

CALIFORNIA COASTAL COMMISSION

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



F16b

A-5-MNB-20-0020 (CORAL COURT, LLC)
JUNE 12, 2020

EXHIBITS

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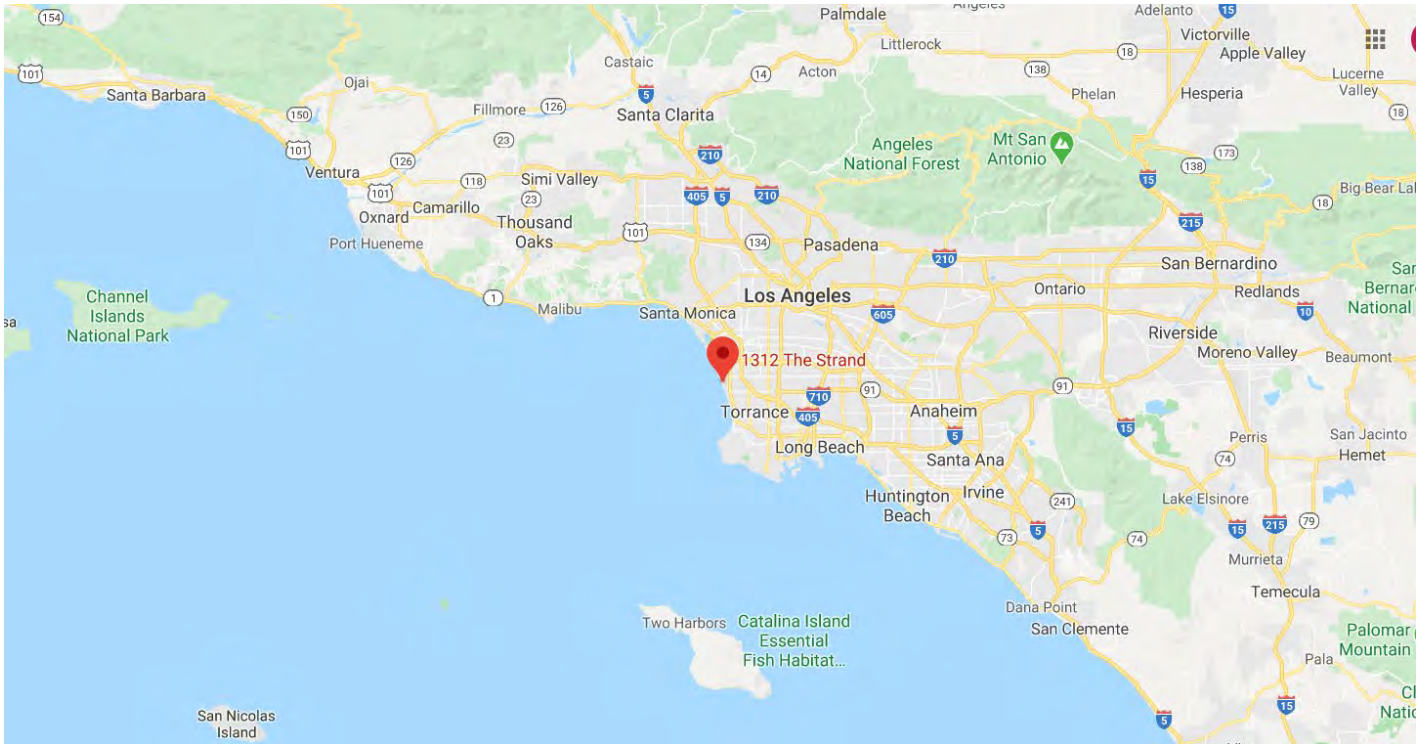
Exhibit 1 – Project Location

Exhibit 2 – Project Plans

Exhibit 3 – Appeal

Exhibit 4 – Local CDP No. CA 19-21

Exhibit 5 – City of Manhattan Beach Urgency Ordinance 19-0020-U, dated December 17, 2019.



PROJECT

THE STRAND
1316 THE STRAND
MANHATTAN BEACH, CA
90266

NOTES

NOT FOR CONSTRUCTION

SEA / SIGNATURE



ISSUE DATES

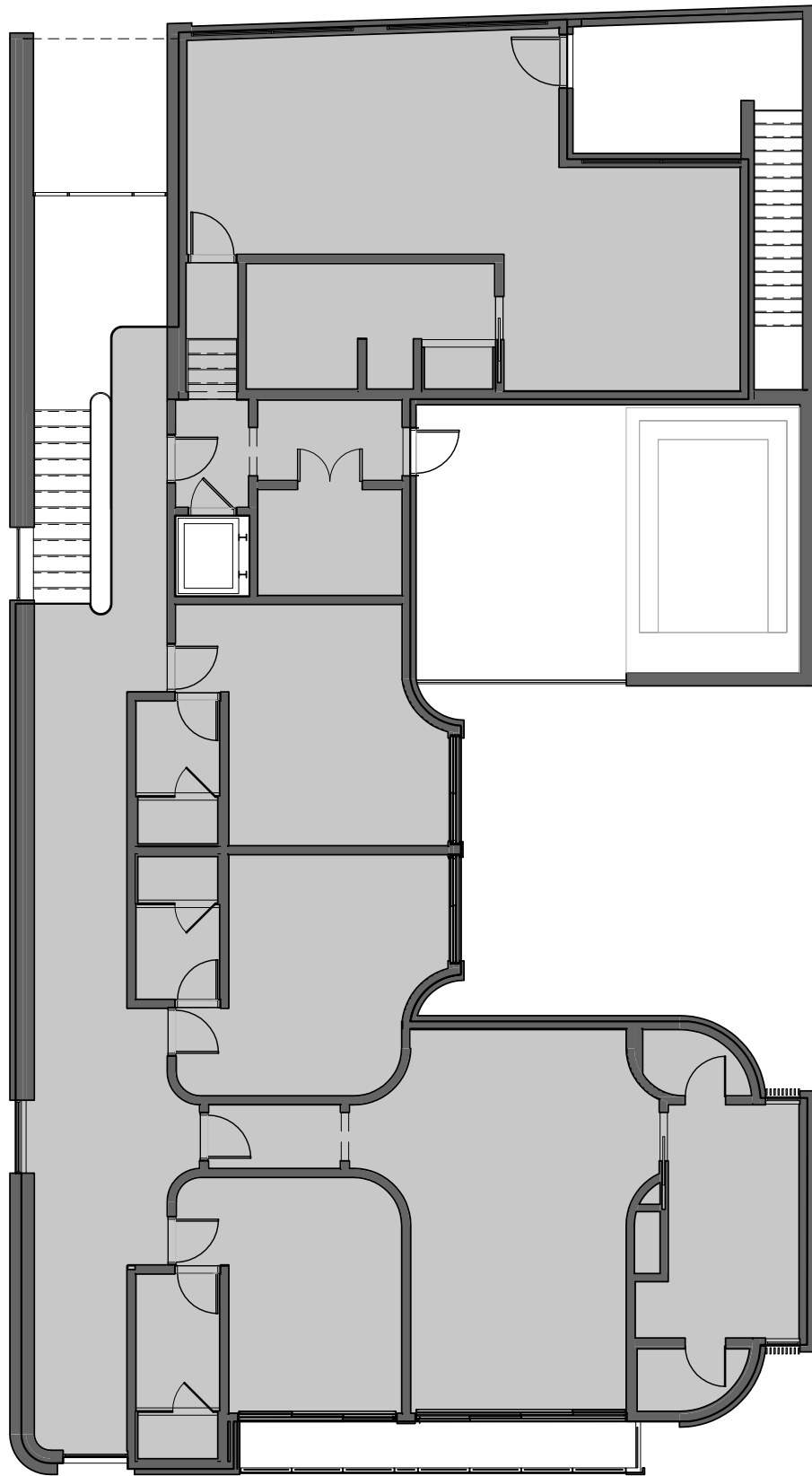
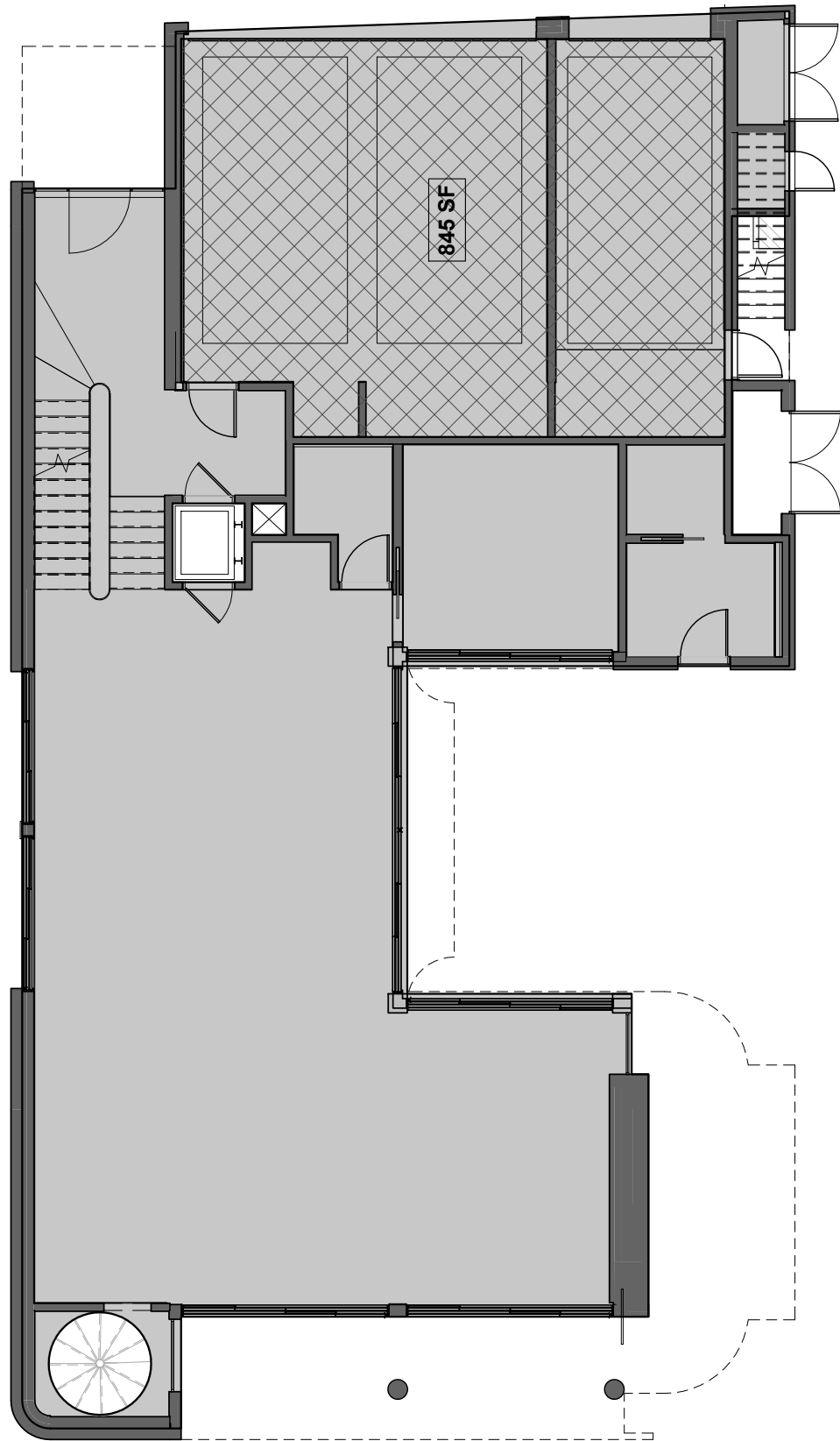
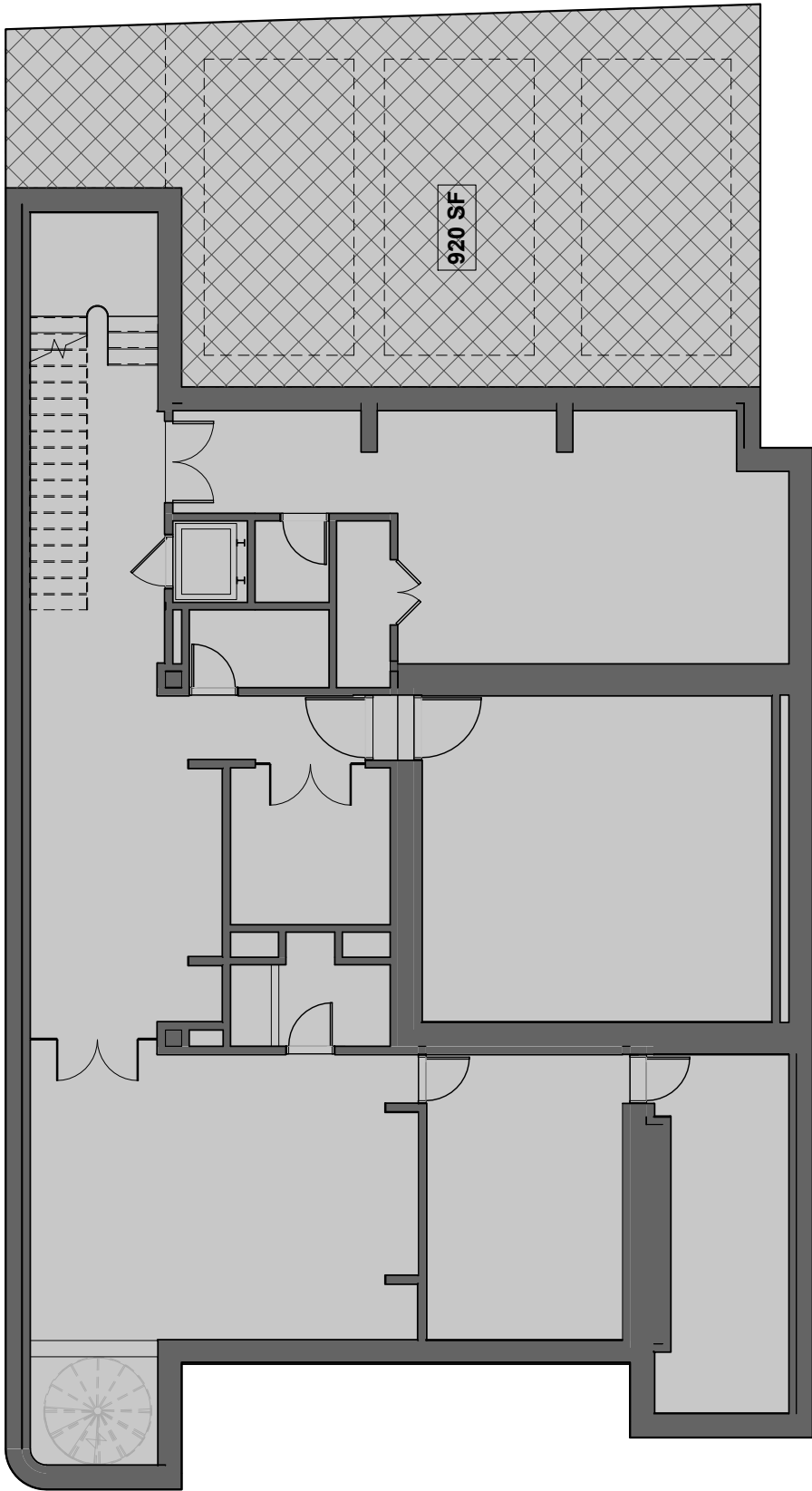
- 191021 COASTAL DEVELOPMENT
- PERMIT APPLICATION
- 191204 CDP CORRECTIONS
- 191213 PLANCHECK SUBMITTAL

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 FLOORS, AND FLOORS BELOW GRADE. THE FOLLOWING ELEMENTS ARE ALSO 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
- MINIMUM REQUIRED OPEN SPACE (BPMC 10.14.030)

MAXIMUM BUILDABLE FLOOR AREA

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

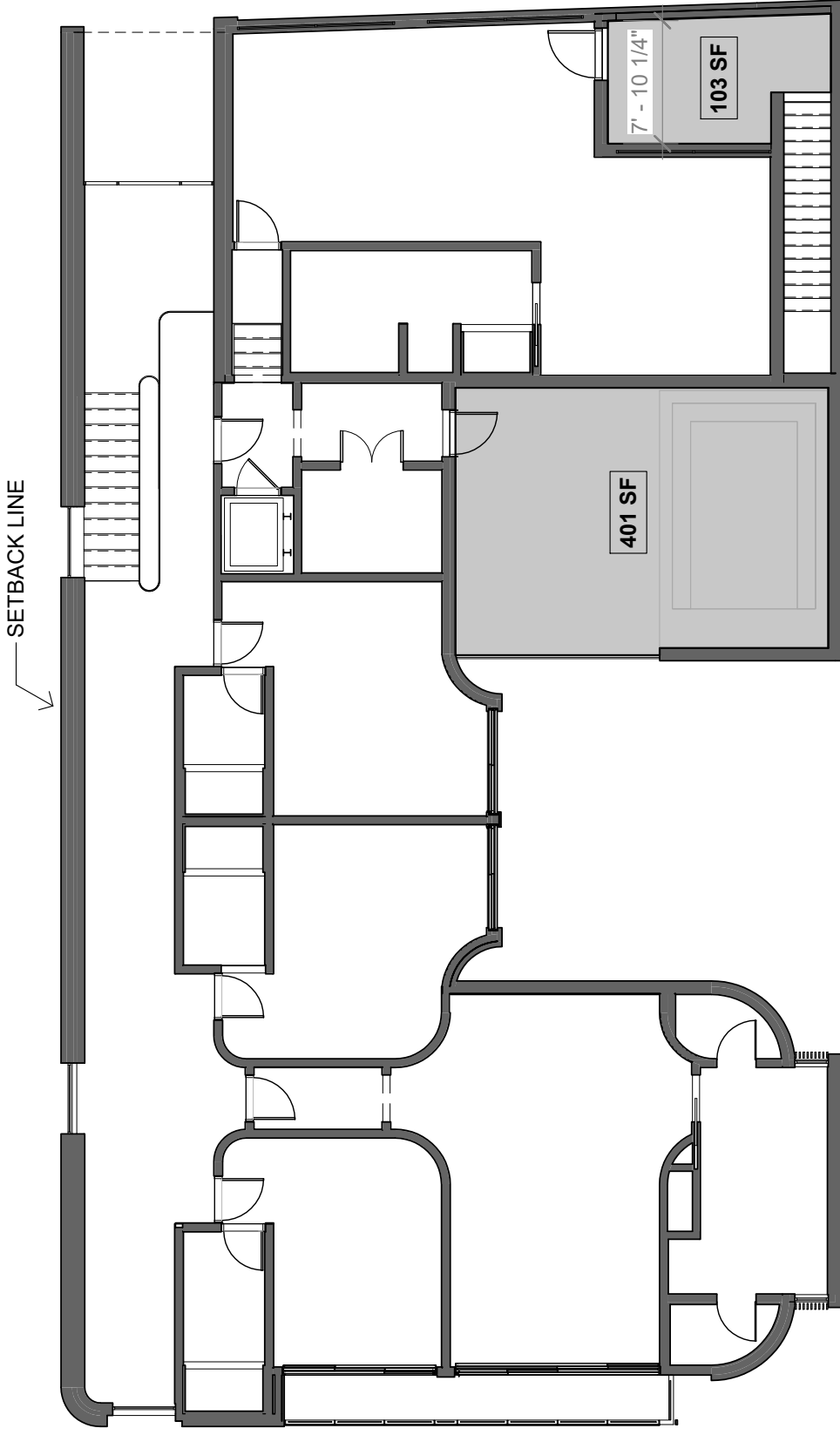
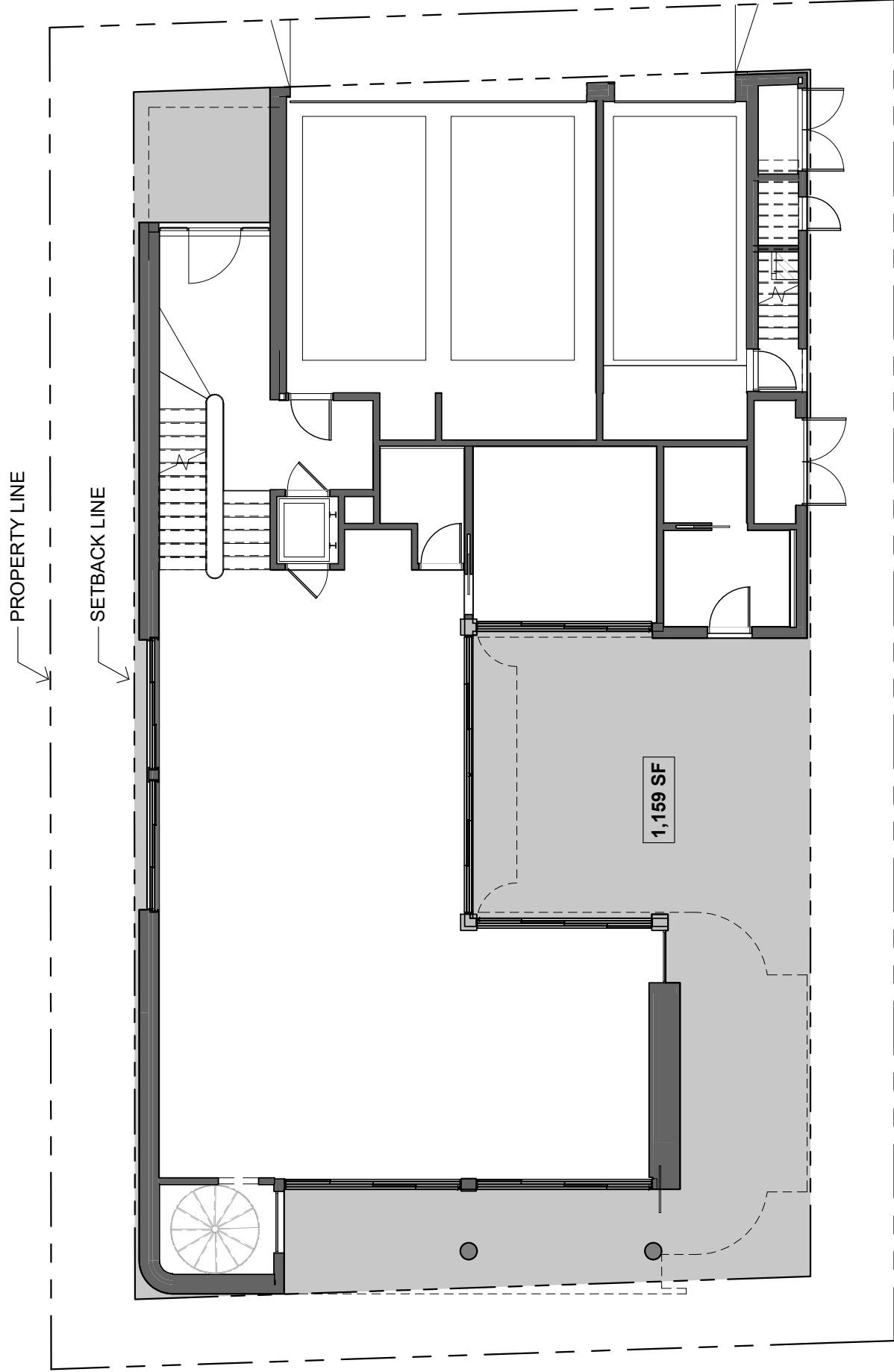
PROPOSED BUILDABLE FLOOR AREA	EXCL.	TOTALS
BASEMENT	-200 SF	3,935 SF
FIRST FLOOR	-0 SF	3,143 SF
GARAGE	-845 SF	0 SF
SECOND FLOOR	-0 SF	2,845 SF
TOTALS	-1,045 SF	9,923 SF

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"



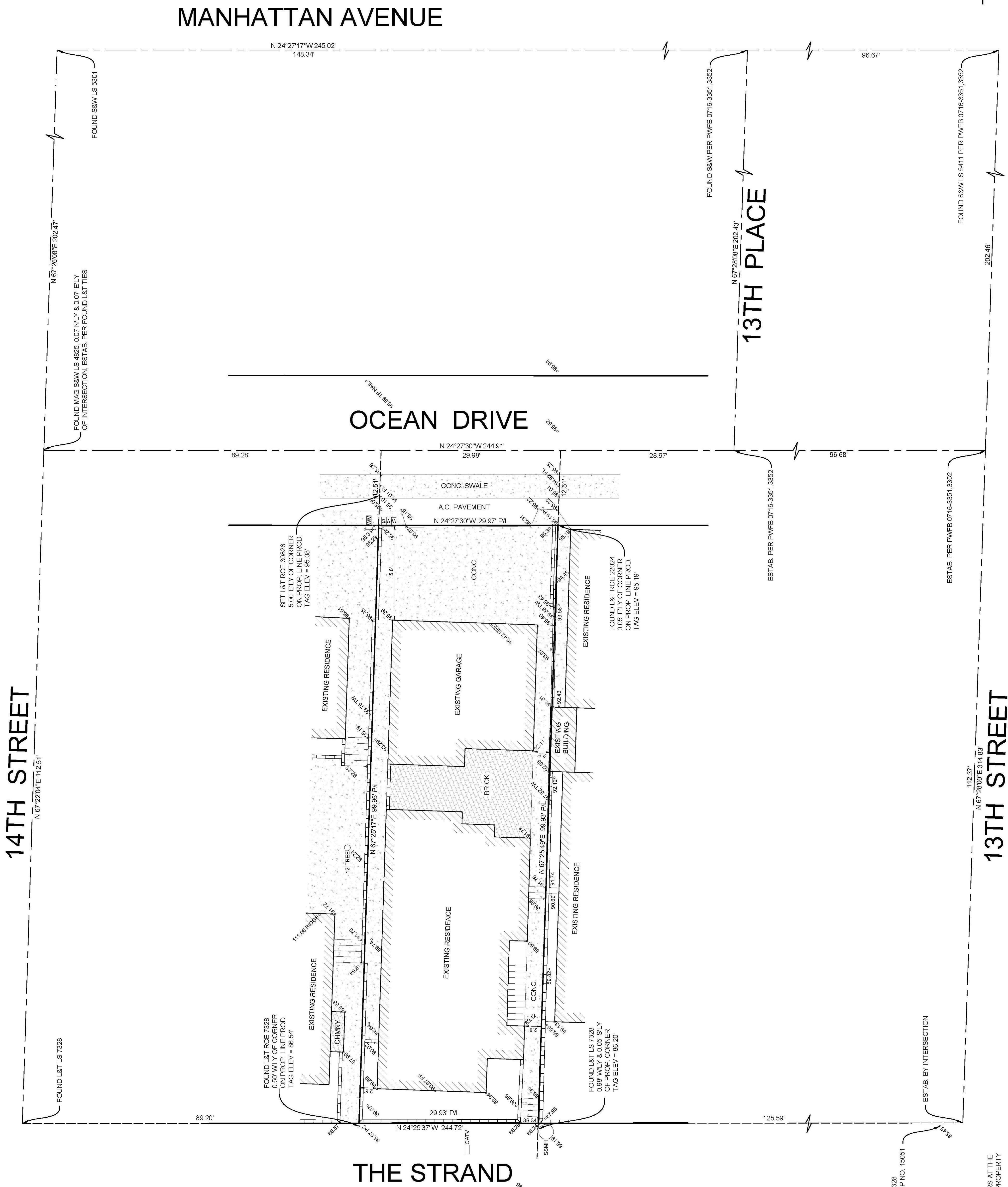
OPEN SPACE REQUIREMENT

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 40 SF PER UNIT. THIS AREA MAY INCLUDE PARKING FACILITIES, DRIVEWAYS, UTILITY OR SERVICES AREAS, OR ANY REQUIRED FRONT OR SIDE YARD (BPMC 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, EXCLUDED AREAS ARE NOT INCLUDED IN THE BUILDABLE FLOOR AREA.
- (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. (BPMC 10.14.030)

MINIMUM REQUIRED OPEN SPACE
9,923 SF (BFA)
X 15%
1,488.5 SF REQUIRED

<u>PROPOSED OPEN SPACE</u>	
FIRST FLOOR	1,159 SF (69.7%)
SECOND FLOOR	504 SF (30.3%)
TOTAL PROPOSED	1,663 SF (100.0%)

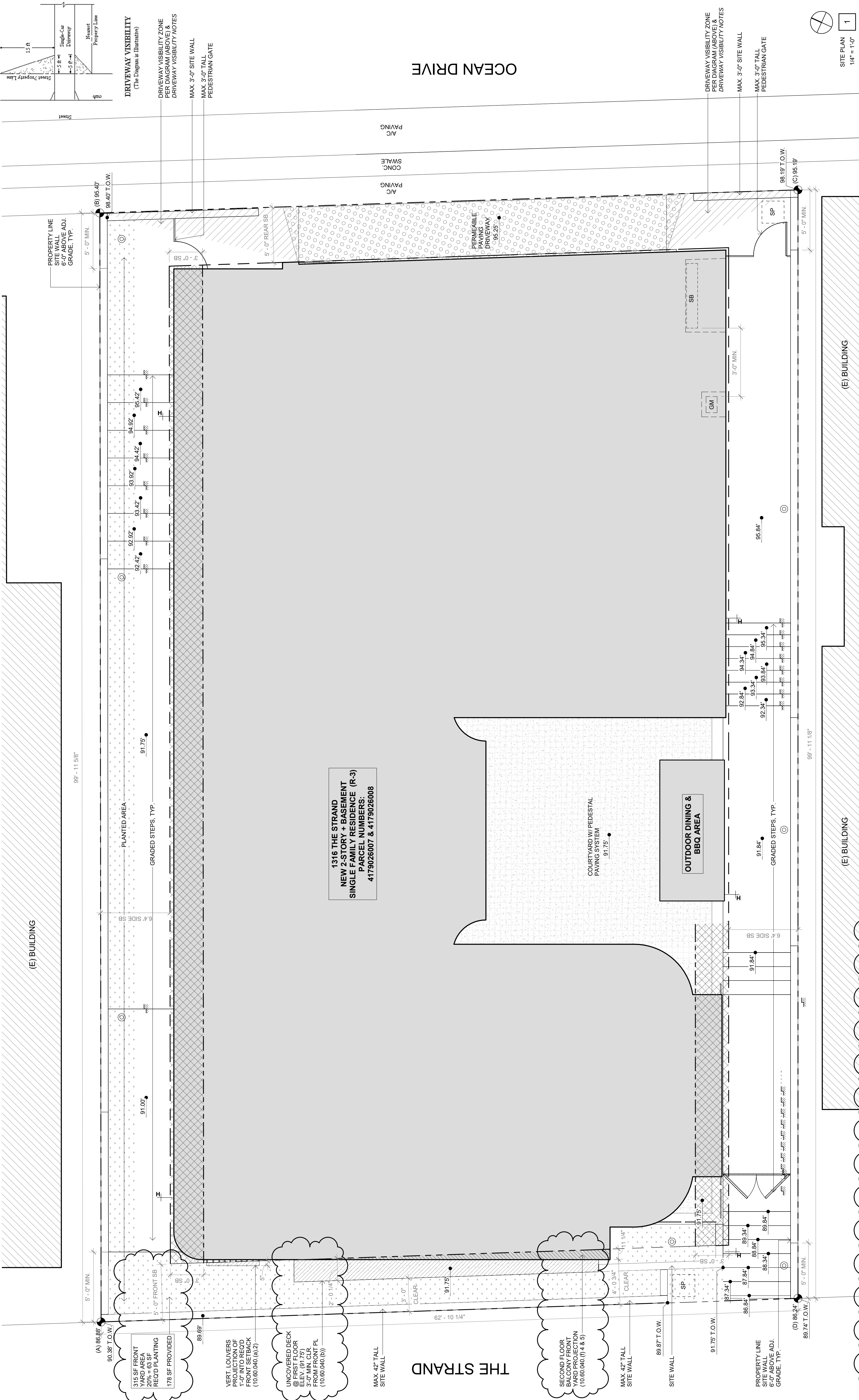


FOUND L&T LS 7328
PER PARCEL MAP NO. 15051

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

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.

PROVIDENT TITLE COMPANY
ORDER NO. 10394880-PS
DATED AUGUST 31, 2018



1. DO NOT SCALE FROM DRAWINGS.
2. NOTIFY ARCHITECT OF INCONSISTENCIES OR EXPOSED UNFORESEEN 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 MATERIAL. DOORS AND WINDOWS 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 CONTRACTOR TO PROVIDE ERECT AND MAINTAIN ALL TEMPORARY BARRIERS AND GUARDS. AND ALL TEMPORARY SHORINGS BRACING AS REQUIRED BY ALL CITY AND STATE REGULATIONS.
6. CONTRACTOR TO PROVIDE ADEQUATE WEATHER PROTECTION FOR THE PROJECT DURING THE COURSE OF THE WORK.
7. TEMPORARY POWER LIGHTING, AND SANITARY FACILITIES FOR THE DURATION OF THE WORK.
- 8.

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 10 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

SITE PLAN KEY NOTES	
03. CONCRETE	
03 35 00	CONCRETE FINISHING
04. MASONRY	
04 20 00	BRICK RAINDSCREEN
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	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 00 00 REFRIGERATION
09 60 00 FLOORING	09 60 00 FLOORING	11 10 00 FREEZER
09 72 00 WALL COVERINGS	09 72 00 WALL COVERINGS	11 20 00 REFRIGERATION
09 75 00 STONE	09 75 00 STONE	11 30 00 VEHICLE EQUIPMENT
09 78 00 INT. WALL PANELING	09 78 00 INT. WALL PANELING	11 30 00 KITCHEN APPLIANCES
09 80 00 ACOUSTIC TREATMENT	09 80 00 ACOUSTIC TREATMENT	12 00 00 FURNISHINGS
09 90 00 PAINTING & COATING	09 90 00 PAINTING & COATING	13 00 00 SPECIAL CONSTRUCTION
		13 11 00 SWIMMING POOLS
		13 24 00 STEAM SHOWER
		14 00 00 CONVEYING EQUIPMENT
		14 20 00 ELEVATOR
		14 40 00 VEHICLE LIFTS

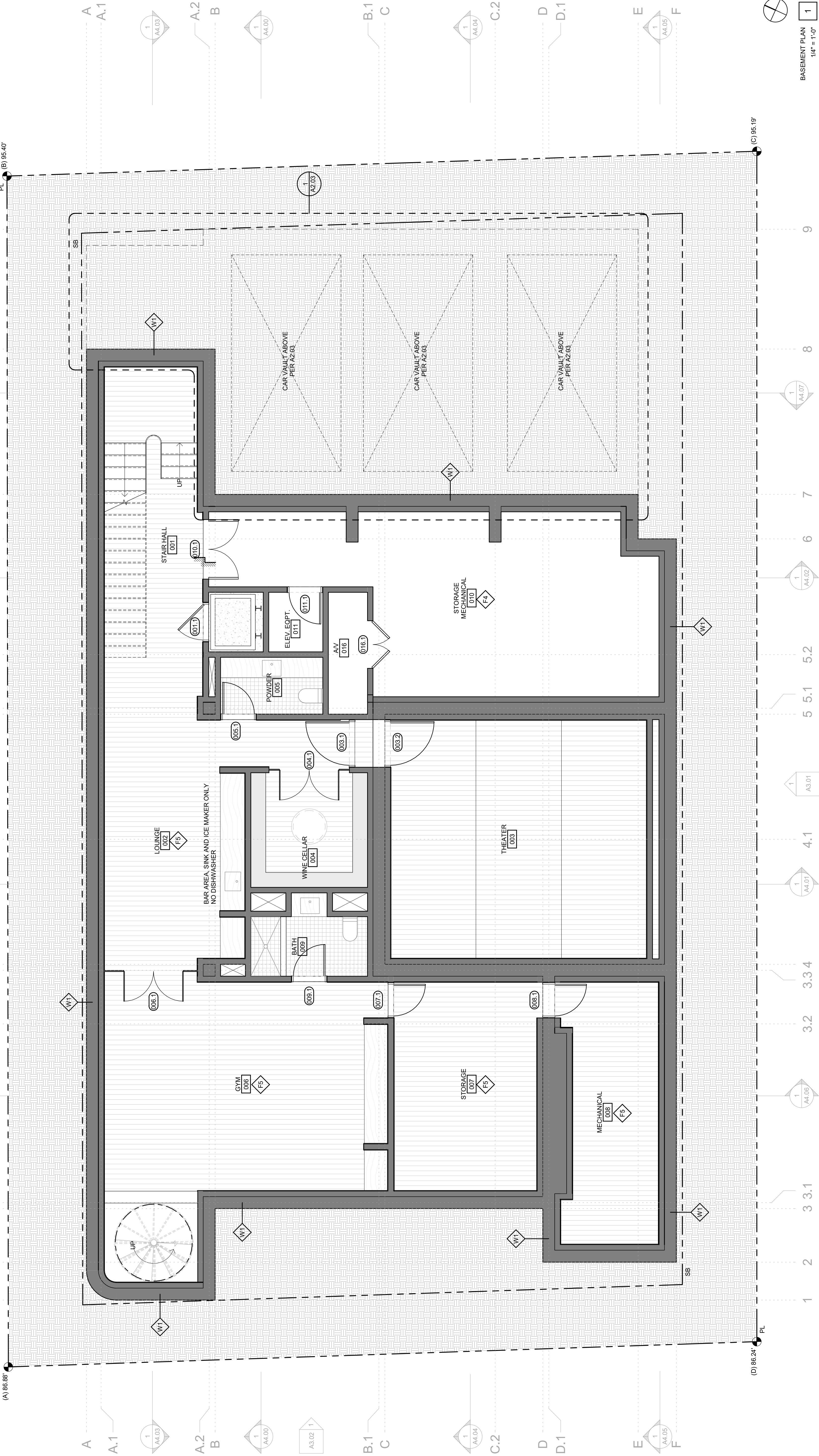
22 PLUMBING	STORM DRAINAGE
22 14 00	PLUMBING FIXTURES
22 40 00	SEE SCHEDULES
22 50 00	POOL SYSTEMS
23 HVAC	
PENDING	
26 ELECTRICAL	POWER GENERATING & STORAGE EQUIPMENT
26 30 00	EXTERIOR LIGHTING
26 56 00	

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

LEGEND

	PERMEABLE
	SETBACK
	FENCE
	GAS METER
	SUMP PIT PER CIVIL
	AREA DRAIN PER CIVIL

PAVING		PLANTED AREA
		PROPERTY LINE
		EASEMENT
		ELECTRICAL SWITCHBOARD
		HOSE BIB



- 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" 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 HEIGHT, FULL WIDTH, AND PROVIDE WEATHER STRIPPING. ALL WEATHER STRIPPING SHALL 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 ALL ELECTRICAL WORK.
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.
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.
WATER HEAT A T T FITTING TO PLUMB FOR FUTURE SOLAR WATER HEATING.

03 CONCRETE	04 MASONRY	05 METAL	06 WOOD, PLASTICS & COMPOSITES	07 THERMAL & MOISTURE PROTECTION
03 35 00 CONCRETE FINISHING	04 21 00 BRICK VENEER	05 50 00 METAL GUARDRAILS	06 15 00 WOOD DECKING	SEE ASSEMBLIES & DETAILS
		05 70 00 METAL STAIRS	06 20 00 FINISH CARPENTRY	
			06 40 00 ARCHITECTURAL WOODWORK	

08 OPENINGS	09 FINISHES	10 SPECIALTIES	11 EQUIPMENT	12 FURNISHINGS	13 SPECIAL CONSTRUCTION	14 CONVEYING EQUIPMENT
SEE SCHEDULES	09 20 00 GYPSUM BOARD	10 28 00 TOILET & BATH ACCESSORIES	11 11 00 VEHICLE LIFTS	12 20 00 WINDOW TREATMENTS	13 11 00 SWIMMING POOLS	14 20 00 ELEVATOR
	09 24 00 STUCCO	10 30 00 FIREPLACE	11 30 00 KITCHEN APPLIANCES		13 24 00 STEAM SHOWERS	
	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					

22 PLUMBING	26 LIGHTING	32 SITE IMPROVEMENTS
SEE SCHEDULES	PENDING	VEHICLE PAVING
		32 10 00
		32 30 00

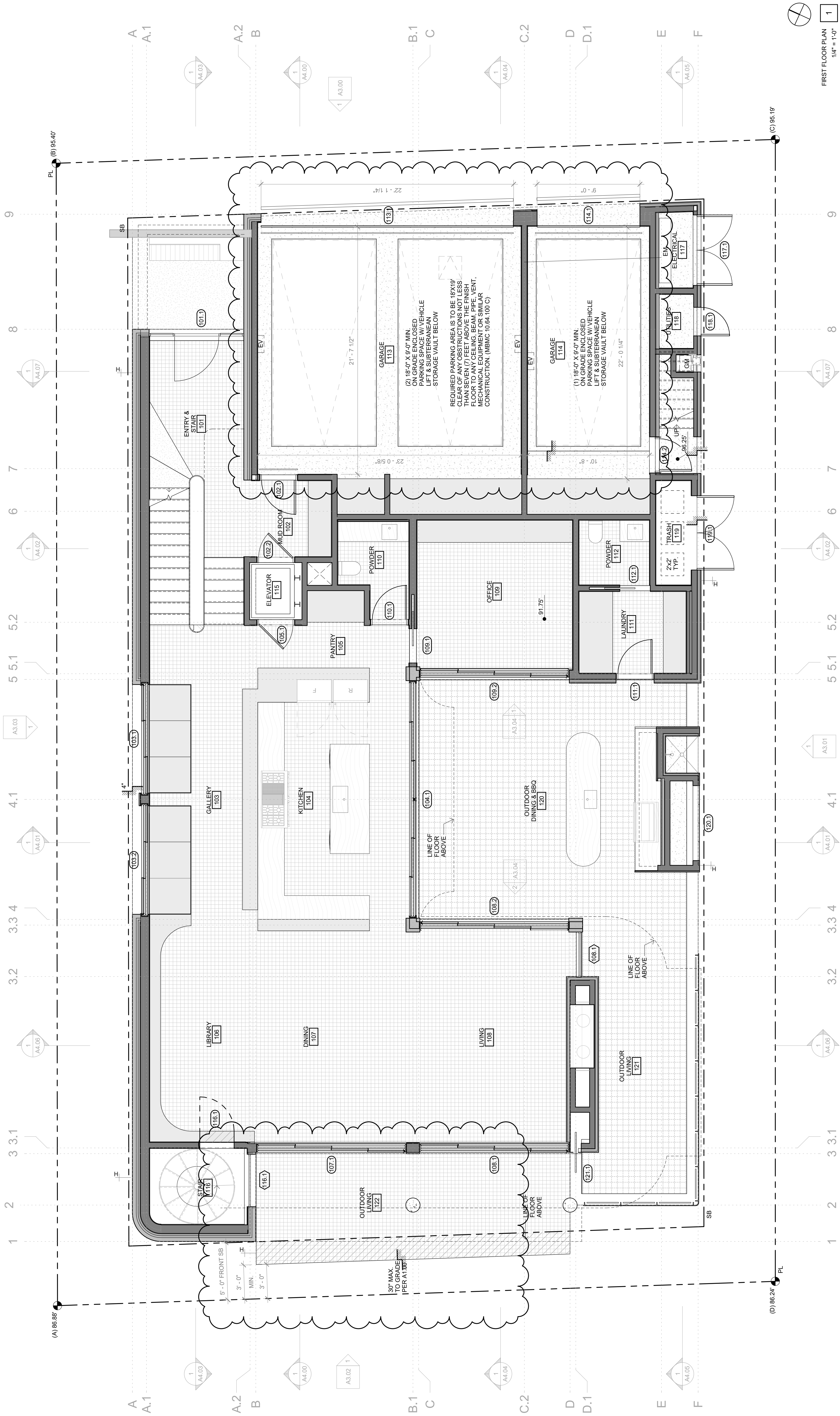
LEGEND
PROPERTY LINE
ELECTRIC PANEL & METER
GAS METER
ELECTRIC VEHICLE CHARGER
PROPERTY CORNER
ELEVATION TRANSITION
SPOT ELEVATION
SLOPE

BASEMENT PLAN
1/4" = 1'-0"



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

SHEET TITLE
FIRST FLOOR PLAN
SHEET NUMBER



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

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	
10 28 00	SEE SCHEDULES
10 30 00	TOILET & BATH ACCESSORIES
10 30 00	FREPLACE
11 EQUIPMENT	
11 11 00	VEHICLE LIFTS
11 30 00	KITCHEN APPLIANCES
12 FURNISHINGS	
12 20 00	WALL TREATMENTS
13 SPECIAL CONSTRUCTION	
13 11 00	SWIMMING POOLS
13 24 00	STEAM SHOWERS
14 CONVEYING EQUIPMENT	
14 20 00	ELEVATOR

08 OPENINGS	
SEE SCHEDULES	
09 FINISHES	
09 20 00	GYP SUM 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

03 CONCRETE	
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	

11. CONTRACTOR IS TO PROVIDE, ERECT AND MAINTAIN ALL TEMPORARY BARRIERS AND GUARDS, AND ALL TEMPORARY BRACING AS REQUIRED BY ALL CITY AND STATE REGULATIONS.
12. CONTRACTOR IS TO PROVIDE ADEQUATE WEATHER PROTECTION FOR THE BUILDING AND ITS CONTENTS DURING THE COURSE OF WORK.
13. 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.
14. CONTRACTOR IS TO PROVIDE TEMPORARY SANITARY FACILITIES AS TO LEAST IMPACT NEIGHBORS AND AS DIRECTED BY CITY.
15. INSULATE THE COLD WATER SUPPLY PIPE AT THE TOP OF THE WATER HEAT A 1" FITTING TO PLUMB FOR FUTURE SOLAR WATER HEATING.
1. DO NOT SCALE FROM DRAWINGS.
2. DIMENSIONS ARE TO FACE OF WOOD STUD (FOS), CENTERLINE OF WALL, EXTERIOR FACE OF CONCRETE, AND CENTERLINE OF OPENING UNLESS NOTED OTHERWISE.
3. ANY INCONSISTENCIES OR UNFORESEEN CONDITIONS TO BE REVIEWED BY THE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION.
4. ALL DOORS AND WINDOWS DIMENSIONED TO CENTERLINE OF CLEAR.
5. PROVIDE 1.6 GALLONS OF WATER PER FLUSH TOILETS.
6. WATER HEATERS ARE TO BE STRAPPED OR HAVE A RIGID CONNECTION TO AN ADJACENT WALL. (SEC 907.3, UPC)
7. PROVIDE R-13 INSULATION FOR HOT WATER HEATER, R-3 INSULATION FOR COLD WATER HEATER.
8. HEATER OUTLET PIPE, ALL WATER HEATING AND SPACE CONDITIONING EQUIPMENT, SHOWER HEADS AND FAUCETS SHALL BE C.E.C. CERTIFIED.
9. ALL STEAM AND STEAM CONDENSATE RETURN PIPING AND HOT WATER PIPING SHALL BE C.E.C. CERTIFIED.
10. 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 WEATHERS TRIPPED.
11. 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.



FLOOR PLAN NOTES

- DO NOT SCALE FROM DRAWINGS.
- DIMENSIONS ARE TO FACE OF WOOD STUD (FOS), 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 18 GALLONS OF WATER PER FLUSH TOILETS.
- AN ADJACENT WALL (SEC 507.3, UPC)
- PROVIDE 1/2" EXTERIOR BLANKET FOR HOT WATER HEATER. 5-3" 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 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 PROJECT SITE. 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 THE MAIN 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 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 THE MAIN TEMPORARY LIGHT AS REQUIRED FOR THE DURATION OF THE WORK.

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"
25' - 1" (REAR)
DEPTH: 3'-0" MAX INTO REQUIRED YARD
A1.00 & A2.20
A1.00 & A2.20

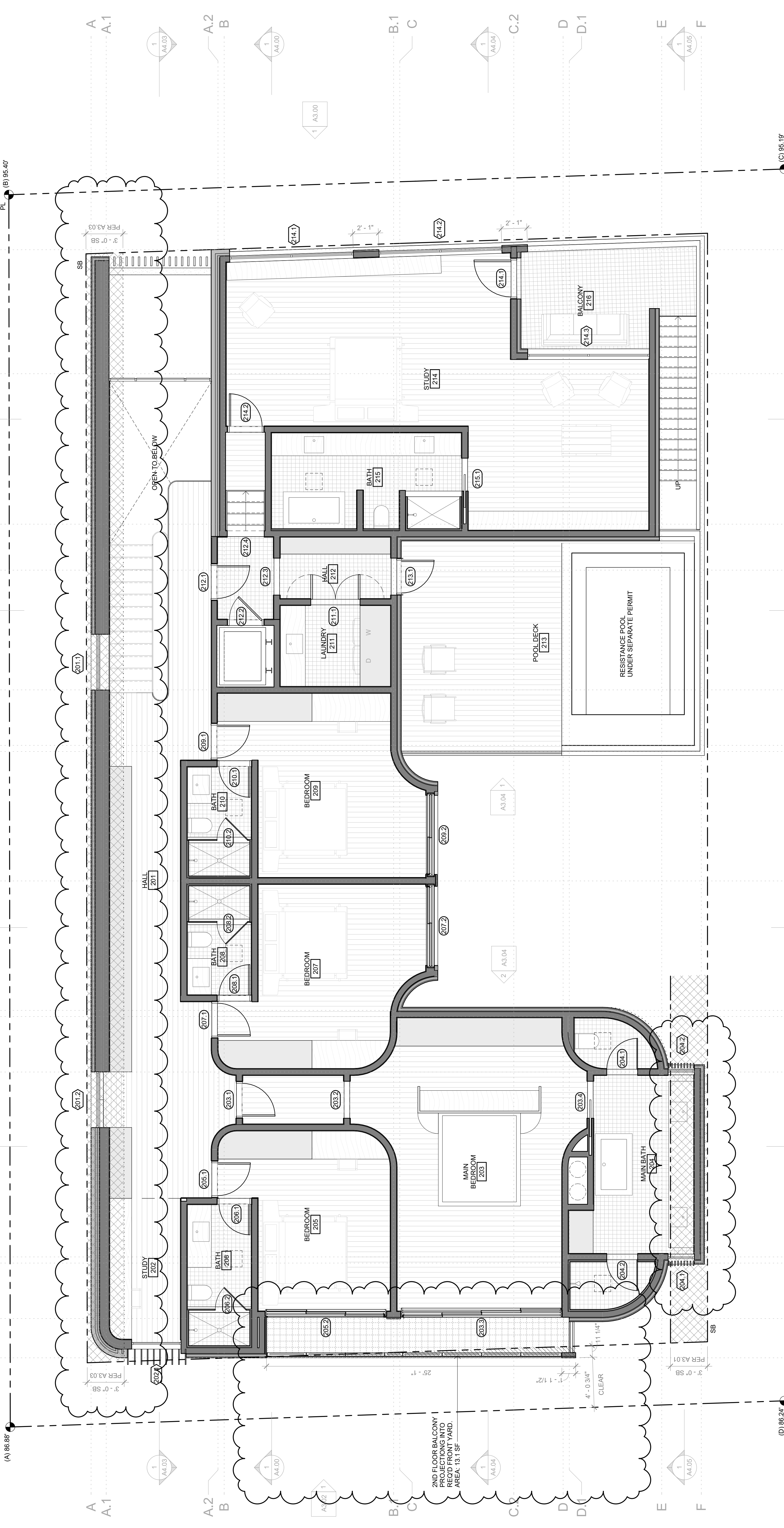
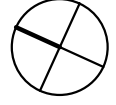
03 CONCRETE	04 MASONRY	05 METAL	06 WOOD, PLASTICS & COMPOSITES	07 THERMAL & MOISTURE PROTECTION
03 35 00 CONCRETE FINISHING	04 21 00 BRICK VENEER	05 15 00 WOOD DECKING	06 15 00 WOOD DECKING	07 00 00 THERMAL & MOISTURE PROTECTION
04 20 00 GYPSUM BOARD	05 50 00 METAL GUARDRAILS	06 20 00 FINISH CARPENTRY	06 20 00 FINISH CARPENTRY	07 00 00 THERMAL & MOISTURE PROTECTION
04 20 00 STUCCO	05 70 00 METAL STAIRS	06 15 00 WOOD DECKING	06 15 00 WOOD DECKING	07 00 00 THERMAL & MOISTURE PROTECTION
04 20 00 TILES	05 70 00 METAL STAIRS	06 15 00 WOOD DECKING	06 15 00 WOOD DECKING	07 00 00 THERMAL & MOISTURE PROTECTION
04 20 00 CEILING	05 70 00 METAL STAIRS	06 15 00 WOOD DECKING	06 15 00 WOOD DECKING	07 00 00 THERMAL & MOISTURE PROTECTION
04 20 00 FLOORING	05 70 00 METAL STAIRS	06 15 00 WOOD DECKING	06 15 00 WOOD DECKING	07 00 00 THERMAL & MOISTURE PROTECTION
04 20 00 STONE	05 70 00 METAL STAIRS	06 15 00 WOOD DECKING	06 15 00 WOOD DECKING	07 00 00 THERMAL & MOISTURE PROTECTION
04 20 00 INT. WALL PANELING	05 70 00 METAL STAIRS	06 15 00 WOOD DECKING	06 15 00 WOOD DECKING	07 00 00 THERMAL & MOISTURE PROTECTION
04 20 00 ACOUSTIC TREATMENT	05 70 00 METAL STAIRS	06 15 00 WOOD DECKING	06 15 00 WOOD DECKING	07 00 00 THERMAL & MOISTURE PROTECTION
04 20 00 PAINTING & COATING	05 70 00 METAL STAIRS	06 15 00 WOOD DECKING	06 15 00 WOOD DECKING	07 00 00 THERMAL & MOISTURE PROTECTION

08 OPENINGS	09 FINISHES	10 SPECIALTIES	11 EQUIPMENT	12 FURNISHINGS	13 SPECIAL CONSTRUCTION	14 CONVEYING EQUIPMENT
08 00 00 SEE SCHEDULES	09 20 00 GYPSUM BOARD	10 28 00 TOILET & BATH ACCESSORIES	11 11 00 VEHICLE LIFTS	12 20 00 WINDOW TREATMENTS	13 11 00 SWIMMING POOLS	14 20 00 ELEVATOR
08 00 00 SEE SCHEDULES	09 20 00 STUCCO	10 30 00 FIREPLACE	11 11 00 VEHICLE LIFTS	12 20 00 WINDOW TREATMENTS	13 11 00 SWIMMING POOLS	14 20 00 ELEVATOR
08 00 00 SEE SCHEDULES	09 20 00 TILES	10 30 00 FIREPLACE	11 11 00 VEHICLE LIFTS	12 20 00 WINDOW TREATMENTS	13 11 00 SWIMMING POOLS	14 20 00 ELEVATOR
08 00 00 SEE SCHEDULES	09 20 00 CEILING	10 30 00 FIREPLACE	11 11 00 VEHICLE LIFTS	12 20 00 WINDOW TREATMENTS	13 11 00 SWIMMING POOLS	14 20 00 ELEVATOR
08 00 00 SEE SCHEDULES	09 20 00 FLOORING	10 30 00 FIREPLACE	11 11 00 VEHICLE LIFTS	12 20 00 WINDOW TREATMENTS	13 11 00 SWIMMING POOLS	14 20 00 ELEVATOR
08 00 00 SEE SCHEDULES	09 20 00 STONE	10 30 00 FIREPLACE	11 11 00 VEHICLE LIFTS	12 20 00 WINDOW TREATMENTS	13 11 00 SWIMMING POOLS	14 20 00 ELEVATOR
08 00 00 SEE SCHEDULES	09 20 00 INT. WALL PANELING	10 30 00 FIREPLACE	11 11 00 VEHICLE LIFTS	12 20 00 WINDOW TREATMENTS	13 11 00 SWIMMING POOLS	14 20 00 ELEVATOR
08 00 00 SEE SCHEDULES	09 20 00 ACOUSTIC TREATMENT	10 30 00 FIREPLACE	11 11 00 VEHICLE LIFTS	12 20 00 WINDOW TREATMENTS	13 11 00 SWIMMING POOLS	14 20 00 ELEVATOR
08 00 00 SEE SCHEDULES	09 20 00 PAINTING & COATING	10 30 00 FIREPLACE	11 11 00 VEHICLE LIFTS	12 20 00 WINDOW TREATMENTS	13 11 00 SWIMMING POOLS	14 20 00 ELEVATOR

LEGEND

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

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



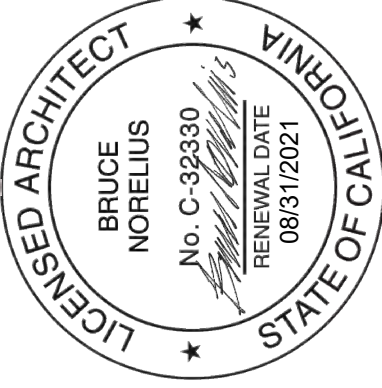
PROJECT

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 PLANCHECK SUBMITTAL

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A3.00

PROPERTY CORNER

SPOT ELEVATION

ELECTRIC PANEL & METER

GAS METER

ELECTRIC VEHICLE CHARGER

ELEVATION TRANSITION

SLOPE

PL

SB

LINE OF ABUTTING ADJACENT GRADE

LINE OF TOP OF RETAINING WALL OR 42" GUARDRAIL ON SITE WALL

LINE OF PRE-CONSTRUCTION GRADE & LINE OF ADDED 24" SETBACK FOR WALLS OVER 24'-0" IN HT.

(X) XX.XX

XX.XX

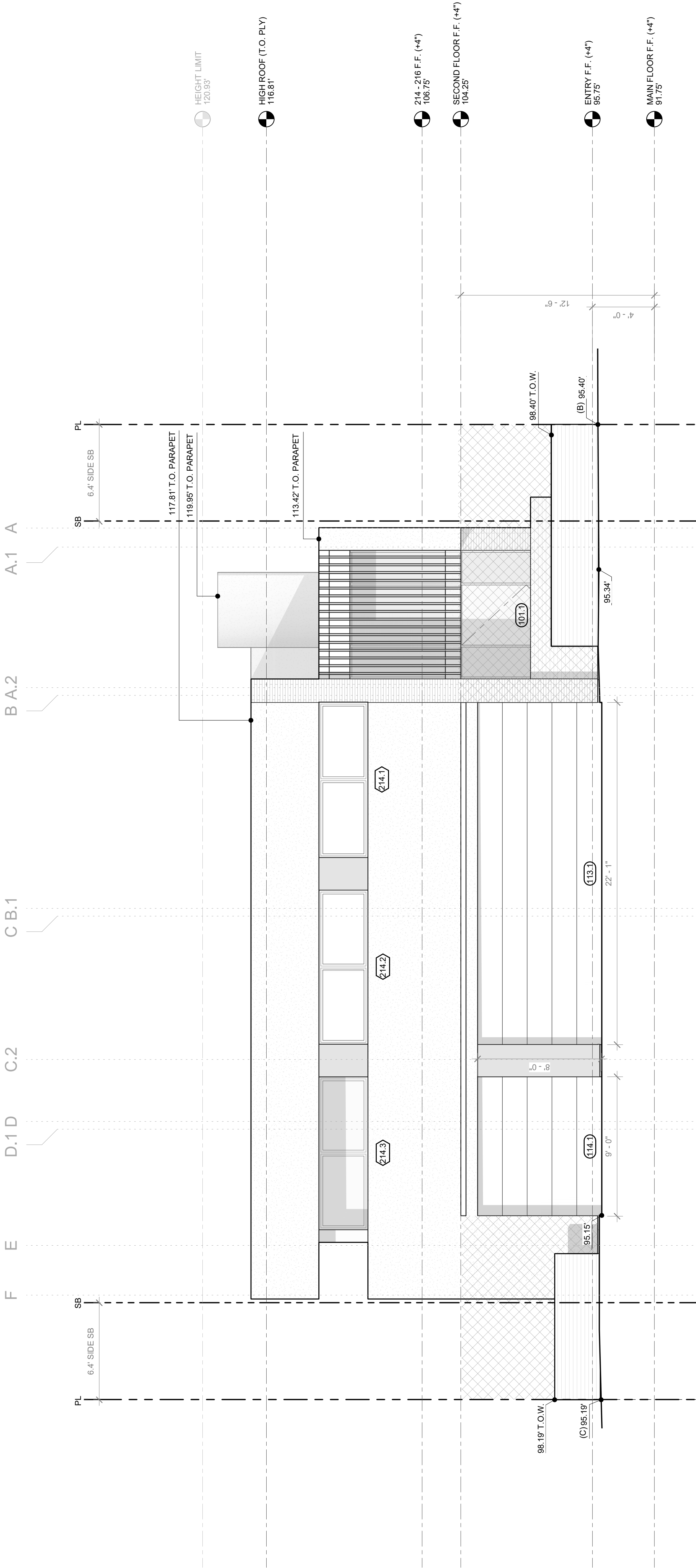
EM

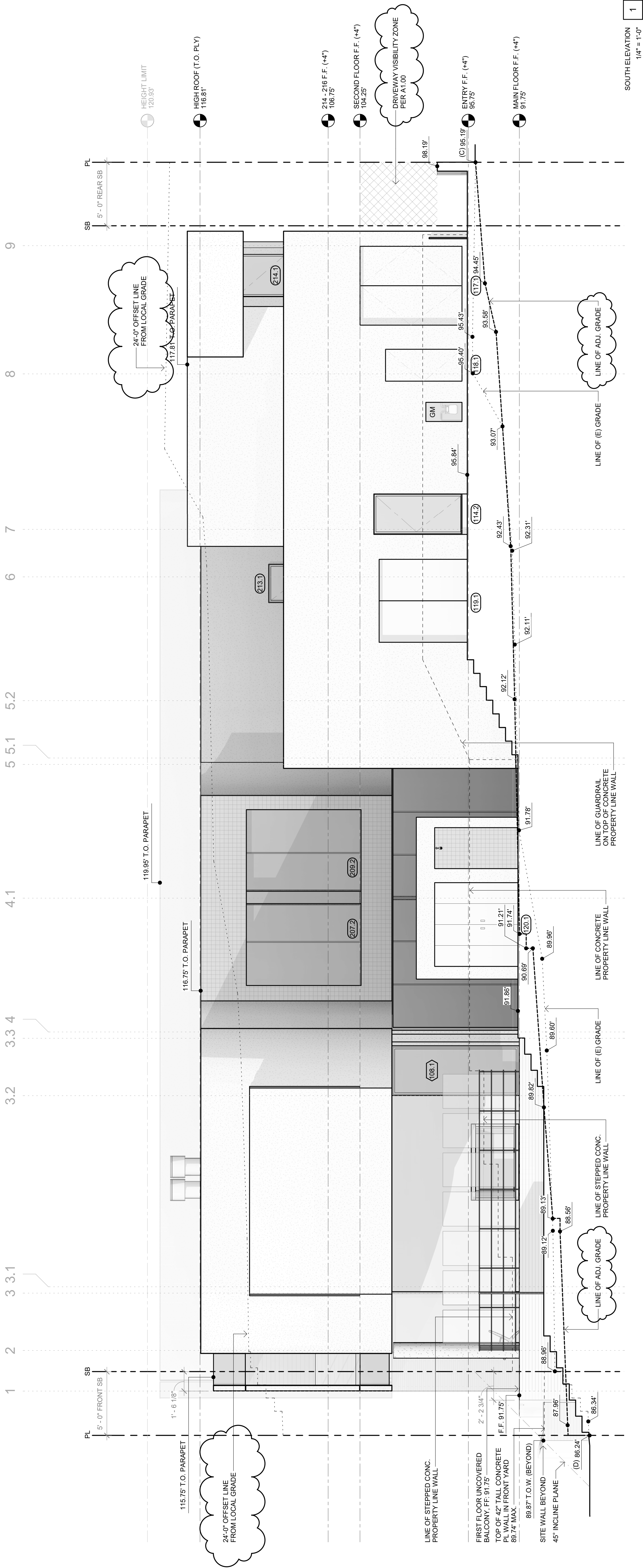
GM

EV

X

1/4" = 12'





1.	PARAPETS, SATELLITE ANTENNAE, RAILS, SKYLIGHTS AND ROOF EQUIPMENT MUST 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 3/4" DIA. DIAMETER 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 ENVIRONMENT. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
8.	GLAZING WITHIN 18" OF ADJACENT WALKING SURFACE TO BE FULL TEMPERED.
9.	EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE OF 5' OR MORE MUST BE HALF-FIRE-RESISTANCE RATED FOR EXPOSURE TO FIRE BOTH SIDES.
10.	SEE A4.00 TITLE PAGE FOR BALCONY PROJECTION SUMMARY.

ELEVATIONS KEYNOTES	
03 CONCRETE	
03 35 00	CONCRETE
04 MASONRY	
04 20 00	BRICK RATIO
05 METAL	
05 50 00	METAL GUARD
05 70 00	METAL STAIR
06 WOOD PLASTICS	
06 15 00	WOOD DECK
06 20 00	FINISH CARPET
06 40 00	ARCHITECTURE
07 THERMAL & MOISTURE	
	SEE ASSEMBLIES & DETAILS
08 OPENINGS	
	SEE SCHEDULES

09 FINISHES	10 SPECIALTIES
09 00 20 00	10 28 00
09 00 24 00	TOILET & BATH ACCESS
09 00 30 00	STUCCO
09 00 40 00	10 30 00
09 00 50 00	FIREPLACE
09 00 60 00	11 EQUIPMENT
09 00 70 00	CEILINGS
09 00 80 00	11 11 00
09 00 90 00	FLOORING
09 01 00 00	VEHICLE LIFTS
09 01 10 00	11 30 00
09 01 20 00	FLOOR COVERINGS
09 01 30 00	STONE
09 01 40 00	WALL PANELING
09 01 50 00	INT. WALL PANELING
09 01 60 00	ACoustic TREATMENT
09 01 70 00	PAINTING & COATING
09 01 80 00	
09 01 90 00	

<u>12 FURNISHINGS</u>	
12 20 00	WINDOW TREATMENT
<u>13 SPECIAL CONSTRUCTION</u>	
13 11 00	SWIMMING POOL
13 24 00	STEAM SHOWERS
<u>14 CONVEYING EQUIPMENT</u>	
14 20 00	ELEVATOR

22 PLUMBING	
22 14 00	STORM DRAINAGE
22 14 00	PLUMBING FIXTURES
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	VEHICLE PAVING	SITE IMPROVEMENTS
32 10 00		
32 30 00		

PROPERTY LINE	---	(X) XX'XX'
SETBACK LINE	- - -	XX'XX'
LINE OF ABUTTING ADJACENT GRADATIONS	----	
LINE OF TOP OF FLOOR OR 42" GUARDRAIL	----	
LINE OF PRE-CONSTRUCTION LINE OF ADDED 3' FOR WALLS OVER PROPERTY CORNER	----	
SPOT ELEVATION	●	

PROPERTY LINE
SETBACK LINE
LINE OF ABUTTING
ADJACENT GRADE
LINE OF TOP OF RETAINING WALL
OR 42" GUARDRAIL ON SITE WALL
LINE OF PRE-CONSTRUCTION
LINE OF ADDED 3'-0" SETBACK
FOR WALLS OVER 24'-0" IN HT.

FINISH WALL
ON SITE WALL
SECTION GRADE &
SETBACK
0" IN HT.

[illegible][illegible][illegible][illegible]

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

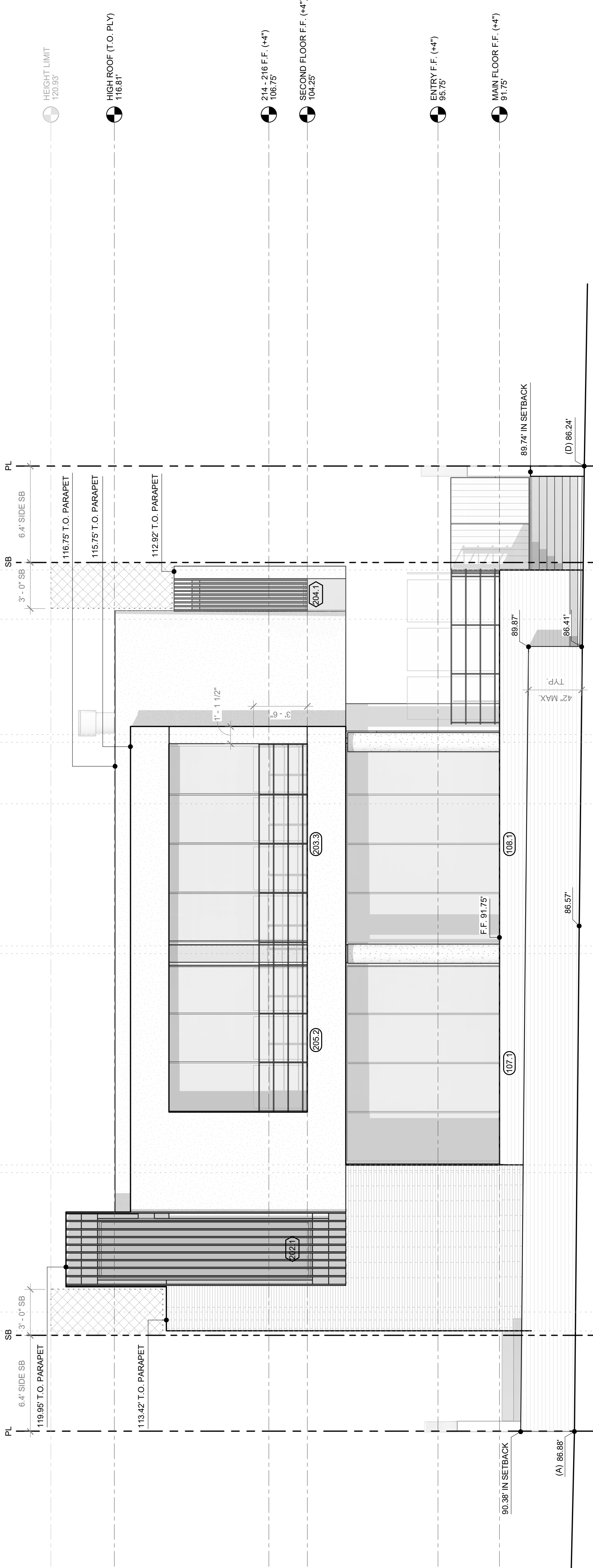
- PARAPETS, SATELLITE ANTENNAE, RAILS, SKYLIGHTS AND ROOF EQUIPMENT MUST BE WITHIN THE HEIGHT LIMIT.
- DO NOT SCALE FROM DRAWINGS.
- ALL GUARDRAILS TO BE 42" ABOVE ADJACENT FINISHED WALKING SURFACE.
- ALL HANDRAILS TO BE 34" - 38" ABOVE FINISHED FLOOR.
- MAXIMUM 3'-15/16" DIAMETER OPENING IN ALL GUARDRAILS 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 75 00 STONE |
| 06 15 00 WOOD DECKING | 09 78 00 INT. WALL PANELING |
| 06 20 00 FINISH CARPENTRY | 09 80 00 ACOUSTIC TREATMENT |
| 07 THERMAL & MOISTURE PROTECTION | 09 90 00 PAINTING & COATING |
| 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 | |



PROJECT

THE STRAND
1316 THE STRAND
MANHATTAN BEACH, CA
90266

NOTES

NOT FOR CONSTRUCTION

SEA / SQUARE



ISSUE DATES

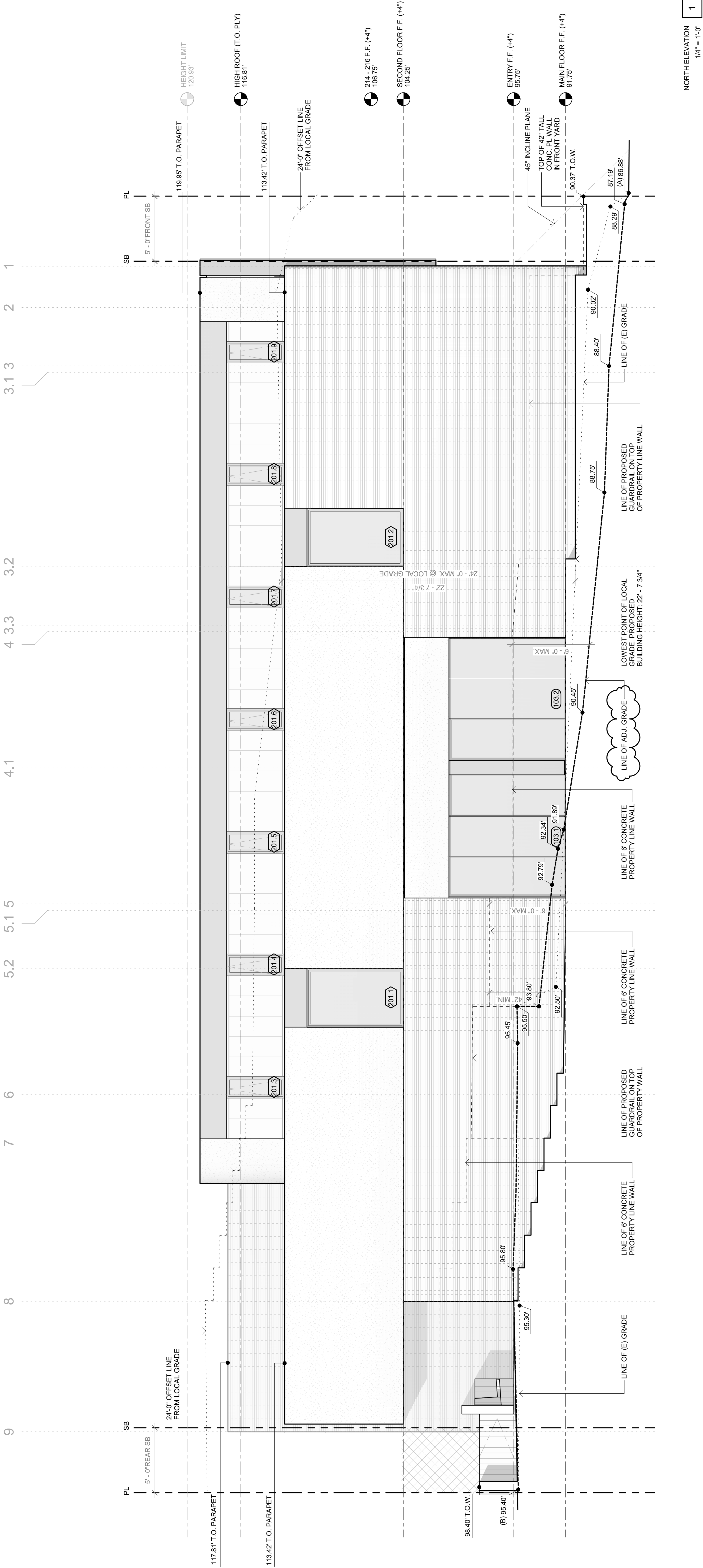
191021 COASTAL DEVELOPMENT
PERMIT APPLICATION
191204 CDP CORRECTIONS
191213 PLANCHICK SUBMITTAL

SHEET TITLE

EXTERIOR
ELEVATIONS

SHEET NUMBER

A3.03



EXTERIOR ELEVATION NOTES

- PARAPETS, SATELLITE ANTENNAE, RAILS, SKYLIGHTS AND ROOF EQUIPMENT MUST BE WITHIN THE HEIGHT LIMIT.
- DO NOT SCALE FROM DRAWINGS.
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- ALL HANDRAILS TO BE 34" - 38" ABOVE FINISHED FLOOR.
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- 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 RANSREEN
- 05 METAL**
 - METAL GUARDRAILS
 - METAL STAIRS
- 06 WOOD, PLASTICS & COMPOSITES**
 - WOOD DECKING
 - FINISH CARPENTRY
- 07 THERMAL & MOISTURE PROTECTION**
 - SEE ASSEMBLIES & DETAILS
- 08 OPENINGS**
 - SEE SCHEDULES

10 SPECIALTIES

- TOILET & BATH ACCESSORIES
- FIREPLACE
- 11 EQUIPMENT**
 - VEHICLE LIFTS
 - KITCHEN APPLIANCES

12 FURNISHINGS

- WINDOW TREATMENTS
- 13 SPECIAL CONSTRUCTION**
 - SWIMMING POOLS
 - STEAM SHOWERS
- 14 CONVEYING EQUIPMENT**
 - ELEVATOR

22 PLUMBING

- STORM DRAINAGE
- PLUMBING FIXTURES
- POOL SYSTEMS

32 SITE IMPROVEMENTS

- VEHICLE PAVING
- SITE IMPROVEMENTS

LEGEND

- PL --- PROPERTY LINE
- SB --- SETBACK LINE
- LINE OF ABUTTING ADJACENT GRADE
- LINE OF TOP OF RETAINING WALL OR 42" GUARDRAIL ON SITE WALL
- LINE OF PRE-CONSTRUCTION GRADE & EXISTING SURFACE FOR WALLS OVER 24'-0" IN HT.
- (X) XX.XX' PROPERTY CORNER
- XX.XX' SPOT ELEVATION
- EM ELECTRIC PANEL & METER
- GM GAS METER
- EV ELECTRIC VEHICLE CHARGER
- X' ELEVATION TRANSITION
- 1/4" = 1'-0" SLOPE

PROJECT

THE STRAND
1316 THE STRAND
MANHATTAN BEACH, CA
90286

NOTES

NOT FOR CONSTRUCTION

SEA / SQUARE



ISSUE DATES

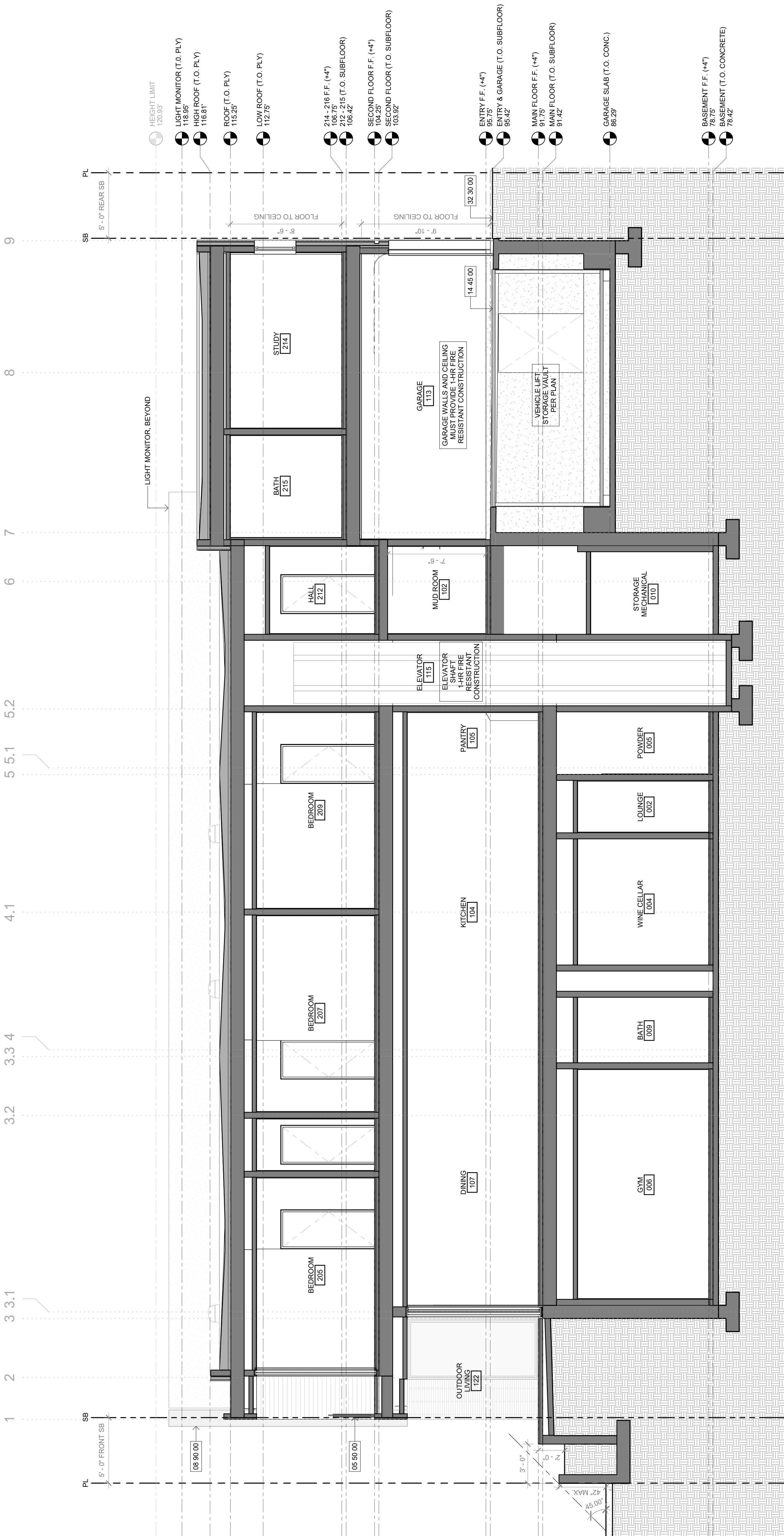
191021 COASTAL DEVELOPMENT
PERMIT APPLICATION
191204 CDP CORRECTIONS
191213 PLANCHECK SUBMITTAL

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 BRANSREEN
05 METAL	05.50 00	METAL GUARDRAILS
06 WOOD, PLASTICS & COMPOSITES	06.15 00	WOOD DECKING
07 THERMAL & MOISTURE PROTECTION	07.40 00	SEE ASSEMBLIES & DETAILS
08 OPENINGS	08.40 00	SEE SCHEDULES

09 FINISHES

09.20 00	GYPSUM BOARD
09.24 00	STUCCO
09.30 00	TILE
09.30 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
09.80 00	PAINTING & COATING

10 SPECIALTIES

10.28 00	TOILET & BATH ACCESSORIES
10.30 00	FIREPLACE

11 EQUIPMENT

11.30 00	KITCHEN APPLANCES
11.30 00	SWIMMING POOLS
11.30 00	STEAM SHOWERS
11.30 00	ELEVATOR

12 FURNISHINGS

12.20 00	WINDOW TREATMENTS
12.20 00	PLUMBING FIXTURES
12.20 00	POOL SYSTEMS

22 PLUMBING

22.14 00	STORM DRAINAGE
22.40 00	PLUMBING FIXTURES
22.50 00	POOL SYSTEMS

23 HVAC

23.00 00	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

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

California Coastal Commission

A-5-MNB-20-0020

Exhibit 3 p. 1 of 6

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
Exhibit 3 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 15th Street and 12th 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

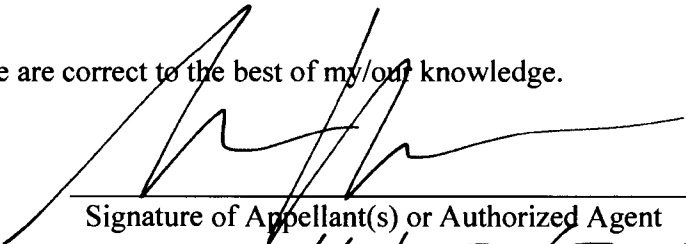
Date

California Coastal Commission
A-5-MNB-20-0020
Exhibit 3 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: _____

RECEIVED
South Coast Region

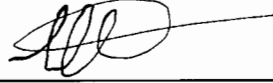
APR 03 2020

CALIFORNIA
COASTAL COMMISSION

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

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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
Exhibit 4 p. 1 of 4

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.

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

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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.

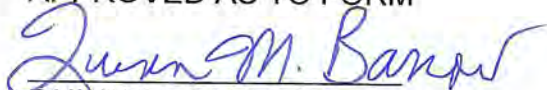
ADOPTED on December 17, 2019.

ATTEST:

NANCY HERSMAN
Mayor

LIZA TAMURA
City Clerk

APPROVED AS TO FORM



QUINN M. BARROW
City Attorney