

CALIFORNIA COASTAL COMMISSION

301 E OCEAN BLVD, SUITE 300
LONG BEACH, CA 90802-4325
VOICE (562) 590-5071
FAX (562) 590-5084



F14a

A-5-DRL-23-0039 (Campbell, Playa Del Rey)

November 17, 2023

CORRESPONDENCE

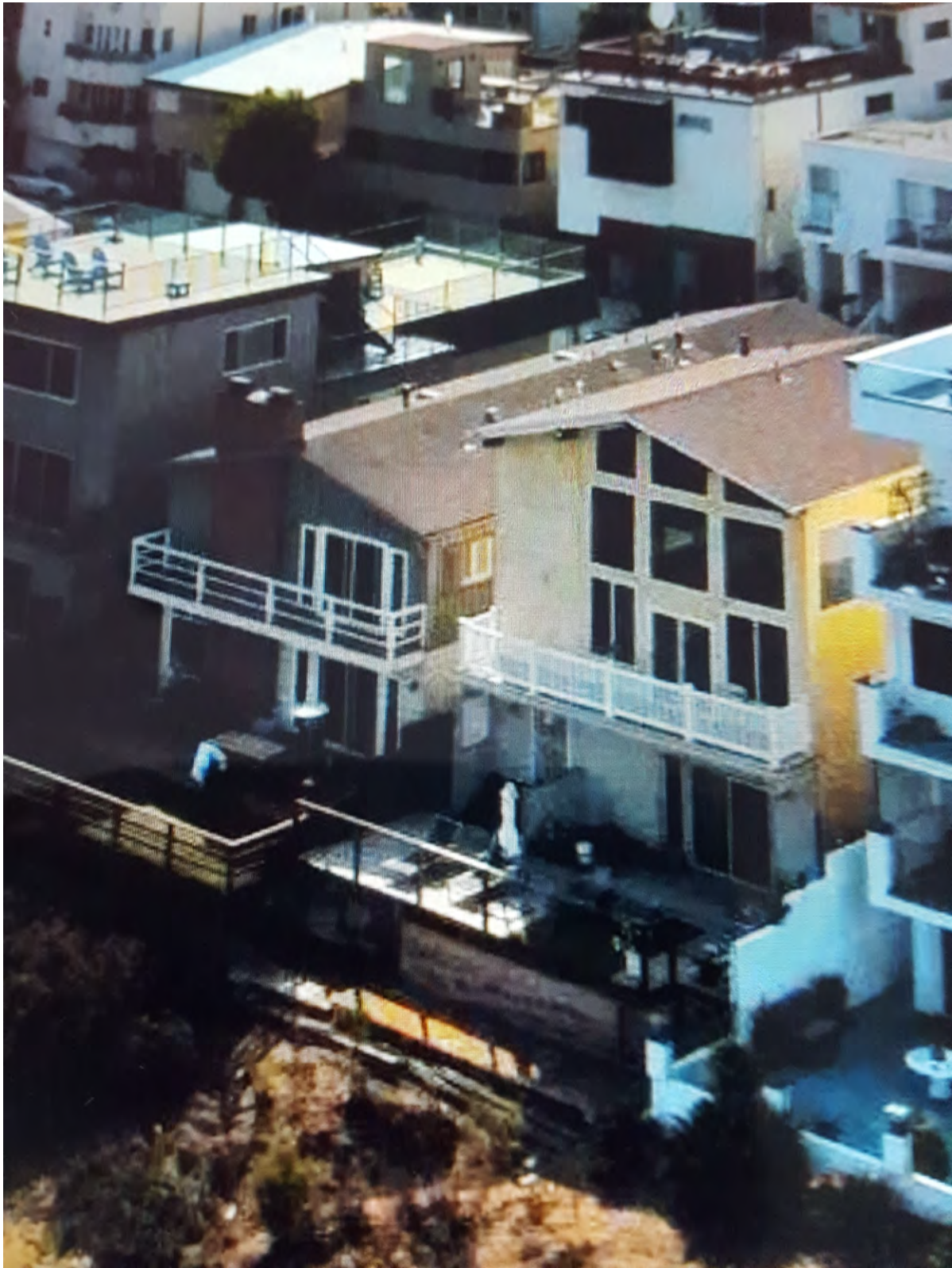
Palm, Jeffrey@Coastal

From: HARRY DORSEY <casador2@cox.net>
Sent: Thursday, November 9, 2023 11:56 AM
To: Palm, Jeffrey@Coastal
Cc: Brody, Richard@Wildlife; Willis, Andrew@Coastal; casador2@cox.net; McLendon, Aaron@Coastal
Subject: appeal A-5DRL-23-0039 ITEM F14A Beverley King Opposition
Attachments: 20230217_161044.jpg

Photo of 6509 VDM wetland after suspended 5 ft of deck is removed. Exposing a Storage area and 30 by 8 ft cement slab. The Building and Safety and Code Enforcement Depts are not Understanding the language of the Maguire Thomas Easement Agreement 1991. The agreement is quite clear. No New encroachments. The Building and Safety keep referring only to the Deck., The Deck and Storage Area must be removed and the 30 by 8 ft cement slab. All back to the property line. Land must be restored. The city has not adequately addressed this issue.

It should be easy for an inspector to see whether new cement and new decking materials are used. I think it would be wise for the Los Angeles Bldg and Safety Dept. to review the the Easement Agreement prior to their approval as well as the Compliance Dept. As they will have to deal with this issue in the future.

Many of my neighbors for the last 32 years have been trying to get permits to build into the wetlands only to be Turned Down. Allowing this encroachment to remain, will be a problem for current and future owners. They are watching to see what happens. This easement runs with the land binding future owners. Our Street is Small in this great Calif Coast Line IT Still Needs Protection. We are very Blessed to have our properties face the wetlands. We want it to be respected. Thank you for your time. Beverley King



Palm, Jeffrey@Coastal

From: HARRY DORSEY <casador2@cox.net>
Sent: Tuesday, November 7, 2023 3:37 PM
To: Palm, Jeffrey@Coastal
Cc: Brody, Richard@Wildlife; Willis, Andrew@Coastal; casador2@cox.net
Subject: A-5-DRL-23-0039 F14A Beverley King Appellant
Attachments: 20231026_141428.jpg; 20231019_130610.jpg

Dear Jeffrey I received the staff report, thank you. I wanted to add these two pictures to the staff report for the commissioners. showing that the area between our properties is public parking for 2 cars, which is always in use, and much contested.

My neighbor to my right also did a AUD and he had to remove the sidewalk to get Direct access to his parking space,. Which is one of the conditions of permitting for Mr Campbell.

I will have to do the same when my building gets redeveloped. The is also another picture in my original Appeal showing the curb. My neighbors have told me of Mr. Campbell using my drive way to get to his space. I add this because in your report it was stated no proof was submitted. Hope this will help.

I will be sending you more pictures for the commissioners Please let me know if you received this Thank you Respectfully Yours Beverley King 805-969-3054 I would like to talk with you, could'nt leave a message at the Long Beach office.



Palm, Jeffrey@Coastal

From: HARRY DORSEY <casador2@cox.net>
Sent: Thursday, November 9, 2023 1:05 PM
To: Jeffrey@Coastal Palm
Cc: richard.brody@wildlife.ca.gov; aaron.mclendon@coastal.ca.gov; casador2@cox.net; ariel.jones@lacity.org; caelan.rafferty@lacity.org
Subject: A-5-DRL-23-0039 FILE F14A Beverley King oppose
Attachments: Attachment.jpg

Photo shows 6509 side yard fence extending into the wetlands Airspace, by 3 ft. As required by the conditions for building approval ALL encroachments must be brought back to the property line. His fence IS part of that .

The applicant has reduced my wetland and marines views, There by Reducing the Value of My Property.. In my appeal I have shown pictures of past photos showing no fence on the applicants side existed BEYOND his property line.

My Deck is legal is under the Maguire Easement 1991 agreement.. I ask this injustice to be made part of the encroachment removal. Respectfully Beverley. King



Palm, Jeffrey@Coastal

From: HARRY DORSEY <casador2@cox.net>
Sent: Thursday, November 9, 2023 4:14 PM
To: Jeffrey@Coastal Palm; aaron.mclendon@coastal.ca.gov
Cc: richard.brody@wildlife.ca.gov; ariel.jones@lacity.org; caelan.rafferty@lacity.org; tarik.saoud@lacity.org; casador2@cox.net; andrew.willis@coastal.ca.gov
Subject: A-5-DRL-23-0039 F14A BEVERLEY KING OPPOSE
Attachments: 20231109_151421.jpg; 20230727_114312.jpg; 20230201_090941.jpg; 20231109_145614.jpg; 20230217_162348.jpg

FENCE between 6509 and 6515 -6513 Vista del mar left to right Picture 1. 6509 on the right NO fence in the wet land 2005 2. 2023 Picture of fence on 6509 side extending 3 ft into wetland past the property line. needs to be removed. 3. proposed height of new fence 8ft into wetlands by applicant. 4 NO side fence on applicants side. year 2005 5. Applicants propsed deck extention into the wetland 2020. Applicant bought the property in June of 2019 applicant needs to REMOVE 3 ft of his fence that is now in the Wetlands Airspace. My property value has been decreased because of applicants intrusion into my scenic view. This must be addressed in the removal back to the property line. Thank you for your attention Respectfully Beverley King These photos taken over the years.

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

From: Casador2 <Casador2@cox.net>
To: "Casador2@cox.net" <Casador2@cox.net>
Date: 11/09/2023 3:34 PM PST
Subject: No side fence







Google Maps 6515 Vista Del Mar

CURRENT PARKING

EAST

Los Angeles, California

Google Street View

Jul 2023

See more dates



~~SOUTH~~
WEST

NO CLEAR ACCESS FROM VISTA DEL MAR
PERMIT TO REMOVE CURB SHOULD BE REQUIRED

REMOVAL OF PLANTER BOX WOULD GIVE REQUIRED
PARKING MIN 8'6"
PARKING SPACE WITHOUT
GOING INTO SIDEYARD 3FT
NON CONFORMING 3FT SIDEYARD

Image capture: Jul 2023 © 2023 C

TUEDE



ROOF
OVER
HANGS.

EAST

TRASH

1-3/4 STEP.

32 inch TRASH
CANS ALWAYS BLOCKING
"CLEAR" SIDEYARD.

NORTH

WEST

South

NON CONFORMING SIDE YARDS

AUTO PARKED IN ACCESS WAY
NO DIRECT FROM STREET.

GAS + ELECTRIC

UTILITIES

STAIRS
ADU

~~STAIRS~~

IN 3 FT

NON CONFORMING
SIDEYARD.

BLOCKED
ENTRANCE

TO SF ONLY ENTRANCE



PICTURE TAKEN 1989 LOOKING TOWARDS
(NORTH)
FROM 6513-6515
VISTA DEL MAR. NORTH TO ~~MAR~~
MARINA DEL
REY

PLAYA DEL REY
CALIF.

NO FENCE
NO DECK ECTION
NO CEMENT SLAB
ON NORTH SIDE



WEST

EAST

6513
6515 VISTA DEL MAR
LOOKING EAST
NORTH
TO MARINA DEL REY

NORTH

BLDG OF NEW LOCK AFTER MR. HOPKIN PURCHASED
5000

12/20/01

OLD
FENCE →

AT PROPERTY
LINE

LOOKING

NORTH FROM

6513-6515

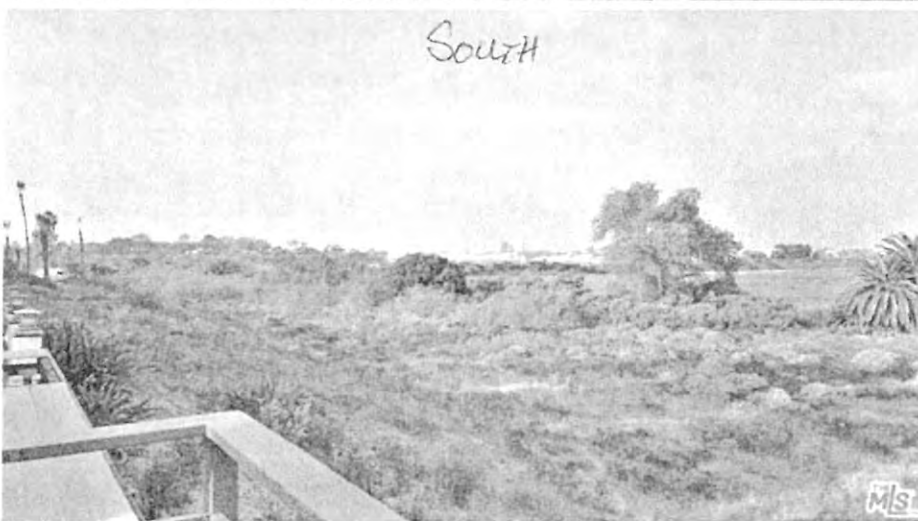
V.D. 101

TO HIGHWAY
SEA VIEW

WEST



EAST



SOUTH



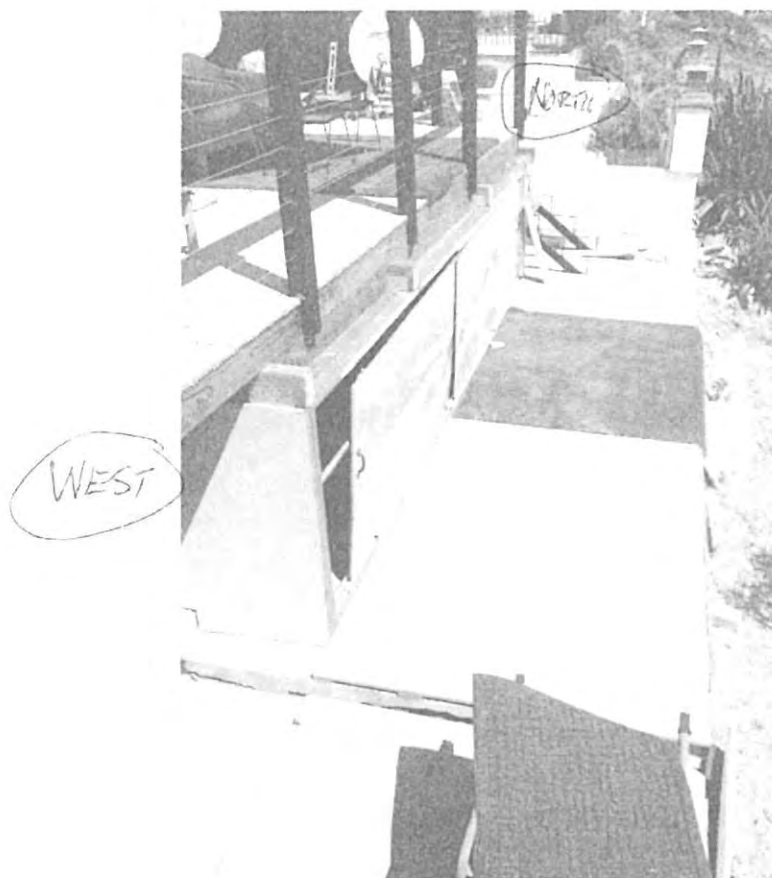


Property Lines in Blue and Approximate Extent of Upper Story Addition in Red

Conclusion

Based upon a comprehensive data-based review of development along the project block, the proposed project is compatible as to scale, mass, and character. The project's height, side yard setback, and density are typical for this block, which feature a wide variety of projects developed at various heights and densities.

- Of the 36 buildings surveyed, 12 buildings have a height of 37 feet or greater;



(SOUTH)

PART OF THE
WAS PLANNED
TO BE DONE IN 1961.

BLT AREA 1000 11 2. 3
WET 2000 1. WITH 3200 500
NEW 3000 11 2. 3

vivis castillo <viviscast22@hotmail.com>
Side fence 6515-VDM
To casador2@cox.net

9/7/2023 1:01 PM



1 attachment View Download

Attachment.jpg

1.3 MB



L.A. 100

>

6500 1st St.

1000 1st St.

1000 1st St.

1000 1st St.

1000 1st St.

1000 1st St.

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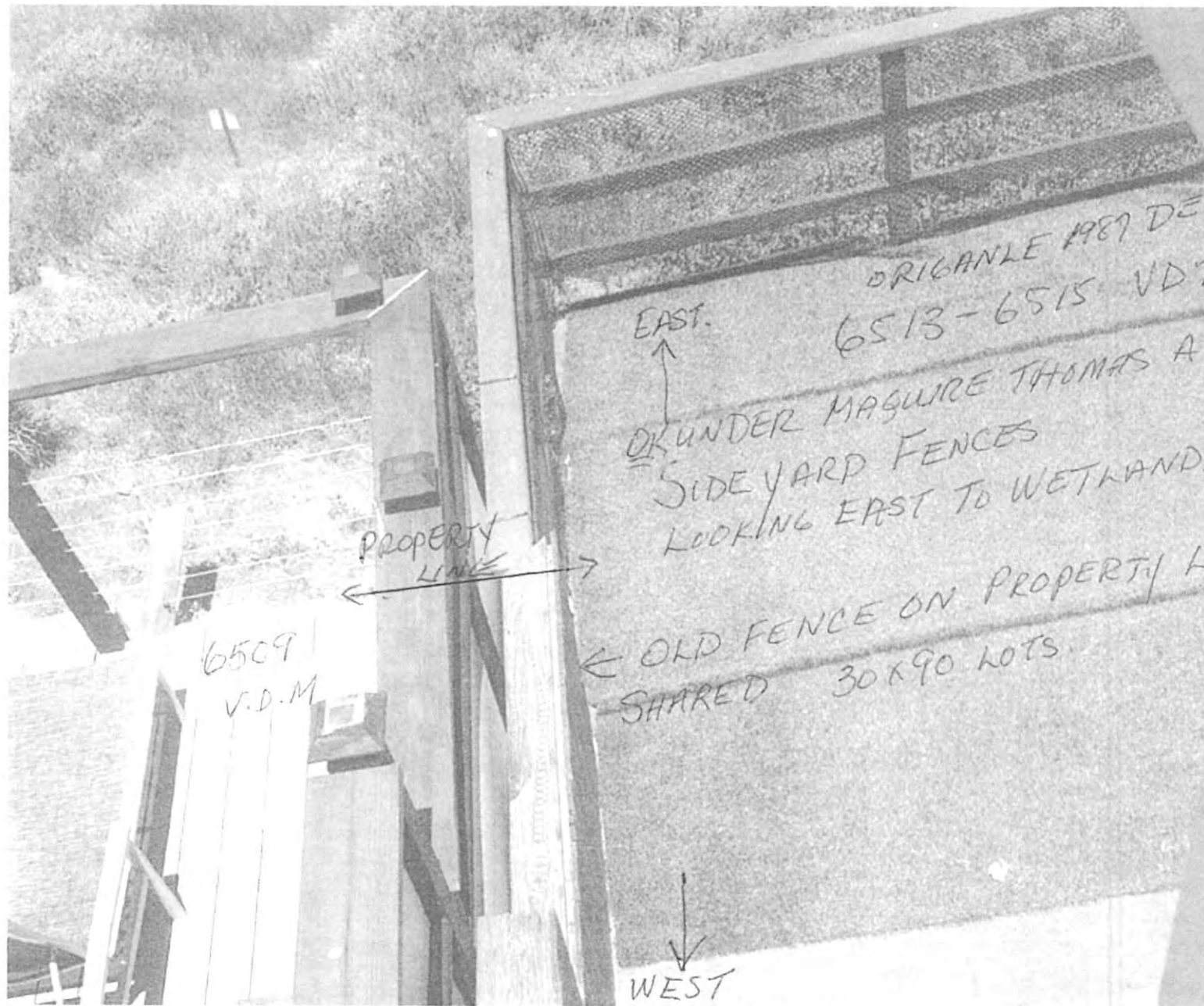
1000 1st St.

1000 1st St.

Feedback

Sent from my iPhone

WETLANDS



SOUTH

NEW 5-6" RAIL REDUCES
APPLICANT SIDE YARD IS REDUCED TO ABOUT 31 INCHES