

**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)**

**June 9, 2021**

**EX PARTE**

## Letter received by Supervisor Groom



**From:** Juda Tolmasoff <jtolmasoff@smcgov.org>  
**Sent:** Tuesday, June 8, 2021 9:45 AM  
**To:** ExecutiveStaff@Coastal <ExecutiveStaff@coastal.ca.gov>  
**Subject:** Letter received by Supervisor Groom  
**Importance:** High

Hello! Please see attached letter received by Supervisor Groom, today (June 8, 2021).

Kind regards,

Juda Tolmasoff  
Chief Legislative Aide  
Office of Supervisor Carole Groom, District 2  
Hall of Justice  
400 County Center  
Redwood City, CA 94063  
(650) 599-1005 (direct phone)  
(650) 363-4568 (office phone)

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

J. Webb Residents - see 10/10

AGAINST  
Application 5-20-0646-Nerja

Agenda w/19e

**Residents AGAINST APPLICATION 5-20-0646-Nerja**

The residents living on 16<sup>th</sup> & 17<sup>th</sup> 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 16<sup>th</sup> 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. 17<sup>th</sup> 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.

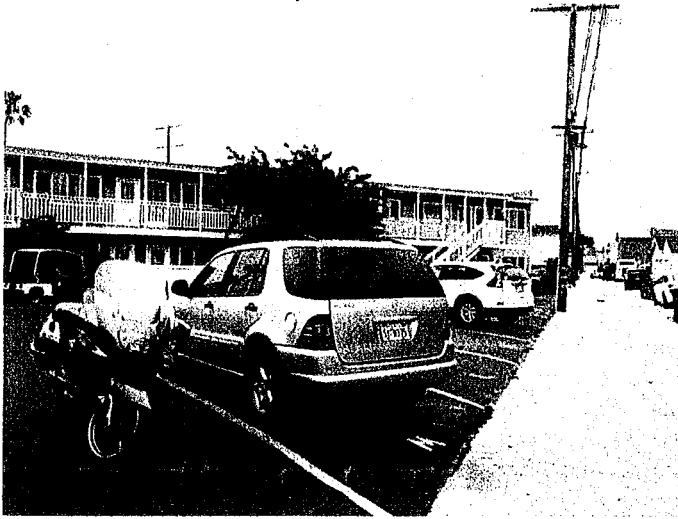
Kandice Knopp & Kandice Knopp 243 17<sup>th</sup> Street  
 Steve Anderson 213 17<sup>th</sup> Street  
 Lu Lentz & Loren Priester 209 17<sup>th</sup> St.  
 Carla Hanzlik & Carla Hanzlik 215 17<sup>th</sup> St.  
 Vicki Caldwell 220 17<sup>th</sup> St  
 Steve Carr 220 17<sup>th</sup> St  
 Valmi Rose 222 16<sup>th</sup> St

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**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

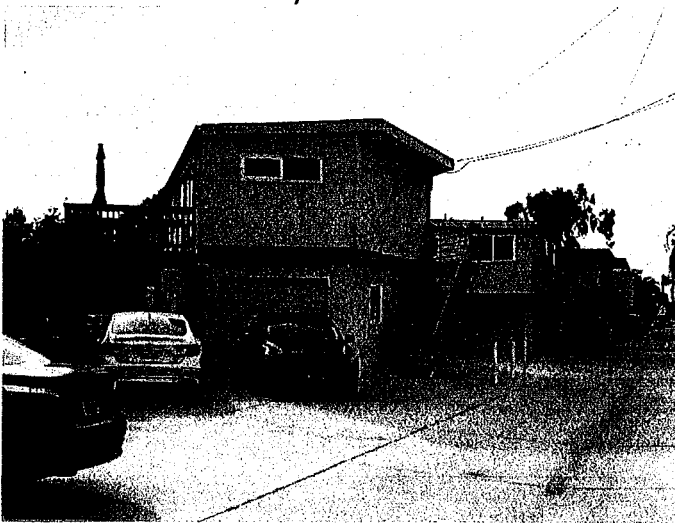


Street View



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



Meahnda Howell 222 17<sup>th</sup> St.

Steve Cole 222 17<sup>th</sup> St.

Michelle Mims 226 17<sup>th</sup> St.

Lynne Nicole Stewart 220 16<sup>th</sup> St. SB

Cameron Rados 255 17<sup>th</sup> St. SB

Ashley Prohn 255 17<sup>th</sup> St. SB

Donna McDonald 251 17<sup>th</sup> St, SB

Michelle McDonald 251 17<sup>th</sup> St, SB

Teresa Bradshaw 237 17<sup>th</sup> St, SB.

Scott McDonald 251 17<sup>th</sup> St. SB.

Lori Huxt 224 16<sup>th</sup> Seal Beach

224 16<sup>th</sup> St. SEAL BEACH

Michelle Amherst 226 16<sup>th</sup> SB -

Carolyn Jacoby 222 16<sup>th</sup> SB

John Wick 237 17<sup>th</sup> St