

CALIFORNIA COASTAL COMMISSION

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



W19e

5-20-0646 (Nerja Investments, LLC)

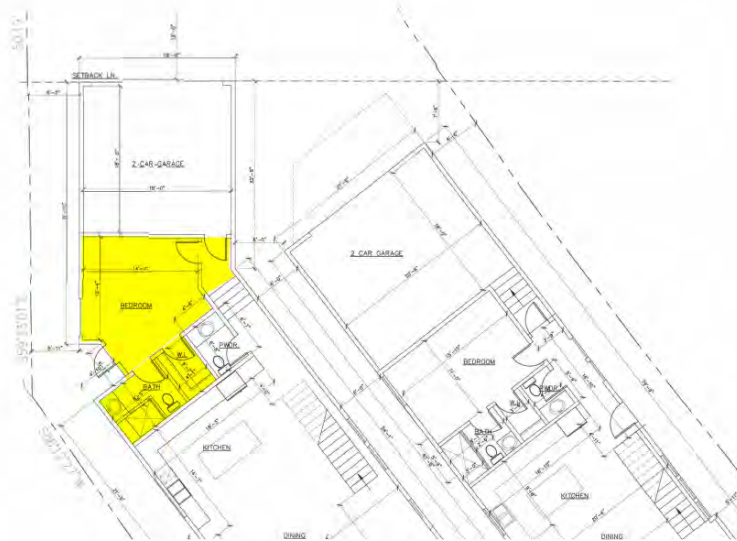
June 9, 2021

CORRESPONDENCE

Public Comment on June 2021 Agenda Item Wednesday
19e - Application No. 5-20-0646 (Nerja Investments, Seal Beach)
By Warren Stewart
Resident, 220 16th St, Seal Beach 90740

I have the following 8 comments and concerns on the subject application and staff report as posted on the CCC website. Approval must be withheld until all of these comments are adequately addressed:

1. The floor elevation of the rear bedroom, bathroom and closet (closest to the alley) of Apartment A does not meet the specified EL +10.27 ft NAVD88, as shown highlighted below. See Sheet A-2 of the Exhibit 2. The stairs leading from the garage level up to EL +10.27 occur after the entrance to bedroom, thus placing the bedroom floor elevation the same as the garage.



Recommendation: This must be redesigned.

2. The application should clarify that these are now apartments, and only two units are allowed. The nomenclature on Drawing A-2 and A-4 says "Residence B".

Recommendation: Nomenclature must be changed to conform with the current usage as a single owner for both structures.

3. The previous application (Th15c-9-2019) provided four building elevations. These have now been reduced to two.

Recommendation: Provide a full elevation (lotline to lotline) for all sides of the development that the public and neighbors can see, including from the alley.

4. Special Condition #2(C): This does not make sense and gives the false impression that wood framing can be made waterproof and that nothing needs to be done after a flood. In reality, all of the siding, drywall, and plastic "waterproofing" still needs to be removed and allowed to dry out – like any other normal post-flood response.

Recommendation: Unless Applicant can cite a California Building Code provision and provide an ICC Evaluation Service Report showing that this method of construction and materials used are indeed waterproof for inundation (not the same as damp-proofing for basement walls), then this requirement should be removed.

Public Comment on June 2021 Agenda Item Wednesday
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By Warren Stewart
Resident, 220 16th St, Seal Beach 90740

5. Special Condition #2(D): This does not make sense. How are sewer connections raised 3 ft above adjacent grade? Are electrical service entrance connections to be raised too? (probably violates current electrical code).

Recommendation: Remove this requirement.

6. Special Condition #3(A) as written is defective.

- a. Given that the property is (1) about 530 ft from the US Naval Weapons Station harbor basin (a heavily protected and federally maintained shoreline), and (2) about 1,500 ft from an unprotected shoreline, the need of ever having to construct a meaningful shoreline protective device is not realistic under the timeframe. This alone makes the condition arbitrary and capricious.
- b. The language is very broad (i.e., "... no shoreline protective device(s) shall ever be constructed to protect the development..."). It seems to abolish the right of other surrounding properties to petition and receive approval to have coastal protection devices constructed at some point in the future because it would also protect this property as well. As the Commission knows, the "devices" in question are usually systems that work together to protect a whole reach of coastline, not just one property.
- c. The right to petition the government for any reason is constitutionally protected and cannot be signed away. It could be argued that 3A is unconstitutional and thus places in jeopardy the other worthwhile provisions of this proposed permit.

Recommendation: Given the probability of unintended consequences and limited value of this provision, remove 3A in its entirety.

7. Special Condition #5. Roof decks have been removed from the project, or so the drawings provided would suggest.

Recommendation: Remove reference to roof decks from the 3rd sentence, line 5 and elsewhere.

8. Special Condition #7. As part of the discussion of this Special Condition (see F. Water Quality, p. 22), the staff report talks of requirements to prevent local flooding due to storm water runoff:

"The Commission finds that it is necessary to minimize to the extent feasible within its jurisdiction the cumulative adverse impacts on water quality resulting from incremental increases in impervious surface associated with additional development. The applicants have indicated that roof and surface runoff will be managed onsite through the use of downspouts and a drainage pipe to capture and filter runoff and direct flow to the public storm drains located along 17th Street and the rear alleyway."

However, there is no mention of this or any other permanent mitigation measures for localized flooding in the wording of the special condition. The current language of Special Condition #7 refers only to construction-period concerns, i.e., after construction SC #7 has no effect.

The development removes 6,962 sf of vegetated pervious area, which has traditionally acted as a local retention area and eased local flooding, and replaced this with mostly impervious

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19e - Application No. 5-20-0646 (Nerja Investments, Seal Beach)
By Warren Stewart
Resident, 220 16th St, Seal Beach 90740

materials. Not only is the natural retention area gone, but the impervious area has increased the time of concentration and made the potential for flooding worse.

The staff report dedicates pages discussing and explaining Commission actions for future possible flooding due to SLR. However, virtually nothing is provided for the more probable local flooding issue due to stormwater runoff.

Recommendation: Add language to Special Condition #7 that requires the Applicant to do what they say they will do, i.e., “roof and surface runoff will be managed onsite through the use of downspouts and a drainage pipe to capture and filter runoff and direct flow to the public storm drains located along 17th Street *only*”. The word “only” is added since there is no public storm drains in the alley, as erroneously claimed. Furthermore, the Applicant shall be held liable for local flooding to adjacent properties due to their failure to control, retain, and dispose of their stormwater in a proper manner, including any stormwater from adjacent areas that have historically been retained on the property.

END

From: SouthCoast@Coastal
To: Pereira.Christine@Coastal
Subject: FW: Public Comment on June 2021 Agenda Item Wednesday 19e - Application No. 5-20-0646 (Nerja Investments, Seal Beach)
Date: Wednesday, May 26, 2021 5:44:06 PM

From: Ane Priester <rhemswych@outlook.com>
Sent: Wednesday, May 26, 2021 2:07 PM
To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>
Cc: Carla Hanzlik <tranquilsprits@yahoo.com>; Ane Priester <rhemswych@outlook.com>; Steve Anderson <sta52@roadrunner.com>; mjresume@yahoo.com
Subject: Public Comment on June 2021 Agenda Item Wednesday 19e - Application No. 5-20-0646 (Nerja Investments, Seal Beach)

COMMENTS TO APPLICATION 5-20-0646-Nerja

I am **AGAINST** the development of the two SFR's, known as 5-20-0646, on your Agenda, for the following reasons:

- The proposed irregular SFR's are to be built at a 45 degree angle which would be inconsistent with the neighborhood, and frankly, all of the Old Town Seal Beach Area. I would however, support one SFR, so long as it is parallel to the street.
- The Report sites three properties currently at an angle, and not parallel with the street; (a) one is an apartment building on 15th Street, (b) one a former motel, now apartments on Seal Beach Blvd, and, (c) a SFR on 16th Street. **All of these properties were built at a time when the only way for the property owners to build these properties, were to build at an angle, after the government took the portion of their land by Eminent Domain for the railroad. These existing properties are considered to be "grandfathered". If these buildings were to be demolished, they would need to be built to the current building code. It is no longer necessary or desirable to build any new homes at this angle, therefore, any new buildings should be built consistent with the neighborhood, and any to reference these grandfathered buildings as a reason to approve the new Application, is moot and not in keeping with current development standards.** One site that you did not mention is the former R-O-W portion to the west of the 15th Street apartments. The City decided to obtain this portion of the former R-O-W as a green space park area, which includes a shed and BBQ area, along with a paved concrete parking area (I have attached [Exhibit A](#) for your reference).
- Parking is an issue, on 17th Street, not only for the existing residents, but for beach-goers and fisherman that fish by the Navel Weapons jetty. Residential parking is already a challenge, since most of the existing homes are older and do not have adequate on-site parking so depend on street parking. In addition, four new homes

are just being completed, with another one just breaking ground directly across from the subject application. All of the SFR's will have two car garages, but that does not allow for visitor or guest parking. As it is, the City of Seal Beach only allows all day parking on one side of the street. The other side is two-hour parking only without a permit.

The Current Report states: "At the Commission's September 2019 meeting, Commission staff recommended denial of a similar project at the subject site which included the subdivision of the single lot into two lots and the construction of a single-family residence on each resulting lot. The proposed project was inconsistent with Section 30253 of the Coastal Act, to minimize risks to life and property and assure stability and structural integrity, as the proposal would effectively increase the density and intensity of use of a site in a manner that is different than if the same density were built on a single, un-subdivided lot, in a highly vulnerable area of Seal Beach. At that public hearing, after some deliberation from the Commission, the applicant withdrew the application and agreed to come back with an alternative proposal. This application, 5-20-0646, is the applicant's alternative proposal and does not propose a subdivision". **The fact that this Application does not include a subdivision, does not change the fact that the Applicant is still building two Single Family Residences, under the guise of calling them Duplexes, or as the plans indicate, Apartments. Apartments is defined in the City of Seal Beach Zoning Code, Title 11, Section 11.6.05.010 (A), as "Apartment: a room or suite of 2 or more rooms in a multiple dwelling occupied or suitable for occupancy as a dwelling unit for 1 family, but not including hotels or motel. These should not be considered to be anything other than two separate single family residences on one lot.**

In addition, the sale of the railroad right-of-way land, and, future development of those parcels, has severely impacted, not only 17th Street, which will be the most impacted, but 16th Street and Seal Beach Blvd., as follows:

- The east side of 17th Street, APN 192-062-23 and 24, has also been before the Coast Commission for the approval of five SFR's. As I mentioned above, these parcels are nearing completion. However, if the remaining R-O-W parcels are combined with APN 199-062-25 (244 17th Street), four more homes could be built, for a potential of nine new homes on the east side of 17th Street;
- 16th Street has the potential for two new SFR's on APN 199-064-28, potentially three or four, if the adjacent parcel, APN 199-064-29, is acquired and the parcels combined; and
- Seal Beach Blvd. currently consists of SFR, commercial and multi-family residential. Two SFR's were completed several years ago to the south of the ROW on Seal Beach Blvd. The existing ROW parcel, APN 199-062-61, could support any type of construction, however, and if SFR's were developed, at least three more homes could be built; and if APN 199-062-060, was purchased and included, in the development, there is a potential for the development for a total of seven SRF's.

While, I understand that the above examples, do not, per se, directly relate to the existing application, they do relate to the density of the area, parking and, thereby, lack of beach-goer and fisherman access. However, these three blocks, taken as a whole, would be severely impacted by new

development of up to 22 SFR's. In addition, future development of the parcels mentioned above, if combined with existing apartments and residence would effectively alleviate your argument that existing homes are somehow precedents for the subject application,

I look forward to a NO vote for this application. Unfortunately, I am unable to attend the online session, since I will be out of town on that date. However, I will be checking my emails to see any updates.

Ane Priester
209 17th Street
Seal Beach, CA
562-742-6553

EXHIBIT A



From: [Steve Anderson](#)
To: SouthCoast@Coastal
Cc: Pereira_Christine@Coastal; jkalnick@sealbeachca.gov; mjresume@yahoo.com; rhemswych@outlook.com; tranquilsprits@yahoo.com
Subject: Public Comment on June 2021 Agenda Item Wednesday 19e - Application No. 5-20-0646 (Nerja Investments, Seal Beach)
Date: Wednesday, June 2, 2021 2:50:15 PM

Costal Commissioners
Costal Permit Application: 5-20-0646
Agenda ITEM NO: W19e

I OPPOSE Application 5-20-0646 on your Agenda, **ITEM NO W19e** for the following reasons:

1. The orientation of the “dwellings” is inappropriate.
The proposed irregular SFR’s are to be built at a 45 degree angle which would be inconsistent and incompatible with the neighborhood, and any area in Old Town. Prior to World War II, 17th Street in Seal Beach was made up primarily of 25’ wide lots (common throughout old town). The parcel for Application 5-20-0646 was a part of the railroad right-of-way. If you were to drive down 17Th Street you would see that whether the lots are 25’, 37.5’, or 50’ and even when lots are not rectangular, the houses on them are oriented parallel to the street.
2. The Report cites just three properties currently in Old Town that are angled, not parallel to the street (Exhibit #3).
Only one of these is a house and all were built at a time when the only way for the property owners to build was at an angle. If these buildings were to be demolished, they would need to be rebuilt to the current building code. Why would you approve building structures now that are predicated on what was allowed 70 years ago, not compatible/consistent with current neighborhood or development standards in 2021?
3. 2 “Dwellings” with 2 car garage on one lot.
Duplex? Apartments? Single family? The applicants use all of these terms. Perhaps this is the applicants way of avoiding a lot-split or subdivision at this time. Therefore, if approved, the Coastal Commission staff recommended Conditions must be applied to this application.

For the reasons stated above and the many other issues that have been expressed in emails from my neighbors on 17Th Street and other Old Town Seal Beach residents, I implore you to **REJECT Application 5-20-0646** as proposed.

Thank you for listening. Home owner for 32 years on 17Th. Street.

Steve Anderson

Steve Anderson

213 17Th. Street

Seal Beach, CA 90740

562-430-5580

Sent from [Mail](#) for Windows 10

From: SouthCoast@Coastal
To: Pereira.Christine@Coastal
Subject: FW: Public Comment on June 2021 Agenda Item Wednesday 19e - Application No. 5-20-0646 (Nerja Investments, Seal Beach)
Date: Thursday, June 3, 2021 3:57:07 PM

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

From: Vikki Caldwell <sbvikki@yahoo.com>
Sent: Thursday, June 3, 2021 3:50 PM
To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>
Subject: Public Comment on June 2021 Agenda Item Wednesday 19e - Application No. 5-20-0646 (Nerja Investments, Seal Beach)

OPPOSED

I have lived on 17th Street for 40 years. I am shocked and disappointed that you would consider building two homes that will over power our street and will look like two sore thumbs. Please be respectful of the people, like us, that have planned for years to retire here. Please deny this application.

Vikki and Steve Caldwell
220 17th Street
Seal Beach

From: [Melinda Howell](#)
To: [SouthCoast@Coastal](#)
Cc: [Pereira, Christine@Coastal](#); [Carla Hanzlik](#); [rhemswych@outlook.com](#); [sta52@roadrunner.com](#); [mjresume@yahoo.com](#); [Joe Kalmick](#)
Subject: Public Comment on June 2021 Agenda Item Wednesday 19e - Application No. 5-20-0646 (Nerja Investments, Seal Beach)
Date: Thursday, June 3, 2021 2:01:17 PM

Coastal Commissioners
Coastal Permit Application: 5-20-0646
Agenda Item Wednesday 19e

Opposed

Others submitting opposition have been thorough. I will be brief.

Having two *diagonal houses/apartments, on one lot, in the middle of dwellings that are all perpendicular to the street is inappropriate* for 17th Street and Seal Beach. Those dwellings in Old Town Seal Beach sited as being on the diagonal, are on corners -- of two streets or a street and an alley. They are not in the middle of a block of dwellings.

The proposed, *triangular set-backs from the street variances are also inappropriate* for the neighborhood.

Parking on 17th Street is difficult enough. Especially for guests. The plans call for 2-car garages. The four new houses (construction being completed) across from the property at issue have 2-car garages. That the garages will be used for two cars is questionable. Many 17th Street residents park on the street. The days of only one and two-car families are gone.

Respectfully,

Melinda Howell
Steve Cole, Resident since 1976
222 17th Street
Seal Beach, CA 90740

From: SouthCoast@Coastal
To: Pereira_Christine@Coastal
Subject: FW: Two homes on 17th st
Date: Thursday, June 3, 2021 4:00:09 PM

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

From: Carolyn Jacobs <carolyn.jacobs5@icloud.com>
Sent: Thursday, June 3, 2021 11:37 AM
To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>
Subject: Two homes on 17th st

My name is Carolyn Jacobs at 222 16th St, Seal Beach CA, across the alley from the two proposed houses on 17th st. I have lived here for 30 years and vote not to allow the two houses to be built. Old town Seal Beach is too crowded and there's limited parking because of the population. Please don't let this building go forward.

Thank you
Carolyn

Sent from my iPhone

J. Webb⁺ Residents - see below

AGAINST

Application 5-20-0646-Nerja


Agenda w/19e

Residents AGAINST APPLICATION 5-20-0646-Nerja

The residents living on 16th & 17th St. (including some not available to sign this letter), are **AGAINST** the development of the two SFR's, being called "Apartments", known as 5-20-0646 on your Agenda.

- 1) The fact is that this application is almost exactly the same application as previously submitted and DENIED 3 times. The only difference being these are now called "Apartments" on one lot instead of 2 SFRs on two lots. This alone should give you pause; they are trying to pull one over on you. Regardless of your safeguards, I guarantee they have a plan to circumvent those and split the lot after construction.
- 2) The 3 examples are not relevant to this application (pictures on next page)
 - a. 257/259 Seal Beach Blvd: This was **built in 1949, 72 years ago** and was once a motel. It faces the alley and looks hideous from the street view.
 - b. 200 15th St: This was **built in 1960, 61 years ago**. It doesn't face the street either but stands out as an outlier not conforming to the rest of the street.
 - c. 218 16h St: This was **built in 1952, 69 years ago**. This is the only example even close, but this is only an 800 sq. ft, single story home. It also has a driveway onto the street which you cannot have anymore.

Using decades old examples are not relevant. Back then you didn't need setbacks, could have a driveway, aluminum electrical wiring, etc. The 16th St example above had no other choice given the size & shape of the lot. THE NERJA INVESTMENT CORPORATION IS NOT FORCED TO BUILD AT A 45 DEGREE ANGLE, they can build 2 smaller homes or one large home that faces the street. Note that none of the residents opposed the new homes currently being built across the street from this property because they were built perpendicular to the street and fit into the neighborhood.

-  3) Parking is horrendous. 17th St is the narrowest street in Seal Beach. Given the new homes already being built and those soon to come on that side of the street is obviously going to make it worse. Adding two "Apartments", takes it over the top and ruins the character of the street.

Kandice Knopp Kandice Knopp 243 17th Street

Steve Anderson 213 17th Street

Lu Levent. Darren Priester 209 17th St.

Carla Hanzlik Carla Hanzlik 215 17th St.

Wendy Caldwell 220 17th St

Steve Carson 220 17th St

Valeri Rose 222 16th St

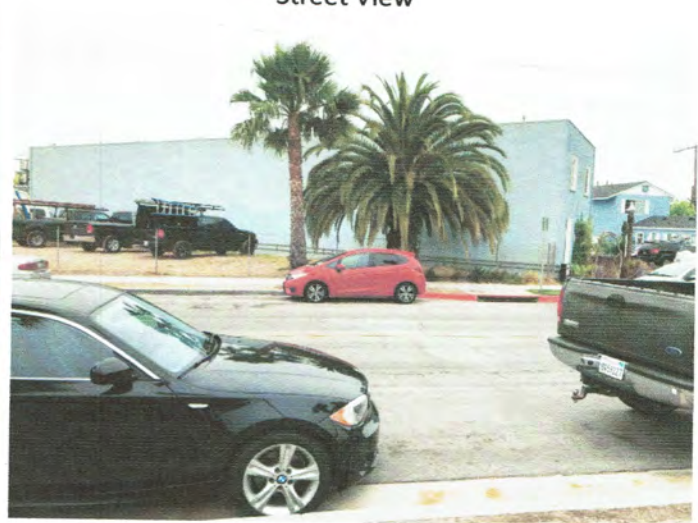
See Page 3

We DO NOT want to live next to this when the builders have an option

257/259 Seal Beach Blvd (Built in 1949, 72 years ago)
Alley view



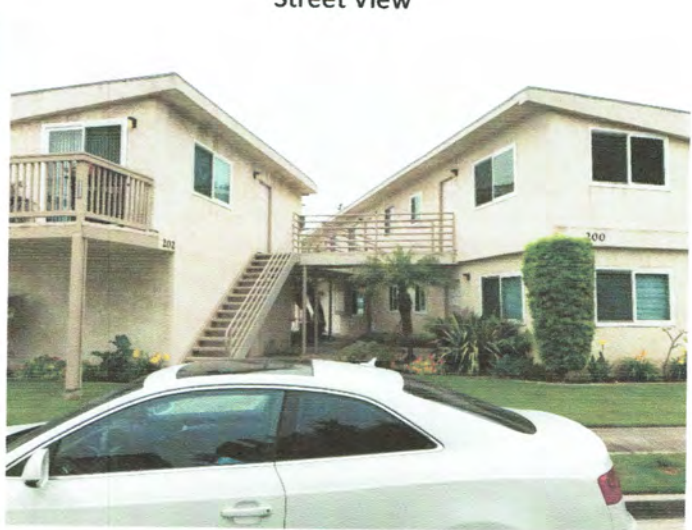
Street View



200 15th St (Built in 1960, 61 years ago)
Alley view



Street View



218 16h St (Built in 1952, 69 years ago) Only 800 sq. ft, and single story home



Thelma Howell 222 17th St.

Steve Cole 222 17th St.

Michelle Mims 226 17th St.

Lynne Nicole Stewart 226 16th St. SB

Cameron Pados 255 17th St. SB

Ashley Pado 255 17th St. SB

Donna McDonald 251 17th St., SB

Michelle McDonald 251 17th St., SB

Teresa Bradshaw 237 17th St., S.B.

Scott McDonald 251 17th St. SB.

Lori Huxst 224 16th Seal Beach

224 16th St. SEAL BEACH

Michelle Amrhein 226 16th SB -

Carolyn Jacoby 222 16th SB

John Wick 237 17th St

From: SouthCoast@Coastal
To: Pereira.Christine@Coastal
Subject: FW: Public Comment on June 2021 Agenda Item Wednesday 19e - Application No. 5-20-0646 (Nerja Investments, Seal Beach)
Date: Thursday, June 3, 2021 4:04:15 PM

From: Carla Hanzlik <tranquilsprits@yahoo.com>
Sent: Thursday, June 3, 2021 2:41 PM
To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>
Cc: Pereira, Christine@Coastal <christine.pereira@coastal.ca.gov>; Joe Kalmick <joekalmick@gmail.com>; Steve Anderson <sta52@roadrunner.com>; Mike Johnson <mjresume@yahoo.com>; Ane Priester <rhemswych@outlook.com>; Melinda Howell <Mahrust2@gmail.com>; Vikki Caldwell <sbvikki@yahoo.com>
Subject: Public Comment on June 2021 Agenda Item Wednesday 19e - Application No. 5-20-0646 (Nerja Investments, Seal Beach)

Coastal Commissioners
Coastal Permit Application: 5-20-0646
Agenda Item Wednesday 19e

Opposed

The California Coastal Act (Article 6, section 30251) requires permitted development be sited and designed to, among other things, “be visually compatible with the character of surrounding areas.” I oppose this application because the buildings are definitely out of character for the block, the street, and all of residential Old Town Seal Beach.

Of the three diagonal buildings referenced as examples in the application, only one is a house - a small one story structure on a small lot. It is the only example cited that could even possibly be rebuilt with today's city zoning regulations. The other two are apartment buildings and not allowed. One small example for all of Old Town does not make a compelling case for additional diagonally placed homes.

The Coastal Commission has the responsibility to ensure visual compatibility. There are still several other vacant oddly shaped former right-of-way parcels yet to be developed here. It is my hope that the Commission recognizes the precedent that the cattywampus placement of these proposed dwellings would set. It is my hope you act to discourage such development by voting against this application.

But, should it be approved, for the integrity and benefit of this neighborhood please require the Conditions suggested by your staff.

Carla Hanzlik
Resident for 62 years, 46 at this address (on an oddly shaped lot).
215 17th Street
Seal Beach, CA 90740

From: [Sue Selby](#)
To: SouthCoast@Coastal
Cc: Pereira_Christine@Coastal; jkalmick@sealbeachca.gov; mjresume@yahoo.com; tranquilsprits@yahoo.com; [Steve Anderson](#)
Subject: Public Comment on June 2021 Agenda Item Wednesday 19e - Application No. 5-20-0646 (Nerja Investments, Seal Beach)
Date: Friday, June 4, 2021 9:00:17 AM

Sue Selby
321 12th Street
Seal Beach
Homeowner and resident since 1999

ATTN: Costal Commissioners
RE: Costal Permit Application: 5-20-0646
Agenda ITEM NO: W19e

Dear Coastal Commissioners, please accept this as my formal notice to **OPPOSE Application 5-20-0646, ITEM No W19e** on your Agenda, for the following reasons:

1. Orientation of the “dwellings”

The proposed irregular SFR's are to be built at a 45-degree angle which would be inconsistent and incompatible with the neighborhood, and any area in Old Town. Prior to World War II, 17th Street in Seal Beach was made up primarily of 25' wide lots (common throughout old town). The parcel for Application 5-20-0646 was a part of the railroad right-of-way. Existing properties on 17th Street are built so that no matter if lots are 25', 37.5', or 50' - and even if they are not rectangular - the houses are oriented parallel to the street.

2. Exhibit #3

The report cites 3 properties currently in Old Town that are angled and not parallel to the street (exhibit 3). Only one of these is a residence/house, and all were built at a time when the only way for the property owners to build was at an angle. Should these buildings be demolished, they would be required to be rebuilt to the current building code. Approval should NOT be given on NEW building structures that are not compatible/consistent with current neighborhood or development standards in 2021.

3. “Dwellings” with 2 car garage on one lot.

The applicant uses the terms Duplex, Apartments, and Single family on the application. This is not a clear definition to the intent and purposes for the use of the property. It appears that this is the applicants' ways of avoiding a lot-split or subdivision, and that is unacceptable. If it is approved, the Coastal Commission staff should insist that Conditions must then be applied to this application.

Neighboring residents in Old Town, and especially 17th Street residents, should not be forced to accept this type of irregular and inconsistent application which could

ultimately affect aesthetics and future property values to existing residents.

Thank you for taking the time to read my email, and please read and consider the opinions of other long-term Old Town homeowners and **REJECT Application 5-20-0646** as proposed.

Thank you.

Sue Selby
Sselby11@yahoo.com
949-212-4453

From: SouthCoast@Coastal
To: Pereira.Christine@Coastal
Subject: FW: Public Comment on June 2021 Agenda Item Wednesday 19e - Application No. 5-20-0646 (Nerja Investments, Seal Beach)
Date: Friday, June 4, 2021 4:10:23 PM

From: Jeff Newberry <kingsfan714@gmail.com>
Sent: Friday, June 4, 2021 1:38 PM
To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>
Subject: Public Comment on June 2021 Agenda Item Wednesday 19e - Application No. 5-20-0646 (Nerja Investments, Seal Beach)

Oppose.

This development will be irregular in shape, possibly the only one in the area. It will be the only one on the street and will detract from the symmetry of the neighborhood.

There are numerous requirements for building in the city to promote aesthetic uniformity, allowing two huge tracts shaped differently from all of other residences undercuts these standards.

Jeff Newberry
216 17th
Seal Beach
Owner

Against development on 17th St, Seal Beach



From: Michele Amrhein <onelmichele@lycos.com>
Sent: Thursday, June 3, 2021 3:17 PM
To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>
Subject: Against development on 17th St, Seal Beach

Dear Coastal Commission,

I have owned my home on 16th St, Seal Beach for over 39 years. The neighborhood is already very high density living and this new development will only add to the problems. It is badly designed and it will hugely negatively impact the area.

This developer also has a bad reputation for disregarding regulations and going back on his word. I do not trust him to improve the neighborhood.

Please don't let him build this monstrosity!

Thank you,

Michele Amrhein

RECEIVED
South Coast Region

JUN 04 2021

CALIFORNIA
COASTAL COMMISSION

Most residents are either working,
out of town or do not know how
to video conference. We are
submitting this in lieu of
attending. There are also many
more who oppose this that were not
available to sign. In fact I know
of not a single resident that is
for this as proposed

Residents AGAINST APPLICATION 5-20-0646-Nerja

jkootsikas@cox.net
Fri 6/4/2021 4:41 PM
To: Pereira, Christine@Coastal

Exhibit A.pdf
1 MB

Exhibit B.pdf
1 MB

Exhibit C.pdf
1 MB

3 attachments (4 MB) Download all Save all to OneDrive - California Coastal Commission

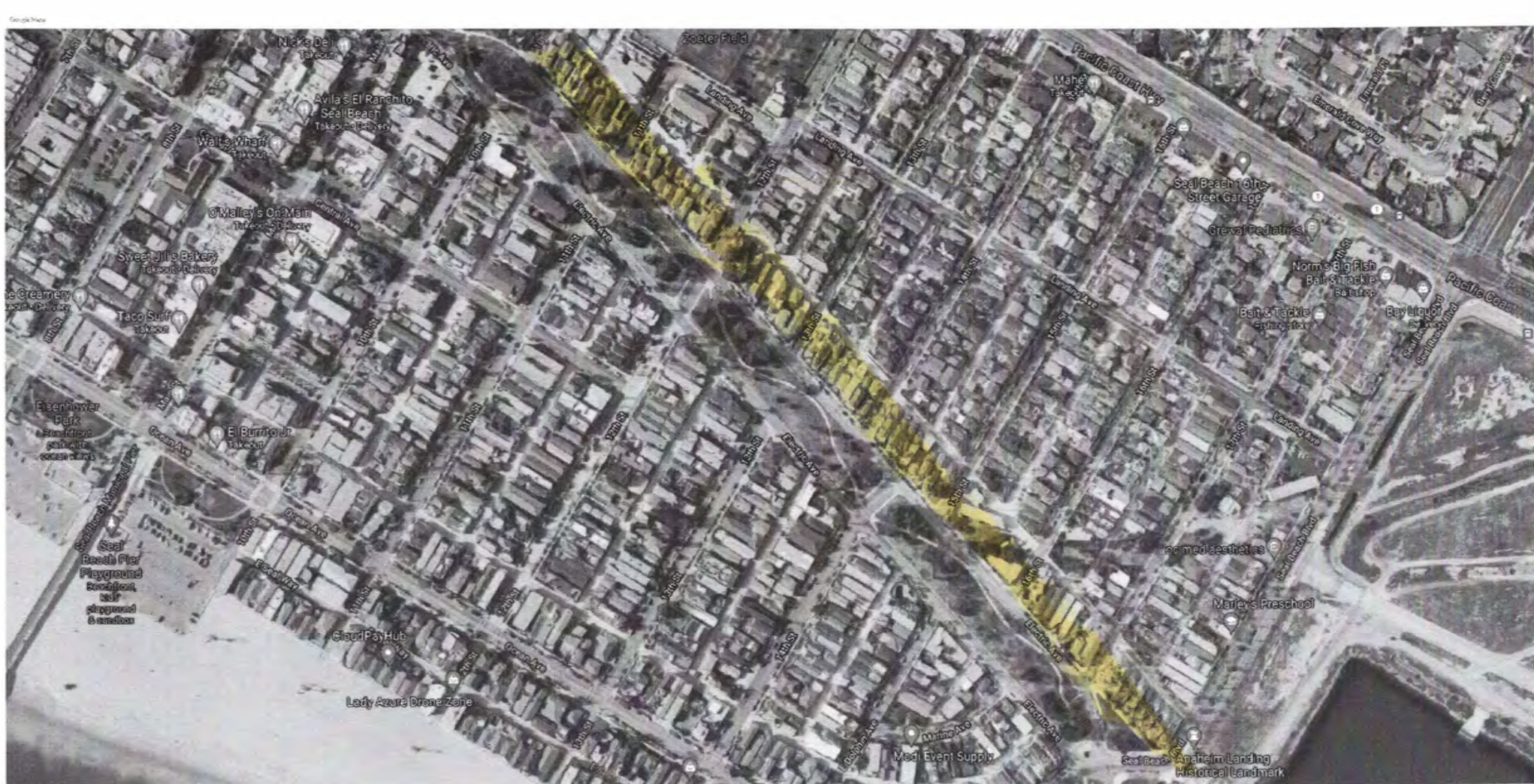
Christine,
In response to the letter you sent me from the residents AGAINST . . .

1. This property has not been denied 3 times – it was reviewed by the CA Coastal Commission once and the applicant withdrew the application.
2. Please see Exhibits A, B, & C that are attached. If you did not receive these, please email me back and let me know. They show many highlighted examples of houses built on an angle to the street (following the shapes of the lots). Many of the homes up and down Electric Avenue are built following the shapes of their lots – old ones, new ones, any years.
3. The parking at this property has two 2 car garages with parking in front of the garages as well.

Thank You,
Joanne

...

Applicant's response to the letter entitled "Residents AGAINST APPLICATION 5-20-0646-Nerja". The three exhibits referenced in this screenshot are below.




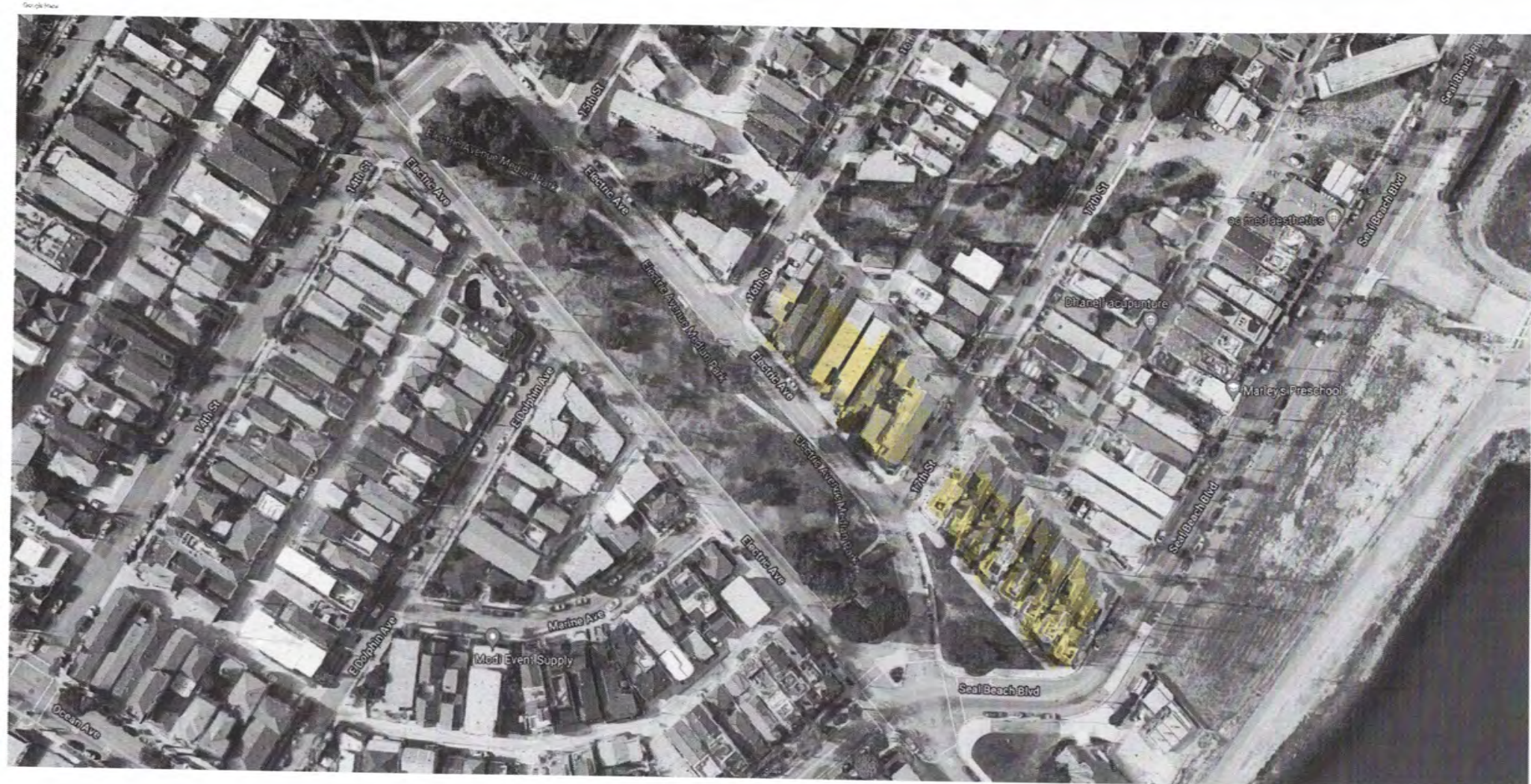
 Electric Avenue

Exhibit A




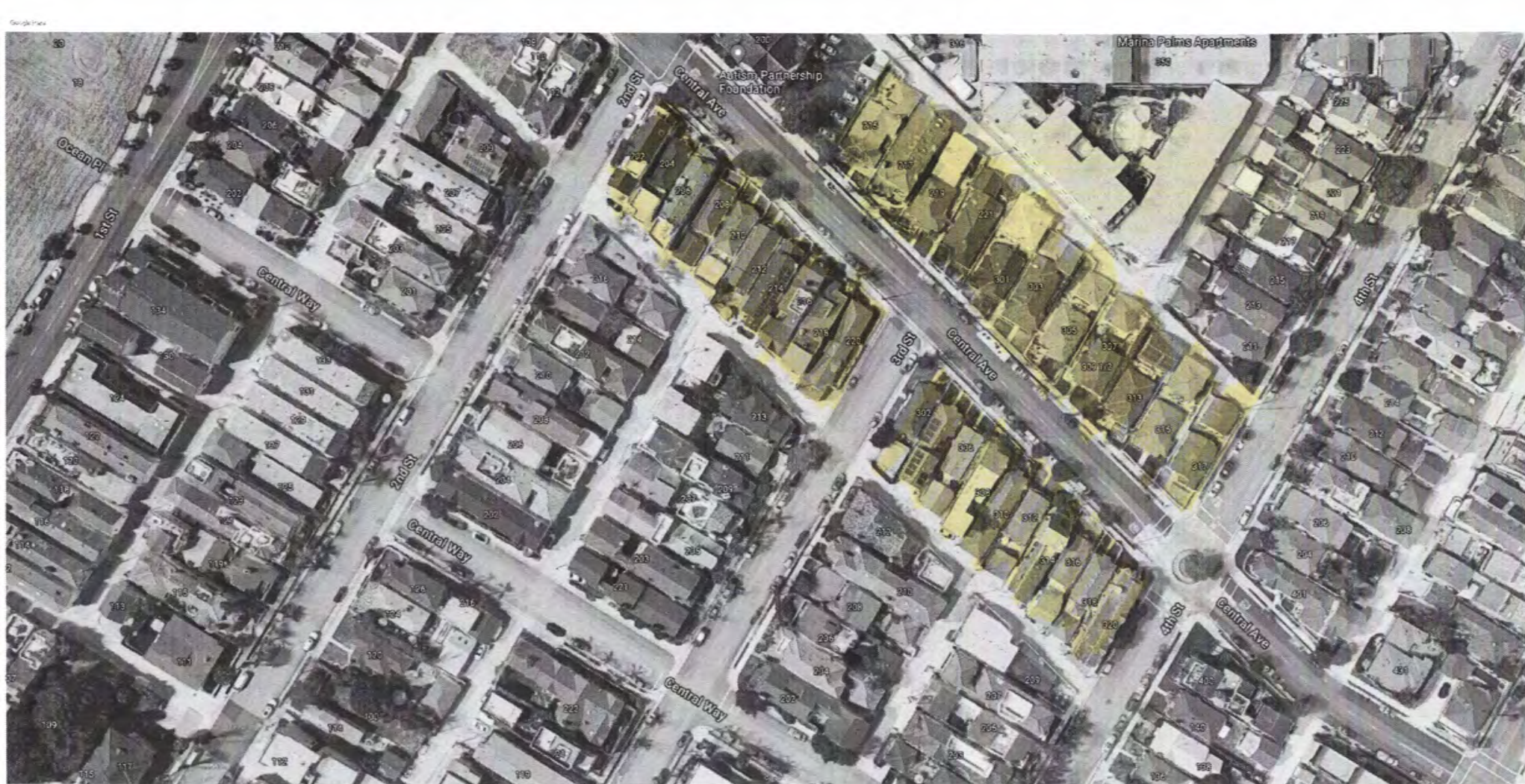
 Electric Avenue

Exhibit B



 CENTRAL Avenue

Exhibit C