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June 12, 2018

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MANHATTAN BEACH, CA

Mayor Howorth and City Council Members
1400 Highland Ave
Manhattan Beach, California 90266

Re: Amendment to Minor Exception for 1208 The Strand – Response to Appeals

Dear Mayor Howorth and City Council Members:

This letter brief is in response to the appeals filed by the owners of 1212 The Strand and 1200 The Strand of the Planning Commission's denial of an appeal challenging an Amendment to a Minor Exception for 1208 The Strand.

Maya Soderstrom, the owner of 1212 The Strand, the property immediately to the north, has one primary concern. She objects to the reconstruction of the legal, non-conforming stairway in the side yard setback. Regardless of the fact that the stairway will actually be less intrusive, and an actual encroachment onto her property from the previous stairway will be removed, Soderstrom has made twelve separate arguments on appeal. With the exception of the ludicrous allegation that the previous stairway did not go all the way to The Strand, the first nine arguments are virtually identical to those made to the Planning Commission. Soderstrom has completely failed to address the facts raised in the City's staff report to the Planning Commission, the Homeowners' response to the appeal,¹ and facts raised during the hearing.

It is unclear exactly what the concern is of the owner of 1200 The Strand, although a comment was made to one of the Homeowners that the owner was concerned about the precedent of allowing homes to be substantially remodeled. If the owner of 1200 The Strand does not like the existing Code provisions, then he should seek to have the Code amended. But he cannot prevent the Homeowners from utilizing existing Code provisions to complete the authorized work because he does not want it to happen elsewhere.

¹ The Homeowners' original response to the Planning Commission dated March 27, 2018, is available through electronic link. For the convenience of the City Council, a hard copy is being provided as well. References to lettered exhibits in this correspondence refer to the exhibits attached to that document.

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Brief Background

The full history of the Minor Exception application and the Amendment thereto is set forth in the Homeowners' original response. Very briefly, in 2013 McCullum Engineering determined that the existing nonconforming stairway posed a safety risk due to corrosion and needed to be rebuilt. (Exhibit O.) In October 2014 the Community Development Director approved a Minor Exception that allowed the replacement and reconfiguration of the existing exterior non-conforming stairs, removal and replacement of the exterior frames and all doors and windows on all three units, and removal and replacement of the deck guardrails. (Exhs. C, F.) Additionally, work was authorized for an interior remodel of Unit C on the top floor. (Exhs. C, F.) The approved building plans reflect the requirement for the installation of fire sprinklers in all three units. Thus, the original work authorized the removal of all exterior wall finishes, the removal of the ceilings to install the fire sprinklers, and the opening of the walls on the top floor unit. Not one square foot was added to the existing building. Rather, the building space was reduced due to interior living space in Unit C being converted to deck space.

Shortly after work commenced in 2017, it was determined by the structural engineer that the decks on all three units were structurally unsound. (Exh. H, 3/13/17 letter behind 9/12/17 letter.) The City issued a building permit to rebuild and repair the decks which required the front 16 feet of the northern and southern walls to be opened up on all three units to tie-in the decks. (Exh. G.)

The opening of all of the walls revealed that there were more structural infirmities than were previously known. Studs had dry-rot and were termite infested. Additionally, the studs were discontinuous from the top to bottom plates. And because the building was decades old, there were no shear walls, which are now required by the Building Code. (Exh. H, 9/12/17 letter.) Mistakenly, it was assumed that the repair work would be allowed and no additional permits were sought for the replacement of the studs and the addition of shear walls. When the City learned of the additional work, the building was red-tagged on August 21, 2017. After weeks of consideration on how to proceed, the City finally directed the Homeowners to file for a revised Minor Exception.

The Amended Minor Exception was approved on February 13, 2018. (Exh. K.) Except for removing 2'8" from the front of the top floor deck (which the owner agreed to do to address privacy concerns of the southerly neighbor), all additional work took place within the walls of the units. Again, not one square foot was added to the structure and there was no change to the reconfiguration of the stairs which had been authorized in 2014.

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The Minor Exception Process – Extent of Work Allowed

Although the process is entitled “Minor Exception,” this does not mean that the amount of work which is allowed for alterations and repair work must be minor. Section 10.84.120.G.3 of the Manhattan Beach Municipal Code (MBMC) clearly allows major changes to be done on a structure as only 10% of the existing structure is required to remain based on project valuation. Under Section 10.68.030.E of the MBMC, project valuation is determined in the same manner as final valuation for the purposes of building permit fees.

Once the work was red-tagged, the City carefully evaluated what steps needed to be taken. Eventually the Homeowners were directed to submit valuation calculations to determine if at least 10% of the building valuation remained. The Homeowners’ architects submitted valuation information and responded to a number of corrections by the City throughout the month of October 2017. Finally, on October 31, 2017, the City’s Building Official accepted the revised valuation provided for the framing.

The City determines the amount of remaining valuation based on the amount of the remaining building, not counting the first floor, divided by the cost of the building’s valuation prior to any construction. The values for the building’s existing valuation are set by the City and included on the City’s worksheet. Based on the worksheet and values provided by the City, the valuation of the building prior to construction was \$840,514.98. The City asked the Architects to place a square foot value on the remaining framing and they originally used a value of \$40/SF as framing accounts for approximately 25% of the overall building which was valued at \$160/SF. However, the City felt this number was too high and reduced the figure to \$25/SF for the structure. Not counting the first floor and garage, the total remaining framing of the floors and roof was valued at \$126,100, resulting in a total remaining valuation of 15%. Under the City’s formula, neither the first floor nor the garage is allowed to be counted toward remaining valuation. As a courtesy, this information was transmitted to both appellants by e-mail on May 21, 2018. (See Exhibit 1 consisting of e-mail with cover letter, summary sheet and the e-mails and attachments between architects and City staff and valuation information.)

Soderstrom’s allegation that the Director approved the Minor Exception without complying with the MBMC is simply incorrect. While there was no back-up valuation documentation in the Planning Commission’s packet, the final numbers were included in the staff report. Additionally, the cover sheet of the building plans that were included in the Planning Commission packet included the valuation calculations for the existing valuation. Moreover, both the Community Development Director, Anne McIntosh, and

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the case planner, Angelica Ochoa, stated on the record that the building valuations had been thoroughly reviewed by the Building Official and that the back-up information was in the City's files. The reason that no back-up documentation was included in the packet is because this was not an issue raised by Soderstrom in her initial appeal and neither staff nor the Homeowners were made aware of the fact that the issue had been raised at the very last minute by the owner of 1200 The Strand until the time of the hearing. Section 10.100.010.B of the MBMC specifically requires that the notice of appeal specify the basis of the appeal for just this reason – to avoid surprise and allow the matter to be addressed.

The Stairs

Prior to the approval of the 2014 Minor Exception, the stairs in the side yard setback went up 16 feet to the 3rd floor entrance to Unit C, dropped back down to the 2nd floor entrance to Unit B, and then dropped down to The Strand. This configuration is no longer allowed by the California Building Code as a single rise of stairs is limited to 12 feet. The stairway was redesigned so that the 3rd floor unit is accessed from an outdoor stairway on the second level and then from an interior stairway between the 2nd and 3rd floors. The second floor unit continues to take access from the exact same location as before the approval of the Minor Exception. The stairs down to The Strand remain in the same location as the original stairs.

Despite the fact that the stairs have always gone down to The Strand, Soderstrom argues that this was not the case. However, the building plans approved by the City (p. A3.2 of building plans included in Planning Commission report) and the photographs taken to document the existing building prior to construction (Exh. M) clearly prove otherwise. In order to contradict this evidence, Soderstrom argues that the photos were not authenticated, were without foundation and misrepresented the previous stairs. Although hearings before the Planning Commission and City Council do not require compliance with the formal rules of evidence, Michael Lee, the architect for the project, authenticated the photographs when he stated that he took the pictures as part of his normal procedures of documenting existing conditions prior to the start of construction. There has been no misrepresentation; Units B and C always had access to The Strand. (See also Exhibit 2 showing additional pictures of the preexisting stairway down to The Strand.)

It should also be noted that the new stairway actually removes an encroachment onto 1212 The Strand. The railings of the previous stairway actually encroached several inches onto the neighboring property. The new stairway lies completely within the boundaries of 1208. (See photos at Exhibit 3.) Soderstrom's continued argument

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that a steel I-beam protrudes over the property line is simply a red herring. Soderstrom was made aware of the fact that the I-beam was not in its final configuration on January 23, 2018 and on or about February 9, 2018 the I-beam was cut back to its final configuration with the permission of the City. Soderstrom chooses to simply ignore this reality.

Building Code versus Zoning Code

Despite the difference between the Building and Zoning Codes being explained at the Planning Commission, Soderstrom continues to argue that 1208 The Strand is not in compliance with the Building Code. Again, this simply is not the case. The California Building Standards Code relates to the design and construction of buildings. Safety, sustainability, and new technology and construction methods are paramount to the development of the codes. (California Building Standards Commission website, www.bsc.ca.gov.) Building Codes do not deal with such things as setbacks, nonconforming uses, or open space requirements – that is for the City's zoning ordinance.

The construction work will all comply with the current Building Code standards. The building, which was once a candidate for a collapse, has been made safer and structurally sound. The corroded stairway will be replaced and the 16 foot rise has been eliminated. Fire sprinklers will be added. A moment frame was added to the west side of the building. Shear walls, which were not required at the time of original construction, were added for support. Studs that were termite infested and dry-rotted were replaced.

What the Amendment to the Minor Exception found to be unreasonable was to bring the building into compliance with all of the zoning requirements. In order to do this, the entire structure would have to be rebuilt, it would no longer qualify as a legal non-conforming use, and it would be impossible under the current zoning to replace all three units.

Conclusion

Throughout this process Soderstrom has cast aspersions on the Homeowners, their representatives, City staff, and now Planning Commission members. City staff has been accused of being biased. The Homeowners and their architect, Michael Lee, have been accused of making intentional misrepresentations. Planning Commissioner Fournier has been accused of having a conflict of interest because he knows one of the Homeowners and acknowledged him before the meeting as he walked by him upon entering the Council Chambers. Moreover, Commissioner Fournier is accused of having a conflict because as a local realtor, investor and developer, it would be against

Mayor Howorth and City Council
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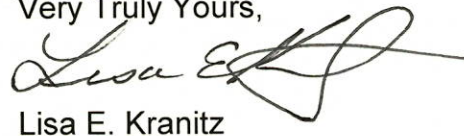
his business interests to vote against the Community Development Director. And Commissioner Seville-Jones is accused of bending over backwards to praise staff when staff allegedly could not have done their jobs correctly.

During the Planning Commission meeting, Soderstrom accused staff of favoring long-time builders over homeowners. Soderstrom's attempt to pit "homeowner" against "builder" is simply wrong. Beverly Obradovich purchased the property in 1971 and has continually lived in one of the units since that time. Jim Obradovich, the contractor on the job, is her son. John Altamura, who purchased his unit in 2005, has lived in Manhattan Beach for 50 years. Kathy Kernochan, who also purchased her unit in 2005 with her former husband, has lived in Hermosa Beach and Manhattan Beach for more than 30 years; this unit is to be her residence once the work is completed.

The work that has been authorized under the Minor Exception and the Amendment fully complies with the City's provisions on non-conforming uses and Minor Exceptions. The stairway between the Homeowners' building and Soderstrom's home has always provided access to Units B and C and to The Strand. The location of the Unit B's entrance remains in its pre-existing location. The reconfigured stairway in no way impacts the ingress and egress to 1212 The Strand nor does it impact the privacy of 1212 The Strand.

It is respectfully requested that the City Council deny the appeals.

Very Truly Yours,



Lisa E. Kranitz

Enclosures

cc: John Altamura
Jim Obradovich
Kathy Kernochan
Kent Burton, Esq.
Michael Lee
Elizabeth Srour

EXHIBIT 1

Lisa Kranitz

From: Lisa Kranitz
Sent: Monday, May 21, 2018 7:43 PM
To: 'kbley@coxcastle.com'
Cc: 'COURTEAU ASSOCIATES'
Subject: 1208 Valuation
Attachments: Valuation information email and docs.pdf; K. Bley cover letter.pdf

Mr. Bley,

Please see the attached letter and information.

Thank you,

Lisa Kranitz
Wallin, Kress, Reisman & Kranitz LLP
2800 28th Street, Suite 315
Santa Monica, CA 90405
310/450-9585 (work)
310/962-2049 (cell)
lisa@wkrklaw.com

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2800 TWENTY-EIGHTH STREET, SUITE 315

SANTA MONICA, CALIFORNIA 90405-6205

TELEPHONE (310) 450-9582

FACSIMILE (310) 450-0506

May 21, 2018

Kenneth B. Bley
Cox, Castle & Nicholson LLP
2029 Century Park East, Suite 2100
Los Angeles, California 90067-3284

Re: Appeal of the Grant of the Minor Exception for 1208 The Strand

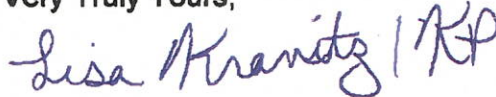
Dear Mr. Bley:

After the Planning Commission meeting on April 25, 2018 I spoke to staff about reviewing the files in order to see the valuation information. Staff informed me that you had also made a request to see the information and I then put in a formal Public Records Act request to obtain the same information you received.

It appears that you received only a portion of the information. The architects for the project compiled their e-mails with attachments which provides a more thorough history of how the valuations were determined. While we will be submitting this information to the City as part of our formal response closer to the time of the appeal before the City Council, I wanted to give you the courtesy of providing the information at this time. Hopefully this will resolve your questions regarding the City's determination that 10% of the structure remained.

Please feel free to contact me should you have any questions regarding this matter.

Very Truly Yours,



Lisa E. Kranitz

cc: Diana L. Courteau

1208 The Strand – Valuation Information

- 10/5/2017 Email from Angelica Ochoa (Planner) to Michael Lee (Architect) and Jared Gruttadauria (Associate) – need building (project) valuation calculation. Valuation worksheet is attached which includes the valuation numbers established by the City.
- 10/5/2017 Email from Michael to Angelica indicating that information will be provided.
- 10/5/2017 Email from Angelica to Michael and Jared that floor and roof to remain valuation needs to be above ground level surface (above first floor). (Note that MBMC § 10.84.120G.3 indicates that the 10% of existing structure remaining is to be based on project valuation as defined in § 10.68.030. § 10.68.030E provides that estimated construction and reconstruction costs are to be determined in the same manner as final valuation for building permit fees. The Code does not seem to require that the first floor be excluded.)
- 10/5/2017 Email from Jared to Angelica providing explanation and including calculations and plans. Per the City's assigned values, the existing structure is valued at \$840,514.98 and the proposed valuation of the remodel is valued at \$523,343.52. Based on this calculation, 62% of the building would be considered remodeled/altered/repared and 38% would be considered existing.
- 10/6/2017 Email from Angelica to Jared – need to discuss 10% floor and roof to remain valuation.
- 10/9/2017 Email from Jared to Angelica referencing phone conversation which provides valuation calculations of floor and roof to remain and to be replaced. According to calculations – 28% of framing to be removed/replaced.
- 10/10/2017 Email from Angelica to Jared that she has comments on the floor and roof valuation.
- 10/10/2017 Email from Jared to Angelica providing revised floor and roof valuation calculations in per the discussion earlier in the morning.
- 10/11/2017 Email from Angelica to Jared requesting deck square footage be included in separate line.
- 10/11/2017 Email from Jared to Angelica submitting sheet with deck areas included.
- 10/25/2017 Email from Jared to Ryan Heise (Building Official) indicating that Angelica wanted Architects to put a valuation on the floor/roof framing only and to

give a valuation number on this as opposed to the building valuation. Architects used \$40/sf for floor/roof framing and \$8/sf for garage.

10/26/2017 Email from Jared to Ryan about phone call.

10/30/2017 Email from Jared to Ryan submitting adjusted valuation of the building framing valuation number in accordance with previous discussion. Floor/roof framing valuation was reduced by Ryan to \$25/sf resulting in value of remaining structure (not counting the ground floor unit) as \$126,100 and cost of existing framing (which does include the value of the ground floor unit or garage) as \$188,773.

10/31/2017 Email from Ryan to Jared approving valuation numbers.

10/31/2017 Email from Jared to Angelica providing final numbers.

- Existing Building Project Valuation - \$840,514.98
- Proposed Building Project Valuation - \$559,004.77. This number had increased from submittal on 10/5/2017 because City indicated that decks were to be included in the value of the construction. Based on a value of proposed to existing valuation, 67% of the building would be considered remodeled/repaired/altered.
- Value of remaining roof/floor - \$126,000.00. City does not use proposed to existing to determine how much of building remains. Instead City looks at framing remaining to existing valuation to determine how much of building value remains. ($\$126,000 + \$840,514.98 = 15\%$)

Lisa Kranitz

Subject: FW: 1208 The Strand
Attachments: Plan_Build_Valuation.xlsx

----- Forwarded message -----

From: Angelica Ochoa <aochoa@citymb.info>
Date: Thu, Oct 5, 2017 at 11:42 AM
Subject: 1208 The Strand
To: "jared@mleearchitects.com" <jared@mleearchitects.com>, "mlee@mleearchitects.com" <mlee@mleearchitects.com>, "john@altamuragroup.net" <john@altamuragroup.net>
Cc: "Laurie B. Jester" <ljester@citymb.info>, Ryan Heise <rheise@citymb.info>

Michael and Jared,

We met yesterday regarding this project. However, we still need the following information before we can provide direction on how to proceed. When we met with your office a couple of weeks ago we informed you this information was needed to make a determination on the project.

Please provide the following information:

- 1- Provide valuation calculation for the proposed work based on the new accurate plans that were submitted. We understand only the existing structural floors and roof were kept (see attached valuation worksheet).

- 2- Provide the valuation excluding the foundation and slab to determine if at least 10% of the valuation of the building is being kept for Minor Exception approval.

- 3- Coastal Commission Permit(s) for the project (1960's and 1981 at least). Or a letter from the Coastal Commission stating they have no files or there is no Coastal Permit.

Thank you.

Angelica

Angelica Ochoa
Associate Planner
P: (310) 802-5517
E: a.ochoa@citymb.info

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--
From Jared M. Gruttadauria
Michael Lee Architects, Inc.
2200 Highland Ave.
Manhattan Beach, CA 90266
Voice: 310-545-5771
Fax: 310-545-4330
Email: jared@mleearchitects.com

VALUATION CALCULATION

EXISTING

Floor Area	Area		
Basement(s)			
First Floor			
Second Floor			
Third Floor		Value	Total Value
Total S.F.	0	\$ 160.00	\$ -
Private Garage	Area	Value	Total Value
		\$ 57.33	\$ -
Decks	Area	Value	Total Value
30" or more		\$ 58.75	\$ -
Deck at Grade		\$ 35.25	\$ -
Patio/Deck Cover		\$ 40.80	\$ -

TOTALS

Existing Valuation	
Total Existing	\$ -

PROPOSED

NEW

New Floor Area	Area		
Basement(s)			
First Floor			
Second Floor			
Third Floor		Value	Total Value
Total S.F.	0	\$ 160.00	\$ -
New Garage	Area	Value	Total Value
		\$ 57.33	\$ -
New Decks	Area	Value	Total Value
30" or more		\$ 58.75	\$ -
Deck at Grade		\$ 35.25	\$ -
Patio/Deck Cover		\$ 40.80	\$ -
Total New Valuation			\$ -

Proposed Valuation	
Previous 60 months	
Proposed New	\$0.00
Proposed Remodel	\$0.00
Line Items	
Line Items	
Line Items	
Other	
Other	
Other	
Total Proposed	\$0.00

REMODEL

Floor Area Remodel	Standard		
Basement(s)			
First Floor			
Second Floor			
Third Floor		Value	Total Value
Total S.F.	0	\$ 80.00	\$ -
Floor Area Remodel	Major		
Basement(s)			
First Floor			
Second Floor			
Third Floor		Value	Total Value
Total S.F.	0	\$ 140.00	\$ -
Garage Remodel	Area	Value	Total Value
		\$ 28.67	\$ -
Deck Remodel	Area	Value	Total Value
30" or more		\$ 14.38	\$ -
Deck at Grade		\$ 17.63	\$ -
Patio/Deck Cover		\$ 20.40	\$ -

Total Remodel Valuation	\$ -
--------------------------------	------

Percentage	
-------------------	--

Division	Initial	Date
Building		
Planning		

Lisa Kranitz

Subject:

FW: 1208 The Strand

----- Forwarded message -----

From: Angelica Ochoa <aochoa@citymb.info>

Date: Thu, Oct 5, 2017 at 3:05 PM

Subject: RE: 1208 The Strand

To: Michael Lee <mlee@mleearchitects.com>

Cc: "jared@mleearchitects.com" <jared@mleearchitects.com>, "john@altamuragroup.net"

<john@altamuragroup.net>, "Laurie B. Jester" <ljester@citymb.info>, Ryan Heise <rheise@citymb.info>

Ok thank you.

The 10% valuation (number 2 below) needs to be above ground level surface (above first floor).

Angelica Ochoa
Associate Planner
P: (310) 802-5517
E: aochoa@citymb.info

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From: Michael Lee [<mailto:mlee@mleearchitects.com>]

Sent: Thursday, October 05, 2017 2:47 PM

To: Angelica Ochoa

Cc: jared@mleearchitects.com; john@altamuragroup.net; Laurie B. Jester; Ryan Heise

Subject: Re: 1208 The Strand

Jared can provide this tomorrow.

Sent from my iPhone

Lisa Kranitz

Subject: FW: 1208 The Strand
Attachments: Plan_Build_Valuation_BUILDING.xlsx

----- Forwarded message -----

From: Jared Gruttadauria <jared@mleearchitects.com>

Date: Thu, Oct 5, 2017 at 5:02 PM

Subject: Re: 1208 The Strand

To: Angelica Ochoa <aochoa@citymb.info>

Cc: "mlee@mleearchitects.com" <mlee@mleearchitects.com>, "john@altamuragroup.net" <john@altamuragroup.net>, "Laurie B. Jester" <ljester@citymb.info>, Ryan Heise <rheise@citymb.info>, Jim Obradovich <jimob0016@gmail.com>

Hi Angelica,

Please see responses below. If you have any questions or comments, please let me know.

1- Provide valuation calculation for the proposed work based on the new accurate plans that were submitted. We understand only the existing structural floors and roof were kept (see attached valuation worksheet). **All the 2-story walls of the entire Garage remain (and are reinforced). See color-coded demo plans we've submitted.**

Attached is the valuation calculations:

-Not included in the valuation are the 1st and 2nd floor decks (Unit A & B), which were removed/replaced as-is, for they posed an immediate safety risk as indicated by a City approved letter from structural engineer Eric McCullum (dated March 13th, 2017).

-1st and 2nd floor interior walls (Unit A & B) demo'd and replaced in existing locations have been counted as Minor Remodel in valuation calcs.

2- Provide the valuation excluding the foundation and slab to determine if at least 10% of the valuation of the building is being kept for Minor Exception approval.

Left you a voicemail to call me back to clarify. **The structural floors and roof are kept and almost all interior walls of 1st and 2nd floor (Unit A & B) are demo'd and replaced in existing location. So not fully sure how to show this per the valuation calcs. table provided.**

3- Coastal Commission Permit(s) for the project (1960's and 1981 at least). Or a letter from the Coastal Commission stating they have no files or there is no Coastal Permit. **Maria @ Bunny Srour's office has requested files from the CCC for the condo conversion, which should take 5 business days to retrieve.**

Thanks,
Jared

On Thu, Oct 5, 2017 at 11:42 AM, Angelica Ochoa <aocchoa@citymb.info> wrote:

Michael and Jared,

We met yesterday regarding this project. However, we still need the following information before we can provide direction on how to proceed. When we met with your office a couple of weeks ago we informed you this information was needed to make a determination on the project.

Please provide the following information:

- 1- Provide valuation calculation for the proposed work based on the new accurate plans that were submitted. We understand only the existing structural floors and roof were kept (see attached valuation worksheet).
- 2- Provide the valuation excluding the foundation and slab to determine if at least 10% of the valuation of the building is being kept for Minor Exception approval.
- 3- Coastal Commission Permit(s) for the project (1960's and 1981 at least). Or a letter from the Coastal Commission stating they have no files or there is no Coastal Permit.

Thank you.

Angelica

Angelica Ochoa
Associate Planner

VALUATION CALCULATION

EXISTING

Floor Area	Area		
First Floor	1190		
Second Floor	1190		
Third Floor	2263	Value	Total Value
Total S.F.	4643	\$ 160.00	\$ 742,880.00
Private Garage	Area	Value	Total Value
	1081	\$ 57.33	\$ 61,973.73
Decks	Area	Value	Total Value
30" or more	607	\$ 58.75	\$ 35,661.25
Deck at Grade		\$ 35.25	\$ -
Patio/Deck Cover		\$ 40.80	\$ -

TOTALS

Existing Valuation	
Total Existing	\$ 840,514.98

PROPOSED

NEW

New Floor Area	Area		
First Floor	0		
Second Floor	0		
Third Floor	0	Value	Total Value
Total S.F.	0	\$ 160.00	\$ -
New Garage	Area	Value	Total Value
		\$ 57.33	\$ -
New Decks	Area	Value	Total Value
30" or more	183	\$ 58.75	\$ 10,751.25
Deck at Grade	0	\$ 35.25	\$ -
Patio/Deck Cover	0	\$ 40.80	\$ -
Total New Valuation			\$ 10,751.25

REMODEL

Floor Area Remodel	Standard		
First Floor	1190		
Second Floor	1190		
Third Floor	0	Value	Total Value
Total S.F.	2380	\$ 80.00	\$ 190,400.00
Floor Area Remodel	Major		
First Floor	0		
Second Floor	0		
Third Floor	2080	Value	Total Value
Total S.F.	2080	\$ 140.00	\$ 291,200.00
Garage Remodel	Area	Value	Total Value
	1081	\$ 28.67	\$ 30,992.27
Deck Remodel	Area	Value	Total Value
30" or more		\$ 14.38	\$ -
Deck at Grade		\$ 17.63	\$ -
Patio/Deck Cover		\$ 20.40	\$ -

Proposed Valuation

Previous 60 months	
Proposed New	\$10,751.25
Proposed Remodel	\$512,592.27
Line Items	
Line Items	
Line Items	
Other	
Other	
Other	
Total Proposed	\$523,343.52

Total Remodel Valuation	\$ 512,592.27
--------------------------------	----------------------

Percentage	62.26%
-------------------	---------------

Division	Initial	Date
Building		
Planning		

Lisa Kranitz

Subject: FW: 1208 The Strand

----- Forwarded message -----
From: Angelica Ochoa <aochoa@citymb.info>
Date: Fri, Oct 6, 2017 at 11:29 AM
Subject: RE: 1208 The Strand
To: Jared Gruttadauria <jared@mleearchitects.com>

Hi Jared,

I will call you this afternoon. I want to go over the 10% valuation of the building calculation.

Thank you.

Angelica

From: Jared Gruttadauria [<mailto:jared@mleearchitects.com>]
Sent: Friday, October 06, 2017 10:52 AM
To: Angelica Ochoa
Cc: John Altamura; Kathy Kernochan; Kent Burton; mlee@mleearchitects.com; Laurie B. Jester; Ryan Heise; Jim Obradovich; Maria Islas (maria@esrour.com); Bunny@esrour.com
Subject: Re: 1208 The Strand

Angelica,

We should receive the original Coastal Permit mid-next week. Will you be able to review immediately upon receiving that info? John Altamura wants to set up a time to meet shortly after your review, Thursday next week would be best for us, if you receive the original Coastal Permit before then.

Thanks,

Jared

On Fri, Oct 6, 2017 at 8:53 AM, Angelica Ochoa <aochoa@citymb.info> wrote:

Hi John,

We still need to see and review the original Coastal Permit. We need to know the conditions of the building, if any, as stated in the Coastal Permit.

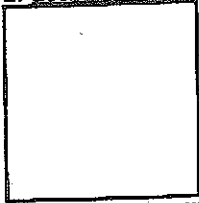
Thank you.

Angelica

Angelica Ochoa
Associate Planner

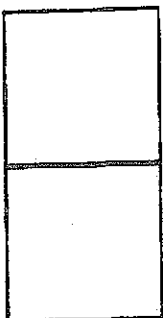
P: (310) 802-5517

E: aochoa@citymb.info



Office Hours: M - Th 7:30AM - 5:30 PM | Alternate Open Fridays 8:00AM - 5:00 PM | Closed Alternate Fridays | Not Applicable to Public Safety

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Angelica Ochoa
Associate Planner

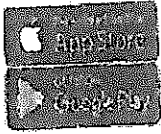
P: (310) 802-5517

E: aochoa@citymb.info

Office Hours: M - Th 7:30AM - 5:30 PM | Alternate Open Fridays 8:00AM - 5:00 PM | Closed Alternate Fridays | Not Applicable to Public

Safety

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From: John Altamura [mailto:john@altamuragroup.net]
Sent: Thursday, October 05, 2017 7:11 PM
To: Jared Gruttadauria; Angelica Ochoa; Kathy Kernochan; Kent Burton
Cc: mlee@mleeearchitects.com; Laurie B. Jester; Ryan Heise; Jim Obradovich

Subject: Re: 1208 The Strand

Jared

Marie informed us that she found the permit for the conversion at the CCC Office. It is Permit #5-81-437. Hopefully we do not have to wait until we get that from the CCC archives to make a determination. Can we set a date with Angelica, Laurie and Ann next Thursday to meet rather than have to wait until we get the permit from the archives and then set the date.

Marie would not make a mistake and hopefully the Planning Department would take her word on it and allow us to set a date so that when we meet we will have not wasted a week.

We are now on our 7th week

Thanks

John

John Altamura

Altamura Real Estate Group

320 Manhattan Beach Blvd, MB, CA 90266

cell: 310 291-5603

email: John@altamuragroup.net

Web: Johnaltamura.com

From: Jared Gruttadauria <jared@mleearchitects.com>

Date: Thursday, October 5, 2017 at 5:02 PM

To: Angelica Ochoa <aochoa@citymb.info>

Cc: "mlee@mleearchitects.com" <mlee@mleearchitects.com>, "john@altamuragroup.net"

<john@altamuragroup.net>, "Laurie B. Jester" <ljester@citymb.info>, Ryan Heise <rheise@citymb.info>, Jim

Obradovich <jimob0016@gmail.com>

Subject: Re: 1208 The Strand

Hi Angelica,

Please see responses below. If you have any questions or comments, please let me know.

1- Provide valuation calculation for the proposed work based on the new accurate plans that were submitted. We understand only the existing structural floors and roof were kept (see attached valuation worksheet). All the 2-story walls of the entire Garage remain (and are reinforced). See color-coded demo plans we've submitted.

Attached is the valuation calculations:

-Not included in the valuation are the 1st and 2nd floor decks (Unit A & B), which were removed/replaced as-is, for they posed an immediate safety risk as indicated by a City approved letter from structural engineer Eric McCullum (dated March 13th, 2017).

-1st and 2nd floor interior walls (Unit A & B) demo'd and replaced in existing locations have been counted as Minor Remodel in valuation calcs.

Lisa Kranitz

Subject: FW: 1208 The Strand
Attachments: Floor-Roof Valuation Calcs.pdf

----- Forwarded message -----
From: Jared Gruttadauria <jared@mleearchitects.com>
Date: Mon, Oct 9, 2017 at 2:42 PM
Subject: Re: 1208 The Strand
To: Angelica Ochoa <aocchoa@citymb.info>

Angelica,

Per our phone conversation late Friday last week, here is the valuation calcs of the floor structure and roof structure to remain or be removed/replaced. This excludes the 1st floor (Foundation & Slab). To my understanding, this is about the actual floor & roof systems. So my diagrams clearly show which positions of the floor/roof structure have been removed, replaced or remain. I've scanned these but will drop off the paper copy for you. Please review and let me know if you have any comments or questions.

Thanks,
Jared

On Thu, Oct 5, 2017 at 3:05 PM, Angelica Ochoa <aocchoa@citymb.info> wrote:

Ok thank you.

The 10% valuation (number 2 below) needs to be above ground level surface (above first floor).

Angelica Ochoa
Associate Planner
P: (310) 802-5517
E: aocchoa@citymb.info

Office Hours: M - Th 7:30AM - 5:30 PM | Alternate Open Fridays 8:00AM - 5:00 PM | Closed Alternate Fridays | Not Applicable to Public Safety

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Download the mobile app now



From: Michael Lee [mailto:mlee@mleearchitects.com]
Sent: Thursday, October 05, 2017 2:47 PM
To: Angelica Ochoa
Cc: jared@mleearchitects.com; john@altamuragroup.net; Laurie B. Jester; Ryan Heise
Subject: Re: 1208 The Strand

Jared can provide this tomorrow.

Sent from my iPhone

On Oct 5, 2017, at 11:42 AM, Angelica Ochoa <aochoa@citymb.info> wrote:

Michael and Jared,

We met yesterday regarding this project. However, we still need the following information before we can provide direction on how to proceed. When we met with your office a couple of weeks ago we informed you this information was needed to make a determination on the project.

Please provide the following information:

- 1- Provide valuation calculation for the proposed work based on the new accurate plans that were submitted. We understand only the existing structural floors and roof were kept (see attached valuation worksheet).
- 2- Provide the valuation excluding the foundation and slab to determine if at least 10% of the valuation of the building is being kept for Minor Exception approval.
- 3- Coastal Commission Permit(s) for the project (1960's and 1981 at least). Or a letter from the Coastal Commission stating they have no files or there is no Coastal Permit.

Thank you.

Floor/Roof Valuation Calcs.

Area:	(E) Area (Floor/Deck/Roof)	(E) Framing to Remain	(E) Framing to be removed or replaced
UNIT #A (1st floor)	1,373 S.F.	Not counted toward valuation	Not counted toward valuation
UNIT #B (2nd floor)	1,351 S.F.		
UNIT #C (3rd floor)	2,526 S.F.		
Roof	2,562 S.F.		
Total Area	7,812 S.F.		
Framing Removed or Replaced vs. Total (E) Framing 1,395 S.F. / 5,044 S.F. = 28% Framing Removed or Replaced			

GROUND LEVEL SURFACE / FOUNDATION
EXCLUDED IN CALC'S & NOT COUNTED
TOWARD VALUATION

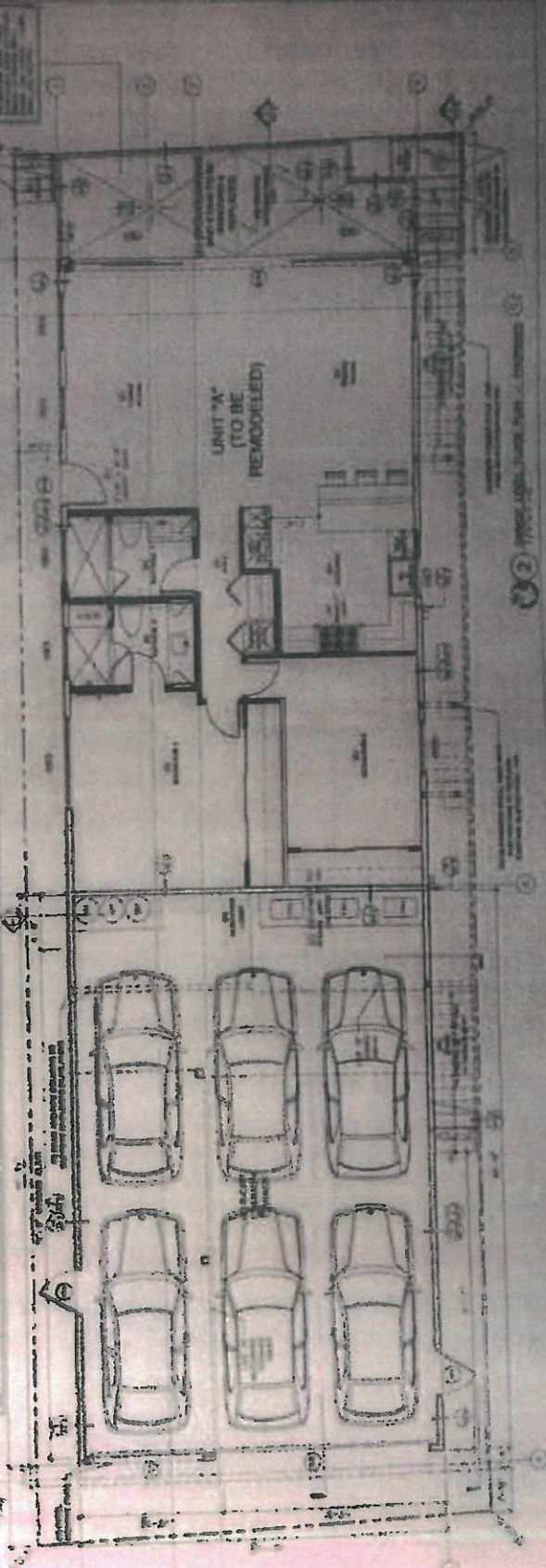
11ST FLOOR

1) 1995-1996 APPLICABLE TO THIS UNIT

UNIT "A"
(TO BE
REMODELED)

2) 1995-1996 APPLICABLE TO THIS UNIT

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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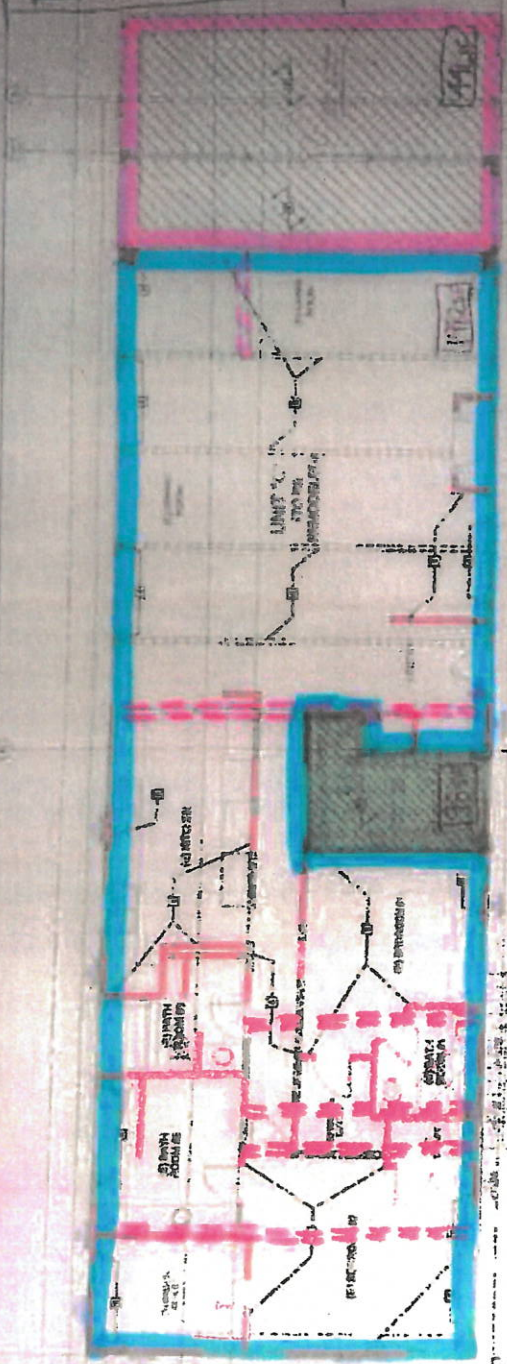


AREA OF (B) FLOOR
REMAINING TO BE REMOVED

AREA OF (E) FLOOR
REMAINING TO BE REMOVED

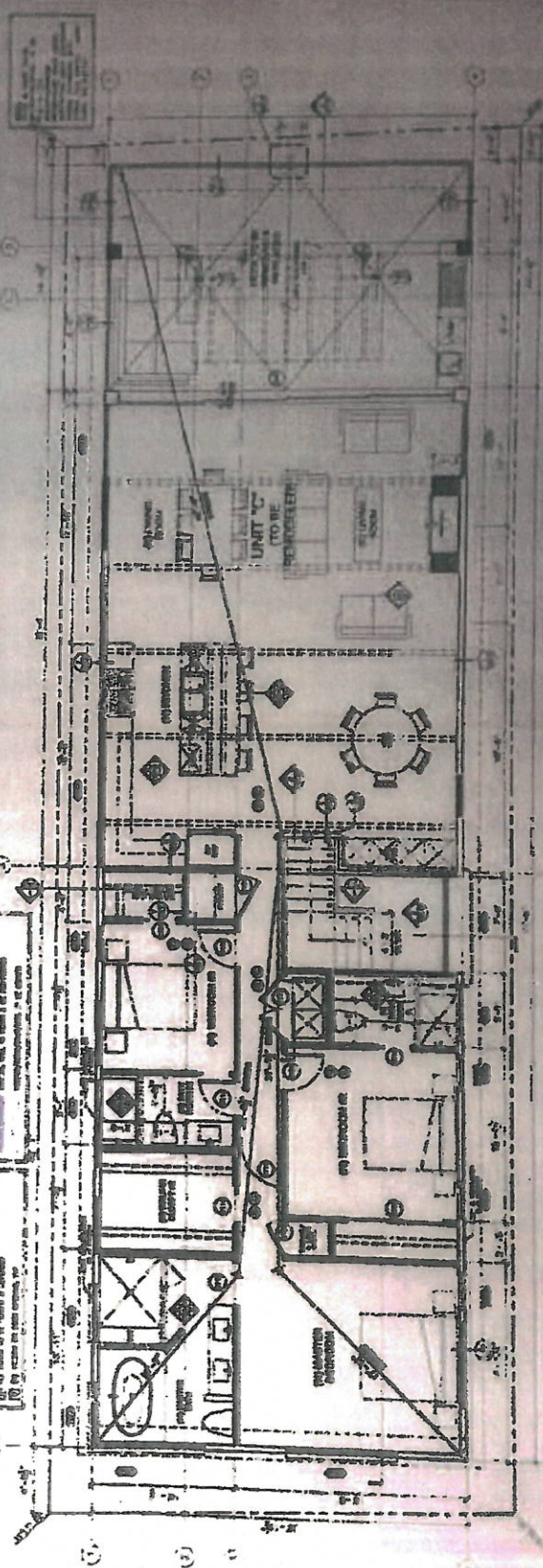
AREA OF (E) FLOOR
REMAINING TO BE REMOVED

AREA OF (E) FLOOR
REMAINING TO BE REMOVED



3RD FLOOR

- 1. AREA TO BE REMOVED
- 2. AREA TO BE REMOVED
- 3. AREA TO BE REMOVED
- 4. AREA TO BE REMOVED
- 5. AREA TO BE REMOVED
- 6. AREA TO BE REMOVED
- 7. AREA TO BE REMOVED
- 8. AREA TO BE REMOVED
- 9. AREA TO BE REMOVED
- 10. AREA TO BE REMOVED
- 11. AREA TO BE REMOVED
- 12. AREA TO BE REMOVED
- 13. AREA TO BE REMOVED
- 14. AREA TO BE REMOVED
- 15. AREA TO BE REMOVED
- 16. AREA TO BE REMOVED
- 17. AREA TO BE REMOVED
- 18. AREA TO BE REMOVED
- 19. AREA TO BE REMOVED
- 20. AREA TO BE REMOVED



A 2.2

LEE

AREA OF
(C) ROOF
TYPICAL
TO BE REMOVED

REMOVE & REPLACE
(E) ROOF TRUSSES

NEW OR REPLACE
STRUCTURAL
IN CEILING



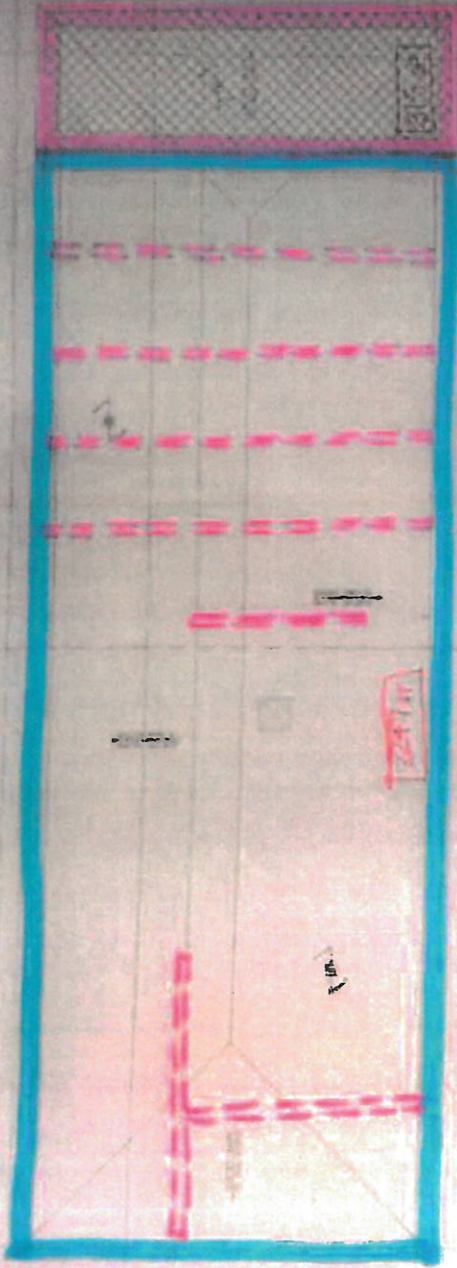
Aluminum
1/2" x 1/4" x 10'



NO.	DESCRIPTION	QTY
1	1/2" x 1/4" x 10' ALUMINUM	10
2	1/2" x 1/4" x 10' ALUMINUM	10
3	1/2" x 1/4" x 10' ALUMINUM	10
4	1/2" x 1/4" x 10' ALUMINUM	10
5	1/2" x 1/4" x 10' ALUMINUM	10
6	1/2" x 1/4" x 10' ALUMINUM	10
7	1/2" x 1/4" x 10' ALUMINUM	10
8	1/2" x 1/4" x 10' ALUMINUM	10
9	1/2" x 1/4" x 10' ALUMINUM	10
10	1/2" x 1/4" x 10' ALUMINUM	10

Roof Plan

A 2.3



ROOF

1. ALL ROOF TRUSSES TO BE REMOVED & REPLACED WITH NEW OR REPLACE STRUCTURAL IN CEILING.

2. ALL ROOF TRUSSES TO BE REMOVED & REPLACED WITH NEW OR REPLACE STRUCTURAL IN CEILING.

3. ALL ROOF TRUSSES TO BE REMOVED & REPLACED WITH NEW OR REPLACE STRUCTURAL IN CEILING.

4. ALL ROOF TRUSSES TO BE REMOVED & REPLACED WITH NEW OR REPLACE STRUCTURAL IN CEILING.

5. ALL ROOF TRUSSES TO BE REMOVED & REPLACED WITH NEW OR REPLACE STRUCTURAL IN CEILING.

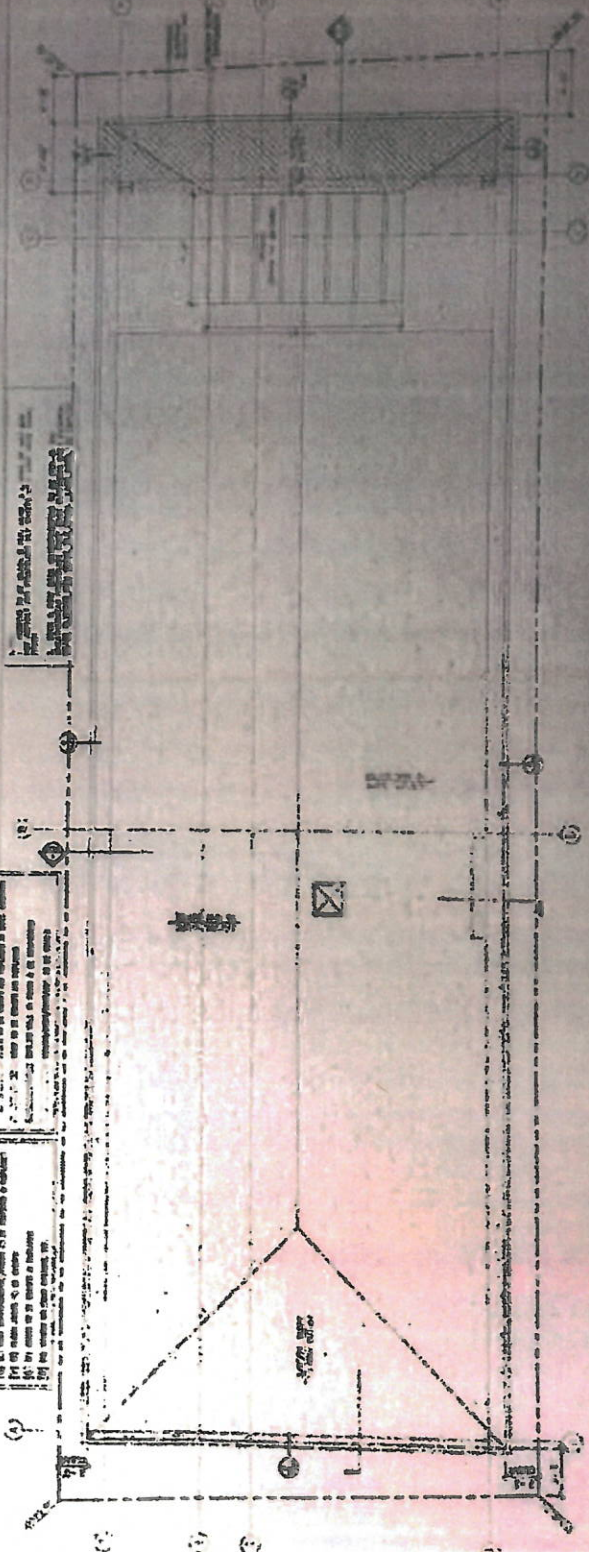
6. ALL ROOF TRUSSES TO BE REMOVED & REPLACED WITH NEW OR REPLACE STRUCTURAL IN CEILING.

7. ALL ROOF TRUSSES TO BE REMOVED & REPLACED WITH NEW OR REPLACE STRUCTURAL IN CEILING.

8. ALL ROOF TRUSSES TO BE REMOVED & REPLACED WITH NEW OR REPLACE STRUCTURAL IN CEILING.

9. ALL ROOF TRUSSES TO BE REMOVED & REPLACED WITH NEW OR REPLACE STRUCTURAL IN CEILING.

10. ALL ROOF TRUSSES TO BE REMOVED & REPLACED WITH NEW OR REPLACE STRUCTURAL IN CEILING.



Lisa Kranitz

Subject: FW: 1208 The Strand

----- Forwarded message -----

From: Angelica Ochoa <aochoa@citymb.info>
Date: Tue, Oct 10, 2017 at 8:42 AM
Subject: RE: 1208 The Strand
To: Jared Gruttadauria <jared@mleearchitects.com>

Hi Jared,

I do have some comments for you. I am at the counter this morning until 10:30am.

Thanks.

Angelica

From: Jared Gruttadauria [<mailto:jared@mleearchitects.com>]
Sent: Monday, October 09, 2017 2:42 PM
To: Angelica Ochoa
Subject: Re: 1208 The Strand

Angelica,

Per our phone conversation late Friday last week, here is the valuation calcs of the floor structure and roof structure to remain or be removed/replaced. This excludes the 1st floor (Foundation & Slab).

To my understanding, this is about the actual floor & roof systems. So my diagrams clearly show which positions of the floor/roof structure have been removed, replaced or remain. I've scanned these but will drop off the paper copy for you. Please review and let me know if you have any comments or questions.

Lisa Kranitz

Subject: FW: 1208 The Strand
Attachments: Floor-Roof Valuation Calcs_10.10.17.pdf

----- Forwarded message -----

From: Jared Gruttadauria <jared@mlcearchitects.com>
Date: Tue, Oct 10, 2017 at 5:08 PM
Subject: Re: 1208 The Strand
To: Angelica Ochoa <aocchoa@citymb.info>
Cc: lvester <lvester@citymb.info>, Ryan Heise <rheise@citymb.info>

Angelica,

Here are the Floor Roof Valuation Calcs per our discussion this morning, which simply shows the area of floor or roof framing to remain. Please review and then pass along to Ryan for him assigning valuation to the areas listed.

Thanks,
Jared

On Tue, Oct 10, 2017 at 8:42 AM, Angelica Ochoa <aocchoa@citymb.info> wrote:

Hi Jared,

I do have some comments for you. I am at the counter this morning until 10:30am.

Thanks.

Angelica

From: Jared Gruttadauria [mailto:jared@mlcearchitects.com]
Sent: Monday, October 09, 2017 2:42 PM
To: Angelica Ochoa
Subject: Re: 1208 The Strand

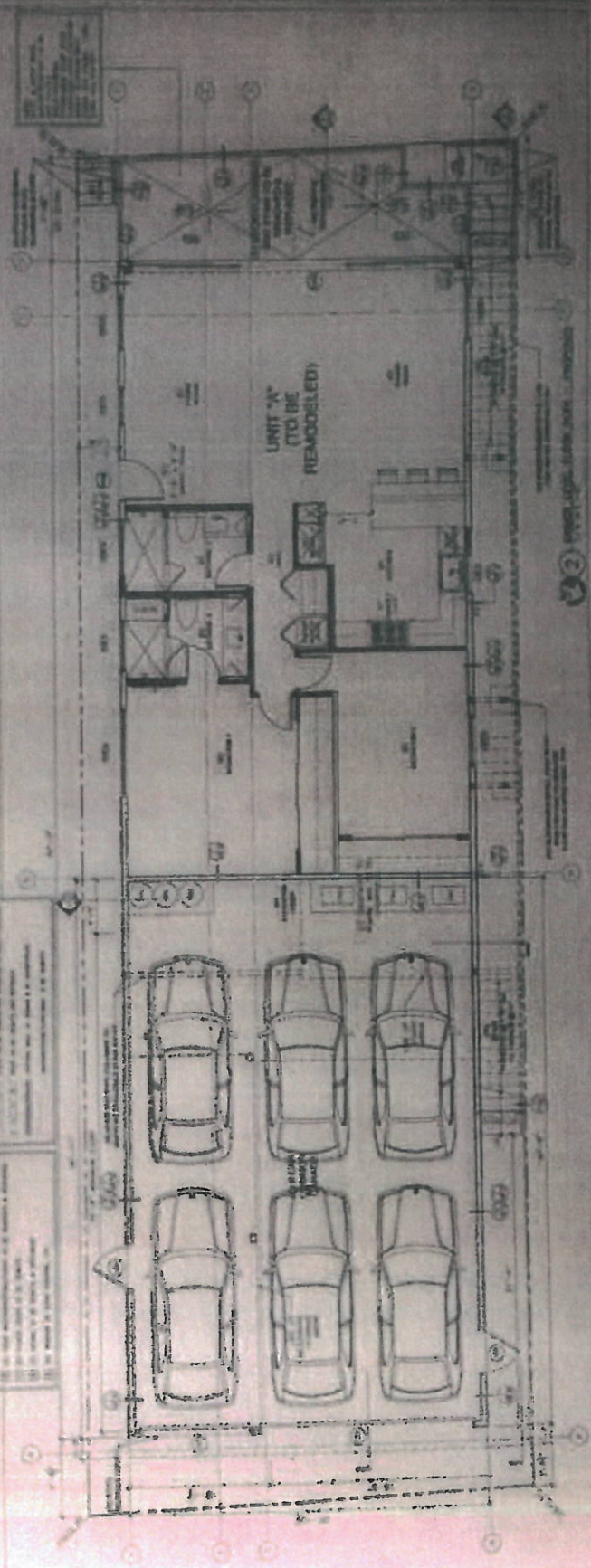
Floor Valuation Calcs.

Area:	(E) Livable Floor Area	(E) Livable Floor Area & Roof Framing to Remain
UNIT #A (1st floor)	1,190 S.F.	Not counted
UNIT #B (2nd floor)	1,190 S.F.	815 S.F.
UNIT #C (3rd floor)	2,263 S.F.	1,982 S.F.
Roof	not counted	2,247 S.F.
Total Livable Area	4,643 S.F.	5,044 S.F.
Garage	1,081 S.F.	Not counted

Ground level surface / Foundation
Excluded in CMRS & NOT COUNTED
TOWARD VALUATION

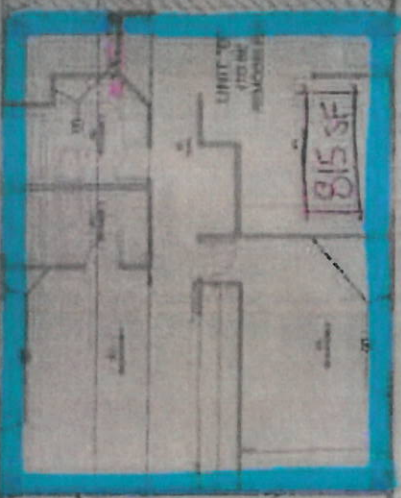
1ST FLOOR

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
2. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITY.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
5. ALL UTILITIES SHALL BE PROTECTED AND MARKED PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
7. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
8. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.
9. ALL MATERIALS AND EQUIPMENT SHALL BE STORED PROPERLY ON THE SITE.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISPOSAL OF ALL WASTE MATERIALS.



LEE

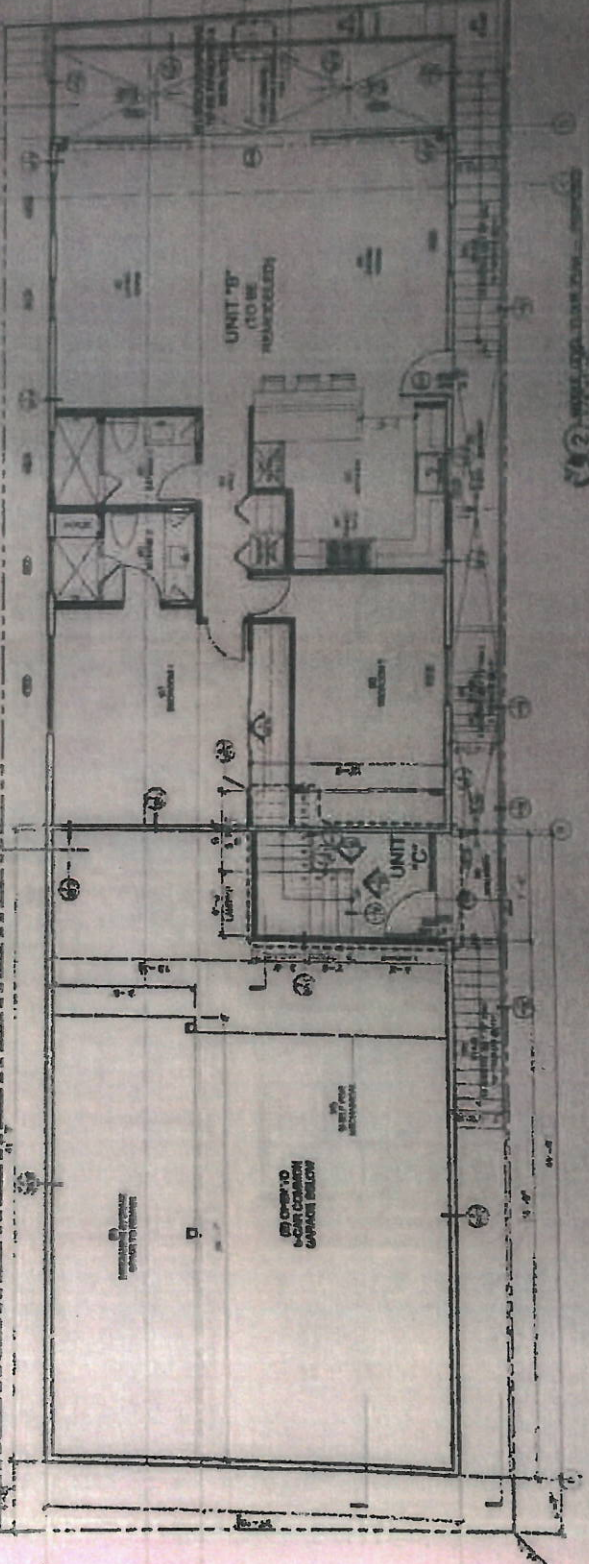
AREA OF (N) LIVING ROOM
FRONT TO BE REMOVED
(N) THE EXISTING STUDY
BEING TO BE RELOCATED
ALTERNATE



2ND FLOOR

1) UNIT #B FLOOR PLAN - LIVING & KITCHEN

NOTES:
1) ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF LOS ANGELES BUILDING DEPARTMENT PERMITS.
2) ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF LOS ANGELES ELECTRICAL DEPARTMENT PERMITS.
3) ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF LOS ANGELES MECHANICAL DEPARTMENT PERMITS.
4) ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF LOS ANGELES PLUMBING DEPARTMENT PERMITS.
5) ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF LOS ANGELES FIRE DEPARTMENT PERMITS.
6) ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF LOS ANGELES HEALTH DEPARTMENT PERMITS.
7) ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF LOS ANGELES ENVIRONMENTAL HEALTH SERVICES DEPARTMENT PERMITS.
8) ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF LOS ANGELES PUBLIC WORKS DEPARTMENT PERMITS.
9) ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF LOS ANGELES POLICE DEPARTMENT PERMITS.
10) ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF LOS ANGELES FIRE DEPARTMENT PERMITS.



NO.	DESCRIPTION	BY
1	REVISION	MAC
2	REVISION	MAC
3	REVISION	MAC
4	REVISION	MAC
5	REVISION	MAC
6	REVISION	MAC
7	REVISION	MAC
8	REVISION	MAC
9	REVISION	MAC
10	REVISION	MAC
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20	REVISION	MAC

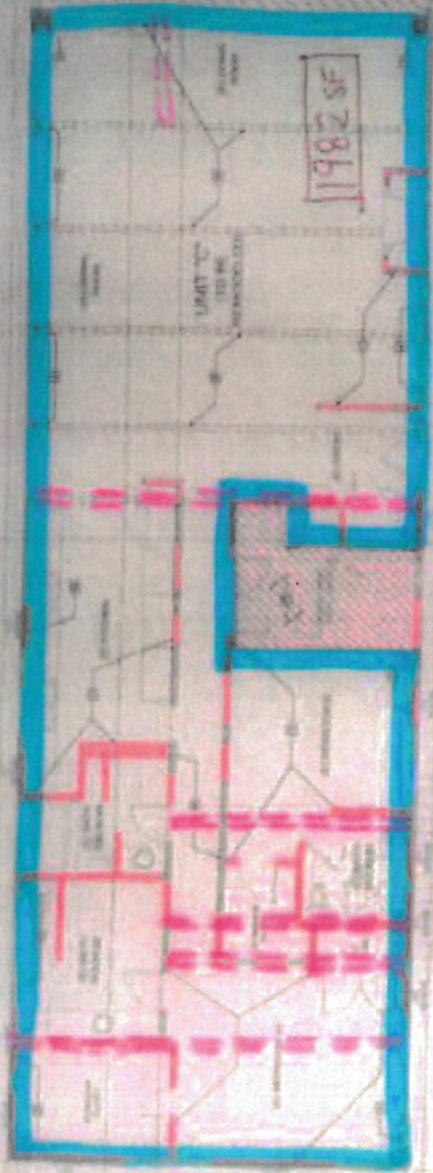
Hour Plan

A 2.1

LEE

AREA OF (C) UNWALL
FLOOR FINISHES

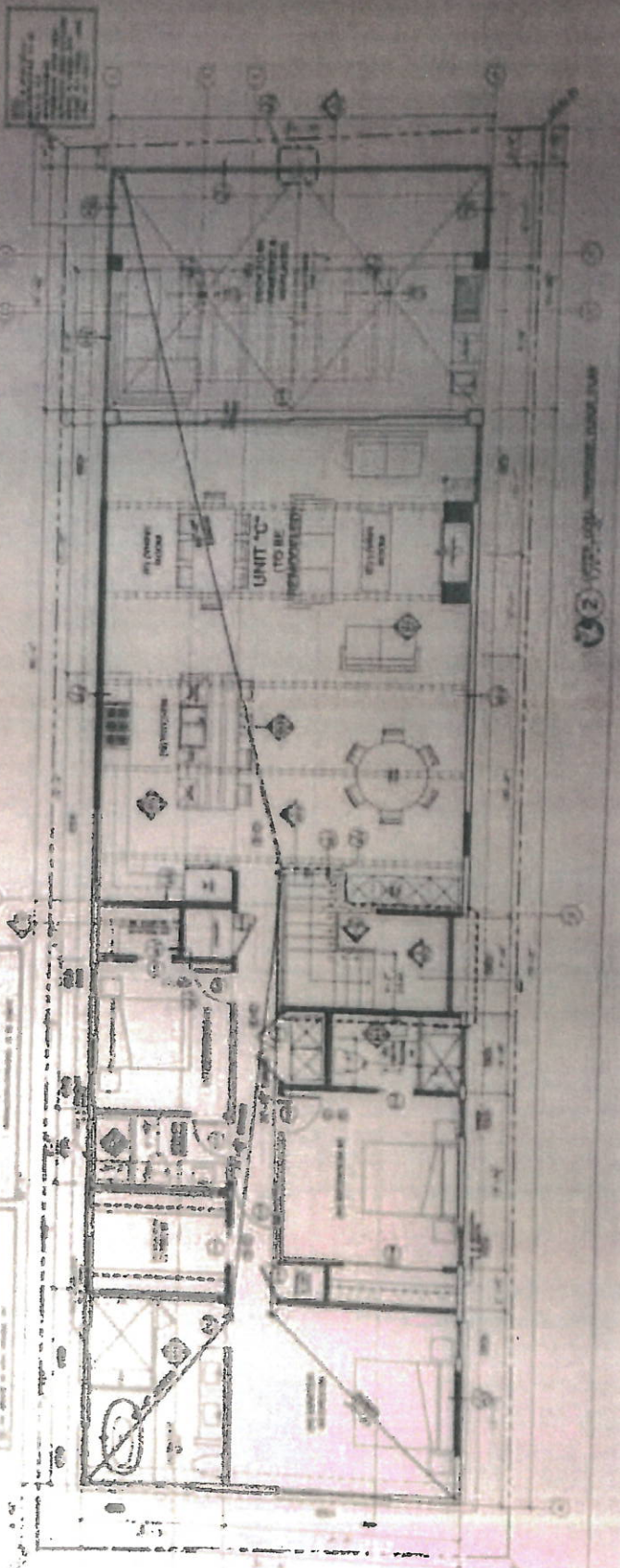
(M) OR PARTIAL
STRIP ALUMINUM
STRIP



3200 FLOOR

(1) 1772 sq. ft. DEMOLITION FROM PLAN & AREA

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
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8. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
9. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.



(2) 1772 sq. ft. DEMOLITION FROM PLAN

Division and Proposed
Floor Plans
A 22

Lisa Kranitz

Subject:

FW: 1208 The Strand

----- Forwarded message -----

From: Angelica Ochoa <aochoa@citymb.info>

Date: Wed, Oct 11, 2017 at 9:54 AM

Subject: RE: 1208 The Strand

To: Jared Gruttadauria <jared@mleearchitects.com>

Cc: "Laurie B. Jester" <ljester@citymb.info>, Ryan Heise <rheise@citymb.info>

Hi Jared,

Thank you. Can you please add the deck square footage in a separate line? It will be included in the total project valuation.

Angelica

From: Jared Gruttadauria [mailto:jared@mleearchitects.com]

Sent: Tuesday, October 10, 2017 5:08 PM

To: Angelica Ochoa

Cc: Laurie B. Jester; Ryan Heise

Subject: Re: 1208 The Strand

Angelica,

Here are the Floor Roof Valuation Calcs per our discussion this morning, which simply shows the area of floor or roof framing to remain. Please review and then pass along to Ryan for him assigning valuation to the areas listed.

Thanks,

Jared

Lisa Kranitz

Subject: FW: 1208 The Strand
Attachments: Floor-Roof Valuation Calcs_10.11.17.pdf

----- Forwarded message -----
From: Jared Gruttadauria <jared@mleearchitects.com>
Date: Wed, Oct 11, 2017 at 10:24 AM
Subject: Re: 1208 The Strand
To: Angelica Ochoa <aocchoa@citymb.info>
Cc: "Laurie B. Jester" <ljester@citymb.info>, Ryan Heise <rheise@citymb.info>

Here you go Angelica.

Thanks,
Jared

On Wed, Oct 11, 2017 at 9:54 AM, Angelica Ochoa <aocchoa@citymb.info> wrote:

Hi Jared,

Thank you. Can you please add the deck square footage in a separate line? It will be included in the total project valuation.

Angelica

From: Jared Gruttadauria [mailto:jared@mleearchitects.com]
Sent: Tuesday, October 10, 2017 5:08 PM
To: Angelica Ochoa
Cc: Laurie B. Jester; Ryan Heise
Subject: Re: 1208 The Strand

Angelica,

Here are the Floor Roof Valuation Calcs per our discussion this morning, which simply shows the area of floor or roof framing to remain. Please review and then pass along to Ryan for him assigning valuation to the areas listed.

Floor Valuation Calcs.

LIVING AREA	(E) Livable Floor Area	(E) Livable Floor Area & Roof Framing to Remain	DECKS	Total Existing
UNIT #A (1st floor)	1,190 S.F.	Not counted	UNIT #A	183 S.F.
UNIT #B (2nd floor)	1,190 S.F.	815 S.F.	UNIT #B	161 S.F.
UNIT #C (3rd floor)	2,263 S.F.	1,982 S.F.	UNIT #C	263 S.F.
Roof	not counted	2,247 S.F.	Total	607 S.F.
Total Livable Area	4,643 S.F.	5,044 S.F.		
Garage	1,081 S.F.	Not counted		

Lisa Kranitz

Subject: FW: 1208 The Strand
Attachments: Floor-Roof Valuation Calcs_10.25.17.pdf

----- Forwarded message -----

From: Jared Gruttadauria <jared@mleearchitects.com>
Date: Wed, Oct 25, 2017 at 10:06 AM
Subject: Re: 1208 The Strand
To: Ryan Heise <rheise@citymb.info>
Cc: Angelica Ochoa <aocchoa@citymb.info>

Hi Ryan,

For the project at 1208 The Strand, Angelica gave me a call at the end of the day yesterday. She relayed that you wanted us to put a valuation on the Floor/Roof Framing only and to give a valuation number that you would review to be correct (or high or too low). This is not the overall building valuation, as you know.

Valuation Numbers:
Floor/Roof framing \$40/sf
Garage \$8/sf.

*I'm unaware if I'm supposed to count the decks, so please comment and I'll adjust as necessary.

Thanks,
Jared

On Wed, Oct 11, 2017 at 10:24 AM, Jared Gruttadauria <jared@mleearchitects.com> wrote:
Here you go Angelica.

Thanks,
Jared

On Wed, Oct 11, 2017 at 9:54 AM, Angelica Ochoa <aocchoa@citymb.info> wrote:

Hi Jared,

Thank you. Can you please add the deck square footage in a separate line? It will be included in the total project valuation.

Angelica

Floor Valuation Calcs.

DECKS	Total Existing
UNIT #A	183 S.F.
UNIT #B	161 S.F.
UNIT #C	263 S.F.
Total	607 S.F.

LIVING AREA	(E) Livable Floor Area & Roof Framing	(E) Livable Floor Area & Roof Framing to Remain
UNIT #A (1st floor)	1,190 S.F.	Not counted
UNIT #B (2nd floor)	1,190 S.F.	815 S.F.
UNIT #C (3rd floor)	2,263 S.F.	1,982 S.F.
Roof	2,562 S.F.	2,247 S.F.
Total Livable Area	7,205 S.F.	5,044 S.F.
Garage	1,081 S.F.	Not counted
	$7,205 \times \$40 \text{ s.f.}$ $= \$288,200.00$	
	$1,081 \times \$8 \text{ s.f.}$ $= \$8,648.00$	$5,044 \times \$40 \text{ s.f.}$ $= \$201,760.00$
	\$296,848.00	\$201,760.00

Lisa Kranitz

Subject:

FW: 1208 The Strand

----- Forwarded message -----

From: Jared Gruttadauria <jared@mleearchitects.com>

Date: Thu, Oct 26, 2017 at 1:50 PM

Subject: Re: 1208 The Strand

To: Ryan Heise <rheise@citymb.info>

Hi Ryan,

I gave you a ring back, wanted to know what you were inquiring about this morning? I'll drop by the City right now real quick to see if I can catch you.

Thanks,
Jared

On Wed, Oct 25, 2017 at 10:06 AM, Jared Gruttadauria <jared@mleearchitects.com> wrote:

Hi Ryan,

For the project at 1208 The Strand, Angelica gave me a call at the end of the day yesterday. She relayed that you wanted us to put a valuation on the Floor/Roof Framing only and to give a valuation number that you would review to be correct (or high or too low). This is not the overall building valuation, as you know.

Valuation Numbers:

Floor/Roof framing \$40/sf

Garage \$8/sf.

*I'm unaware if I'm supposed to count the decks, so please comment and I'll adjust as necessary.

Thanks,
Jared

On Wed, Oct 11, 2017 at 10:24 AM, Jared Gruttadauria <jared@mleearchitects.com> wrote:

Here you go Angelica.

Thanks,
Jared

On Wed, Oct 11, 2017 at 9:54 AM, Angelica Ochoa <aocchoa@citymb.info> wrote:

Hi Jared,

Lisa Kranitz

Subject: FW: 1208 The Strand
Attachments: Floor-Roof Valuation Calcs_10.30.17.pdf

----- Forwarded message -----

From: Jared Gruttadauria <jared@mleearchitects.com>
Date: Mon, Oct 30, 2017 at 9:36 AM
Subject: Re: 1208 The Strand
To: Ryan Heise <rheise@citymb.info>
Cc: Angelica Ochoa <aocchoa@citymb.info>, lvester <lvester@citymb.info>

Hi Ryan,

Per our end of the day Thursday discussion, attached is the adjusted valuation of the building framing = \$25/sf (16% of construction), which is a percentage based on typical City Valuation of \$160/sf

Valuation Numbers:
Floor/Roof framing \$25/sf
Garage \$8/sf.

*I'm unaware if I'm supposed to count the decks, so please comment and I'll adjust as necessary.

Thanks,
Jared

On Wed, Oct 25, 2017 at 10:06 AM, Jared Gruttadauria <jared@mleearchitects.com> wrote:

Hi Ryan,

For the project at 1208 The Strand, Angelica gave me a call at the end of the day yesterday. She relayed that you wanted us to put a valuation on the Floor/Roof Framing only and to give a valuation number that you would review to be correct (or high or too low). This is not the overall building valuation, as you know.

Valuation Numbers:
Floor/Roof framing \$40/sf
Garage \$8/sf.

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Thanks,
Jared

On Wed, Oct 11, 2017 at 10:24 AM, Jared Gruttadauria <jared@mleearchitects.com> wrote:

Here you go Angelica.

Thanks,
Jared

On Wed, Oct 11, 2017 at 9:54 AM, Angelica Ochoa <aocchoa@citymb.info> wrote:

Floor Valuation Calcs.

LIVING AREA	(E) Livable Floor Area & Roof Framing	(E) Livable Floor Area & Roof Framing to Remain	DECKS	Total Existing
UNIT #A (1st floor)	1,190 S.F.	Not counted	UNIT #A	183 S.F.
UNIT #B (2nd floor)	1,190 S.F.	815 S.F.	UNIT #B	161 S.F.
UNIT #C (3rd floor)	2,263 S.F.	1,982 S.F.	UNIT #C	263 S.F.
Roof	2,562 S.F.	2,247 S.F.	Total	607 S.F.
Total Livable Area	7,205 S.F.	5,044 S.F.		
Garage	1,081 S.F.	Not counted		
	7,205 x \$25 s.f. = \$180,125.00			
	1,081 x \$8 s.f. = \$8,648.00	5,044 x \$25 s.f. = \$126,100.00		
	\$188,773.00	\$126,100.00		

Lisa Kranitz

Subject: FW: 1208 The Strand

----- Forwarded message -----

From: Ryan Heise <rheise@citymb.info>

Date: Tue, Oct 31, 2017 at 7:53 AM

Subject: RE: 1208 The Strand

To: Jared Gruttadauria <jared@mleearchitects.com>

Cc: Angelica Ochoa <aocchoa@citymb.info>, "Laurie B. Jester" <ljester@citymb.info>

Jared,

The valuation you provided for the framing is acceptable. Please work directly with Angelica to finalize the total numbers.

Thank you,

Ryan

From: Jared Gruttadauria [mailto:jared@mleearchitects.com]

Sent: Monday, October 30, 2017 9:36 AM

To: Ryan Heise <rheise@citymb.info>

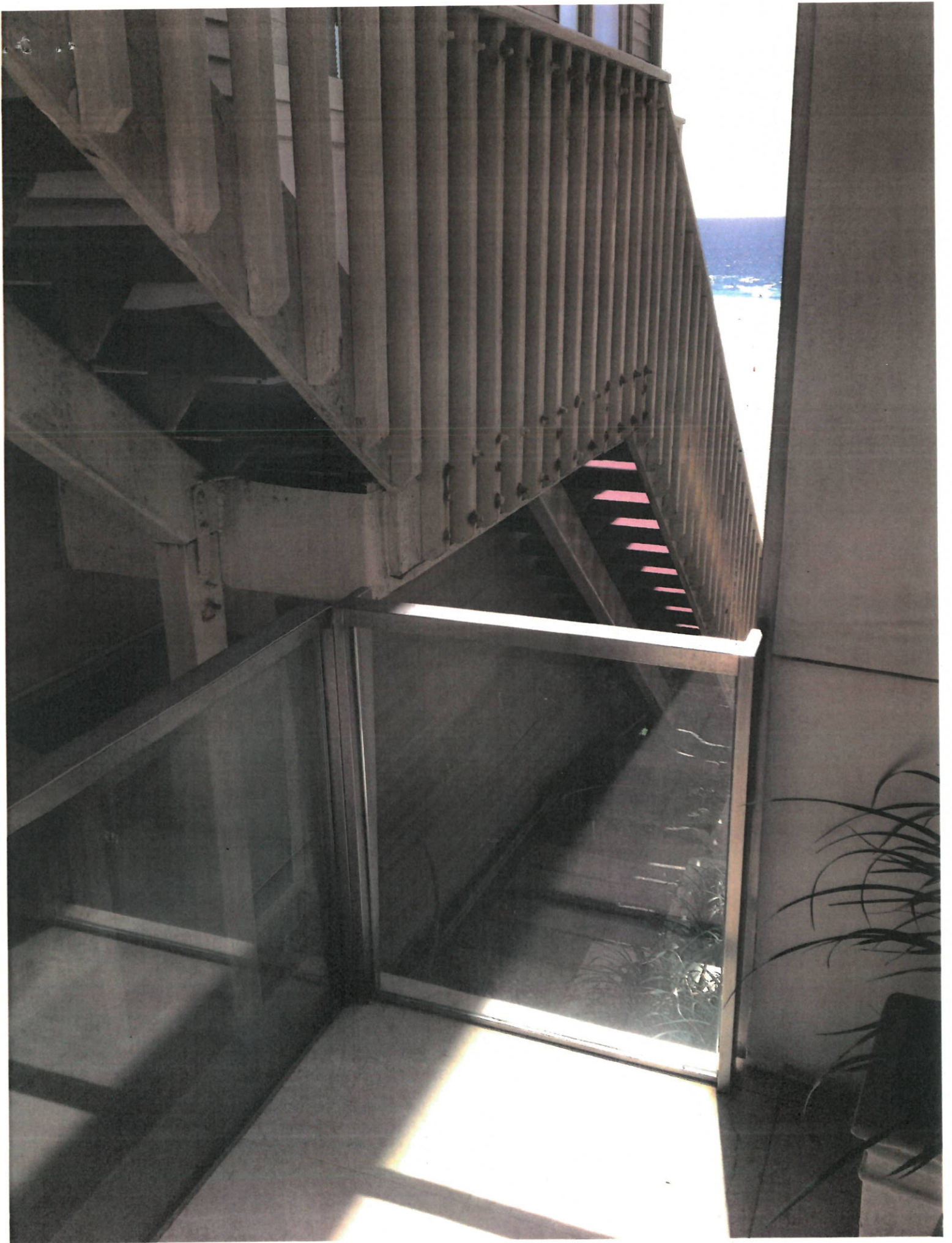
Cc: Angelica Ochoa <aocchoa@citymb.info>; Laurie B. Jester <ljester@citymb.info>

Subject: Re: 1208 The Strand

Hi Ryan,

Per our end of the day Thursday discussion, attached is the adjusted valuation of the building framing = \$25/sf (16% of construction), which is a percentage based on typical City Valuation of \$160/sf

EXHIBIT 2



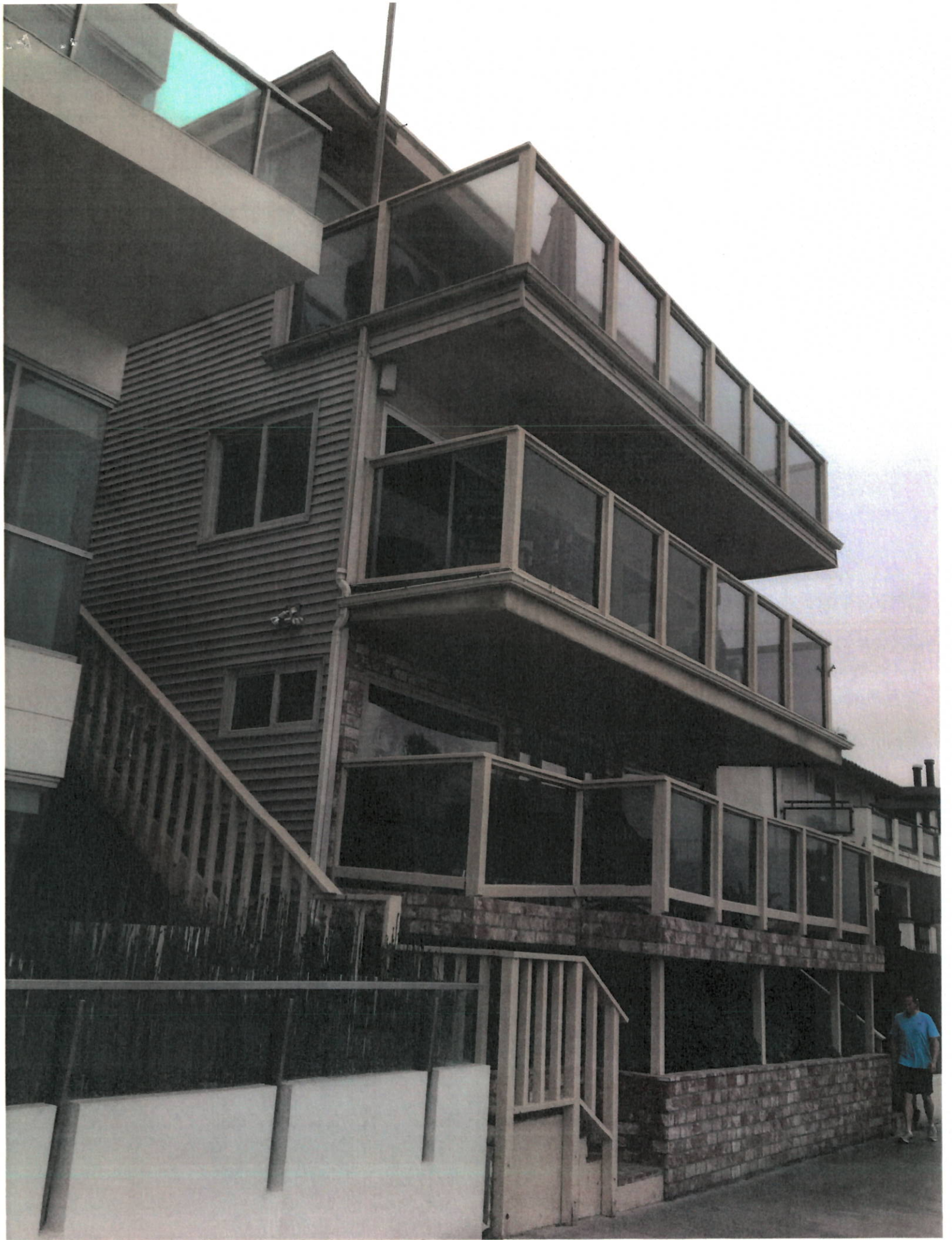
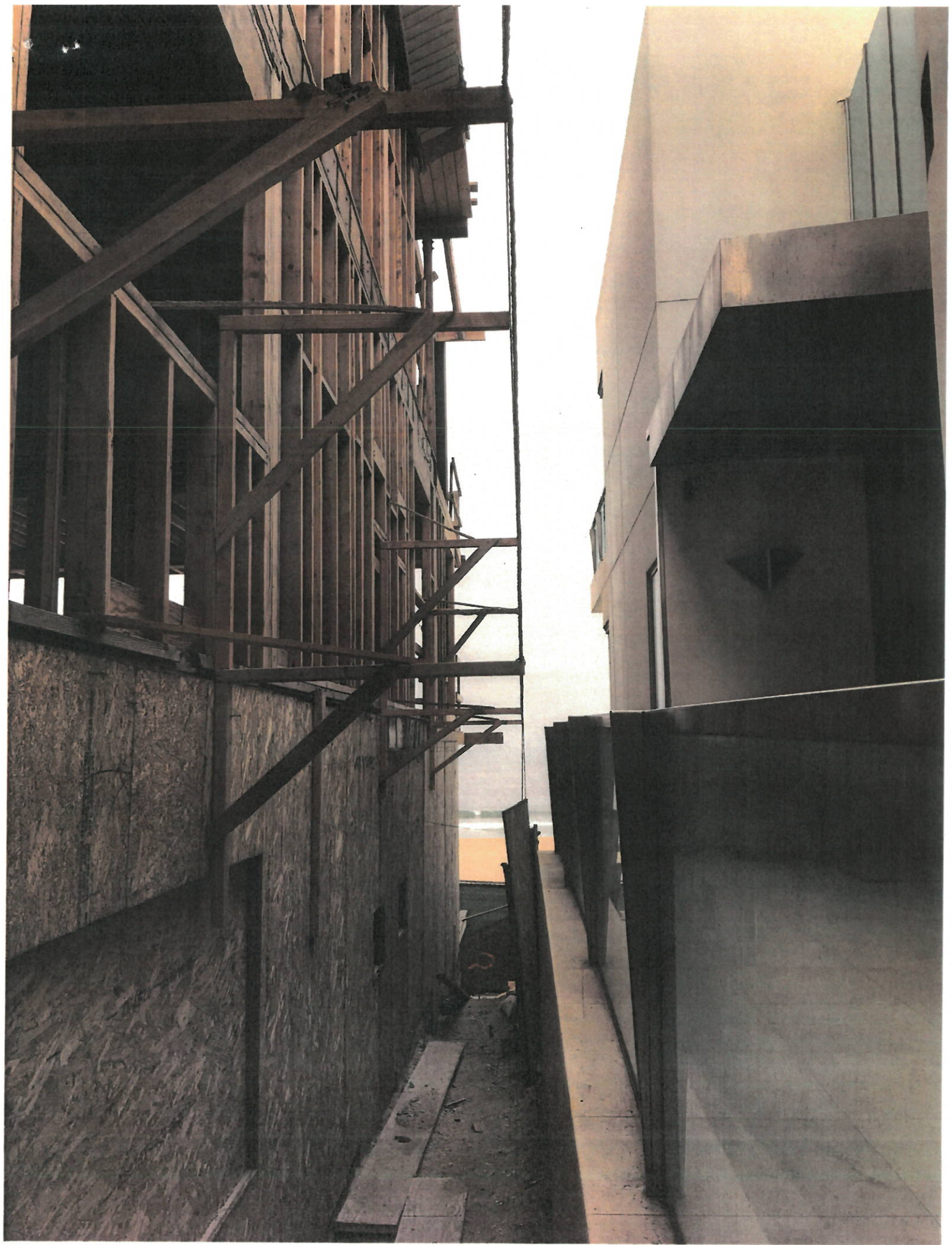
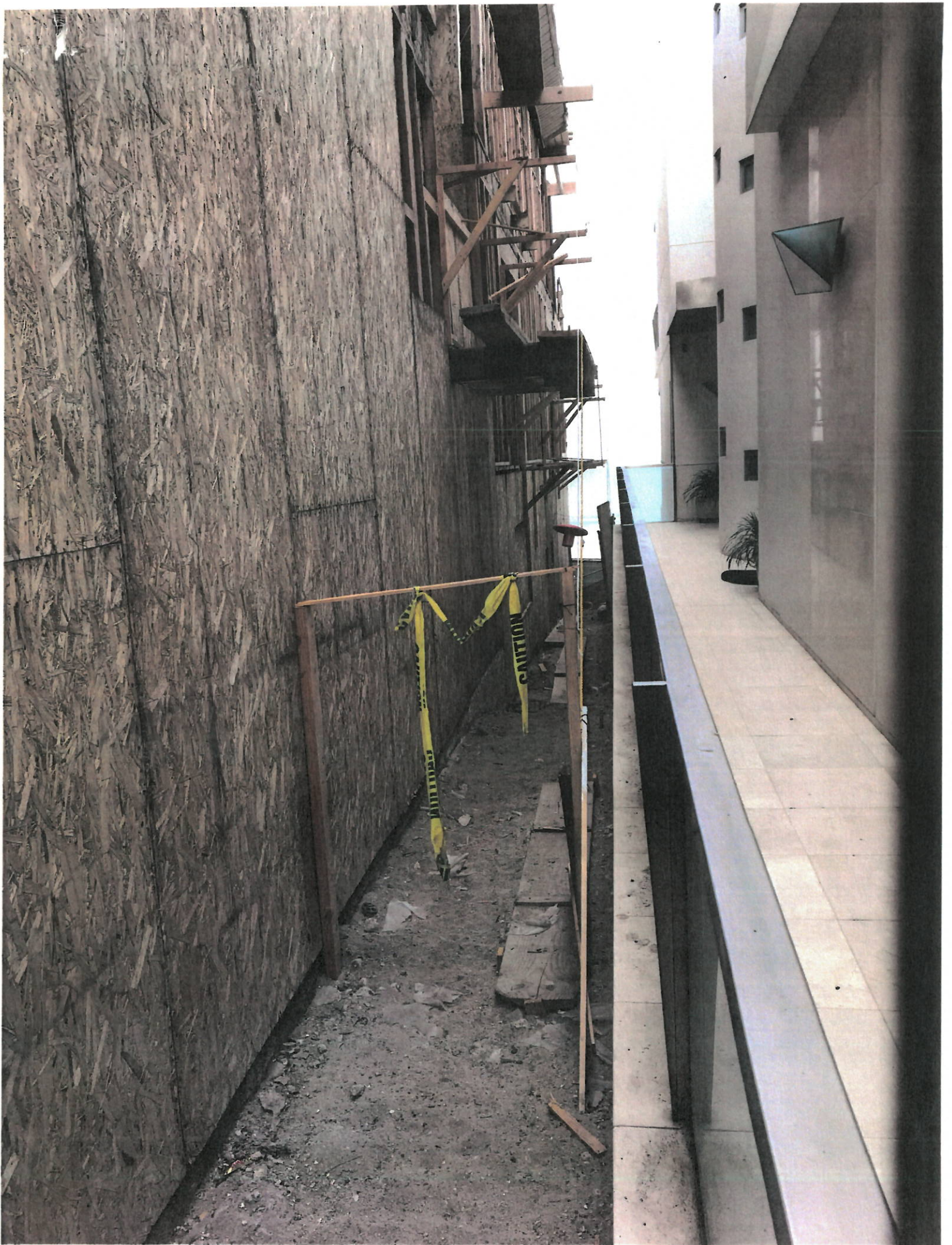


EXHIBIT 3





WALLIN, KRESS, REISMAN & KRANITZ, LLP

LAW OFFICES

2800 TWENTY-EIGHTH STREET, SUITE 315

SANTA MONICA, CALIFORNIA 90405-6205

TELEPHONE (310) 450-9582

FACSIMILE (310) 450-0506

March 27, 2018

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MANHATTAN BEACH, CA

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Chairman Apostol and Commissioners
Manhattan Beach Planning Commission
1400 Highland Ave
Manhattan Beach, California 90266

Re: Amendment to Minor Exception for 1208 The Strand – Response to Appeal

Dear Chairman Apostol and Commissioners:

This letter brief is in response to the Appeal filed by the owner of 1212 The Strand regarding the City's approval of an Amendment to a Minor Exception for 1208 The Strand. As set forth below, the City properly approved the Amendment to the Minor Exception and the Appellant's arguments are without merit. The Additional Work approved by the Amendment was to enhance the structural integrity and safety of the building and to reduce a legally existent nonconformity with the zoning code. Neither the original Minor Exception nor the Amendment to the Minor Exception added any square footage to building.

BACKGROUND

A. Minor Exceptions and Nonconforming Structures

A legal nonconforming structure is one that was lawful when erected, but which no longer complies with current zoning standards. The purpose of the Nonconforming Uses and Structures Chapter is, in part, to permit the use and maintenance of nonconforming structures, but regulate and limit such structures from being moved, altered, or enlarged in a manner which *increases* the discrepancy between existing conditions and the prescribed standards. (Manhattan Beach Municipal Code ["MBMC"] § 10.68.010.) Routine maintenance and repairs may be performed on nonconforming structures and exterior nonconforming elements, include stairways and decks may be replaced in their entirety when there is a finding by a licensed civil engineer that due to a deteriorated condition, such structures are unsafe and routine repair is infeasible. (MBMC § 10.68.020D.) Nonconforming structures which do not comply with such standards as yard requirements and open space may not be altered if the total estimated construction costs exceeds 50 percent of the total estimated cost of reconstructed the entire structure unless a Minor Exception has been approved. (MBMC § 10.68.030E.)

Chairman Apostol and Commissioners
Response to Appeal on 1208 The Strand
Page 2

The Community Development Director may grant Minor Exceptions which exceed the 50 percent valuation for alterations and remodeling to existing legal nonconforming structures. (MBMC § 10.84.120.) In order to grant a Minor Exception, the following findings must be made:

- The project will be compatible with properties in the surrounding area, including, but not limited to, scale, mass, orientation, size and location of setbacks, and height.
- There will be no significant detrimental impact to surrounding neighbors, including, but not limited to, impacts to privacy, pedestrian and vehicular accessibility, light, and air.
- There are practical difficulty [sic] which warrants deviation from Code standards, including, but not limited to, lot configuration, size, shape, or topography, and/or relationship of existing building(s) to the lot.
- That existing non-conformities will be brought closer to or in conformance with Zoning Code and Building Safety requirements where deemed to be reasonable and feasible.
- That the proposed project is consistent with the City's General Plan, the purposes of this title and the zoning district where the project is located, the Local Coastal Program, if applicable, and with any other current applicable policy guidelines.

(MBMC § 10.84.120F.)

In the case of a Minor Exception for a nonconforming structure which exceeds 50 percent of the value, a number of additional criteria apply, including:

- A minimum of 10 percent of the existing structure must remain based on project valuation.
- All development which is legal nonconforming may remain, however nonconformities shall be brought closer to or in conformance with current zoning regulations to the extent that it is reasonable and feasible.

(MBMC § 10.84.120G.)

B. The Structure

The structure is a 3-story residential building which was built around 1970. Originally built as a 3-unit apartment building, in 1981, the Coastal Commission granted an approval to turn the building into three residential condominiums without any special

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Page 3

conditions (Exhibit A). The units are owned by various trusts belonging to Beverly Obradovich, Kathy Kernochan, and the John Altamura family (the "Homeowners").

As originally constructed, the building was 4,643 square foot structure with a 1,081 square foot garage. The first and second floor were each 1,190 square feet and the third floor was 2,263 square feet. The garage provides for three sets of tandem parking spaces for a total of 6 spaces.

The entrances to the second and third floors were reached from a wooden stairway on the north side of the building which actually encroached by about three inches onto the property to the north (1212 The Strand). As originally configured, from the street side of the building, it was necessary to climb a 16 foot run of stairs all the way to the third floor and then climb down a floor in order to access the second floor entrance (see pictures at Exhibit B showing current configuration and rendering of view after construction). Alternatively, a person would have to walk all the way out to The Strand side of the home to climb the side of the stairs that reached directly to the second floor.

The building is a legal nonconforming structure. The nonconformities relate to parking spaces, open space, and setbacks. The minor setback encroachments are shown below.

SETBACK	SETBACK REQUIREMENT	SETBACK PROVIDED (rounded down)
Front - 1 st Floor	5'	7'8" to building; 0' to deck; 1'5" to covered portion of deck
Front - 2 nd Floor	5'	7'8" to building; 1'5" to deck
Front - 3 rd Floor	5'	7'8" to building; 1'5" to deck
North Side	10% = 3'4"	Ranges from 3'3 5/8" to 3'2 1/2" ; Stairway encroaches into setback and onto neighboring property
South Side	10% = 3'4"	Ranges from 3'3 5/8" to 3'2 1/2"
Rear - 1 st Floor	5'	4'8 1/2"
Rear - 2 nd Floor	5'	Ranges from 4'7 1/2" to 3'8 1/2"
Rear - 3 rd Floor	5'	Ranges from 4'7 1/2" to 3'8 1/2"

Chairman Apostol and Commissioners
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C. Original Minor Exception

In 2014 the Community Development Director made all of the necessary findings and approved a Minor Exception to allow an exterior and interior remodel to the building (Exhibit C). Specifically, the living space on the top floor unit was reduced by 183 square feet in order to expand the top floor deck by this same amount. The increase in deck space increased the front setback on the 3rd floor to 17'11 1/2" to the building and increased the amount of open space for that unit by the same 183 square feet, thereby eliminating the nonconformity for open space for the top floor unit. The Minor Exception also granted permission, among other things to: remove the exterior wood siding on the south, north and west sides of the entire building wall and replace the siding with new material, and remove and replace the existing deck rails.

Furthermore, the Minor Exception approved the removal of the exterior deteriorated entry stairs which were structurally unsound (see Exhibit D) and the construction of a new staircase. The entry door to Unit C is now relocated to the second floor and there is an interior stairway between the second and third floors. The entry door and landing for unit B has not been changed. The only thing that was modified was the angle of the stairs along the northern side of the building. The stairs now go up to the entry door for Unit C on the second floor level, and then step down approximately four stairs to reach the landing for Unit B (see Exhibit E showing picture of existing condition and rendering of view after construction).

As a condition of this project, fire sprinklers were required for all three units which necessitated removing the ceilings of each unit. Additionally the plans for the Minor Exception included a new moment frame (a steel structural support).

D. The Construction Work

Building permits for work authorized by the Minor Exception were applied for in April 2016 and issued on February 27, 2017 (Exhibit F). Work began in March 2017 and an I-beam for the new second floor stairway landing was installed in May 2017. The existing stairs were then demolished in June 2017.

As construction progressed in accordance with the permits, it became apparent that there were structural defects that needed to be rectified which could not have been known at the time of the original Minor Exception application. As work on the top floor unit started, it was found that the structural integrity of all three decks was unsound. Plans to correct this matter were submitted and on June 1, 2017 a building permit was issued to rebuild/repair the decks on all three floors for safety reasons (Exhibit G). This

Chairman Apostol and Commissioners
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Page 5

work authorized the contractor to open up the walls on the front 16 feet of all three floors to make the repairs.

As work further progressed and the walls were opened up, the Homeowners then discovered that the studs on the second and third floors were termite infested, had dry rot, and were structurally unsound (Exhibit H). Mistakenly, the contractor removed the drywall on the interior of all of the units to confirm that the condition existed throughout, replaced the damaged studs, and added shear walls ("Additional Work") without seeking prior City authorization. This resulted in the building being red-tagged on August 21, 2017.

For a number of months the project stalled while the City determined what action needed to be taken with regard to the Additional Work. Finally, in November 2017 the Homeowners were instructed to apply for another Minor Exception for the Additional Work and the application along with the revised plans were submitted later that month (see Narrative for Amendment, Exhibit I).

In December 2017, the Homeowners became aware of the fact that the neighbor to the immediate south had filed a complaint with the City and was concerned about the size of the decks. Although the remodel to the top floor unit had already been approved by the 2014 Minor Exception and there was no change to the amount of the deck space encroachment, John Altamura, on behalf of the Altamura Irrevocable Trust which owns the top-floor unit, voluntarily agreed to reduce the width of the entire deck by 2'8" in order to provide additional privacy for the southern neighbor. In addition to satisfying the neighbor, this change also reduced the amount of the nonconformity of the intrusion into the front yard setback; the top floor deck will now encroach only 11" into the front yard setback instead of 3'5". At the request of the City, a new Narrative and revised plans were submitted on or about January 26, 2018 (Exhibit J).

E. The Amendment to the Minor Exception

On February 13, 2018 the Community Development Director made the necessary findings and approved the Amendment to the Minor Exception that had been issued in 2014 for the Additional Work and the reduction of the top floor deck (Exhibit K). This Amendment authorized the removal of all interior drywall, the removal and replacement of stud walls, and the addition of shear walls. The Additional Work enhanced the structural integrity and safety of the building by eliminating structurally unsound studs and added shear walls to comply with current building code requirements. The reduction of the top floor deck reduced the size of the nonconformity of the intrusion of the top floor deck space into the front yard setback.

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As with the original Minor Exception, the Amendment to the Minor Exception did not add one foot of building area to the structure. The work approved by the Amendment to the Minor Exception could not have been foreseen at the time of the original application as the defects were hidden within the walls. The Additional Work is required to insure structural stability. The reduction in size of the top floor deck was offered as an accommodation to the southerly neighbor.

F. Dealings with Appellant

On January 2, 2018 a letter was sent to the Senior Inspector for the City by Ms. Diana Courteau, an attorney representing the unnamed property owner of the property to the immediate north (1212 The Strand), requesting that the law firm be copied as to all developments and with all relevant documents (Exhibit L).

On January 4, 2018 one of the Homeowners' attorney, Lisa Kranitz, was attending a meeting relating to the Skechers project with City planning staff and the Skechers' team. At the conclusion of this meeting Ms. Kranitz was about to discuss the status of the 1208 Amendment to the Minor Exception when the City Attorney brought a copy of Ms. Courteau's letter to the Community Development Director. A copy of this public document was provided to Ms. Kranitz.

In response to this letter, on January 23, 2018 a meeting was held with Appellant and her attorney in the law offices of Kent Burton. Also present on behalf of Ms. Soderstrom were Ms. Courteau's husband and Dave Odle, a local builder, who was acting as an informal advisor. Present for the Homeowners were Ms. Kranitz, Mr. Burton, architect Michael Lee and his associate Jared Gruttadauria, and Jim Obradovich, who is the contractor and son of one of the owners.

At the meeting the Appellant expressed concerns regarding the issues set forth below. Despite Mr. Obradovich's contact information being posted on the fence from the start of the construction, Appellant had never reached out to express any concerns prior to January 2018.

The issues raised by the Appellant in the meeting included:

- Concern about the possible undermining of the wall on her property line and that the access way next to her property was being used rather than on the south side of the home. It was explained that: the wall was not undermined and the walkway on the Homeowner's side would be brought back up to grade when the

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Page 7

work was completed; and that the work had to be done on that side as that was the location of the stairs.

- Concern over cracks in Appellant's walkway. Photo documentation from before the start of construction verifies that the cracks were pre-existing, but the Homeowners nevertheless expressed willingness to fix such defects. (Exhibit M.)
- Concern about the location of the new stairs. Appellant made it clear that she was not happy with the revised design of the stairway which had been approved as part of the 2014 Minor Exception and wanted the stairway to either be put back to its original configuration or moved to the south side of the home. It was explained to Appellant by Homeowners and her own informal advisor, that as a legal nonconforming structure, the Homeowners had a right to replace the stairs provided there was no greater encroachment.
- Concern about an encroachment of the steel beam for the landing of the new stairway. Appellant was assured that the steel beam was not cut to its final size and any encroachment that may exist would be rectified as soon as work was allowed to resume.

At the meeting it was agreed that Mr. Odle would be provided with a copy of the architectural plans for his review and that Mr. Obradovich and the architects would meet Appellant and Mr. Odle at the property. The plans were provided and Mr. Obradovich and Mr. Lee met Mr. Odle at the property on or about January 25, 2018. However, neither Appellant nor her attorney elected to be present, choosing instead to send Appellant's assistant in their place. At the on-site meeting it was confirmed that the steel beam encroached by approximately an inch onto Appellant's property, but it was explained that this was not the final configuration and the beam could not be cut until the red-tag was lifted. The ultimate configuration of the stairs was laid out to show that they would not encroach onto the 1212 Property. (The City subsequently gave permission to remedy the encroachment of the beam, which was done on or about February 9, 2018.)

Despite the fact that Ms. Courteau had indicated that Appellant would memorialize her issues following the on-site meeting (Exhibit N), there has been no further contact by Appellant. Instead, on February 26, 2018 an appeal of the Amendment to the Minor Exception was filed by Appellant. The Homeowners are aware that at some point between the time of the January 23, 2018 meeting with the Appellant and the filing of the appeal, a meeting was held between Appellant and/or her representative and the City's Planning Manager.

Since the appeal was filed, Mr. Obradovich has tried to reach out to Appellant through Mr. Odle, but Mr. Odle has not received any response from her. As Appellant

Chairman Apostol and Commissioners
Response to Appeal on 1208 The Strand
Page 8

failed to include her phone number on the application and does not live at her Property, the Homeowners cannot reach out to her directly.

THE AMENDMENT TO THE MINOR EXCEPTION SHOULD BE UPHELD

As stated at the outset, the building is a legal, nonconforming structure. Pursuant to the Manhattan Beach Municipal Code ("MBMC"), alterations may be made to nonconforming structures when a Minor Exception is granted. (MBMC § 10.68.030.) Each of the required findings was made by the Director and Appellant's arguments are without merit.

In addressing Appellant's arguments, it is important to keep in mind that the appeal is of the Amendment to the Minor Exception which authorized the Additional Work, i.e., the replacement of studs and the adding of the shear walls as well as the reduction of the top floor deck space. The appeal does not go to the work authorized by the original Minor Exception which was approved in 2014. However, even if the appeal did go to the 2014 Minor Exception, the arguments are still all without merit.

A. **The Additional Work Qualifies for a Minor Exception**

Appellant argues that the work being done is new construction and not an alteration or a remodel which qualifies for a Minor Exception. The plain language of the Municipal Code dispels this argument. Where a structure does not conform to the standards for front, side, or rear yards or required open space, alterations which exceed 50 percent of the total estimated cost of reconstructing the entire nonconforming structure may still be done if a Minor Exception is granted. (MBMC § 10.68.030E.6.) In order to approve a Minor Exception in such case, a minimum of 10 percent of the existing structure must be maintained. (MBMC § 10.84.120G.3.) The Amendment to the Minor Exception provides that 15 percent of the building remains (Exhibit K, p. 2 under *Applicable Criteria*, 1.d.) Therefore the Additional Work and the reduction to the top floor deck, qualify for the Amendment to the Minor Exception.

The amount of reconstruction work that was authorized by the Minor Exception and Amendment thereto is not unprecedented nor unusual. For example, within the past year or so the City authorized a Minor Amendment for 1208 Dianthus. In that case an existing home which also had nonconformities was torn down to its foundation in order to build a new home in its place (Exhibit O).

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Response to Appeal on 1208 The Strand
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B. There Is No Addition to the Building Square Footage

According to the Architectural plans submitted for the original Minor Exception, and as set forth in the 2014 Minor Exception, the original square footage of all three units was 4,643 square feet. With the conversion of 183 square feet of living area from the top floor unit to deck space, the building was reduced to 4,460 square feet of living space. The Amendment to the Minor Exception, which is the only item before this Commission, did not authorize any change to the building square footage. The only change authorized to the structure was the removal of all interior drywall, removal and replacement of studs, and the adding of shear walls. There was no change to the footprint of the building. The elimination of 2' 8" from the top floor deck reduced the amount of the encroachment into the front yard setback.

Appellant argues that the original reduction in living area actually increases the square footage by 26 square feet. As stated above, the 2014 Minor Exception is not before this Commission. However, even if it were, the argument is still flawed. Without providing a reference for her figure, Appellant states that the original square footage was 4,617 square feet instead of 4,460 square feet. She then reduces that amount by 183 feet to arrive at a square footage of 4,434. However, instead of using that as the final number, she compares it to the 4,460 square feet that the original Minor Exception identified based on a different starting point, and compares those two numbers. Such methodology is nonsensical. Regardless of the starting square footage, the building was reduced by 183 square feet with the original Minor Exception approval.

The Amendment to the Minor Exception makes absolutely no change to the building footprint.

C. The Front Yard Deck Projection Need Not Comply with the Current Setback Requirement

Appellant argues that reducing the front yard deck by 2'8" is not compliance with the Nonconforming Uses and Structures Chapter.

When the original Minor Exception was approved in 2014 the Director found that there would be practical difficulties which warrant deviation from code standards including removing deck area on the third floor in the front yard setback. In filing the application for the Amendment to the Minor Exception, the Homeowners identified that the same conditions still existed which would prevent the building from being brought into conformity with all Zoning Requirements as it would require a tear-down of the entire building and only two of the three units could be rebuilt, albeit with greater square footage.

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Page 10

Nevertheless, John Altamura has since agreed to reduce the top floor deck by 2'8" across the front as an accommodation to the neighbor to the south to provide privacy.

The Minor Exception procedure does not require that nonconformities be eliminated, just that they be brought closer to Zoning Code and Building Safety requirements where deemed to be reasonable and feasible. (MBMC § 10.84.120F.2.d.) The reduction of the deck intrusion into the front yard setback brings the nonconformity closer to the Zoning Code standards as it reduces the setback intrusion on the top floor from 3'7" to 11". Additionally, the original Minor Exception increased the amount of open space for the top floor unit, thereby eliminating that nonconformity for Unit C.

D. The Percentage Changes Are Not Misleading

Without specifying why or where the numbers come from, Appellant argues that the percentage changes represented by the Homeowners of 47% and 67% are inaccurate and misleading. No support is offered for these allegations. Percentage valuations were provided to the City in support of the Amendment to the Minor Exception and not for the benefit of any third party. The City verified the calculations submitted by Homeowners and determined that 15 percent of the building valuation remained, allowing the Additional Work to qualify for an Amendment to the Minor Exception.

E. The Homeowners Have Not Made Ongoing Misrepresentations

Appellant alleges that the Homeowners have made ongoing misrepresentation to the City and to both neighboring property owners. This issue cannot be addressed as the Homeowners are completely unaware as what Appellant is referring to. Again, no support of these allegations has been provided.

F. The New Staircase Is Not Before the Planning Commission

Appellant's primary complaint appears to be that she does not like the configuration of the new staircase which was approved as part of the 2014 Minor Exception. In order to prevent the staircase from being built, Appellant has argued that the new staircase and structural beam encroaches onto her property and interferes with her ingress and egress. As set forth above, the revised staircase was approved as part of the 2014 Minor Exception. As the appeal relates only to the Amendment to the Minor Exception, the work authorized by the 2014 Minor Exception is not before the Planning Commission.

Chairman Apostol and Commissioners
Response to Appeal on 1208 The Strand
Page 11

Even if the staircase were before the Planning Commission, Appellant's arguments are not only without merit, they are misleading.

1. The I-Beam No Longer Encroaches.

At the meeting of January 23, 2018 with the Homeowners, Appellant raised the issue that the I-beam encroached onto her property. At that time it was explained that the I-beam was not cut to its final size and that if it protruded, it would be rectified when the red tag was lifted and work was allowed to recommence. At the meeting which took place at the building site on January 25, 2018, it was confirmed that the I-beam encroached onto Appellant's property by an inch or so and Mr. Obradovich again confirmed to Appellant's assistant that the encroachment would be removed as soon as the City allowed work to commence. Additionally, at that time the ultimate location of the stairway was laid out for the Appellant's assistant, showing that the staircase would not be on Appellant's property. Since the time that the appeal was filed, the City gave its permission and the beam has been cut back to its final, non-encroaching location on the Homeowners' side of the Property.

2. The structure complies with the Building Code.

Appellant's appeal includes an ongoing theme that conformity with the existing Building Code would not be impractical or unreasonable. However, Appellant has not identified where the structure fails to conform to the Building Code. In fact, all work done under the Minor Exception and Amendment to the Minor Exception is required to comply with the Building Code.

With specific regard to the stairway, the Building Code does not prohibit stairs in the side yard setback area; it simply requires that anything closer than 3 feet to an adjacent property be fire rated. The new stairway will be fire rated. Similarly, the Building Code does not prohibit the front yard deck encroachments.

The original staircase had a run of 16 feet from the bottom of the stairs to the top without a landing. This configuration is no longer allowed under the current Building Code, as an intermediate landing is required for a run of stairs longer than 12 feet high. It is therefore impossible to replace the stairs in their original configuration and comply with the Building Code. The stairs that were approved as part of the 2014 Minor Exception now have the required landing.

Other safety features that have been added because of the Minor Exception are bringing the deck railings into current Building Code compliance and improving the structural integrity of the decks.

Chairman Apostol and Commissioners
Response to Appeal on 1208 The Strand
Page 12

The changes to the building also make the structure safer for the neighbors on both sides of the property. As the building stood prior to the 2014 Minor Exception, it was not fire rated and did not have fire sprinklers. Given the close proximity of the homes in the area, a fire at 1208 could have quickly spread to neighboring properties. The building will now be fire rated and fire sprinklers will be installed to suppress any fire that may occur. Additionally, as the building stood prior to the 2014 Minor Exception, it was in danger of collapsing and falling onto either of the neighboring properties. The addition of the moment frame, the replacement of the structurally unsound studs, and the addition of shear walls will prevent this from happening.

3. The Minor Exception and Amendment thereto do not interfere with the sun, light, quiet, or privacy of the adjoining home.

Appellant argues that the new staircase and new entry door on the second floor violates the purpose of the Zoning Code as it relates to the protection of adjoining single-family residential districts and is therefore detrimental. However, the Homeowners' property and Appellant's property are both in the RH – Residential High Density District and NOT a single family residential district. The purpose of the RH District is “[t]o provide opportunities for an intensive form of residential development, including apartments and town houses with relatively high land coverage, at appropriate locations.” The fact that Appellant has a single-family home on her property does not make it a single-family district. The Minor Exception and Amendment thereto satisfy the purpose of the RH zoning by preserving the three residential units in a multi-family district.

Even if this language were applicable, Appellant's argument that the structure creates a loss of sun, light, quiet and privacy is simply erroneous. The footprint of the structure has never changed; the building which was constructed in the 1970's remains in the exact same configuration as when Appellant bought 1212 The Strand in the mid-2000s. The entry landing to the second floor remains in the exact same location, the only difference being the change in the angle of the stairs to reach that entrance. The new stairway actually eliminates the encroachment that did exist from the previous stairway.

4. The Minor Exception and Amendment thereto are consistent with the General Plan and Zoning Code.

Appellant has decried the fact that the Director's decision is based on reasonableness and argues that the “reasonable” standard is not part of the Nonconforming Use provisions and is not consistent with the City's General Plan or Zoning Code. A review of these documents shows otherwise.

Chairman Apostol and Commissioners
Response to Appeal on 1208 The Strand
Page 13

The goals and policies of the City's Housing Element show a clear desire to preserve existing neighborhoods and discourage construction of overly large dwellings and preserve modest dwellings which are less costly (Goal 1, Policy 1, Program 1a) while providing for housing opportunities for all segments of the community, with consideration given to the special needs of the aging population (Goal II). The Housing Element specifically makes reference to the preservation of such housing through Chapter 10.68 of the Zoning Code, Nonconforming Uses and Structures. The residences at 1208 are relatively small and therefore more affordable. The first two units are each only 1,190 square feet and the top floor unit is just over 2,000 square feet with the remodel approved by the 2014 Minor Exception. If this structure could not be repaired pursuant to a Minor Exception and had to be torn down, then at most two units would be built in its place. These units would be larger and more expensive and it is unlikely that the current residents, including 84 year old Mrs. Obradovich who has lived in the building since 1971, could afford to remain.

As stated above, the Zoning Code identifies the RH High-Density Residential District as a place to provide opportunities for an intensive form of residential development. (MBMC § 10.12.020.) The Zoning Code's provisions on nonconforming uses specifically references the use of a Minor Exception under Chapter 10.84. (MBMC § 10.68.030E.6.) Therefore, the concept of what is "reasonable and feasible" in meeting current zoning requirements as set forth in the Minor Exception provisions (MBMC § 10.84.120G.10) is contained both within the Minor Exception and Nonconforming Use provisions of the City's Zoning Code. The Minor Exception and the Amendment to the Minor Exception both found that it was not reasonable to require conformity with all of the Zoning Code requirements as it would require moving all the walls and removing living area. (Exhibit C, p. 1; Exhibit K, p. 1).

Moreover, while Appellant does not identify any inconsistencies between section 10.84.120 and the City's General Plan and Zoning Code, the Homeowners carefully demonstrated how granting an Amendment to the Minor Exception would be consistent with the City's Land Use and Housing Elements as well as the Zoning Code. For a further discussion of consistency with the General Plan and Zoning, the Homeowners refers the Commission to the Narrative submitted in support of the Amendment to the Minor Exception (Exhibit J, pp. 4 - 6).

G. There is No Conflict of Interest or Bias in Favor of 1208 The Strand

Appellant attempts to impugn the integrity of the City's Community Development Director by alleging bias on her part. Such accusation is meritless.

Chairman Apostol and Commissioners
Response to Appeal on 1208 The Strand
Page 14

In addition to representing the Homeowners, Ms. Kranitz also represented Skechers on the entitlements processed in the cities of Hermosa Beach and Manhattan Beach. On or about January 4, 2018, Ms. Kranitz was at a Skechers meeting with the Community Development Director, City staff, and the Skechers entitlement team with regard to the Manhattan Beach portion of the Skechers project.

From the time the building was red tagged, the Homeowners and their representatives had tried unsuccessfully to have an in-person meeting with City staff to try and resolve the red-tag issue. At the end of the January 4th meeting Ms. Kranitz was about to make inquiry as to what the delay was in reaching a resolution on 1208 The Strand when the City Attorney happened to walk in and hand the Director Ms. Courteau's letter of January 2, 2018 (Exhibit H). As this letter is a public document which related to her client's business, a copy was provided to Ms. Kranitz as well. Because of the letter, no substantive discussions took place regarding 1208 The Strand. So not only did the Homeowners never have a meeting with the Director, they never even had a meeting with staff. All communication on this issue was limited to e-mails and phone calls.

CONCLUSION

The original 2014 Minor Exception started out with a plan to remodel the top floor unit to reduce the living space and increase the deck size, to replace the aging siding on the entire building to approve appearances, and to replace a structurally unsound and dangerous stairway. When the plans were originally approved the Homeowners had no way of knowing the additional deficiencies that were hidden within the structure and the additional work that would be required. Every change that has been made to the plans since the original Minor Exception was approved was to address the structural integrity of the building – to prevent collapse of the decks and to prevent collapse of the building, or to accommodate a neighbor's concern with privacy – reduction of the top floor deck. All of the work that has been authorized takes place within the existing footprint of the building. Not one square foot of building space has been added and existing nonconformities relating to encroachments and open space have actually been reduced.

The elimination of other zoning nonconformities would not be reasonable or feasible as it would require tearing down the entire structure to move the exterior walls and create additional open space. Not only would this be cost-prohibitive, only two units could be rebuilt because of the current parking requirements.

The appeal before the Planning Commission relates to the Amendment to the Minor Exception. By the time the Planning Commission hears this appeal, work will

WALLIN, KRESS, REISMAN & KRANITZ, LLP

LAW OFFICES

Chairman Apostol and Commissioners
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have been stopped for approximately 8 months. The delay has caused both an emotional and economic toll on the Homeowners. The Amendment to the Minor Exception complies with all requirements of the City's Codes related to its issuance. The Homeowners' respectfully request that this Commission deny the appeal and allow the Homeowner's to resume construction.

Very Truly Yours,



Lisa E. Kranitz

Enclosures

cc: John Altamura
Jim Obradovich
Kathy Kernochan
Kent Burton, Esq.
Michael Lee
Elizabeth Srour

EXHIBIT A

11/20/81

California Coastal Commission
SOUTH COAST DISTRICT
666 E. Ocean Blvd., Suite 3107
Long Beach, CA 90801
(213) 590-5071

COASTAL DEVELOPMENT PERMIT NO. 5-81-437

Page 1 of 2

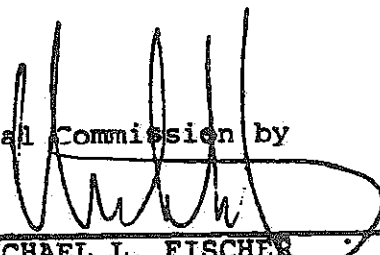
On November 18, 1981, The California Coastal Commission granted to Robert & Beverly Obradovich 1208 The Strand, Manhattan Beach, CA 90266 this permit for the development described below, subject to the attached Standard and Special conditions.

Conversion of an existing 3-unit rental apartment building to a three unit condominium.

SITE: 1208 The Strand, Manhattan Beach

FILE COPY

Issued on behalf of the California Coastal Commission by



MICHAEL L. FISCHER
Executive Director
and



PM/rm

**IMPORTANT: THIS PERMIT IS NOT VALID
UNLESS AND UNTIL A COPY OF THE PERMIT
WITH THE SIGNED ACKNOWLEDGEMENT HAS
BEEN RETURNED TO THE COMMISSION OFFICE.**

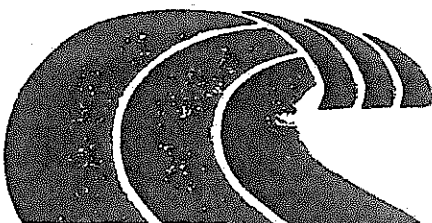
ACKNOWLEDGEMENT

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

Date

Signature of Permittee

5/81



STANDARD CONDITIONS:

1. Notice of Receipt and Acknowledgement. The permit is not valid and construction 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 Commission office.
2. Expiration. If construction has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Construction shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. Compliance. All construction 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 staff and may require Commission approval.
4. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
5. Inspections. The Commission 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 person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
7. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

SPECIAL CONDITIONS: none

State of California, Edmund G. Brown Jr., Governor

California Coastal Commission
SOUTH COAST DISTRICT OFFICE
666 E. Ocean Blvd., Suite 3107
P.O. Box 1450
Long Beach, CA 90801-1450
(213) 590-5071
(714) 846-0646

FILE COPY

Filing Date	10/26/81
49th Day	12/14/81
Staff Report	10/27/81 rm
Hearing Date	11/18/81
Staff Analyst	Paul Merrett

STAFF REPORT: CONSENT CALENDAR

PROJECT DESCRIPTION

APPLICANT: Robert & Beverly Obradovich

PERMIT NO.: 5-81-437

PROJECT LOCATION: 1208 The Strand, Manhattan Beach, CA

PROJECT DESCRIPTION: Conversion of an existing 3-unit rental apartment building to a three unit condominium.

LOT AREA	<u>3333 sq. ft.</u>	ZONING	<u>R-3</u>
BLDG. COVERAGE	<u>2447.2 sq. ft.</u>	PLAN DESIGNATION	<u>R-3</u>
PAVEMENT COVERAGE	<u>752.8 sq. ft.</u>	G.P., LUP draft, LUP adopt, LUP cert., LCP	<u>n/a</u>
LANDSCAPE COVERAGE	<u>133 sq. ft.</u>	PROJECT DENSITY	<u>n/a</u>
		HEIGHT ABV. FIN. GRADE	<u>32'</u>

LOCAL APPROVALS RECEIVED: Approval in Concept/ City of Manhattan Beach

COASTAL ISSUES: Housing

SUBSTANTIVE FILE DOCUMENTS: Manhattan Beach Land Use Plan

STAFF RECOMMENDATION:

I. Approval

The Commission hereby grants a permit for the proposed development on the grounds that the development will be in conformity with the provisions of Chapter 3 of the California Coastal Act of 1976, will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3 of the Coastal Act, is located between the sea and the first public road nearest the shoreline and is in conformance with the public access and public recreation policies of Chapter 3 of the Coastal Act, and will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act.

I. STANDARDS CONLTIONS

1. Notice of Receipt and Acknowledgement. The permit is not valid and construction 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 Commission office.
2. Expiration. If construction has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Construction shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. Compliance. All construction 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 staff and may require Commission approval.
4. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
5. Inspections. The Commission 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 person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
7. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

II. SPECIAL CONDITIONS : None

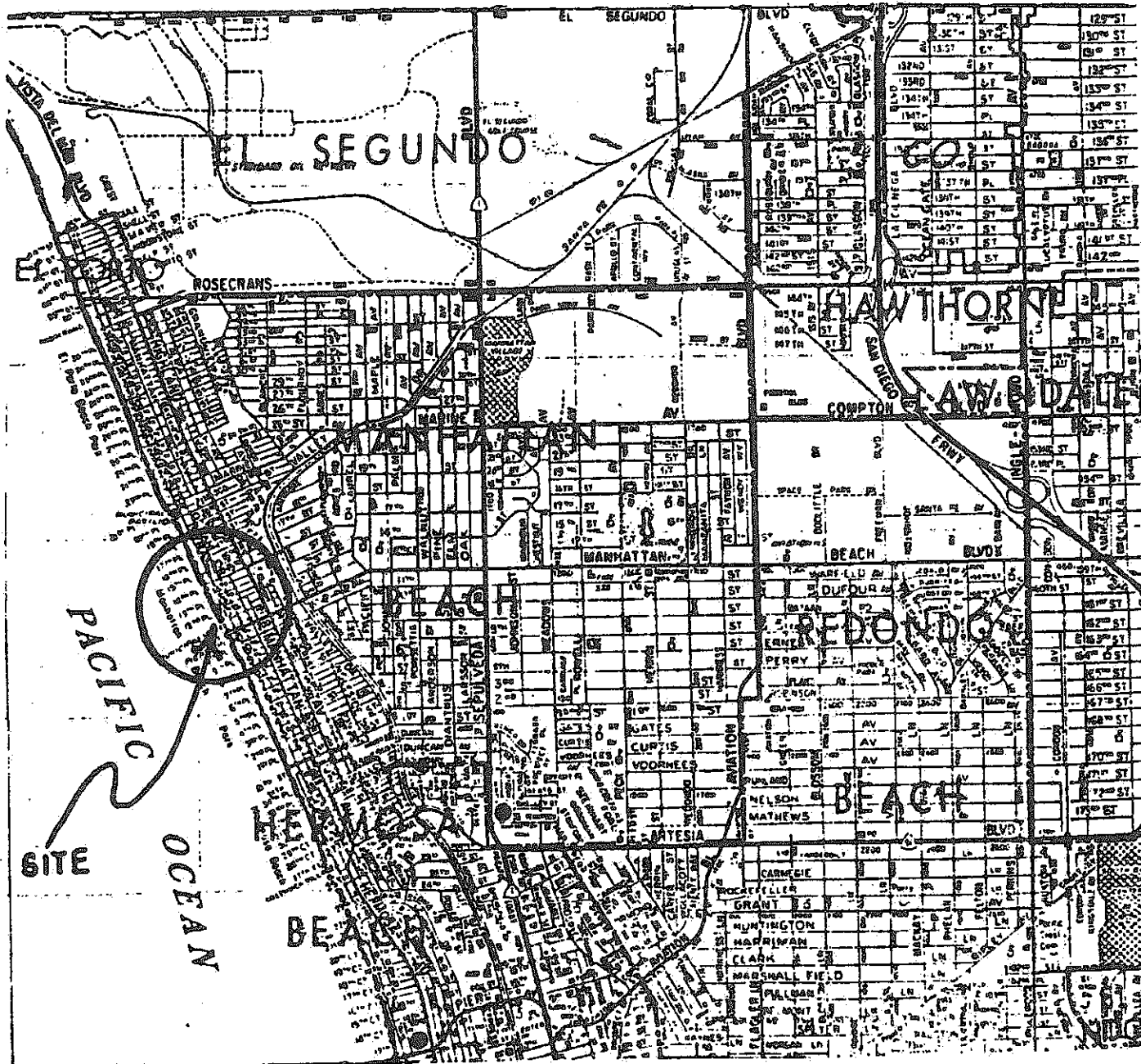
III. FINDINGS

A. Project Description & History

Conversion of an existing 3-unit rental apartment building to a 3-unit condominium. One unit is owner occupied, one unit is occupied by the owners son, and the third unit has been rented for \$700/month for the past year.

B. Specific Findings

Ordinarilly Commission Guidelines would require the replacement of the one remaining 3-bedroom unit which, at \$700/month, falls into the moderate income affordable range. Since the City of Manhattan Beach has a certified Land Use Plan which prohibits the conversion or construction of rental apartments on all walk streets, and other mitigation measures for the loss of affordable units, the replacement of these units is not required.



Site location 1208 THE STRAND

MANHATTAN BEACH

Permit number 5-81-437

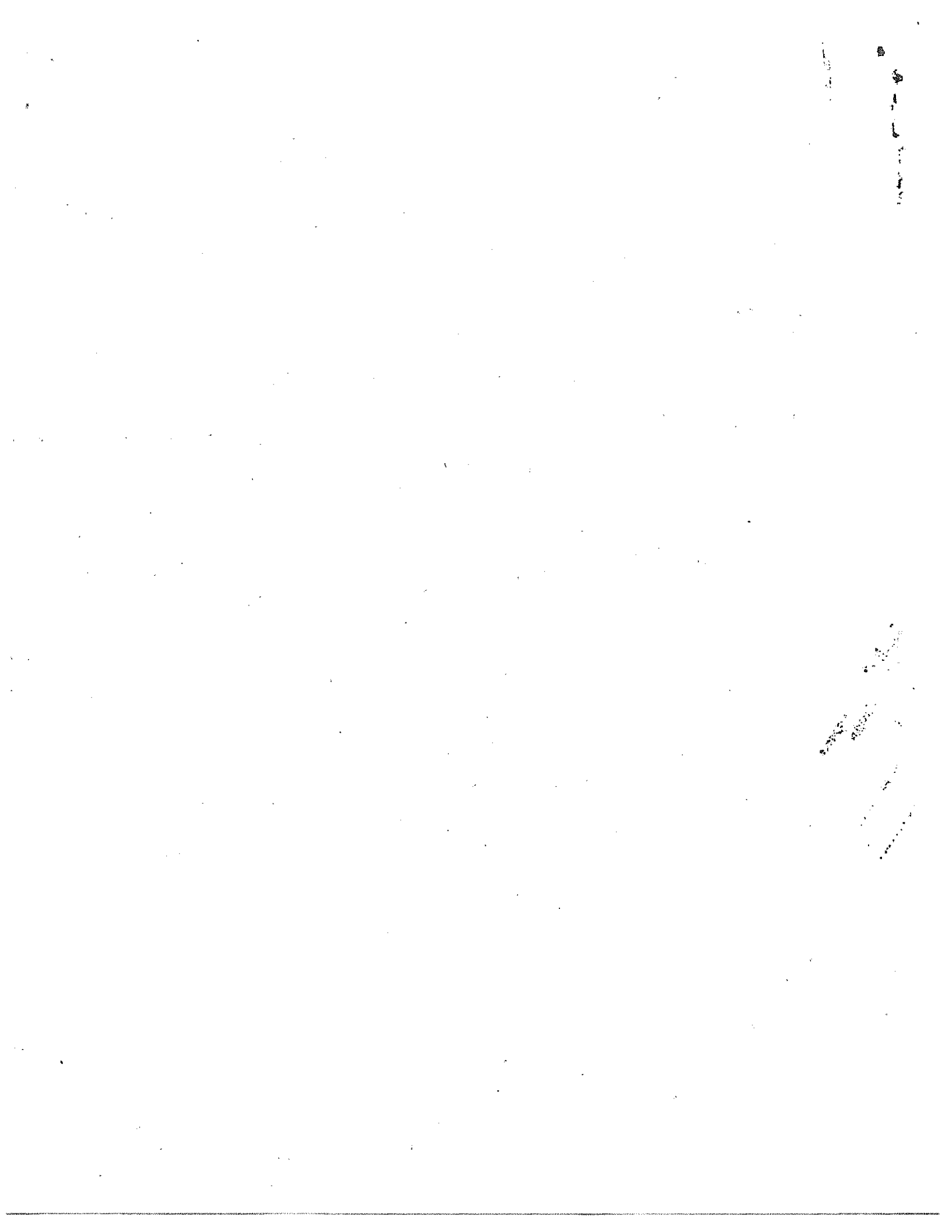


EXHIBIT B

3rd Floor Landing
Unit C →

2ND Floor Landing
Unit B ↘



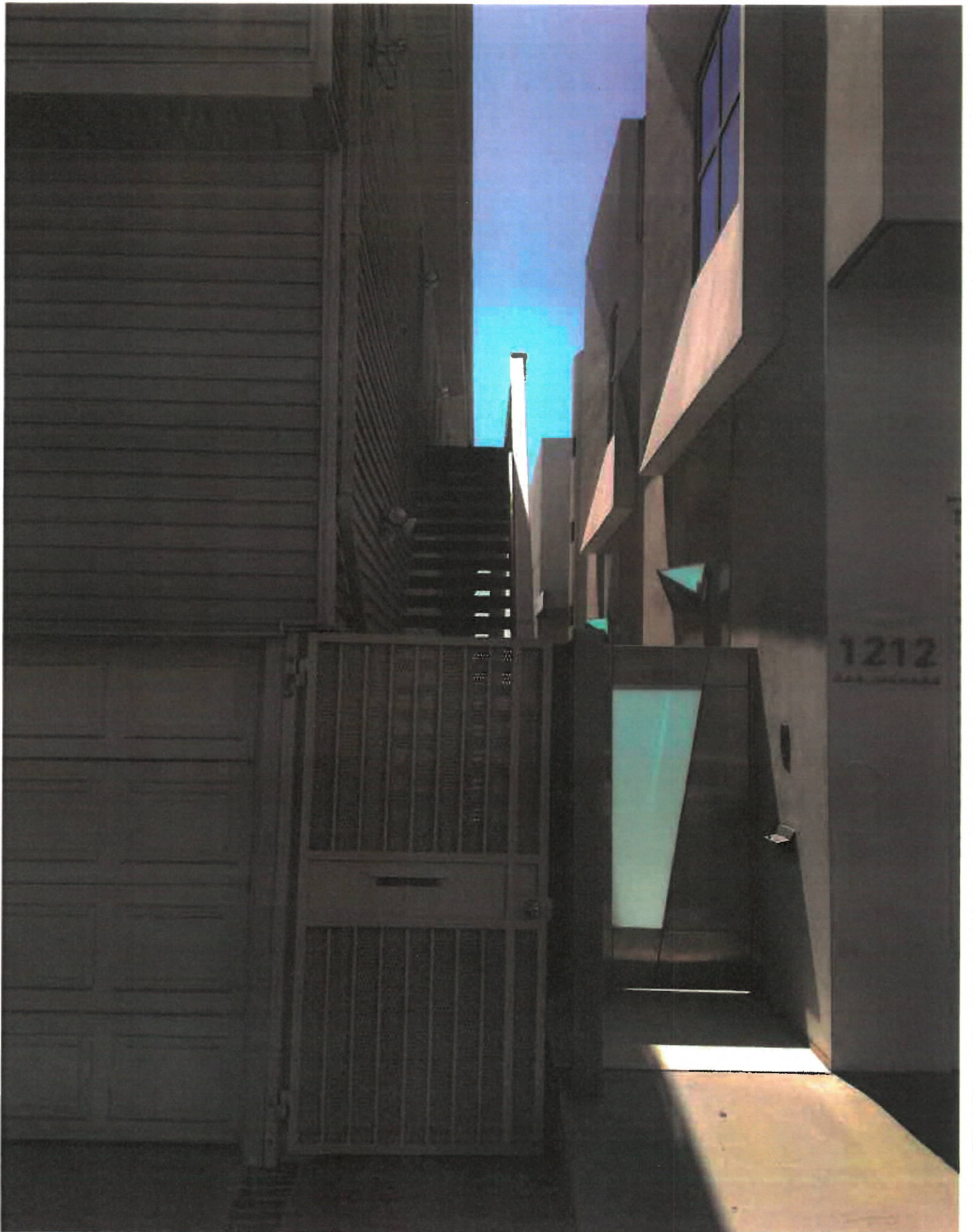




EXHIBIT C



City of Manhattan Beach

Community Development

Phone: (310) 802-5500

FAX: (310) 802-5501

TDD: (310) 546-3501

APPROVAL OF MINOR EXCEPTION

The Department of Community Development has approved a Minor Exception application pursuant to Section 10.84.120 of the Manhattan Beach Municipal Code to allow an exterior and interior remodel to an existing three-story 3 unit condominium with an attached six car garage located at 1208 The Strand, units A, B and C. The total existing square footage for all three units is 4,643 square feet and no addition is being proposed. The owner, John Altamura proposes to replace and reconfigure existing exterior non-conforming stairs located in the north side yard, remove the exterior wood siding on the south side, north side and west entire building wall and replace with new stucco, remove and replace existing wood siding with new wood siding on the entire east building wall, and remove and replace existing deck guardrails. Specifically, the owner proposes to remove the exterior non-conforming deteriorated entry stairs for Unit C on the third floor and rebuild a new staircase with a new entry door on the second floor. Exterior alterations to all units will consist of cosmetic changes, window and door changes and structural upgrades on the north, south, east and west yard building walls. The existing non-conformities are the north side yard due to the existing stairs in the required setback, the east rear yard setback on the second and third floors of less than the required 5 feet, and more than the allowable deck projection of 40 square feet in the required front yard setback. 183 square feet of living area is being removed from Unit C to expand the existing west facing deck in the front setback and the total square footage for all three units will be 4,460 square feet, after the reduction. The proposed project is allowed under the following minor exception types:

Minor Exception Type(s):

Alterations and remodels to existing legal non-conforming structures.

Approval Findings:

- a) The proposed project will be compatible with properties in the surrounding area since the building size is below the maximum allowable size permitted for the area district and there is no increase in square footage proposed.
- b) The project will not be detrimental to surrounding neighbors since the total buildable floor area will be reduced and there will no change to existing overall building footprint.
- c) Practical difficulties warrant deviation from code standards including moving the existing non-conforming second and third floor building walls on the east rear yard, removing deck area on the second and third floors in the front yard setback and removing the existing stairs on the north side yard setback.
- d) Existing nonconformities will not be brought into conformance since required conformance would not be reasonable. The existing non-conformities are the north side yard setback, front yard deck area projection and east rear yard setback. Moving the existing non-conforming building walls to meet the required setbacks and deck area projection would require significant structural alterations and cause hardship.
- e) The project is consistent with the General Plan, the intent of the zoning code, additional minor exception criteria, and other applicable policies of the City.

Conditions of Approval:

Special Conditions

1. The project shall comply with all requirements of the RS zoning district except for the north side yard setback to accommodate the stairs and entry access to Unit C, the east rear yard setback on the second and third floors of 3.58 feet instead of the required 5 feet, and the existing front yard deck projection on the second and third floors.

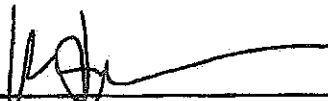
City Hall Address: 1400 Highland Avenue, Manhattan Beach, CA 90266
Visit the City of Manhattan Beach web site at <http://www.citymb.info>

2. The project shall be in substantial conformance with the plans submitted to, and approved by, the Community Development Department for consideration of the minor exception request. Variation from these plans may require that existing nonconformities be brought into conformity with applicable zoning standards.

Applicable Criteria

1. Structural alterations or modifications, as regulated by Chapter 10.68, to existing non-conforming portions of structures shall only be allowed as follows:
 - a. To comply with Building Safety access, egress, fire protection and other safety requirements (i.e. stairs, windows, deck railings) as determined to be significant by the Building Official. Structural alterations and upgrades to accommodate exterior improvements (new siding and stucco) and changes to windows and doors will be completed within the required setbacks. The non-conforming stairs located on the north side setback will be removed and rebuilt with new stairs and entry access on the second floor for Unit C. The existing non-conforming stairs are unsafe due to dry rot and significant corrosion.
 - b. For architectural compatibility (i.e., roof pitch and design, eave design, architectural features design) as determined to be necessary by the Director of Community Development. Architectural modifications will be made to the existing roof to accommodate expansion of the existing west facing deck at the top floor. All deck railing will be removed and replaced to be brought into compliance per Building and Safety codes.
 - c. Other minor alterations or modifications as determined to be necessary by the Director of Community Development.
 - d. A minimum of 10% of the existing structure, based on project valuation as defined in Section 10.68.030, shall be maintained.
2. All existing parking, six-car enclosed garage, required in accordance with Chapter 10.64, or by the provisions of this Section, shall be retained and shall not be reduced in number or size.
3. All development on the site which is existing legal non-conforming development for Zoning regulations may remain, however non-conformities shall be brought closer to or in conformance with current Zoning requirements to the extent that it is reasonable and feasible.
4. All development on the site which is existing legal non-conforming for Building Safety regulations shall be brought into conformance with current regulations to the extent feasible, as determined by the Building Official.
5. After completion of the project(s) that is subject to the Minor Exception approval(s), no further addition(s) shall be permitted unless the entire structure is brought into conformance with the current Code requirements. This shall not preclude the submittal of multiple Minor Exceptions that meet the Code established criteria.

Any questions can be directed to the project planner, Angelica Ochoa at (310) 802-5517 or by email gochoa@citymb.info.



RICHARD THOMPSON
Director of Community Development

Date: October 23, 2014

EXHIBIT D

MCCULLUM ENGINEERING

727 2nd Street, Suite 104
Hermosa Beach, CA 90254
(p) 310-944-0898
(f) 310-367-6999

June 24, 2014

EMeng F.N. 13-060

John Altamura
South Bay Brokers, Inc.
320 Manhattan Beach Blvd.
Manhattan Beach, CA 90266

PROJECT: Stair Repair
1208 The Strand
Manhattan Beach, CA 90266

SUBJECT: Rebuilding/replacement of existing nonconforming stair structure.

To Whom It May Concern:

Based on a site visit to the project address on May 20th, 2013, it is the opinion of McCullum Engineering that the existing nonconforming stair system should be rebuilt. In the stair's current condition, it poses a safety risk to the residents. In particular, all 4 of the main steel columns, providing both lateral and vertical support to the stairway, show signs of significant corrosion at the base. This corrosion typically migrates below the surface, into the steel column footing systems, which would be problematic for a partial repair. During the site visit, both the landing surfaces, as well as stair structures were examined and water damage and dry rot was visibly observed throughout the stairs, in various locations. Due to the steel column corrosion and other areas of water damage, it is the recommendation of McCullum Engineering that the entire stair system be rebuilt.

In Conclusion, due to safety concerns and compromised structural integrity of the existing stair system at 1208 The Strand, Manhattan Beach, California, it is the recommendation of McCullum Engineering that the existing stair system be replaced. If additional questions or clarifications are required, please do not hesitate to call our office.

Sincerely,

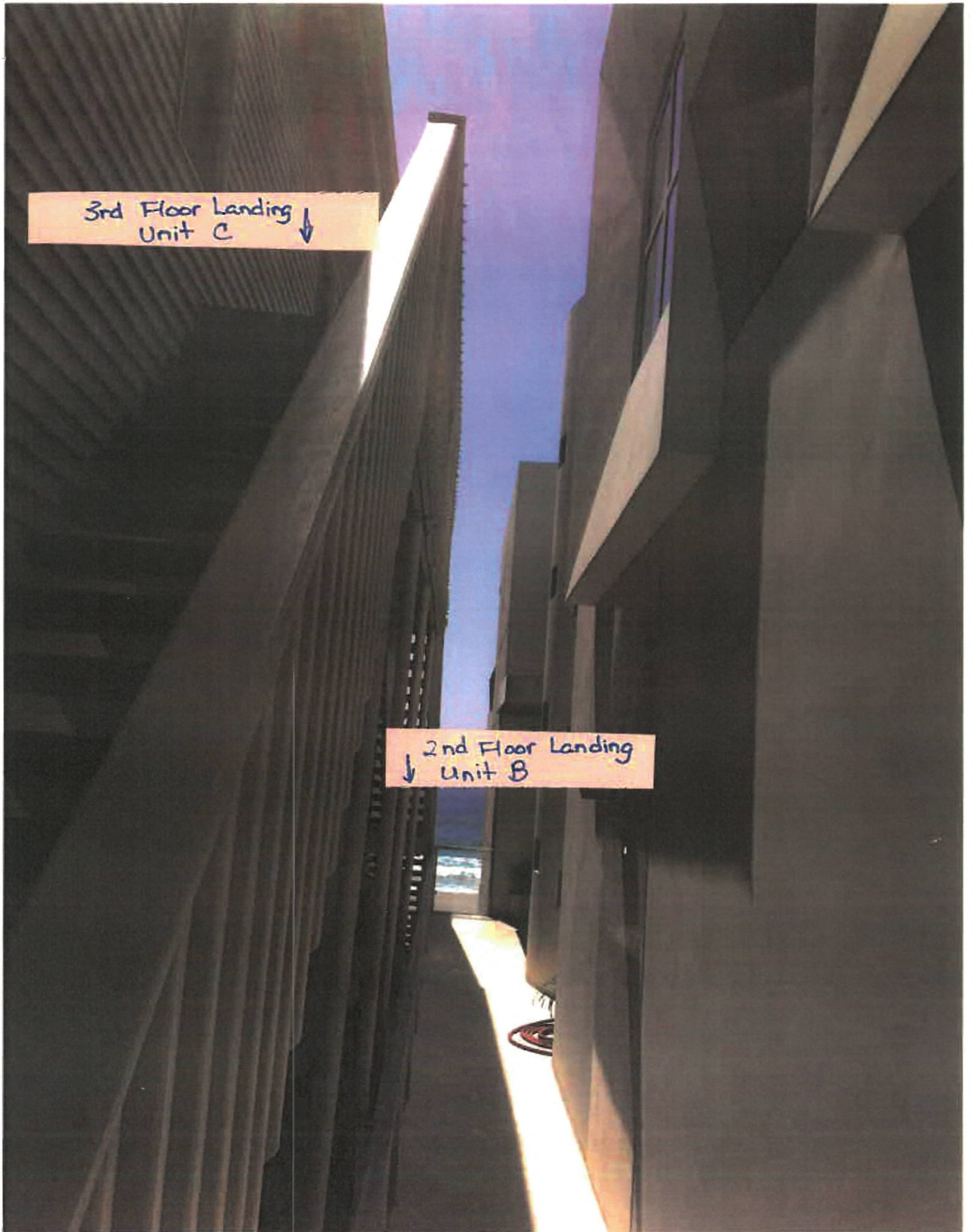


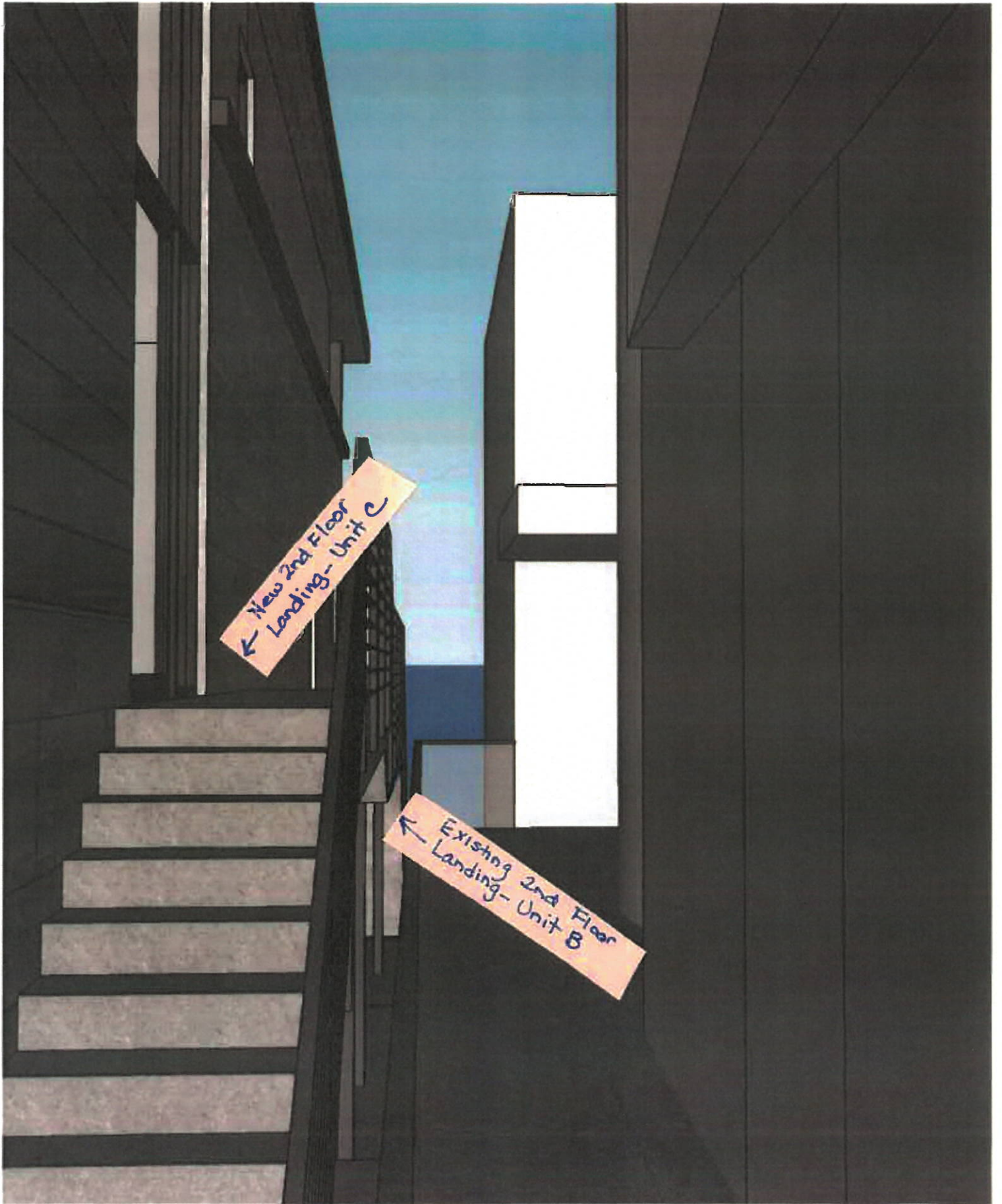
Eric McCullum
Principal, RCE 68850

EXHIBIT E

3rd Floor Landing
Unit C ↓

↓ 2nd Floor Landing
Unit B





← New 2nd Floor
Landing - Unit C

← Existing 2nd Floor
Landing - Unit B

EXHIBIT F

BUILDING PERMIT

JOB ADDRESS: 1208 C THE STRAND MANB
LOCATION:

PERMIT NO: 16-01219
STATUS: ISSUED
APPLIED: 04/22/2016
DATE ISSUED: 02/27/2017
TO EXPIRE: 08/26/2017
FINAL:

PARCEL NO: 4179-022-059 -
4179-022-057 -
4179-022-058 -

APPLICANT: MICHAEL LEE ARCHITECTURE -JOSH PHONE NO: 310.545.5771
OWNER: ENGLEBRECHT DORENE / ALTAMURA TRUST PHONE NO:
CONTRACTOR: JRO CONSTRUCTION PHONE NO: 310-344-0365 cell
ADDRESS: PO BOX 3241 LIC #: 11478
CITY, STATE, ZIP: MB, CA 90266

DESCRIPTION: EXTERIOR REMODEL OF ENTIRE STRUCTURE. INCLUDES REMOVE &
REPLACE EXTERIOR DOORS, WINDOWS & EXTERIOR FINISHES WHICH
INCLUDES NEW STUCCO, SIDING & STONE. ALL WORK SHOWN ON
PLANS FOR BLDG PERMIT #13-01917

PREVIOUSLY SUBMITTED (13-01918) - PLAN CHECK EXPIRED

VALUATION: \$80,000.00 CONST. TYPE: ACND

Occupancy	Type	Factor	Sq Feet	Valuation
	Additional Amount...			80,000.00
	Totals...			\$80,000.00*

OCCUPANCY: R3 CONST TYPE: VB TYPE OF USE: ACND

PLAN CHECK FEE	: \$1,735.70	ADDTL PLAN CHECK	: \$0.00
PERMIT FEE	: \$1,896.76	ADDTL PERMIT FEE	: \$0.00
FIRE RVW RES	: \$158.00	FIRE RVW COMML	: \$0.00
IMAGING SML	: \$46.00	IMAGING LRG	: \$0.00
CONSTRUCTION SIGN	: \$0.00	WMP REVIEW	: \$246.00
SEISMIC RES	: \$10.40	SEISMIC COMML	: \$0.00
RCO SURCHARGE	: \$189.68	MISC FEE	: \$0.00
CMP FEE	: \$0.00	PUBLIC ART FEE	: \$0.00
AFTER THE FACT	: \$0.00	REINSPECTION FEE	: \$0.00
OTHER INSPECT FEE	: \$0.00	PERMIT TRANSFER	: \$0.00
TEMP C OF O	: \$0.00	TEMP C OF O EXT.	: \$0.00
NEW UNIT	: \$0.00	GP MTC FEE	: \$56.90
BLDG STDS ADM FEE	: \$4.00	HOURLY PC FEE	: \$0.00

TOTAL CALCULATED FEE: \$4,343.44
PAYMENTS: \$4,343.44
BALANCE DUE: \$0.00

BUILDING PERMIT

JOB ADDRESS: 1208 C THE STRAND MANB
LOCATION:

PERMIT NO: 16-01218
STATUS: ISSUED
APPLIED: 04/22/2016
DATE ISSUED: 02/27/2017
TO EXPIRE: 08/26/2017
FINAL:

PARCEL NO: 4179-022-059 -

APPLICANT: MICHAEL LEE ARCHITECTURE -JOSH PHONE NO: 310.545.5771
OWNER: ENGLEBRECHT DORENE / ALTAMURA TRUST PHONE NO:
CONTRACTOR: JRO CONSTRUCTION PHONE NO: 310-344-0365 cell
ADDRESS: PO BOX 3241 LIC #: 11478
CITY, STATE, ZIP: MB, CA 90266

DESCRIPTION: INTERIOR REMODEL REMOVE LIVABLE AREA TO INCREASE DECK AREA.
REMOVE & REPLACE EXSTING EXERIOR NORTH STAIRS THAT ACCESS
UNITS B & C. INSTALL NEW ELEVATOR IN GARAGE TO ACCESS UNIT
C ONLY. REMODEL KITCHEN, LIVING & FAMILY ROOM, 3 BEDROOMS &
3 BATHROOMS.

PREVIOUSLY SUBMITTED (13-01917) - PLAN CHECK EXPIRED

VALUATION: 302,811.35 CONST. TYPE: INTR REM

Occupancy	Type	Factor	Sq Feet	Valuation
FENCE/WALLS/DECKS	DECK 30" + ABOVE	58.75	183	\$10,751.25
REMODEL	REMODEL - MAJOR	140.00	2,080	\$291,200.00
REMODEL	REMODEL - GARAGE	28.67	30	\$860.10
	Totals...		2,293	\$302,811.35*

OCCUPANCY: R3 CONST TYPE: VB TYPE OF USE: INTR REM

PLAN CHECK FEE	: \$2,174.35	ADDTL PLAN CHECK	: \$0.00
PERMIT FEE	: \$4,052.80	ADDTL PERMIT FEE	: \$0.00
FIRE RVW RES	: \$158.00	FIRE RVW COMML	: \$0.00
IMAGING SML	: \$310.00	IMAGING LRG	: \$148.00
CONSTRUCTION SIGN	: \$0.00	WMP REVIEW	: \$246.00
SEISMIC RES	: \$39.37	SEISMIC COMML	: \$0.00
RCO SURCHARGE	: \$405.28	MISC FEE	: \$0.00
CMP FEE	: \$0.00	PUBLIC ART FEE	: \$0.00
AFTER THE FACT	: \$0.00	REINSPECTION FEE	: \$0.00
OTHER INSPECT FEE	: \$0.00	PERMIT TRANSFER	: \$0.00
TEMP C OF O	: \$0.00	TEMP C OF O EXT.	: \$0.00
NEW UNIT	: \$0.00	GP MTC FEE	: \$121.58
BLDG STDS ADM FEE	: \$13.00	HOURLY PC FEE	: \$0.00

TOTAL CALCULATED FEE: \$7,668.38
PAYMENTS: \$7,668.38

EXHIBIT G

REVISION PERMIT CITY OF MANHATTAN BEACH

JOB ADDRESS:	1208 C THE STRAND MANB	PERMIT NO:	17-00831
LOCATION:		STATUS:	ISSUED
PARCEL NO:	4179-022-059 -	APPLIED:	06/01/2017
		DATE ISSUED:	06/01/2017
		TO EXPIRE:	11/28/2017
		FINAL:	

APPLICANT:	JARED GRUTTANDARIA	PHONE NO:	
OWNER:	ENGLEBRECHT DORENE / ALTAMURA TRUST	PHONE NO:	
CONTRACTOR:	JRO CONSTRUCTION	PHONE NO:	310-344-0365 cell
ADDRESS:	PO BOX 3241	LIC #:	11478
CITY, STATE, ZIP:	MB, CA		90266

DESCRIPTION: REBUILD/REPAIR DECKS ON 1ST, 2ND & 3RD FLR FOR SAFETY
 REASONS (REVISED MOMENT FRAME SIZING - WEST SIDE)

REV TO 16-01219

CONST. TYPE: RES

HOURLY PLAN CHECK FEE	\$332.00
PERMIT FEE	\$1,192.49
PC VALUATION FEE	\$0.00
IMAGING FEE	\$128.00
OTHER FEE	\$0.00
MISC FEE	\$0.00
TOTAL PERMIT FEE	\$1,652.49
PAYMENTS	\$0.00
BALANCE DUE	\$1,652.49

EXHIBIT H

MCCULLUM ENGINEERING

727 2nd Street, Suite 104
Hermosa Beach, CA 90254
(p) 310-944-0898
(f) 310-367-6999

September 12th, 2017

EMeng F.N. 13-060

Attn: John Altamura
1208 The Strand
Manhattan Beach, CA

PROJECT: 1208 The Strand
Manhattan Beach, CA

SUBJECT: Replacement of stud wall framing members on 2nd and 3rd floor

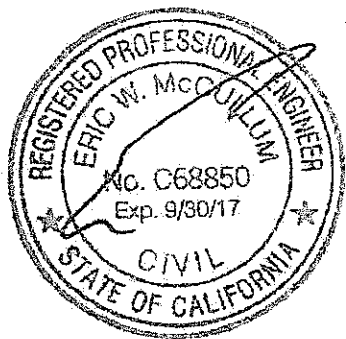
To Whom It May Concern:

Regarding the project located at 1208 The Strand, Manhattan Beach CA, McCullum Engineering observed that the stud wall systems on both the upper floor (3rd floor) as well as the middle level floor (2nd floor) were damaged from termite infestation as well as dry rot. This damage was extensive and partial replacement of studs would have left almost no existing members in place. In addition, a large amount of the studs were discontinuous (from top plates to bottom plates) and were not suitable for use in the proposed remodel. Leaving the existing studs in place would have created a hinge within the wall system. In addition, a number of studs had holes that had been previously bored in the studs, leaving ½ an inch to 1 inch of remaining stud. These holes compromised the structural integrity of the wall and needed replacement. The termite damage, dry rot and hinge condition made these existing wall systems unsuitable for use and posed a serious safety risk if left in place. From a structural engineering standpoint, it is ideal to have these studs removed and new studs installed, leaving the top and bottom plates intact.

The existing wall studs in the garage as well as the lower floor are less compromised by termite and dry rot, and the studs are, in large part, continuous from floor to ceiling. These studs can be left in place and new studs sistered in adjacent to the existing studs. From an engineering standpoint, it is acceptable to leave the existing studs in place and sister new members to them, due to the lack of termite damage, dry rot and continuity.

Please do not hesitate to contact our office should additional information or clarification be needed.

Sincerely,



Eric McCullum
Principal, RCE 68850

MCCULLUM ENGINEERING

727 2nd Street, Suite 104
Hermosa Beach, CA 90254
(p) 310-944-0898

March 13th, 2017

EMeng F.N. 13-060

John Altamura
South Bay Brokers, Inc.
320 Manhattan Beach Blvd.
Manhattan Beach, CA 90266

PROJECT: Deck Systems
1208 The Strand
Manhattan Beach, CA 90266

SUBJECT: Rebuilding/repair of existing deck systems for safety reasons

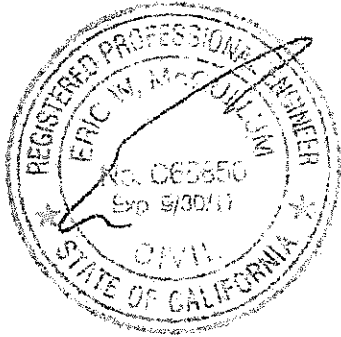
To Whom It May Concern:

Based on a site visit to the project address on March 1st, 2017, it is the opinion of McCullum Engineering that all decks and the floor systems above these decks at the residence(s) at 1208 The Strand shall be removed and rebuilt per today's structural code, but shall remain as-is in existing size and location. The 2nd floor deck system poses an immediate safety risk and, for safety reasons, the feasibility of supporting the upper decks, as well as the 1st floor deck, during re-building and construction of the 2nd floor deck, is problematic and poses a safety risk. It is the opinion of McCullum Engineering that all decks and floor system above these decks should be removed and rebuilt per today's code. In the deck's current condition, it poses a safety risk to the residents. The deck cantilevers out approximately 6 feet from the face of the structure and has less than a 1:1 backspan (approx. 5 feet). The connections in place are inadequate for the uplift loads on these joists, and the joists themselves are substandard for this length of cantilever. Our office recommends removing these deck joists and providing a proper back span on the deck joists, as well as upgraded connections.

During the site visit, the deck system and connections were observed. The structure is inadequately designed to support the 2nd floor deck system and the connections currently in place are at risk of failure, compromising the 2nd floor deck system, as well as the deck systems above and below.

In Conclusion, it is the recommendation of McCullum Engineering that all decks and the floor systems above these decks at the residences at 1208 The Strand shall be removed and rebuilt per today's structural code, but shall remain as-is in existing size and location. In their current condition they pose a serious safety risk to the residents. If additional questions or clarifications are required, please do not hesitate to call our office.

Sincerely,



Eric McCullum
Principal, RCE 68850

EXHIBIT I

REQUEST FOR MODIFICATION OF MINOR EXCEPTION

1208 The Strand, Silver Strand Villas

November 2017

Summary

This is a request for a modification of a minor exception that was approved in 2014 for a three-unit condominium at 1208 The Strand. The work that was originally approved under the Minor Exception provided permission for all of the walls on the third floor unit to be opened up. Additionally, permission had been granted to make exterior improvements of new siding and stucco to the entire building and to change windows and doors. As there could be no further encroachment into the side and rear yard setbacks, this required the removal of all exterior walls, down to the framing. As a condition of approval, the building had to be retrofitted with fire sprinklers which required that ceilings and walls be opened up to accommodate the plumbing.

As approved work progressed on the third floor unit, it was discovered that there were structural deficiencies in the front yard balconies. Permission was granted by the Building and Planning Departments to remedy the deficiencies in the deck system and floors, requiring that the walls be opened up for the front 16 feet in each unit. This led to a domino effect of finding out that the wall studs had dry rot and were termite infested. The contractor replaced the studs and added shearing in order to remedy the structural deficiencies in the building. Unfortunately, this extra structural work - which all took place within the existing footprint of the building and did not increase any of the non-conformities - resulted in the work being stopped on the project.

The owners of the building now seek a modification to the previously granted Minor Exception that will allow construction to be completed as contemplated by the 2014 Minor Exception, albeit with increased structural integrity that will protect the residents against building collapse.

Narrative

The subject site is an interior lot on The Strand in the RH zone, Area District III. The property consists of a three story structure containing one residential condominium unit on each of the three floors. Three tandem sets of parking spaces are located in the first floor enclosed garage and one tandem set is reserved for each unit. The unit sizes in 2014 were: Unit A – 1,190 square feet; Unit B – 1,190 square feet; and Unit C – 2,263 square feet.

In 2014 a Minor Exception was approved to enlarge the balcony on the top floor by 183 square feet and reduce the living space of the top unit by the same amount, resulting in a unit size of 2,080 square feet and an increase in open space. Additionally, the City approved work be done to replace windows and exterior doors, replace exterior finishes including stucco, wood siding, and brick and remove and replace the north side entry

stairs and guardrail. As a condition of this project, sprinklers were required for all three units.

In approving the Minor Exception the Community Development Director made the following findings:

- a. The proposed project will be compatible with properties in the surrounding area since the building size is below the maximum allowable size permitted for the area district and there is no increase in square footage proposed.
- b. The project will not be detrimental to surrounding neighbors since the total buildable floor area will be reduced and there will [be] no change to existing overall building footprint.
- c. Practical difficulties warrant deviations from code standards including moving the existing non-conforming second and third floor building walls on the east rear yard, removing deck area on the second and third floors in the front yard setback and removing the existing stairs on the north side yard setback.
- d. Existing nonconformities will not be brought into conformance since required conformance would not be reasonable. The existing non-conformities are the north side yard setback, front yard deck area projections and east rear yard setback. Moving the existing non-conforming building walls to meet the required setbacks and deck area projections would require significant structural alterations and cause hardship.
- e. The project is consistent with the General Plan, the intent of the zoning code, additional Minor Exception criteria, and other applicable policies of the City.

As the approved work progressed, the contractor discovered that the deck system on all three floors were not structurally sound. Permission was granted by the Building and Planning Department to replace all of the decks and portions of the floor which were deemed unsafe by the structural engineer after plans had been submitted and approved. This required the contractor to open up the walls on the front 16 feet of all three free floors to make such repairs. Under the Minor Exception permission had already been granted to open up the walls on the third floor unit.

When the walls were opened up as approved by the City, it was discovered that the structural beams in the walls had dry rot and were termite infested. (Structural engineer and termite reports are attached.) The rest of the walls were then opened up and it was confirmed that these problems existed throughout the structure. Mistakenly, instead of seeking permission from the City with direction of how to best handle this, a decision was made to remove and replace all the damaged studs. Although reportedly existing studs are often left in place in order to not exceed the valuation calculation of what is

allowed for repair and maintenance work on non-conforming buildings, this was not possible in this case. The termite inspector stated that if the infested studs were not removed, in a few years the new studs would have termite problems.

In addition to the studs being replaced, shear walls were added for structural integrity and to avoid the type of building collapse that happened to similar structures during the Northridge Earthquake. The shearing brought the structure up to Building Code requirements.

Findings for 1208 The Strand

Modifications to nonconforming structures are allowed to exceed fifty percent (50%) of the total estimated cost of reconstructing the entire nonconforming structure with a Minor Exception provided that a minimum of ten percent (10%) of the existing structure is maintained based on project valuation. "Minor Exceptions are also intended to encourage home remodeling and additions to existing smaller older legal non-conforming homes. The provisions strive to balance the community's desire to maintain smaller older homes while still allowing some flexibility to encourage these homes to be maintained and upgraded, as well as enlarged below the maximum allowed square footage instead of being replaced with larger new homes." Modifying the existing Minor Exception will accomplish the goals of this section as it will preserve existing homes that, compared with other homes on The Strand, are smaller and more affordable.

Each of the findings that was made in connection with the 2014 Minor Exception remains valid today.

- a. The project remains compatible with properties in the surrounding area as the building remains below the maximum allowable size permitted for the area district and the modification to the Minor Exception does not increase the square footage.
- b. The building has been in existence since 1971. The changes that were approved by the Minor Exception in 2014 improved the safety and aesthetics of the building. The replacement of studs and the adding of shear wall does not change the compatibility with the surrounding properties and will not be detrimental to the surrounding neighbors.
- c. Practical difficulties still warrant deviation from code standards as the only way to conform to all current standards would be to tear down the building and start construction from scratch. Not only would this be cost-prohibitive, but it would require the elimination of one of the units and lead to the elimination of a type of housing on The Strand which is not readily available.

- d. Existing non-conformities will be brought into conformance with Zoning and Building Requirements as follows: sprinklers were required as part of the original Minor Exception; the deck systems and floors were brought up to current structural standards; shear walls were added as required by the current Building Code; equipment will be moved off of the roof; and the rear yard setback nonconformity will be eliminated on the first floor.
- e. Allowing the modification to the Minor Exception is consistent with the City's General Plan, zoning, and Local Coastal Program as set forth below:

General Plan

Land Use Element

- The 3-unit condominium building is consistent with the General Plan land use designation.

Housing Element

Allowing the repairs on the building satisfies the following goals and policies of the Housing Element:

GOAL I. Preserve existing neighborhoods.

Policy 2. Preserve existing dwellings.

Program 2a. Allow non-conforming dwellings to remain and improve. Under Zoning Code Chapter 10.68, the development process for improvements to smaller non-conforming residential structures has been streamlined. Exceptions may be approved administratively to allow additions to non-conforming structures that will not result in total structures in excess of 66 percent of the maximum floor area in Districts III and IV or 75 percent of the maximum floor area in Districts I and II, or 3,000 square feet, whichever is less. Non-conforming dwellings may also be improved while maintaining non-conforming, existing parking. For dwellings with less than 2,000 square feet of floor area, only one enclosed parking space is required. The non-conforming dwellings to be preserved tend to be smaller and less costly than newer housing in the community. The preservation and improvement of these units will maintain the pool of smaller units which might otherwise be demolished to make way for larger, more costly housing.

- Each of the residential units is fairly modest in size as described above. If the building had to conform to current development standards, each of the two units that could be built would likely be a minimum of 2,500 – 3,000 square feet and would be more expensive.

- Based on the above, the building is only required to have four parking spaces. It has six.

GOAL II. Provide a variety of housing opportunities for all segments of the community commensurate with the City's needs, including various economic segments and special needs groups. There is considerable diversity in the types and densities of housing that comprise the City's neighborhoods, with high-density multiple-family development found within the coastal zone, and less dense single-family neighborhoods located further inland. A substantial portion of the City's population is over the age of 55, and housing policy must consider the special needs of the aging population.

- One of the three unit owners is an 84 year old woman who has owned her unit since approximately 1971. Mrs. Obradovich has been living with her daughter during the repair work in her unit. It is very unlikely that she could find replacement housing of a similar type in a similar location.

Manhattan Beach Municipal Code

The purpose of the RH zone is to provide opportunities for an intensive form of residential development, including apartments and town houses with relatively high land coverage, at appropriate locations.

- The three-unit condominium is consistent with the purpose of the RH zone.

Section 10.68.030 of the MBMC allows for the alteration or reconstruction of nonconforming structures in certain circumstances. In reading this section it is clear that the Municipal Code is concerned with changes that enlarge the nonconformity. In this case, the repair work will not enlarge any of the nonconformities. The owners were informed that if they had left in the rotting, termite-infested beams then there would not have been a problem as this would have kept the changes below the 50% valuation threshold.

- It simply makes no sense that removing dry-rotted, termite-infested studs should lead to an outcome which causes the legal non-conforming status to be lost. Whether the old studs remain or removed makes no difference to the floor plan of the building. The changes that were made were all within the walls of the structure.

- As stated above, if the building is required to comply with current development standards it will have to be torn down. Two new units will replace the three existing units, resulting in a larger building with two larger

units due to the parking requirements. Additionally, the structure itself would be able to be placed closer to The Strand if it eliminated deck space.

Manhattan Beach Local Coastal Program

The policy of the City that existing buildings should be maintained in good condition is further exemplified in Section A.96.050 of the City's Coastal Development Procedures.

This section specifically exempts the following from a Coastal Development Permit: the maintenance and alteration to existing structures; and repair or maintenance activities that do not result in addition to or enlargement or expansion of the object the repair and maintenance activities. There is no need to go to the Coastal Commission on this project.

- The work that is required to repair the building will not enlarge the structure in any manner. None of the listed exceptions to the exemption apply and the City is not required to issue a Coastal Development Permit.

Further, the 3-unit condominium is consistent with the Coastal Land Use Plan.

f. In accordance with Section 10.84.120G the following findings can also be made:

- To the extent feasible, new construction will conform to the 2016 Building Codes. Sprinklers have been installed. The deck system and flooring meets current structural requirements of the Building Code. Shear walls have been added which are required by the Building Code.

- The structural alterations that are needed in excess of the previously authorized work are necessary to comply with building safety in order to have a structurally sound building that will not collapse because of damaged components or fall in the case of an earthquake because it was built to much earlier Building Code standards. The alterations are necessary and needed for safety requirements.

- As demonstrated by the valuations submitted by the architects, far more than 10% of the existing structure has been maintained based on project valuation.

- No changes are being made to the parking layout or to the number of spaces. The provided parking exceeds the minimum number of spaces required by the Code for nonconforming residential structures which would be 4 spaces.

- It is not reasonable or feasible to reduce all of the existing legal non-conformities as to development standards as it would require reconstructing the building to eliminate setback intrusions which would be cost-prohibitive. However, mechanical equipment has been removed from the roof which will improve the view. Additionally, the rear yard setback for the first floor will be brought into compliance.
- Overall, the structure has at least 50% of the required minimum setbacks. The yard in which the building is most deficient is the one for which the City just issued permits for the reconstruction of the deck systems.

SETBACK	SETBACK REQUIREMENT	SETBACK PROVIDED (rounded down)
Front - 1 st Floor	5'	7'8" to building; 0' to deck; 1'5" to covered portion of deck
Front - 2 nd Floor	5'	7'8" to building; 1'5" to deck
Front - 3 rd Floor	5'	17'11 1/2" to building; 1'5" to deck
North Side	10% = 3'4"	Ranges from 3'3 5/8" to 3'2 1/2"
South Side	10% = 3'4"	Ranges from 3'3 5/8" to 3'2 1/2"
Rear - 1 st Floor	5'	5' under modified plan
Rear - 2 nd Floor	5'	Ranges from 4'7 1/2" to 3'8 1/2"
Rear - 3 rd Floor	5'	Ranges from 4'7 1/2" to 3'8 1/2"

It should be noted that the front yard nonconformities were known when permission was given to bring the decks into conformity with the current structural code for safety reasons. In order to conform to the front yard setbacks, the units would have to so severely cut down the size of the deck, the space would be unusable and would eliminate open space for the units. It should also be noted that if the building were to be rebuilt, it could move 2'8" closer to The Strand by eliminating front yard decks on the first two levels and 12'11" closer to The Strand by eliminating the front yard deck on the third level.

- The Minor Exception issued in 2014 already required the building be brought into conformance with Building Safety regulations by requiring that sprinklers be installed. And the deck system on all of the units was replaced for safety reasons and now conforms to current Code requirements. Additionally, shear walls have been added to the structure in accordance with current Building Code requirements.

- None of the changes that have been made have involved an addition to the units. Further, there are no additions that are contemplated by any of the owners of the units.

Conclusion

None of the additional changes added any additional square footage, changed the footprint of the building in any manner, or enlarged any of the nonconformities. All unapproved changes were simply made to improve the structural integrity of the building and insure the safety of those living in the units. The modification to the Minor Exception should be granted.

EXHIBIT J

REQUEST FOR MODIFICATION OF MINOR EXCEPTION

1208 The Strand, Silver Strand Villas

January 2018

Summary

This is a request for a modification of a minor exception that was approved in 2014 for a three-unit condominium at 1208 The Strand. The work that was originally approved under the Minor Exception provided permission for all of the walls on the third floor unit to be opened up. Additionally, permission had been granted to make exterior improvements of new siding and stucco to the entire building and to change windows and doors. As there could be no further encroachment into the side and rear yard setbacks, this required the removal of all exterior walls, down to the framing. As a condition of approval, the building had to be retrofitted with fire sprinklers which required that ceilings and walls be opened up to accommodate the plumbing.

As approved work progressed on the third floor unit, it was discovered that there were structural deficiencies in the front yard balconies. Permission was granted by the Building and Planning Departments to remedy the deficiencies in the deck system and floors, requiring that the walls be opened up for the front 16 feet in each unit. This led to a domino effect of finding out that the wall studs had dry rot and were termite infested. The contractor replaced the studs and added shearing in order to remedy the structural deficiencies in the building. Unfortunately, this extra structural work - which all took place within the existing footprint of the building and did not increase any of the non-conformities - resulted in the work being stopped on the project.

The owners of the building now seek a modification to the previously granted Minor Exception that will allow construction to be completed as contemplated by the 2014 Minor Exception, albeit with increased structural integrity that will protect the residents against building collapse. Additionally, in an accommodation to the neighbor to the south, the deck has been reduced by a total of 2'8" across the entire top floor.

Narrative

The subject site is an interior lot on The Strand in the RH zone, Area District III. The property consists of a three story structure containing one residential condominium unit on each of the three floors. Three tandem sets of parking spaces are located in the first floor enclosed garage and one tandem set is reserved for each unit. The unit sizes in 2014 were: Unit A – 1,190 square feet; Unit B – 1,190 square feet; and Unit C – 2,263 square feet.

In 2014 a Minor Exception was approved to enlarge the balcony on the top floor by 183 square feet and reduce the living space of the top unit by the same amount, resulting in a unit size of 2,080 square feet and an increase in open space. Additionally, the City approved work be done to replace windows and exterior doors, replace exterior finishes

including stucco, wood siding, and brick and remove and replace the north side entry stairs and guardrail. As a condition of this project, sprinklers were required for all three units.

In approving the Minor Exception the Community Development Director made the following findings:

- a. The proposed project will be compatible with properties in the surrounding area since the building size is below the maximum allowable size permitted for the area district and there is no increase in square footage proposed.
- b. The project will not be detrimental to surrounding neighbors since the total buildable floor area will be reduced and there will [be] no change to existing overall building footprint.
- c. Practical difficulties warrant deviations from code standards including moving the existing non-conforming second and third floor building walls on the east rear yard, removing deck area on the second and third floors in the front yard setback and removing the existing stairs on the north side yard setback.
- d. Existing nonconformities will not be brought into conformance since required conformance would not be reasonable. The existing non-conformities are the north side yard setback, front yard deck area projections and east rear yard setback. Moving the existing non-conforming building walls to meet the required setbacks and deck area projections would require significant structural alterations and cause hardship.
- e. The project is consistent with the General Plan, the intent of the zoning code, additional Minor Exception criteria, and other applicable policies of the City.

As the approved work progressed, the contractor discovered that the deck system on all three floors were not structurally sound. Permission was granted by the Building and Planning Department to replace all of the decks and portions of the floor which were deemed unsafe by the structural engineer after plans had been submitted and approved. This required the contractor to open up the walls on the front 16 feet of all three free floors to make such repairs. Under the Minor Exception permission had already been granted to open up the walls on the third floor unit.

When the walls were opened up as approved by the City, it was discovered that the structural beams in the walls had dry rot and were termite infested. (Structural engineer and termite reports are attached.) The rest of the walls were then opened up and it was confirmed that these problems existed throughout the structure. Mistakenly, instead of seeking permission from the City with direction of how to best handle this, a decision was made to remove and replace all the damaged studs. Although reportedly existing studs

are often left in place in order to not exceed the valuation calculation of what is allowed for repair and maintenance work on non-conforming buildings, this was not possible in this case. The termite inspector stated that if the infested studs were not removed, in a few years the new studs would have termite problems.

In addition to the studs being replaced, shear walls were added for structural integrity and to avoid the type of building collapse that happened to similar structures during the Northridge Earthquake. The shearing brought the structure up to Building Code requirements.

Findings for 1208 The Strand

Modifications to nonconforming structures are allowed to exceed fifty percent (50%) of the total estimated cost of reconstructing the entire nonconforming structure with a Minor Exception provided that a minimum of ten percent (10%) of the existing structure is maintained based on project valuation. "Minor Exceptions are also intended to encourage home remodeling and additions to existing smaller older legal non-conforming homes. The provisions strive to balance the community's desire to maintain smaller older homes while still allowing some flexibility to encourage these homes to be maintained and upgraded, as well as enlarged below the maximum allowed square footage instead of being replaced with larger new homes." Modifying the existing Minor Exception will accomplish the goals of this section as it will preserve existing homes that, compared with other homes on The Strand, are smaller and more affordable.

Each of the findings that was made in connection with the 2014 Minor Exception remains valid today.

- a. The project remains compatible with properties in the surrounding area as the building remains below the maximum allowable size permitted for the area district and the modification to the Minor Exception does not increase the square footage. The revised modification actually reduces the size of the non-conformities as it reduces the intrusion of the top floor deck into the setback by 2'8" from its previous location.
- b. The building has been in existence since 1971. The changes that were approved by the Minor Exception in 2014 improved the safety and aesthetics of the building. The replacement of studs and the adding of shear wall does not change the compatibility with the surrounding properties and will not be detrimental to the surrounding neighbors.
- c. Practical difficulties still warrant deviation from code standards as the only way to conform to all current standards would be to tear down the building and start construction from scratch. Not only would this be cost-prohibitive, but it would

require the elimination of one of the units and lead to the elimination of a type of housing on The Strand which is not readily available.

- d. Existing non-conformities will be brought into conformance with Zoning and Building Requirements as follows: sprinklers were required as part of the original Minor Exception; the deck systems and floors were brought up to current structural standards; shear walls were added as required by the current Building Code; and equipment will be moved off of the roof.
- e. Allowing the modification to the Minor Exception is consistent with the City's General Plan, zoning, and Local Coastal Program as set forth below:

General Plan

Land Use Element

- The 3-unit condominium building is consistent with the General Plan land use designation.

Housing Element

Allowing the repairs on the building satisfies the following goals and policies of the Housing Element:

GOAL 1. Preserve existing neighborhoods.

Policy 2. Preserve existing dwellings.

Program 2a. Allow non-conforming dwellings to remain and improve. Under Zoning Code Chapter 10.68, the development process for improvements to smaller non-conforming residential structures has been streamlined. Exceptions may be approved administratively to allow additions to non-conforming structures that will not result in total structures in excess of 66 percent of the maximum floor area in Districts III and IV or 75 percent of the maximum floor area in Districts I and II, or 3,000 square feet, whichever is less. Non-conforming dwellings may also be improved while maintaining non-conforming, existing parking. For dwellings with less than 2,000 square feet of floor area, only one enclosed parking space is required. The non-conforming dwellings to be preserved tend to be smaller and less costly than newer housing in the community. The preservation and improvement of these units will maintain the pool of smaller units which might otherwise be demolished to make way for larger, more costly housing.

- Each of the residential units is fairly modest in size as described above. If the building had to conform to current development standards, each of the two

units that could be built would likely be a minimum of 2,500 – 3,000 square feet and would be more expensive.

- Based on the above, the building is only required to have four parking spaces. It has six.

GOAL II. Provide a variety of housing opportunities for all segments of the community commensurate with the City's needs, including various economic segments and special needs groups. There is considerable diversity in the types and densities of housing that comprise the City's neighborhoods, with high-density multiple-family development found within the coastal zone, and less dense single-family neighborhoods located further inland. A substantial portion of the City's population is over the age of 55, and housing policy must consider the special needs of the aging population.

- One of the three unit owners is an 84 year old woman who has owned her unit since approximately 1971. Mrs. Obradovich has been living with her daughter during the repair work in her unit. It is very unlikely that she could find replacement housing of a similar type in a similar location.

Manhattan Beach Municipal Code

The purpose of the RH zone is to provide opportunities for an intensive form of residential development, including apartments and town houses with relatively high land coverage, at appropriate locations.

- The three-unit condominium is consistent with the purpose of the RH zone.
- Section 10.68.030 of the MBMC allows for the alteration or reconstruction of nonconforming structures in certain circumstances. In reading this section it is clear that the Municipal Code is concerned with changes that enlarge the nonconformity. In this case, the repair work will not enlarge any of the nonconformities and the new revision would reduce the nonconformity on the top-floor deck. The owners were informed that if they had left in the rotting, termite-infested beams then there would not have been a problem as this would have kept the changes below the 50% valuation threshold.
- It simply makes no sense that removing dry-rotted, termite-infested studs should lead to an outcome which causes the legal non-conforming status to be lost. Whether the old studs remain or removed makes no difference to the floor plan of the building. The changes that were made were all within the walls of the structure.
- As stated above, if the building is required to comply with current development standards it will have to be torn down. Two new units will replace

the three existing units, resulting in a larger building with two larger units due to the parking requirements. Additionally, the structure itself would be able to be placed closer to The Strand if it eliminated deck space.

Manhattan Beach Local Coastal Program

The policy of the City that existing buildings should be maintained in good condition is further exemplified in Section A.96.050 of the City's Coastal Development Procedures.

This section specifically exempts the following from a Coastal Development Permit: the maintenance and alteration to existing structures; and repair or maintenance activities that do not result in addition to or enlargement or expansion of the object the repair and maintenance activities. There is no need to go to the Coastal Commission on this project.

- The work that is required to repair the building will not enlarge the structure in any manner. None of the listed exceptions to the exemption apply and the City is not required to issue a Coastal Development Permit.

Further, the 3-unit condominium is consistent with the Coastal Land Use Plan.

- f. In accordance with Section 10.84.120G the following findings can also be made:

- To the extent feasible, new construction will conform to the 2016 Building Codes. Sprinklers have been installed. The deck system and flooring meets current structural requirements of the Building Code. Shear walls have been added which are required by the Building Code.
- The structural alterations that are needed in excess of the previously authorized work are necessary to comply with building safety in order to have a structurally sound building that will not collapse because of damaged components or fall in the case of an earthquake because it was built to much earlier Building Code standards. The alterations are necessary and needed for safety requirements.
- As demonstrated by the valuations submitted by the architects, far more than 10% of the existing structure has been maintained based on project valuation.
- No changes are being made to the parking layout or to the number of spaces. The provided parking exceeds the minimum number of spaces required by the Code for nonconforming residential structures which would be 4 spaces.

- It is not reasonable or feasible to reduce all of the existing legal non-conformities as to development standards as it would require reconstructing the building to eliminate setback intrusions which would be cost-prohibitive. However, the size of the nonconformity on the top deck has been reduced and mechanical equipment has been removed from the roof which will improve the view.

- Overall, the structure has at least 50% of the required minimum setbacks. The yard in which the building is most deficient is the one for which the City just issued permits for the reconstruction of the deck systems.

SETBACK	SETBACK REQUIREMENT	SETBACK PROVIDED (rounded down)
Front - 1 st Floor	5'	7'8" to building; 0' to deck; 1'5" to covered portion of deck
Front - 2 nd Floor	5'	7'8" to building; 1'5" to deck
Front - 3 rd Floor	5'	17'11 1/2" to building; 4'1" to deck
North Side	10% = 3'4"	Ranges from 3'3 5/8" to 3'2 1/2"
South Side	10% = 3'4"	Ranges from 3'3 5/8" to 3'2 1/2"
Rear - 1 st Floor	5'	4'8 1/2"
Rear - 2 nd Floor	5'	Ranges from 4'7 1/2" to 3'8 1/2"
Rear - 3 rd Floor	5'	Ranges from 4'7 1/2" to 3'8 1/2"

It should be noted that the front yard nonconformities were known when permission was given to bring the decks into conformity with the current structural code for safety reasons. In order to conform to the front yard setbacks for the first and second floors, the units would have to so severely cut down the size of the deck, the space would be unusable and would eliminate open space for the units. The third floor deck will be reduced by 2'8" in order to provide more privacy to the neighbor to the south. It should also be noted that if the building were to be rebuilt, it could move 2'8" closer to The Strand by eliminating front yard decks on the first two levels and 12'11" closer to The Strand by eliminating the front yard deck on the third level.

- The Minor Exception issued in 2014 already required the building be brought into conformance with Building Safety regulations by requiring that sprinklers be installed. And the deck system on all of the units was replaced for safety reasons and now conforms to current Code requirements. Additionally, shear walls have been added to the structure in accordance with current Building Code requirements.

- None of the changes that have been made have involved an addition to the units. Further, there are no additions that are contemplated by any of the owners of the units.

Conclusion

None of the additional changes, which was repair work, added any additional square footage, changed the footprint of the building in any manner, or enlarged any of the nonconformities. All unapproved changes were simply made to improve the structural integrity of the building and insure the safety of those living in the units. The modification to the Minor Exception should be granted.

EXHIBIT K



City of Manhattan Beach

Community Development

Phone: (310) 802-5500

FAX: (310) 802-5501

TDD: (310) 546-3501

APPROVAL OF MINOR EXCEPTION - AMENDMENT

The Department of Community Development has approved a Minor Exception application pursuant to Section 10.84.120 of the Manhattan Beach Municipal Code to allow a major exterior and interior remodel to an existing three-story 3 unit condominium with an attached six car garage located at 1208 The Strand, units A, B and C. A previous minor exception application was approved on October 23, 2014 for an exterior remodel to the entire building and interior remodel to Unit C. The project included removing the exterior non-conforming deteriorated entry stairs for Unit C on the third floor and rebuilding a new staircase with a new entry door on the second floor. 183 square feet of living area was removed from Unit C to expand the existing west facing deck in the front setback for a total square footage of 4,460 square feet for all three units, after the reduction. Also, exterior alterations were completed to the entire building consisting of cosmetic changes including removing and replacing wood siding with new wood siding and stucco and removing and replacing deck guardrails, window and door changes and structural upgrades on the north, south, east and west building walls. For the current minor exception application, the owners of all three units propose to remove all interior drywall, remove and replace stud walls and add shear walls on all non-conforming building walls. The existing non-conformities are the north and south side yard setbacks of 3.2 feet instead of the required 3.3 feet, the east rear yard setback of 4.58 feet less than the required 5 feet, all units not meeting required open space, more than the allowable deck projection in the required front yard setback with zero setback on the first level, less than 2 feet to the property line on the second and third levels, and no required guest parking on-site. The proposed project is allowed under the following minor exception types:

Minor Exception Type(s):

Alterations and remodels to existing legal non-conforming structures.

Approval Findings (additional narrative provided by Applicant in file):

- a) The proposed project will be compatible with properties in the surrounding area since the building size is below the maximum allowable size permitted for the area district and there is no increase in square footage proposed.
- b) The project will not be detrimental to surrounding neighbors since there will no change to existing overall building footprint. The third floor deck projection into the front yard setback for Unit C will be reduced by 2'8" and brought closer into compliance for maximum allowable deck projection.
- c) Practical difficulties warrant deviation from code standards including moving the existing non-conforming building walls on the north, south and east rear yard, removing living area to provide more required open space and required guest parking on-site.
- d) Existing nonconformities will not be brought into conformance since required conformance would not be reasonable. The existing non-conformities are the north side, south side and east rear yard setbacks, more than the allowable front yard deck projection on all floors, not meeting required open space and no guest parking on-site. Moving the existing non-conforming building walls and removing living area to meet the required setbacks and deck area projection would require significant structural alterations and cause hardship.
- e) The project is consistent with the General Plan, the intent of the zoning code, additional minor exception criteria, and other applicable policies of the City.

Conditions of Approval:

Special Conditions

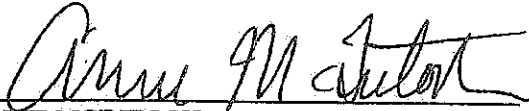
1. The project shall comply with all requirements of the RH zoning district except for the north side yard setback to accommodate the stairs and entry access to Unit C as part of original Minor Exception approval, the east rear yard setback of 4.58 feet instead of the required 5 feet, and more than the allowable front yard deck projection on the first, second and third floors.
2. The third floor front yard deck projection for Unit C will be required to be reduced by 2'8" to the property line across the entire length of the existing deck as shown on the revised plans dated January 18, 2018.
3. The project shall be in substantial conformance with the plans submitted to, and approved by, the Community Development Department for consideration of the minor exception request. Variation from these plans may require that existing nonconformities be brought into conformity with applicable zoning standards.

Applicable Criteria

1. Structural alterations or modifications, as regulated by Chapter 10.68, to existing non-conforming portions of structures (north side, south side and east rear yard) shall only be allowed as follows:
 - a. To comply with Building Safety access, egress, fire protection and other safety requirements (i.e., stairs, windows, deck railings) as determined to be significant by the Building Official. *Structural alterations and upgrades will be done to the second and third floor building walls consisting of removal and replacement of a large amount of stud walls due to termite infestation and dry rot damage (engineer letter in file). The damaged stud walls compromised the structural integrity of the wall and needed replacement. Some of the stud walls in the garage and lower floor will be removed and replaced or reinforced where needed. Shear walls will also be added for structural reinforcement of the entire building.*
 - b. For architectural compatibility (i.e., roof pitch and design, eave design, architectural features design) as determined to be necessary by the Director of Community Development. *Architectural modifications will be made to the existing roof to accommodate reduction of the front yard deck (west facing) at the top floor.*
 - c. Other minor alterations or modifications as determined to be necessary by the Director of Community Development. *The third floor front yard deck projection for Unit C will be required to be reduced by 2'8" across the entire length of the existing deck as shown on the plans dated January 18, 2018.*
 - d. A minimum of 10% of the existing structure, based on project valuation as defined in Section 10.68.030, shall be maintained. *Based on a project valuation of \$840,514.98 and a building valuation of remaining structure of \$126,000.00, 15% of the building is remaining.*
2. All existing parking, six-car enclosed garage, required in accordance with Chapter 10.64, or by the provisions of this Section, shall be retained and shall not be reduced in number or size.
3. All development on the site which is existing legal non-conforming development for Zoning regulations may remain, however non-conformities shall be brought closer to or in conformance with current Zoning requirements to the extent that it is reasonable and feasible. *The third floor front yard deck projection for Unit C will be required to be reduced by 2'8" across the entire length of the existing deck as shown on the plans dated January 18, 2018.*
4. All development on the site which is existing legal non-conforming for Building Safety regulations shall be brought into conformance with current regulations to the extent feasible, as determined by the Building Official. *Replacement of a large amount of damaged and dry rot stud walls for second and third floors and only where needed for garage and first floor. Also, shear walls will be added per Building Code requirements and for added structural integrity of the building.*

5. After completion of the project(s) that is subject to the Minor Exception approval(s), no further addition (s) or remodel shall be permitted unless the entire structure is brought into conformance with the current Code requirements. This shall not preclude the submittal of multiple Minor Exceptions that meet the Code established criteria.

Any questions can be directed to the project planner, Angelica Ochoa at (310) 802-5517 or by email aocchoa@citymb.info.



ANNE MCINTOSH
Director of Community Development

Date: February 13, 2018

EXHIBIT L

**LAW OFFICES
COURTEAU & ASSOCIATES**
A Professional Law Corporation

File No.:UT011212

January 2, 2018

Via U.S. Mail (Certified):
Mr. Ron McFarland
Senior Inspector
City of Manhattan Beach
1400 Highland Avenue
Manhattan Beach, CA 90266

Re: 1208 The Strand, Manhattan Beach, CA

Dear Mr. McFarland:

This law firm represents the owners of property identified as 1212 The Strand.

We understand that the construction at the property identified as 1208 The Strand has been red tagged by the city.

We are concerned regarding multiple violations and issues regarding the subject construction.

We request, on behalf of 1212 The Strand, that this firm be copied as to all developments, and with any and all relevant documents.

Kindest Regards,
COURTEAU & ASSOCIATES

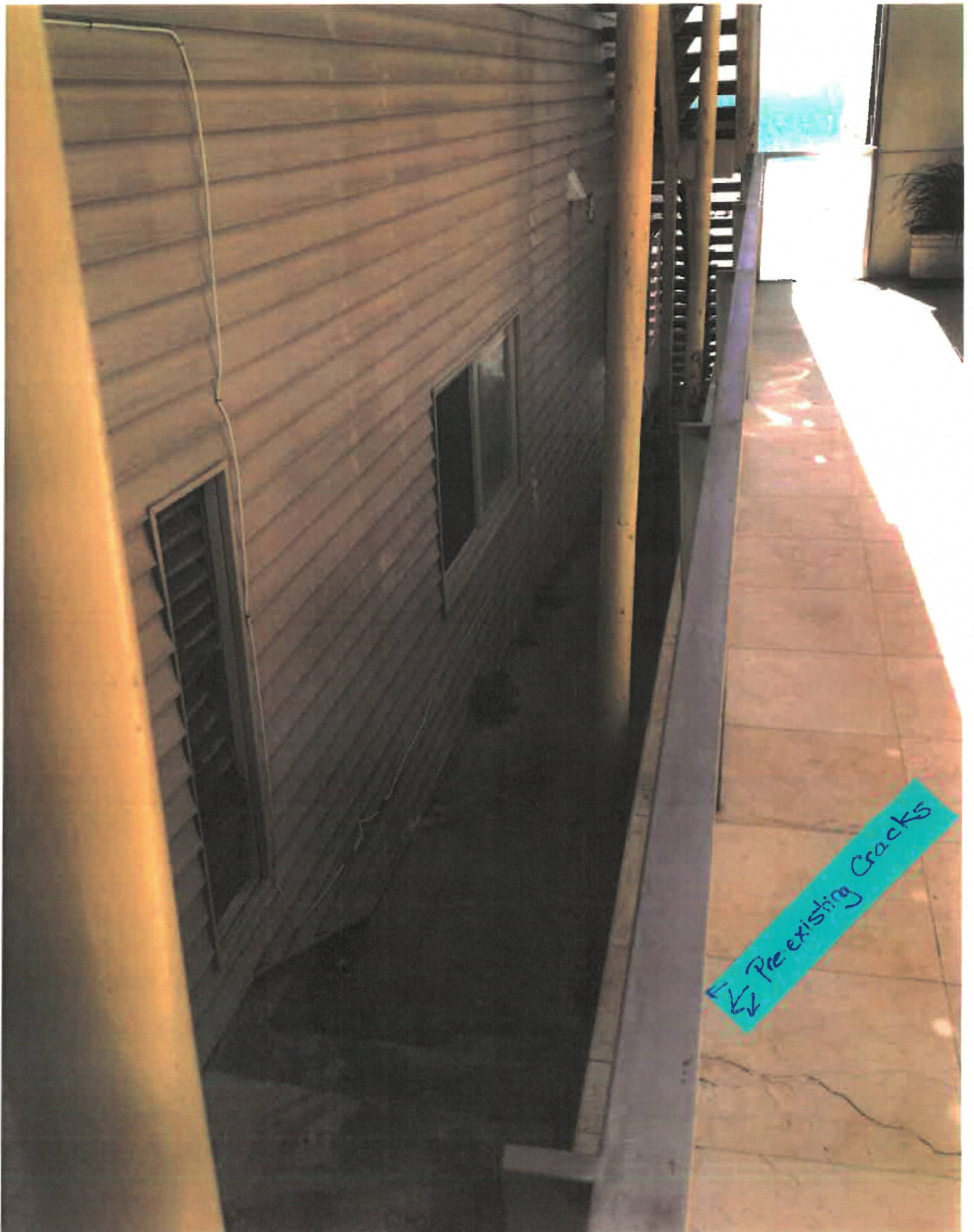
DIANA L. COURTEAU

Cc: Quinn Barrow, Esq., City Attorney
Doug Atkisson, Inspector of Record
Ryan Heise, Building Official

EXHIBIT M



Pre-existing Cracks



Pre-existing Cracks

EXHIBIT N

LAW OFFICES
COURTEAU & ASSOCIATES
A Professional Law Corporation

File No.:UT011212

January 24, 2018

Via E-Mail

Lisa E. Kranitz, Esq.
2800 28th St., Ste 315
Santa Monica, CA 90405

Kent Burton, Esq.
515 Pier Avenue
Hermosa Beach, CA 90254

Re: 1208 The Strand, Manhattan Beach, CA – Meeting January 23rd

Dear Ms. Kranitz, Mr. Burton:

Thank you for the meeting to discuss the issues and concerns Re 1208 The Strand.¹

As indicated, during the meeting, we will memorialize the articulated issues following Michael Lee (Architect) and JRO Construction (Jim Obradavich) reinspection and report in response to the issues discussed at the meeting.²

Further, agreement was reached that Michael Lee would provide all plans, by email, to Mr. Odle (an informal advisor, not designated expert).

We look forward to receiving the plans today.

Very Truly Yours,
COURTEAU & ASSOCIATES

s/ Diana L. Courteau

DIANA L. COURTEAU

Cc: David Odle

¹ 515 Pier Avenue, Hermosa Beach, CA 12:00 pm – 1:45 pm.

² The north side of 1208 The Strand has completely changed.

EXHIBIT O



City of Manhattan Beach

Community Development

Phone: (310) 802-5500

FAX: (310) 802-5501

TDD: (310) 546-3501

APPROVAL OF MINOR EXCEPTION

The Department of Community Development has approved a Minor Exception application pursuant to Section 10.84.120 of the Manhattan Beach Municipal Code to allow a remodel and addition to an existing one story and rear two-story single family residence with an attached nonconforming two car garage at 408 N. Dianthus Street. The owners, Eric and Sarah Kjellberg propose to remodel the entire living area of 2,080 square feet. The existing house is a split level building; one story at the front and two stories towards the rear of the property. On the first floor, the front entry will be enlarged towards the front (approximately 104 square feet) and will conform to the required setback of 4 feet. Also, the existing non-conforming bay window on the south side will be removed and the existing kitchen, living room and master bedroom will be opened up to create a bigger kitchen and great room. The existing non-conforming garage will be brought into compliance for a required two car garage. Towards the rear of the residence, on the first floor, an existing crawl space adjacent to the stairs will be converted to 92 square feet of floor area enlarging the existing living room. At the second floor, the rear deck will be converted to living area to create a master bedroom, master bath, master bathroom, office, and guest bath with a new rear deck and sunroom. New window openings are proposed on the non-conforming south side yard building wall. The existing non-conforming south side yard building wall will be raised to flatten the roof and add a parapet. The total proposed addition for both floors will be 562 square feet and the total living area including existing and proposed is 2,642 square feet. The existing non-conformities are the existing south side yard building wall of 3.4 feet instead of 4 feet and the non-conforming garage, which will be brought into conformance with the two-car garage requirements. The total living area of 2,642 square feet, including the addition, is 69% of the allowable 3,813 square feet, and is therefore eligible for this minor exception approval.

Minor Exception Type(s):

Alterations, remodeling and additions (enlargements) to existing smaller legal non-conforming structures.

Approval Findings:

- a) The proposed project will be compatible with properties in the surrounding area since the building size will be well below the maximum size permitted, and the addition and remodel continues the existing building footprint.
- b) The project will not be detrimental to surrounding neighbors since it results in a moderate size building, and is compatible with the nearby properties. The proposed addition will conform to the required setback of 4 feet.
- c) Practical difficulties warrant deviation from code standards including matching the existing south side building wall to conform to the required setback.
- d) Existing nonconformities will not be brought into conformance since required conformance would not be reasonable. Moving the existing south side yard building wall to meet the required setbacks would require structural alterations and cause hardship.
- e) The project is consistent with the General Plan, the intent of the zoning code, additional minor exception criteria, and other applicable policies of the City.

Conditions of Approval:

Special Conditions

1. The project shall comply with all requirements of the RS zoning district except for the existing south side yard setback.
2. The project shall be in substantial conformance with the plans submitted to, and approved by, the Community Development Department for consideration of the minor exception request. Variation from these plans may require that existing nonconformities be brought into conformity with applicable zoning standards.

Applicable Criteria

3. Structural alterations or modifications, as regulated by Chapter 10.68, to existing non-conforming portions of structures shall only be allowed as follows:
 - a. To comply with Building Safety access, egress, fire protection and other safety requirements (i.e. stairs, windows) as determined to be significant by the Building Official. Structural alterations and drywall patching will be done on first and second floors to integrate all living area.
 - b. For architectural compatibility (i.e., roof pitch and design, eave design, architectural features design) as determined to be necessary by the Director of Community Development. Alterations will be done to existing roof to create a new modern flat roof with a parapet. New window openings will be created on the non-conforming south side building wall as part of entire remodel.
 - c. Architectural upgrades, including those associated with construction of new square footage and, as determined to be necessary by the Director of Community Development.
 - d. Other minor alterations or modifications as determined to be necessary by the Director of Community Development. A minimum of 10% of the existing structure, based on project valuation as defined in Section 10.68.030, shall be maintained.
4. All existing parking, required in accordance with Chapter 10.64, or by the provisions of this Section, shall be retained and shall not be reduced in number or size. The existing non-conforming garage will be brought into compliance for a required two car garage.
5. Any future rooftop Solar Panels must be under the maximum height limit of 141.30.
6. Project must comply with Public Works conditions as required through plan check process.
7. All development on the site which is existing legal non-conforming development for Zoning regulations may remain, however non-conformities shall be brought closer to or in conformance with current Zoning requirements to the extent that it is reasonable and feasible. The existing non-conforming bay window on the first floor will be removed.
8. The existing legal non-conforming portions of the structure that remain shall provide a minimum of 50% of the required minimum setbacks, unless there is an unusual lot configuration and relationship of the existing structure to the lot lines for minor portions of the building, then less than 50% of the minimum required setback may be retained.
9. All development on the site which is existing legal non-conforming for Building Safety regulations shall be brought into conformance with current regulations to the extent feasible, as determined by the Building Official.
10. After completion of the project(s) that is subject to the Minor Exception approval(s), no further addition(s) shall be permitted unless the entire structure is brought into conformance with the current Code requirements. This shall not preclude the submittal of multiple Minor Exceptions that meet the Code established criteria.

Any questions can be directed to the project planner, Angelica Ochoa at (310) 802-5517 or by email aochoa@citymb.info.

A handwritten signature in cursive script, reading "Anne McIntosh". The signature is written in black ink and is positioned above a horizontal line.

ANNE McINTOSH
Interim Director of Community Development

Date: March 16, 2017



