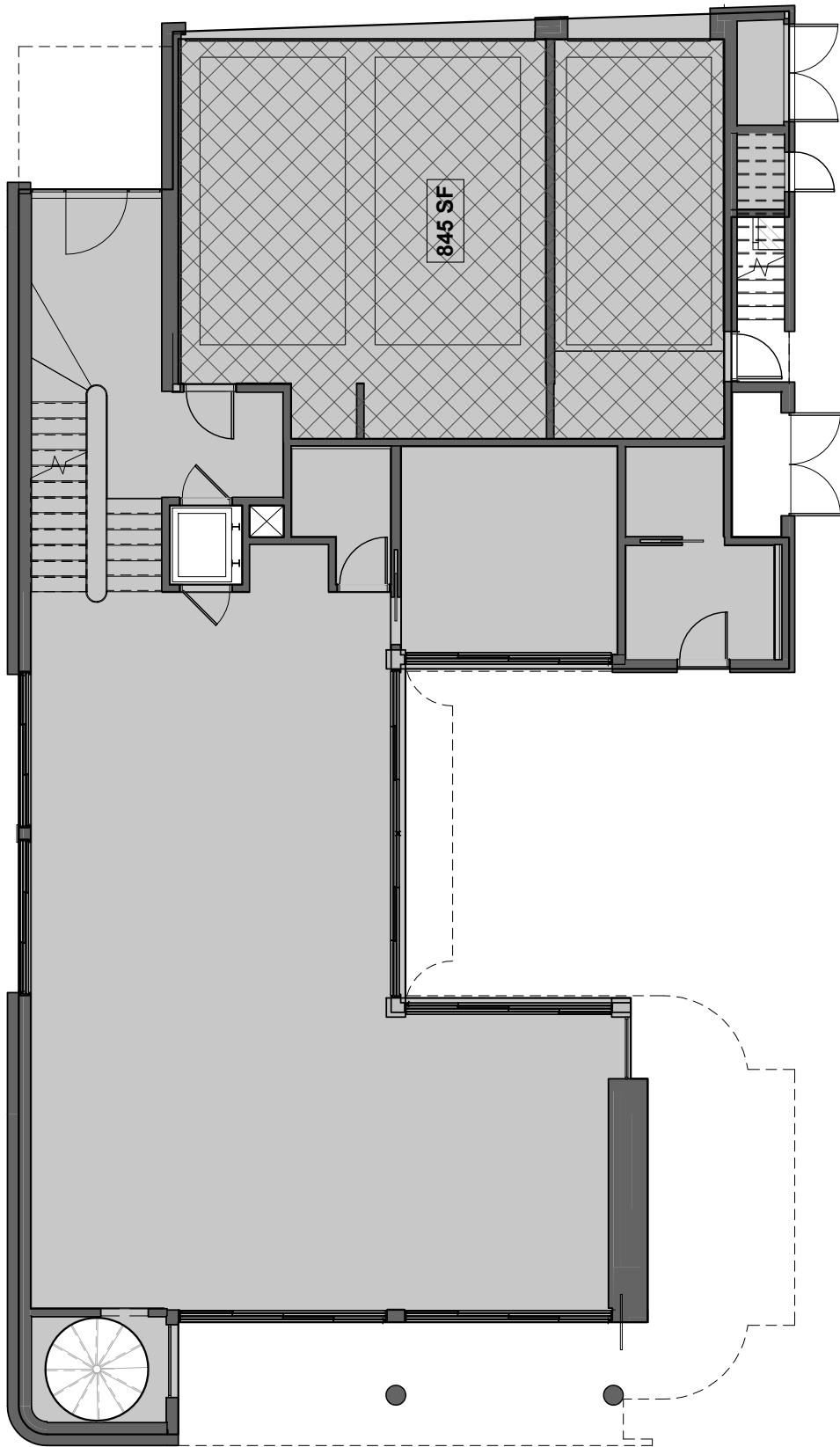
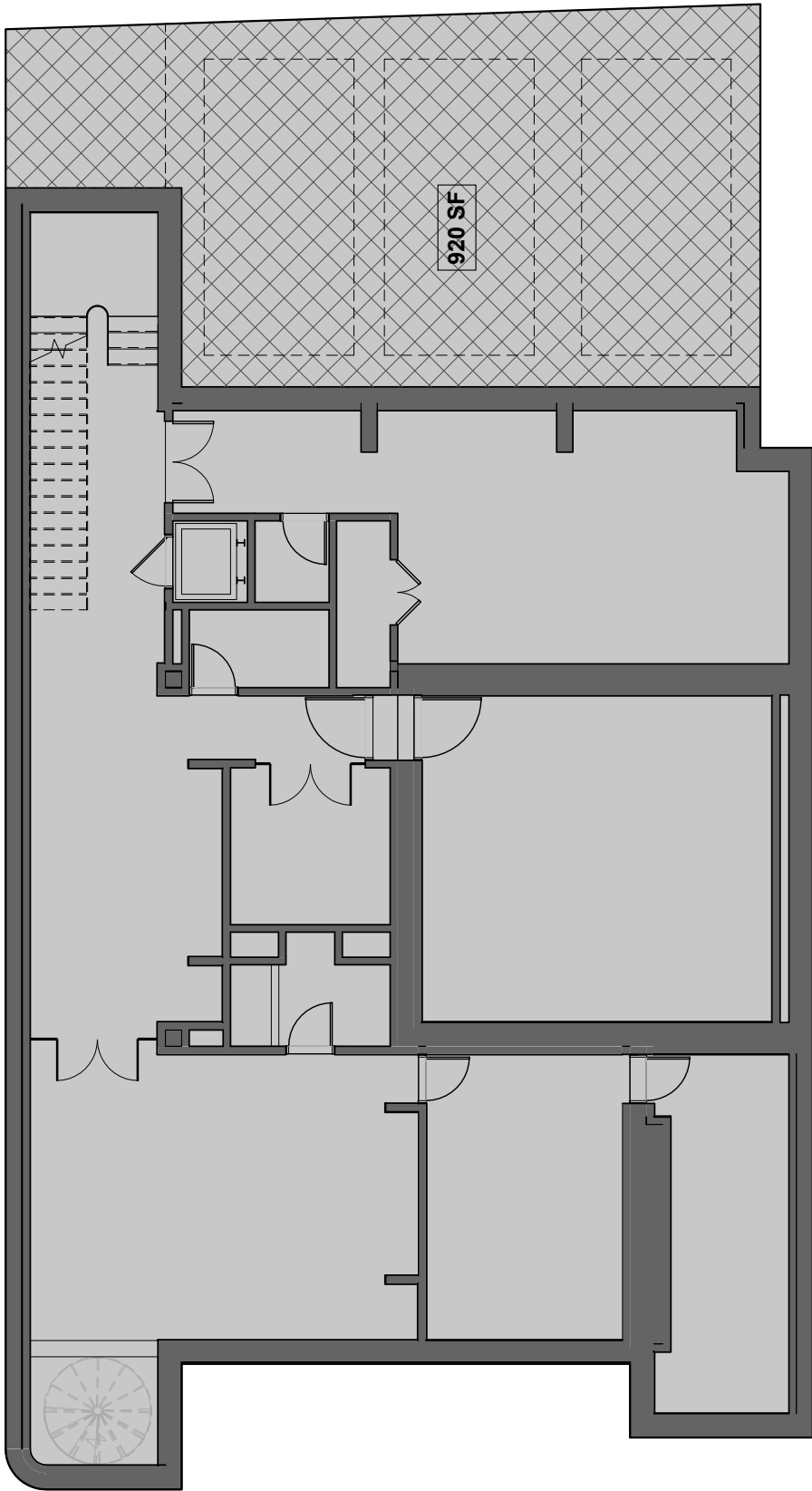
- 191021 COASTAL DEVELOPMENT
- PERMIT APPLICATION
- 191204 CDP CORRECTIONS
- 191213 PLAN/CHECK SUBMITTAL

SHEET TITLE

AREA DIAGRAMS

SHEET NUMBER

A0.15



BUILDABLE FLOOR AREA

THE TOTAL ENCLOSED AREA OF ALL STORIES OF A BUILDING, MEASURED TO THE OUTSIDE FACE OF THE STRUCTURAL MEMBERS IN EXTERIOR WALLS, AND THIRTY PERCENT (30%) OF THE AREA OF ALL BASEMENTS OF A BUILDING THAT ARE NOT ENTIRELY BELOW GRADE, AND INCLUDING HALLS AND THE AREA OF ALL STAIRS, BUT EXCLUDING FLOOR AREA UNDER PARKING DECKS, MECHANICAL AREAS, AND OTHER AREAS EXCLUDED FROM A DETERMINATION OF BUILDABLE FLOOR AREA.

AREA DISTRICTS III & IV:  
THAT AREA USED FOR VEHICLE PARKING AND LOADING [...] UP TO 600 SF WHERE THREE (3) ENCLOSED STORIES ARE REQUIRED FOR VEHICLE PARKING AND LOADING, [...] UP TO 200 SF OF BASEMENT AREA FOR PURPOSES OF STORAGE AND MECHANICAL EQUIPMENT USE  
MBMC 10-14-030

MAXIMUM BUILDABLE FLOOR AREA

| (FLOOR AREA FACTOR) X (LOT AREA) (MAX. ALLOWABLE BFA) | 1.7 | 6,287 SF | 10,688 SF |
|-------------------------------------------------------|-----|----------|-----------|
|-------------------------------------------------------|-----|----------|-----------|

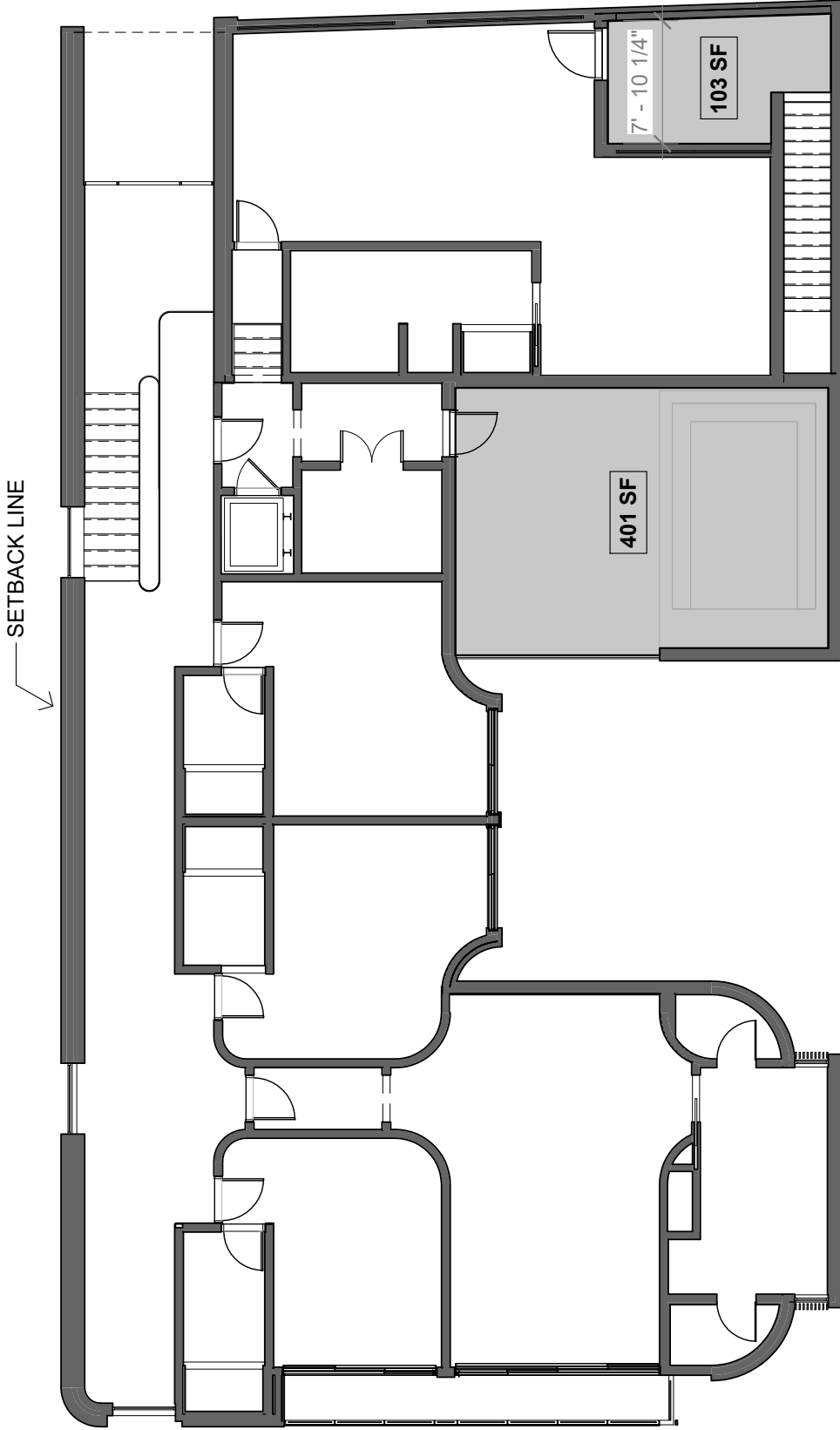
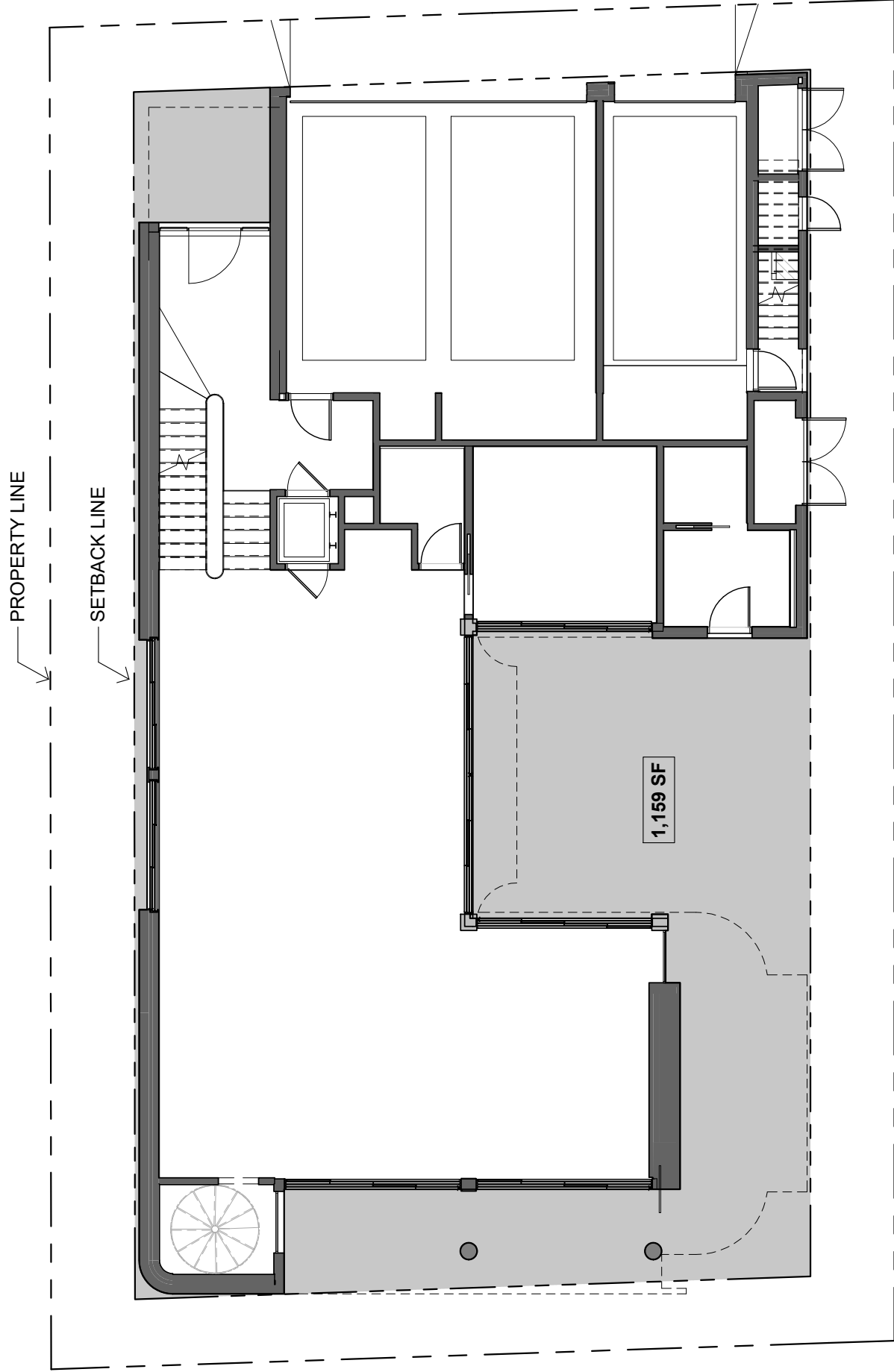
| PROPOSED BUILDABLE FLOOR AREA | EXCL.     | TOTALS   |
|-------------------------------|-----------|----------|
| BASEMENT                      | -200 SF   | 3,935 SF |
| FIRST FLOOR                   | -0 SF     | 3,143 SF |
| GARAGE                        | -845 SF   | 0 SF     |
| SECOND FLOOR                  | -0 SF     | 2,845 SF |
| TOTALS                        | -1,045 SF | 9,923 SF |

LIVABLE SPACE SQUARE FOOTAGE BREAKDOWN

|              |           |           |                                                         |
|--------------|-----------|-----------|---------------------------------------------------------|
| BASEMENT     | 4,135 SF  | -1,120 SF | 3,015 SF (EXCL. 200 SF + 920 SF CAR VAULT STORAGE AREA) |
| FIRST FLOOR  | 3,143 SF  | -0 SF     | 3,143 SF                                                |
| GARAGE       | 845 SF    | -845 SF   | 0 SF                                                    |
| SECOND FLOOR | 2,845 SF  | -0 SF     | 2,845 SF                                                |
| TOTALS       | 10,968 SF | -1,045 SF | 9,903 SF                                                |

BUILDABLE FLOOR AREA DIAGRAMS  
3/32" = 1'-0"

OPEN SPACE DIAGRAMS  
3/32" = 1'-0"



OPEN SPACE REQUIREMENT

OUTDOOR OR UNENCLOSED AREA ON THE GROUND, OR ON A BALCONY, DECK, PORCH OR TERRACE DESIGNED AND ACCESSIBLE FOR LIVING, RECREATION, PEDESTRIAN ACCESS OR LANDSCAPING, THAT IS NOT MORE THAN 75% COVERED BY BUILDABLE FLOOR AREA, AND HAS A MINIMUM DIMENSION OF 5'-0" IN ANY DIRECTION, AND A MINIMUM AREA OF 400 SF PER UNIT. EXCEPT FOR PARKING FACILITIES, DRIVEWAYS, UTILITY OR SERVICES AREAS, OR ANY REQUIRED FRONT OR SIDE YARD (MBMC 10-04-030)

(1) FOR SINGLE-FAMILY DWELLING IN AREA DISTRICT III AND IV [...] THE MINIMUM REQUIREMENT IS 15% OF THE BUILDABLE FLOOR AREA PER UNIT, BUT NOT LESS THAN 220 SF. FOR CALCULATING REQUIRED OPEN SPACE, EXCEPT FOR PARKING FACILITIES, DRIVEWAYS, UTILITY OR SERVICES AREAS, OR ANY REQUIRED FRONT OR SIDE YARD (MBMC 10-14-030)  
(2) THE AMOUNT OF DWELLING UNITS REQUIRED OPEN SPACE LOCATED ABOVE THE SECOND STORY WHERE PERMITTED BY HEIGHT REGULATIONS SHALL NOT BE MORE THAN ONE-HALF OF THE TOTAL REQUIRED OPEN SPACE. (MBMC 10-14-030)

MINIMUM REQUIRED OPEN SPACE

|                      |                     |
|----------------------|---------------------|
| 9,923 SF (BFA) X 15% | 1,488.5 SF REQUIRED |
|----------------------|---------------------|

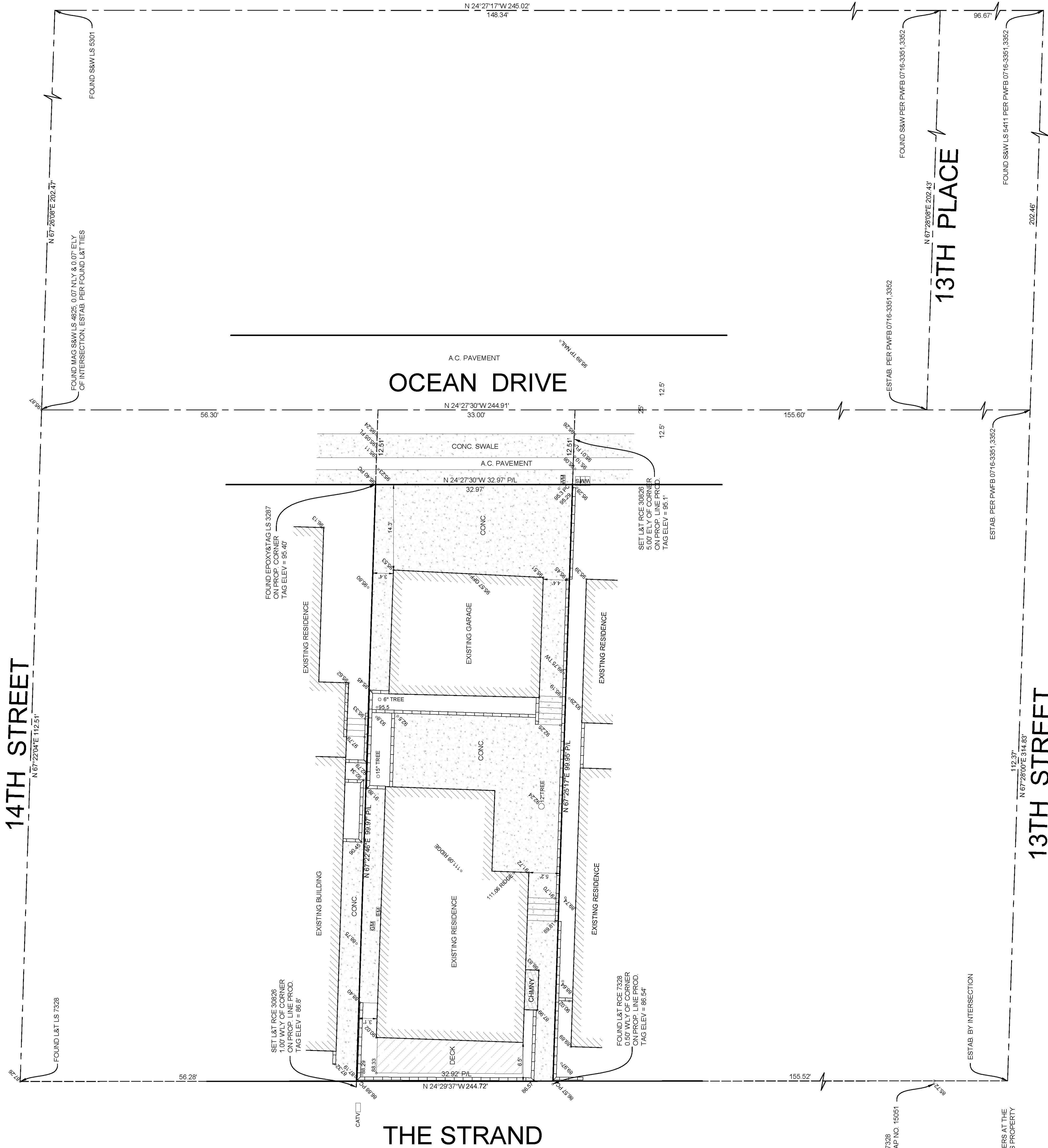
PROPOSED OPEN SPACE

|                |                   |
|----------------|-------------------|
| FIRST FLOOR    | 1,159 SF (69.7%)  |
| SECOND FLOOR   | 503 SF (30.3%)    |
| TOTAL PROPOSED | 1,662 SF (100.0%) |







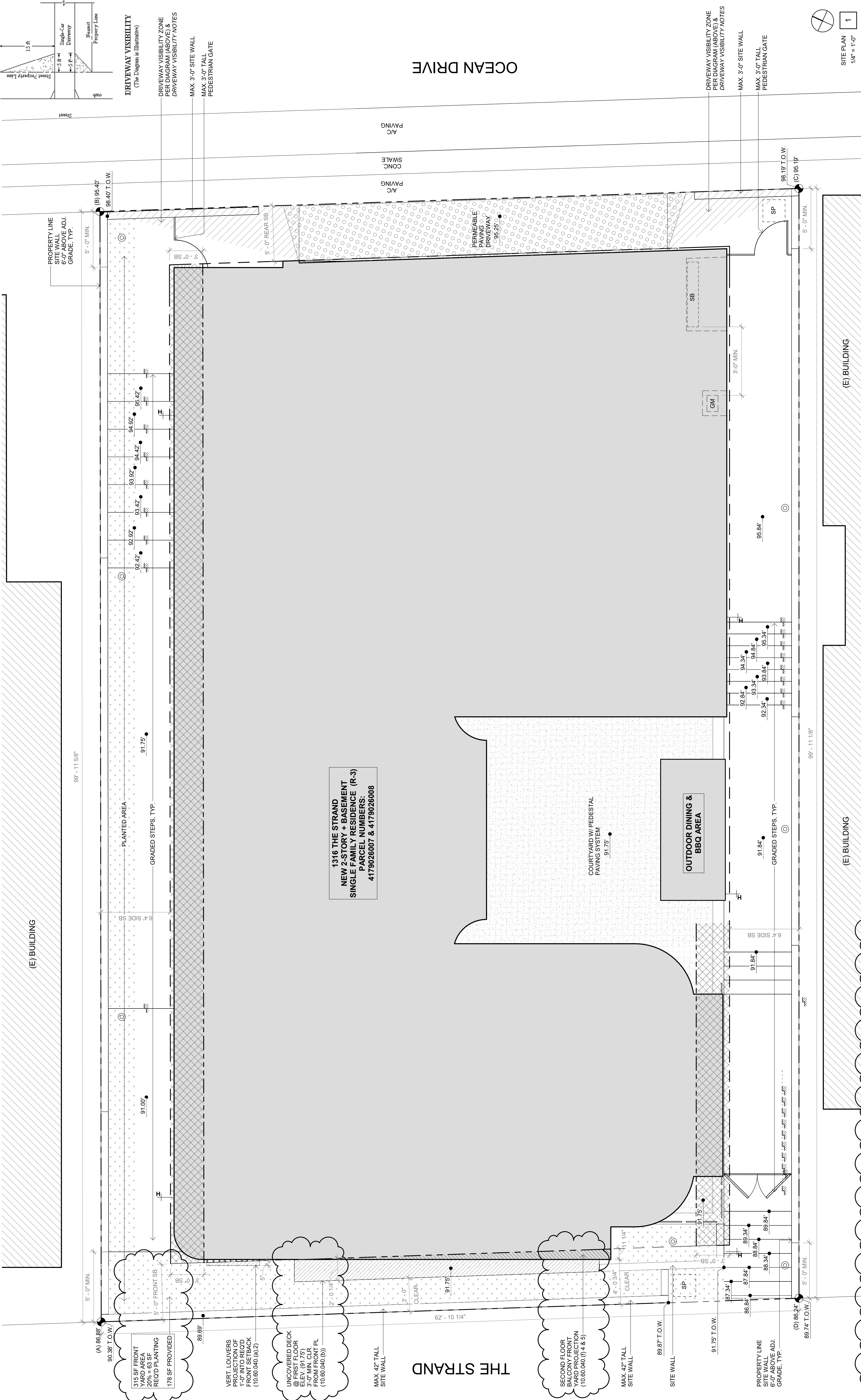
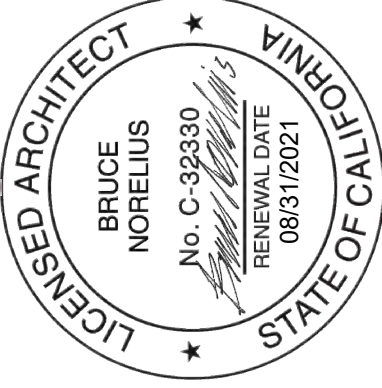


NOTE:  
A TITLE POLICY HAS BEEN PROVIDED AND REVIEWED BY DENN ENGINEERS AT THE TIME OF THIS SURVEY. ANY READILY AVAILABLE ITEMS AFFECTING THIS PROPERTY HAVE BEEN PLOTTED BASED ON PROVIDED DOCUMENTS.

FIRST AMERICAN TITLE COMPANY  
ORDER NO. 5842070  
DATED JANUARY 10, 2019

California Coastal Commission  
A-5-MNB-20-0020 &  
A-5-MNB-20-0041  
Exhibit 2 p. 3 of 12





1. SITE PLAN NOTES
2. NOTIFY ARCHITECT OF INCONVENIENCIES OR EXPOSED UNDESIRABLE CONDITIONS IN CONFLICT WITH THE CONTRACT REQUIREMENTS.
3. ALL OPENINGS ARE DIMENSIONED TO CENTERLINE OF CLEAR OPENING.
4. ALL INSULATION MATERIALS SHALL BE CERTIFIED BY THE MANUFACTURER AS COMPLYING WITH THE CALIFORNIA QUALITY STANDARD FOR INSULATION (CQI) REQUIREMENTS AND BEING BETWEEN CONDITIONED AND UNCONDITIONED SPACE SHALL BE FULL WEATHER STRIPPED.
5. AN APPROVED SEISMIC SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING.
6. CONTRACTOR TO PROVIDE, ERECT, AND MAINTAIN ALL TEMPORARY BARRIERS AND GUARDS, AND ALL TEMPORARY SHORINGS, BRACING AS REQUIRED BY ALL CITY AND STATE REGULATIONS.
7. CONTRACTOR TO PROVIDE ADEQUATE WEATHER PROTECTION FOR THE PROJECT DURING THE COURSE OF THE WORK.
8. CONTRACTOR TO PROVIDE TEMPORARY POWER LIGHTING, TEMPORARY POWER LIGHTING, AND SANITARY FACILITIES FOR THE DURATION OF THE WORK.

1. **VEHICLE VISIBILITY NOTES**  
**VEHICLE VISIBILITY OF DRIVEWAY**  
 A DRIVEWAY CROSSING A STREET PROPERTY LINE SHALL NOT BE BLOCKED BETWEEN A HEIGHT OF 3 FEET AND 9 FEET FOR A LENGTH OF 5 FEET FROM THE STREET PROPERTY LINE AND 15 FEET FROM THE DRIVEWAY PROPERTY LINE. THE MINIMUM CLEARANCE OF DRIVEWAY AT A DISTANCE OF 15 FEET OR AT THE NEAREST PROPERTY LINE - STREET PROPERTY LINE INTERSECTION, WHICH IS LESS, MINIMUM 6'4" TO 15'0".
2. **EXCEPTIONS**  
 A. PROPERTIES CONSISTING OF LOTS HAVING LESS THAN 1000 SQUARE FEET OF LOT AREA AND LOCATED IN RESIDENTIAL ZONING DISTRICTS MAY BE EXEMPTED FROM THIS REQUIREMENT.
3. **REFERENCE ELEVATION**  
 HEIGHT CALCULATION: AVERAGE OF PROPERTY CORNER ELEVATIONS + HEIGHT LIMIT = MAX. ALLOWABLE ELEVATION  
 (A)  $86.88 + (B) 95.40 + (C) 95.19 + (D) 86.24 = 363.71 / 4$   
 AVERAGE =  $90.93 + 30' = 120.93$  MAX. ALLOWABLE HEIGHT
4. **SITE WALLS**  
 FENCE/WALL/HANDRAIL AND EDGE HEIGHTS, AS MEASURED FROM THE FINISHED GRADE ADJACENT TO EACH SECTION OF THESE STRUCTURES, MAY BE A MAXIMUM OF: 42" IN THE FRONT YARD SETBACK, AND 6' AT ALL OTHER LOCATIONS. SITE 3 IS DRIVEWAY PROPERTY TRIANGLE AND IN ALL TRAFFIC

|                                             |                        |
|---------------------------------------------|------------------------|
| <b>SITE PLAN KEYNOTES</b>                   |                        |
| <b>03 CONCRETE</b>                          | CONCRETE FINISHING     |
| 03 35 00                                    |                        |
| <b>04 MASONRY</b>                           | BRICK RAINSCREEN       |
| 04 20 00                                    |                        |
| <b>05 METAL</b>                             | METAL GUARDRAILS       |
| 05 50 00                                    |                        |
| 05 70 00                                    | METAL STAIRS           |
| <b>06 WOOD, PLASTICS &amp; COMPOSITES</b>   |                        |
| 06 15 00                                    | WOOD DECKING           |
| 06 20 00                                    | FINISH CARPENTRY       |
| 06 40 00                                    | ARCHITECTURAL WOODWORK |
| <b>07 THERMAL &amp; MOISTURE PROTECTION</b> |                        |
| <b>SEE ASSEMBLIES &amp; DETAILS</b>         |                        |

|                 |                             |                                    |
|-----------------|-----------------------------|------------------------------------|
| 08 OPENINGS     | 09 FINISHES                 | 10 SPECIALTIES                     |
| 08 01 SCHEDULES | 09 20 00 GYPSUM BOARD       | 10 28 00 TOILET & BATH ACCESSORIES |
|                 | 09 24 00 STUCCO             | SEE SCHEDULES                      |
|                 | 09 30 00 TILE               |                                    |
|                 | 09 50 00 CEILINGS           | 11 11 00 VEHICLE EQUIPMENT         |
|                 | 09 60 00 FLOORING           | 11 30 00 KITCHEN APPLIANCES        |
|                 | 09 72 00 WALL COVERINGS     | 12 FURNISHINGS                     |
|                 | 09 75 00 STONE              | 12 20 00 WINDOW TREATMENTS         |
|                 | 09 78 00 INT. WALL PANELING | 13 SPECIAL CONSTRUCTION            |
|                 | 09 80 00 ACOUSTIC TREATMENT | 13 11 00 SWIMMING POOLS            |
|                 | 09 80 00 PAINTING & COATING | 13 24 00 STEAM SHOWER              |
|                 | 09 90 00                    | 14 CONVEYING EQUIPMENT             |
|                 |                             | 14 20 00 ELEVATOR                  |
|                 |                             | 14 40 00 VEHICLE LIFTS             |

|               |                                      |
|---------------|--------------------------------------|
| 22 PLUMBING   | STORM DRAINAGE                       |
| 22 14 00      | PLUMBING FIXTURES                    |
| 22 40 00      | SEE SCHEDULES                        |
| 22 50 00      | POOL SYSTEMS                         |
| 23 HVAC       |                                      |
| PENDING       |                                      |
| 26 ELECTRICAL |                                      |
| 26 30 00      | POWER GENERATING & STORAGE EQUIPMENT |
| 26 56 00      | EXTERIOR LIGHTING                    |

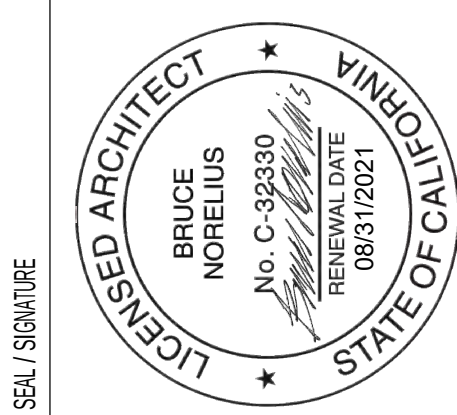
|                      |                   |
|----------------------|-------------------|
| 32 SITE IMPROVEMENTS |                   |
| 32 10 00             | VEHICLE PAVING    |
| 32 30 00             | SITE IMPROVEMENTS |

**LEGEND**

|  |                         |
|--|-------------------------|
|  | PERMEABLE               |
|  | SETBACK                 |
|  | FENCE                   |
|  | GAS METER               |
|  | SUMP PIT<br>PER CIVIL   |
|  | AREA DRAIN<br>PER CIVIL |

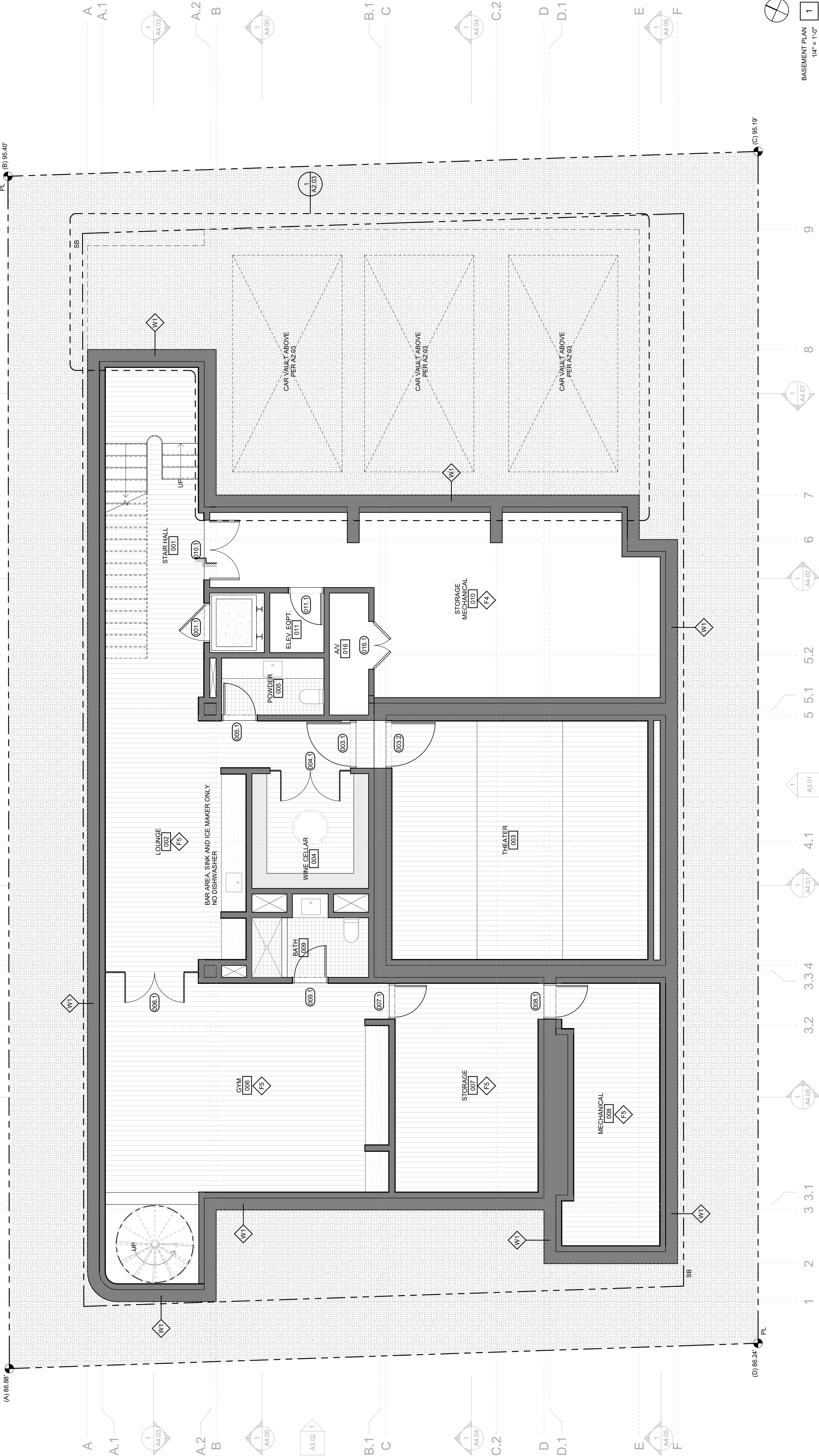
|                        |                        |
|------------------------|------------------------|
| PLANTING               | PLANTED AREA           |
| PROPERTY LINE          | PROPERTY LINE          |
| EASEMENT               | EASEMENT               |
| ELECTRICAL SWITCHBOARD | ELECTRICAL SWITCHBOARD |
| HOSE BIB               | HOSE BIB               |





|                            |
|----------------------------|
| ISSUE DATES                |
| 191021 COASTAL DEVELOPMENT |
| PERMIT APPLICATION         |
| 191204 CDP CORRECTIONS     |
| 191213 PLANCHECK SUBMITTAL |
|                            |
|                            |
|                            |
|                            |
|                            |

|               |
|---------------|
| SHEET TITLE   |
| BASEMENT PLAN |
| SHEET NUMBER  |



- FLOOR PLAN NOTES
- DO NOT SCALE FROM DRAWINGS.
  - DIMENSIONS ARE TO FACE OF WOOD STUD (FOS), CENTERLINE OF CONCRETE, CENTERLINE OF OPENING UNLESS NOTED OTHERWISE.
  - ANY INCONSISTENCIES OR UNFORESEEN CONDITIONS TO BE REVIEWED BY THE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION.
  - ALL DOORS AND WINDOWS DIMENSIONED TO CENTERLINE OF CLEAR.
  - ALL CASEWORK DIMENSIONS TO FACE OF FINISH.
  - PROVIDE 1.6 GALLONS OF WATER PER FLUSH TOILETS.
  - WATER HEATERS ARE TO BE STRAPPED OR HAVE A RIGID CONNECTION TO AN ADJACENT WALL. (SEC 507.3, UPC)
  - INSULATION SHALL BE PROVIDED FOR THE FIRST FIVE FEET OF THE WATER HEATER OUTLET PIPE. ALL WATER HEATING AND SPACE CONDITIONING EQUIPMENT, SHOWER HEADS AND FAUCETS SHALL BE C.E.C. CERTIFIED.
  - ALL STEAM AND STEAM CONDENSATE RETURN PIPING AND ALL PIPING SHALL BE INSULATED WITH MINIMUM 1/2" POLYISOCYANURATE INSULATION. MATERIALS SHALL BE CERTIFIED BY THE MANUFACTURER AS COMPLYING WITH THE CALIFORNIA QUALITY STANDARDS FOR INSULATION MATERIAL. DOORS AND WINDOWS BETWEEN CONDITIONED AND UNCONDITIONED SPACE SHALL BE FULL WEATHER STRIPS AND PROTECTED AGAINST AIR INLEAKAGE. THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.

CONTRACTOR IS TO PROVIDE, ERECT AND MAINTAIN ALL TEMPORARY BARRIERS AND GUARDS, AND ALL TEMPORARY BRACING AS REQUIRED BY ALL CITY AND STATE REGULATIONS.

CONTRACTOR IS TO PROVIDE ADEQUATE WEATHER PROTECTION FOR THE BUILDING AND ITS CONTENTS DURING THE COURSE OF WORK.

CONTRACTOR TO PROVIDE TEMPORARY POWER POLE AND METER FOR THE DURATION OF THE PROJECT.

CONTRACTOR TO PROVIDE TEMPORARY LIGHT AS REQUIRED FOR THE DURATION OF THE WORK.

CONTRACTOR IS TO PROVIDE TEMPORARY SANITARY FACILITIES AS TO LEAST IMPACT NEIGHBORS AND AS DIRECTED BY CITY.

INSULATION SHALL BE PROVIDED FOR THE FIRST FIVE FEET OF THE WATER HEATER OUTLET PIPE. ALL WATER HEATING AND SPACE CONDITIONING EQUIPMENT, SHOWER HEADS AND FAUCETS SHALL BE C.E.C. CERTIFIED.

ALL STEAM AND STEAM CONDENSATE RETURN PIPING AND ALL PIPING SHALL BE INSULATED WITH MINIMUM 1/2" POLYISOCYANURATE INSULATION. MATERIALS SHALL BE CERTIFIED BY THE MANUFACTURER AS COMPLYING WITH THE CALIFORNIA QUALITY STANDARDS FOR INSULATION MATERIAL. DOORS AND WINDOWS BETWEEN CONDITIONED AND UNCONDITIONED SPACE SHALL BE FULL WEATHER STRIPS AND PROTECTED AGAINST AIR INLEAKAGE. THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.

|                                  |                             |
|----------------------------------|-----------------------------|
| 03 CONCRETE                      | 08 OPENINGS                 |
| 03 35 00 CONCRETE FINISHING      | SEE SCHEDULES               |
| 04 MASONRY                       | 09 FINISHES                 |
| 04 21 00 BRICK VENEER            | 09 20 00 GYPSUM BOARD       |
| 05 METAL                         | 09 24 00 STUCCO             |
| 05 50 00 METAL GUARDRAILS        | 09 30 00 TILE               |
| 05 70 00 METAL STAIRS            | 09 50 00 CEILINGS           |
| 06 WOOD, PLASTICS & COMPOSITES   | 09 60 00 FLOORING           |
| 06 15 00 WOOD DECKING            | 09 72 00 WALL COVERINGS     |
| 06 20 00 FINISH CARPENTRY        | 09 75 00 STONE              |
| 06 40 00 ARCHITECTURAL WOODWORK  | 09 78 00 INT. WALL PANELING |
| 07 THERMAL & MOISTURE PROTECTION | 09 80 00 ACOUSTIC TREATMENT |
| SEE ASSEMBLIES & DETAILS         | 09 90 00 PAINTING & COATING |

|                                    |                                   |
|------------------------------------|-----------------------------------|
| 10 SPECIALTIES                     | 22 PLUMBING                       |
| 10 28 00 TOILET & BATH ACCESSORIES | SEE SCHEDULES                     |
| 10 30 00 FIREPLACE                 | 26 LIGHTING                       |
|                                    | PENDING                           |
| 11 EQUIPMENT                       | 32 SITE IMPROVEMENTS              |
| 11 11 00 VEHICLE LIFTS             | 32 10 00 GAS METER                |
| 11 30 00 KITCHEN APPLIANCES        | 32 30 00 ELECTRIC VEHICLE CHARGER |
| 12 FURNISHINGS                     | PROPERTY CORNER                   |
| 12 20 00 WINDOW TREATMENTS         | ELEVATION TRANSITION              |
| 13 SPECIAL CONSTRUCTION            | SPOT ELEVATION                    |
| 13 11 00 SWIMMING POOLS            | SLOPE                             |
| 13 24 00 STEAM SHOWERS             |                                   |
| 14 CONVEYING EQUIPMENT             |                                   |
| 14 20 00 ELEVATOR                  |                                   |

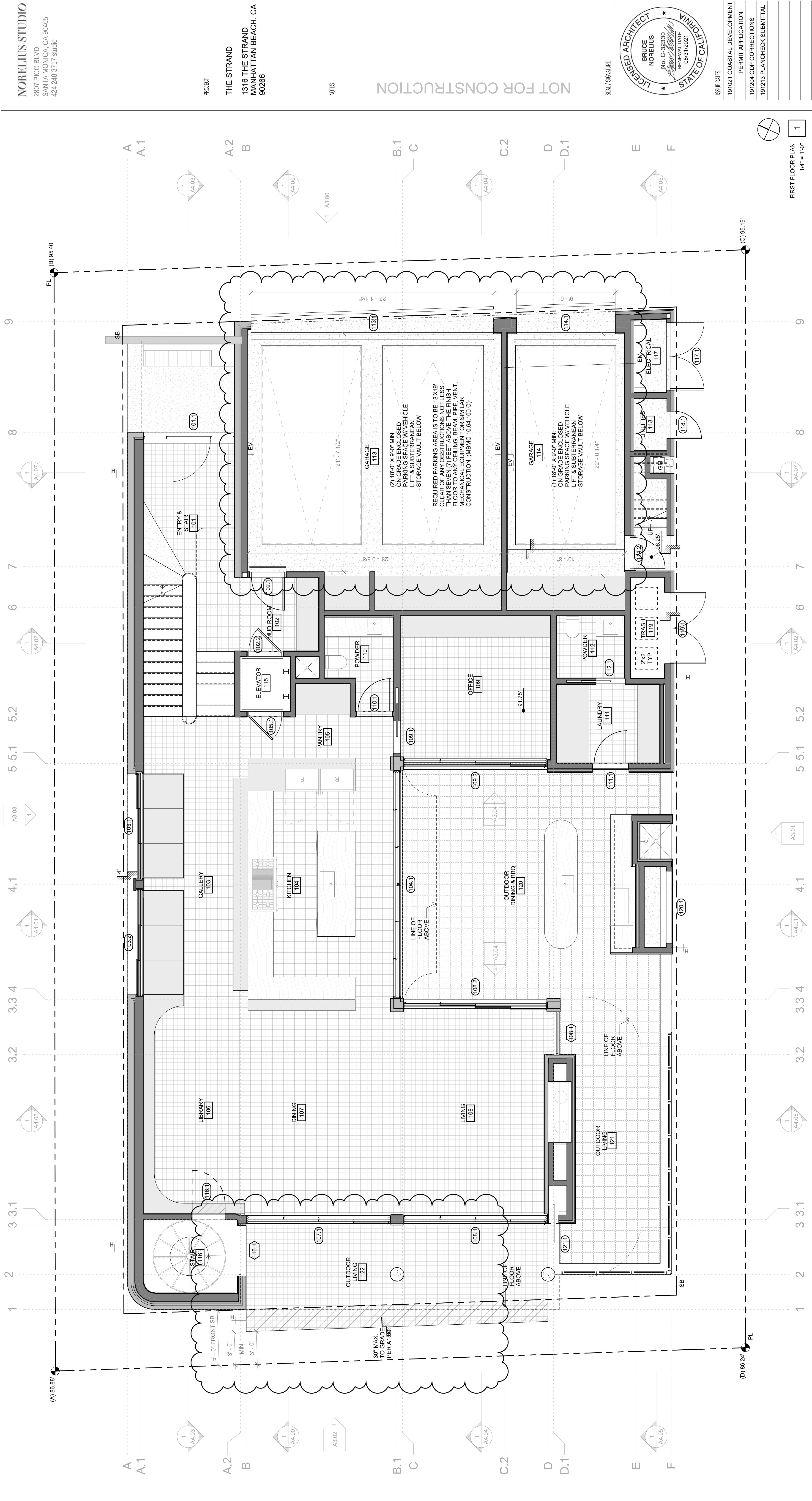
LEGEND

|                          |    |
|--------------------------|----|
| PROPERTY LINE            | EM |
| ELECTRIC PANEL & METER   |    |
| GAS METER                |    |
| ELECTRIC VEHICLE CHARGER |    |
| PROPERTY CORNER          |    |
| ELEVATION TRANSITION     |    |
| SPOT ELEVATION           |    |
| SLOPE                    |    |





|                            |
|----------------------------|
| ISSUE DATES                |
| 191021 COASTAL DEVELOPMENT |
| PERMIT APPLICATION         |
| 191204 CDP CORRECTIONS     |
| 191213 PLANCHICK SUBMITTAL |
|                            |
|                            |
|                            |
|                            |
|                            |



FIRST FLOOR PLAN  
1/4" = 1'-0"

FLOOR PLAN NOTES

- DO NOT SCALE FROM DRAWINGS.
- DIMENSIONS ARE TO FACE OF WOOD STUD (FOS), CENTERLINE OF WALL, CENTERLINE OF WINDOW, CENTERLINE OF DOOR, CENTERLINE OF OPENING UNLESS NOTED OTHERWISE.
- ANY INCONSISTENCIES OR UNFORESEEN CONDITIONS TO BE REVIEWED BY THE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION.
- ALL DOORS AND WINDOWS DIMENSIONED TO CENTERLINE OF CLEAR.
- ALL CASEWORK DIMENSIONS TO FACE OF FINISH.
- PROVIDE 1.6 GALLONS OF WATER PER FLUSH TOILETS.
- WATER HEATERS ARE TO BE STRAPPED OR HAVE A RIGID CONNECTION TO AN ADJACENT WALL. (SEC 907.3, UPC)
- INSULATION SHALL BE PROVIDED FOR THE FIRST FIVE FEET OF THE WATER HEATER OUTLET PIPE. ALL WATER HEATING AND SPACE CONDITIONING EQUIPMENT, SHOWER HEADS AND FAUCETS SHALL BE C.E.C. CERTIFIED.
- ALL STEAM AND STEAM CONDENSATE RETURN PIPING AND ALL CONTINUOUSLY RECIRCULATING DOMESTIC HEATING OR HOT WATER PIPING SHALL BE INSULATED TO MEET THE REQUIREMENTS OF THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.
- CONTRACTOR IS TO PROVIDE, ERECT AND MAINTAIN ALL TEMPORARY BARRIERS AND GUARDS, AND ALL TEMPORARY BRACING AS REQUIRED BY ALL CITY AND STATE REGULATIONS.
- CONTRACTOR IS TO PROVIDE ADEQUATE WEATHER PROTECTION FOR THE BUILDING AND ITS CONTENTS DURING THE COURSE OF WORK.
- CONTRACTOR TO PROVIDE TEMPORARY POWER POLE AND METER FOR DURATION OF WORK AS REQUIRED. CONTRACTOR TO MAINTAIN TEMPORARY LIGHT AS REQUIRED FOR THE DURATION OF THE WORK.
- CONTRACTOR IS TO PROVIDE TEMPORARY SANITARY FACILITIES AS TO LEAST IMPACT NEIGHBORS AND AS DIRECTED BY CITY INSPECTION.
- INSTALL THE COLD WATER SUPPLY PIPE AT THE TOP OF THE WATER HEAT. A 1" FITTING TO PLUMB FOR FUTURE SOLAR WATER HEATING.

LEGEND

|                          |            |
|--------------------------|------------|
| PROPERTY LINE            | EM         |
| ELECTRIC PANEL & METER   | GM         |
| GAS METER                | EV         |
| ELECTRIC VEHICLE CHARGER | (X) XX XX  |
| PROPERTY CORNER          | X          |
| ELEVATION TRANSITION     | XX XX      |
| SPOT ELEVATION           | 1/4" = 12" |
| SLOPE                    |            |

|                                    |                            |
|------------------------------------|----------------------------|
| 10 SPECIALTIES                     | 22 PLUMBING                |
| 10 28 00 SEE SCHEDULES             | 22 00 00 SEE SCHEDULES     |
| 10 30 00 TOILET & BATH ACCESSORIES | 26 LIGHTING                |
| 10 30 00 FIREPLACE                 | PENDING                    |
| 11 EQUIPMENT                       | 32 SITE IMPROVEMENTS       |
| 11 11 00 VEHICLE LIFTS             | 32 10 00 VEHICLE PAVING    |
| 11 30 00 KITCHEN APPLIANCES        | 32 30 00 SITE IMPROVEMENTS |
| 12 FURNISHINGS                     |                            |
| 12 20 00 WINDOW TREATMENTS         |                            |
| 13 SPECIAL CONSTRUCTION            |                            |
| 13 11 00 SWIMMING POOLS            |                            |
| 13 24 00 STEAM SHOWERS             |                            |
| 14 CONVEYING EQUIPMENT             |                            |
| 14 20 00 ELEVATOR                  |                            |



PROJECT

THE STRAND  
1316 THE STRAND  
MANHATTAN BEACH, CA  
90266

NOTES

NOT FOR CONSTRUCTION

SEA / SQUARE



ISSUE DATES

191021 COASTAL DEVELOPMENT  
PERMIT APPLICATION  
191204 CDP CORRECTIONS  
191213 PLANCHECK SUBMITTAL

FLOOR PLAN NOTES

- DO NOT SCALE FROM DRAWINGS.
- DIMENSIONS ARE TO FACE OF WOOD STUD (FOS), CENTERLINE OF OPENING UNLESS NOTED OTHERWISE.
- ALL OPENINGS SHALL BE PROTECTED BY TEMPORARY WEATHER PROTECTION UNLESS NOTED OTHERWISE.
- ANY INCONSISTENCIES OR UNFORESEEN CONDITIONS TO BE REVIEWED BY THE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION.
- ALL DOORS AND WINDOWS DIMENSIONED TO CENTERLINE OF CLEAR.
- ALL CASEWORK DIMENSIONS TO FACE OF FINISH.
- PROVIDE 18 GALLONS OF WATER PER FLUSH TOILETS.
- AN ADJACENT WALL (SEC 507.3, UPC) PROVIDE AN EXTERIOR BLANKET FOR HOT WATER HEATER. R-3 HEATER OUTLET PIPE ALL WATER HEATING AND SPACE CONDITIONING EQUIPMENT, SHOWER HEADS AND FAUCETS SHALL BE C.E.C. CERTIFIED.
- ALL STEAM AND STEAM CONDENSATE RETURN PIPING AND ALL CONTINUOUSLY RECIRCULATING DOMESTIC HEATING OR HOT WATER PIPING SHALL BE FULLY INSULATED TO PREVENT CONDENSATION.
- ALL INSULATION MATERIALS SHALL BE CERTIFIED BY THE MANUFACTURER AS COMPLYING WITH THE CALIFORNIA QUALITY STANDARDS FOR INSULATION MATERIAL. DOORS AND WINDOWS BETWEEN CONDITIONED AND UNCONDITIONED SPACE SHALL BE FULL WEATHERSTRIPPED. FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.
- CONTRACTOR IS TO PROVIDE, ERECT AND MAINTAIN ALL TEMPORARY BARRIERS AND GUARDS, AND ALL TEMPORARY REGULATION OF TRAFFIC AND ACCESS TO THE SITE AND STATE. CONTRACTOR IS TO PROVIDE ADEQUATE WEATHER PROTECTION FOR THE BUILDING AND ITS CONTENTS DURING THE COURSE OF WORK. CONTRACTOR TO PROVIDE TEMPORARY POWER POLE AND METER FOR THE DURATION OF THE WORK AS REQUIRED BY CONTRACT TO MAINTAIN TEMPORARY LIGHT AS REQUIRED FOR THE DURATION OF THE WORK.
- CONTRACTOR IS TO PROVIDE TEMPORARY SANITARY FACILITIES AS TO LEAST IMPACT NEIGHBORS AND AS DIRECTED BY CITY REGULATION. THE COLD WATER SUPPLY PIPE AT THE TOP OF THE WATER HEAT A T FITTING TO PLUMB FOR FUTURE SOLAR WATER HEATING.
- CONTRACTOR IS TO PROVIDE TEMPORARY SANITARY FACILITIES AS TO LEAST IMPACT NEIGHBORS AND AS DIRECTED BY CITY REGULATION. THE COLD WATER SUPPLY PIPE AT THE TOP OF THE WATER HEAT A T FITTING TO PLUMB FOR FUTURE SOLAR WATER HEATING.

BALCONY YARD PROJECT SUMMARY  
3 X 1/2 BUILDABLE LOT WIDTH (25' - 27')  
PROPOSED BALCONY AREA (TOTAL)  
75.5 SF (75' - 6")  
13.1 SF  
LENGTH: 23' X BUILDABLE LOT WIDTH (50' - 4")  
33' - 3"  
2ND STORY BALCONY LENGTH  
25' - 1" (REAR)  
DEPTH: 3'-0" MAX INTO REQUIRED YARD  
A1.00 & A2.20  
A1.00 & A2.20

03 CONCRETE

SEE SCHEDULES

03.35.00 CONCRETE FINISHING

04 MASONRY

04.21.00 BRICK VENEER

05 METAL

05.50.00 METAL GUARDRAILS

05.70.00 METAL STAIRS

06 WOOD, PLASTICS & COMPOSITES

06.15.00 WOOD DECKING

06.20.00 FINISH CARPENTRY

06.40.00 ARCHITECTURAL WOODWORK

07 THERMAL & MOISTURE PROTECTION

SEE ASSEMBLIES & DETAILS

08 OPENINGS

SEE SCHEDULES

09 FINISHES

09.20.00 GYPSUM BOARD

09.24.00 STUCCO

09.30.00 TILE

09.50.00 CEILINGS

09.60.00 FLOORING

09.72.00 WALL COVERINGS

09.75.00 STONE

09.78.00 INT. WALL PANELING

09.80.00 ACOUSTIC TREATMENT

09.90.00 PAINTING & COATING

10 SPECIALTIES

TOILET & BATH ACCESSORIES

10.28.00 FIREPLACE

10.30.00

11 EQUIPMENT

11.11.00 VEHICLE LIFTS

11.30.00 KITCHEN APPLIANCES

12 FURNISHINGS

12.20.00 WINDOW TREATMENTS

13 SPECIAL CONSTRUCTION

13.11.00 SWIMMING POOLS

13.24.00 STEAM SHOWERS

14 CONVEYING EQUIPMENT

14.20.00 ELEVATOR

22 PLUMBING

SEE SCHEDULES

26 LIGHTING

PENDING

32 SITE IMPROVEMENTS

32.10.00 VEHICLE PAVING

32.30.00 SITE IMPROVEMENTS

LEGEND

PROPERTY LINE

EM

ELECTRIC PANEL & METER

GM

GAS METER

EV

ELECTRIC VEHICLE CHARGER

PROPERTY CORNER

(X) XX.XX

ELEVATION TRANSITION

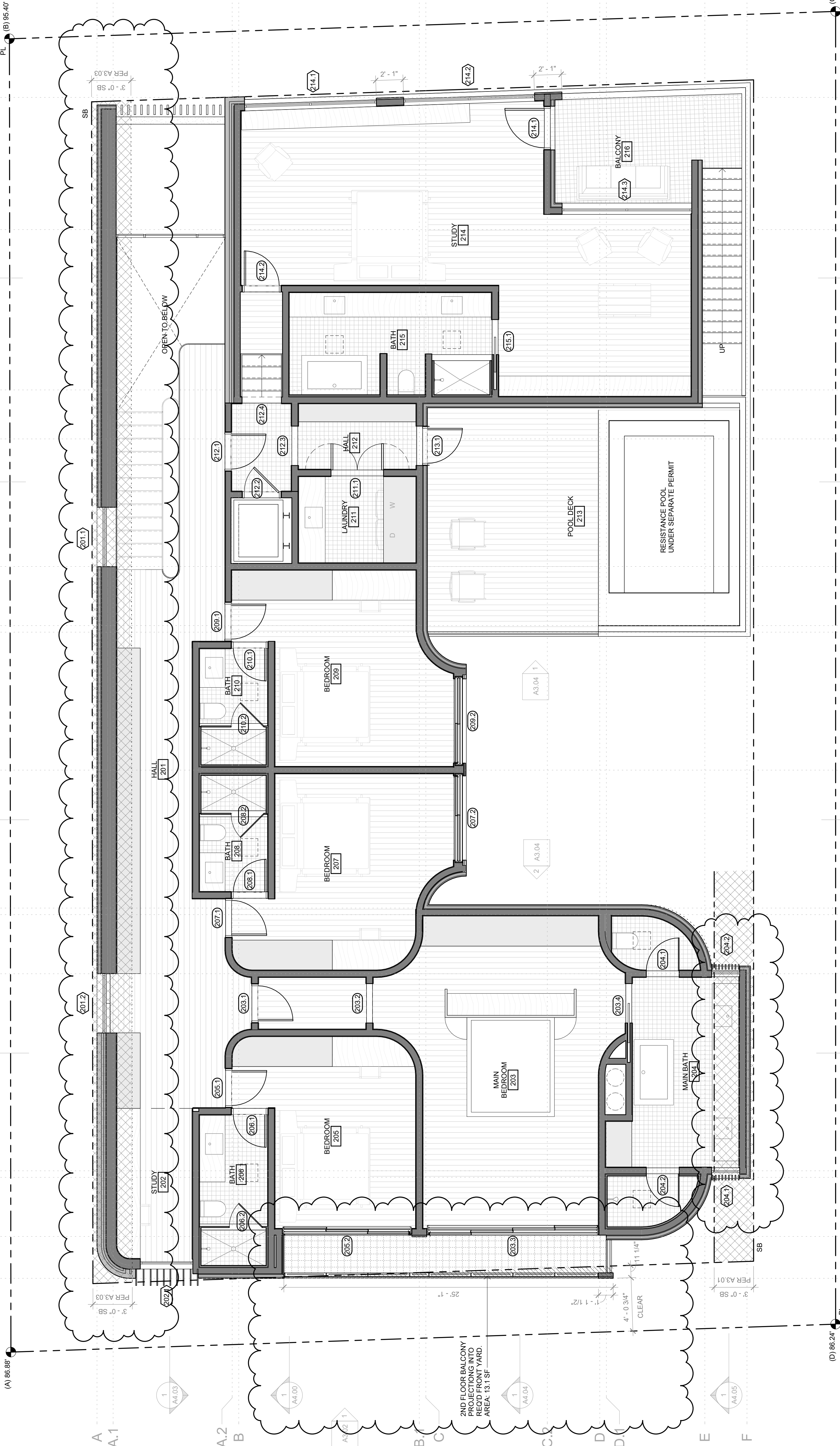
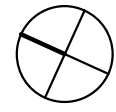
XX.XX

SPOT ELEVATION

1/4" : 12'

SLOPE

SECOND FLOOR PLAN  
1/4" = 1'-0"





PROJECT

THE STRAND  
1316 THE STRAND  
MANHATTAN BEACH, CA  
90286

NOTES

NOT FOR CONSTRUCTION

SEA / SQUARE



ISSUE DATES

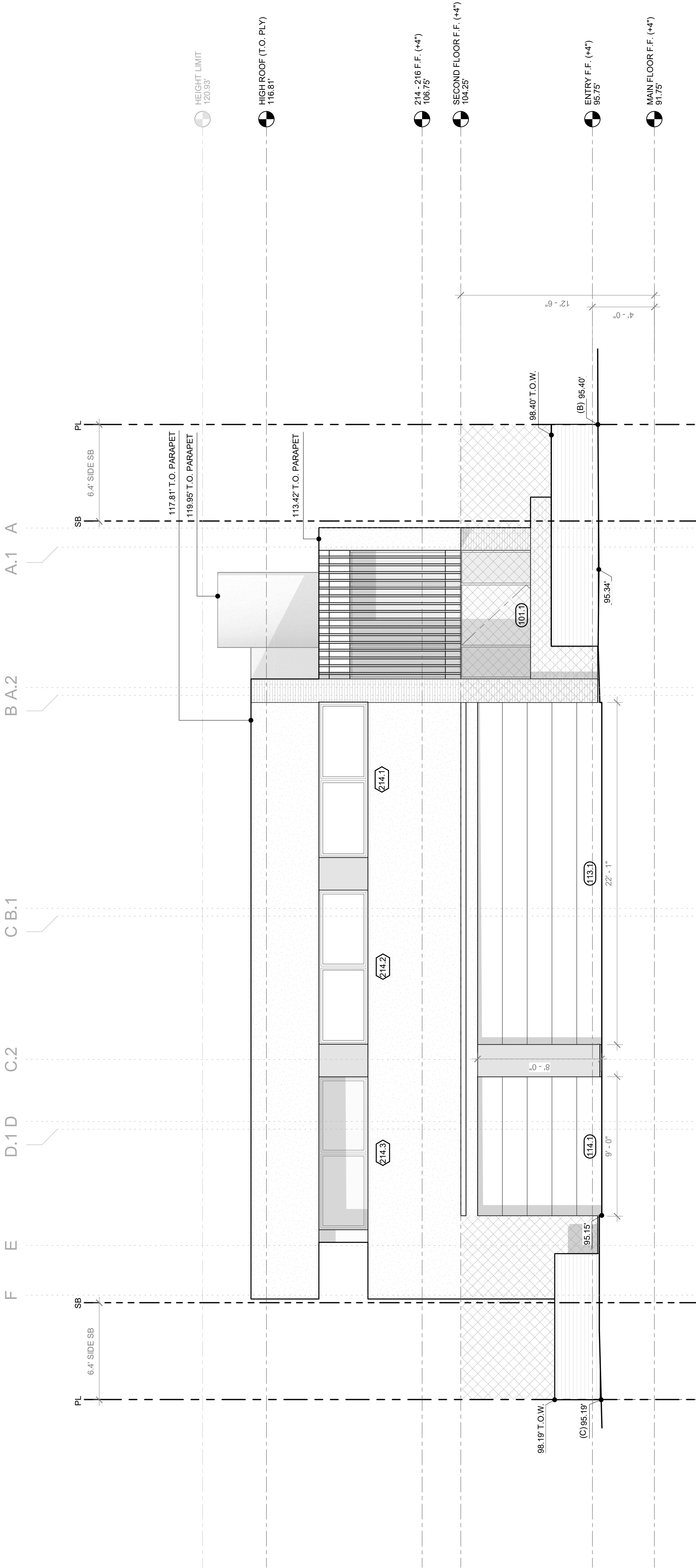
191021 COASTAL DEVELOPMENT  
PERMIT APPLICATION  
191204 CDP CORRECTIONS  
191213 PLANCHICK SUBMITTAL

SHEET TITLE

EXTERIOR  
ELEVATIONS

SHEET NUMBER

A3.00





PROJECT

THE STRAND  
1316 THE STRAND  
MANHATTAN BEACH, CA  
90286

NOTES

NOT FOR CONSTRUCTION

SEA / SQUARE



ISSUE DATES

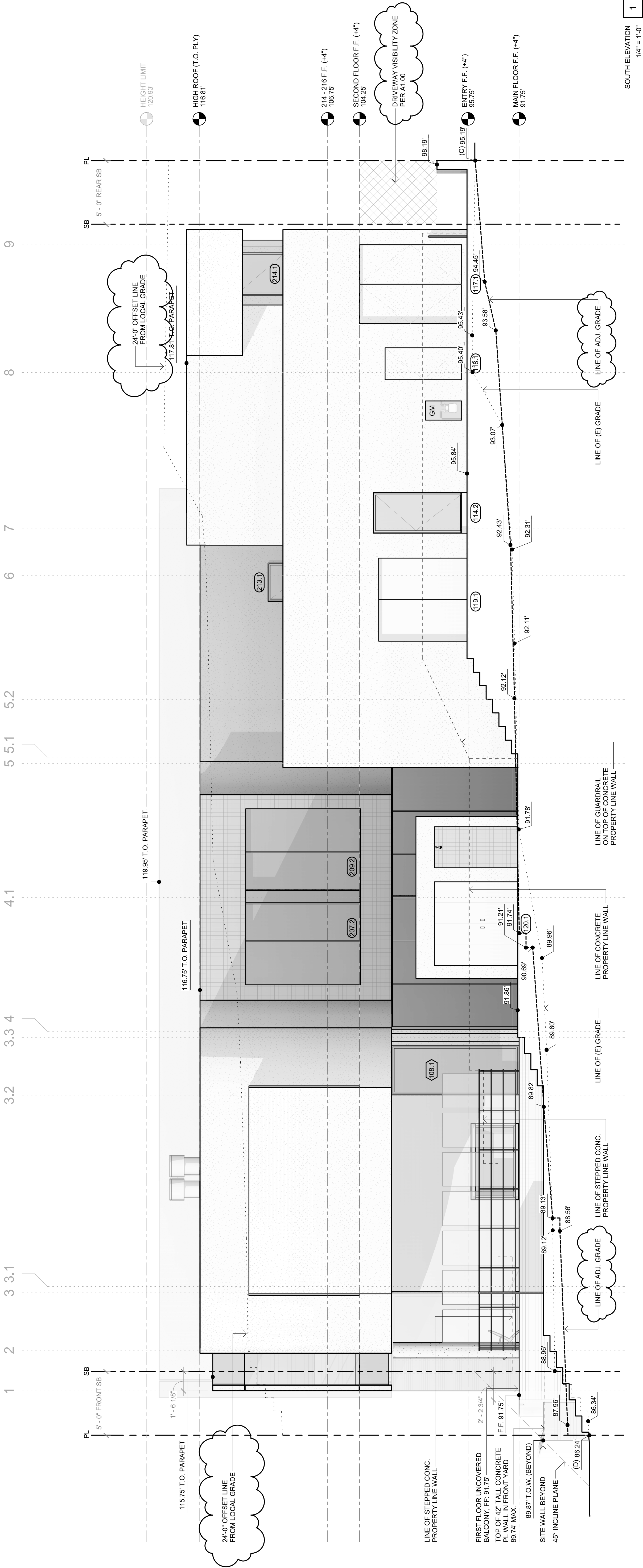
191021 COASTAL DEVELOPMENT  
PERMIT APPLICATION  
191204 CDP CORRECTIONS  
191213 PLANCHECK SUBMITTAL

SHEET TITLE

EXTERIOR  
ELEVATIONS

SHEET NUMBER

A3.01



EXTERIOR ELEVATION NOTES

- PARAPETS, SATELLITE ANTENNAE, RAILS, SKYLIGHTS AND ROOF EQUIPMENT MUST BE WITHIN THE HEIGHT LIMIT.
- DO NOT SCALE FROM DRAWINGS.
- ALL GUARDRAILS TO BE 42" ABOVE ADJACENT FINISHED WALKING SURFACE.
- ALL HANDRAILS TO BE 34" - 38" ABOVE FINISHED FLOOR.
- MAXIMUM 3/16" DIAMETER OPENING IN ALL GUARDRAILS OR HANDRAILS, TYP.
- ALL CHIMNEY ASSEMBLIES AND SPARK ARRESTORS TO BE UL COMPLIANT.
- CONTRACTOR TO VERIFY REQUIRED HEIGHTS AND BUILDING ENVELOPE DIMENSIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- GLAZING WITHIN 18" OF ADJACENT WALKING SURFACE TO BE FULLY TEMPERED.
- EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE OF 5'-0" OR LESS MUST BE 1-HR FIRE RESISTANCE RATED FOR EXPOSURE TO FIRE FROM BOTH SIDES.
- SEE A0.00 TITLE PAGE FOR BALCONY PROJECTION SUMMARY.

ELEVATIONS KEYNOTES

- |                                  |                                      |
|----------------------------------|--------------------------------------|
| 03 CONCRETE                      | CONCRETE FINISHING                   |
| 04 MASONRY                       | BRICK RAINSCREEN                     |
| 05 METAL                         | METAL GUARDRAILS                     |
| 06 WOOD, PLASTICS & COMPOSITES   | METAL STAIRS                         |
| 07 THERMAL & MOISTURE PROTECTION | WOOD DECKING                         |
| 08 OPENINGS                      | FINISH CARPENTRY                     |
| 09 FINISHES                      | ARCHITECTURAL WOODWORK               |
| 10 SPECIALTIES                   | TOILET & BATH ACCESSORIES            |
| 11 EQUIPMENT                     | VEHICLE LIFTS                        |
| 12 FURNISHINGS                   | WINDOW TREATMENTS                    |
| 13 SPECIAL CONSTRUCTION          | SWIMMING POOLS                       |
| 14 CONVEYING EQUIPMENT           | ELEVATOR                             |
| 15 ELECTRICAL                    | POWER GENERATING & STORAGE EQUIPMENT |
| 16 PLUMBING                      | STORM DRAINAGE                       |
| 17 SITE IMPROVEMENTS             | VEHICLE PAVING                       |

LEGEND

- |            |                                                                                           |
|------------|-------------------------------------------------------------------------------------------|
| PL         | PROPERTY LINE                                                                             |
| SB         | SETBACK LINE                                                                              |
| ---        | LINE OF ADJUTING ADJACENT GRADE                                                           |
| ---        | LINE OF TOP OF RETAINING WALL OR 42" GUARDRAIL ON SITE WALL                               |
| ---        | LINE OF PRE-CONSTRUCTION GRADE & LINE OF ADDED 3'-0" SETBACK FOR WALLS OVER 24'-0" IN HT. |
| ●          | PROPERTY CORNER                                                                           |
| ●          | SPOT ELEVATION                                                                            |
| EM         | ELECTRIC PANEL & METER                                                                    |
| GM         | GAS METER                                                                                 |
| EV         | ELECTRIC VEHICLE CHARGER                                                                  |
| X          | ELEVATION TRANSITION                                                                      |
| 1/4" : 12" | SLOPE                                                                                     |



PROJECT

THE STRAND  
1316 THE STRAND  
MANHATTAN BEACH, CA  
90286

NOTES

NOT FOR CONSTRUCTION

SEA / SIGNATURE



ISSUE DATES

191021 COASTAL DEVELOPMENT  
PERMIT APPLICATION  
191204 CDP CORRECTIONS  
191213 PLANCHICK SUBMITTAL

WEST ELEVATION  
1/4" = 1'-0"

1

EXTERIOR ELEVATION NOTES

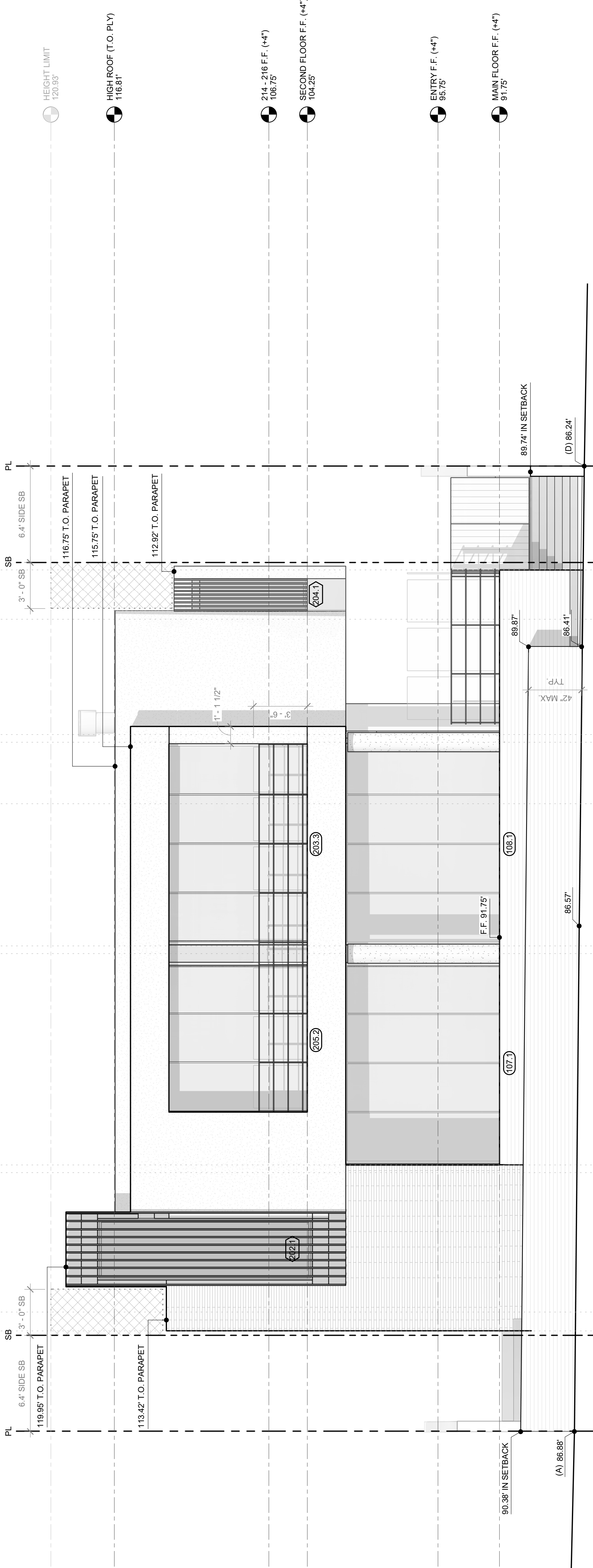
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- MAXIMUM 3'-15/16" DIAMETER OPENING IN ALL GUARDRAILS OR HANDRAILS. TYP.
- ALL CHIMNEY ASSEMBLIES AND SPARK ARRESTORS TO BE UL COMPLIANT.
- CONTRACTOR TO VERIFY REQUIRED HEIGHTS AND BUILDING ENVELOPE DIMENSIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- GLAZING WITHIN 18" OF ADJACENT WALKING SURFACE TO BE FULLY TEMPERED.
- EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE OF 6'-0" OR LESS MUST BE 1-HR FIRE-RESISTANCE RATED FOR EXPOSURE TO FIRE FROM BOTH SIDES.
- SEE A0.00 TITLE PAGE FOR BALCONY PROJECTION SUMMARY.

ELEVATIONS KEYNOTES

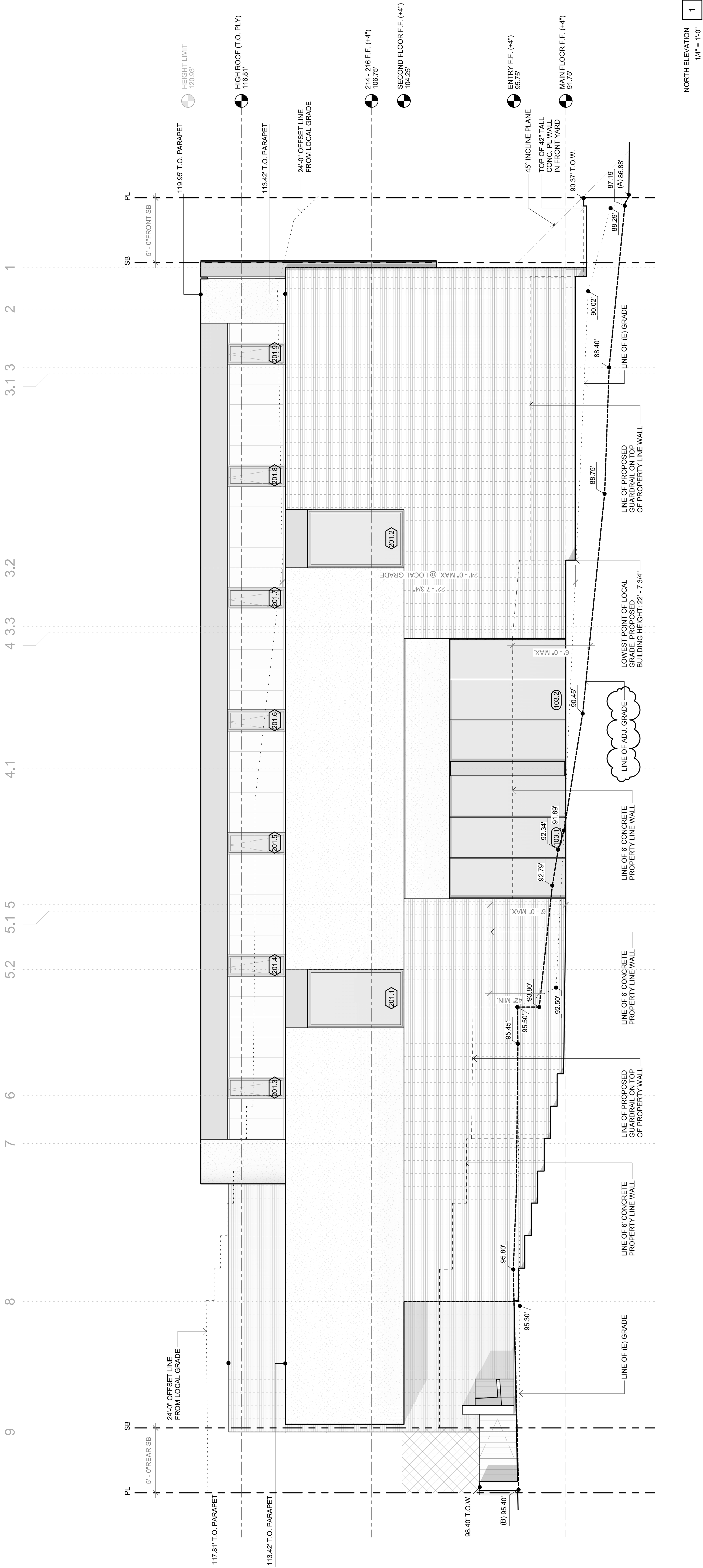
- |                                 |                             |
|---------------------------------|-----------------------------|
| 03 CONCRETE                     | 09 FINISHES                 |
| 03 35 00 CONCRETE FINISHING     | 09 20 00 GYPSUM BOARD       |
| 04 MASONRY                      | 09 24 00 STUCCO             |
| 04 20 00 BRICK RAINSCREEN       | 09 30 00 TILE               |
| 05 METAL                        | 09 50 00 CEILINGS           |
| 05 50 00 METAL GUARDRAILS       | 09 60 00 FLOORING           |
| 05 70 00 METAL STAIRS           | 09 72 00 WALL COVERINGS     |
| 06 WOOD, PLASTICS & COMPOSITES  | 09 78 00 STONE              |
| 06 15 00 WOOD DECKING           | 09 78 00 INT. WALL PANELING |
| 06 20 00 FINISH CARPENTRY       | 09 80 00 ACOUSTIC TREATMENT |
| 06 40 00 ARCHITECTURAL WOODWORK | 09 90 00 PAINTING & COATING |
- 07 THERMAL & MOISTURE PROTECTION  
SEE ASSEMBLIES & DETAILS
- 08 OPENINGS  
SEE SCHEDULES

LEGEND

- |    |                                                                                           |                            |
|----|-------------------------------------------------------------------------------------------|----------------------------|
| PL | PROPERTY LINE                                                                             | 32 SITE IMPROVEMENTS       |
| SB | SETBACK LINE                                                                              | 32 10 00 VEHICLE PAVING    |
|    | LINE OF ABUTTING ADJACENT GRADE                                                           | 32 30 00 SITE IMPROVEMENTS |
|    | LINE OF TOP OF RETAINING WALL OR 42" GUARDRAIL ON SITE WALL                               |                            |
|    | LINE OF PRE-CONSTRUCTION GRADE & LINE OF ADDED 3'-0" SETBACK FOR WALLS OVER 24'-0" IN HT. |                            |
|    | PROPERTY CORNER                                                                           |                            |
|    | SPOT ELEVATION                                                                            |                            |
|    | ELECTRIC PANEL & METER                                                                    |                            |
|    | GAS METER                                                                                 |                            |
|    | ELECTRIC VEHICLE CHARGER                                                                  |                            |
|    | ELEVATION TRANSITION                                                                      |                            |
|    | SLOPE                                                                                     |                            |







### EXTERIOR ELEVATION NOTES

1. PARAPETS, SATELLITE ANTENNAE, RAILS, SKYLIGHTS AND ROOF EQUIPMENT MUST BE WITHIN THE HEIGHT LIMIT.
2. DO NOT SCALE FROM DRAWINGS.
3. ALL GUARDRAILS TO BE 42" ABOVE ADJACENT FINISHED WALKING SURFACE.
4. ALL HANDRAILS TO BE 34" - 38" ABOVE FINISHED FLOOR.
5. MAXIMUM 3/16" DIA. HOLE OPENING IN ALL GUARDRAILS OR HANDRAILS, TYP.
6. ALL CHIMNEY ASSEMBLIES AND SPARK ARRESTORS TO BE UL COMPLIANT.
7. CONTRACTOR TO VERIFY REQUIRED HEIGHTS AND BUILDING ENVELOPE DIMENSIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
8. GLAZING WITHIN 18" OF ADJACENT WALKING SURFACE TO BE FULLY TEMPERED.
9. EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE OF 5'-0" OR LESS MUST BE 1-HR FIRE-RESISTANCE RATED FOR EXPOSURE TO FIRE FROM BOTH SIDES.
10. SEE A-0.00 TITLE PAGE FOR BALCONY PROJECTION SUMMARY.

## ELEVATIONS KEYNOTES

|                                             |                                     |
|---------------------------------------------|-------------------------------------|
| <b>03 CONCRETE</b>                          |                                     |
| 03 35 00                                    | CONCRETE FINISHING                  |
| <b>04 MASONRY</b>                           |                                     |
| 04 20 00                                    | BRICK RAINSCREEN                    |
| <b>05 METAL</b>                             |                                     |
| 05 50 00                                    | METAL GUARDRAILS                    |
| 05 70 00                                    | METAL STAIRS                        |
| <b>06 WOOD, PLASTICS &amp; COMPOSITES</b>   |                                     |
| 06 15 00                                    | WOOD DECKING                        |
| 06 20 00                                    | FINISH CARPENTRY                    |
| 06 40 00                                    | ARCHITECTURAL WOODWORK              |
| <b>07 THERMAL &amp; MOISTURE PROTECTION</b> |                                     |
|                                             | <b>SEE ASSEMBLIES &amp; DETAILS</b> |

## 10 SPECIALTIES

|                           |          |
|---------------------------|----------|
| TOILET & BATH ACCESSORIES | 10 28 00 |
| FIREPLACE                 | 10 30 00 |
| <b>11 EQUIPMENT</b>       |          |
| VEHICLE LIFTS             | 11 11 00 |
| KITCHEN APPLIANCES        | 11 30 00 |

## 12 FURNISHINGS

|                                |                  |
|--------------------------------|------------------|
| 12 20 00                       | WINDOW TREATMENT |
| <b>13 SPECIAL CONSTRUCTION</b> |                  |
| 13 11 00                       | SWIMMING POOLS   |
| 13 24 00                       | STEAM SHOWERS    |
| <b>14 CONVEYING EQUIPMENT</b>  |                  |
| 14 20 00                       | ELEVATOR         |

## 22 PLUMBING

|               |                                         |
|---------------|-----------------------------------------|
| 22 14 00      | STORM DRAINAGE                          |
| 22 22 40 00   | PLUMBING FIXTURES                       |
| 22 22 50 00   | POOL SYSTEMS                            |
| 23 HVAC       |                                         |
| PENDING       |                                         |
| 36 ELECTRICAL |                                         |
| 36 30 00      | POWER GENERATING<br>& STORAGE EQUIPMENT |
| 36 50 00      | EXTERIOR LIGHTING                       |

### 32 SITE IMPROVEMENTS

|          |                   |
|----------|-------------------|
| 32 10 00 | VEHICLE PAVING    |
| 32 30 00 | SITE IMPROVEMENTS |

### LEGEND

|                                                                 |                                                                                            |
|-----------------------------------------------------------------|--------------------------------------------------------------------------------------------|
| PROPERTY LINE                                                   | ---                                                                                        |
| SETBACK LINE                                                    | ---                                                                                        |
| LINE OF ABUTTING<br>ADJACENT GRADE                              | ----                                                                                       |
| LINE OF TOP OF RAILROAD<br>OR 42" GUARDRAIL                     | ----                                                                                       |
| LINE OF PRE-CONSTRUCTION<br>LINE OF ADDED 3'-<br>FOR WALLS OVER | ----                                                                                       |
| PROPERTY CORNER                                                 |  XX'XX' |
| SPOT ELEVATION                                                  |  XX.XX' |

|    |                        |
|----|------------------------|
| EM | ELECTRIC PANEL & METER |
|----|------------------------|

|    |           |
|----|-----------|
| GM | GAS METER |
|----|-----------|

| EV | ELECTRIC VEHICLE CHARGER |
|----|--------------------------|
|----|--------------------------|



ELEVATION TRANSITION

1/4" : 12"  
SLOPE



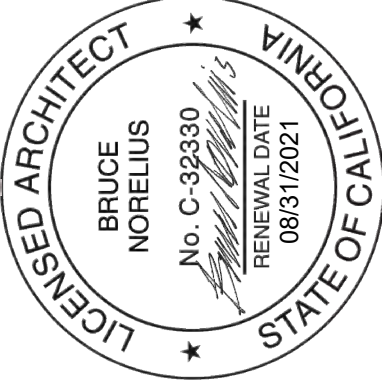
PROJECT

THE STRAND  
1316 THE STRAND  
MANHATTAN BEACH, CA  
90286

NOTES

NOT FOR CONSTRUCTION

SEA / SQUARE



ISSUE DATES

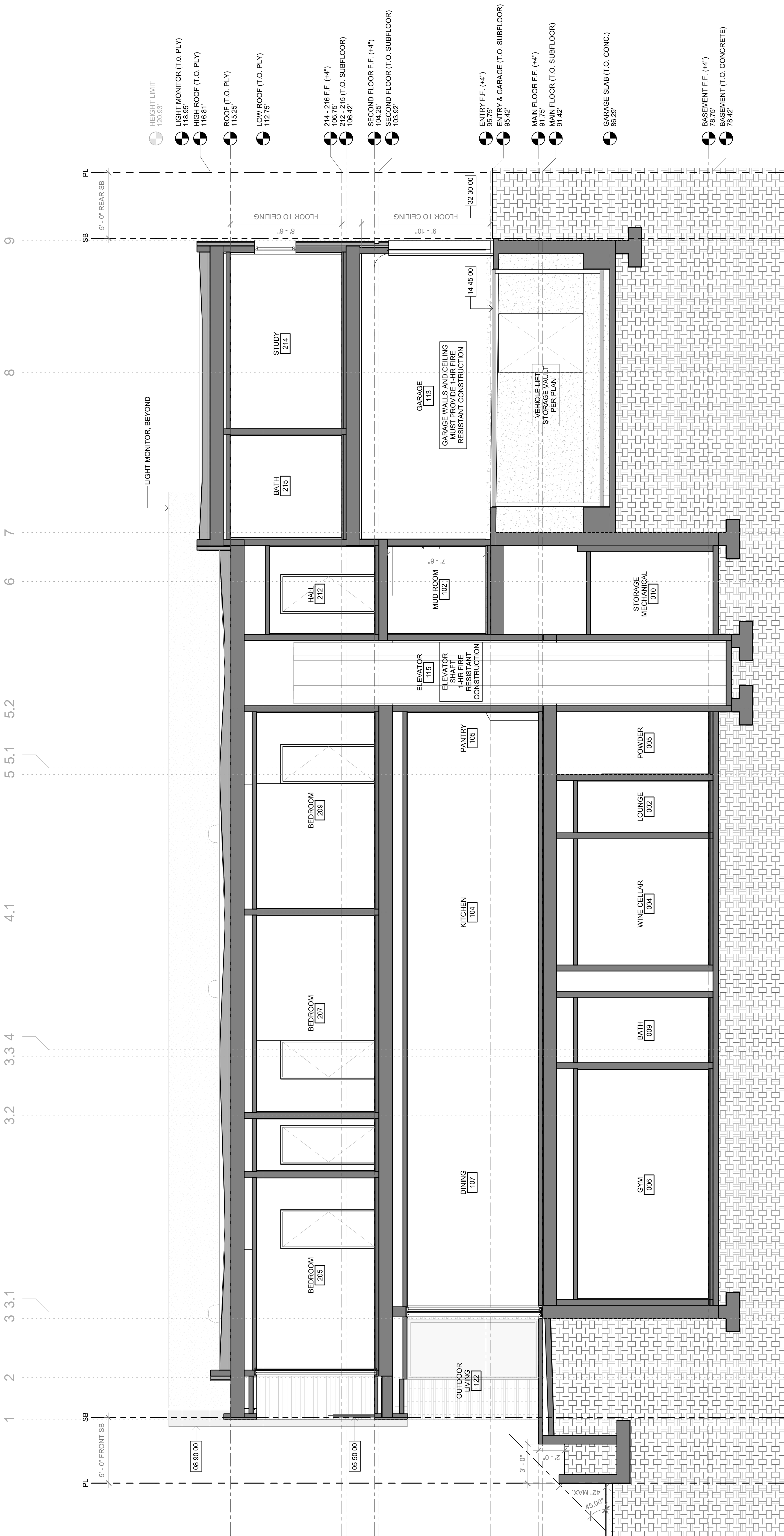
191021 COASTAL DEVELOPMENT  
PERMIT APPLICATION  
191204 CDP CORRECTIONS  
191213 PLANCHECK SUBMITTAL

SHEET TITLE

BUILDING SECTION

SHEET NUMBER

A4.00



SECTION 1  
1/4" = 1'-0"

SECTION NOTES

- DO NOT SCALE FROM DRAWINGS.
- DIMENSIONS ARE TO FACE OF WOOD STUD (FOS), CENTERLINE OF STRUCTURAL STEEL, FACE OF STRUCTURAL CONCRETE, AND CENTERLINE OF OPENING UNLESS NOTED OTHERWISE.
- ANY INCONSISTENCIES OR UNFORESEEN CONDITIONS TO BE REVIEWED BY THE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION.

SECTION KEYNOTES

|                                  |          |                        |
|----------------------------------|----------|------------------------|
| 03 CONCRETE                      | 03.35.00 | CONCRETE FINISHING     |
| 04 MASONRY                       | 04.20.00 | BRICK BRANSCREEN       |
| 05 METAL                         | 05.50.00 | METAL GUARDRAILS       |
| 06 WOOD, PLASTICS & COMPOSITES   | 06.15.00 | WOOD DECKING           |
| 07 THERMAL & MOISTURE PROTECTION | 07.40.00 | ARCHITECTURAL WOODWORK |

|                         |          |                           |
|-------------------------|----------|---------------------------|
| 09 FINISHES             | 09.20.00 | GYPSUM BOARD              |
| 10 SPECIALTIES          | 10.28.00 | TOILET & BATH ACCESSORIES |
| 11 EQUIPMENT            | 11.30.00 | KITCHEN APPLIANCES        |
| 12 FURNISHINGS          | 12.20.00 | WINDOW TREATMENTS         |
| 13 SPECIAL CONSTRUCTION | 13.11.00 | SWIMMING POOLS            |
| 14 CONVEYING EQUIPMENT  | 14.20.00 | ELEVATOR                  |

|                         |          |                           |
|-------------------------|----------|---------------------------|
| 15 SPECIALTIES          | 15.28.00 | TOILET & BATH ACCESSORIES |
| 16 EQUIPMENT            | 16.30.00 | KITCHEN APPLIANCES        |
| 17 FURNISHINGS          | 17.20.00 | WINDOW TREATMENTS         |
| 18 SPECIAL CONSTRUCTION | 18.11.00 | SWIMMING POOLS            |
| 19 CONVEYING EQUIPMENT  | 19.20.00 | ELEVATOR                  |

|                         |          |                                      |
|-------------------------|----------|--------------------------------------|
| 20 PLUMBING             | 20.14.00 | STORM DRAINAGE                       |
| 21 ELECTRICAL           | 21.30.00 | POWER GENERATING & STORAGE EQUIPMENT |
| 22 MECHANICAL           | 22.50.00 | POOL SYSTEMS                         |
| 23 HVAC                 | 23.20.00 | PENDING                              |
| 24 SPECIALTIES          | 24.28.00 | TOILET & BATH ACCESSORIES            |
| 25 EQUIPMENT            | 25.30.00 | KITCHEN APPLIANCES                   |
| 26 FURNISHINGS          | 26.20.00 | WINDOW TREATMENTS                    |
| 27 SPECIAL CONSTRUCTION | 27.11.00 | SWIMMING POOLS                       |
| 28 CONVEYING EQUIPMENT  | 28.20.00 | ELEVATOR                             |

|                         |          |                                      |
|-------------------------|----------|--------------------------------------|
| 29 PLUMBING             | 29.14.00 | STORM DRAINAGE                       |
| 30 ELECTRICAL           | 30.30.00 | POWER GENERATING & STORAGE EQUIPMENT |
| 31 MECHANICAL           | 31.50.00 | POOL SYSTEMS                         |
| 32 HVAC                 | 32.20.00 | PENDING                              |
| 33 SPECIALTIES          | 33.28.00 | TOILET & BATH ACCESSORIES            |
| 34 EQUIPMENT            | 34.30.00 | KITCHEN APPLIANCES                   |
| 35 FURNISHINGS          | 35.20.00 | WINDOW TREATMENTS                    |
| 36 SPECIAL CONSTRUCTION | 36.11.00 | SWIMMING POOLS                       |
| 37 CONVEYING EQUIPMENT  | 37.20.00 | ELEVATOR                             |

|                         |          |                                      |
|-------------------------|----------|--------------------------------------|
| 38 PLUMBING             | 38.14.00 | STORM DRAINAGE                       |
| 39 ELECTRICAL           | 39.30.00 | POWER GENERATING & STORAGE EQUIPMENT |
| 40 MECHANICAL           | 40.50.00 | POOL SYSTEMS                         |
| 41 HVAC                 | 41.20.00 | PENDING                              |
| 42 SPECIALTIES          | 42.28.00 | TOILET & BATH ACCESSORIES            |
| 43 EQUIPMENT            | 43.30.00 | KITCHEN APPLIANCES                   |
| 44 FURNISHINGS          | 44.20.00 | WINDOW TREATMENTS                    |
| 45 SPECIAL CONSTRUCTION | 45.11.00 | SWIMMING POOLS                       |
| 46 CONVEYING EQUIPMENT  | 46.20.00 | ELEVATOR                             |

|                         |          |                                      |
|-------------------------|----------|--------------------------------------|
| 47 PLUMBING             | 47.14.00 | STORM DRAINAGE                       |
| 48 ELECTRICAL           | 48.30.00 | POWER GENERATING & STORAGE EQUIPMENT |
| 49 MECHANICAL           | 49.50.00 | POOL SYSTEMS                         |
| 50 HVAC                 | 50.20.00 | PENDING                              |
| 51 SPECIALTIES          | 51.28.00 | TOILET & BATH ACCESSORIES            |
| 52 EQUIPMENT            | 52.30.00 | KITCHEN APPLIANCES                   |
| 53 FURNISHINGS          | 53.20.00 | WINDOW TREATMENTS                    |
| 54 SPECIAL CONSTRUCTION | 54.11.00 | SWIMMING POOLS                       |
| 55 CONVEYING EQUIPMENT  | 55.20.00 | ELEVATOR                             |

|                         |          |                                      |
|-------------------------|----------|--------------------------------------|
| 56 PLUMBING             | 56.14.00 | STORM DRAINAGE                       |
| 57 ELECTRICAL           | 57.30.00 | POWER GENERATING & STORAGE EQUIPMENT |
| 58 MECHANICAL           | 58.50.00 | POOL SYSTEMS                         |
| 59 HVAC                 | 59.20.00 | PENDING                              |
| 60 SPECIALTIES          | 60.28.00 | TOILET & BATH ACCESSORIES            |
| 61 EQUIPMENT            | 61.30.00 | KITCHEN APPLIANCES                   |
| 62 FURNISHINGS          | 62.20.00 | WINDOW TREATMENTS                    |
| 63 SPECIAL CONSTRUCTION | 63.11.00 | SWIMMING POOLS                       |
| 64 CONVEYING EQUIPMENT  | 64.20.00 | ELEVATOR                             |





City Hall 1400 Highland Avenue Manhattan Beach, CA 90266-4795  
Telephone (310) 802-5000 FAX (310) 802-5001 TDD (310) 802-3501

**RECEIVED**  
South Coast Region

MAR 23 2020

CALIFORNIA  
COASTAL COMMISSION  
**COASTAL DEVELOPMENT PERMIT**

Project No: CA 19-21  
Page 1 of 4

On March 03, 2020, the Community Development Department of the City of Manhattan Beach granted Corinna Cotsen and Lee Rosenbaum, (property owner) this permit for the development described below, subject to the attached Standard and Special conditions. The application for the Coastal Development Permit was submitted to the City and deemed complete on October 21, 2019.

Site: 1316 The Strand

Description: Demolition of a single-family residence and a nonconforming triplex and construction of a new single-family residence with attached three-car garage.

CEQA: The project is Categorically Exempt per 15303 "New Construction or Conversion of Small Structures", as the proposed construction consists of one single-family residence.

Issued by: Ted Fatuos, Assistant Planner

COMMUNITY DEVELOPMENT DEPARTMENT  
Carrie Tai, AICP, Director

**Acknowledgment:**

The undersigned permittee acknowledges receipt of this permit and agrees to abide by all terms and conditions thereof.

Signature of Permittee:  Date: 3/17/2020

California Coastal Commission  
A-5-MNB-20-0020 &  
A-5-MNB-20-0041  
Exhibit 3 p. 1 of 4

Fire Department Address: 400 15<sup>th</sup> Street, Manhattan Beach, CA 90266 FAX (310) 802-5201  
Police Department Address: 420 15<sup>th</sup> Street, Manhattan Beach, CA 90266 FAX (310) 802-5101  
Public Works Department Address: 3621 Bell Avenue, Manhattan Beach, CA 90266 FAX (310) 802-5301  
City of Manhattan Beach Web Site: <http://www.ci.manhattan-beach.ca.us>



**Required Findings:** (Per Section A.96.150 of the Local Coastal Program)

*Written findings are required for all decisions on Coastal Development Permits. Such findings must demonstrate that the project, as described in the application and accompanying material, or as modified by any conditions of approval, conforms with the certified Manhattan Beach Local Coastal Program.*

1. The property is located within Area District III (Beach Area) and is zoned Residential High Density, RH.
2. The General Plan and Local Coastal Program/Land Use Plan designation for the property is High Density Residential.
3. The project is consistent with the residential development policies of the Manhattan Beach Local Coastal Program, specifically Policies II. B.1, 2, & 3, as follows:

II.B.1: The proposed structure is consistent with the building scale in the coastal zone neighborhood and complies with the applicable standards of the Local Coastal Program-Implementation Plan;

II.B.2: The proposed structure is consistent with the residential bulk control as established by the development standards of the Local Coastal Program-Implementation Plan;

II.B.3: The proposed structure is consistent with the 30' Coastal Zone residential height limit as required by the Local Coastal Program-Implementation Plan.

4. The project is consistent with the public access and recreation policies of Chapter 3 of the California Coastal Act of 1976, as follows;

Section 30212 (a) (2): The proposed structure does not impact public access to the shoreline, adequate public access is provided and shall be maintained along The Strand.

Section 30221: 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.



5. The proposed use is permitted in the RH zone and is in compliance with the City's General Plan designation of High Density Residential; the project will not be detrimental to the public health, safety or welfare of persons residing or working in or adjacent to the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the City.

**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 Community Development Department.
2. Expiration. The Coastal Development Permit shall expire one-year from the date of approval if the project has not commenced during that time. The Director of Community Development may grant a reasonable extension of time for due cause. Said time extension shall be requested in writing by the applicant or authorized agent prior to the expiration of the one-year period.
3. Compliance. All development must occur in strict compliance with the proposal as set forth in the application for permit, subject to any special conditions set forth below. Any deviation from the approved plans must be reviewed and approved by the Director of Community Development.
4. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Director of Community Development.
5. Inspections. The Community Development Department staff shall be allowed to inspect the site and the development during construction subject to 24-hour advance notice.
6. Assignment. The permit may be assigned to any qualified persons subject to submittal of the following information to the Director of Community Development:
  - a. A completed application and application fee as established by the City's Fee Resolution;
  - b. An affidavit executed by the assignee attesting to the assignee's agreement to comply with the terms and conditions of the permit;



- c. Evidence of the assignee's legal interest in the property involved and legal capacity to undertake the development as approved and to satisfy the conditions required in the permit;
  - d. The original permittee's request to assign all rights to undertake the development to the assignee; and,
  - e. A copy of the original permit showing that it has not expired.
7. Terms and Conditions are Perpetual. These terms and conditions shall be perpetual, and it is the intention of the Director of Community Development and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

**Special Conditions:**

- 1. The project shall be developed in conformance with all applicable development standards of the RH zoning district, and Chapter 2 of the Local Coastal Program - Implementation Program.
- 2. Any future rooftop solar panels must be within the maximum building height limit of 120.93' as shown on the approved plans.



## CALIFORNIA COASTAL COMMISSION

South Coast Area Office  
300 East Ocean Blvd, Suite 301  
Long Beach, CA 90802-4302  
(562) 590-5071



**APPEAL FROM COASTAL PERMIT  
DECISION OF LOCAL GOVERNMENT**

**SECTION I. Appellant(s)**

Name, mailing address and telephone number of appellant(s):

**SECTION II. Decision Being Appealed**

1. Name of local/port government: City of Manhattan Beach

2. Brief description of development being appealed:

Demolition of an existing 1,568 sq. ft. single-family residence and an existing 2,556 sq. ft. triplex on two adjacent lots and construction of a 9,920 sq. ft. three-story, single-family residence with an attached 845 sq. ft. three-car garage. Lot sizes: 1312 The Strand is 2,987 sq. ft. and 1316 The Strand is 3,300 sq. ft.

3. Development's location (street address, assessor's parcel no., cross street, etc.):

1312 and 1316 The Strand, Manhattan Beach

4. Description of decision being appealed:

a. Approval; no special conditions: \_\_\_\_\_

b. Approval with special conditions: XX

c. Denial: \_\_\_\_\_

Note: For jurisdictions with a total LCP, denial decisions by a local government cannot be appealed unless the development is a major energy or public works project. Denial decisions by port governments are not appealable.

**TO BE COMPLETED BY COMMISSION:**

APPEAL NO: A-5-MNB-20-0020

DATE FILED: 4-6-2020

DISTRICT: South Coast

5. Decision being appealed was made by (check one):

- a. Planning Director/Zoning Administrator: XX
- b. City Council/Board of Supervisors: \_\_\_\_\_
- c. Planning Commission: \_\_\_\_\_
- d. Other: \_\_\_\_\_

6. Date of local government's decision: January 7, 2020

7. Local government's file number: Coastal Development Permit No. CA 19-21

**SECTION III. Identification of Other Interested Persons**

Give the names and addresses of the following parties.  
(Use additional paper as necessary.)

1. Name and mailing address of permit applicant:

Corinna Cotsen and Lee Rosenbaum  
1316 The Strand, Manhattan Beach, CA 90266  
\_\_\_\_\_  
\_\_\_\_\_

2. Name and mailing address of permit applicant's agent:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. Names and mailing addresses as available of those who testified (either verbally or in writing) at the city/county/port hearing(s). Include other parties which you know to be interested and should receive notice of this appeal.

a. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

b. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

c. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

California Coastal Commission  
A-5-MNB-20-0020 &  
A-5-MNB-20-0041  
Exhibit 4 p. 2 of 6



#### **SECTION IV. Reasons Supporting This Appeal**

**Note:** Appeals of local government Coastal Permit decisions are limited by a variety of factors and requirements of the Coastal Act. Please review the appeal information sheet for assistance in completing this section, which continues on the next page. Please state briefly your reasons for this appeal. Include a summary description of Local Coastal Program, Land Use Plan, or Port Master Plan policies and requirements in which you believe the project is inconsistent and the reasons the decision warrants a new hearing.

##### **Appeal Contentions:**

- The approved single-family residence is significantly larger than the surrounding residential development. The large single-family residence is also out of character with the general pattern of multi-family building in the immediate vicinity. Of the 17 ocean-fronting parcels on the block to the north, on the subject block, and on the block to the south (The Strand between 15<sup>th</sup> Street and 12<sup>th</sup> Street), there are 11 multi-family structures ranging from two to four units and only six single family residences. The proposed merger of the two separate lots would also result in a lot size that is larger than 16 of the 17 parcels. The size of proposed structure, the use of the two sites for one single family residence, and the large resulting lot size would be inconsistent with community character as it would facilitate a larger, less dense development pattern and would constitute a negative precedent that would result in potential significant cumulative impact if other similar projects were approved.
- The City CDP does not include approval of the lot merger. City staff has indicated that the applicant has applied for the lot merger, but that the lot merger has not yet been approved. On the subject site, the Implementation plan allows a minimum of one unit per lot, without the merger in place, the proposed development results in less than one unit per lot. More importantly, the land use on the subject site is "RH - High Density Residential." The intent of the RH land use designation is to promote density through the construction of multi-family structures. RH properties are permitted by right to 1-5 units and can construct 6+ units with a Precise Development Plan or Site Development Permit. The Minimum Lot Area Per Dwelling Unit on RH sites is 850 sq. ft. The combined total lot size of the 2 parcels is 6,287 (2,987 (1313) +3,300 (1316)). While it is likely that other zoning standards would reduce the potential maximum number of units that could be constructed on the two sites, based only on the size of the two lots and the minimum lot size per dwelling unit, 7.4 units could be constructed (6,287/850).

Relevant LUP Policies:

*B. Residential Development*

*POLICY II.B.1: Maintain building scale in coastal zone residential neighborhoods consistent with Chapter 2 of the Implementation Plan.*

*POLICY II.B.2: Maintain residential building bulk control established by development standards in Chapter 2 of the Implementation Plan.*

Relevant IP Policies:

*A.01.030. Purposes*

*The Broad puposes of the Zoning Code are to protect and promote the public health, safety, and general welfare, and to implement the policies of the City of Manhattan Beach Local Coastal Plan, as provided in the California Government Code, Title 7, Chapters 3 and 4 and in the California Consitution, Chapter 11, Section 7. More Specifically, the Zoning Code is intended to:*

*A. Provide a precise guide for the physical development of the Coastal Zone in order to:*

- 1. Preserve the character and quality of residential neighborhoods consistent with the character of the two area districts of the Coastal Zone;*
- 2. Foster convenient, harmonious, and workable relationships among land uses; and,*
- 3. Achieve progressively the arrangement of land uses described in the Local Coastal Plan...*

**SECTION V. Certification**

The information and facts stated above are correct to the best of my/our knowledge.

\_\_\_\_\_  
Signature of Appellant(s) or Authorized Agent

\_\_\_\_\_  
Date

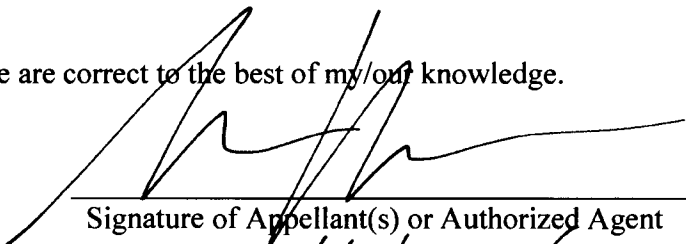
California Coastal Commission  
A-5-MNB-20-0020 &  
A-5-MNB-20-0041  
Exhibit 4 p. 4 of 6



**APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT (Page 4)**

**SECTION V. Certification**

The information and facts stated above are correct to the best of my/our knowledge.

  
\_\_\_\_\_  
Signature of Appellant(s) or Authorized Agent

Date: 4/3/20

**Note:** If signed by agent, appellant(s) must also sign below.

**Section VI. Agent Authorization**

I/We hereby  
authorize \_\_\_\_\_

to act as my/our representative and to bind me/us in all matters concerning this appeal.

\_\_\_\_\_  
Signature of Appellant(s)

Date: \_\_\_\_\_

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South Coast Region

APR 03 2020

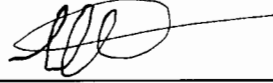
CALIFORNIA  
COASTAL COMMISSION

California Coastal Commission  
A-5-MNB-20-0020 &  
A-5-MNB-20-0041  
Exhibit 4 p. 5 of 6

**APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT (Page 4)**

**SECTION V. Certification**

The information and facts stated above are correct to the best of my/our knowledge.



\_\_\_\_\_  
Signature of Appellant(s) or Authorized Agent

04/06/2020

Date: \_\_\_\_\_

**Note:** If signed by agent, appellant(s) must also sign below.

**Section VI. Agent Authorization**

I/We hereby  
authorize \_\_\_\_\_

to act as my/our representative and to bind me/us in all matters concerning this appeal.

\_\_\_\_\_  
Signature of Appellant(s)

Date: \_\_\_\_\_





City Hall 1400 Highland Avenue Manhattan Beach, CA 90266-4795  
Telephone (310) 802-5000 FAX (310) 802-5001 TDD (310) 802-3501

## COASTAL DEVELOPMENT PERMIT

Project No: CA 19-21

Page 1 of 4

On March 03, 2020, the Community Development Department of the City of Manhattan Beach granted Corinna Cotsen and Lee Rosenbaum, (property owner) this permit for the development described below, subject to the attached Standard and Special conditions. The application for the Coastal Development Permit was submitted to the City and deemed complete on October 21, 2019. The application for the lot merger was submitted to the City and deemed complete on November 15, 2019.

Site: 1316 The Strand

Description (corrected *nunc pro tunc* 07/08/2020): Demolition of a single-family residence and a nonconforming triplex on separate adjacent lots, merger of two adjacent lots into one single lot, and construction of a new single-family residence with attached three-car garage.

CEQA: The project is Categorically Exempt per 15303 "New Construction or Conversion of Small Structures", as the proposed construction consists of one single-family residence.

Issued by: Ted Fatuoros, Assistant Planner

COMMUNITY DEVELOPMENT DEPARTMENT  
Carrie Tai, AICP, Director

*/s/ Carrie Tai*

### Acknowledgment:

The undersigned permittee acknowledges receipt of this permit and agrees to abide by all terms and conditions thereof.

Signature of Permittee:  Date: 7/23/2020

California Coastal Commission

**Required Findings:** (Per Section A.96.150 of the Local Coastal Program)

*Written findings are required for all decisions on Coastal Development Permits. Such findings must demonstrate that the project, as described in the application and accompanying material, or as modified by any conditions of approval, conforms with the certified Manhattan Beach Local Coastal Program.*

1. The property is located within Area District III (Beach Area) and is zoned Residential High Density, RH.
2. The General Plan and Local Coastal Program/Land Use Plan designation for the property is High Density Residential.
3. The project is consistent with the residential development policies of the Manhattan Beach Local Coastal Program, specifically Policies II. B.1, 2, & 3, as follows:

II.B.1: The proposed structure is consistent with the building scale in the coastal zone neighborhood and complies with the applicable standards of the Local Coastal Program-Implementation Plan;

II.B.2: The proposed structure is consistent with the residential bulk control as established by the development standards of the Local Coastal Program-Implementation Plan;

II.B.3: The proposed structure is consistent with the 30' Coastal Zone residential height limit as required by the Local Coastal Program-Implementation Plan.

4. The project is consistent with the public access and recreation policies of Chapter 3 of the California Coastal Act of 1976, as follows;

Section 30212 (a) (2): The proposed structure does not impact public access to the shoreline, adequate public access is provided and shall be maintained along The Strand.

Section 30221: 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.



5. The proposed use is permitted in the RH zone and is in compliance with the City's General Plan designation of High Density Residential; the project will not be detrimental to the public health, safety or welfare of persons residing or working in or adjacent to the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the City.

**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 Community Development Department.
2. Expiration. The Coastal Development Permit shall expire one-year from the date of approval if the project has not commenced during that time. The Director of Community Development may grant a reasonable extension of time for due cause. Said time extension shall be requested in writing by the applicant or authorized agent prior to the expiration of the one-year period.
3. Compliance. All development must occur in strict compliance with the proposal as set forth in the application for permit, subject to any special conditions set forth below. Any deviation from the approved plans must be reviewed and approved by the Director of Community Development.
4. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Director of Community Development.
5. Inspections. The Community Development Department staff shall be allowed to inspect the site and the development during construction subject to 24-hour advance notice.
6. Assignment. The permit may be assigned to any qualified persons subject to submittal of the following information to the Director of Community Development:
  - a. A completed application and application fee as established by the City's Fee Resolution;
  - b. An affidavit executed by the assignee attesting to the assignee's agreement to comply with the terms and conditions of the permit;

- c. Evidence of the assignee's legal interest in the property involved and legal capacity to undertake the development as approved and to satisfy the conditions required in the permit;
  - d. The original permittee's request to assign all rights to undertake the development to the assignee; and,
  - e. A copy of the original permit showing that it has not expired.
7. Terms and Conditions are Perpetual. These terms and conditions shall be perpetual, and it is the intention of the Director of Community Development and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

**Special Conditions:**

- 1. The project shall be developed in conformance with all applicable development standards of the RH zoning district, and Chapter 2 of the Local Coastal Program - Implementation Program.
- 2. Any future rooftop solar panels must be within the maximum building height limit of 120.93' as shown on the approved plans.



**CALIFORNIA COASTAL COMMISSION**

South Coast Area Office  
300 East Ocean Blvd, Suite 301  
Long Beach, CA 90802-4302  
(562) 590-5071

**APPEAL FROM COASTAL PERMIT  
DECISION OF LOCAL GOVERNMENT****SECTION I. Appellant(s)**

Name, mailing address and telephone number of appellant(s):

**SECTION II. Decision Being Appealed**

1. Name of local/port government: City of Manhattan Beach

2. Brief description of development being appealed:

Demolition of an existing 1,568 sq. ft. single-family residence and an existing 2,556 sq. ft. triplex on two adjacent lots and construction of a 9,920 sq. ft. three-story, single-family residence with an attached 845 sq. ft. three-car garage. Merger of the two existing adjacent lots (1312 The Strand is 2,987 sq. ft. and 1316 The Strand is 3,300 sq. ft.) into one 6,287 sq. ft. lot.

3. Development's location (street address, assessor's parcel no., cross street, etc.):\_\_

1312 and 1316 The Strand, Manhattan Beach

4. Description of decision being appealed:

a. Approval; no special conditions:\_\_\_\_\_

b. Approval with special conditions: XX

c. Denial:\_\_\_\_\_

Note: For jurisdictions with a total LCP, denial decisions by a local government cannot be appealed unless the development is a major energy or public works project. Denial decisions by port governments are not appealable.

**TO BE COMPLETED BY COMMISSION:**

APPEAL NO:\_\_\_\_\_

DATE FILED:\_\_\_\_\_

DISTRICT: South Coast

5. Decision being appealed was made by (check one):

- a. Planning Director/Zoning Administrator: XX
- b. City Council/Board of Supervisors: \_\_\_\_\_
- c. Planning Commission: \_\_\_\_\_
- d. Other: \_\_\_\_\_

6. Date of local government's decision: March 3, 2020

7. Local government's file number: Coastal Development Permit No. CA 19-21

**SECTION III. Identification of Other Interested Persons**

Give the names and addresses of the following parties.  
(Use additional paper as necessary.)

1. Name and mailing address of permit applicant:

Corinna Cotsen and Lee Rosenbaum  
Corinna Cotsen 1991 Trust  
6363 Wilshire Blvd., Suite 650  
Los Angeles, CA 90048

2. Name and mailing address of permit applicant's agent:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. Names and mailing addresses as available of those who testified (either verbally or in writing) at the city/county/port hearing(s). Include other parties which you know to be interested and should receive notice of this appeal.

a. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

b. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

c. \_\_\_\_\_ California Coastal Commission  
\_\_\_\_\_ A-5-MNB-20-0020 &  
\_\_\_\_\_ A-5-MNB-20-0041  
Exhibit 6 p. 2 of 6



#### **SECTION IV. Reasons Supporting This Appeal**

Note: Appeals of local government Coastal Permit decisions are limited by a variety of factors and requirements of the Coastal Act. Please review the appeal information sheet for assistance in completing this section, which continues on the next page. Please state briefly your reasons for this appeal. Include a summary description of Local Coastal Program, Land Use Plan, or Port Master Plan policies and requirements in which you believe the project is inconsistent and the reasons the decision warrants a new hearing.

##### **Appeal Contentions:**

There was a previous Notice of Final Action (NOFA) for essentially the same project that was already appealed by two members of the Commission (Ref: Appeal No. A-5-MNB-20-0020). Subsequent to staff posting the staff report for Appeal No. A-5-MNB-20-0020, in which staff recommended that the Commission determine that a substantial issue exists with respect to the grounds of the appeal, the applicant requested postponement of the appeal hearing. Contrary to staff's direction, the applicant then requested that the City revise the previously approved project and re-issue the NOFA to incorporate the lot merger (while still not withdrawing their previous application); which does not in any way address the resource protection issues raised by the previous appeal. Moreover, the new revised project raises all the previous issues and grounds for appeal while simply clarifying that the lot merger, which the previous appeal noted was inconsistent with the LCP and Coastal Act, is part of the approved project. Therefore, the new action by the City continues to raise all the same issues as the original action by the City as discussed in more detail below.

The approved single-family residence is significantly larger than the surrounding residential development. The large single-family residence is also out of character with the general pattern of multi-family buildings in the immediate vicinity. Of the 17 ocean-fronting parcels on the block to the north, on the subject block, and on the block to the south (The Strand between 15<sup>th</sup> Street and 12<sup>th</sup> Street), there are 11 multi-family structures ranging from two to four units and only six single family residences. The proposed merger of the two separate lots would also result in a lot size that is larger than 16 of the 17 parcels. The size of the proposed structure, the use of the two sites for one single family residence, and the large resulting lot size would be inconsistent with community character as it would facilitate a larger, less dense development pattern and would constitute a negative precedent that would result in potential significant cumulative impacts if other similar projects were approved.

In past permit and appeal actions, the Commission has found that new development should be concentrated in existing developed areas where it can be accommodated in order to minimize impacts to coastal resources as well as to minimize energy consumption and vehicle miles traveled and the loss of residential units in urban areas has been an emerging concern for the Commission in many other communities, especially in the greater Los Angeles areas, as many existing duplexes and triplexes have been converted to large single family residences. In this case, the approved project would result in the loss of residential units on site inconsistent with development policies and provisions of the City's certified LCP

California Coastal Commission  
A-5-MNB-20-0020 &  
A-5-MNB-20-0042  
Exhibit 6 p. 3 of 6

Specifically, the two project sites support 4 residential units. As approved by the City, the project would result in the reduction of 3 units on site so that there would only be one residential unit over both lots inconsistent with the land use plan designation for the site that would provide a minimum of one unit per lot and is clearly intended to allow for even higher densities on each lot. The approved lot merger is intended to facilitate such reduction in density on site by eliminating one of the lots. The land use on the subject site is "RH - High Density Residential." The intent of the RH land use designation is to promote density through the construction of multi-family structures. RH properties are permitted by right to 1-5 units and can construct 6+ units with a Precise Development Plan or Site Development Permit. The Minimum Lot Area Per Dwelling Unit on RH sites is 850 sq. ft. The combined total lot size of the 2 parcels is 6,287 (2,987 (1313) +3,300 (1316)). While it is likely that other zoning standards would reduce the potential maximum number of units that could be constructed on the two sites, based only on the size of the two lots and the minimum lot size per dwelling unit, 7.4 units could be constructed (6,287/850).

Relevant LUP Policies:

*B. Residential Development*

*POLICY II.B.1: Maintain building scale in coastal zone residential neighborhoods consistent with Chapter 2 of the Implementation Plan.*

*POLICY II.B.2: Maintain residential building bulk control established by development standards in Chapter 2 of the Implementation Plan.*

Relevant IP Policies:

*A.01.030. Purposes*

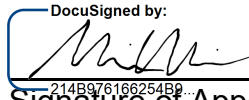
*The Broad purposes of the Zoning Code are to protect and promote the public health, safety, and general welfare, and to implement the policies of the City of Manhattan Beach Local Coastal Plan, as provided in the California Government Code, Title 7, Chapters 3 and 4 and in the California Constitution, Chapter 11, Section 7. More Specifically, the Zoning Code is intended to:*

*A. Provide a precise guide for the physical development of the Coastal Zone in order to:*

- 1. Preserve the character and quality of residential neighborhoods consistent with the character of the two area districts of the Coastal Zone;*
- 2. Foster convenient, harmonious, and workable relationships among land uses; and,*
- 3. Achieve progressively the arrangement of land uses described in the Local Coastal Plan...*

**SECTION V. Certification**

The information and facts stated above are correct to the best of my/our knowledge.

DocuSigned by:  
  
214B976166254B9

\_\_\_\_\_  
Signature of Appellant(s) or Authorized Agent

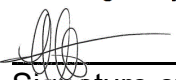
08/09/2020

\_\_\_\_\_  
Date



**SECTION V. Certification**

The information and facts stated above are correct to the best of my/our knowledge.

DocuSigned by:  
  
\_\_\_\_\_  
Signature of Appellant(s) or Authorized Agent

08/10/2020

\_\_\_\_\_  
Date

URGENCY ORDINANCE NO. 19-0020-U

AN INTERIM ORDINANCE OF THE CITY OF MANHATTAN BEACH  
AMENDING THE CITY'S LOCAL COASTAL PROGRAM TO  
REGULATE RESIDENTIAL DEVELOPMENT PROJECTS THAT  
REQUIRE THE DEMOLITION OF DWELLING UNITS, AND  
MAKING A DETERMINATION OF EXEMPTION UNDER CEQA

**THE MANHATTAN BEACH CITY COUNCIL HEREBY ORDAINS AS FOLLOWS:**

Section 1. The City Council hereby amends Manhattan Beach Local Coastal Program Section A.12.020 to regulate residential development projects that require the demolition of residential dwelling units, by adding subsection (P) to the "Additional Use Regulations" column for "Residential Uses" to read as follows:

"(P). The City shall not approve a residential development project that will require the demolition of legal residential dwelling units unless the project is consistent with Government Code Section 66300(d), as the same may be amended from time to time. For purposes of this subsection, a residential development project shall include remodels/alterations, as well as the construction of a single-family dwelling.

A junior accessory dwelling unit, as defined in Section 10.74.020 of the Manhattan Beach Municipal Code, may be constructed to comply with this subsection, and the property owner shall record a declaration of restrictions, in a form approved by the City Attorney, placing the following restrictions on the property, the property owner, and all successors in interest: (i) the property owner shall be an owner-occupant, unless the owner is a government agency, land trust, or housing organization; (ii) the junior accessory dwelling unit is to be rented only for terms of 30 days or longer; (iii) the junior accessory dwelling unit is to be rented only for an "affordable rent" as defined in Health and Safety Code Section 50053; (iv) the junior accessory dwelling unit is not to be sold or conveyed separately from the single-family dwelling; (v) the property owner and all successors in interest shall maintain the junior accessory dwelling unit and the property in accordance with all applicable junior accessory dwelling unit requirements and standards, including the restrictions on the size and attributes of the junior accessory dwelling unit provided in Government Code Section 65852.22; and (vi) that any violation will be subject to penalties as provided in Municipal Code Chapter 10.04. Proof of recordation of the covenant shall be provided to the City at a time deemed appropriate by the Director of Community Development."

Section 2. Term. This Ordinance is an urgency ordinance for the immediate preservation of the public peace, health and safety within the meaning of Government Code Sections 65858 and 36937(b) and therefore shall be effective

**California Coastal Commission  
A-5-MNB-20-0020 &  
A-5-MNB-20-0041  
Exhibit 7 p. 1 of 4**

immediately upon its adoption. This Ordinance shall expire on January 31, 2020, unless extended by the City Council at a regularly noticed public hearing, pursuant to California Government Code Section 36937(b).

Section 3. Legislative Findings. The City is currently studying the potential land use, public services, parking, traffic, and infrastructure effects of residential development projects that reduce the total number of residential dwelling units in the City. As the Legislature noted in its findings for Senate Bill No. 330, “California is experiencing a housing supply crisis, with housing demand far outstripping supply.” The Legislature also found that this housing crisis has resulted in – among other things – increased poverty and homelessness, longer commute times, higher exposure to fire hazard, and increasing greenhouse gas emissions. Residential development projects that reduce the number of dwelling units in the City will exacerbate the housing crisis and its various consequences. Unless the City adopts this interim urgency ordinance, the City may be compelled to approve a residential development project that may have severe negative impacts on the surrounding community or adopt permanent standards without the benefit of an inquiry and study on the appropriate restrictions on the approval of residential development projects in the City and in particular areas. Based upon the foregoing, the City Council hereby finds that there is a current and immediate threat to the public health, safety, or welfare if new residential development projects reduce the number of dwelling units in the City, and that the approval of additional subdivisions, use permits, variances, building permits, or any other applicable entitlement for such projects which is required in order to comply with the City’s Local Coastal Program would result in that threat to public health, safety, or welfare. Due to the foregoing circumstances, it is necessary for the preservation of the public health, safety, and welfare for this Ordinance to take effect immediately. This Ordinance is an urgency ordinance for the immediate preservation of the public peace, health, and safety within the meaning of Government Code Sections 65858 and 36937(b) and therefore shall be passed immediately upon its introduction and shall become effective immediately upon its adoption.

The City intends to consider the adoption of permanent regulations within a reasonable time. The Planning Commission, the City Council and the people of Manhattan Beach require a reasonably limited, yet sufficient period of time to establish permanent regulations for residential development projects that require the demolition of dwelling units. Given the time required to schedule and conduct duly noticed public hearings before the Planning Commission and the City Council, the City Council finds that this Ordinance is necessary to prevent the approval of residential development projects with a reasonable potential to conflict with the City’s permanent regulations. The City Council has the authority to adopt an interim ordinance pursuant to Government Code Sections 65858 and 36937(b) in order to protect the public health, safety, or welfare.

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Section 4. California Environmental Quality Act Exemption. The City Council determines that this ordinance is exempt from environmental review under the California Environmental Quality Act, (California Public Resources Code §§ 21000, et seq., (“CEQA”) and the CEQA Guidelines (14 California Code of Regulations §§ 15000, et seq.) because this zoning ordinance implements the provisions of Government Code Section 65852.2 and is therefore exempt from CEQA pursuant to Public Resources Code Section 21080.17 and California Code of Regulations Section 15282(h). To the extent that any provisions of this ordinance are not exempt pursuant to Section 15282(h), the amendments are not subject to CEQA pursuant to CEQA Guidelines Section 15061(b)(3), because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

Section 5. Internal Consistency. Any provision of the Local Coastal Program, to the extent that it is inconsistent with this Ordinance is hereby repealed, and the City Clerk shall make any necessary changes to the Local Coastal Program for internal consistency.

Section 6. Severability. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of any competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance, and each and every section, subsection, sentence, clause, or phrase not declared invalid or unconstitutional without regard to whether any portion of the Ordinance would be subsequently declared invalid or unconstitutional.

Section 7. Savings Clause. Neither the adoption of this Ordinance nor the repeal or amendment by this Ordinance of any ordinance or part or portion of any ordinance previously in effect in the City, or within the territory comprising the City, shall constitute a waiver of any license, fee or penalty or the penal provisions applicable to any violation of such ordinance.

Section 8. Discretionary and non-discretionary residential development applications which include all of the submittal requirements for a complete application, that are accepted by the City before 5:30 PM, December 17, 2019, are not subject to this urgency ordinance.

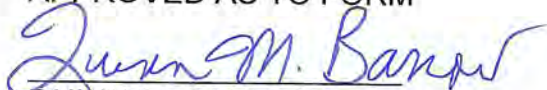
ADOPTED on December 17, 2019.

ATTEST:

\_\_\_\_\_  
NANCY HERSMAN  
Mayor

\_\_\_\_\_  
LIZA TAMURA  
City Clerk

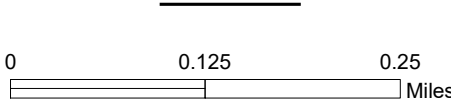
APPROVED AS TO FORM

  
\_\_\_\_\_  
QUINN M. BARROW  
City Attorney

**\*\*This updated color map has not been officially certified by the CCC, but is consistent with the Coastal Zone Land Use Map Certified by the CCC in 1981.**

Coastal Zone Land Use Plan, Land Use Policy Map

California Coastal Commission  
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Exhibit 8



- Manhattan Beach Coastal Zone
  - Appealable Area
  - City Boundary
  - Walkstreets
  - Bike Path
  - The Strand Pedestrian Path
- Land Use Designations
- MEDIUM DENSITY RESIDENTIAL
  - HIGH DENSITY RESIDENTIAL
  - LOCAL COMMERCIAL
  - DOWNTOWN COMMERCIAL
  - NORTH END COMMERCIAL
  - PARKS / OPEN SPACE
  - PUBLIC FACILITIES

