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DUE TO POOR QUALITY SOME  
DOCUMENTS ARE NOT  
READABLE

1000 THE STRAND PUBLISHED BY CHAS. & JOHNSON

COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING APPLICATION CHECKLIST

FILE NO. 86-58

APPLICATION FILING DATE \_\_\_\_\_ RELATED FILE NO. \_\_\_\_\_

COMPLETED APPLICATION \_\_\_\_\_ CERTIFIED PROP. OWNER LIST \_\_\_\_\_ 10 SETS OF PLANS \_\_\_\_\_

TYPE OF APPLICATION \_\_\_\_\_

PROPERTY ADDRESS (AND APPLICANT) 2600 The Strand

PURPOSE OF APPLICATION \_\_\_\_\_

HEARING DATE \_\_\_\_\_ PC \_\_\_\_\_ BZA \_\_\_\_\_

MEMO FORWARDED TO DEPARTMENTS & COMMENTS:  
PUBLIC WORKS \_\_\_\_\_ POLICE \_\_\_\_\_ FIRE \_\_\_\_\_ FINANCE \_\_\_\_\_ RECREATION \_\_\_\_\_  
ADMIN. & COMM. SERVICES \_\_\_\_\_ PUBLIC SERVICES \_\_\_\_\_ OTHER \_\_\_\_\_

PUBLIC NOTICE TO NEWSPAPER \_\_\_\_\_ FOR PUBLICATION \_\_\_\_\_

PUBLIC NOTICE TO PROP. OWNERS \_\_\_\_\_

ENVIR. DETERM.: CAT. EXEMPT \_\_\_\_\_ NEG. DEC. \_\_\_\_\_ EIA \_\_\_\_\_ ENVIR. FILE NO. \_\_\_\_\_

SITE INSPECTION \_\_\_\_\_ NOTIFY THE FOLLOWING: \_\_\_\_\_

SPECIAL SET UP FOR MEETING  
(Notify Recreation Department) \_\_\_\_\_  
Telephone: \_\_\_\_\_

PC/BZA HEARING ACTION: APPROVED \_\_\_\_\_ DENIED \_\_\_\_\_ cc: \_\_\_\_\_

RESOLUTION NO(S). \_\_\_\_\_ Telephone: \_\_\_\_\_

CONTINUED TO \_\_\_\_\_ cc: LA Tax Assessor on  
Conf. Appeal Apps.

NOTIFY APPLICANT \_\_\_\_\_ LA County Eng. on  
Subd. Apps.

CC MEETING DATE \_\_\_\_\_

FORWARD/PUBLIC HEARING \_\_\_\_\_ FORWARD/RECEIVE & FILE \_\_\_\_\_ FORWARD/APPEALED \_\_\_\_\_

PUBLIC NOTICE TO NEWSPAPER \_\_\_\_\_ FOR PUBLICATION \_\_\_\_\_

PUBLIC NOTICE TO PROP. OWNERS \_\_\_\_\_ AFFIDAVIT OF MAILING NOTICES \_\_\_\_\_

CC HEARING ACTION: APPROVED \_\_\_\_\_ DENIED \_\_\_\_\_ RESOLUTION NO(S). \_\_\_\_\_  
RECEIVED AND FILED \_\_\_\_\_ ORDINANCE NO(S). \_\_\_\_\_

CONTINUED TO \_\_\_\_\_

NOTIFY APPLICANT \_\_\_\_\_ CLEAN OUT FILE \_\_\_\_\_  
\*\*APPEALED BY \_\_\_\_\_

\*\*CC PUBLIC HEARING DATE ON APPEAL \_\_\_\_\_

PUBLIC NOTICE TO NEWSPAPER \_\_\_\_\_ FOR PUBLICATION \_\_\_\_\_

PUBLIC NOTICE TO PROP. OWNERS \_\_\_\_\_ AFFIDAVIT OF MAILING NOTICES \_\_\_\_\_

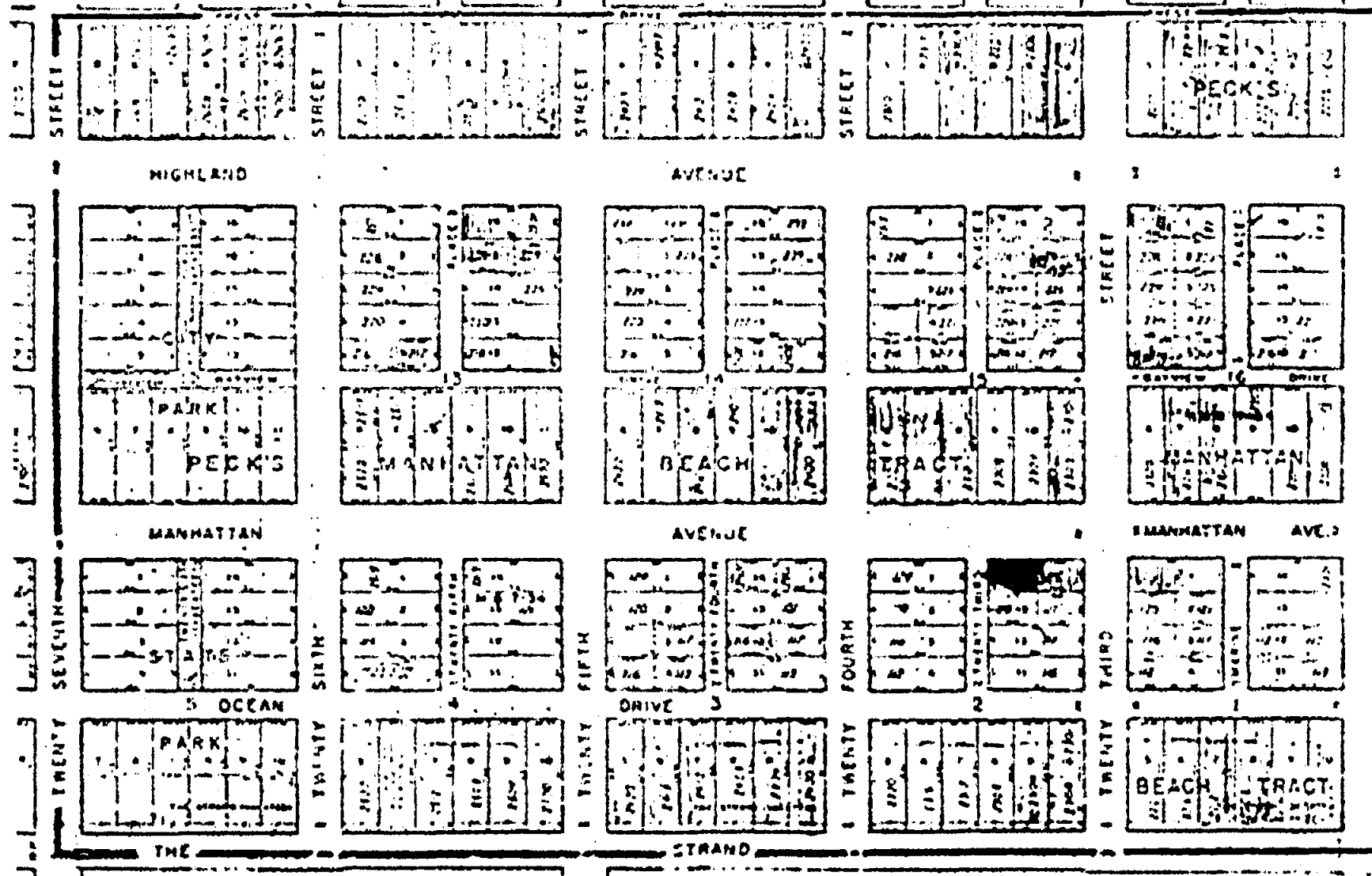
CC HEARING ACTION: APPROVED \_\_\_\_\_ DENIED \_\_\_\_\_ RESOLUTION NO(S). \_\_\_\_\_  
CONTINUED TO \_\_\_\_\_ ORDINANCE(S). \_\_\_\_\_  
NOTIFY APPLICANT \_\_\_\_\_ CLEAN OUT FILE \_\_\_\_\_

NOTICE OF DETERMINATION MAILED/FILED ON \_\_\_\_\_

REVIEW DATE \_\_\_\_\_ (Suspend copy of Resolution)

# CITY OF MANHATTAN BEACH

## BOUNDARY MAP OF PROPOSED UTILITY UNDERGROUND ASSESSMENT DISTRICT NO.85-2



### PUBLIC INFORMATION MEETING

NOVEMBER 13, 1985 7:30PM Lifeguard Divisional Office

2600 The Strand (ENTER FROM THE STRAND)

SAL-261K  
FILE-261K



strument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

(NOTARIAL SEAL)

J. J. MCCARTHY, NOTARY PUBLIC  
in and for the County of Los Angeles, State of California.

24. Copy of original recorded at request of claimant, Jun. 22, 1929, 52 min. past 11 A.M.  
Comptroler #137. Compared, C.L. LOGAN COUNTY RECORDER BY *M. B. Buford* (32) Deputy.

9222-3780

IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA,

IN AND FOR THE COUNTY OF LOS ANGELES.

CITY OF MANHATTAN BEACH, a municipal corporation,  
Plaintiff.

No. 157,573.

vs.

FINAL JUDGMENT.

B. H. DYER, et al., Defendants.

Interlocutory judgments having been duly given and made by the Court in the above entitled action, and said Interlocutory Judgments having been duly and regularly entered, adjudging and determining the several amounts to be paid to the respective defendants in said action as the owners of and parties interested in the several respective parcels of real property sought to be condemned in said action for public park purposes in said City of Manhattan Beach, California, and adjudging that upon the payment to the several defendants in said action or into Court severally for their benefit of the amounts found due them, the said real property described in said Interlocutory Judgments and in the Complaint in said action should be condemned to the use of Plaintiff, the City of Manhattan Beach, a municipal corporation, and to the use of the Public, as and for public park purposes; and the Plaintiff, the City of Manhattan Beach, a municipal corporation, having made proof to the satisfaction of the Court that the several amounts awarded by said Interlocutory Judgments to said several respective Defendants and each of them, as the owners of and parties in interest in the real property sought to be taken and condemned in this action, have been paid by said

Plaintiff to said respective Defendants or into Court for their benefit, together with their respective costs and disbursements in this action;

NOT THEREFORE, IT IS ORDERED, ADJUDGED AND DECREED that the real property hereinafter described, being the aggregate of several parcels of land described in the Complaint and in the Interlocutory Judgments herein, sought to be condemned by the Plaintiff, be and the same is hereby condemned to the use of the Plaintiff, the City of Manhattan Beach, a municipal corporation, and to The Public, and dedicated to such use for public park purposes in the City of Manhattan Beach, Los Angeles County, State of California, and the said Plaintiff, the City of Manhattan Beach, a municipal corporation, and The Public have, hold and enjoy said real property for such public use.

That said real property hereinafter described and hereby condemned is situate in the City of Manhattan Beach, County of Los Angeles, State of California and is more particularly described as follows, to-wit:

Lots One (1) to Fourteen (14) inclusive, of Block Five (5) and Lots One (1) to Sixteen (16) inclusive of Block Twelve (12) of Peck's Manhattan Beach Tract, as per map thereof recorded in Map Book 7 at page 34 in the office of the County Recorder of said Los Angeles County.

Done in open Court this 10th day of June, 1929.

F. C. VALENTINE, Judge of the Superior Court.

Filed June 10, 1929, Typed by MARIE HURT, Entered June 11, 1929, L. E. LAMPTON, COUNTY CLERK, By E. S. Buckman, Deputy.

Book 712 page 153) The foregoing instrument is correct copy of original judgment of record in this office. Attest June 24th, 1929.

SUPERIOR COURT SEAL)

L. E. LAMPTON, COUNTY CLERK AND CLERK OF THE SUPERIOR

COURT in and for the County of Los Angeles, State of California.

By Florence E. Buchner, Deputy.

#1019. Copy of original recorded at request of Attorney, Jan. 24, 1929, 4 min. past 2 P.M. Deputy. Copyist #137. Compared, C. L. LOGAN COUNTY RECORDER BY *[Signature]*

RESOLUTION ADOPTED BY CITY COUNCIL  
OF THE CITY OF MANHATTAN BEACH,  
CALIFORNIA, AT A REGULAR MEETING  
OF SAID COUNCIL ON JUNE 17, 1948.

\* \* \* \* \*

WHEREAS, under the provisions of law relating to such matters pertaining to cities of the sixth class in the State of California (Section 862(2) of Act 6233 of Deering's General Laws of California, 1944 Edition), as amended, (Statutes of 1947, Chapter 320, paragraph 1), the State of California through the Division of Beaches and Parks, Department of Natural Resources of said State, has informed the City Council of the City of Manhattan Beach that the following described lands will be accepted by said State as "matching" lands under the provisions of Chapter 1422, Statutes of 1945 of said State, to-wit:

PARCEL NO. 1:

Lot 1, Block 11, Tract 8867, partly within and partly without the City of Manhattan Beach, in the County of Los Angeles, State of California, as per map recorded in Book 115, pages 82 and 83, of Maps, in the Office of the County Recorder of said County, said land being situated within the limits of the City of Manhattan Beach;

PARCEL NO. 2:

Lot 1, Block 9 of Tract 8867, in the City of Manhattan Beach, County of Los Angeles, State of California, as per map recorded in Book 115, pages 82 and 83, of Maps, in the Office of the County Recorder of said County;

PARCEL NO. 3:

All of Block 5 in Peck's Manhattan Beach Tract, in the City of Manhattan Beach, County of Los Angeles, State of California, as per map recorded in Book 7, page 34, of Maps, in the Office of the County Recorder of said County;

ALSO the easterly 10 feet of that portion of "The Strand" adjoining said Block 5 on the West, and lying between the westerly prolongation of the northerly and southerly lines of said Block as vacated by order of the Board of Trustees of the City of Manhattan Beach, a certified copy of which Order is recorded in Book 256, page 39, of Miscellaneous Records of said County;

ALSO that portion of 26th Place lying between Ocean Drive and Manhattan Avenue and lying south-easterly of and adjoining Lots 1 to 4, inclusive, in said Block 5, as vacated by Ordinance No. 407 of said City of Manhattan Beach;



EXCEPT from Lots 5 to 10, inclusive, the westerly 10 feet thereof conveyed to the City of Manhattan Beach for street purposes by Deeds recorded in Book 6231, page 49, of Deeds, Book 6208, page 301, of Deeds, Book 6227, page 194, of Deeds and Book 6236, page 111, of Deeds;

All of said properties described above in Parcels Nos. 1, 2 and 3 to be so accepted subject to conditions, reservations, restrictions, rights and rights-of-way now of record against the same, and to be also subject to the reservation by said City of all minerals, water, oil, gas and other hydro-carbon substances lying or being in, under or within said real properties, or which do, repose or flow in, under or through the same;

AND WHEREAS, said State is willing to accept the said above described properties (which are water-front or beach properties) owned by said City (subject to the reservations and other matters hereinabove mentioned), for use as a public beach or park, as authorized by law;

NOW, THEREFORE, in consideration of the foregoing premises and of the public use to which the said properties are to be placed by said State, the City Council of the City of Manhattan Beach, California, does hereby resolve, declare, determine and order as follows:

First: That all of the rights, titles and interests of the City of Manhattan Beach, California, in and to said above described properties shall be and the same are hereby ordered conveyed by the City of Manhattan Beach to the State of California (subject to the reservations and other matters hereinabove mentioned) for use as a public beach or park;

Second: That the Mayor and the City Clerk of said City, on behalf of said City, be and they are hereby authorized, instructed and ordered by said Council to make, execute and deliver a deed from and under the seal of said City to the State of California of all of said City's rights, titles and interests in and to said above described properties (subject to the reservations and other matters hereinabove mentioned) for use as a public beach or park, said deed to be in form approved by the City Attorney; and

Third: That at the time said deed is ready for delivery, the same shall be forwarded by the City Attorney to the Title Insurance and Trust Company of Los Angeles with a

request that said company issue a policy of title insurance running to the State of California in the amount of \$128,000.00, if by use of said deed and its recordation after acceptance by the State said company in its said policy is able to show title to said properties hereinabove described as vested in said State of California (subject to the reservations and other matters hereinabove mentioned), the cost of said policy to be paid by said City."

STATE OF CALIFORNIA }  
COUNTY OF LOS ANGELES } ss.  
CITY OF MANHATTAN BEACH }

I, RUDOLPH F. WEDLER, City Clerk of the City of Manhattan Beach, California, do hereby certify that the foregoing is a true and correct copy of a resolution passed and adopted by the City Council of said City, at a regular meeting of said City Council duly held on the 17th day of June, 1948; and that the same was so passed and adopted by the following vote, to-wit:

AYES: Councilmen Kberting, Lyman and Walker  
NOES: Councilman Brown  
ABSENT: Mayor Suppe  
NON-VOTING: None

IN WITNESS WHEREOF, I have subscribed my name and affixed the official seal of said City; this 18th day of June, 1948.

RUDOLPH F. WEDLER, City Clerk  
of the City of Manhattan  
Beach, California

By Harriet E. Sitherwood  
Deputy City Clerk

(SEAL)

29725 2010

STATE OF CALIFORNIA  
DEPARTMENT OF FINANCE  
STATE CAPITOL  
SACRAMENTO CALIFORNIA

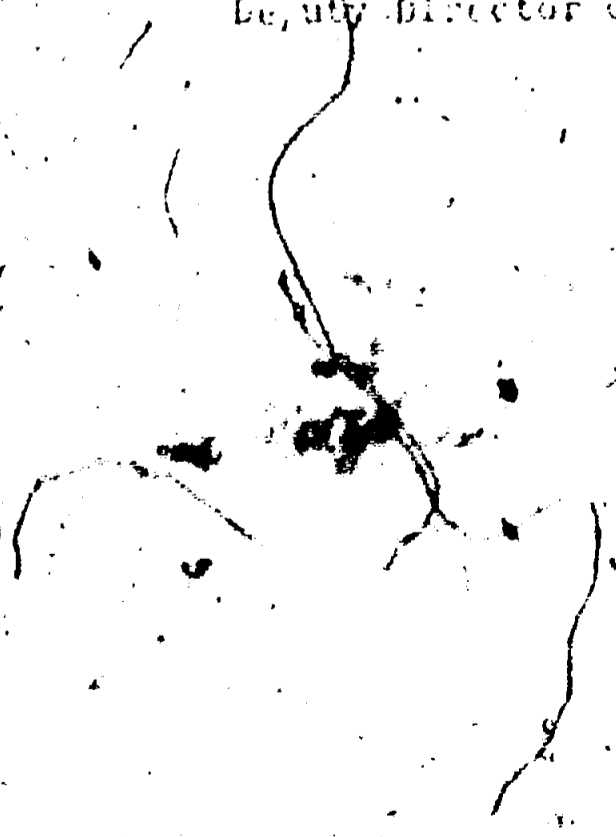
CERTIFICATE OF APPROVAL

The undersigned, Director of Finance of the State of California, hereby consents to the execution of the annexed conveyance dated October 18, 1948, from the CITY OF MANHATTAN BEACH, a municipal corporation of the sixth class, to the STATE OF CALIFORNIA, of real property in the City of Manhattan Beach, County of Los Angeles, State of California, and accepts the said conveyance and the real property described therein upon behalf of the State of California.

JAMES S. DEAN, Director of Finance

By *Arthur L. ...*  
Arthur L. ...  
Lieutenant Director of Finance

Dated: March 23, 1949.



9723 1601

LOS ANGELES COUNTY MASTER PLAN. Lands Officer Hennessey asked for resolution of acceptance of matching deeds from the City of Manhattan Beach, as matching under the Los Angeles County Master Plan. It was moved by Commissioner Kasch, that the following resolution be adopted:

WHEREAS, the State Park Commission is authorized and directed by Section 5006 of the Public Resources Code of the State of California to acquire as part of the California State Park System such lands and other properties as in the judgment of the State Park Commission shall be suitable for that purpose:

NOW, THEREFORE, BE IT RESOLVED that the following described real property, having been offered as matching by the City of Manhattan Beach, under the Los Angeles County Master Plan, is hereby declared to be, in the judgment of the State Park Commission, suitable for state park purposes, and said real property is hereby accepted by the Commission in the name of and on behalf of the State of California for state park purposes and is hereby included in the State Park System to be used as a section on park areas only:

Parcel No. 1 - Lot 1 in Block 11 of Tract No. 8867, as said tract is located partly within and partly without the City of Manhattan Beach, in the County of Los Angeles, State of California, as per map recorded in Book 115, pages 82 and 83, of Maps, in the Office of the County Recorder of said County, said land being situated within the limits of the City of Manhattan Beach:

Parcel No. 2 - Lot 1, Block 9, of Tract 8867 in the City of Manhattan Beach, County of Los Angeles, State of California, as per map recorded in Book 115, pages 82 and 83, of Maps, in the Office of the County Recorder of said County:

Parcel No. 3 - All of Block 5 in Peck's Manhattan Beach Tract, in the City of Manhattan Beach, County of Los Angeles, State of California, as per map recorded in Book 7, page 24, of Maps, in the Office of the County Recorder of said County:

Also the easterly 10 feet of that portion of "The Strand" adjoining said Block 5 on the west, and lying between the westerly prolongation of the northerly and southerly lines of said Block as vacated by order of the Board of Trustees of the City of Manhattan Beach, a certified copy of which order is recorded in Book 256, Page 39, of Miscellaneous Records of said County;

ALSO that portion of 26th Place lying between Ocean Drive and Manhattan Avenue and lying southeasterly of and adjoining Lots 1 to 4, inclusive, in said Block 5, as vacated by Ordinance No. 407 of said City of Manhattan Beach;

EXCEPTING FROM Lots 5 to 10, inclusive, the easterly 10 feet thereof conveyed to the City of Manhattan Beach for street purposes by deeds recorded in Book 6231, page 49, of Deeds, Book 6208, page 301, of Deeds, Book 6227, page 194, of Deeds and Book 6236, page 111, of Deeds;

EXCEPTING AND RESERVING to said City of Manhattan Beach all oil, gas and other hydrocarbon substances in and under the property above described, with the right to slant drill from adjacent or other property into said property, and to remove the same, but without any right in grantor to use or disturb the said property within 100 feet of the surface thereof for any such purpose, nor to do any drilling within 1500 feet of the upland property line described in this deed.

BE IT FURTHER RESOLVED that the matching value of this property is established at \$26,429.

Seconded by Commissioner Carrillo and approved. ROLL CALL

YES: Knowland, Kasch and Carrillo. NOES: None. ABSENT: Waldner and Scott.

F. J. H. Covington, Executive Secretary of the State Park Commission of the State of California, do hereby certify that the foregoing resolution was adopted by a majority vote of the members of the State Park Commission of the State of California, at a meeting held pursuant to due and legal notice to the members thereof at Los Angeles, California, August 29, 1948.

*F. J. H. Covington*  
 Executive Secretary of the State Park  
 Commission of the State of California

PARCEL NO. 1

BE IT RESOLVED that A. L. Herring and John A. Herring be, and they are each hereby authorized to accept in writing deeds or grants from the State of California as Grantee, and make as any interest therein, or to make thereon, the purchase of which is authorized by the State Park Commission and thereupon to execute and deliver to the recorder thereof in accordance with the provisions of Section 1111 of the Civil Code of the State of California.

I HEREBY CERTIFY the foregoing is a full, true and correct copy of the resolution adopted by the California State Park Commission at its meeting on March 11, 1946.

*J. H. Cooney*

In accordance with the foregoing resolution, I, the undersigned, hereby accept the purchase of the lands listed from

City of Manhattan Beach, a municipal corporation

To the State of California 24th day of January 1946

*John A. Herring*

DEED

The CITY OF MANHATTAN BEACH, a municipal corporation of the sixth class, located in the County of Los Angeles, State of California, for and in consideration of the sum of One Dollar (\$1.00) in lawful money of the United States of America, receipt of which is hereby acknowledged, and of the acceptance by the State of California of the real property hereinafter described as "matching lands" under the provisions of Chapter 1422, Statutes of 1945, of said State, in connection with the program of said State for the acquisition of real properties within said State, and within said City, for public beach and park purposes, and pursuant to the right, power and authority of said City so to do granted and authorized under the provisions of Chapter 320, paragraph 1, Statutes of 1947 of said State (Section 862.2 of Act 5233 of Deering's General Laws of California, 1944 Edition), as amended, does hereby grant to the STATE OF CALIFORNIA (subject to the reservations and matters hereinafter set forth) for use as a public beach or park only, all that certain real property located in the City of Manhattan Beach, County of Los Angeles, State of California, described as follows, to wit:

PARCEL NO. 1.

Lot 1 in Block 11 of Tract No. 8867, as said Tract is located partly within and partly without the City of Manhattan Beach, in the County of Los Angeles, State of California, as per map recorded in Book 115, pages 82 and 83, of Maps, in the Office of the County Recorder of said County, said land being situated within the limits of the City of Manhattan Beach;

PARCEL NO. 2.

Lot 1 in Block 9, of Tract No. 8867, in the City of Manhattan Beach, County of Los Angeles, State of California, as per map recorded in

29723 28:163  
Book 116, pages 82 and 83, of Maps, in the  
office of the County Recorder of said County;

PARCEL NO. 3.

All of Block 5 in Peck's Manhattan Beach  
Tract, in the City of Manhattan Beach,  
County of Los Angeles, State of California,  
as per map recorded in Book 7, page 34, of  
Maps, in the Office of the County Recorder  
of said County;

ALSO the easterly 10 feet of that portion  
of "The Strand" adjoining said Block 5 on  
the West, and lying between the westerly  
prolongation of the northerly and southerly  
lines of said Block as vacated by order of  
the Board of Trustees of the City of Man-  
hattan Beach, a certified copy of which  
order is recorded in Book 256, page 39,  
of Miscellaneous Records of said County;

ALSO that portion of 26th Place lying  
between Ocean Drive and Manhattan Avenue  
and lying southeasterly of and adjoining  
Lots 1 to 4, inclusive, in said Block 5,  
as vacated by Ordinance No. 407 of said  
City of Manhattan Beach;

EXCEPT from Lots 5 to 10, inclusive, the  
easterly 10 feet thereof conveyed to the  
City of Manhattan Beach for street purposes  
by deed recorded in Book 6231, page 49, of  
Deeds, Book 6208, page 301, of Deeds, Book  
6227, page 194, of Deeds and Book 6236, page  
111, of Deeds;

EXCEPTING AND RESERVING/ to said City of  
Manhattan Beach all oil, gas and other  
hydrocarbon substances in and under the  
property above-described with the right to  
slant drill from adjacent or other property,  
and to remove the same but without any  
right in grantor to use or disturb the said  
property within 100 feet of the surface  
thereof for any such purpose, nor to do any  
drilling within 1500 feet of the upland  
property line described in this deed."

All of said properties described above in  
parcels Nos. 1, 2 and 3 are hereby conveyed  
subject to conditions, reservations,  
restrictions, rights and rights-of-way now  
of record against the same.

TO HAVE AND TO HOLD the above granted and described real  
properties so hereby conveyed, together with their respective  
incidents and appurtenances (subject to the reservations and

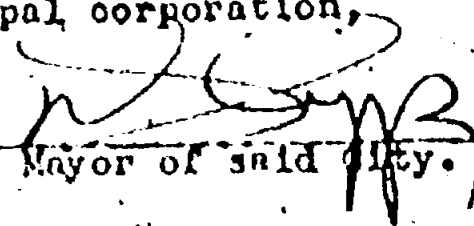
29723 164

matters hereinabove set forth) for use as a public beach  
or park only.

IN WITNESS WHEREOF, the said City of Manhattan Beach  
has hereunto caused its corporate name and seal to be here-  
unto subscribed and affixed by its proper officers first  
thereunto duly authorized this 18th day of October,  
1948.

CITY OF MANHATTAN BEACH,  
a municipal corporation,

By

  
Mayor of said City.

ATTEST:

RUDOLPH F. WEDLER,  
Clerk of said City.

By Harriet E. Scherwood  
Deputy City Clerk.

(SEAL)



STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES

ss.

29723 (A) 165

On this 18th day of October, 1948, before me, the undersigned, a Notary Public in and for said County and State, personally appeared W. F. Suppe, known to me to be the Mayor, and Harriet E. Sitherwood, known to me to be the Deputy City Clerk, of the City of Manhattan Beach, California, the municipal corporation that executed the within instrument known to me to be the persons who executed the within instrument on behalf of the municipal corporation therein named, and acknowledged to me that such municipal corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in said County the day and year in this certificate first above written.

*Wina Swann*  
Notary Public in and for the County  
of Los Angeles, State of California

DOCUMENT NO. 823  
ASSOCIATED WITH THE OFFICE  
OF TITLE INSURANCE & TRUST CO.

MAR 31 1949 AT 8 A.M.  
SERIAL 29723 PAGE 156  
IN OFFICIAL RECORDS  
County of Los Angeles California  
Fee \$ Free  
MADE BY BEATTY, County Recorder  
*W. Brown*

*Free*  
*35*

Recorded and indexed: MAMA B. BEATTY, County Recorder, By *[Signature]* Deputy



17

LGA

Representing:  
BOSS - Coville  
VENNA MILLS

**Larry Grik Associates**  
*Serving the Textile Industry*

*Phone 545-4495*

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**LARRY GRIK**

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James H. Ryan  
President



**AHMANSON**  
**COMMERCIAL BROKERAGE**

515 South Figueroa Street Suite 1710 • Los Angeles • CA 90071

(213) 623-2000

*213 545 1233*

strument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

(NOTARIAL SEAL) J.J. McCARTHY, NOTARY PUBLIC  
In and for the County of Los Angeles, State of California.

#1424. Copy of original recorded at request of Plaintiff, Jun. 22, 1929, 52 min. past 11 A.M.  
Conyist #130. Compared, C.L. LOGAN COUNTY RECORDER By *M. J. Sanford* Deputy.

4222-3780

IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA,  
IN AND FOR THE COUNTY OF LOS ANGELES.

CITY OF MANHATTAN BEACH, a municipal corporation, )  
Plaintiff.

No. 157,573.

vs.

FINAL JUDGMENT.

E.H. DYER, et al., Defendants.

Interlocutory judgments having been duly given and made by the Court in the above entitled action, and said Interlocutory Judgments having been duly and regularly entered, adjudging and determining the several amounts to be paid to the respective defendants in said action as the owners of and parties interested in the several respective parcels of real property sought to be condemned in said action for public park purposes in said City of Manhattan Beach, California, and adjudging that upon the payment to the several defendants in said action or into Court severally for their benefit of the amounts found due them, the said real property described in said Interlocutory Judgments and in the Complaint in said action should be condemned to the use of Plaintiff, the City of Manhattan Beach, a municipal corporation, and to the use of the Public, as and for public park purposes; and the Plaintiff, the City of Manhattan Beach, a municipal corporation, having made proof to the satisfaction of the Court that the several amounts awarded by said Interlocutory Judgments to said several respective Defendants and each of them, as the owners of and parties in interest in the real property sought to be taken and condemned in this action, have been paid by said

Plaintiff to said respective Defendants or into Court for their benefit, together with their respective costs and disbursements in this action;

HENCE THEREFORE, IT IS ORDERED, ADJUDGED AND DECREED that the real property hereinafter described, being the aggregate of several parcels of land described in the Complaint and in the Interlocutory Judgments herein, sought to be condemned by the Plaintiff, be and the same is hereby condemned to the use of the Plaintiff, the City of Manhattan Beach, a municipal corporation, and to The Public, and dedicated to such use for public park purposes in the City of Manhattan Beach, Los Angeles County, State of California, and the said Plaintiff, the City of Manhattan Beach, a municipal corporation, and The Public have, hold and enjoy said real property for such public use.

That said real property hereinafter described and hereby condemned is situate in the City of Manhattan Beach, County of Los Angeles, State of California and is more particularly described as follows, to-wit:

Lots One (1) to Fourteen (14) inclusive, of block Five (5) and Lots One (1) to Sixteen (16) inclusive of Block Twelve (12) of Peck's Manhattan Beach Tract, as per map thereof recorded

in Map Book 7 at page 34 in the office of the County Recorder of said Los Angeles County. Done in open Court this 10th day of June, 1929.

F. C. VALENTINE, Judge of the Superior Court.

Filed June 10, 1929, Typed by MARIE HURT, Entered June 11, 1929. L. E. LAMPTON, COUNTY CLERK, By E. S. Buckman, Deputy.

Book 712 page 153) The foregoing instrument is correct copy of original judgment of record in this office. Attest June 24th, 1929.

(SUPERIOR COURT SEAL)

L. E. LAMPTON, COUNTY CLERK AND CLERK OF THE SUPERIOR

COURT in and for the County of Los Angeles, State of California.

By Florence E. Buchner, Deputy.

1919. Copy of original recorded at request of Attorney, Jun. 24, 1929, 4 min. part 2 P.M. Deputy. Copyist #137. Compared, C. L. LOGAN COUNTY RECORDER BY *M. H. [Signature]*

RESOLUTION ADOPTED BY CITY COUNCIL  
OF THE CITY OF MANHATTAN BEACH,  
CALIFORNIA, AT A REGULAR MEETING  
OF SAID COUNCIL ON JUNE 17, 1948.

\* \* \* \* \*

"WHEREAS, under the provisions of law relating to such matters pertaining to cities of the sixth class in the State of California (Section 862.2 of Act 5233 of Deering's General Laws of California, 1944 Edition), as amended, (Statutes of 1947, Chapter 320, paragraph 1), the State of California through the Division of Beaches and Parks, Department of Natural Resources of said State, has informed the City Council of the City of Manhattan Beach that the following described lands will be accepted by said State as "matching" lands under the provisions of Chapter 1422, Statutes of 1945 of said State, to-wit:

PARCEL NO. 1.

Lot 1, Block 11, Tract 8867, partly within and partly without the City of Manhattan Beach, in the County of Los Angeles, State of California, as per map recorded in Book 115, pages 82 and 83, of Maps, in the Office of the County Recorder of said County, said land being situated within the limits of the City of Manhattan Beach;

PARCEL NO. 2.

Lot 1, Block 9 of Tract 8867, in the City of Manhattan Beach, County of Los Angeles, State of California, as per map recorded in Book 115, pages 82 and 83, of Maps, in the Office of the County Recorder of said County;

PARCEL NO. 3.

All of Block 5 in Peck's Manhattan Beach Tract, in the City of Manhattan Beach, County of Los Angeles, State of California, as per map recorded in Book 7, page 11, of Maps, in the Office of the County Recorder of said County;

ALSO the easterly 10 feet of that portion of the Strand adjoining said Block 5 on the West, lying between the westerly prolongation of the northerly and southerly lines of said Block vacated by order of the Board of Trustees of the City of Manhattan Beach, a certified copy of which Order is recorded in Book 256, page 34, of Miscellaneous Records of said County;

ALSO that portion of 26th Place lying between Ocean Drive and Manhattan Avenue and lying southerly and easterly of and adjoining lots 1 to 4, inclusive, in said Block 5, as vacated by Ordinance No. 407 of said City of Manhattan Beach;

**EXCEPT** from Lots 8 to 10, inclusive, the easterly 10 feet thereof conveyed to the City of Manhattan Beach for street purposes by deeds recorded in Book 6231, page 49, of Deeds, Book 6208, page 30, of Deeds, Book 6227, page 194, of Deeds and Book 6236, page 111, of Deeds;

All of said properties described above in Parcels Nos. 1, 2 and 3 to be so accepted, subject to conditions, reservations, restrictions, rights and rights-of-way now of record against the same, and to be also subject to the reservation by said City of all minerals, water, oil, gas and other hydro-carbon substances lying or being in, under or within said real properties, or which lie, repose or flow on, under or through the same;

**AND WHEREAS**, said State is willing to accept the said above described properties (which are water-front or beach properties) owned by said City (subject to the reservations and other matters hereinabove mentioned), for use as a public beach or park, as authorized by law;

**NOW, THEREFORE**, in consideration of the foregoing premises and of the public use to which the said properties are to be placed by said State, the City Council of the City of Manhattan Beach, California, does hereby resolve, declare, determine and order as follows:

**First:** That all of the rights, titles and interests of the City of Manhattan Beach, California, in and to said above described properties shall be and the same are hereby ordered conveyed by the City of Manhattan Beach to the State of California (subject to the reservations and other matters hereinabove mentioned) for use as a public beach or park;

**Second:** That the Mayor and the City Clerk of said City, on behalf of said City, do and they are hereby authorized, instructed and ordered by said Council to make, execute and deliver a deed from and under the seal of said City to the State of California of all of said City's rights, titles and interests in and to said above described properties (subject to the reservations and other matters hereinabove mentioned) for use as a public beach or park, said deed to be in form approved by the City Attorney; and

**Third:** That at the time said deed is ready for delivery, the same shall be forwarded by the City Attorney to the Title Insurance and Trust Company of Los Angeles with a

request that said company issue a policy of title insurance running to the State of California in the amount of \$125,000.00, if by use of said deed and its recordation after acceptance by the State said company in its said policy is able to show title to said properties hereinabove described as vested in said State of California (subject to the reservations and other matters hereinabove mentioned), the cost of said policy to be paid by said City."

STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES ) ss.  
CITY OF MANHATTAN BEACH )

I, RUDOLPH P. WEDLER, City Clerk of the City of Manhattan Beach, California, do hereby certify that the foregoing is a true and correct copy of a resolution passed and adopted by the City Council of said City, at a regular meeting of said City Council duly held on the 17th day of June, 1948; and that the same was so passed and adopted by the following vote, to-wit:

- AYES: Councilmen Kuersting, Lyman and Walker
- NOES: Councilman Brown
- ABSENT: Mayor Suppe
- NOT VOTING: None

IN WITNESS WHEREOF, I have subscribed my name and affixed the official seal of said City, this 18th day of June, 1948,

RUDOLPH P. WEDLER, City Clerk  
of the City of Manhattan  
Beach, California

By Harriet E. Litherwood  
Deputy City Clerk

(SEAL)

1972

STATE OF CALIFORNIA  
DEPARTMENT OF REVENUE  
SACRAMENTO, CALIFORNIA

CERTIFICATE OF APPROVAL

The undersigned, Director of the State of California, hereby consents to the annexation of the annexed conveyance dated October 13, 1971, to the CITY OF MANHATTAN BEACH, a municipal corporation, to the STATE OF CALIFORNIA, County of San Diego, and accepts the provisions therein upon behalf of the State of California.

Dated: March 23, 1972



9723 AG 160

LOS ANGELES COUNTY MASTER PLAN. Lands Officer Hennessey asked for a resolution of acceptance of matching needs from the City of Manhattan Beach, as matching under the Los Angeles County Master Plan. It was moved by Commissioner Kasch that the following resolution be adopted:

WHEREAS, the State Park Commission is authorized and directed by Section 5006 of the Public Resources Code of the State of California to acquire as part of the California State Park System such lands and other properties as in the judgment of the State Park Commission shall be suitable for that purpose;

NOW, THEREFORE, BE IT RESOLVED that the following described real property, having been offered as matching to the City of Manhattan Beach, under the Los Angeles County Master Plan, is hereby declared to be, in the judgment of the State Park Commission, suitable for state park purposes; and said real property is hereby accepted by the Commission, in the name of and on behalf of the State of California for state park purposes and is hereby included in the State Park System to be used as beach or park areas only:

Parcel No. 1 - Lot 1 in Block 11 of Tract No. 8867, in said tract is located partly within and partly without the City of Manhattan Beach, in the County of Los Angeles, State of California, as per map recorded in Book 115, pages 82 and 83, of Maps, in the Office of the County Recorder of said County, said land being situated within the limits of the City of Manhattan Beach;

Parcel No. 2 - Lot 1, Block 9, of Tract 8867, in the City of Manhattan Beach, County of Los Angeles, State of California, as per map recorded in Book 115, pages 82 and 83, of Maps, in the Office of the County Recorder of said County;

Parcel No. 3 - All of Block 11, Tract 8867, Manhattan Beach Tract, in the City of Manhattan Beach, County of Los Angeles, State of California, as per map recorded in Book 7, page 94, of Maps, in the Office of the County Recorder of said County;

ALSO the easterly 10 feet portion of "The Strand", adjoining said Block 5 on the west, and lying between the westerly prolongation of the northerly and southerly lines of said block as vacated by order of the Board of Trustees of the City of Manhattan Beach, a certified copy of which order is recorded in Book 600, Page 57, of Miscellaneous Records of said County.

ALSO that portion of 24th Street lying between Ocean Drive and Manhattan Avenue and lying southerly of and adjoining Lots 1 to 4, inclusive, in said Block 5, as vacated by Ordinance No. 47 of said City of Manhattan Beach;

EXCEPTING FROM Lots 5 to 10, inclusive, an easterly 10 feet thereof conveyed to the City of Manhattan Beach for street purposes by deeds recorded in Book 6211, page 49, of Deeds, Book 6208, page 201, of Deeds, Book 6227, page 194, of Deeds, Book 6236, page 111, of Deeds;

EXCEPTING AND RESERVING to said City of Manhattan Beach all oil, gas and other hydrocarbon substances in and under the property here described, with the right to slant drill from adjacent or other property into said property, and to remove the same, but without any right in grantor to use or disturb the said property within 100 feet of the surface thereof for any such purpose, nor to do any drilling within 1500 feet of the upper property here described by this deed.

BE IT FURTHER RESOLVED that the market value of this property is established at \$120,429.

Seconded by Commissioner Carrillo and approved. ROLL CALL --

AYES: Knowland, Kisch and Carrillo. NAYS: None. ABSENT: Waldner and Scott.

I, J. H. Covington, Executive Secretary of the State Park Commission of the State of California, do hereby certify that the foregoing resolution was adopted by a majority vote of the members of the State Park Commission of the State of California, at a meeting held pursuant to due and legal notice to the members thereof at Los Angeles, California, August 30, 1948.

*J. H. Covington*  
Executive Secretary of the State Park Commission of the State of California

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 1947.

In presence of the following witnesses, to-wit:

City of Manhattan Beach, a municipal corporation

in the State of California, this 24th day of January, 1947.

DEED

The CITY OF MANHATTAN BEACH, a municipal corporation of the sixth class, located in the County of Los Angeles, State of California, for and in consideration of the sum of One Dollar (\$1.00) in lawful money of the United States of America, Receipt of which is hereby acknowledged, and of the acceptance by the State of California of the real property hereinafter described as "matching lands" under the provisions of Chapter 1422, Statutes of 1945, of said State, in connection with the program of said State for the acquisition of real properties within said State, and within said City, for public beach and park purposes, and in exercise of the right, power and authority of said City as to do and authorized under the provisions of Chapter 320, Statutes of 1947 of said State (Section 562.2 of the Code of Deering's General Laws of California, 1945 Edition), does hereby grant to the STATE OF CALIFORNIA, and to the reservations and matters hereinafter set forth, to be used as a public beach or park only, all that certain real property located in the City of Manhattan Beach, County of Los Angeles, State of California, described as follows, to-wit:

PARCEL NO. 1.

Lot 1 in Block 11 of Tract No. 8867, as said Tract is located partly within and partly without the City of Manhattan Beach, in the County of Los Angeles, State of California, as per map recorded in Book 115, pages 82 and 83, of Maps, in the Office of the County Recorder of said County, said land being situated within the limits of the City of Manhattan Beach;

PARCEL NO. 2.

Lot 1 in Block 9, of Tract No. 8867, in the City of Manhattan Beach, County of Los Angeles, State of California, as per map recorded in

29723 4.103  
pages 82 and 83, of Maps, in the  
Office of the County Recorder of said County;

PARCEL NO. 3.

All of Block 5 in Peck's Manhattan Beach  
Tract, in the City of Manhattan Beach,  
County of Los Angeles, State of California,  
as per map recorded in Book 7, page 34, of  
Maps, in the Office of the County Recorder  
of said County;

ALSO the easterly 10 feet of that portion  
of "The Strand" adjoining said Block 5 on  
the West, and lying between the westerly  
prolongation of the northerly and southerly  
lines of said Block as vacated by order of  
the Board of Trustees of the City of Man-  
hattan Beach, a certified copy of which  
order is recorded in Book 256, page 39,  
of Miscellaneous Records of said County;

ALSO that portion of 26th Place lying  
between Ocean Drive and Manhattan Avenue  
and lying southeasterly of and adjoining  
Lots 1 to 4, inclusive, in said Block 5,  
as vacated by Ordinance No. 407 of said  
City of Manhattan Beach;

EXCEPT from Lots 5 to 10, inclusive, the  
easterly 10 feet thereof conveyed to the  
City of Manhattan Beach for street purposes  
by deeds recorded in Book 6231, page 49, of  
Deeds, Book 6208, page 301, of Deeds, Book  
6227, page 194, of Deeds and Book 6236, page  
111, of Deeds;

EXCEPTING AND RESERVING to said City of  
Manhattan Beach all oil, gas and other  
hydrocarbon substances in and under the  
property above-described with the right to  
slant drill from adjacent or other property,  
and to remove the same but without any  
right in grantor to use or disturb the said  
property within 100 feet of the surface  
thereof for any such purpose, nor to do any  
drilling within 1500 feet of the inland  
property line described in this deed."

All of said properties described above in  
parcels Nos. 1, 2 and 3 are hereby conveyed  
subject to conditions, reservations,  
restrictions, rights and rights-of-way now  
of record against the same.

TO HAVE AND TO HOLD the above granted and described real  
properties so hereby conveyed, together with their respective  
incidents and appurtenances (subject to the reservations and

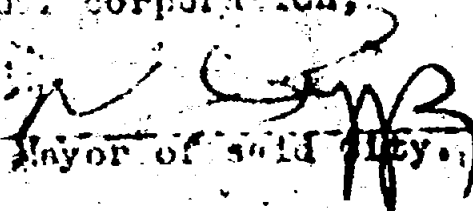
29723 164

matters heretofore set forth) for use as a public beach or park only.

IN WITNESS WHEREOF, the City of Mountain Beach has hereunto caused its corporate seal and seal to be hereunto subscribed and affixed by its proper officers first thereunto duly authorized this 14th day of October, 1948.

CITY OF MOUNTAIN BEACH,  
a municipal corporation,

By

  
Mayor of said City.

ATTEST:

RUDELPH F. WEDLER,  
Clerk of said City

By Harriet E. Sutherland  
Deputy City Clerk.

(SEAL)

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES

29723 165

On this 18th day of October, 1948, before me, the undersigned, a Notary Public in and for said County and State, personally appeared W. F. Suppe, known to me to be the Mayor, and Harriet E. Sitherwood, known to me to be the Deputy City Clerk, of the City of Manhattan Beach, California, the municipal corporation that executed the within instrument, known to me to be the persons who executed the within instrument on behalf of the municipal corporation therein named, and acknowledged to me that such municipal corporation executed the same.

IN WITNESS WHEREOF, I have herewith set my hand and affixed my official seal in said County the day and year in this certificate first above written.

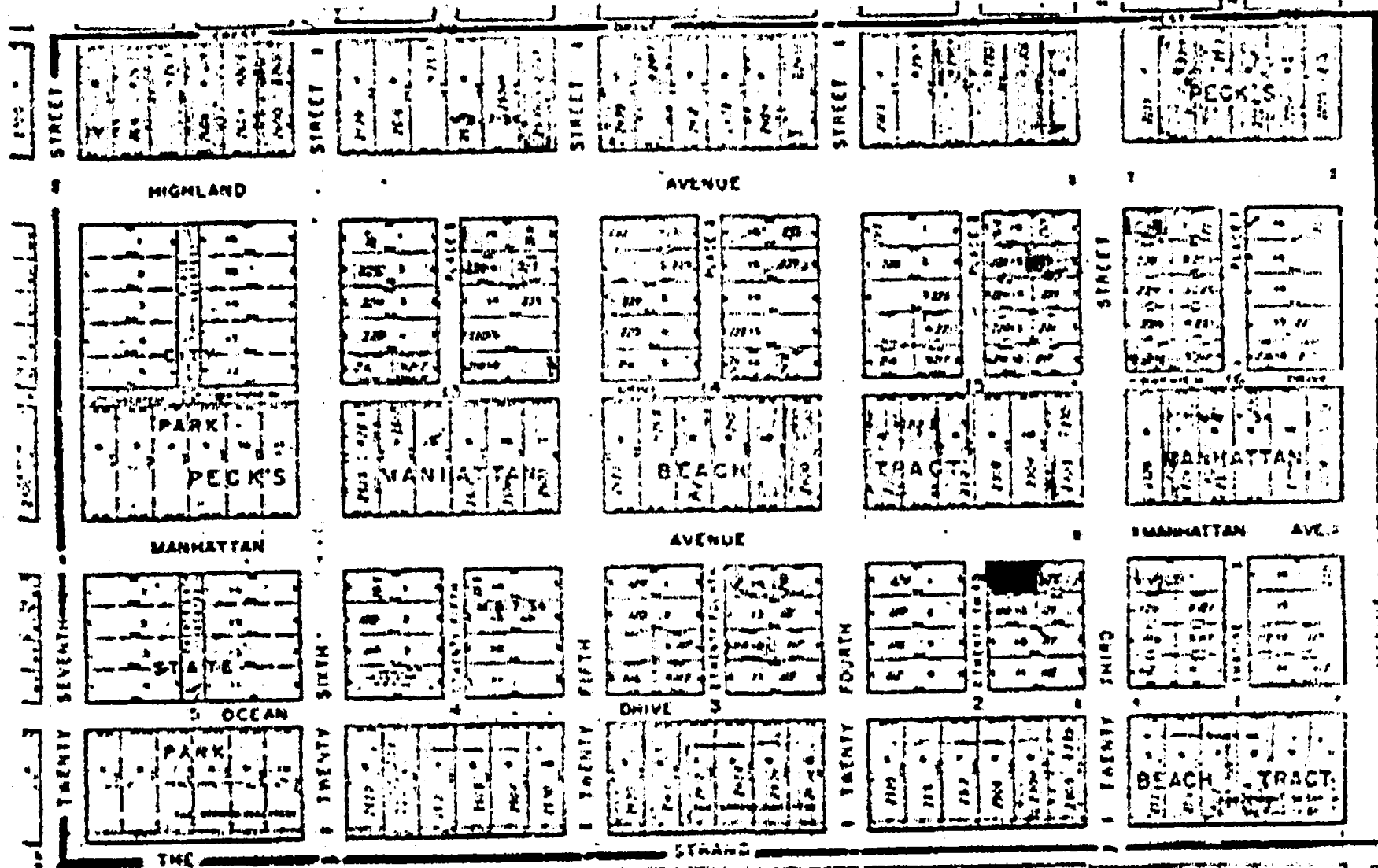
*Wina Swann*  
Notary Public in and for the County of Los Angeles, State of California.

523  
TITLE INSURANCE CO.  
MAR 31 1949 AT 3 A.M.  
29723 165  
IN OFFICIAL RECORDS  
County of Los Angeles, California  
Fee \$  
J. Bowman

*Free 35*

# CITY OF MANHATTAN BEACH

## BOUNDARY MAP OF PROPOSED UTILITY UNDERGROUND ASSESSMENT DISTRICT NO.85-2



### PUBLIC INFORMATION MEETING

NOVEMBER 13, 1985 7:30PM Lifeguard Divisional Office

2600 The Strand (ENTER FROM THE STRAND)

- 2000 to 2001
- ✓ Budget for Department (No Application Provided)
  - ✓ Free Appraisal
  - ✓ Commercial Council Development Permit
  - ✓ Free Finance

I. The proposals lack a systematic discussion  
 a complete description of history of site  
 2. Why free finance  
 3. Budget for Department

II. What about public restroom facilities - will they be retained

III. Signage

IV. Landscaping Strategy

V. Release of Public Court records

Spoke to Lawrence N. Charnes on 10/24/86  
 re regards to application. he will send  
 Don Belding to go over issues

Policy on future land use - not consistent  
 on limiting private  
 Fitzgerald - First Director Made Policy  
 But when Bldg built

Spoke to Gen'l of Books & Parts - 10/27/86  
 Had only we went over deficiencies  
 in application



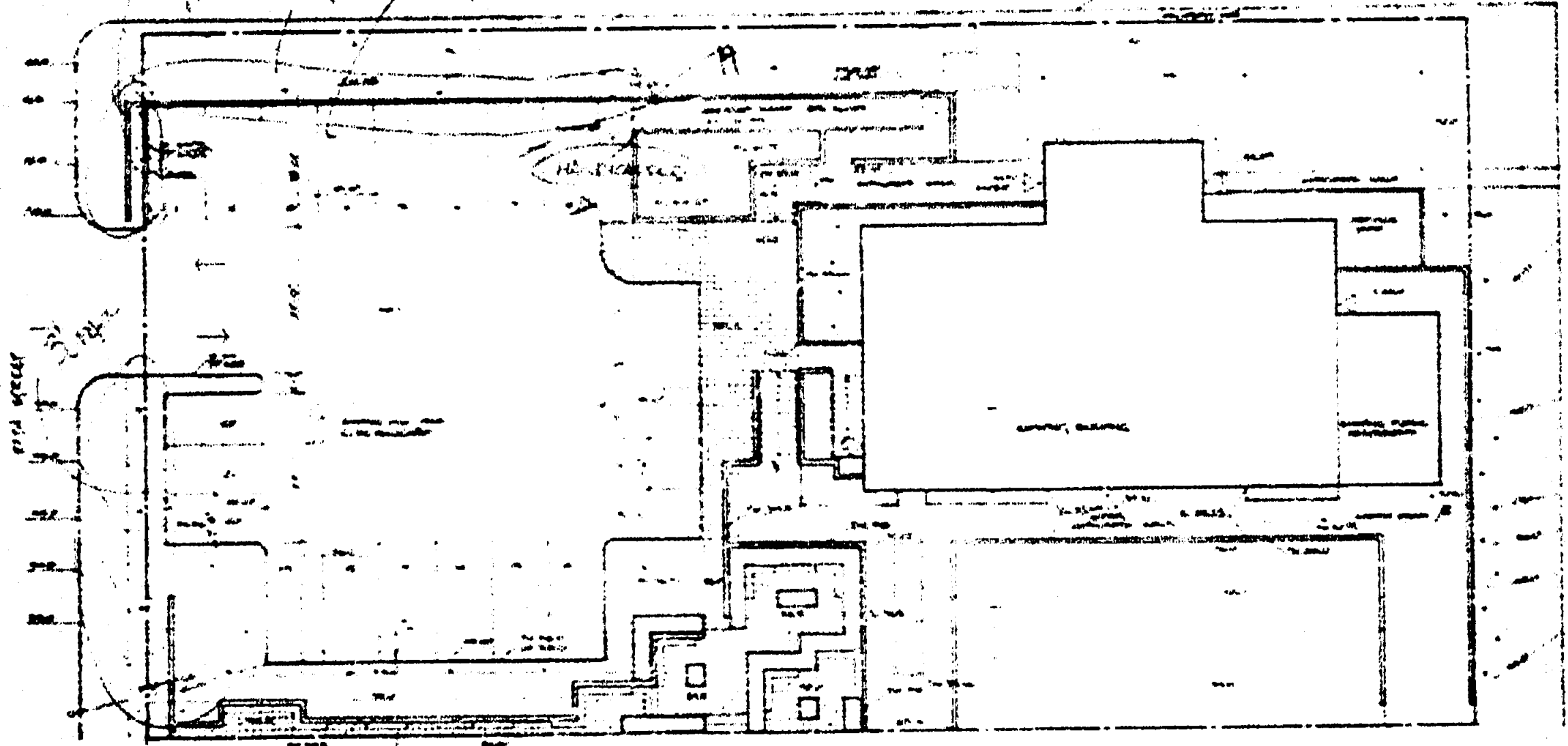
36% Concept

30% Permitted - Multifamily

40% Permitted - Commercial

177' Permitted  
170' Concept

OCEAN DRIVE



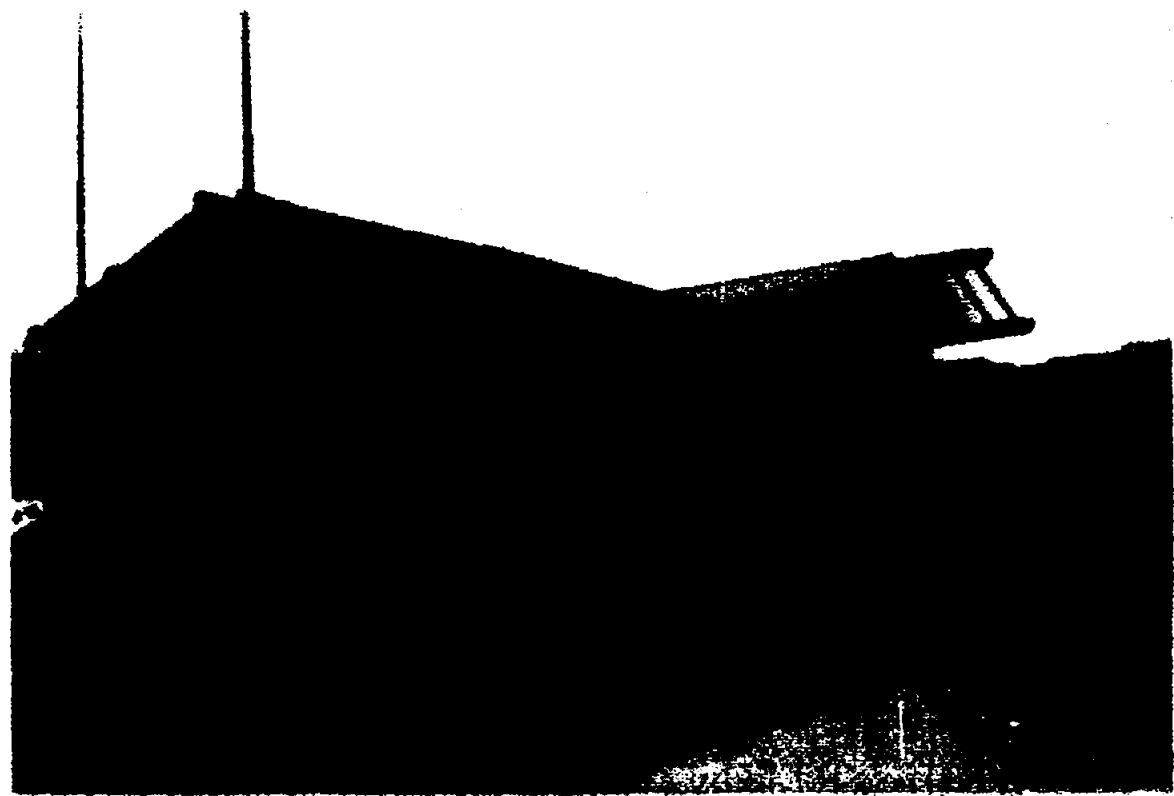
26TH STREET

OCEAN DRIVE

26TH STREET

HAWAIIAN KING  
STATE BEACH

**2600 STRAND PROFESSIONAL OFFICES  
PROPOSED SITE PLAN**



Admin bldg. from Strand looking  
Southeast

(NOTE: Landscaping has been  
improved since this picture  
was taken),



Admin Bldg. parking lot from Ocean  
looking north

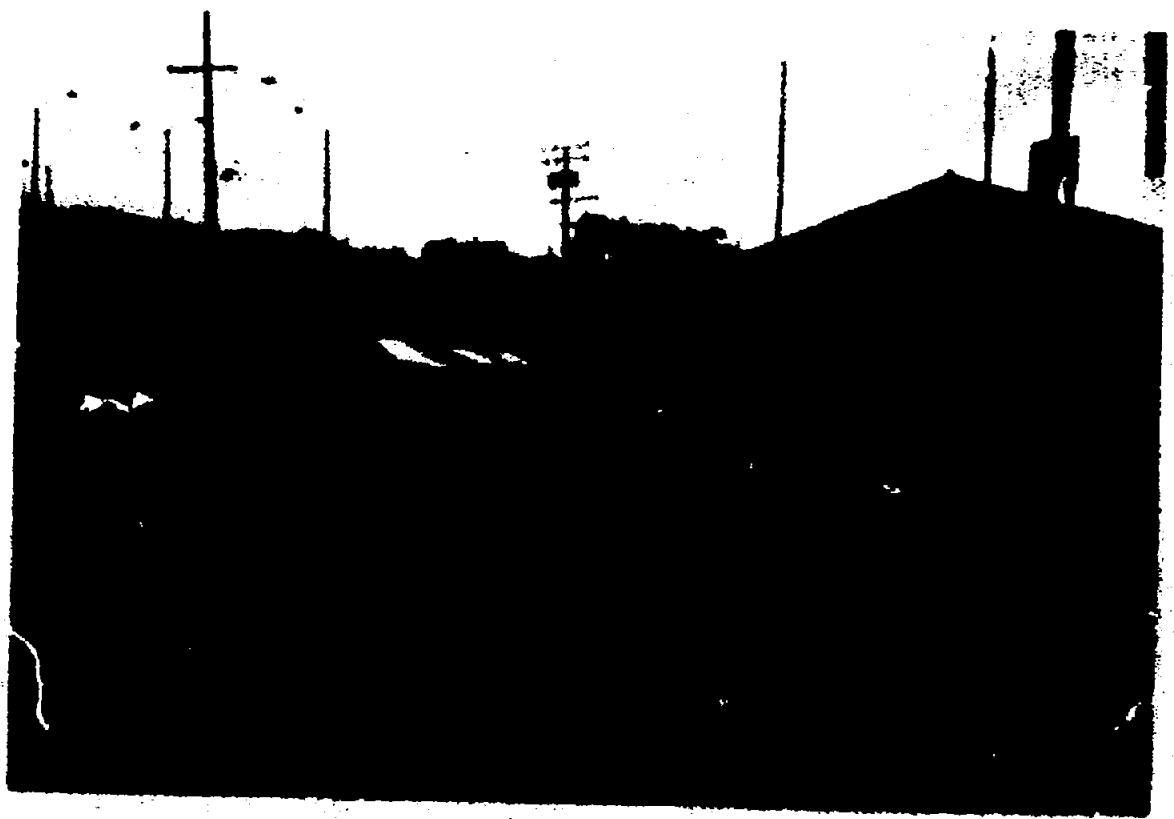


Admin bldg.  
looking SW





Admin bldg,  
looking north

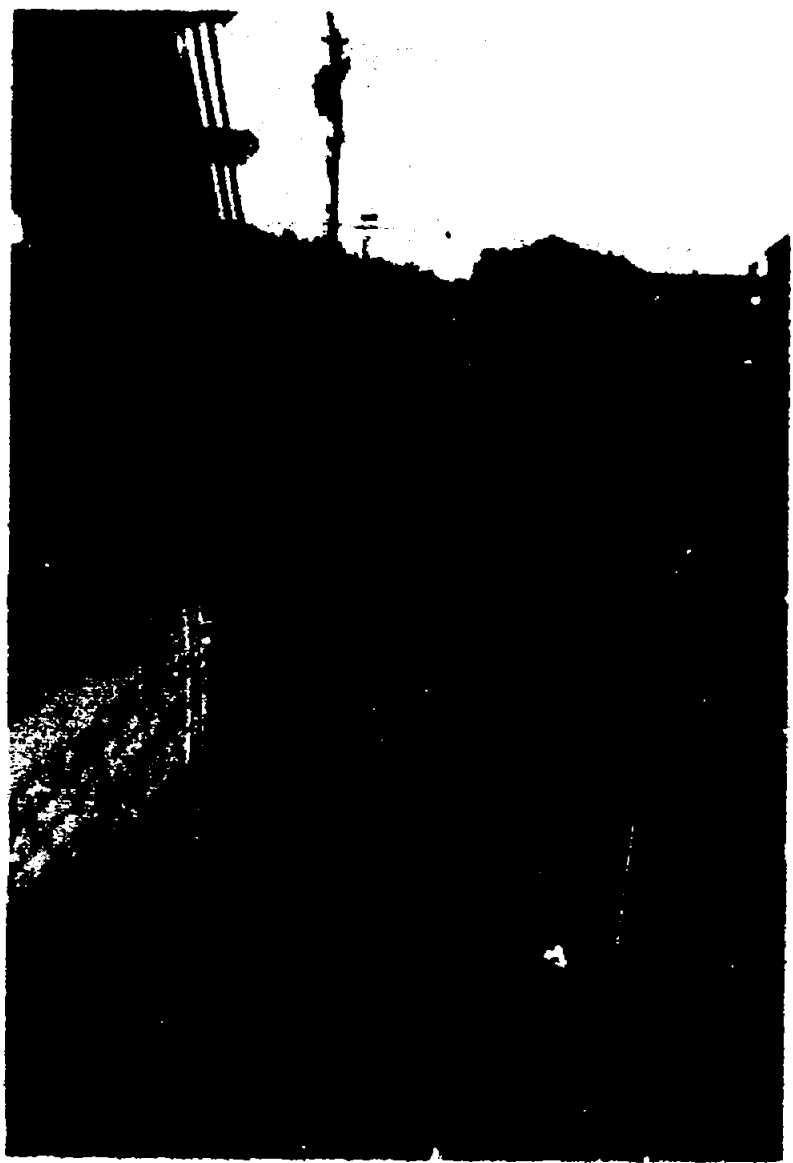


Admin. Bldg.  
Parking lot



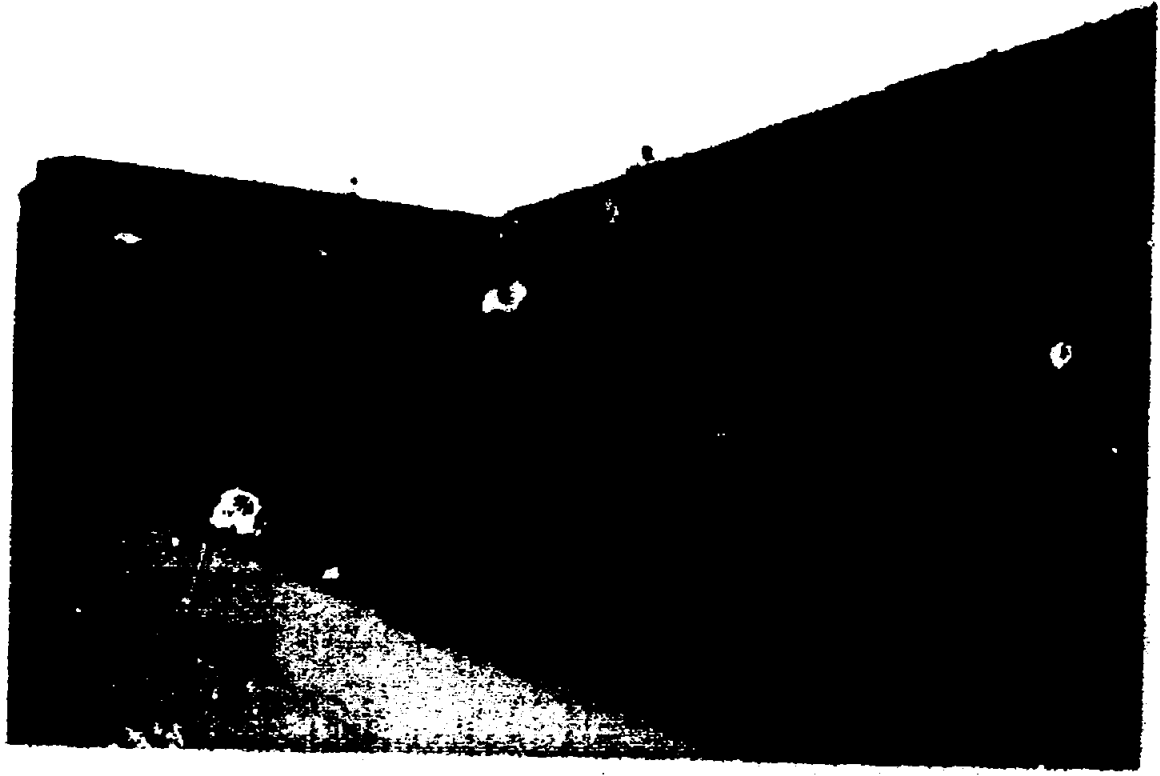
27th St & Ocean  
looking northeast



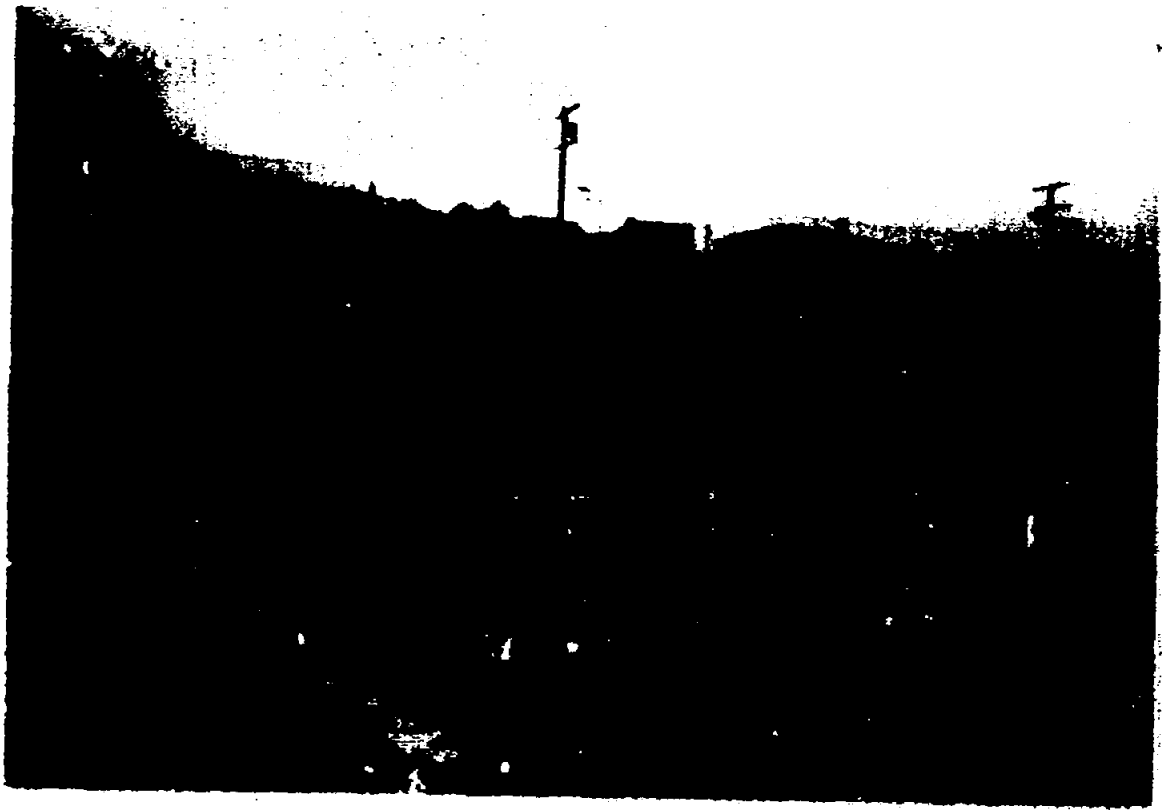


Adria Blg,  
Publ. vestras





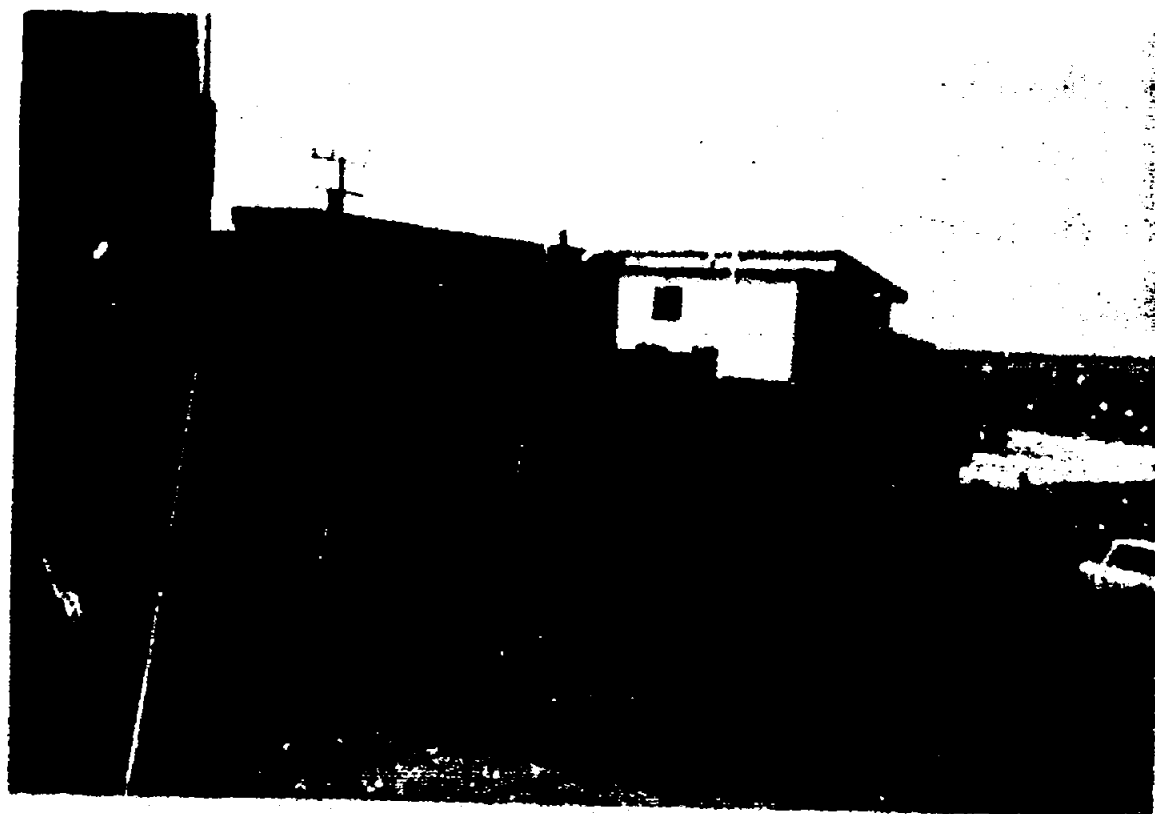
26th between  
Strand & Ocean  
looking east



east of admin. bldg.  
btwn. Manhattan and Bayview



Public parking lot between  
Manhattan and Ocean  
looking west



26th between Manhattan  
and Ocean looking SW





Public parking between Manhattan  
and Ocean looking north  
towards 27<sup>th</sup>



Public parking between Manhattan  
and Ocean; looking north towards  
ZAH



View up 26th from Ocean  
(looking east)



27th looking northeast from  
between Strand and Ocean





View of public parking from  
26th & Ocean



26th: Ocean looking east



27th between Strand and  
Ocean looking north

CITY OF MANHATTAN BEACH

ENVIRONMENTAL ASSESSMENT FORM (Project:) 2600 The Strand  
(APPENDIX H)

Date Filed: \_\_\_\_\_

Environmental Information Form  
(To be completed by applicant)

GENERAL INFORMATION

1. Name and address of developer or project sponsor: Los Angeles County Department of Beaches and Harbors
2. Address of project: 2600 The Strand  
Assessor's Block and Lot Number: Map Book 4177, Page 24
3. Name, address, and telephone number of person to be contacted concerning this project: Lawrence N. Charness, Planning Chief, Los Angeles County Department of Beaches and Harbors, 13837 Fiji Way, Marina del Rey, CA 90292
4. Indicate number of the permit application for the project to which this form pertains: \_\_\_\_\_
5. List and describe any other related permits and other public approvals required for this project, including those required by City, Regional, State and Federal agencies: \_\_\_\_\_  
\_\_\_\_\_
6. Existing zoning district: PF  
Present use of site: County office building
7. Proposed use of site (project for which this form is filed): \_\_\_\_\_  
Professional office building

PROJECT DESCRIPTION

8. Site size: 4536 square feet
9. Square footage: 6528 square feet (gross) 3988 square feet (net)
10. Number of floors of construction: two
11. Amount of off-street parking provided: 12 spaces with adjacent public lot (spaces 68
12. Attach plans Attached
13. Proposed scheduling: n/a
14. Associated projects: none

Revised 8/82

PROJECT DESCRIPTION (continued)

15. Anticipated incremental development: none
- 
16. If residential, include the number of units, schedule of units sizes, range of sale prices or rents, and type of household and household size expected:  
n/a
- 
17. If commercial, indicate the type, whether neighborhood, city or regionally oriented, square footage of sales area, and loading facilities.  
n/a
- 
18. If industrial, indicate type, estimated employment per shift, and loading facilities. n/a
- 
19. If institutional, indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project. n/a
- 
20. If the project involves a variance, conditional use or rezoning application, state this and indicate clearly why the application is required.  
Project involves variance, conditional use and zone change because office use will be transferred from governmental agency to private agency.

Are the following items applicable to the project or its effects? Discuss below all items checked yes (attached additional sheets as necessary).

- | <u>YES</u> | <u>NO</u>    |  |
|------------|--------------|--|
| <u>   </u> | <u>  X  </u> | 21. Change in existing features of any bays, tidelands, beaches, lakes or hills, or substantial alteration of ground contours. |
| <u>   </u> | <u>  X  </u> | 22. Change in scenic views or vistas from existing residential areas or public lands or roads.                                 |
| <u>   </u> | <u>  X  </u> | 23. Change in pattern, scale or character of general area of project.  |
| <u>   </u> | <u>  X  </u> | 24. Significant amounts of solid waste or litter.  |
| <u>   </u> | <u>  X  </u> | 25. Change in dust, ash, smoke, fumes or odors in vicinity.  |
| <u>   </u> | <u>  X  </u> | 26. Change in ocean, bay, lake, stream or ground water quality or quantity, or alteration of existing drainage patterns.       |
| <u>   </u> | <u>  X  </u> | 27. Change in existing noise or vibration levels in the vicinity.  |
| <u>   </u> | <u>  X  </u> | 28. Site on filled land or on slope of 10 percent or more.   |
| <u>   </u> | <u>  X  </u> | 29. Use of disposal of potentially hazardous materials, such as toxic substances, flammables or explosives.                    |



PROJECT DESCRIPTION (Continued)

YES    NO

30. Change in demand for municipal services (police, fire, water, sewage, etc.)
31. Increased fossil fuel consumption (electricity, oil, natural gas, etc.)
32. Relationship to a larger project or series of projects.

ENVIRONMENTAL SETTING

34. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site. Snapshots or polaroid photos will be accepted.
35. Describe the surrounding properties, including information on plants and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, set-back, rear yard, etc.). Attach photographs of the vicinity. Snapshots or polaroid photos will be accepted.

CERTIFICATION: I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the fact, statements, and information presented are true and correct to the best of my knowledge and belief.

DATE:

9/19/86

Lawrence N. Chorn  
(Signature)

For Los Angeles County

COUNTY OF LOS ANGELES  
DEPARTMENT OF COUNTY ENGINEER - FACILITIES

TITLE REPORT

NOTE: Unless specifically set out herein, no examination has been made of general and special taxes, zoning, ownership of water, and matters disclosed by inspection of the land.

SUBJECT: BEACH FRONTAGE (4) J.N. 1535.26  
LOTS 1-14, INCLUSIVE, BLOCK 5,  
PECK'S MANHATTAN BEACH TRACT, DATE OF SEARCH: May 1, 1984  
PLUS PORTIONS OF OTHER PROPERTY

|   |   |  |
|---|---|--|
| D:OR 29723-156<br>823 3-31-49                             | State of California   | ) Owner<br>) (For use as a public<br>) beach or park)  |
| Fiscal year<br>1983-84 AIN<br>4177-24-900,<br>901 and 902 | Exempt  | ) Taxes<br>)<br>)<br>)   |
| D:OR 29723-156<br>823 3-31-49                             | City of Manhattan Beach,<br>a municipal corporation                                   | ) Owner of oil, gas<br>) and mineral rights<br>) without the right of<br>) surface entry<br>)<br>)   |
|   | Note: No examination has been<br>made as to the present ownership<br>of this interest |  |
| Agmt:OR D5141-567<br>2651 7-29-71                         | South Bay Cities County<br>Sanitation District of Los<br>Angeles County               | ) Easement for the construc-<br>) tion, maintenance and<br>) use of a sewer pumping<br>) plant and appurtenances<br>) thereto over a portion<br>of this property |
| Agmt:OR D5487-694<br>3812 6-8-72                          | Southern California Edison<br>Company, a California<br>corporation                    | ) Easement for underground<br>) electrical communication<br>) systems, consisting of<br>) wires, cables, etc., over<br>) a portion of this property              |
| Agmt:OR D6759-758<br>3196 8-12-75                         | Los Angeles County Flood<br>Control District  | ) Easement for storm drain<br>) over a portion of this<br>) property   |

Note 1: This property is situated in the City of Manhattan Beach.

Note 2: Unless specifically set out herein, no examination has been made of any matters of record which do not describe the subject property.

(Continued)

BEACH FRONTAGE (4)  
LOTS 1-14, INCLUSIVE, BLOCK 5,  
PECK'S MANHATTAN BEACH TRACT, PLUS  
PORTIONS OF OTHER PROPERTY  
PAGE 2

Description:

All of Block 5 in Peck's Manhattan Beach Tract, in the City of Manhattan Beach, County of Los Angeles, State of California, as shown on map filed in Book 7, page 34 of maps, in the office of the Registrar-Recorder of said County.

Also the easterly 10 feet of that portion of "The Strand" adjoining said Block 5 on the West, and lying between the westerly prolongation of the northerly and southerly lines of said Block as vacated by order of the Board of Trustees of the City of Manhattan Beach, a certified copy of which order is recorded in Book 256, page 39, of Miscellaneous Records of said County;

Also that portion of 26th Place lying between Ocean Drive and Manhattan Avenue and lying southeasterly of and adjoining Lots 1 to 4, inclusive, in said Block 5, as vacated by Ordinance No. 407 of said City of Manhattan Beach;

EXCEPT from Lots 5 to 10, inclusive, the easterly 10 feet thereof conveyed to the City of Manhattan Beach for street purposes by deeds recorded in Book 6231, page 49, of Deeds, Book 6208, page 301, of Deeds, Book 6227, page 194, of Deeds and Book 6236, page 111, of Deeds.

*Ed J. Peterson*  
Title Examiner

Approved *J. S. Cantelino*  
Supervising Title Examiner II

MO

## Environmental Assessment

### 34. Description of Project Site

The project site is part of a stabilized sand dune. The land slopes moderately towards the sand beach. The Department of Beaches and Harbors Administration Building is located on the site. The building is a two-story wood frame building. It is landscaped with many low-lying shrubs and bushes with three large coral trees near the main entrance. The southerly edge of the property is bordered by iceplant and the northwest corner of the property located between the parking lot and The Strand is planted in gaura.

### 35. Description of Surrounding Properties

The project site is bordered on the north and south by one and two-story houses, duplexes and condominiums. On the east is a public parking lot which in turn is bordered by a small park. Most landscaping is made of of low-lying shrubs and succulents which are well adapted to the sandy soil and dry climate.

APPLICATION FOR A ZONE CHANGE

CITY OF MANHATTAN BEACH (Sec. 10-3.17)

1. Property Street Address 2600 The Strand Application # \_\_\_\_\_
2. Applicant(s) Information: County of Los Angeles, Date Received \_\_\_\_\_  
 Name Department of Beaches and Harbors Received By \_\_\_\_\_  
 Mailing Address 13837 Fiji Way, Marina del Rey 90292 Date of Hearing \_\_\_\_\_  
 Telephone No. (213) 823-4571 Zip Code \_\_\_\_\_ Fee \_\_\_\_\_  
 Received by \_\_\_\_\_
3. Legal Description of Property (i. e., lot, block, tract, as applicable):  
Peck's Manhattan Beach Tract, Block 5

---

4. Owner(s) Name, if different from Applicant(s): State of California
5. Applicant(s) relationship to property: Operator and manager of property
6. The Applicant(s) requests that the property be reclassified from a zone classification of PF to a zone classification of CPD.
7. On another sheet, state in full reasons supporting the requested change in zone. (Consider the compatibility of the projected property use, the effects on circulation in the area, and other factors of influence.)
8. Attach to this application a plat (property map showing the subject property and all adjacent property, including the zoning), together with a Certified Property Owner's List and a Radius Map, as per separate instructions.

OWNER'S AFFIDAVIT

STATE OF CALIFORNIA )  
 ) SS  
COUNTY OF LOS ANGELES )

We/I Anthony A. Ulm, Manager for Community Development  
being duly sworn, depose and say that we/I am the owner(s) of the property involved in this application and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my/our knowledge and belief.

Subscribed and sworn to before me this 12th day of

September, 1986.

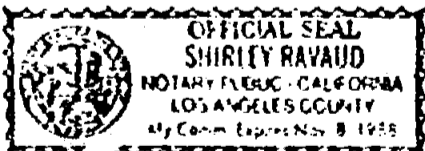
Shirley Ravaud

NOTARY PUBLIC

in and for the County of Los Angeles, State of California.

Signed:

Anthony A. Ulm  
California State Department of Parks  
and Recreation  
128 Pasco de la Plaza, Los Angeles 90012  
(Mailing Address)  
(213) 620-3312  
(Telephone)



**ZONE CHANGE**

### Zone Change

7. The proposed zone change is needed to allow for the Department of Beaches and Harbors Administration Building at 2600 The Strand to continue to be used for office purposes. Consolidation of the Department of Beaches and Harbors in Marina del Rey will leave the Manhattan Beach building vacant. It is proposed to lease this building to a professional legal, engineering or architectural firm and a zone of commercial planned development is required for this use. The current low intensity office use would remain the same and possibly even decrease. Vehicle trip attraction will be the same, or even less than seen during the full occupancy of this building by the Department of Beaches in previous years.

APPLICATION FOR COMMERCIAL PLANNED DEVELOPMENT  
CITY OF MANHATTAN BEACH (Sec. 10-3.16)

- Property Street Address 2600 The Strand Application # \_\_\_\_\_  
Date Received \_\_\_\_\_
- Applicant(s) Information: County of Los Angeles, Received By \_\_\_\_\_  
Name: Department of Beaches and Harbors Date of Hearing \_\_\_\_\_  
Mailing Address: 13837 Fiji V. /, Marina del Rey, 90292 Fee \_\_\_\_\_  
Zip Code \_\_\_\_\_  
Telephone No: (213) 823-4571 Received by \_\_\_\_\_
- Legal Description of Property (i.e., lot, block, tract, as applicable):  
Peck's Manhattan Beach Tract, Block 5
- Owner(s) Name, if different from Applicant(s): State of California
- Applicant(s) relationship to property: Operator and manager of property  
ADDRESS ITEMS 6 THROUGH 10 ON SEPARATE SHEET(S)  
AND ATTACH TO APPLICATION
- Attach to this application a plat (property map showing proposed features), together with a certified property owner's list and radius map, as per separate instructions.
- What original deed restrictions concerning subdivision and/or type of improvements permitted, if any, were placed on the property involved? Include lot splits by deed of record, and give the date said restrictions expire. (You may attach a copy of the original printed restrictions after properly underscoring those features concerned.)
- The Applicant requests a Commercial Planned Dev. to use the above-mentioned property for the following purposes:
- Describe the existing and projected uses within the area of the subject property and indicate that the proposed use will be compatible with said area (use diagrams if warranted).
- State the degree of technological processes and equipment as related to environmental factors and general public welfare (i.e., noise, smoke, dust, fumes, vibrations, odors, etc.) and indicate the controls contemplated.

OWNER'S AFFIDAVIT

STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES) SS

We/I Anthony A. Ulm, Manager for Community Involvement

being duly sworn, depose and say that we/I am the owner of the property involved in this application and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my/our knowledge and belief.

Subscribed and sworn to before  
me this 12th day of  
September, 1986.

Signed: Anthony A. Ulm  
California State Department of Parks and  
Recreation

128 Paseo de la Plaza, Los Angeles, CA 90012

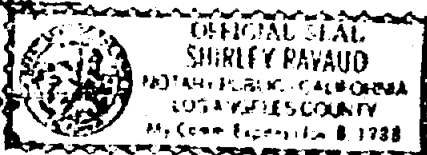
(Mailing Address)

(213) 620-3342

(Telephone)

Shirley Pavaud  
NOTARY PUBLIC

In and for the County of Los Angeles, State of California



\*Also see separate instructions for conditional use permits.

Commercial Planned Development

7. There are no original deed restrictions concerning subdivision and/or type of improvements permitted.
8. The property would be used as a low intensity professional office building.
9. Existing and projected uses of the property will be essentially the same - low intensity office functions. This low intensity use has been and would continue to be compatible with the surrounding residential properties.
10. Since the type of office use would remain practically the same a description of the degree of technological processes and equipment, and the controls needed is not applicable here.



APPLICATION FOR ZONE VARIANCE  
CITY OF MANHATTAN BEACH (sec. 10-3.16)

- Property Street Address 2600 The Strand Application # \_\_\_\_\_  
Date Received \_\_\_\_\_
- Applicant(s) Information: County of Los Angeles, Received By \_\_\_\_\_  
Name Department of Beaches and Harbors Date of Hearing \_\_\_\_\_  
Fee \_\_\_\_\_  
Mailing Address: 13837 Fiji Way, Marina del Rey 90292 Received by \_\_\_\_\_  
Telephone No. (213) 823-4571 Zip Code \_\_\_\_\_
- Legal Description of Property (i.e., lot, block, tract, as applicable):  
Peck's Manhattan Beach Tract, Block 5
- Owner(s) Name, if different from Applicant(s): State of California
- Applicant(s) relationship to property: Operator and manager of property

ADDRESS ITEMS 6 THROUGH 12 ON SEPARATE SHEET(S)  
AND ATTACH TO APPLICATION

- Attach to this application a plat (property map showing proposed features), together with a certified property owner's list and radius map, as per separate instructions.
- What original deed restrictions concerning subdivision and/or type of improvements permitted, if any, were placed on the property involved? Include lot splits by deed of record, and give the date said restrictions expire. (You may attach a copy of the original printed restrictions after properly underscoring those features concerned.)
- The Applicant(s) requests a variance to use the above-described property for the following purposes (submit adequate plans describing in detail the subject request):  
The law requires that the conditions set forth in the following four Sections 9, 10, 11 and 12 must be established before a variance can be granted. Answers to these questions must be complete and full.
- That there are exceptional or extraordinary circumstances or conditions applicable to the property or to the intended use that do not apply generally to the other property or class of use in the same vicinity and zone (state facts fully).
- That such variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and zone, but which because of special circumstances, is denied to the property in question (give reasons and facts in detail).
- That the granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in such vicinity and zone in which the property is located (state fully wherein your case satisfied these requirements).
- That the granting of such variance will not adversely affect the comprehensive general plan.

OWNER'S AFFIDAVIT

STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES) SS

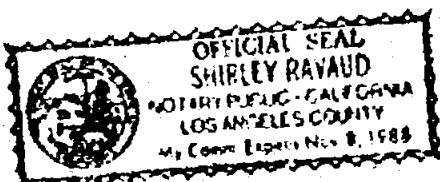
We/I Anthony A. Ulm, Manager for Community Involvement  
being duly sworn, depose and say that we/I am the owner(s) of the property involved in this application and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my/our knowledge and belief.

Subscribed and sworn to before  
me this 12<sup>th</sup> day of  
September, 1981

Shirley Ravaud  
NOTARY PUBLIC

In and for the County of Los Angeles, State of California.

Signed: Anthony A. Ulm  
California State Department of  
Parks and Recreation  
128 Paseo de la Plaza, Los Angeles,  
(213) 620-3342 CA 90012  
(Telephone)



### Zone Variance

7. There are no original deed restrictions concerning subdivision and/or type of improvements permitted.
8. The property would be used as a low intensity professional office building.
9. The building at 2600 The Strand was built on state land as a headquarters for the then Department of Beaches. In 1982 that department merged with the Department of Small Craft Harbors to become the Department of Beaches and Harbors. The consolidation of the two departments will ultimately result in the centralization of most administrative functions in Marina del Rey. This will result in the vacation of the building in Manhattan Beach for staff housing. In order to avoid disrepair and/or vandalism continued occupancy and security for the property is necessary.
10. In order for a similar low intensity neighborhood use to take place at this site the building should be leased to a professional legal, engineering or architectural firm.
11. The granting of this variance will not be materially detrimental to the public welfare or injurious to the property in the vicinity because it will be the continuation of already existing low intensity office use.
12. Since similar functions are already taking place at the site the general plan will not be adversely affected and should be amended to allow this use.



COUNTY OF LOS ANGELES  
DEPARTMENT OF BEACHES AND HARBORS



October 6, 1986

TED REED  
DIRECTOR  
ERIC BOURDON  
ASSISTANT DIRECTOR  
STAN WISNIEWSKI  
DEPUTY DIRECTOR

Ms. Terry Stambler-Wolfe  
Community Development Department  
City of Manhattan Beach  
1400 Highland Avenue  
Manhattan Beach, Ca. 90266

Dear Ms. Stambler-Wolfe:

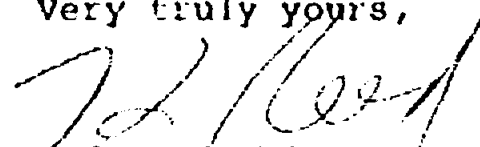
The County of Los Angeles Department of Beaches and Harbors requests that the City of Manhattan Beach General Plan and Coastal Plan be amended to permit the conversion of the building at 2600 The Strand from a government office to a private professional office.

As a result of a departmental reorganization and centralization of functions, our administration building in Manhattan Beach is no longer operationally required. To prevent vandalism and structural deterioration, the County has received permission from the State Department of Parks and Recreation to lease this building for non-park-related purposes (see attached).

The County will issue a five-year lease of the structure for any type of general office use supporting a professional service such as: doctors' office, architectural office, engineering office, etc. No peak hours are anticipated because of the professional nature of the offices.

Attached are applications for a zone change, a zoning variance, a conditional use permit and commercial planned development with all of the necessary supporting materials.

Very truly yours,



Ted Reed, Director

TR:LNC:  
BB:js  
Attachments

## DEPARTMENT OF PARKS AND RECREATION

P.O. BOX 2390

SACRAMENTO 95811

(916) 445-2358

AUG 11 '86



|                | 1st | 2nd |
|----------------|-----|-----|
| Director       |     |     |
| Asst. Dir.     |     |     |
| Dep. Dir.      |     |     |
| Business Prod. |     |     |
| Public Serv.   |     |     |
| Buildg. & Pln. |     |     |
| Perf. & Prog.  |     |     |
| Comm. Serv.    |     |     |
| Unemp.         |     |     |
| Planning       |     |     |
| Safety & Sec.  |     |     |
| File           |     |     |

AUG 11 1986

Honorable Pete Schabarum, Chairman  
Board of Supervisors  
County of Los Angeles  
500 West Temple Street, Room, 358  
Los Angeles, CA 90012

Dear Chairman Schabarum:

Pursuant to our June 17, 1986 meeting and in reply to Mr. Ted Reed's letters of May 7, 1986 and June 5, 1986, enclosed is our proposed operating agreement for Los Angeles County Beaches. Please review the enclosed document and submit any written comments to our Office of Economic and Fiscal Affairs.

In addition, listed below is our Department's position on each of the subject issue addressed in the above-mentioned letters not explicitly covered by the enclosed operating agreement.

First, we are prepared to proceed with the Manhattan Beach office lease proposal and master food concession request for proposal.

Second, until the housing issue between the Air Force and the City of Los Angeles is resolved, the State is unwilling to enter into a commitment involving White Point.

Third, as before, we support the capital improvement cost sharing sought by the County. However, current improvement funds must be allocated on a statewide basis and await funding by the Legislature.

Fourth, if the County wants to return Manhattan Pier to the State, it must also include the parking lots.

Additionally, the Department is supportive of a fee increase and anticipates including the Los Angeles County increases in the annual adjustment schedule for January 1, 1987.

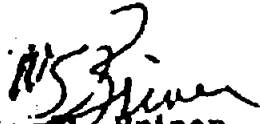
Fifth, a long-term agreement for the operation of the county beaches is acceptable, provided the County agrees to accept liability for the next year, as in the existing agreement, and agrees to negotiate an acceptable solution during the next year for the balance of the agreement term.

Chairman  
Board of Supervisors  
Page 2

MUG C 7 1386

Finally, the enclosed draft operating agreement does not include exhibits. These will be forwarded as soon as our Department staff has had sufficient time to identify the numerous parcels.

Sincerely,

  
W. S. Briner  
Director

Enclosure

cc: Members, L. A. County  
Board of Supervisors  
Mr. James Hankla  
Mr. Ted Reed

Mr. Steven Merksamer  
Governor's Office  
The Capitol  
Sacramento, CA 95814

Mr. Gordon K. Van Vleck  
Secretary for Resources  
The Resources Agency  
1416 9th Street  
Sacramento, CA 95814

Base

OPERATING AGREEMENT

#1257

Between the

STATE OF CALIFORNIA, BY AND THROUGH THE STATE PARK COMMISSION OF THE STATE OF CALIFORNIA

and

THE COUNTY OF LOS ANGELES

Relating to the development, operation, maintenance and control of certain real property in the County of Los Angeles, as part of the State Park System.

THIS AGREEMENT, made and entered into in duplicate original this 22nd day of June, 1956,

BY AND BETWEEN

THE STATE OF CALIFORNIA, acting by and through the State Park Commission of the State of California, hereinafter referred to as "State"

AND

THE COUNTY OF LOS ANGELES, a body corporate and politic, hereinafter referred to as "County"

WITNESSETH:

WHEREAS, State has heretofore acquired for park and recreational purposes certain real property in the County of Los Angeles which real properties are hereinafter more particularly identified; and

WHEREAS, State and County entered into two fifty year operating agreements dated the 8th day of October, 1943, and the 1st day of November, 1949, concerning said real properties; and

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1                   WHEREAS, said operating agreements contain a pro-  
2 vision permitting the parties to terminate the agreements by  
3 mutual consent; and

4  
5                   WHEREAS, the parties hereto agree that it would be  
6 advantageous to all concerned to terminate said operating  
7 agreements and enter into a new operating agreement; and

8  
9                   WHEREAS, said properties are under the jurisdiction  
10 and control of State; and

11  
12                   WHEREAS, State is authorized, pursuant to the pro-  
13 visions of Section 5007 of the Public Resources Code of the  
14 State of California to enter into contracts with cities,  
15 counties and other political subdivisions of the State of  
16 California for the care, maintenance, and control, for the  
17 purposes of the State Park System, by either party to the con-  
18 tract, of lands under the jurisdiction and control of the other  
19 party to the contract, and to provide for the expenses of such  
20 care, maintenance, and control to be paid from the general fund  
21 of such city, county, or other political subdivision, or from  
22 the funds of State, as the case may be;

23  
24                   NOW, THEREFORE, in consideration of the mutual  
25 covenants hereinafter contained, the parties hereto agree as  
26 follows:

27  
28                   1. That said operating agreements made and entered  
29 into on the 8th day of October, 1948, and the 1st day of  
30 November, 1949, by State and County, to, and the same are  
31 hereby terminated by mutual consent of the parties.

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2. That County shall have, for a period of twenty-five (25) years from July 1, 1956, the care, maintenance and control of the real properties hereinafter identified, for the purposes of the State Park System, and to that end and during said period of years, the said County is hereby given control of said properties for the purposes of developing, maintaining, controlling, and operating the same for recreational and park purposes; and that during said period County shall pay all the costs of developing, maintaining, controlling and operating said properties for said purposes, and State shall not, during said period, be liable for the cost of said development, maintenance, control, or operation.

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However, if the State prior to the expiration of the term of this agreement and by mutual agreement with the County assumes the care, maintenance, and control of any unit of the State Park System being administered by County under the terms of this agreement, State, subject to the availability of appropriations therefor, shall at the time of assuming such care, maintenance, and control pay to County the market value for those existing structures and developments which County has constructed and paid for (not including developments which concessioners and others may have erected) within said park unit during the term of this agreement, provided that if the premises or any part thereof are taken by eminent domain, the County shall be awarded the market value of existing improvements erected by it during the term of this agreement.

3. While this operating agreement is in force and effect, said properties shall, at all times, be accessible and subject to the use and enjoyment of all citizens of the State of



1 California, and all other persons entitled to use and enjoy  
2 the same, subject, however, in the matter of such use and  
3 enjoyment, to the control of County in conformity with this  
4 operating agreement.

5 County may, subject to the prior approval in  
6 writing of State, grant concessions in or upon the hereinafter  
7 described state park areas, consistent with the use by the  
8 general public thereof for park and recreational purposes, such  
9 concessions to be for the benefit, convenience, and enjoyment  
10 of the general public using said state park areas. The rights  
11 of the public to the use and enjoyment of said areas shall  
12 thereupon be limited by such concession agreements and such  
13 rules and regulations as may be promulgated by County for the  
14 use and enjoyment of such areas. Any such rules promulgated  
15 by County shall conform to and be consistent with the rules and  
16 regulations promulgated by State and generally applicable to  
17 the State Park System. The properties hereinafter identified  
18 shall not be used for any other purpose than the purposes herein  
19 enumerated.  
20

21 This agreement shall not, nor shall any interest  
22 therein or thereunder, be assigned, mortgaged, hypothecated or  
23 transferred either by County or by operation of law, nor shall  
24 County let or sublet, or grant any licenses or permits with  
25 respect to the use and occupancy of, the said premises or any  
26 portion thereof, without the written consent of State first had  
27 and obtained,  
28

29 It is agreed and understood between the parties  
30 hereto that any charges, fees, or collections made by County  
31

1 for services, benefits, or accommodations to the general public  
2 shall be limited to actual needs for care, maintenance, and  
3 control, and that commercialization for profit shall not be  
4 engaged in by County.

5  
6 4. County shall maintain and keep in good order and  
7 repair any and all buildings or other structures that are now  
8 located on said state park areas or that may hereafter be con-  
9 structed thereon. In connection with such buildings or  
10 structures on said areas, it is understood and agreed that any  
11 liability which may arise or be adjudged, decreed, or declared,  
12 shall be assumed by County if such liability should arise or  
13 grow out of the neglect and failure of County to keep said  
14 structures in proper condition and repair.

15  
16 5. It is further agreed and understood between the  
17 parties hereto that any development, beach erosion control or  
18 protection work which may be undertaken by State or the United  
19 States of America, along or on said state park areas, in the  
20 manner provided by law or under the rules of State, shall not,  
21 in any way, be construed as constituting termination of this  
22 operating agreement or in any way affect the same.

23  
24 State shall have the right to enter into agreements  
25 for such work during the term hereof and to go upon said state  
26 park areas or to authorize any person, firm or corporation to  
27 go upon said areas for the purpose of such construction, beach  
28 erosion protection or control work, or the doing of other public  
29 work for the improvement or development of said state park areas,  
30 provided that State shall give County written notice of its  
31 intention to do any of the work herein mentioned before such  
32 work is undertaken.

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6. It is further agreed that any and all development, construction, or improvement other than the above mentioned shall be under the supervision, control, and subject to the prior approval in writing of State, and shall be in accordance with a master plan of development which also shall be subject to the prior approval in writing of State.

7. All income received and all expenditures made by County in relation to concessions, special services and all other matters incident to the control of said state park areas shall be reported annually to State and such portion of income as may exceed the cost and expense incurred by County shall be utilized by County for additional operation and maintenance of said state park areas. Such annual report shall be made for the annual period commencing on July 1, and terminating on June 30, and shall be filed with State not later than September 30 of each year. The first report hereunder shall be filed by County not later than September 30, 1956, and shall cover the period beginning with the effective date of this contract and terminating on June 30, 1956.

Said report shall include the statements of income and expenditures of each state park area and appended thereto shall be a daily report of the number of visitors in each area as well as the number of vehicles.

The books, records, and accounts kept by County, applying to the operation of the state park areas, shall always be open for audit and inspection by State.

1 8. It is understood and agreed by and between the  
2 parties hereto that State, intends to acquire additional real  
3 properties within the County of Los Angeles and any such addi-  
4 tional real properties so acquired by the State may be included  
5 under this operating agreement by amendment hereto. It is  
6 further understood and agreed by the parties hereto, that all  
7 applications for real property rights, appurtenant to the real  
8 properties herein described, shall be made in the name of and  
9 on behalf of State, and shall be subject to the prior approval  
10 in writing of State.  
11

12 9. Notices desired or required to be given hereunder  
13 or under any law now or hereafter in effect may, at the option  
14 of the party giving same, be given by enclosing the same in a  
15 sealed envelope addressed to the party for whom intended and by  
16 depositing said envelope, with postage prepaid, certified with  
17 return receipt requested, in the United States Post Office or  
18 any substation thereof,  
19

20 In the event such notice is being given to County,  
21 such notice and the envelope containing the same shall be  
22 addressed to the Board of Supervisors of the County of Los  
23 Angeles, Fifth Floor, Hall of Records, Los Angeles 12,  
24 California, or such other place as may hereafter be designated  
25 in writing by or on behalf of County; and in the event that  
26 said notice is being given to State said notice and the envelope  
27 containing the same shall be addressed to the Division of Beaches  
28 and Parks, Department of Natural Resources, P. O. Box 2350,  
29 Sacramento 11, California,  
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10. The real properties under the jurisdiction and control of State, the control, care, and maintenance of which are by this operating agreement given over to County, shall be known as "State Parks", and are identified by name and recorded document on the attached sheet marked "Exhibit A", and by reference thereto made a part hereof.

IN WITNESS WHEREOF, the parties hereto have caused this operating agreement to be duly executed in duplicate original as of the day, month and year first hereinabove written.

STATE OF CALIFORNIA, acting by and through its State Park Commission

By [Signature]  
J. N. [Name], Chairman

WITNESSES:

[Signature]  
J. H. [Name]  
Executive Secretary

[Signature]  
[Name]  
[Title]

APPROVED:

[Signature]  
[Name]  
Administrative Officer  
Director of Natural Resources

COUNTY OF LOS ANGELES

[Signature]  
[Name]  
Chairman, Board of Supervisors

WITNESSES:

[Signature]  
[Name]

"EXHIBIT A"

The real properties owned by the State of California, the control, care, and maintenance of which are by the attached lease agreement given over to the County of Los Angeles, shall be known as "State Parks", and are identified as follows:

1. HAWAIIAN BEACH STATE PARK

- (a) Deed from the County of Los Angeles recorded as Document No. 213, on September 13, 1931, in Book 11,111, Page 245, Official Records of Los Angeles County.
- (b) Deed recorded as Document No. 214, on September 13, 1931, in Book 11,109, Page 274, Official Records of the County of Los Angeles.
- (c) Deed from the County of Los Angeles recorded as Document No. 2649, on October 27, 1917, in Book 85,674, Page 291, Official Records of Los Angeles County.
- (d) A Final Order of Condemnation in the case of "People v. Nell S. McCarthy, et al.", being No. 543589 on the Records of the Superior Court of the State of California in and for the County of Los Angeles, and recorded as Document No. 2733 on May 9, 1953, in Book 61125, Page 297, Official Records of the County of Los Angeles.

2. REDONDO BEACH STATE PARK

- (a) Deed from the County of Los Angeles recorded as Document No. 2257, on March 10, 1943, in Book 33,054, Page 421, Official Records of Los Angeles County.
- (b) Deed recorded as Document No. 1173, on May 13, 1933, in Book 37,253, Page 364, Official Records of Los Angeles County.

MAILED 10/10/53  
COUNTY OF LOS ANGELES  
RECORDS & CLERK  
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3. PLACERITA CANYON STATE PARK

(a) Deed from Frank E. Walker, dated June 13, 1919, and recorded on September 27, 1919, in Book 31,039, Page 107, Official Records of the County of Los Angeles.

4. MALIBU LAGOON BEACH STATE PARK

(a) Deed from Malibu Casketstock Improvement Company, dated October 2, 1931, and recorded December 13, 1931, in Book 37,842, Page 152, Official Records of the County of Los Angeles.

(b) Deed from Malibu Improvement Corporation, recorded October 30, 1931, as Document No. 1237, in Book 45,243, Page 197, Official Records of the County of Los Angeles.

5. LAS TUNAS BEACH STATE PARK

(a) Deed from Clara L. Wood, Executrix of the last will of Samuel G. Wood, deceased, recorded as Document No. 159 on May 15, 1933, in Book 41,797, Page 83, Official Records of the County of Los Angeles.

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AMENDMENT (1)

to

OPERATING AGREEMENT

BETWEEN THE

STATE OF CALIFORNIA, BY AND THROUGH THE  
STATE PARK COMMISSION OF THE STATE OF CALIFORNIA

and

COUNTY OF LOS ANGELES

THIS AMENDMENT, made and entered into this 26th day  
of July, 1957, by and between the STATE OF CALIFORNIA, acting  
by and through the State Park Commission of the State of  
California, hereinafter referred to as "State" and the COUNTY  
OF LOS ANGELES, a body politic and corporate, hereinafter  
referred to as "County",

**W I T N E S S E T H**

WHEREAS, State and County entered into an operating  
agreement under date of June 22, 1956, relating to the develop-  
ment, maintenance and control of certain lands located in the  
City of Manhattan Beach for recreational and park purposes;  
and

WHEREAS, specific provision is made in said operating  
agreement of June 22, 1956, for the inclusion of additional  
properties; and

WHEREAS, State has acquired for park and recreational  
purposes certain additional real properties in the City of Man-  
hattan Beach hereinafter more particularly described; and

WHEREAS, it is the intent of the parties hereto to  
amend the aforesaid operating agreement in the manner hereinafter  
provided;



1                   NOW, WHEREFORE, in consideration of the mutual  
2 covenants and benefits the parties hereto agree to amend  
3 Exhibit "A" of said operating agreement of June 22, 1956,  
4 to include       land described as:

5       A certain real property located in the  
6 City of Manhattan Beach, County of Los Angeles,  
7 State of California, described as follows, to  
8 wit:

9       That certain strip of ground, two hundred feet  
10 wide, being one hundred feet on each side of the  
11 center line of Manhattan Beach Boulevard (formerly  
12 Center Street), produced westerly and extending  
13 from the right of way of the Pacific Electric  
14 Railway Company to the waters of the Pacific Ocean;  
15 and that portion of said Manhattan Beach Boulevard  
16 (formerly Center Street), one hundred feet wide,  
17 beginning at a point in the westerly prolongation  
18 of said Manhattan Beach Boulevard (formerly Center  
19 Street), said point being one hundred eighty feet  
20 westerly from the westerly line of The Strand,  
21 the bearing of said prolongation being South 67°  
22 28' 00" West; thence South 22° 32' East a distance  
23 of 50 feet; thence South 67° 28' West a distance  
24 of 100 feet; thence North 22° 32' West a distance  
25 of 100 feet; thence North 67° 28' East a distance  
26 of 100 feet; thence South 22° 32' East a distance  
27 of 50 feet;

28       ALSO all of the structure upon or adjacent to the  
29 above described parcel known as the Manhattan  
30 Beach Municipal Pier, which extends in a general  
31 westerly direction approximately 923 feet into the  
Pacific Ocean, with its appurtenances and all  
pertaining thereto;

EXCEPTING AND RESERVING to said City of Manhattan  
Beach all oil, gas and other hydrocarbon substances  
in and under the property above described with the  
right to plant drill from adjacent or other property,  
and to remove the same but without any right in  
grantor to use or disturb the said property within  
100 feet of the surface thereof for any such purpose,  
nor to do any drilling within 1500 feet of the  
property described herein.

1 In all other respects said operating agreement is to remain  
2 intact.

3 IN WITNESS WHEREOF, the parties hereto have caused  
4 this Amendment to Agreement to be executed by their duly  
5 authorized officers, the day and year first hereinabove written.

6 STATE OF CALIFORNIA, Acting by and  
7 through its State Park Commission

8 By \_\_\_\_\_  
9 J. R. RICHARDS, Chairman

10 ATTEST:

11 \_\_\_\_\_  
12 J. H. COVINGTON,  
13 Executive Secretary

14 APPROVED:

15 \_\_\_\_\_  
16 EDWIN DEESON,  
17 Director of Natural Resources

18 APPROVED:

19 \_\_\_\_\_  
20 DEPARTMENT OF FINANCE

21 COUNTY OF LOS ANGELES

22 By \_\_\_\_\_  
23 Chairman of Board of Supervisors

24  
25 ATTEST:

26 \_\_\_\_\_  
27 Deputy

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Handwritten: Manhattan Beach

AMENDMENT #5

to

OPERATING AGREEMENT

between the

STATE OF CALIFORNIA, BY AND THROUGH THE STATE PARK COMMISSION OF THE STATE OF CALIFORNIA

and

COUNTY OF LOS ANGELES

THIS AMENDMENT, made and entered into this 20th day of June, 1958, by and between the STATE OF CALIFORNIA, acting by and through the State Park Commission of the State of California, hereinafter referred to as "State" and the COUNTY OF LOS ANGELES, a b. c. d. e. f. g. h. i. j. k. l. m. n. o. p. q. r. s. t. u. v. w. x. y. z. hereinafter referred to as "County",

W I T N E S S E T H:

WHEREAS, State and County entered into an operating agreement under date of June 22, 1956, relating to the development, maintenance and control of certain lands located in the County of Los Angeles for recreational and park purposes; and

WHEREAS, specific provision is made in said operating agreement of June 22, 1956, for the inclusion of additional properties; and

WHEREAS, State has acquired or is in the process of acquiring for park and recreational purposes certain additional real properties in the Manhattan Beach Area hereinafter more particularly described; and

WHEREAS, it is the intent of the parties hereto to include the lands herein described in the current operating agreement referred to above; and

JUN 20 1958

Handwritten signature and initials

1           NOW, THEREFORE, in consideration of the mutual  
2 covenants and benefits the parties hereto agree to amend  
3 Exhibit "A" of said operating agreement of June 22, 1956,  
4 to include the land described as:

5           That certain strip of ground, two hundred feet  
6 wide, being one hundred feet on each side of  
7 the center line of Manhattan Beach Boulevard  
8 (formerly Center Street), produced westerly  
9 and extending from the right of way of the  
10 Pacific Electric Railway Company to the waters  
11 of the Pacific Ocean; and that portion of said  
12 Manhattan Beach Boulevard (formerly Center  
13 Street), one hundred feet wide, beginning at  
14 a point in the westerly prolongation of said  
15 Manhattan Beach Boulevard (formerly Center  
16 Street), said point being one hundred eighty  
17 feet westerly from the westerly line of the  
18 Strand, the bearing of said prolongation  
19 being South 67° 28' West; thence South 22° 32'  
20 East a distance of 50 feet; thence South 67°  
21 28' West a distance of 1030 feet; thence North  
22 22° 32' West a distance of 100 feet; thence  
23 North 67° 28' East a distance of 1030 feet;  
24 thence South 22° 32' East a distance of 50 feet;

25           ALSO all of the structures upon or adjacent to the above  
26 described parcel known as the Manhattan Beach Municipal Pier,  
27 which extends in a general westerly direction approximately  
28 928 feet into the Pacific Ocean, with its appurtenances and  
29 all pertaining thereto:

30           Should the property description above set forth  
31 encompass any land that title to which is not perfected or  
which is not now vested in State, this agreement shall give and  
shall be construed as giving, to County a right and possession  
only to the extent such right may be lawfully given by State.  
In all other respects said operating agreement is to remain  
intact.

1 IN WITNESS WHEREOF, the parties hereto have caused  
2 this Amendment to Agreement to be executed by their duly  
3 authorized officers, the day and year first hereinabove written.

4 STATE OF CALIFORNIA, Acting by and  
5 through its State Park Commission

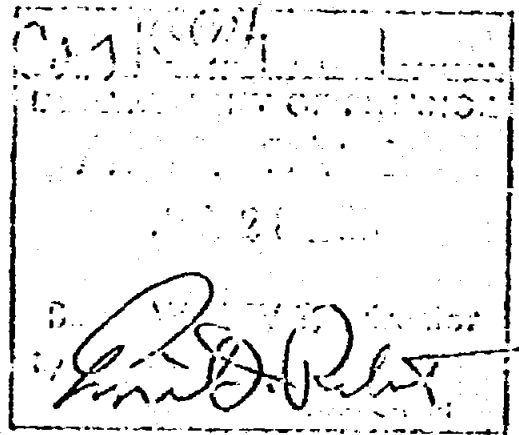
6 By [Signature]  
7 J. R. THOLENARD, Chairman

8 ATTEST:

9  
10 [Signature]  
11 ERNEST P. HANSON  
12 Executive Secretary Pro Tempore

13  
14 APPROVED:

15 [Signature]  
16 DEBBIE ROSSON  
17 Director of Natural Resources



APPROVED:

DEPARTMENT OF FIREARMS

COUNTY OF LOS ANGELES,

By [Signature]  
Chairman of Board of Supervisors

ATTEST: HAROLD J. OSTLY, County Clerk  
and ex-officio Clerk of the Board of Super-  
visors,

By [Signature] Deputy  
County

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AMENDMENT #8

to

OPERATING AGREEMENT

between the

STATE OF CALIFORNIA, BY AND THROUGH THE  
STATE PARK COMMISSION OF THE STATE OF CALIFORNIA

and

COUNTY OF LOS ANGELES

THIS AMENDMENT, made and entered into this 1st day of August, 1959, by and between the STATE OF CALIFORNIA, acting by and through the State Park Commission of the State of California, hereinafter referred to as "State" and the COUNTY OF LOS ANGELES, a body politic and corporate, hereinafter referred to as "County";

W I T N E S S E T H:

WHEREAS, State and County entered into an operating agreement under date of June 22, 1956, relating to the development, maintenance and control of certain lands located in the County of Los Angeles for recreational and park purposes; and

WHEREAS, specific provision is made in said operating agreement of June 22, 1956, for the inclusion of additional properties; and

WHEREAS, State has acquired or is in the process of acquiring for park and recreational purposes certain additional real properties in the Manhattan Beach Area hereinafter more particularly described; and

WHEREAS, it is the intent of the parties hereto to include the lands herein described in the current operating agreement referred to above; and

Witness my hand and seal this 1st day of August 1959.

GOVERNOR

*[Signature]*

1 NOW, WHEREAS, in consideration of the mutual  
 2 covenants and benefits the parties hereto agree to amend  
 3 Exhibit "A" of said operating agreement of June 22, 1956,  
 4 to include the land described as:

5 All that real property described in the deed  
 6 from Helen Nelson to State, recorded February  
 7 20, 1959 in Book D 372, Page 873, Los Angeles  
 8 County Records, more particularly described as  
 9 follows:

10 Lot 83, E 1/4, S 1/4, E 1/4, S 1/4, in Tier 2026, in the  
 11 City of Manhattan Beach, County of Los Angeles,  
 12 State of California, as per map recorded in book 12  
 13 page 171 of maps, in the office of the county recorder  
 14 of said county.

15 EXCEPTING and reserving to the said grantor, her heirs,  
 16 and assigns, all oil, gas and other hydrocarbon sub-  
 17 stances in and under said property, but without any  
 18 right in the grantor to use or disturb said property  
 19 within 300 feet of the surface.

20 In all other respects said operating agreement is to  
 21 remain intact.

22 IN WITNESS WHEREOF, the parties hereto have caused this  
 23 Amendment to Agreement to be executed by their duly authorized  
 24 officers, the day and year first hereinabove written.

25 STATE OF CALIFORNIA, Acting by and  
 26 through the State Park Commission  
 27 By the Department of Natural Resources,  
 28 Successor in Interest to the State  
 29 Park Commission  
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 XXXXXXXXXXXXXXXXXXXXXXXX  
 By \_\_\_\_\_ Chief  
 DEWITT NELSON, Director

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101 ATTEST: GORDON T. NESVIG,  
 102 CLERK OF THE BOARD OF SUPERVISORS  
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Manhattan Shore  
- 600 sq. ft. lots -  
- 26 sq. ft. lots -  
- 64 sq. ft. Bldg. site -

Manhattan Beach Bldg. Co.  
Manhattan Canyon Bldg. Co.

AMENDMENT #7

to

OPERATING AGREEMENT

between the

STATE OF CALIFORNIA, BY AND THROUGH THE  
STATE PARK COMMISSION OF THE STATE OF CALIFORNIA

and

COUNTY OF LOS ANGELES

THIS AMENDMENT, made and entered into this 15th day of May, 1959, by and between the STATE OF CALIFORNIA, acting by and through the State Park Commission of the State of California, hereinafter referred to as "State" and the COUNTY OF LOS ANGELES, a body politic and corporate, hereinafter referred to as "County",

W I T N E S S E T H:

WHEREAS, State and County entered into an operating agreement under date of June 22, 1956, relating to the development, maintenance and control of certain lands located in the County of Los Angeles for recreational and park purposes; and

WHEREAS, specific provision is made in said operating agreement of June 22, 1956, for the inclusion of additional properties; and

WHEREAS, State has acquired or is in the process of acquiring for park and recreational purposes certain additional real properties in the Manhattan Beach Area and ~~Manhattan Canyon Area~~ <sup>Manhattan</sup> ~~Area~~, hereinafter more particularly described; and

WHEREAS, it is the intent of the parties hereto to include the lands herein described in the current operating agreement referred to above; and

AUG 4 1959

*[Signature]*  
County Clerk

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1 NOW, THEREFORE, in consideration of the mutual  
2 covenants and benefits the parties hereto agree to amend  
3 Exhibit "A" of said operating agreement of June 22, 1956,  
4 to include the land described as:

5 MANHATTAN BEACH STATE PARK:

6 Parcel 1  
7 Lot 1 in Block 11 of Tract No. 8357, as said  
8 Tract is located partly within and partly  
9 without the City of Manhattan Beach, in the  
10 County of Los Angeles, State of California,  
11 as per map recorded in Book 115, pages 82 and  
12 83, of Maps, in the Office of the County  
13 Recorder of said County, said land being  
14 situated within the limits of the City of  
15 Manhattan Beach;

16 Parcel 2  
17 Lot 1 in Block 9 of Tract No. 8357, in the  
18 City of Manhattan Beach, County of Los Angeles,  
19 State of California, as per map recorded in  
20 Book 115, pages 82 and 83, of Maps, in the  
21 office of the County Recorder of said County;

22 Parcel 3  
23 All of Block 5 in Peck's Manhattan Beach  
24 Tract in the City of Manhattan Beach, County  
25 of Los Angeles, State of California, as per  
26 map recorded in Book 7, page 34, of Maps, in  
27 the Office of the County Recorder of said  
28 County;

29 ALSO the easterly 10 feet of that portion  
30 of "The Strand" adjoining said Block 5 on  
31 the West, and lying between the westerly  
prolongation of the northerly and southerly  
lines of said Block as vacated by order of  
the Board of Trustees of the City of Manhattan  
Beach, a certified copy of which order is  
recorded in Book 256, page 39, of Miscellaneous  
Records of said County;

ALSO that portion of 26th Place lying between  
Ocean Drive and Manhattan Avenue and lying  
southeasterly of and adjoining Lots 1 to 4,  
inclusive, in said Block 5, as vacated by  
Ordinance No. 407 of said City of Manhattan  
Beach;

EXCEPT from Lots 5 to 10, inclusive, the  
easterly 10 feet thereof conveyed to the  
City of Manhattan Beach for street purposes  
by deeds recorded in Book 6231, page 49, of  
Deeds, Book 6203, page 301, of Deeds, Book  
6227, page 157, of Deeds and Book 6226, page  
117, of Deeds;

1 EXCEPTING and reserving to the said grantor,  
2 his successors and assigns all oil, gas, and  
3 other hydrocarbon substances in and under said  
4 property, but without the right in the grantor  
5 to use or disturb the property within 100 feet  
6 of the surface;

7 Parcel 2

8 That patented placer mining claim known as  
9 Diamond Oil & Placer Mining claim described  
10 as the south half of the southwest quarter,  
11 and the east half of the northeast quarter  
12 of the southwest quarter, all in Section 3,  
13 Township 3 North, Range 15 West, San Bernardino  
14 Meridian, in the County of Los Angeles, State  
15 of California, according to the official plat  
16 of said land filed in the District Land Office  
17 on January 21, 1875;

18 EXCEPTING therefrom any veins or lodges of  
19 quartz, or other rock in place bearing gold,  
20 silver, cinnabar, lead, tin, copper, or other  
21 valuable deposits within said limits which may  
22 have been discovered or known to exist on or  
23 prior to September 1, 1900;

24 EXCEPTING and reserving to the said grantor,  
25 his successors and assigns all oil, gas, and  
26 other hydrocarbon substances in and under said  
27 property, but without the right in the grantor  
28 to use or disturb the property within 100 feet  
29 of the surface;

30 Parcel 3

31 That patented placer mining claim described as  
the southwest quarter of the northwest quarter  
of Section 3, Township 3 North, Range 15 West,  
San Bernardino Meridian, in the County of Los  
Angeles, State of California, according to the  
official plat of said land filed in the District  
Land Office on January 21, 1875; also the west  
half of the southeast quarter of the northwest  
quarter of said Section; also the west half of  
the northeast quarter of the southwest quarter  
of said Section; also the east half of the north-  
west quarter of the southwest quarter of said  
section; also that portion of Section 4, Town-  
ship 3 North, Range 15 West, San Bernardino  
Meridian, in said County and State, according  
to the official plat of said land filed in the  
District Land Office on January 21, 1875,  
described as follows:

Beginning at the northeast corner of the south-  
east quarter of the northeast quarter; thence  
southerly along the east line of said section to  
a point northerly thereon 165 feet from the  
southeast corner of the said northeast quarter  
of Section 4; thence westerly parallel with the  
southerly line of the said northeast quarter,  
a distance of 330 feet; thence northwesterly

1 along a direct line to the northeast corner of  
2 the southwest quarter of the southeast quarter  
3 of the northeast quarter of said Section 4;  
4 thence westerly along the northerly line of the  
5 said southwest quarter of the southeast quarter  
6 of the northeast quarter to the northwest corner  
7 thereof; thence northerly along the prolongation  
8 of the westerly line of the said southwest quarter  
9 of the southeast quarter of the northeast quarter,  
10 a distance of 155 feet; thence northwesterly along  
11 a direct line to a point in the east line of the  
12 northwest quarter of the southwest quarter of the  
13 northeast quarter of said Section 4, distant  
14 northerly thereon 330 feet from the south line  
15 of the last mentioned quarter quarter  
16 section; thence westerly parallel with the south-  
17 erly line of the north half of said Section 4,  
18 to the west line of the southeast quarter of the  
19 northwest quarter of said Section 4; thence  
20 southerly thereon 330 feet, more or less, to  
21 the south line of the north half of the south  
22 half of the northwest quarter of said Section 4;  
23 thence westerly along the last mentioned south  
24 line to the west line of said Section 4; thence  
25 north along the said last mentioned west line to  
26 the southerly line of Government Lot 4 in said  
27 Section 4; thence easterly along the southerly  
28 lines of Government Lots 4, 3, 2, and 1, in said  
29 Section 4 to the point of beginning;

30 EXCEPTING therefrom any veins or lodes of quartz,  
31 or other rock in place bearing gold, silver,  
cinnabar, lead, tin, copper, or other valuable  
deposits within said limits which may have been  
discovered or known to exist on or prior to the  
23rd day of December, 1899;

EXCEPTING that property that was granted to the  
County of Los Angeles in Road Deed recorded in  
Book D57, pages 269-72, March 28, 1953;

EXCEPTING and reserving to the said grantor, his  
successors and assigns all oil, gas, and other  
hydrocarbon substances in and under said property,  
but without the right in the grantor to use or  
disturb the property within 100 feet of the sur-  
face;

SUBJECT TO covenants, provisions and reservations  
of record, and particularly to a right of way 15  
feet wide for a single road, as same now exists,  
branching to the south from the main Placerita  
Canyon Road, over a portion of the south half of  
the northeast quarter of the southwest quarter  
of the northeast quarter of Section 4, and over:

The southwest quarter of the northwest quarter  
of the southeast quarter of the northeast quarter  
of Section 4, as granted to Mary E. Hether, by  
deed recorded December 21, 1940 in Book 16051  
page 87, Official Records, Instrument No. 235;

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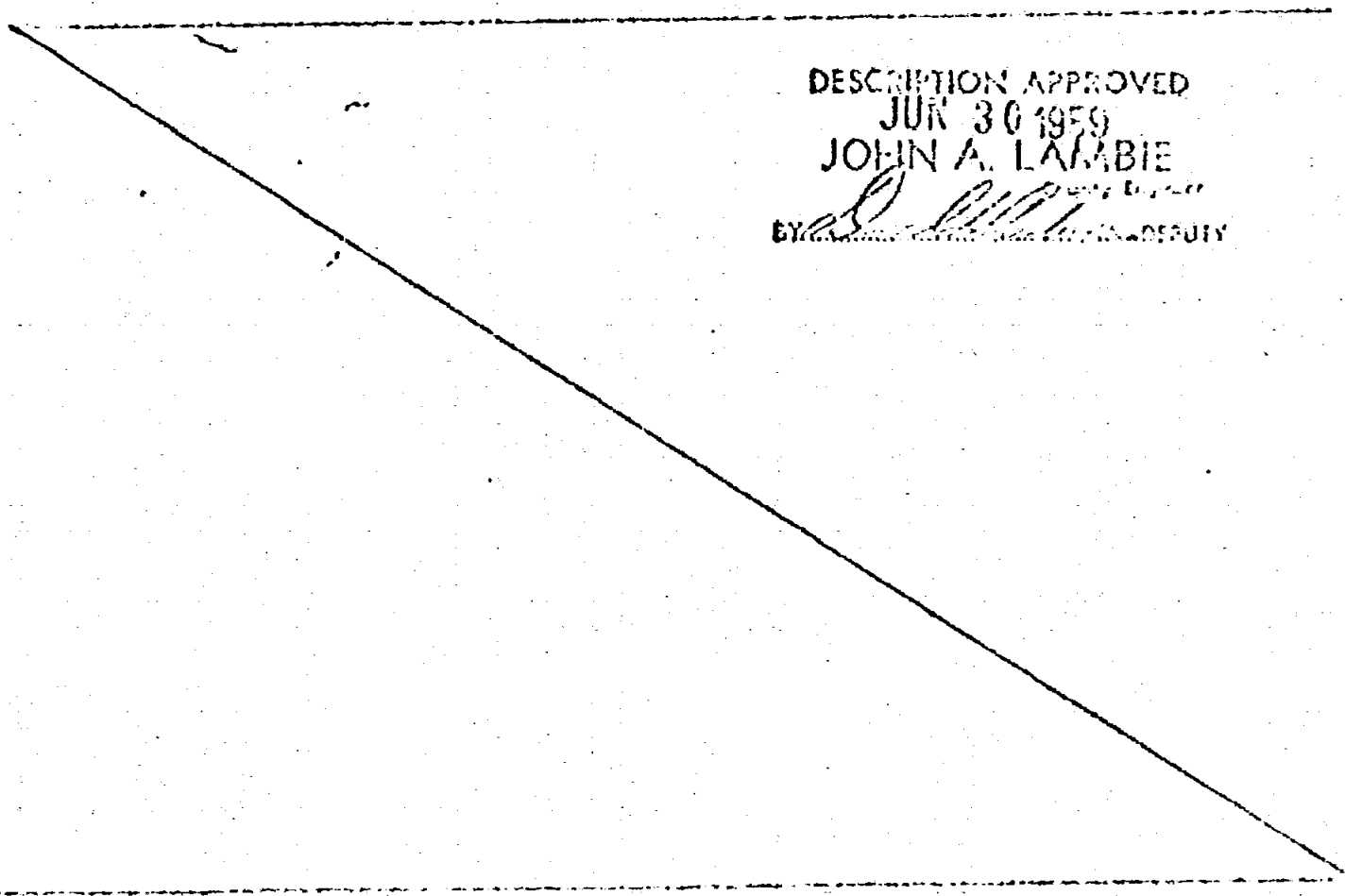
Parcel 4

The east 5 acres of that portion of the Leoline Placer Mining Claim, as described in Patent dated July 21, 1913, recorded on August 5, 1913 as Instrument No. 143 in Book 5528, page 232 of Deeds, in the Office of the County Recorder of said County, included within the boundaries of the north half of the southwest quarter of the northeast quarter of Section 5, Township 3 North, Range 15 West, San Bernardino Meridian, in the County of Los Angeles, State of California, according to the official plat of said land filed in the District Land Office on February 9, 1832.

EXCEPTING any veins or lodes of quartz or other rock in place bearing gold, silver, cinnabar, lead, tin, copper, or other valuable deposits within the land above described, which may have been discovered, or known to exist on or prior to November 2, 1910, as excepted by the United States of America, in Patent, recorded in Book 5528, page 232 of Deeds.

ALSO EXCEPTING therefrom such segments of veins or lodes of quartz or other rock in place bearing gold, silver, cinnabar, lead, tin, copper, or other valuable deposits having their tops or apices outside of said premises, which may be found to penetrate, intersect, pass through or dip into said premises.

In all other respects said operating agreement is to remain intact.



DESCRIPTION APPROVED  
JUN 30 1959  
JOHN A. LAMBIE  
BY *[Signature]*  
COUNTY CLERK

1 IN WITNESS WHEREOF, the parties hereto have caused  
2 this Amendment to Agreement to be executed by their duly  
3 authorized officers, the day and year first hereinabove  
4 written.

5 STATE OF CALIFORNIA, Acting by and  
6 through its State Park Commission

7 By [Signature]  
8 J. R. KNOWLAND, Chairman

9 ATTEST:

10 [Signature]  
11 EARL P. MARSON  
12 Executive Secretary Pro Tempore

13 APPROVED:

14 [Signature]  
15 DONALD WILSON  
16 Director of Natural Resources

17 APPROVED:

18  
19  
20 DEPARTMENT OF FINANCE

21 COUNTY OF LOS ANGELES

22 By [Signature]  
23 Chairman of Board of Supervisors

24 Approved as to Form  
25 by [Signature]  
26 ROLAND W. KINSEY  
27 County Counsel

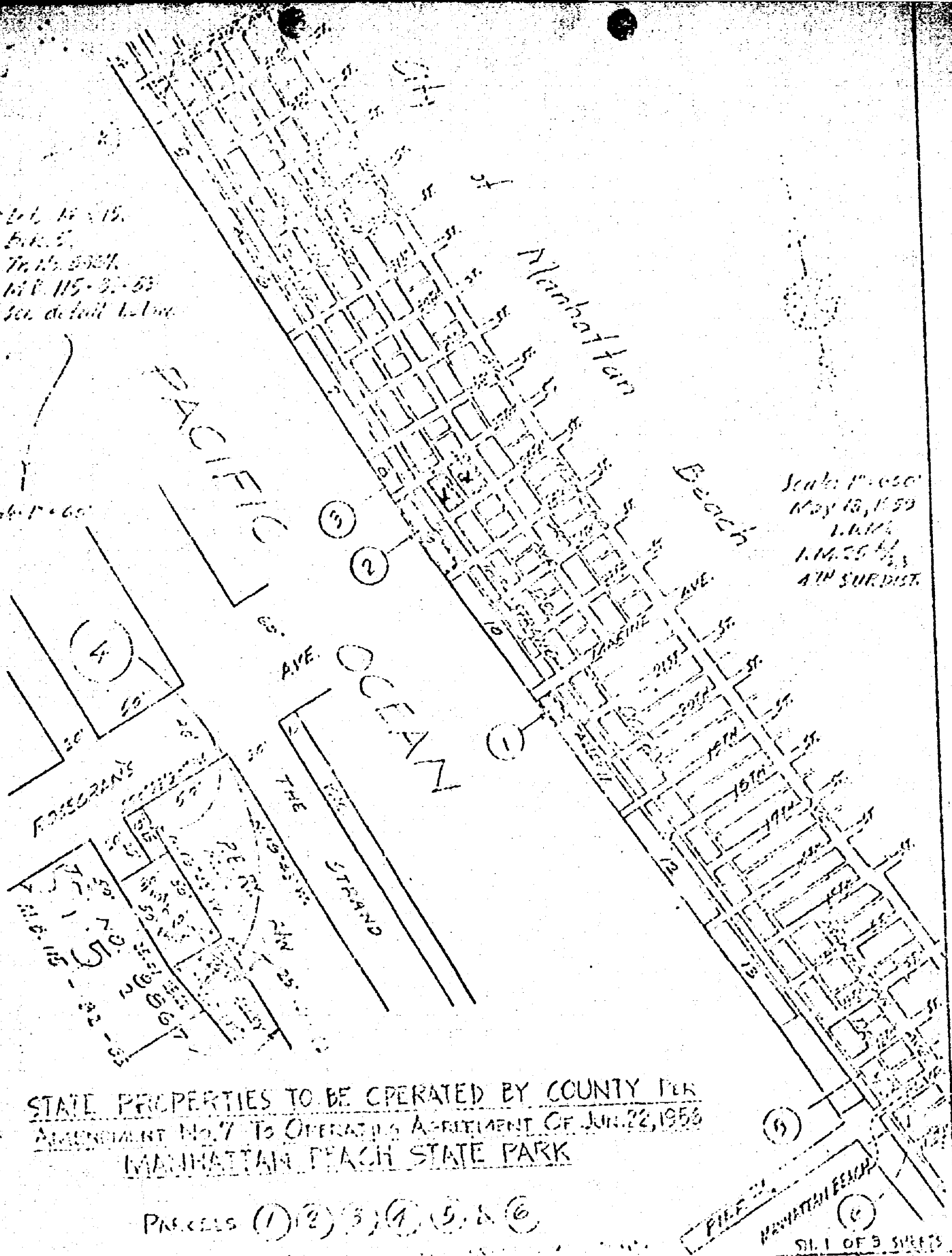
28 HAROLD J. OSTLY, County Clerk  
29 By [Signature] Deputy

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Lot 15-19  
Etc.  
Tr. No. 5784  
M.C. 115-2-53  
See detail to lot

Scale 1" = 60'

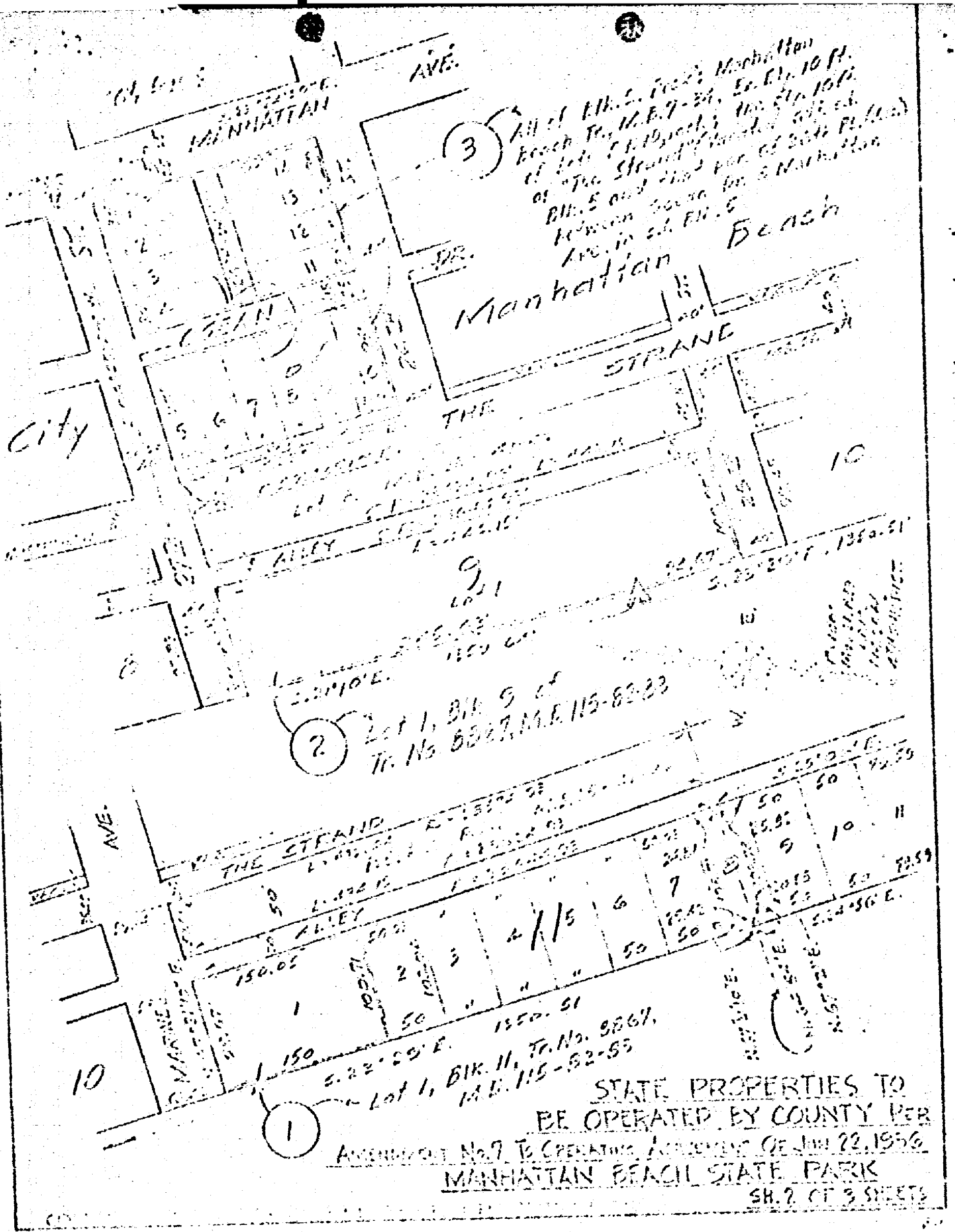
Scale 1" = 60'  
May 13, 1959  
I.M. 50  
A.P. SURDIST



STATE PROPERTIES TO BE OPERATED BY COUNTY PER  
AMENDMENT NO. 7 TO OPERATING AGREEMENT OF JUN. 22, 1958  
MANHATTAN BEACH STATE PARK

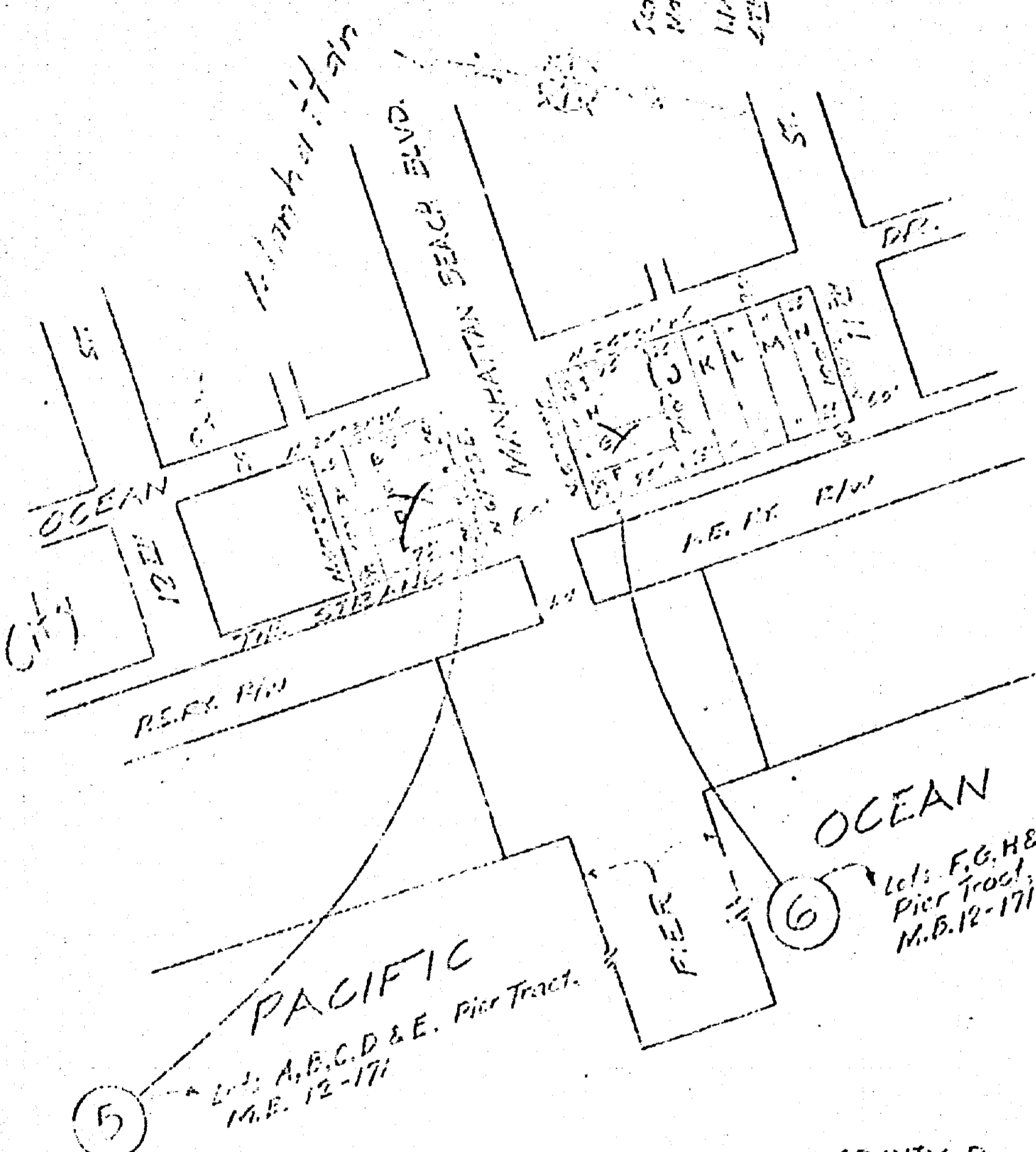
PARCELS (1) (2) (3) (4) (5) & (6)

SHEET 1 OF 3 SHEETS



# Manhattan Beach

SECTION 12  
M.B. 12-171  
MAY 21 1952

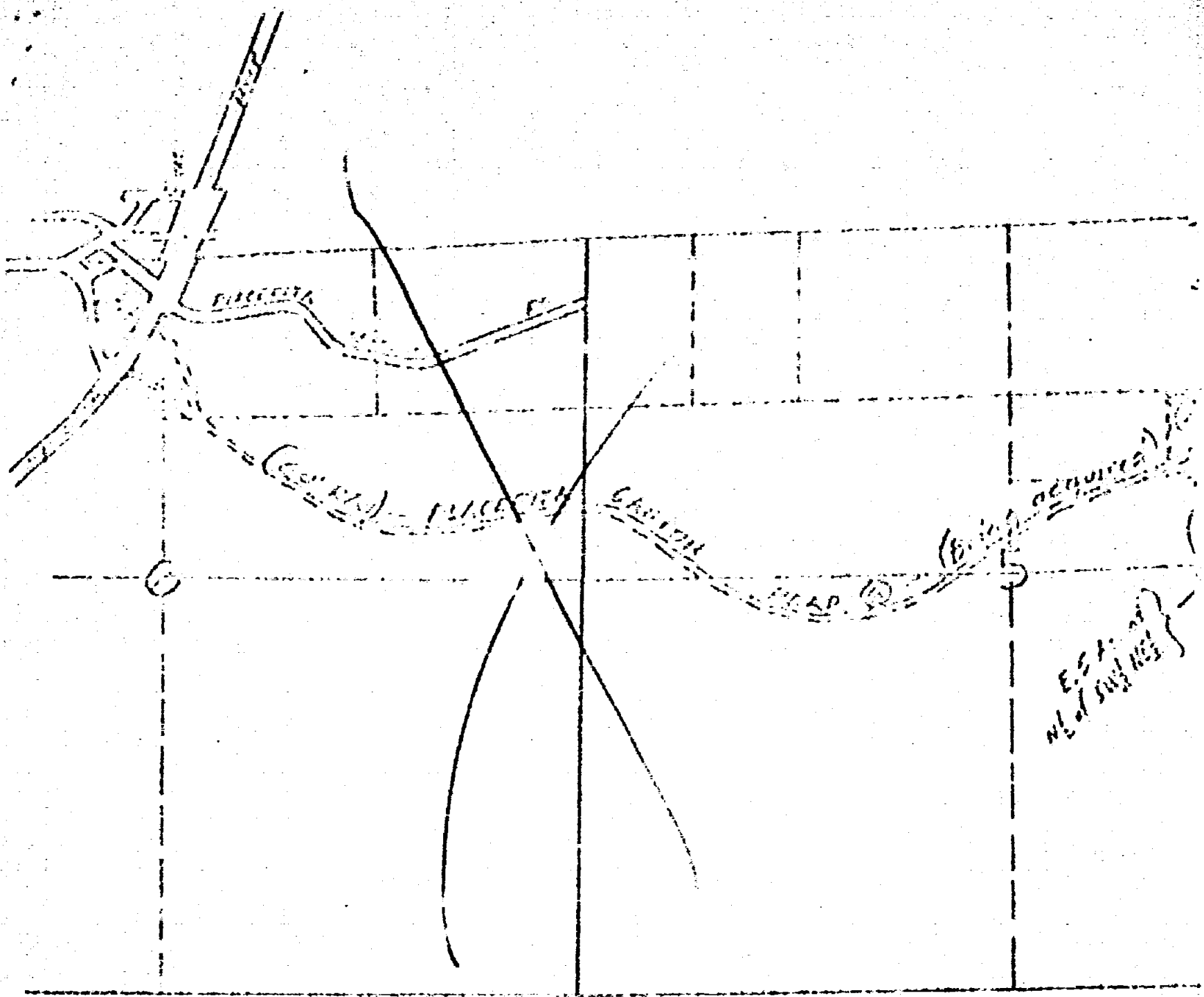


STATE PROPERTIES TO BE OPERATED BY COUNTY PER  
 AGREEMENT NO. 7 TO OPERATIVE AGREEMENT OF JUN. 22, 1952  
 MANHATTAN BEACH STATE PARK

SHEET 3 OF 3 SHEETS

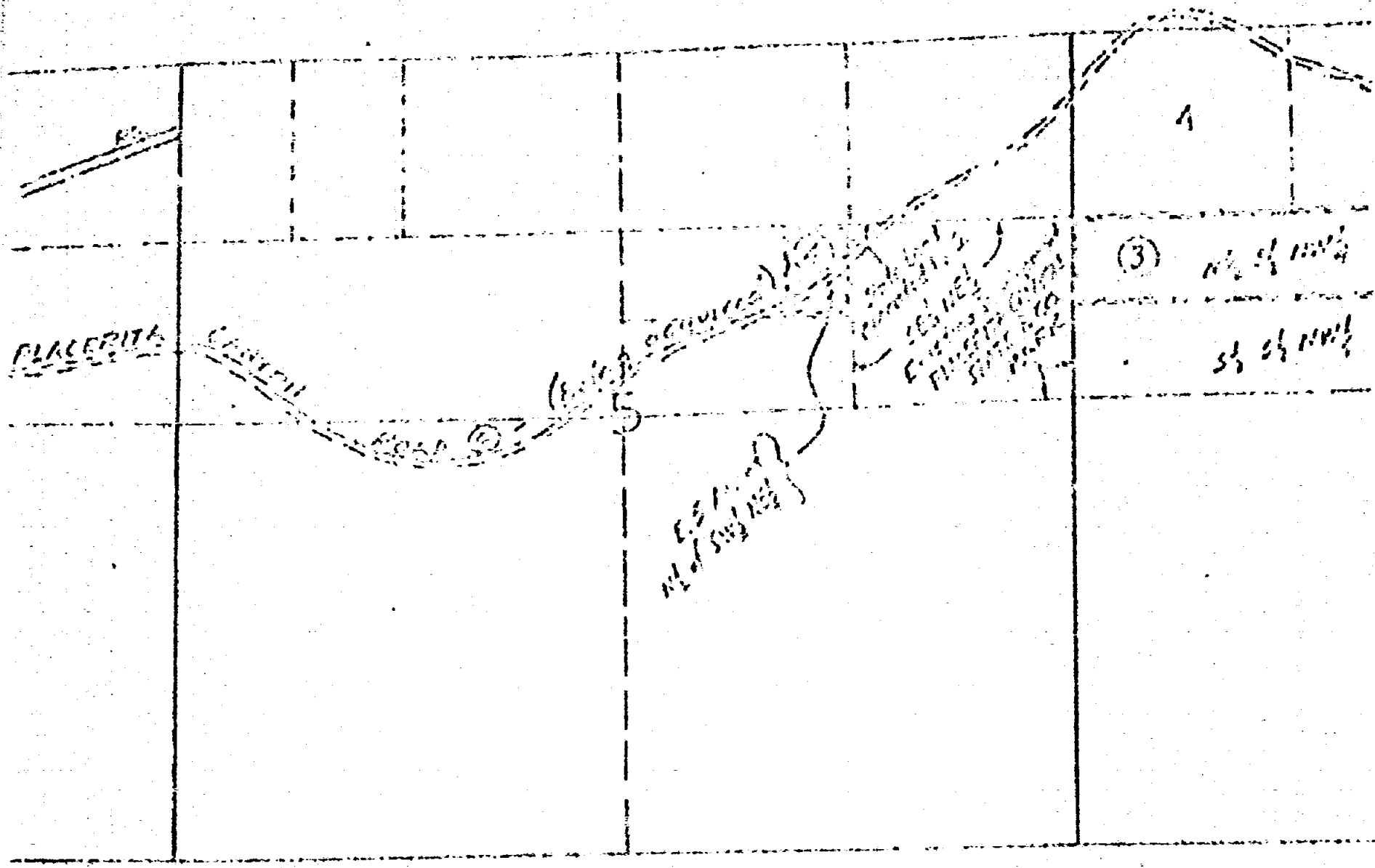
*[Signature]*  
 COUNTY ENGINEER





ES. 1. 1/2  
 1/2 of 1/2 1/2

W. H. P. J.  
 1883



Scale: 1" = 1000'  
 Jun. 17, 1959  
 L.P.M.  
 I.M. 62 (C-3)  
 5TH SUR. DIST.

*[Handwritten signature]*

RESOLUTION OF THE BOARD OF SUPERVISORS  
OF THE COUNTY OF LOS ANGELES PROVIDING  
FOR THE EXECUTION OF AMENDMENT NO 25  
TO THE MANHATTAN STATE BEACH OPERATING  
AGREEMENT BY AND BETWEEN THE COUNTY OF  
LOS ANGELES AND THE STATE OF CALIFORNIA  
DEPARTMENT OF PARKS AND RECREATION

WHEREAS, the Los Angeles County Department of Beaches presently administers Manhattan State Beach under an Operating Agreement with the State of California, dated June 22, 1956; and

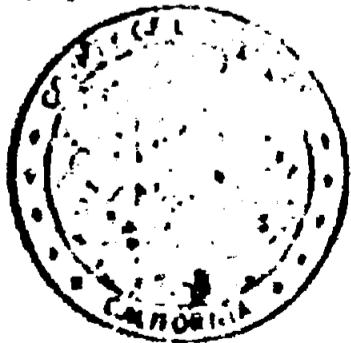
WHEREAS, 24 amendments have been added to the original Operating Agreement from time to time since June 22, 1956, adding certain State lands to the authority of Los Angeles County; and

WHEREAS, by amendment No. 25 to said agreement, Los Angeles County is authorized to include additional portions of Manhattan State Beach as part of its beach administration; and

WHEREAS, the existing and future public usability of said additional portions of Manhattan State Beach is consistent with State and County coastal planning and public recreation;

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the County of Los Angeles that the subject Amendment No. 25 be approved, and that the Chairman of the Board of Supervisors of the County of Los Angeles is hereby authorized and directed to execute the original and three (3) copies of said amendment and forward them to the Director of the Department of Beaches for further processing.

I hereby certify that the foregoing Resolution was adopted by the Board of Supervisors of the County of Los Angeles, State of California on the \_\_\_\_\_ day of \_\_\_\_\_, 1977.



ATTEST:

JAMES S. HILL, Executive Officer  
Clerk of the Board of Supervisors

by \_\_\_\_\_

Deputy

*James S. Hill*  
JAMES S. HILL, Executive Officer  
Clerk of the Board of Supervisors  
of the County of Los Angeles

APPROVED AS TO FORM  
JOHN H. LARSON  
County Counsel

*John H. Larson*  
by \_\_\_\_\_  
Special Assistant

AMENDMENT NO. 25

SUPPLEMENT

TO THE OPERATING AGREEMENT  
WITH THE COUNTY OF LOS ANGELES

DATED JUNE 22, 1956

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THIS AGREEMENT, made and entered into this 17<sup>th</sup> day of July,  
1977, by and between the STATE OF CALIFORNIA, acting through the Department  
of Parks and Recreation, successor to the State Park Commission, hereinafter  
called "STATE", and the COUNTY OF LOS ANGELES, a body politic and corporate,  
hereinafter called "COUNTY";

W I T N E S S E T H:

WHEREAS, STATE and COUNTY entered into an Operating Agreement dated  
June 22, 1956 for the development, maintenance, control and operation, by  
COUNTY, of certain real property for recreational and park purposes in the  
County of Los Angeles; and

WHEREAS, said Operating Agreement provides that additional real  
property may be included thereunder; and

WHEREAS, additional real property, hereinafter described, in the  
Manhattan State Beach area has been or is being acquired for such purposes;  
and

WHEREAS, the parties hereto desire to include the real property  
hereinafter described under the terms of said Operating Agreement;

---

1 NOW, THEREFORE, in consideration of the mutual covenants and benefits  
2 the parties hereto agree as follows:

3  
4 1. Exhibit "A" of the Operating Agreement, dated June 22, 1956, is hereby  
5 amended to include the following described real property:

6  
7 The property hereinabove referred to is all that certain real property  
8 situate, lying and being in the County of Los Angeles, State of California,  
9 particularly described as follows, to wit:

10  
11 PARCEL ONE

12 That portion of Lot 19 of Tract No. 2356, in the City  
13 of Manhattan Beach, County of Los Angeles, State of California,  
14 as per map recorded in Book 28 Pages 41 and 42 of Maps, in the  
15 Office of the County Recorder of said County, described as  
16 follows:

17 Beginning at a point in the northeasterly line of said  
18 lot 19, distant southeasterly 25 feet from the most northerly  
19 corner of said lot; thence southeasterly along said northeasterly  
20 line, 30 feet; thence southwesterly at right angles, to said  
21 northeasterly line, 30 feet; thence northwesterly parallel  
22 with and 30 feet distant from said northwesterly line, 30 feet;  
23 thence northeasterly in a direct line to the point of beginning.

24  
25 PARCEL TWO

26 That portion of the strip of land, 50 feet wide, in the  
27 City of Manhattan Beach, County of Los Angeles, State of

1 California, described in the deed from Manhattan Beach  
2 Company to Los Angeles, Hermosa Beach and Redondo Railway  
3 Company, recorded August 26, 1902, in Book 1632 Page 94 of  
4 Deeds, lying northerly of the westerly prolongation of the  
5 northerly line of Neptune Avenue (formerly First Street) as  
6 shown on the map of Manhattan Beach, recorded in Book 1 Pages  
7 49 and 50 of Maps.

8 EXCEPTING therefrom any portion thereof lying outside of  
9 the patent boundaries of the Rancho Sausal Redondo, as such  
10 boundaries existed at the time of the issuance of the patent,  
11 which was not formed by the deposit of alluvion from natural  
12 causes and by imperceptible degrees.

13  
14 PARCEL THREE

15 An easement over and above said land for a walk or jacking  
16 from the bath-house, at such a height as will not interfere with  
17 the ordinary operation of cars, for access from said bath-house  
18 to the beach or water front, as reserved in the deed from  
19 Manhattan Beach Company, recorded in Book 1632 Page 94 of Deeds.

20 The present ownership of said easement under said deed has  
21 passed to and now appears vested of record in James G. Cortelyou,  
22 by deed dated February 29, 1912, recorded February 29, 1912, in  
23 Book 4911 Page 90 of Deeds.

24  
25 PARCEL FOUR

26 Lots A, B, C, D, E, F, G, H, I, J, K, L, M, and O of  
27 Tract No. 2356, in the City of Manhattan Beach, County of

1 Los Angeles, State of California, as per map recorded in  
2 Book 28 Pages 41 and 42 of Maps, in the Office of the County  
3 Recorder of said County.

4 ALSO that portion of Lot "M" of said Tract No. 2356,  
5 in the City of El Segundo, County of Los Angeles, State of  
6 California, lying northwesterly of the southwesterly prolon-  
7 gation of the northwesterly line of 45th Street, 40 feet wide,  
8 as shown on the map of Tract No. 4103, recorded in book 46  
9 Page 8 of said map records.

10 EXCEPTING from all of said land, any portion thereof lying  
11 outside of the patent boundaries of the Rancho Sausal Redondo,  
12 as such boundaries existed at the time of the issuance of the  
13 patent, which was not formed by the deposit of alluvion from  
14 natural causes and by imperceptible degrees.

15  
16 PARCEL FIVE

17 All of those certain rights referred to and described as  
18 follows, to wit:

19 The following provisions contained in the deed of said land  
20 and other land from George H. Peck and Olive H. Peck, his wife,  
21 to Los Angeles Pacific Company, recorded in Book 3078 Page 162  
22 of Deeds:

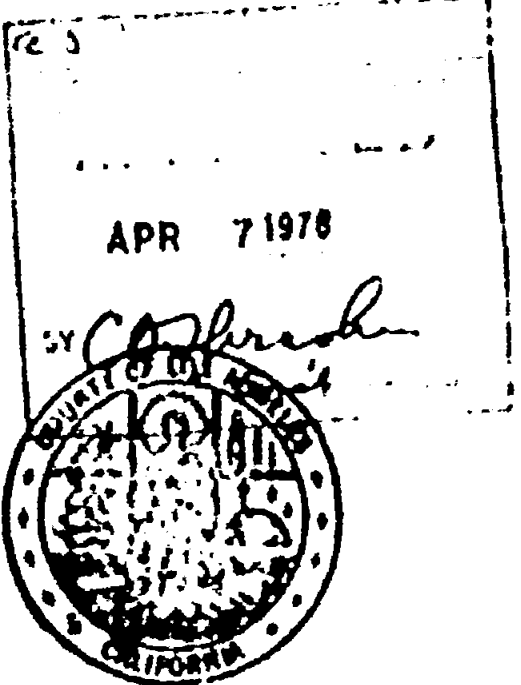
23 "Said Los Angeles Pacific Company, or assigns, agree to  
24 make passenger stops not less than 600 feet apart, and not to  
25 construct any buildings on said right of way, the grantor, or  
26 assigns to have the right to plat streets across that portion  
27 of right of way through Section 14 not less than 600 feet apart

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and shall have the right to build plank walks overhead said right of way, but not to interfere with trolley wires or poles and to lay said walks down any street crossing the right of way not to interfere with the tracks of the Los Angeles Pacific Company."

Except as herein and hereinafore amended, the Operating Agreement of June 21, 1956 shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have executed this instrument on the date first hereinabove appearing.



STATE OF CALIFORNIA  
DEPARTMENT OF PARKS AND RECREATION  
HERBERT RHODES, Director

By Harold E. Sabers  
Harold E. Sabers, Chief  
Administrative Services Office

COUNTY OF LOS ANGELES

By Edo Bellum  
Chairman, Board of Supervisors

ADOPTED  
BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

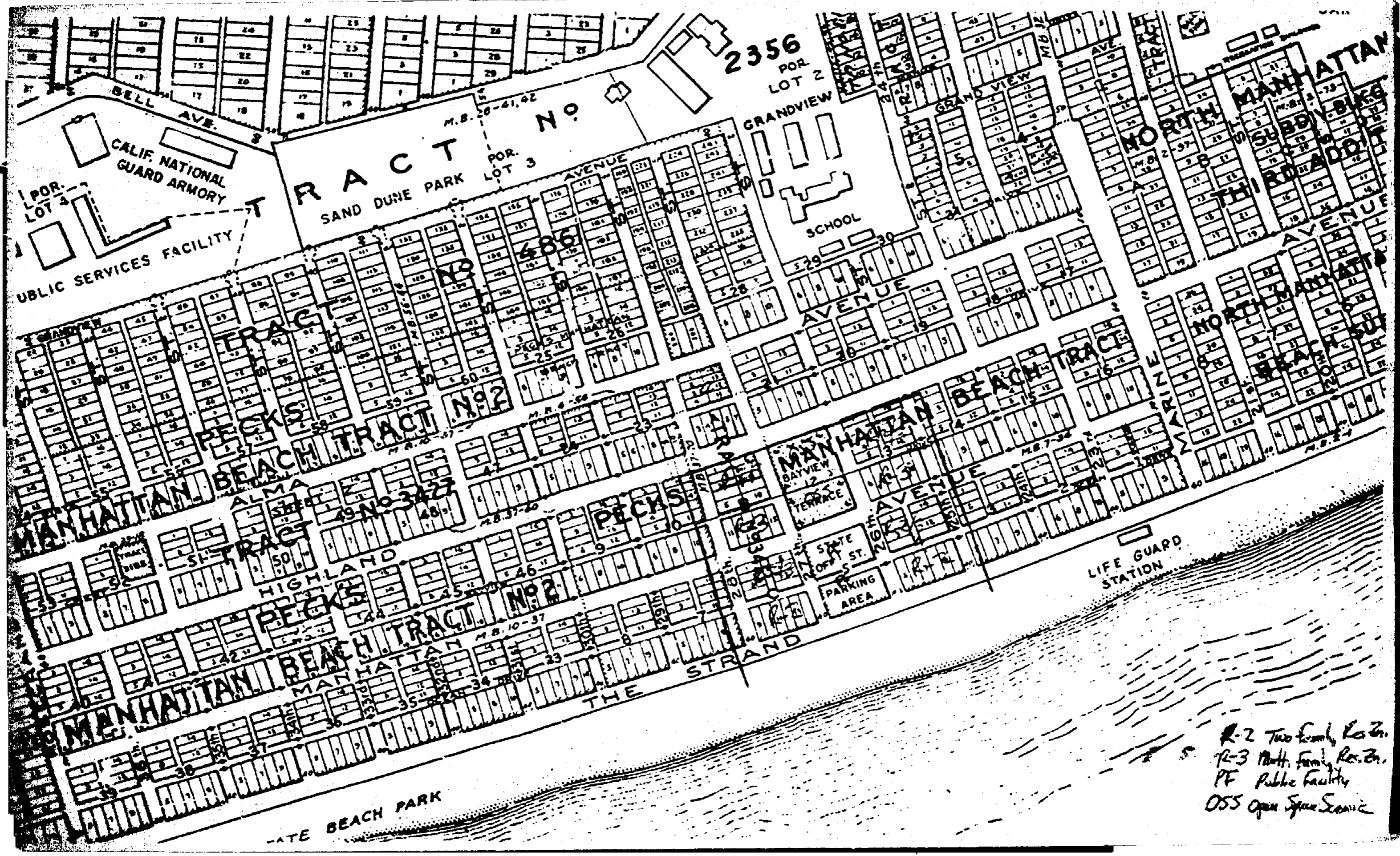
ATTEST: JAMES S. MIZE  
EXECUTIVE OFFICER AND  
CLERK OF THE BOARD OF SUPERVISORS  
By James S. Mize Deputy

110 JUL 12 1977

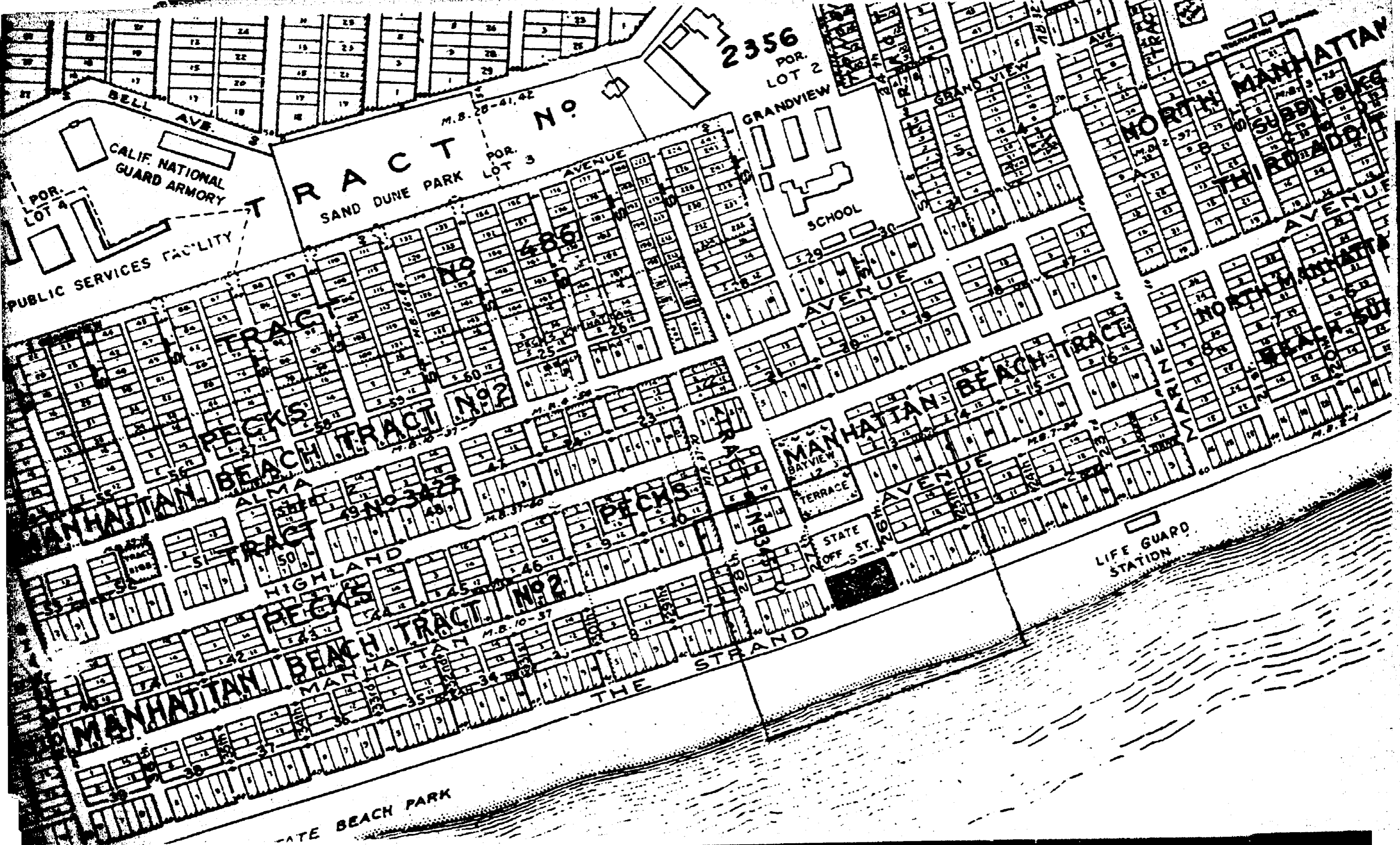
James S. Mize  
JAMES S. MIZE  
EXECUTIVE OFFICER

P-4/212  
COURT FILING  
STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES





R-2 Two Family Res.  
 R-3 Multi-Family Res.  
 PF Public Facility  
 OSS Open Space Seaside



CALIF. NATIONAL  
GUARD ARMORY  
PUBLIC SERVICES FACILITY

TRACT No. 2356  
SAND DUNE PARK  
M.B. 28-41, 42  
POR. LOT 3

GRANDVIEW AVENUE  
SCHOOL

MANHATTAN BEACH TRACT  
PECKS TRACT  
TRACT No. 2  
TRACT No. 3  
TRACT No. 25  
TRACT No. 26  
TRACT No. 27  
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TRACT No. 98  
TRACT No. 99  
TRACT No. 100

MANHATTAN BEACH TRACT  
BAYVIEW TERRACE

LIFE GUARD STATION

ALMA AVENUE  
HIGHLAND AVENUE  
STATE ST.  
N OFF ST.  
THE STRAND  
LATE BEACH PARK

MANHATTAN  
SUBDIVISION  
THIRD AVENUE

MANHATTAN BEACH TRACT  
NORTH AVENUE

CITY OF MANHATTAN BEACH  
CERTIFIED PROPERTY OWNER'S LIST

AFFIDAVIT

STATE OF CALIFORNIA)

COUNTY OF LOS ANGELES)

I, Lawrence N. Charness, hereby certify that the attached list contains the names and addresses of all persons to whom all property is assessed as they appear on the latest available assessment roll of the County within the area described and for a distance of three hundred (300) feet from the exterior boundaries of property legally described as:

All of block five in Peck's Manhattan Beach Tract, in the City of

Manhattan Beach, County of Los Angeles, State of California, as

shown on map filed in Book 7, page 34 of maps, in the Office of the

Registrar-Recorder of said County

Date:

9/12/86

(Signed)

Lawrence N. Charness

Subscribed and sworn to before me this

12th

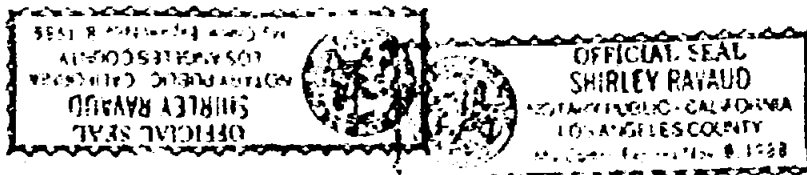
day of

September

1986.

Shirley Ravaud

Notary Public



|   |    |    |  |    |    |  |    |    |
|---|----|----|--|----|----|--|----|----|
| -4176   | 29 | 9  | -4176  | 30 | 4  | -4176  | 30 | 14 |
| Lester Deutsch<br>2804 The Strand<br>Manhattan Beach, Ca. 90266               |    |    | Nell H. Suppe<br>120 28th Street<br>Manhattan Beach, Ca. 90266             |    |    | James H. Ryan<br>2704 The Strand<br>Manhattan Beach, Ca. 90266           |    |    |
| -4176   | 29 | 10 | -4176  | 30 | 5  | -4176  | 30 | 15 |
| Gerald G. Downing<br>2800 The Strand<br>Manhattan Beach, Ca. 90266            |    |    | Blair S. Smith<br>2716 Ocean Drive<br>Manhattan Beach, Ca. 90266           |    |    | John J. Francek<br>P. O. Box 398<br>Redway, Ca. 95560                    |    |    |
| -4176   | 29 | 11 | -4176  | 30 | 6  | -4176  | 30 | 16 |
| 28th Street Investments, Ld<br>2800 Ocean Drive<br>Manhattan Beach, Ca. 90266 |    |    | Nancy J. Aaron<br>2720 Ocean Drive<br>Manhattan Beach, Ca. 90266           |    |    | Joe Natter<br>2722 The Strand<br>Manhattan Beach, Ca. 90266              |    |    |
| -4176   | 29 | 12 | -4176  | 30 | 7  | -4176  | 21 | 1  |
| 28th Street Investments, Ld<br>2802 Ocean Drive<br>Manhattan Beach, Ca. 90266 |    |    | Lawrence J. Grik<br>2701 Manhattan Avenue<br>Manhattan Beach, Ca. 90266    |    |    | Edna P. Snow<br>228 28th Street<br>Manhattan Beach, Ca. 90266            |    |    |
| -4176   | 29 | 13 | -4176  | 30 | 8  | -4176  | 21 | 2  |
| Gerald F. Johnson<br>117 28th Street<br>Manhattan Beach, Ca. 90266            |    |    | Frederick L. Anderson<br>2709 Manhattan Avenue<br>Manhattan Beach, Ca.     |    |    | Ross L. Moore<br>224 28th Street<br>Manhattan Beach, Ca. 90266           |    |    |
| -4176   | 29 | 16 | -4176  | 30 | 9  | -4176  | 21 | 3  |
| E. Bartlett<br>123 28th Street<br>Manhattan Beach, Ca. 90266                  |    |    | Norman O. Pearson<br>117 27th Street, Apt. A<br>Manhattan Beach, Ca. 90266 |    |    | Peter C. Jackson<br>220 28th Street<br>Manhattan Beach, Ca. 90266        |    |    |
| -4176   | 29 | 17 | -4176  | 30 | 10 | -4176  | 21 | 4  |
| Robert B. Jones<br>121 28th Street<br>Manhattan Beach, Ca. 90266              |    |    | John Lyon<br>113 27th Street<br>Manhattan Beach, Ca. 90266                 |    |    | Russell W. Gates<br>216 28th Street<br>Manhattan Beach, Ca. 90266        |    |    |
| -4176   | 30 | 1  | -4176  | 30 | 12 | -4176  | 21 | 5  |
| Nell H. Suppe<br>2719 Manhattan Avenue<br>Manhattan Beach, Ca. 90266          |    |    | Charles P. Mau<br>2712 The Strand<br>Manhattan Beach, Ca. 90266            |    |    | Russell W. Gates<br>2716 Bay View Drive<br>Manhattan Beach, Ca. 90266    |    |    |
| -4176   | 30 | 2  | -4176  | 30 | 13 | -4176  | 21 | 6  |
| Nell H. Suppe<br>118 28th Street-Rear<br>Manhattan Beach, Ca. 90266           |    |    | Nancy M. Wyler<br>2708 Ocean Drive<br>Manhattan Beach, Ca. 90266           |    |    | Charles R. Packard<br>2701 Highland Avenue<br>Manhattan Beach, Ca. 90266 |    |    |
| -4176   | 21 | 7  | -4176  | 22 | 22 | -4177  | 21 | 1  |
| Douglas C. Miller<br>229 027 ST<br>Manhattan Beach, Ca. 90266                 |    |    | James O. Kuhn<br>229 28 ST<br>Manhattan Beach Ca. 90266                    |    |    | John E. & Doris M. Conway<br>231 24 PL<br>Manhattan Beach, CA 90266      |    |    |

|   |    |    |   |    |    |  |    |    |
|---|----|----|---|----|----|--|----|----|
| -4176   | 21 | 8  | -4176   | 21 | 22 | -4176  | 22 | 30 |
| Hugh A. Delaney<br>225 27th Street<br>Manhattan Beach, Ca. 90266        |    |    | Loren C. McClanathan<br>2700 Manhattan Avenue<br>Manhattan Beach, Ca. 90266 |    |    | Adah M. Duncan<br>2804 Manhattan Avenue<br>Manhattan Beach, Ca. 90266  |    |    |
| -4176   | 21 | 11 | -4176   | 22 | 14 | -4177  | 21 | 2  |
| Craig B. Pursuit<br>212 28th Street<br>Manhattan Beach, Ca. 90266       |    |    | Stephen K. Hazen<br>2701 Bay View Drive<br>Manhattan Beach, Ca. 90266       |    |    | Albert C. Homer<br>2801 Bay View Drive<br>Manhattan Beach, Ca. 90266   |    |    |
| -4176   | 21 | 12 | -4176   | 22 | 15 | -4177  | 21 | 3  |
| Craig B. Pursuit<br>2720 Manhattan Avenue<br>Manhattan Beach, Ca. 90266 |    |    | Philip M. Lahmeyer<br>232 25th Street<br>Manhattan Beach, Ca. 90226         |    |    | Steven Ohren<br>217 28th Street<br>Manhattan Beach, Ca. 90266          |    |    |
| -4176   | 21 | 13 | -4176   | 22 | 16 | -4177  | 21 | 4  |
| Arthur Baddiley<br>2716 Manhattan Avenue<br>Manhattan Beach, Ca. 90266  |    |    | John W. Dozier<br>229 24th Place<br>Manhattan Beach, Ca. 90226              |    |    | Amelia S. Noyes<br>221 28th Street<br>Manhattan Beach, Ca. 90266       |    |    |
| -4176   | 21 | 14 | -4176   | 22 | 17 | -4177  | 21 | 5  |
| Anne L. Bradford<br>2712 Manhattan Avenue<br>Manhattan Beach, Ca. 90266 |    |    | Lawrence E. Baker<br>24 25th Street<br>Manhattan Beach, Ca. 90266           |    |    | Laurence A. Dougharty<br>225 28th Street<br>Manhattan Beach, Ca. 90266 |    |    |
| -4176   | 21 | 15 | -4176   | 22 | 18 | -4177  | 21 | 6  |
| Jack T. Bales<br>2704 Manhattan Avenue<br>Manhattan Beach, Ca. 90266    |    |    | Margaret G. McComb<br>220 25th Street<br>Manhattan Beach, Ca. 90226         |    |    | Sharon N. Keating<br>228 28th Place<br>Manhattan Beach, Ca. 90266      |    |    |
| -4176   | 21 | 18 | -4176   | 22 | 20 | -4177  | 21 | 7  |
| Robert J. Fredrick<br>219 27th Street<br>Manhattan Beach, Ca. 90266     |    |    | James Johnson<br>216 25th Street<br>Manhattan Beach, Ca. 90226              |    |    | Lee S. Younggren<br>2805 Highland Avenue<br>Manhattan Beach, Ca. 90266 |    |    |
| -4176   | 21 | 19 |   |    |    | -4177  | 21 | 8  |
| James R. Anderson<br>217 27th Street<br>Manhattan Beach, Ca. 90266      |    |    | Robert Wood<br>2420 Manhattan Avenue<br>Manhattan Beach, Ca. 90266          |    |    | Frank W. Whyte<br>2415 Bay View Drive<br>Manhattan Beach, Ca. 90266    |    |    |
| -4177   | 25 | 1  | -4177   | 25 | 3  | -4177  | 25 | 12 |
| Steven R. Mitchell<br>2515 Manhattan Ave.<br>Manhattan Beach, CA 90266  |    |    | W.M. D. Roos<br>116 26 ST<br>Manhattan Beach, Ca. 90266                     |    |    | James E. Wagner<br>P. O. Box 3793<br>Manhattan Beach, Ca. 90266        |    |    |

|   |    |    |   |    |    |       |    |    |   |
|---|----|----|---|----|----|-------|----|----|---|
|   |    |    |   |    |    | -4177 | 25 | 23 | Roland A. Michel<br>2520 Manhattan Avenue<br>Manhattan Beach, Ca. 90266           |
| -4177   | 25 | 2  |   |    |    | -4177 | 25 | 24 | Carl E. Laurence<br>2517 Bay View Drive<br>Manhattan Beach, Ca. 90266             |
| Michael W. Hall<br>120 26th Street<br>Manhattan Beach, Ca. 90266      |    |    |   |    |    |       |    |    |   |
|   |    |    | -4177   | 25 | 14 | -4177 | 25 | 25 | William Miles<br>168 Emerald Bay<br>Laguna Beach, Ca. 92651                       |
|   |    |    | Joseph V. Falletta<br>2513 Manhattan Ave.<br>Manhattan Beach, Ca. 90266                     |    |    |       |    |    |   |
| -4177   | 25 | 5  |   |    |    | -4177 | 25 | 26 | Raymond G. Dawson<br>2508 Manhattan Avenue<br>Manhattan Beach, Ca. 90266          |
| Russell E. Douthit<br>2520 The Strand<br>Manhattan Beach, Ca. 90266   |    |    |   |    |    |       |    |    |   |
| -4177   | 25 | 7  | -4177   | 25 | 18 | -4177 | 25 | 27 | Clifton R. Warren<br>2504 Manhattan Avenue<br>Manhattan Beach, Ca. 90266          |
| Alan D. Waxman<br>2512 The Strand<br>Manhattan Beach, Ca. 90266       |    |    | William A. Dunkle<br>224 26th Street<br>Manhattan Beach, Ca. 90266                          |    |    |       |    |    |   |
| -4177   | 25 | 8  | -4177   | 25 | 19 | -4177 | 25 | 28 | Jack Stephens<br>2500 Manhattan Avenue<br>Manhattan Beach, Ca. 90266              |
| E. Roloff<br>2508 The Strand<br>Manhattan Beach, Ca. 90266            |    |    | Kathleen Lollar<br>220 26th Street<br>Manhattan Beach, Ca. 90266                            |    |    |       |    |    |   |
| -4177   | 25 | 9  | -4177   | 25 | 20 |       |    |    |   |
| Ernest A. Martinelli<br>2504 The Strand<br>Manhattan Beach, Ca. 90266 |    |    | Christine Broadhurst<br>216 26th Street<br>Manhattan Beach, Ca. 90266                       |    |    |       |    |    |   |
| -4177   | 25 | 10 |   |    |    |       |    |    |   |
| Jamies J. Silverton<br>2500 The Strand<br>Manhattan Beach, Ca. 90266  |    |    |   |    |    |       |    |    |   |
| -4177   | 25 | 11 | -4177   | 25 | 22 | -4177 | 25 | 31 | Jerry G. Patten<br>225 25th Street<br>Manhattan Beach, Ca. 90266                  |
| Henry T. Martinez<br>2508 Ocean Drive<br>Manhattan Beach, Ca. 90266   |    |    | Roland A. Michel<br>2519 Bay View Drive<br>Manhattan Beach, Ca. 90266                       |    |    |       |    |    |   |
| -4177   | 25 | 13 | -4177   | 25 | 15 | -4177 | 25 | 21 | Francesca Campanella<br>c/o Hildebrand<br>217 025 PL<br>Manhattan Beach, Ca 90266 |
| Galan & Cristine R. Thomas<br>121 025 ST<br>Manhattan Beach, CA 90266 |    |    | Albert G. Jr. & Joyce<br>Handschumacher<br>2517 Highland Ave.<br>Manhattan Beach, Ca. 90266 |    |    |       |    |    |   |

-4177 25 32 -4177 26 2  
Vernon L. McCarthy Andrew A. Aitken  
228 25th Place 120 25th Street  
Manhattan Beach, Ca. 90266 Manhattan Beach, Ca. 90266

-4177 25 33 -4177 26 3  
Vernon L. McCarthy Ty Bobit  
229 25th Place 117 24th Place  
Manhattan Beach, Ca. 90266 Manhattan Beach, Ca. 90266

-4177 25 31 -4177 26 4  
Eugene G. Soman G. Hale  
2501 Highland Avenue 116 25th Street  
Manhattan Beach, Ca. 90266 Manhattan Beach, Ca. 90266

-4177 25 39 -4177 26 6  
Michael Kandell Don Earle  
2516 Ocean Drive 2420 The Strand  
Manhattan Beach, Ca. 90266 Manhattan Beach, Ca. 90266

-4177 25 40 -4177 26 7  
Alexander Lidow Constance P. Jamiesson  
2512 Ocean Drive 2416 The Strand  
Manhattan Beach, Ca. 90266 Manhattan Beach, Ca. 90266

-4177 25 41  
Richard G. Troeger  
228 26th Street  
Manhattan Beach, Ca. 90266

-4177 25 42  
Russell E. Douthit  
2516 The Strand  
Manhattan Beach, Ca. 90266

-4177 26 1 -4177 26 5  
Alan Kramer Criley, Dorothy L  
124 25th Street 113 24 Pl  
Manhattan Beach, Ca. 90266 Manhattan Beach, Ca 90266

-4177 25 29  
Virginia F., Stephen L.,  
and Ladean Lore  
3297 Malcolm Ave.  
Los Angeles, Ca. 90034

-4177 25 30  
Bruce A. Jones  
21605 Hawthore Blvd.  
Torrance, Ca 90503

-4177 25 38  
Colvin, Allan & Diane  
2520 Ocean Dr.  
Manhattan Beach, CA 90266

|   |    |    |  |    |    |  |    |    |
|---|----|----|--|----|----|--|----|----|
| -4176   | 29 | 9  | -4176  | 30 | 4  | -4176  | 30 | 14 |
| Lester Deutsch<br>2804 The Strand<br>Manhattan Beach, Ca. 90266               |    |    | Nell H. Suppe<br>120 28th Street<br>Manhattan Beach, Ca. 90266             |    |    | James H. Ryan<br>2704 The Strand<br>Manhattan Beach, Ca. 90266           |    |    |
| -4176   | 29 | 10 | -4176  | 30 | 5  | -4176  | 30 | 15 |
| Gerald G. Downing<br>2800 The Strand<br>Manhattan Beach, Ca. 90266            |    |    | Blair S. Smith<br>2716 Ocean Drive<br>Manhattan Beach, Ca. 90266           |    |    | John J. Francek<br>P. O. Box 398<br>Redway, Ca. 95560                    |    |    |
| -4176   | 29 | 11 | -4176  | 30 | 6  | -4176  | 30 | 16 |
| 28th Street Investments, Ld<br>2800 Ocean Drive<br>Manhattan Beach, Ca. 90266 |    |    | Nancy J. Aaron<br>2720 Ocean Drive<br>Manhattan Beach, Ca. 90266           |    |    | Joe Natter<br>2722 The Strand<br>Manhattan Beach, Ca. 90266              |    |    |
| -4176   | 29 | 12 | -4176  | 30 | 7  | -4176  | 21 | 1  |
| 28th Street Investments, Ld<br>2802 Ocean Drive<br>Manhattan Beach, Ca. 90266 |    |    | Lawrence J. Grik<br>2701 Manhattan Avenue<br>Manhattan Beach, Ca. 90266    |    |    | Edna P. Snow<br>228 28th Street<br>Manhattan Beach, Ca. 90266            |    |    |
| -4176   | 29 | 13 | -4176  | 30 | 8  | -4176  | 21 | 2  |
| Gerald F. Johnson<br>117 28th Street<br>Manhattan Beach, Ca. 90266            |    |    | Frederick L. Anderson<br>2709 Manhattan Avenue<br>Manhattan Beach, Ca.     |    |    | Ross L. Moore<br>224 28th Street<br>Manhattan Beach, Ca. 90266           |    |    |
| -4176   | 29 | 16 | 4176   | 30 | 9  | -4176  | 21 | 3  |
| E. Bartlett<br>123 28th Street<br>Manhattan Beach, Ca. 90266                  |    |    | Norman O. Pearson<br>117 27th Street, Apt. A<br>Manhattan Beach, Ca. 90266 |    |    | Peter C. Jackson<br>220 28th Street<br>Manhattan Beach, Ca. 90266        |    |    |
| -4176   | 29 | 17 | 4176   | 30 | 10 | -4176  | 21 | 4  |
| Robert B. Jones<br>121 28th Street<br>Manhattan Beach, Ca. 90266              |    |    | John Lyon<br>113 27th Street<br>Manhattan Beach, Ca. 90266                 |    |    | Russell W. Gates<br>216 28th Street<br>Manhattan Beach, Ca. 90266        |    |    |
| -4176   | 30 | 1  | -4176  | 30 | 12 | -4176  | 21 | 5  |
| Nell H. Suppe<br>2719 Manhattan Avenue<br>Manhattan Beach, Ca. 90266          |    |    | Charles P. Mau<br>2712 The Strand<br>Manhattan Beach, Ca. 90266            |    |    | Russell W. Gates<br>2716 Bay View Drive<br>Manhattan Beach, Ca. 90266    |    |    |
| -4176   | 30 | 2  | -4176  | 30 | 13 | -4176  | 21 | 6  |
| Nell H. Suppe<br>118 28th Street-Rear<br>Manhattan Beach, Ca. 90266           |    |    | Nancy M. Wyler<br>2708 Ocean Drive<br>Manhattan Beach, Ca. 90266           |    |    | Charles R. Packard<br>2701 Highland Avenue<br>Manhattan Beach, Ca. 90266 |    |    |
| -4176   | 21 | 7  | -4176  | 22 | 22 | -4177  | 21 | 1  |
| Douglas C. Miller<br>229 027 ST<br>Manhattan Beach, Ca. 90266                 |    |    | James O. Kuhn<br>229 28 ST<br>Manhattan Beach, Ca. 90266                   |    |    | John E. & Doris M. Conway<br>231 24 PL<br>Manhattan Beach, CA 90266      |    |    |



|                            |    |    |                            |    |    |                            |    |    |
|----------------------------|----|----|----------------------------|----|----|----------------------------|----|----|
|                            |    |    | -4176                      | 21 | 21 | -4176                      | 22 | 30 |
|                            |    |    | Loren C. McClanathan       |    |    | Adah M. Duncan             |    |    |
|                            |    |    | 2700 Manhattan Avenue      |    |    | 2804 Manhattan Avenue      |    |    |
|                            |    |    | Manhattan Beach, Ca. 90266 |    |    | Manhattan Beach, Ca. 90266 |    |    |
| -4176                      | 21 | 8  | -4176                      | 21 | 22 |                            |    |    |
| Hugh A. Delaney            |    |    | Stephen K. Hazen           |    |    |                            |    |    |
| 225 27th Street            |    |    | 2701 Bay View Drive        |    |    |                            |    |    |
| Manhattan Beach, Ca. 90266 |    |    | Manhattan Beach, Ca. 90266 |    |    |                            |    |    |
| -4176                      | 21 | 11 | -4176                      | 22 | 14 | -4177                      | 21 | 2  |
| Craig B. Pursuit           |    |    | Albert C. Homer            |    |    | Philip M. Lahmeyer         |    |    |
| 212 28th Street            |    |    | 2801 Bay View Drive        |    |    | 232 25th Street            |    |    |
| Manhattan Beach, Ca. 90266 |    |    | Manhattan Beach, Ca. 90266 |    |    | Manhattan Beach, Ca. 90226 |    |    |
| -4176                      | 21 | 12 | -4176                      | 22 | 15 | -4177                      | 21 | 3  |
| Craig B. Pursuit           |    |    | Steven Ohren               |    |    | John W. Dozier             |    |    |
| 2720 Manhattan Avenue      |    |    | 217 28th Street            |    |    | 229 24th Place             |    |    |
| Manhattan Beach, Ca. 90266 |    |    | Manhattan Beach, Ca. 90266 |    |    | Manhattan Beach, Ca. 90226 |    |    |
| -4176                      | 21 | 13 | -4176                      | 22 | 16 | -4177                      | 21 | 4  |
| Arthur Baddiley            |    |    | Amelia S. Noyes            |    |    | Lawrence E. Baker          |    |    |
| 2716 Manhattan Avenue      |    |    | 221 28th Street            |    |    | 224 25th Street            |    |    |
| Manhattan Beach, Ca. 90266 |    |    | Manhattan Beach, Ca. 90266 |    |    | Manhattan Beach, Ca. 90266 |    |    |
| -4176                      | 21 | 14 | -4176                      | 22 | 17 | -4177                      | 21 | 5  |
| Anne L. Bradford           |    |    | Laurence A. Dougharty      |    |    | Margaret G. McComb         |    |    |
| 2712 Manhattan Avenue      |    |    | 225 28th Street            |    |    | 220 25th Street            |    |    |
| Manhattan Beach, Ca. 90266 |    |    | Manhattan Beach, Ca. 90266 |    |    | Manhattan Beach, Ca. 90226 |    |    |
| -4176                      | 21 | 15 | -4176                      | 22 | 18 | -4177                      | 21 | 6  |
| Jack T. Bales              |    |    | Sharon N. Keating          |    |    | James Johnson              |    |    |
| 2704 Manhattan Avenue      |    |    | 228 28th Place             |    |    | 216 25th Street            |    |    |
| Manhattan Beach, Ca. 90266 |    |    | Manhattan Beach, Ca. 90266 |    |    | Manhattan Beach, Ca. 90226 |    |    |
| -4176                      | 21 | 18 | -4176                      | 22 | 20 | -4177                      | 21 | 7  |
| Robert J. Fredrick         |    |    | Lee S. Younggren           |    |    | Robert Wood                |    |    |
| 219 27th Street            |    |    | 2805 Highland Avenue       |    |    | 2420 Manhattan Avenue      |    |    |
| Manhattan Beach, Ca. 90266 |    |    | Manhattan Beach, Ca. 90266 |    |    | Manhattan Beach, Ca. 90266 |    |    |
| -4176                      | 21 | 19 |                            |    |    | -4177                      | 21 | 8  |
| James R. Anderson          |    |    |                            |    |    | Frank W. Whyte             |    |    |
| 217 27th Street            |    |    |                            |    |    | 2415 Bay View Drive        |    |    |
| Manhattan Beach, Ca. 90266 |    |    |                            |    |    | Manhattan Beach, Ca. 90266 |    |    |
| -4177                      | 25 | 1  | -4177                      | 25 | 3  | -4177                      | 25 | 12 |
| Steven R. Mitchell         |    |    | W.M. D. Roos               |    |    | James E. Wagner            |    |    |
| 2515 Manhattan Ave.        |    |    | 116 26 ST                  |    |    | P. O. Box 3793             |    |    |
| Manhattan Beach, CA 90266  |    |    | Manhattan Beach, Ca. 90266 |    |    | Manhattan Beach, Ca. 90266 |    |    |



-4177 25 32 -4177 26 2  
Vernon L. McCarthy Andrew A. Aitken  
228 25th Place 120 25th Street  
Manhattan Beach, Ca. 90266 Manhattan Beach, Ca. 90266

-4177 25 33 -4177 26 3  
Vernon L. McCarthy Ty Bobit  
229 25th Place 117 24th Place  
Manhattan Beach, Ca. 90266 Manhattan Beach, Ca. 90266

-4177 25 37 -4177 26 4  
Eugene G. Soman G. Hale  
2501 Highland Avenue 116 25th Street  
Manhattan Beach, Ca. 90266 Manhattan Beach, Ca. 90266

-4177 25 39 -4177 26 6  
Michael Kandell Don Earle  
2516 Ocean Drive 2420 The Strand  
Manhattan Beach, Ca. 90266 Manhattan Beach, Ca. 90266

-4177 25 40 -4177 26 7  
Alexander Lidow Constance P. Jamiesson  
2512 Ocean Drive 2416 The Strand  
Manhattan Beach, Ca. 90266 Manhattan Beach, Ca. 90266

-4177 25 41  
Richard G. Troeger  
228 26th Street  
Manhattan Beach, Ca. 90266

-4177 25 42  
Russell E. Douthit  
2516 The Strand  
Manhattan Beach, Ca. 90266

-4177 26 1 -4177 26 5  
Alan Kramer Criley, Dorothy L  
124 25th Street 113 24 Pl  
Manhattan Beach, Ca. 90266 Manhattan Beach, Ca 90266

-4177 25 29 -4177 25 30 -4177 25 38  
Virginia F., Stephen L., Bruce A. Jones Colvin, Allan & Diane  
and Ladean Lore 21605 Hawthore Blvd. 2520 Ocean Dr.  
3297 Malcolm Ave. Torrance, Ca 90503 Manhattan Beach, CA 90266  
Los Angeles, Ca, 90034



COUNTY OF LOS ANGELES  
DEPARTMENT OF BEACHES AND HARBORS



TED REED  
DIRECTOR  
ERIC BOURDON  
ASSISTANT DIRECTOR  
STAN WISNIEWSKI  
DEPUTY DIRECTOR

T R A N S M I T T A L

Date October 9, 1986

TO: *Mrs. Terry Stambler-Wolfe*

SUBJECT: *2600 The Strand*

Transmitted Herewith: *Additional mailing labels to 500' radius*

Remarks: *Needed to complete application.*

Ted Reed, Director

By:

*Lawrence N. Charness* for

Lawrence N. Charness, Chief  
Planning Division

4177 14 003  
Guiliano, Sebastian  
304 27th St.  
Manhattan Beach,  
Ca. 90266

4177 14 004  
Smith, Carol E.  
2615 Crest Drive  
Manhattan Beach,  
Ca. 90266

4177 14 005  
Boyer, Benjamin W.  
2616 Highland Avenue  
Manhattan Beach,  
Ca. 90266

4177 14 006  
Dugan, William L.  
2613 Crest Drive  
Manhattan Beach,  
Ca. 90266

4177 14 007  
Dorsey, Cora M.  
2609 Crest Drive  
Manhattan Beach,  
Ca. 90266

4177 14 008  
Allen, Thomas P.

4177 14 009  
Magraudy, Nikki  
2605 Crest Drive  
Manhattan Beach,  
Ca. 90266

4177 14 010  
Lewis, Mason C.  
2604 2604 Highland  
Avenue  
Manhattan Beach, Ca.

4177 14 011  
Hallock, Norma G.  
2601 Crest Drive  
Manhattan Beach, Ca. 90266

4177 14 012  
Prey, George C.  
2600 Highland Avenue  
Manhattan Beach, Ca. 90266

4177 14 013  
Williams, Bruce L.  
315 26th St.  
Manhattan Beach, Ca. 90266

4177 14 017  
Lucas, Guy  
316 27th St.  
Manhattan Beach, Ca. 90266

4177 14 018  
Washburn, Charles E.

4177 15 005  
Busch, Shirley A.  
316 26th St.  
Manhattan Beach, Ca. 90266

4177 15 006  
Kirk, Dorothy D.  
2520 Highland Avenue  
Manhattan Beach, Ca. 90266

4177 15 007  
Sines, William M.  
2615 Highland Avenue  
Manhattan Beach, Ca. 90266

4177 15 008  
Mitchell, Genevieve E.  
2513 Crest Drive  
Manhattan Beach, Ca. 90266

4177 15 009  
Thomas, Okla S.  
2508 Highland Avenue  
Manhattan Beach, Ca. 90266

4177 15 010  
Armato, Rosario P.  
2504 Crest Drive  
Manhattan Beach, Ca. 90266

4177 15 012  
Sonnenburg, Siegfried  
316 25th Place  
Manhattan Beach, Ca. 90266

4177 15 013  
Martin, Laurence R.  
315 25th St.  
Manhattan Beach, Ca. 90266

4177 15 020  
Lindsey, Edward W.  
2500 Highland Avenue  
Manhattan Beach, Ca. 90266

4177 15 021  
Armato, Rosario P.  
2501 Crest Drive  
Manhattan Beach, Ca. 90266

4177 16 004  
Staiger, Helen M.  
316 25th St.  
Manhattan Beach, Ca. 90266

4177 16 005  
Scott, Larry K.  
2420 Highland Avenue  
Manhattan Beach, Ca. 90266

4177 16 006  
Wright, Donald G.  
2417 Crest Drive  
Manhattan Beach, Ca. 90266

4177 16 007  
Wright, Donald G.  
2417 Crest Drive  
Manhattan Beach, Ca. 90266

4177 16 008  
Christensen, Robert L.  
2412 Highland Avenue  
Manhattan Beach, Ca. 90266

4177 16 009  
Bosaki, Harold O.  
2408 Highland Avenue  
Manhattan Beach, Ca. 90266

4177 16 010  
Bosacki, Harold O.  
2404 Highland Avenue  
Manhattan Beach, Ca. 90266

4177 16 011  
Priest, Tracy J.  
2405 Crest Drive  
Manhattan Beach, Ca. 90266

4176 22 014  
Homer, Albert C.  
2801 Bay View Drive  
Manhattan Beach, Ca.  
90266

4176 22 015  
Ohren, Steven  
217 28th St.  
Manhattan Beach, Ca.  
90266

4176 22 016  
Noyes, Amelia S.  
221 28th St.  
Manhattan Beach, Ca.  
90266

4176 22 017  
Dougharty, Laurence A.  
Manhattan Beach, Ca.  
90266

4176 22 018  
Keating, Sharon N.  
228 28th Place  
Manhattan Beach, Ca.  
90266

4176 22 020  
Younggren, Lee S.  
2805 Highland Ave.  
Manhattan Beach, Ca.  
90266

4176 22 022  
Kuhn, James O.  
229 28th St.  
Manhattan Beach, Ca.  
90266

4176 22 023  
Goodson, Gardiner W.  
2808 Manhattan Avenue  
Manhattan Beach, Ca.  
90266

4176 22 024  
Goodson, Gardiner W.  
2809 Bay View Drive  
Manhattan Beach, Ca.  
90266

4176 22 025  
DiGiacomo, Frank E.  
2816 Manhattan Avenue  
Manhattan Beach, Ca.  
90266

4176 22 026  
Walrath, Juanita N.  
2817 Bay View Drive  
Manhattan Beach, Ca.  
90266

4176 22 029  
Olson, Edmund C.  
216 29th St.  
Manhattan Beach, Ca.  
90266

4176 22 030  
Duncan, Adah M.  
2804 Manhattan Avenue  
Manhattan Beach, Ca. 90266

4176 22 003  
Orlando, Lubert J.  
117 28th Place  
Manhattan Beach, Ca.  
90266

4176 22 004  
Lawler, Bernal  
2820 Ocean Drive  
Manhattan Beach, Ca.  
90266

4176 22 005  
Duncan, Adah M.  
2820 The Strand  
Manhattan Beach, Ca.  
90266

4176 22 006  
Carroll, Hattie L.  
2816 The Strand  
Manhattan Beach, Ca.  
90266

4176 22 007  
Knutson, Loyd E.  
2812 The Strand  
Manhattan Beach, Ca.  
90266

4176 22 008  
Jensen, Don S.  
2808 The Strand  
Manhattan Beach, Ca. 90266

4176 22 009  
Deutsch, Lester  
2804 The Strand  
Manhattan Beach, Ca. 90266

4176 22 010  
Downing, Gerald G.  
2800 The Strand  
Manhattan Beach, Ca. 90266

4176 22 011  
28th St. Investments Ltd.  
2800 Ocean Drive  
Manhattan Beach, Ca. 90266

4176 22 012  
28th St. Investments Ltd.  
2802 Ocean Drive  
Manhattan Beach, Ca. 90266

4176 22 013  
Johnson, Gerald F.  
117 28th St.  
Manhattan Beach, Ca. 90266

4176 22 016  
Bartlett, E. Maude  
123 28th St.  
Manhattan Beach, Ca. 90266

4176 22 017  
Jones, Robert B.  
121 28th St.  
Manhattan Beach, Ca. 90266

4176 22 019  
Levine, Larry B.  
2809 Manhattan Avenue  
Manhattan Beach, Ca. 90266

4176 22 020  
Munro, James F.  
2807 Manhattan Avenue  
Manhattan Beach, Ca. 90266

|                            |    |     |                          |    |     |                       |    |     |
|----------------------------|----|-----|--------------------------|----|-----|-----------------------|----|-----|
| 4176                       | 19 | 005 | 4176                     | 19 | 015 | 4176                  | 22 | 001 |
| Queitzsch, Donald          |    |     | Holmes, John S.          |    |     | Thue, Bruce C.        |    |     |
| 2821 Crest Drive           |    |     | 2805 Crest Drive         |    |     | 232 29th St.          |    |     |
| Manhattan Beach, Ca.       |    |     | Manhattan Beach, Ca.     |    |     | Manhattan Beach, Ca.  |    |     |
| 90266                      |    |     | 90266                    |    |     | 90266                 |    |     |
| 4176                       | 19 | 006 | 4176                     | 19 | 016 |                       |    |     |
| Henkel, Leone              |    |     | Holmes, John S.          |    |     |                       |    |     |
| 2820 Highland Avenue       |    |     | 2805 Crest Drive         |    |     |                       |    |     |
| Manhattan Beach, Ca.       |    |     | Manhattan Beach, Ca.     |    |     |                       |    |     |
| 90266                      |    |     | 90266                    |    |     |                       |    |     |
| 4176                       | 19 | 007 | 4176                     | 19 | 017 | 4176                  | 22 | 002 |
| Kranz, Prudie B.           |    |     | King, Patricia A.        |    |     | Kinnan, Jerry L.      |    |     |
| 2816 Highland Avenue       |    |     | 301 28th St.             |    |     | 228 29th St.          |    |     |
| Manhattan Beach, Ca.       |    |     | Manhattan Beach, Ca.     |    |     | Manhattan Beach,      |    |     |
| 90266                      |    |     | 90266                    |    |     | Ca. 90266             |    |     |
| 4176                       | 19 | 008 | 4176                     | 19 | 018 | 4176                  | 22 | 003 |
| Queitzsch, Donald L.       |    |     | Cist, Gary E.            |    |     | Wenisch, Charles      |    |     |
| 2817 Crest Drive           |    |     | 2820 Crest Drive         |    |     | 224 29th St.          |    |     |
| Manhattan Beach, Ca.       |    |     | Manhattan Beach, Ca.     |    |     | Manhattan Beach,      |    |     |
| 90266                      |    |     | 90266                    |    |     | Ca. 90266             |    |     |
| 4176                       | 19 | 009 | 4176                     | 19 | 019 | 4176                  | 22 | 004 |
| Brewer, Walter L.          |    |     | Carnival, Arthur A.      |    |     | Villasenor, Alfred    |    |     |
| 2815 Crest Drive           |    |     | 315 28th Place           |    |     | 221 28th Place        |    |     |
| Manhattan Beach, Ca. 90266 |    |     | Manhattan Beach, Ca.     |    |     | Manhattan Beach,      |    |     |
|                            |    |     | 90266                    |    |     | Ca. 90266             |    |     |
| 4176                       | 19 | 010 | 4176                     | 20 | 004 | 4176                  | 22 | 007 |
| Kim, Young M.              |    |     | Hains, John W.           |    |     | Busch, Edward P.      |    |     |
| 2809 Crest Drive           |    |     | 316 28th St.             |    |     | 2821 Bay View Dr.     |    |     |
| Manhattan Beach, Ca. 90266 |    |     | Manhattan Beach, Ca.     |    |     | Manhattan Beach,      |    |     |
|                            |    |     | 90266                    |    |     | Ca. 90266             |    |     |
| 4176                       | 19 | 011 | 4176                     | 20 | 005 | 4176                  | 22 | 008 |
| Hadden, Earl F.            |    |     | Ambatielos, Evangelos P. |    |     | Collins, Edward       |    |     |
| 315 28th St.               |    |     | 315 27th St.             |    |     | 2820 Manhattan Avenue |    |     |
| Manhattan Beach, Ca.       |    |     | Manhattan Beach, Ca.     |    |     | Manhattan Beach,      |    |     |
| 90266                      |    |     | 90266                    |    |     | Ca. 90266             |    |     |
| 4176                       | 19 | 012 | 4176                     | 20 | 009 | 4176                  | 22 | 010 |
| Beverly, Robert G.         |    |     | Kreckeler, Mary M.       |    |     | Lepera, Ralph         |    |     |
| 2700 Highland Ave.         |    |     | 300 28th St.             |    |     | 2813 Bay View Drive   |    |     |
| Manhattan Beach, Ca.       |    |     | Manhattan Beach, Ca.     |    |     | Manhattan Beach,      |    |     |
| 90266                      |    |     | 90266                    |    |     | Ca. 90266             |    |     |
| 4176                       | 19 | 013 | 4176                     | 20 | 010 | 4176                  | 22 | 011 |
| Beverly, Robert G.         |    |     | Hasson, Dorothy R.       |    |     | Reed, Tom             |    |     |
| 2712 Highland Avenue       |    |     | 2716 Highland Ave.       |    |     | 2812 Manhattan Avenue |    |     |
| Manhattan Beach, Ca.       |    |     | Manhattan Beach, Ca.     |    |     | Manhattan Beach,      |    |     |
| 90266                      |    |     | 90266                    |    |     | Ca. 90266             |    |     |

4177 16 012  
Priest, Tracy J.  
305 24th St.  
Manhattan Beach, Ca. 90266

4177 16 013  
Erlane, Robert V.  
315 24th St.  
Manhattan Beach, Ca. 90266

4177 21 001  
Conway, John E.  
231 24th Place  
Manhattan Beach, Ca. 90266

4177 21 002  
Lahmeyer, Philip M.  
232 25th St.  
Manhattan Beach, Ca. 90266

4177 21 003  
Dozier, John W.  
229 24th Place  
Manhattan Beach, Ca. 90266

4177 21 004  
Baker, Lawrence E.  
224 25th St.  
Manhattan Beach, Ca. 90266

4177 21 005  
McComb, Margaret G.  
220 25th St.  
Manhattan Beach, Ca. 90266

4177 21 006  
Johnson, James  
216 25th St.  
Manhattan Beach, Ca. 90266

4177 21 007  
Wood, Robert  
2420 Manhattan Avenue  
Manhattan Beach, Ca. 90266

4177 21 008  
White, Frank W.  
2415 Bay View Drive  
Manhattan Beach, Ca. 90266

4177 21 013  
Stall, Cash G.  
2400 Manhattan Avenue  
Manhattan Beach, Ca. 90266

4177 21 014  
Icaza, Ricardo F.  
2402 Bay View Drive  
Manhattan Beach, Ca. 90266

4177 21 015  
Icaza, Ricardo F.  
2400 Bay View Drive  
Manhattan Beach, Ca. 90266

4177 21 016  
Abbott, Howard W.  
222 24th Place  
Manhattan Beach, Ca. 90266

4177 21 017  
Heathcote, Mildred E.  
225 24th St.  
Manhattan Beach, Ca. 90266

4177 21 018  
Loud, Irene C.  
229 24th St.  
Manhattan Beach, Ca. 90266

4177 21 019  
Loud, Irene C.  
233 24th St.  
Manhattan Beach, Ca. 90266

4177 21 020  
Mukherjee, Katherine D.  
2412 Manhattan Avenue  
Manhattan Beach, Ca. 90266

4177 21 022  
Barnest, Joel A.  
2404 Manhattan Avenue  
Manhattan Beach, Ca. 90266

4177 21 023  
Storms, Robert D.  
2408 Manhattan Avenue  
Manhattan Beach, Ca. 90266

4177 26 001  
Kramer, Allen  
124 25th St.  
Manhattan Beach, Ca. 90266

4177 26 002  
Aitken, Andrew & Patricia  
120 25th St.  
Manhattan Beach, Ca. 90266

4177 26 003  
Bobit, Ty  
117 24th Place  
Manhattan Beach, Ca. 90266

4177 26 004  
Hale, G. Robert  
116 25th St.  
Manhattan Beach, Ca. 90266

4177 26 005  
Criley, Calvin H.  
113 24th Place  
Manhattan Beach, Ca. 90266

4177 26 006  
Earle, Don  
2420 The Strand  
Manhattan Beach, Ca. 90266

4177 26 007  
Jamiesson, Constance P.  
2416 the Strand  
Manhattan Beach, Ca. 90266

4177 26 008  
Sheets, William L.  
2412 The Strand  
Manhattan Beach, Ca. 90266



4177 26 009  
D'Angelo, Anthony C.  
2408 The Strand  
Manhattan Beach, Ca. 90266

4177 26 010  
Stratton, John E.  
2404 The Strand  
Manhattan Beach, Ca. 90266

4177 26 011  
McHabe, George L.  
2400 The Strand  
Manhattan Beach, Ca. 90266

4177 26 012  
Naramore, C. David  
113 24th St.  
Manhattan Beach, Ca. 90266

4177 26 013  
Mann, Bertha K.  
116 24th Place  
Manhattan Beach, Ca. 90266

4177 26 014  
Naramore, C. David  
117 24th St.  
Manhattan Beach, Ca. 90266

4177 26 015  
Ballew, Richard T.  
12 24th St.  
Manhattan Beach, Ca. 90266

4177 26 016  
Hanson, Robert D.  
2407 Manhattan Avenue  
Manhattan Beach, Ca. 90266

4177 26 017  
Hudson, Edwin & Doreen  
2401 Manhattan Avenue  
Manhattan Beach, Ca. 90266

4177 14 003  
Guiliano, Sebastian  
304 27th St.  
Manhattan Beach,  
Ca. 90266

4177 14 004  
Smith, Carol E.  
2615 Crest Drive  
Manhattan Beach,  
Ca. 90266

4177 14 005  
Boyer, Benjamin W.  
2616 Highland Avenue  
Manhattan Beach,  
Ca. 90266

4177 14 006  
Dugan, William L.  
2613 Crest Drive  
Manhattan Beach,  
Ca. 90266

4177 14 007  
Dorsey, Cora M.  
2609 Crest Drive  
Manhattan Beach,  
Ca. 90266

4177 14 008  
Allen, Thomas P.

4177 14 009  
Magraudy, Nikki  
2605 Crest Drive  
Manhattan Beach,  
Ca. 90266

4177 14 010  
Lewis, Mason C.  
2604 2604 Highland  
Avenue  
Manhattan Beach, Ca.

4177 14 011  
Hallock, Norma G.  
2601 Crest Drive  
Manhattan Beach, Ca. 90266

4177 14 012  
Frey, George C.  
2600 Highland Avenue  
Manhattan Beach, Ca. 90266

4177 14 013  
Williams, Bruce L.  
315 26th St.  
Manhattan Beach, Ca. 90266

4177 14 017  
Lucas, Guy  
316 27th St.  
Manhattan Beach, Ca. 90266

4177 14 018  
Washburn, Charles E.

4177 15 005  
Busch, Shirley A.  
316 26th St.  
Manhattan Beach, Ca. 90266

4177 15 006  
Kirk, Dorothy D.  
2520 Highland Avenue  
Manhattan Beach, Ca. 90266

4177 15 007  
Sines, William M.  
2615 Highland Avenue  
Manhattan Beach, Ca. 90266

4177 15 008  
Mitchell, Genevieve E.  
2513 Crest Drive  
Manhattan Beach, Ca. 90266

4177 15 009  
Thomas, Okla S.  
2508 Highland Avenue  
Manhattan Beach, Ca. 90266

4177 15 010  
Armato, Rosario P.  
2504 Crest Drive  
Manhattan Beach, Ca. 90266

4177 15 012  
Sonnenburg, Siegfried  
316 25th Place  
Manhattan Beach, Ca. 90266

4177 15 013  
Martin, Laurence R.  
315 25th St.  
Manhattan Beach, Ca. 90266

4177 15 020  
Lindsey, Edward W.  
2500 Highland Avenue  
Manhattan Beach, Ca. 90266

4177 15 021  
Armato, Rosario P.  
2501 Crest Drive  
Manhattan Beach, Ca. 90266

4177 16 004  
Staiger, Helen M.  
316 25th St.  
Manhattan Beach, Ca. 90266

4177 16 005  
Scott, Larry K.  
2420 Highland Avenue  
Manhattan Beach, Ca. 90266

4177 16 006  
Wright, Donald G.  
2417 Crest Drive  
Manhattan Beach, Ca. 90266

4177 16 007  
Wright, Donald G.  
2417 Crest Drive  
Manhattan Beach, Ca. 90266

4177 16 008  
Christensen, Robert L.  
2412 Highland Avenue  
Manhattan Beach, Ca. 90266

4177 16 009  
Bosaki, Harold O.  
2408 Highland Avenue  
Manhattan Beach, Ca. 90266

4177 16 010  
Bosacki, Harold O.  
2404 Highland Avenue  
Manhattan Beach, Ca. 90266

4177 16 011  
Priest, Tracy J.  
2405 Crest Drive  
Manhattan Beach, Ca. 90266

4176 22 014  
Homer, Albert C.  
2801 Bay View Drive  
Manhattan Beach, Ca.  
90266

4176 22 015  
Ohren, Steven  
217 28th St.  
Manhattan Beach, Ca.  
90266

4176 22 016  
Noyes, Amelia S.  
221 28th St.  
Manhattan Beach, Ca.  
90266

4176 22 017  
Dougharty, Laurence A.  
Manhattan Beach, Ca.  
90266

4176 22 018  
Keating, Sharon N.  
228 28th Place  
Manhattan Beach, Ca.  
90266

4176 22 020  
Younggren, Lee S.  
2805 Highland Ave.  
Manhattan Beach, Ca.  
90266

4176 22 022  
Kuhn, James O.  
229 28th St.  
Manhattan Beach, Ca.  
90266

4176 22 023  
Goodson, Gardiner W.  
2808 Manhattan Avenue  
Manhattan Beach, Ca.  
90266

4176 22 024  
Goodson, Gardiner W.  
2809 Bay View Drive  
Manhattan Beach, Ca.  
90266

4176 22 025  
DiGiacomo, Frank E.  
2816 Manhattan Avenue  
Manhattan Beach, Ca.  
90266

4176 22 026  
Walrath, Juanita N.  
2817 Bay View Drive  
Manhattan Beach, Ca.  
90266

4176 22 029  
Olson, Edmund C.  
216 29th St.  
Manhattan Beach, Ca.  
90266

4176 22 030  
Duncan, Adah M.  
2804 Manhattan Avenue  
Manhattan Beach, Ca. 90266

4176 22 003  
Orlando, Lubert J.  
117 28th Place  
Manhattan Beach, Ca.  
90266

4176 22 004  
Lawler, Bernard  
2820 Ocean Drive  
Manhattan Beach, Ca.  
90266

4176 22 005  
Duncan, Adah M.  
2820 The Strand  
Manhattan Beach, Ca.  
90266

4176 22 006  
Carroll, Hattie L.  
2816 The Strand  
Manhattan Beach, Ca.  
90266

4176 22 00  
Knutson, Loyd E.  
2812 The Strand  
Manhattan Beach, Ca.  
90266

4176 22 008  
Jensen, Don S.  
2808 The Strand  
Manhattan Beach, Ca. 90266

4176 22 009  
Deutsch, Lester  
2804 The Strand  
Manhattan Beach, Ca. 90266

4176 22 010  
Downing, Gerald G.  
2800 The Strand  
Manhattan Beach, Ca. 90266

4176 22 011  
28th St. Investments Ltd.  
2800 Ocean Drive  
Manhattan Beach, Ca. 90266

4176 22 012  
28th St. Investments Ltd.  
2802 Ocean Drive  
Manhattan Beach, Ca. 90266

4176 22 013  
Johnson, Gerald F.  
117 28th St.  
Manhattan Beach, Ca. 90266

4176 22 016  
Bartlett, E. Maude  
123 28th St.  
Manhattan Beach, Ca. 90266

4176 22 017  
Jones, Robert B.  
121 28th St.  
Manhattan Beach, Ca. 90266

4176 22 019  
Levine, Larry B.  
2809 Manhattan Avenue  
Manhattan Beach, Ca. 90266

4176 22 020  
Munro, James F.  
2807 Manhattan Avenue  
Manhattan Beach, Ca. 90266

|                            |    |     |                          |    |     |                       |    |     |
|----------------------------|----|-----|--------------------------|----|-----|-----------------------|----|-----|
| 4176                       | 19 | 005 | 4176                     | 19 | 015 | 4176                  | 22 | 001 |
| Queitzsch, Donald          |    |     | Holmes, John S.          |    |     | Thue, Bruce C.        |    |     |
| 2821 Crest Drive           |    |     | 2805 Crest Drive         |    |     | 232 29th St.          |    |     |
| Manhattan Beach,           |    |     | Manhattan Beach, Ca.     |    |     | Manhattan Beach, Ca.  |    |     |
| 90266                      |    |     | 90266                    |    |     | 90266                 |    |     |
| 4176                       | 19 | 006 | 4176                     | 19 | 016 |                       |    |     |
| Henkel, Leone              |    |     | Holmes, John S.          |    |     |                       |    |     |
| 2820 Highland Avenue       |    |     | 2805 Crest Drive         |    |     |                       |    |     |
| Manhattan Beach, Ca.       |    |     | Manhattan Beach, Ca.     |    |     |                       |    |     |
| 90266                      |    |     | 90266                    |    |     |                       |    |     |
| 4176                       | 19 | 007 | 4176                     | 19 | 017 | 4176                  | 22 | 002 |
| Kranz, Prudie B.           |    |     | King, Patricia A.        |    |     | Kinnan, Jerry L.      |    |     |
| 2816 Highland Avenue       |    |     | 301 28th St.             |    |     | 228 29th St.          |    |     |
| Manhattan Beach, Ca.       |    |     | Manhattan Beach, Ca.     |    |     | Manhattan Beach,      |    |     |
| 90266                      |    |     | 90266                    |    |     | Ca. 90266             |    |     |
| 4176                       | 19 | 008 | 4176                     | 19 | 018 | 4176                  | 22 | 003 |
| Queitzsch, Donald L.       |    |     | Gist, Gary E.            |    |     | Wenisch, Charles      |    |     |
| 2817 Crest Drive           |    |     | 2820 Crest Drive         |    |     | 224 29th St.          |    |     |
| Manhattan Beach, Ca.       |    |     | Manhattan Beach, Ca.     |    |     | Manhattan Beach,      |    |     |
| 90266                      |    |     | 90266                    |    |     | Ca. 90266             |    |     |
| 4176                       | 19 | 009 | 4176                     | 19 | 019 | 4176                  | 22 | 004 |
| Brewer, Walter L.          |    |     | Carnival, Arthur A.      |    |     | Villasenor, Alfred    |    |     |
| 2815 Crest Drive           |    |     | 315 28th Place           |    |     | 221 28th Place        |    |     |
| Manhattan Beach, Ca. 90266 |    |     | Manhattan Beach, Ca.     |    |     | Manhattan Beach,      |    |     |
|                            |    |     | 90266                    |    |     | Ca. 90266             |    |     |
| 4176                       | 19 | 010 | 4176                     | 20 | 004 | 4176                  | 22 | 007 |
| Kim, Young M.              |    |     | Hains, John W.           |    |     | Busch, Edward P.      |    |     |
| 2809 Crest Drive           |    |     | 316 28th St.             |    |     | 2821 Bay View Dr.     |    |     |
| Manhattan Beach, Ca. 90266 |    |     | Manhattan Beach, Ca.     |    |     | Manhattan Beach,      |    |     |
|                            |    |     | 90266                    |    |     | Ca. 90266             |    |     |
| 4176                       | 19 | 011 | 4176                     | 20 | 005 | 4176                  | 22 | 008 |
| Hadden, Earl F.            |    |     | Ambatielos, Evangelos P. |    |     | Collins, Edward       |    |     |
| 315 28th St.               |    |     | 315 27th St.             |    |     | 2820 Manhattan Avenue |    |     |
| Manhattan Beach, Ca.       |    |     | Manhattan Beach, Ca.     |    |     | Manhattan Beach,      |    |     |
| 90266                      |    |     | 90266                    |    |     | Ca. 90266             |    |     |
| 4176                       | 19 | 012 | 4176                     | 19 | 009 | 4176                  | 22 | 010 |
| Beverly, Robert G.         |    |     | Kreckeler, Mary M.       |    |     | Lepera, Ralph         |    |     |
| 2700 Highland Ave.         |    |     | 300 28th St.             |    |     | 2813 Bay View Drive   |    |     |
| Manhattan Beach, Ca.       |    |     | Manhattan Beach, Ca.     |    |     | Manhattan Beach,      |    |     |
| 90266                      |    |     | 90266                    |    |     | Ca. 90266             |    |     |
| 4176                       | 19 | 013 | 4176                     | 20 | 010 | 4176                  | 22 | 011 |
| Beverly, Robert G.         |    |     | Hasson, Dorothy R.       |    |     | Reed, Tom             |    |     |
| 2712 Highland Avenue       |    |     | 2716 Highland Ave.       |    |     | 2812 Manhattan Avenue |    |     |
| Manhattan Beach, Ca.       |    |     | Manhattan Beach, Ca.     |    |     | Manhattan Beach,      |    |     |
| 90266                      |    |     | 90266                    |    |     | Ca. 90266             |    |     |

|  |   |   |
|--|---|---|
| 4177 16 012<br>Priest, Tracy J.<br>305 24th St.<br>Manhattan Beach, Ca. 90266    | 4177 21 007<br>Wood, Robert<br>2420 Manhattan Avenue<br>Manhattan Beach, Ca. 90266            | 4177 21 023<br>Storms, Robert D.<br>2408 Manhattan Avenue<br>Manhattan Beach, Ca. 90266 |
| 4177 16 013<br>Erilane, Robert V.<br>315 24th St.<br>Manhattan Beach, Ca. 90266  | 4177 21 008<br>White, Frank W.<br>2415 Bay View Drive<br>Manhattan Beach, Ca. 90266           | 4177 26 001<br>Kramer, Allen<br>124 25th St.<br>Manhattan Beach, Ca. 90266              |
| 4177 21 001<br>Conway, John E.<br>231 24th Place<br>Manhattan Beach, Ca. 90266   | 4177 21 013<br>Stall, Cash G.<br>2400 Manhattan Avenue<br>Manhattan Beach, Ca. 90266          | 4177 26 002<br>Aitken, Andrew & Patricia<br>120 25th St.<br>Manhattan Beach, Ca. 90266  |
| 4177 21 002<br>Lahmeyer, Philip M.<br>232 25th St.<br>Manhattan Beach, Ca. 90266 | 4177 21 014<br>Icaza, Ricardo F.<br>2402 Bay View Drive<br>Manhattan Beach, Ca. 90266         | 4177 26 003<br>Bobit, Ty<br>117 24th Place<br>Manhattan Beach, Ca. 90266                |
|  | 4177 21 015<br>Icaza, Ricardo F.<br>2400 Bay View Drive<br>Manhattan Beach, Ca. 90266         | 4177 26 004<br>Hale, G. Robert<br>116 25th St.<br>Manhattan Beach, Ca. 90266            |
|  | 4177 21 016<br>Abbott, Howard W.<br>222 24th Place<br>Manhattan Beach, Ca. 90266              | 4177 26 005<br>Criley, Calvin H.<br>113 24th Place<br>Manhattan Beach, Ca. 90266        |
| 4177 21 003<br>Dozier, John W.<br>229 24th Place<br>Manhattan Beach, Ca. 90266   | 4177 21 017<br>Heathcote, Mildred E.<br>225 24th St.<br>Manhattan Beach, Ca. 90266            | 4177 26 006<br>Earle, Don<br>2420 The Strand<br>Manhattan Beach, Ca. 90266              |
| 4177 21 004<br>Baker, Lawrence E.<br>224 25th St.<br>Manhattan Beach, Ca. 90266  | 4177 21 018<br>Loud, Irene C.<br>229 24th St.<br>Manhattan Beach, Ca. 90266                   | 4177 26 007<br>Jamiesson, Constance P.<br>2416 the Strand<br>Manhattan Beach, Ca. 90266 |
| 4177 21 005<br>McComb, Margaret G.<br>220 25th St.<br>Manhattan Beach, Ca. 90266 | 4177 21 019<br>Loud, Irene C.<br>233 24th St.<br>Manhattan Beach, Ca. 90266                   | 4177 26 008<br>Sheets, William L.<br>2412 The Strand<br>Manhattan Beach, Ca. 90266      |
| 4177 21 006<br>Johnson, James<br>216 25th St.<br>Manhattan Beach, Ca. 90266      | 4177 21 020<br>Mukherjee, Katherine D.<br>2412 Manhattan Avenue<br>Manhattan Beach, Ca. 90266 |   |
|  | 4177 21 022<br>Earnest, Joel A.<br>2404 Manhattan Avenue<br>Manhattan Beach, Ca. 90266        |   |

4177 26 009  
D'Angelo, Anthony C.  
2408 The Strand  
Manhattan Beach, Ca. 90266

4177 26 010  
Stratton, John E.  
2404 The Strand  
Manhattan Beach, Ca. 90266

4177 26 011  
McHabe, George L.  
2409 The Strand  
Manhattan Beach, Ca. 90266

4177 26 012  
Naramore, C. David  
113 24th St.  
Manhattan Beach, Ca. 90266

4177 26 013  
Mann, Bertha K.  
116 24th Place  
Manhattan Beach, Ca. 90266

4177 26 014  
Naramore, C. David  
117 24th St.  
Manhattan Beach, Ca. 90266

4177 26 015  
Ballew, Richard T.  
12 24th St.  
Manhattan Beach, Ca. 90266

4177 26 016  
Hanson, Robert D.  
2407 Manhattan Avenue  
Manhattan Beach, Ca. 90266

4177 26 017  
Hudson, Edwin & Doreen  
2401 Manhattan Avenue  
Manhattan Beach, Ca. 90266



LAWRENCE N. CHARNES  
CHIEF, PLANNING DIVISION



305-9533

Department of Beaches and Harbors  
County of Los Angeles

144 1/2 W. 2nd St.  
Los Angeles, CA 90012

2600 Strand <sup>Gift of Charles</sup> adm. <sup>Blly</sup>



# EXCAVATION - CONSTRUCTION

## PUBLIC WORKS DEPT. - CITY OF MANHATTAN BEACH

Permit Application — Fee \_\_\_\_\_

Date 12/27/90

Location of Proposed Work: 2600 STRAND  
CITY OF MANHATTAN BEACH

Lot \_\_\_\_\_ Block \_\_\_\_\_ Tract \_\_\_\_\_

Other Description \_\_\_\_\_

Owner L. A. ...

Mail Address \_\_\_\_\_

City \_\_\_\_\_ Phone \_\_\_\_\_

Contractor MULTI-CONSTRUCTION

Address \_\_\_\_\_

City \_\_\_\_\_ Phone \_\_\_\_\_

License: State \_\_\_\_\_ City \_\_\_\_\_

Date of Permit 12/27/90

Permit valid for 90 days prior to construction.

Permittee Call 545-5621 for Inspection, CLARENCE 302

### REQUIREMENTS

1. Plat or Plan of Work (2 Copies)  
(include elevations --- Existing & Finished)
2. Surety Bond (\$1000. Min.) No. \_\_\_\_\_  
Amt. \_\_\_\_\_ New \_\_\_\_\_ Filed \_\_\_\_\_
3. Deposit — Total \_\_\_\_\_  
Items \_\_\_\_\_

### INSPECTION RECORD

| Stage        | Date | Comments | Insp. |
|--------------|------|----------|-------|
| Preliminary  |      |          |       |
| Construction |      |          |       |
| Final        |      |          |       |
| Other        |      |          |       |

Description of Work

1. Excavation — Sq. Ft. \_\_\_\_\_
2. Trenching — L \_\_\_\_\_ W \_\_\_\_\_ D \_\_\_\_\_
3. Curb & Gutter — L Ft. \_\_\_\_\_
4. Driveway Approach — Sq. Ft. \_\_\_\_\_
5. Sidewalk — Sq. Ft. SEE ATTACHED
6. Sewer Line — L Ft. PLAN
7. Sewer Saddle — Size \_\_\_\_\_
8. Main Line — L Ft. \_\_\_\_\_
9. Encroachment — Type \_\_\_\_\_
10. Sandblasting. Etc. \_\_\_\_\_
11. Equipment - Materials Storage \_\_\_\_\_
12. Tree & Shrub Planting \_\_\_\_\_
13. Public Utilities Const. \_\_\_\_\_

### PROPOSED WORK

| Proposed Work | Insp. Fee |
|---------------|-----------|
| 1. _____      |           |
| 2. _____      |           |
| 3. _____      |           |
| 4. _____      |           |
| Total —       |           |

The hard copy of this Permit must be kept on the work site to be shown any authorized agent of the City on request.

### APPROVAL

I agree to comply with all City Ordinances and State Laws which apply to this Permit.

Permittee \_\_\_\_\_

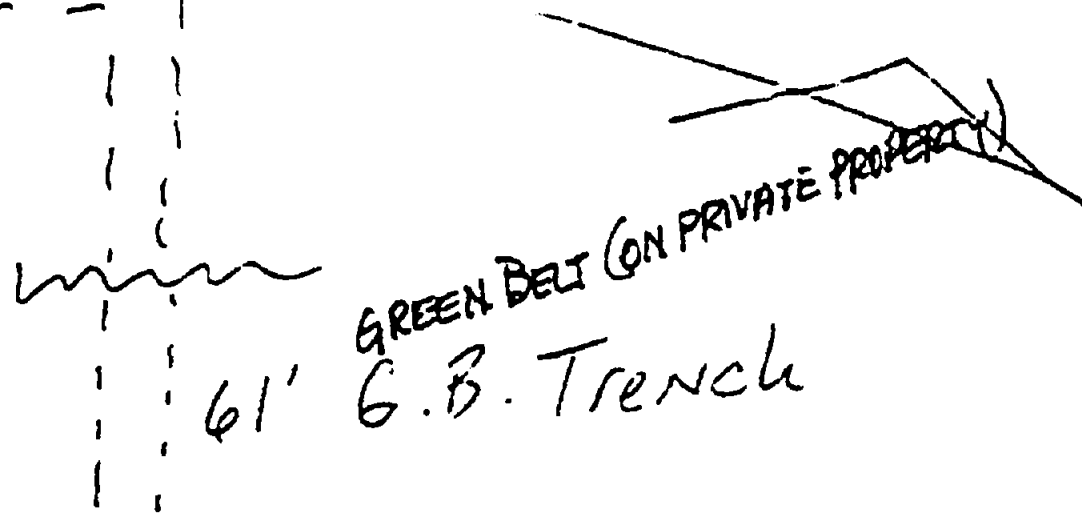
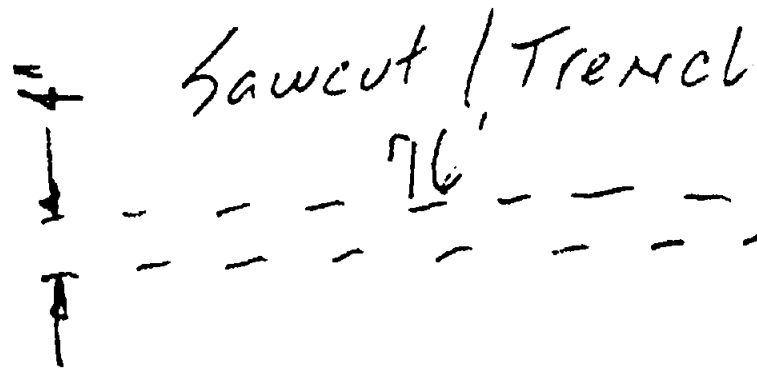
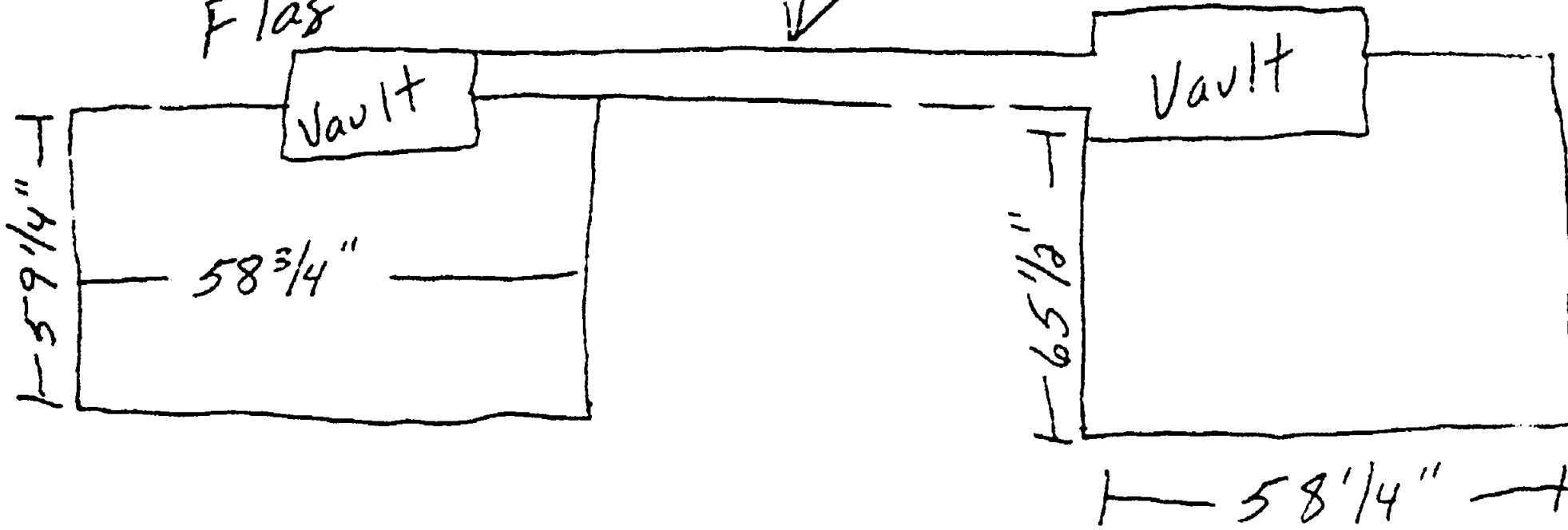
Authorized Agent Maria Fakhour

Permit No.  
4011290  
R.O.  
PUB WORKS

R.R. Vault  
Flag

5'4" x 62'

R.R. Vault  
Flag



**RE-ROOF PERMIT**  
**CITY OF MANHATTAN BEACH**  
**COMMUNITY DEVELOPMENT DEPT**  
**1400 HIGHLAND AVENUE, MANHATTAN BEACH, CA 90266**  
**(213) 546 5621**

APPLICANT FILL IN AREA BELOW

FOR CITY USE ONLY

|  |                              |   |
|--|------------------------------|---|
| Address<br><b>2800 Strand</b>                          |                              | Assessor Parcel No.<br><b>2800 Strand MB CA 90266</b> |
| Owner's Name<br><b>Billy Tom Young</b>                 |                              | Phone No.<br><b>545-2208</b>                          |
| Contractor's Name<br><b>Doug Hedre</b>                 |                              | Contractor's License No.<br><b>534228</b>             |
| Address<br><b>3311 Vista Dr</b>                        |                              | Phone No.<br><b>546-9148</b>                          |
| No. of Existing Roof Levels<br><b>One</b>              |                              |   |
| Type of Existing Roof Covering<br><b>Wood Shingles</b> |                              |   |
| Type of New Roof Covering<br><b>Wood Shingles</b>      | Roof Slope<br><b>Class C</b> |   |
| No. of Sq. Feet<br><b>24</b>                           |                              |   |
| Name of Contractor<br><b>Unknown</b>                   |                              |   |
| Address<br><b>1</b>                                    |                              |   |
| No. of Stories<br><b>2</b>                             | Height<br><b>?</b>           | Width<br><b>5/12</b>                                  |
| Building Use<br><b>Residence</b>                       |                              | Estimated Cost<br><b>\$5500</b>                       |

**APPLICATION**

I hereby apply for a building permit for the work described above. I have carefully examined and read the above application and state that the information is correct. By this application I am obligated to pay the City an amount for whether or not a building permit is issued. Plans must comply with codes in effect on the date the permit is issued.

Licensed Contractor  
 Property Owner

Approved Agent of Property (Name - Must provide a notarized letter)  
**Doug Hedre 7/10/89**  
 Signature of Applicant  
**3311 Vista Dr. MB, CA 90266**  
 Address

|                                      |                             |   |
|--------------------------------------|-----------------------------|---|
| Permit Title<br><b>Reroofing SFR</b> |                             |   |
| Date                                 | Date Received               | Received By                                 |
| Zone<br><b>R-3</b>                   | Permit Fee<br><b>Permit</b> | Permit Fee Assigned To<br><b>CJ 7-11-89</b> |
| No. of Permits                       | Fee Category<br><b>V-N</b>  |   |

**LICENSED CONTRACTOR DECLARATION**

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

State License No. **534228** Lic. Class **C-39**  
 City License No. **3481**  
 Company **Hedre Construction** 1/10/89  
 Address **3311 Vista Dr., MB**

I am exempt from the licensing requirements as I am a licensed architect or a registered professional engineer acting in my professional capacity (Section 7041, Business and Professions Code)

**Doug Hedre** Date **7/10/89**  
 Signature

**OWNER/BUILDER DECLARATION**

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Section 7031.5, Business and Professions Code):

I, as owner of the property, or my employees with wages as their sole compensation, will do the work and the structure is not intended or offered for sale (Section 7044, Business and Professions Code)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Section 7044, Business and Professions Code)

I certify that I have read this application and state that the above information is correct. I agree to comply with all City ordinances and State laws relating to building construction, and hereby authorize representatives of this City to enter upon the above-mentioned property for inspection purposes.

Signature of Permittee or Agent \_\_\_\_\_ Date \_\_\_\_\_

SEE SEPARATE FORM FOR EXPLANATORY LANGUAGE

|  |               |
|--|---------------|
| Permit Fee (50% of Permit Fees)        | <b>51.78</b>  |
| Administrative Fee (5% of Permit Fees) | <b>2.59</b>   |
| Public Business Code                   | <b>0.83</b>   |
| Permit Fee (50% of Permit Fees)        | <b>51.78</b>  |
| Total Fee                              | <b>106.98</b> |

**CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE**

(This section need not be completed if the permit is for one hundred dollars (\$100) or less.) I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Worker's Compensation Laws.

Date \_\_\_\_\_ Applicant \_\_\_\_\_

**NOTICE TO APPLICANT:** If, after making this Certificate of Exemption, you should become subject to the Worker's Compensation provisions of the Labor Code, you must comply with all such provisions of this permit that are deemed relevant.

**WORKER'S COMPENSATION DECLARATION**

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800 Lab. Code).

Policy No. **118031-89 Company State Farm Insurance**  
 Certified copy is hereby furnished  
 Certified copy is filed with the City Finance Department **8801 100 94 282**

Date **7/10/89** Applicant **Doug Hedre**

**VALIDATION**

This permit when approved is valid for 180 days from the date of issuance. Extensions for an additional 180 days occur with each inspection. Renewal fee for an expired permit is one half of the original permit fee.

**THIS FORM WHEN PROPERLY VALIDATED IS A PERMIT TO DO THE WORK DESCRIBED**

file under  
County Beach  
& Harbor  
1400 Highland Avenue  
2000  
1st Street

DEPARTMENT OF COMMUNITY DEVELOPMENT

CITY OF MANHATTAN BEACH

Phone 545-5621

# APPLICATION FOR BURGLAR ALARM PERMIT

APPLICANT TO FILL IN ALL APPLICABLE AREAS BELOW:

|   |       |  |
|---|-------|--|
| Job Address <u>Manhattan Beach Oceanographic Institute</u>  |       | Date <u>2-12-87</u>                      |
| <u>P.O. Box 1 Manhattan Beach</u>   |       |  |
| Lot   | Block | Tract                                    |
| Type of System<br><u>Intellicom 6000 Business Protection System</u>   |       | U. L. Approved                           |
| Property Owners Name  |       | Property Owners Telephone                |
| Property Owners Address   |       |  |
| Business Owners Name  |       | Business Owners Telephone                |
| Business Owners Address   |       |  |
| Contractors Name<br><u>Bell's Security Systems</u>  |       | Contractors Telephone<br><u>546-2123</u> |
| Contractors Address<br><u>4025 Spencer St. Torrance, CA 90503</u>   |       |  |
| State License Number<br><u>LA 000935</u>  |       | City License Number<br><u>05982</u>      |
| Person Responsible for Repair and Service   |       |  |
| Name <u>[Signature]</u>   |       |  |
| Address _____   |       |  |
| Telephone _____   |       |  |
| The Applicant is familiar with the Manhattan Beach Municipal Code section on Burglar Alarms and agrees to abide by the punitive provisions of the Code. |       |  |

[Signature]  
Applicant's Signature

PLEASE REPORT ANY CHANGES IN THE ABOVE INFORMATION WITHIN FIVE DAYS TO THIS DEPARTMENT.

Filing Fee \$ 28.00  
Residential 28.00  
Commercial 53.00

Validation Initials OB

Notice of Exemption

TO:  Secretary for Resources  
1416 Ninth Street, Room 1311  
Sacramento, California 95814

FROM: City of Manhattan Beach  
1400 Highland Avenue  
Manhattan Beach, CA 90266

County Clerk  
County of Los Angeles

Corporations Division -- Room 106

Post Office Box 151

Los Angeles, CA 90053

|  |  |
|--|--|
| Project Title  |  |
| Proposed Dump Pad Construction   |  |
| Project Location - Specific<br>Terminus of Marine Avenue at the Strand   |  |
| Project Location - City<br>City of Manhattan Beach   | Project Location - County<br>Los Angeles |
| Description of Nature, Purpose, and Beneficiaries of Project<br>Construction of asphaltic concrete dump pad appurtenant to the beach bicycle path access drive and county maintenance facilities |  |
| Name of Public Agency Approving Project<br>City of Manhattan Beach   |  |
| Name of Person or Agency Carrying Out Project<br>County of Los Angeles   |  |

Exempt Status: (Check One)

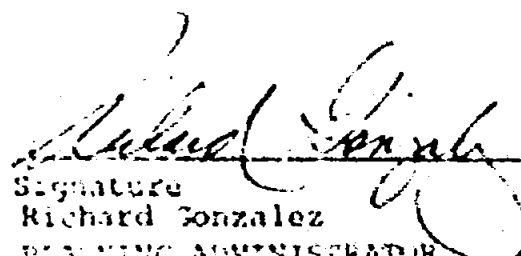
- Ministerial (Sec. 15073)
- Declared Emergency (Sec. 15071 (a) )
- Emergency Project (Sec. 15071 (b) )
- Categorical Exemption. State type and section number: 15111 Class II Assessorly structure X367

|                     |           |           |           |
|---------------------|-----------|-----------|-----------|
| Thomas M. Martinson | (213)     | 545-5621  |           |
| Contact Person      | Area Code | Telephone | Extension |

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? Yes  No

Date Received for Filing

  
 Signature  
 Richard Gonzalez  
 PLANNING ADMINISTRATOR  
 Title

*New file  
2600 Strand*

DEPARTMENT OF BUILDING  
City of Manhattan Beach

1400 Highland Avenue

545-5621

APPLICATION FOR PLUMBING PERMIT

| PLUMBING           |  |             |         | JOB ADDRESS   |
|--------------------|--|-------------|---------|---|
| NO.                | ITEM (Circle One)                                    | UNIT FEE    | TOTAL   |   |
| 4                  | TOILET - New or Replace                              | \$1.50      | 4.00    | OWNER Capital Construction  |
| 5                  | LAVATORY - New or Replace                            | 1.50        | 7.50    | ADDRESS <del>2600</del> 13140 Ventura Bl, Sherman Oaks  |
|                    | BATH TUB - New or Replace                            | 1.50        |         | TELEPHONE NO. 382-1292  |
| 3                  | SHOWER - New or Replace                              | 1.50        | 4.50    | PLUMBING CONTR. Aqua Mart Corporation   |
| 1                  | SINK - New or Replace                                | 1.50        | 1.50    | ADDRESS 3001 South Main Street, L.A.  |
| 1                  | WASH: - New or Replace                               | 1.50        | 1.50    | TEL NO. 755-9252 CITY LIC. NO. 72597  |
|                    | WASHING MACHINE                                      | 1.50        |         | I have carefully examined and read the above application and know the same is true and correct, and that, in doing this work, all provisions of Manhattan Beach City Ordinances and State Laws will be complied with whether herein specified or not. |
| 1                  | GARBAGE DISPOSER                                     | 1.50        | 1.50    | Signature of applicant Date   |
| 2                  | DISHWASHER - Drainage                                | 1.50        | 3.00    | <i>M. M. ...</i> 11-27-71   |
| 1                  | WATER HEATER & VENT                                  | 1.50        | 1.50    | I certify that in the performance of the work for which this permit is issued I shall not employ any person in any manner so as to become subject to the Workmen's Compensation Laws of the State of California.                                      |
|                    | WATER SOFTENER                                       | 1.50        |         | Signature Date  |
| 1                  | GAS PIPING OUTLETS - 1 to 5<br>Over 5 (ea.)          | 1.50<br>.30 | 1.50    |   |
|                    | WATER SYSTEM - New or Repair                         | 1.50        |         |   |
|                    | HOUSE DRAIN - New or Repair                          | 1.50        |         |   |
| 1                  | SEWER CONNECTIONS                                    | 5.00        | 5.00    |   |
|                    | SWIM POOL  | 5.00        |         |   |
| 2                  | WATER SERVICE STOPS                                  | 1.50        | 3.00    |   |
|                    | RAINWATER SYSTEMS PER DRAIN                          | 2.00        |         |   |
|                    | LAWN SPRINKLER SYSTEM                                | 2.00        |         |   |
|                    | VACUUM BREAKERS or BACKFLOW - 1 to 5<br>Over 5 (ea.) | 2.00<br>.30 |         |   |
| 2                  | OTHER Drinking Fountains                             | 3.00        | 3.00    |   |
| 1                  | PERMIT FILING FEE                                    | 2.00        | \$2.00  |   |
| TOTAL FEE PLUMBING |  |             | \$21.50 |   |

THIS FORM WHEN PROPERLY VALIDATED IS A PERMIT TO DO THE WORK DESCRIBED

*Approved*  
*Sal ...*  
DIRECTOR OF PLUMBING

*no fee. Cool work. DM*

Date 12/10/54

FROM  
THE OFFICE OF CITY MANAGER

- Mayor Nordeck *SM*
- Mayor Pro Tem Dontanville *D*
- Mr. Blumberg *LB*
- Mr. Cashin *C*
- Mr. Sweeney *S*

For Your Information and Files.

For Your Information. Please Return.

For Your Information. Please Initial and pass on to next Councilperson checked on list.

*266 The Street*

Date 12/6/74

FROM  
THE OFFICE OF CITY MANAGER

| To                                  |                               | Initial |
|-------------------------------------|-------------------------------|---------|
| <input checked="" type="checkbox"/> | Assistant to the City Manager |         |
| <input type="checkbox"/>            | Director of Building          |         |
| <input type="checkbox"/>            | City Attorney                 |         |
| <input type="checkbox"/>            | City Clerk                    |         |
| <input type="checkbox"/>            | City Treasurer                |         |
| <input type="checkbox"/>            | Environmental Control Officer |         |
| <input type="checkbox"/>            | Director of Finance           |         |
| <input checked="" type="checkbox"/> | Director of Public Works      |         |
| <input type="checkbox"/>            | Director of Recreation        |         |
| <input type="checkbox"/>            | Fire Chief                    |         |
| <input type="checkbox"/>            | Mayor                         |         |
| <input type="checkbox"/>            | Police Chief                  |         |
| <input type="checkbox"/>            | Purchasing and Personnel      |         |

- FOR YOUR INFORMATION. PLEASE INITIAL AND RETURN.
- FOR YOUR INFORMATION AND FILES.
- FOR YOUR INFORMATION. PLEASE INITIAL AND PASS ON TO NEXT DEPT. CHECKED ON LIST.
- FOR YOUR ATTENTION AND REPLY.
- PLEASE REVIEW AND GIVE ME YOUR COMMENTS.



**MEMO** from

To \_\_\_\_\_ Date \_\_\_\_\_

REPLY \_\_\_\_\_  
NOT REPLY \_\_\_\_\_  
DATE \_\_\_\_\_



# COUNTY OF LOS ANGELES FACILITIES DEPARTMENT

1065 WEST OLIVE STREET  
LOS ANGELES, CALIFORNIA 90015



BOARD OF SUPERVISORS  
FILE NO. 100-10000  
NOV 28 1974  
DEPT. OF BEACHES  
DATED 11/20/74

November 25, 1974

HONORABLE BOARD OF SUPERVISORS  
County of Los Angeles  
383 Hall of Administration

Gentlemen:

AWARD OF CONTRACT  
MANHATTAN STATE AND COUNTY BEACH  
RESTROOM 26th Street  
2600 Strand, Manhattan Beach  
SPECS. 3453; CAPITAL PROJECT NO. 8755.22 (4)

On October 29, 1974, your Board authorized the Executive Officer-Clerk of the Board of Supervisors to advertise for bids for the construction of a public restroom at Manhattan State and County Beach. This project provides for the construction of a 283 square foot public restroom to adjoin the south side of the Department of Beaches Administration Headquarters Building.

The low bid of \$43,150 on Proposition "A" of the project as submitted by B.I.S., Inc., is 43% below this department's final construction cost estimate. Sufficient funds are available for the award of contract. This office has reviewed the bids, determined that the low bid is reasonable and recommends award of contract for this project. A complete list of bids is attached. In addition to funds needed to cover the amount of the contract, \$2,700 will be required for Facilities Department services.

Pursuant to procedures adopted by your Board on May 1, 1973, this department has reviewed the safety record of the B.I.S. company and found it to be satisfactory.

RECEIVED

DEC 4 1974

CITY MANAGER'S OFFICE

RECEIVED

NOV 28 1974

L. A. COUNTY  
DEPT OF BEACHES

This project has been reviewed and found to be Categorically Exempt in accordance with Environmental Impact procedures adopted by your Board on February 13, 1974.

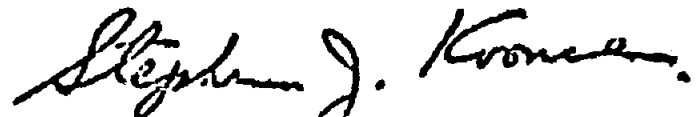
IT IS RECOMMENDED THAT YOUR BOARD:

1. Award a contract to B.I.S., Inc., 3747 West 116th Street, Hawthorne, California 90250; low bidder on Proposition "A" in the amount of \$43,150.
2. Authorize \$3,200 for unit price work and Facilities Department change orders for the 26th Street restroom addition at Manhattan State and County Beach.
3. Instruct the Facilities Department to prepare, County Counsel to review and Chairman of the Board to sign the documents.

Please instruct the Executive Officer-Clerk of the Board of Supervisors to:

- a. Forward two (2) of the enclosed copies of "Notification of Public Works Contract Award" form to the Division of Apprenticeship Standards, State Department of Industrial Relations, 107 South Broadway, Room 5034, Los Angeles, California 90012.
- b. Notify the B.I.S., Inc., 3747 West 116th Street, Hawthorne, California 90250 of the action taken.

Very truly yours,



STEPHEN J. KONCE  
Director of Facilities

SJK:REG  
WJ:ea

Attachment

cc: Each Supervisor  
County Counsel  
Department of Beaches

ATTACHMENT II

MANHATTAN STATE AND COUNTY BEACH  
RESTROOMS, 26th STREET

Bids for Manhattan State and County Beach Restrooms 26th Street are summarized as follows:

|  |         |
|--|---------|
| B.I.S., Inc.   | 343,150 |
| D.J. Anderson Construction                           | 46,590  |
| Robert L. Reeves Construction Co.                    | 48,900  |
| Willard-Brent Co., Inc.                              | 49,500  |
| Urban Development Company                            | 52,976  |
| Packard Construction Co.                             | 54,800  |
| Everett L. Clark, Jr.                                | 56,034  |
| Cantu Constructors, Inc.                             | 60,900  |
| Hal Summers  | 60,931  |
| Irle and Sons  | 63,000  |
| S.C.R. Construction Inc.                             | 63,273  |
| Sylvester J. Ina & Co.                               | 68,255  |
| Metropolitan Construction &<br>Maintenance Co., Inc. | 79,000  |
| Bob Ybarra Co., Inc.                                 | 79,120  |

## ATTACHMENT

MARICOPA STATE AND COUNTY BEACH  
RESTROOM - 26TH STREET  
2600 STRAND, MARICOPA BEACH  
SPECS. 3453--C.P. 8755.22 (RS)--SD 4

### DESCRIPTIVE DATA

These plans and specifications provide for the construction of a one-story, Type V, 245 square foot addition adjoining the south side of the existing Department of Beaches Administration Headquarters Building. This addition will provide space for public restroom facilities for men and women.

The structure will have reinforced concrete foundations, concrete floor slab on grade, concrete block exterior walls, wood stud and plaster interior partitions and wood frame roof structure with 2-inch sheathing supported by glued laminated beams. Roofing will be mission tile installed over hot mopped underlay.

Interior finishes include ceramic tile floors and base, cement glazed walls and stained exposed wood roof framing.

Site work includes removal of existing retaining wall and walks, construction of new concrete block retaining wall and wood fence, cement walks and concrete curbs, relocation and additions to the existing sprinkler system, landscaping and extensions to and connection of necessary utilities.

Construction Time: 150 calendar days from date of notice to proceed.

TEENANT



# COUNTY OF LOS ANGELES FACILITIES DEPARTMENT



1625 WEST OLYMPIC BLVD.

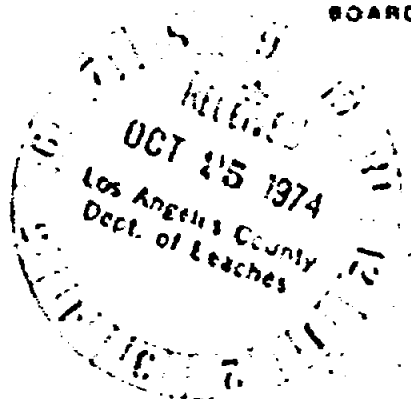
LOS ANGELES, CALIFORNIA 900 5

BOARD OF SUPERVISORS

PETE F. SCHABERMAN  
KENNETH MAHA  
ERNEST E. CEBAS  
JAMES A. HAYES  
BASTER WARD

STEPHEN J. KOONCE  
DIRECTOR

October 16, 1974



HONORABLE BOARD OF SUPERVISORS  
County of Los Angeles  
383 Hall of Administration

Gentlemen:

FINAL PLANS SUBMITTAL  
MANHATTAN STATE AND COUNTY BEACH  
RESTROOM - 26TH STREET  
2600 STRAND, MANHATTAN BEACH  
SPCS. 3453--C.P. 8755.22 (RS)--SD 4

This project provides for the construction of a 383 square foot addition adjoining the south side of the Department of Beaches Administration Headquarters Building. This addition will provide space for public restroom facilities for men and women.

Plans and specifications for the above project, prepared by the Facilities Department and approved by the tenant department, are submitted for adoption and advertisement for bids.

Since this is an addition to an existing building where all materials must match those now existing, advertising an "Offer to Consider Equivalents" is not warranted.

These plans and specifications provide for work with an estimated construction cost of \$76,058 as outlined and summarized by attachment.

Funds in the approximate amount of \$74,500 are currently available for this work under Item .22 of Capital Project No. 8755. It may, therefore, be necessary to provide additional funds for the award of a construction contract.

RECEIVED

OCT 20 1974

CITY MANAGER'S OFFICE

Honorable Board of Supervisors

October 16, 1974  
Page 2 3453

This project has been reviewed and found to be Categorically Exempt in accordance with Environmental Impact procedures adopted by your Board on February 13, 1974.

A permit for this project has been obtained from the Regional Coastal Zone Conservation Commission.

IT IS RECOMMENDED THAT YOUR BOARD:

Adopt Plans and Specifications No. 3453 and instruct the Executive Officer-Clerk of the Board of Supervisors to advertise for bids in accordance with "Instruction Sheet for Publishing Legal Advertisements," copies of which are being sent separately.

Very truly yours,

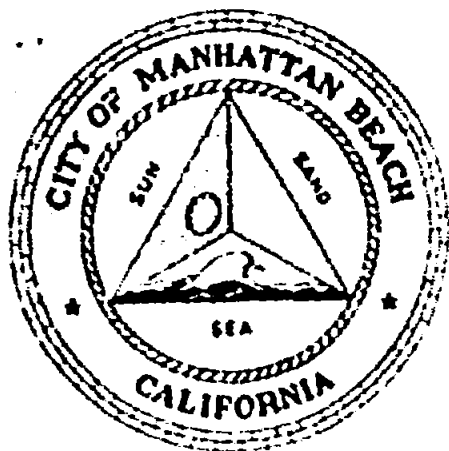
ORIGINAL SIGNED

STEPHEN J. KOONCE  
Director of Facilities

SJK:JWS  
GEH:yh

Attachment

cc: Each Supervisor  
County Counsel  
Department of Beaches



2600 Strand

CITY HALL • 1400 HIGHLAND AVENUE • MANHATTAN BEACH, CALIFORNIA • 90266

March 25, 1987

Mr. Tom Martin  
Senator Robert Beverly's Office  
1611 South Pacific Coast Highway  
Redondo Beach, California 90277

Re: Proposed 26th Street County Development-Deed Restrictions, etc.

Dear Tom:

Enclosed is a copy of Carl K. Newton's memorandum regarding the proposed development by the County over a portion of the County Lifeguard and Park Facility at 26th Street.

Very truly yours,

*Terry Stambler-Wolfe*  
TERRY STAMBLER-WOLFE  
Director of Community Development

TSW:AJ  
Enclosure



CITY OF MANHATTAN BEACH  
MEMORANDUM

Orig. Ben. Plan File  
Copies: T.S.W. (2)  
SAL  
PL  
Consultant  
City Manager  
Prop. File: 26th Street

TO: Terry Stambler-Wolfe, Director of Community Development

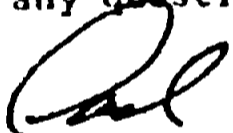
FROM: Carl K. Newton, City Attorney

SUBJECT: Proposed 26th Street County Development - Deed Restrictions, etc.

DATE: March 12, 1987

Kevin Mills of my office prepared a research memorandum on the questions which you related to me concerning the proposed development by the County over a portion of the County Lifeguard and Park facility at 26th Street. The research memorandum confirms the advice which I provided to you by telephone last Wednesday, March 4, 1987. I concur with the conclusions reached in the attached memorandum.

Please let me know if you have any questions.

  
CARL K. NEWTON  
City Attorney

CKN:wu

Attach.

SEARCHED  
SERIALIZED  
INDEXED  
.....

BURKE, WILLIAMS & SORENSEN -- OFFICE MEMORANDUM

To CKN Date 3/6/87  
From KSM *WLSM* cc:  
Subject DEED RESTRICTIONS

You have asked me to review certain deeds involving beach and park lands to determine whether the restrictions contained therein are enforceable against the County by the City of Manhattan Beach.

The short answer is that the deed restrictions may be enforced by the City against the County. Residents of the City may be able to enforce these deed restrictions. Finally, statutory law may prevent the County from abandoning the public beach and park.

FACTS:

On June 10, 1929, the City of Manhattan Beach condemned certain private property for public park purposes.

On June 17, 1948, the City adopted a Resolution for Matching Lands with the State and County of Los Angeles. Under this resolution, the property condemned by the City in 1929 would be accepted by the State under the condition, among others, that the land be accepted for use as a public beach or park and that all rights conveyed by the City to the State are for use as a public beach or park only.

On March 23, 1949, the State Department of Finance signed a Certificate of Approval concerning the conveyance of land by the City to the State.

On August 20, 1948, the State Park Commission adopted a resolution accepting the matching deeds under the Los Angeles County Master Plan for Parks.

On October 18, 1948, the City and the State executed a Deed to grant to the State for use as a public beach or a park only, certain lands to have and to hold for use as a public beach or park only.

DISCUSSION:

The restrictions contained in these deeds are in the form of covenants. A covenant is an agreement to refrain from doing a certain thing. O'Sullivan v. Griffith, 153 Cal. 502 (1908). Covenants which do not restrict alienation are valid. 8 Witkin, Real Property, Section 322, p. 2029. The original parties to the agreement are in

privity of contract and may enforce the terms of the covenants. Realty and Rebuilding Company v. Rea, 18 Cal. 565 (1920). The remedy for breach of covenant is in the nature of an action for damages. Barrows v. Jackson, 112 Cal.App.2d 534 (1952).

Covenants concerning the use of land are not favored at law. All doubts concerning the scope or legality of covenants must be resolved in favor of the free use of land. Mountain Home Properties, Inc. v. Pine Mountain Lake Association, 185 CR 623 (1982); Welsch v. Goswick, 130 Cal.App. 3d 398 (1982). The enforceability of a covenant, in the final analysis, depends upon an intent of the parties. Harrison v. Domerque, 274 Cal.App.2d (1969). The language in the deeds establish beyond doubt that the property was to be held by the grantee for use as a public beach and park only.

Where damages are not available or where they would not provide an adequate remedy, equity may be employed to compel compliance with the covenant. Under an equitable servitude Courts will, after a determination that the parties had full knowledge of the covenant, consider the original intent of the parties along with the likely consequences of failure to enforce the covenant. Richardson v. Callahan, 213 Cal.683 (1931). Also see, McDonald Properties v. Bel Aire Country Club, 72 Cal.App. 693 (1977); Hudson Oil Company v. Shortstop, 111 Cal.App. 3d 488 (1980).

Equitable servitude is also available where the covenant does not run with the land because it lacks some essential element (Restatement of Property, Section 539). Equitable servitude requires that the parties take the land with knowledge of the restriction and that their intent was to have that covenant a part of the deed.

Equitable servitudes may also be enforced by persons other than the parties to the agreement. A third party may enforce the equitable servitude where the parties to the agreement intended that the restriction should benefit the land of the person claiming the right of enforcement. See, generally, 51 ALR 3d 556.

Statutory law may restrict the County's ability to abandon the use of the public beach and park land. The County Park Abandonment Law of 1959 (Government Code Section 25580, et seq.) provides that:

"The Board of Supervisors of any County may abandon all or any portion of a park

. . . acquired by the County by deed limiting its use to park purposes, and may . . . use the land for other County purposes, if it finds. . . the park, . . . is not being used by the public for park purposes and that . . . said park . . . is not appropriate, convenient or necessary for park purposes."

As far as we know, there has been no finding of the Board of Supervisors that the park is not being used by the public for park purposes and that the park is not appropriate, convenient or necessary for park purposes.

Further, prior to the abandonment of park property, the Board of Supervisors must adopt by unanimous vote a Resolution of Intention describing the park to be abandoned and fixing a time for the adoption of a final resolution.

Next, the County Board of Supervisors must publish and post notice of its Resolution of Intention and conduct a hearing on the intended action. Should more than 200 voters of the City object to the abandonment of the park, the Board of Supervisors shall either terminate their proceedings to abandon the park or submit the question of abandonment to the voters at the next election.

Health and Safety Code Section 5400, et seq. provides for the preservation of public parks under the Public Park Preservation Act of 1971. Under the provisions of this Act, it is extremely difficult to dispose of or alter the use of land reserved for public park purposes. This Act, however, does not apply to charter Cities. In Simons v. City of Los Angeles, 63 Cal.App. 3d 455 (1976), the court ruled this was a local affair and the State had not preempted the field. It is entirely likely, that following a similar line of reasoning, the courts would conclude that a charter County is not subject to these provisions.

In conclusion, it is unlikely that the County may use the subject property for any purpose other than a public beach or park. The City may demand the beach be used for park purposes only under contract law through deed covenants and the doctrine of equitable servitude. Contract enforcement may be available to interested third parties as well. Lastly, through the application of statutory limitations on County abandonment of public parks,

conversion of this land to other than park use is extremely difficult if not, in a practical sense, impossible.

KSM/MEM5727

CITY OF MANHATTAN BEACH  
MEMORANDUM

*Orig. from Plan File  
Copies: T.S.W. (2)  
RAL  
PE  
Consultant  
City Manager  
Prop. File: 26th Street*

TO: Terry Stambler-Wolfe, Director of Community Development

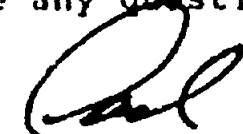
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SUBJECT: Proposed 26th Street County Development - Deed Restrictions, etc.

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CARL K. NEWTON  
City Attorney

CKN:wu

Attach.

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To CKN

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cc:

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KSM/MEM5727

CITY OF MANHATTAN BEACH  
COMMUNITY DEVELOPMENT DEPARTMENT MEMORANDUM

May 2, 1983

TO: David J. Thompson, -City Manager

FROM: Terry Starbier-Wolfe, Director of Community Development 

SUBJECT: Los Angeles County, Department of Beaches Administrative Offices,  
2600 The Strand

Although it was determined some time ago that the County offices are on land zoned R-1, our staff recently came across some additional information which may be of interest to you. Of primary interest, is the fact that the use of the County facility is incorporated into the City's Beach Development Plan. This Plan, adopted by the City Council through Resolution No. 2826 on February 3, 1970, implemented a portion of the Recreation Element of the General Plan.

A copy of the public hearing notices, the City Council resolution, the Beach Development Plan, and the County's proposal regarding the use of the subject property are attached. It is clear from a review of these documents that the intent of both the County and the City was that this property would be used solely for public office purposes. Unless otherwise advised by the City Attorney, it would be my assumption that any change of use contemplated by the County would require an amendment to the Beach Development Plan. A use other than those permitted in the R-1 zone would also require an amendment to the General Plan as well as a zone change.

TSW:al

cc: Carl Newton  
City Attorney

CITY OF MANHATTAN BEACH  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
MEMORANDUM

DATE:

TO: FILE

FROM:

SUBJECT: L.A. COUNTY ADMIN BUILDING, 2600 THE STRAND

ZONING: R-1, SINGLE FAM RES (PER 1958 ACTION)

INTENDED ZONING: PF - PUBLIC FACILITY, AS PART OF

OPEN SPACE EVENT GUIDELINES  
NO ACTION TO REZONE "R" PF COULD BE FOUND  
USE: INSTITUTIONAL (OFFICE/ADMIN)

SIZE OF BUILDING :  
YEAR BUILT  
NO. OF PKG SPACES :

PARKING STRUCTURE :

NO. OF SPACES

ZONING : R-1

INTENDED ZONING : PF

PROPERTY INCLUDES 6 PARCELS OF 33 33 X 105

DEED RESTRICTIONS



*Jean, please copy:  
1) Jim Martens  
2) Jerry Blumberg  
3) Feb. Thank you  
1892 2/23/83*

COUNTY OF LOS ANGELES  
DEPARTMENT OF BEACHES AND HARBORS



VICTOR ADRIAN  
DIRECTOR

February 14, 1983

Mayor William H. Switzer  
City of Manhattan Beach  
1400 Highland Avenue  
Manhattan Beach, CA 90266

Dear Mayor Switzer:

We are pleased to enclose a copy of the Beach Properties Improvement Plan - Phase I for your review. Pursuant to our previous discussions the development of an improvement plan results from the direction of the Board of Supervisors to the Department of Beaches and Harbors to

- attain fiscal self sufficiency;
- develop a program for accelerating existing and identifying additional revenue generating activities to enhance public use of the shoreline.

As described in the enclosures the planning process incorporates three major phases, each of which requires discussions with contract cities and state agencies, and public meetings as may be appropriate. The lead role of each city regarding prospective beach improvements in its jurisdiction is recognized, and we hope our discussions will lead to a program which enhances beach usage and assists city, county and state in fulfilling our joint responsibilities.

The Phase I investigations and report were completed by the expert consulting firms of Gruen Associates, urban planners, and Keyser-Barston, financial consultants. The report constitutes a broad-brush survey of the coastline, and identifies potential facility uses at all beach locations. The section relating to the City of Manhattan Beach is separately enclosed for your convenience.

We would appreciate the opportunity to meet with you to review the planning process and the Phase I report. If you and your Council concur it may be appropriate to proceed with a public meeting after we have had the opportunity to fully discuss the report.

RECEIVED  
FEB 22 1983  
CITY MANAGER'S OFFICE

Mayor William H. Switzer  
February 14, 1983  
Page 2

The 18 member County of Los Angeles Beach Advisory Committee, appointed by the Board of Supervisors, will take the lead role in holding public meetings in various jurisdictions. These meetings may be held jointly with state or local agency officials, at their option. We anticipate the appointment of a three member subcommittee, to be chaired by Mr. C. R. (Bob) Holmes, to preside in the event a public meeting is held in Manhattan Beach.

The intent of the initial meetings is to obtain the views and suggestions of the local communities regarding potential improvement of their beaches. These meetings will be assessed by the Committee and its findings will be provided to the Board of Supervisors and applicable local jurisdictions.

Highest priority for the next planning shall be given to those locations and improvements where agreement has been attained among the affected jurisdictions and where the County has the authority to proceed. Additionally, state and local government laws and ordinances applicable to land use at given location must be fully considered.

We look forward to discussing this matter with you or your representative and will contact you for an appointment in the near future. We would be pleased to provide any additional information required.

Very truly yours,




Norman Miller, Chairman  
Beaches Advisory Committee



Victor Adorian, Director  
Department of Beaches and Harbors

NM:VA:ljh  
Enclosures

cc: Each Council Member  
City Manager  This copy for

# **Beach Properties Improvement Plan**

## **Phase I Report**

**prepared for the Los Angeles County  
Department of Beaches and Harbors**

**Gruen Associates**  
in association with  
**Thomas L. Karsten Associates**  
**Keyser Marston Associates, Inc.**

DEPARTMENT OF BEACHES AND HARBORS  
Beach Properties Improvement Plan

The Beach Properties Improvement Plan is intended to provide recreational and visitor-serving facilities to enhance utilization and enjoyment of County owned and operated beaches while producing additional sources of revenue for beach operations. The plan must be consistent with the requirements of the California Coastal Act and those established by affected state agencies and cities.

The plan shall be developed on a carefully phased basis to ensure every aspect is considered. These include operational, economic, governmental, and community considerations.

The phases include:

- I. Comprehensive Facility Site Survey - to be conducted by qualified, independent consultants: Gruen Associates in association with Karsten Associates, and Keyser Marston Associates, Inc. This survey should provide the maximum possible scope of facilities development, subject to subsequent economic, governmental and community considerations.

The work products include a preliminary and final report to be subject to the enclosed review process.

- II. Economic Feasibility Study - to be prepared by the same qualified independent consultants as noted above. This study will identify specific recreational and visitor-serving facilities, the proposed site and scope of each facility, and revenue potential. It is intended that priorities will be established in consideration of the ability of the County to proceed with development and facility revenue potential.

The work products include a preliminary and final report to be subject to the enclosed review process.

- III. Master Beach Properties Improvement Plan - a master improvement plan will be prepared by staff, in consultation with the independent consultants, based upon Phase I and II considerations and applicable input from the public review process. It is intended that the master plan will be submitted and approved in whole or part by all jurisdictions prior to implementation of the facilities plans.



PROPOSED PUBLIC REVIEW PROCESS  
MASTER BEACH PROPERTIES IMPROVEMENT PLAN

| <u>Target Date</u> | <u>Phase I Work Products</u>  | <u>COLARAC*</u> | <u>Affected Jurisdictions</u> | <u>Community Meetings</u> | <u>County Regional Planning Commission</u> | <u>Board of Supervisors</u> | <u>Coastal Commission</u> |
|--------------------|---|-----------------|-------------------------------|---------------------------|--|-----------------------------|---------------------------|
|                    | Beach Facility Site Survey  |                 |                               |                           |  |                             |                           |
| Jan. 1983          | Preliminary Draft Report  | x               | -                             | -                         | -  | -                           | -                         |
| Feb. 1983          | Final Report  | x               | x                             | x                         | -  | -                           | -                         |
|                    | <u>Phase II Work Products</u>   |                 |                               |                           |  |                             |                           |
|                    | Economic Feasibility Study  |                 |                               |                           |  |                             |                           |
| April 1983         | Preliminary Draft Report  | x               | -                             | -                         | -  | -                           | -                         |
| May 1983           | Final Report  | x               | x                             | x                         | -  | -                           | -                         |
| July 1983          | <u>Phase III Work Product</u><br>Master Beach Properties Improvement Plan | x               | x                             | x                         | x  | x                           | x                         |

\*County of Los Angeles Beach Advisory Committee

**BEACH PROPERTIES IMPROVEMENT PLAN  
PHASE I REPORT**

**February 1983**

**Prepared For  
LOS ANGELES COUNTY  
DEPARTMENT OF BEACHES AND HARBORS**

**Prepared By  
GRUEN ASSOCIATES  
In Association With  
Thomas L. Karsten Associates  
and  
Keyser Marston Associates, Inc.**

## MANHATTAN BEACH

The primary portion of Manhattan Beach, near the pier, is intensely developed and appears not to be suitable for major new visitor-serving uses due to their potential intrusion on existing beach activities and the fact that such services are already provided nearby. However, one significant opportunity presents itself in the building presently used for County administrative functions. The two-story, wood frame building, at 2600 Strand, occupies a prominent position on a moderate bluff overlooking the beach. On the assumption that operations now occurring within the building could be relocated to another facility -- presumably connected with similar County administrative functions -- the building could be adaptively used for a number of possible revenue-producing functions, including:

- Restaurant operations
- Health club or nightclub operations oriented toward nearby residents
- Institutional functions oriented toward visitors and nearby residents.

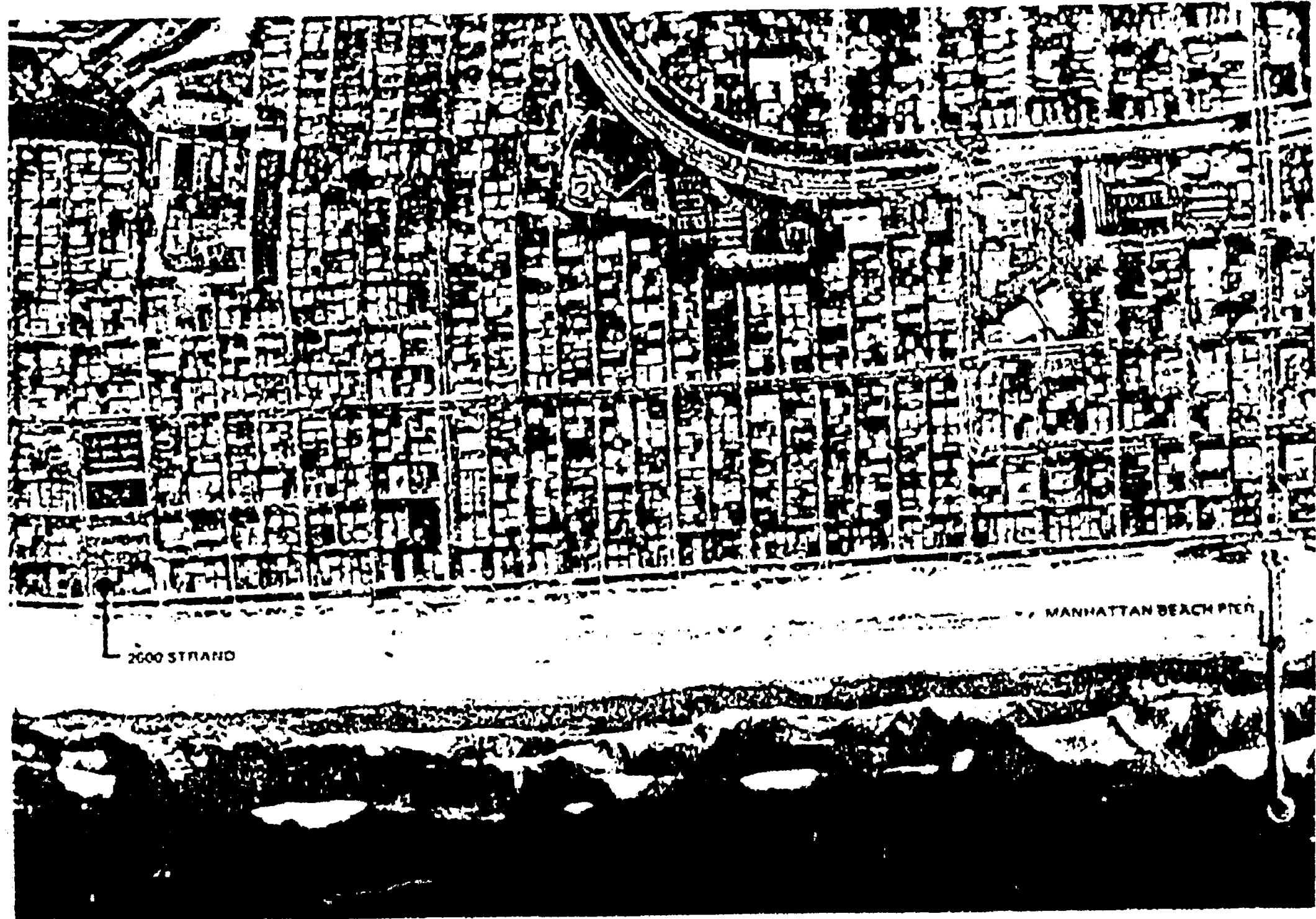
The restaurant and health club/nightclub concepts appear to have the greatest potential insofar as the building's architecture appears to be suitable to such uses. It is unknown if there is any viable institutional use to which the building could be profitably put; the next phase of investigation should look into this potential.

One key to the successful reuse of this parcel is parking. A restaurant would generate considerable off-peak demand for parking, which could be met with both on-site and civic parking facilities, including on-street parking; a health club could be expected to generate less parking demand, inasmuch as much of its patronage would be expected to occur among local residents, who could walk or cycle to the facility. An institutional use, if feasible, would likely generate more peak-period parking demand than either of the other uses. It is understood that one tier of parking directly northeast of the building is County-operated and is presently used for employee parking.

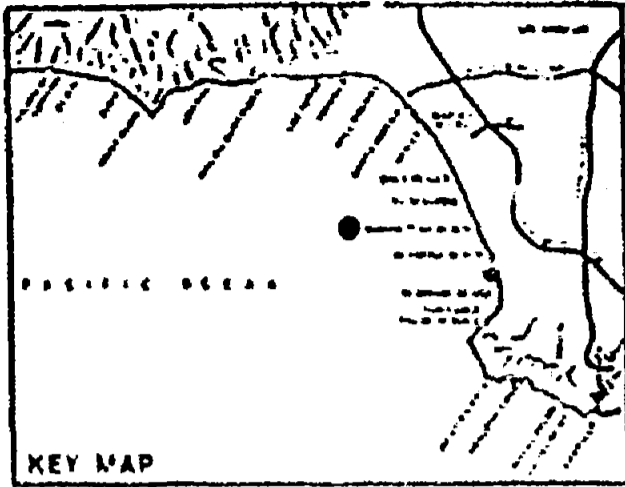


Building at 2600 Strand in Manhattan Beach is now used as office space by County agency; it may have potential for adaptive use for visitor-serving functions.

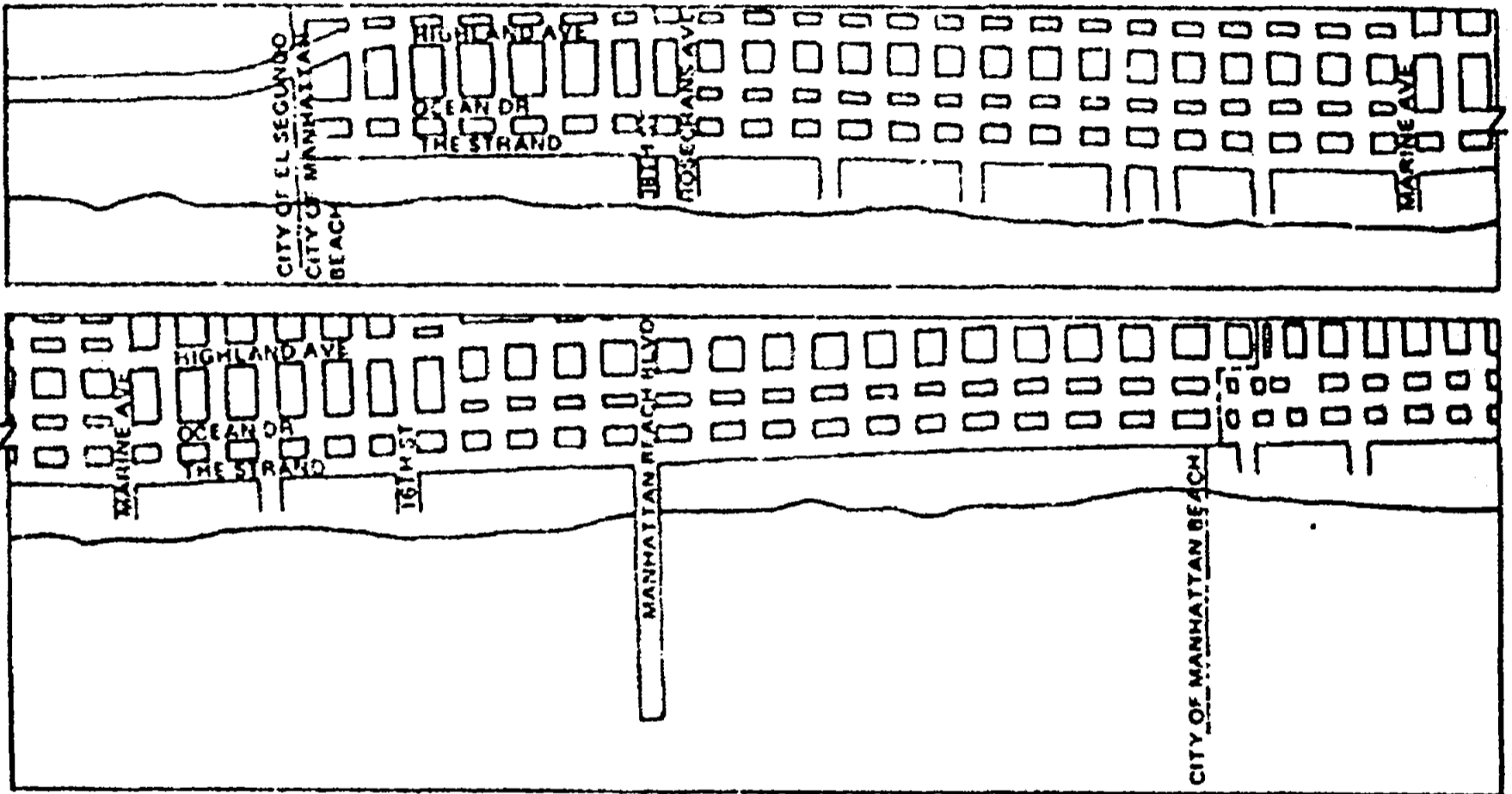
MANHATTAN STATE BEACH



11-17



# MANHATTAN STATE BEACH.



## ACCESS

|                    |           |     |  |     |
|--------------------|-----------|-----|--|-----|
| Auto Entry:        | Gate      | no  | Improved Access Road                                     | yes |
| Parking On-Site:   |           | 360 | Spaces (260 at El Porto, 140 at Pier, 60 at 26th Street) |     |
| Parking On-Street: |           | yes |  |     |
| Transit:           |           |     |  |     |
| Bike Route:        | Street    |     | Off-Street   | x   |
| Hiking Trail:      | Trailhead |     | no   |     |

## SIZE/USAGE

|                                |           |         |
|--------------------------------|-----------|---------|
| Beach Frontage:                | 2.1       | Miles   |
| Beach Area:                    | 44        | Acres   |
| Peak Daily Attendance:         | 60,000    | Persons |
| Annual Attendance (1981)       | 3,179,650 | Persons |
| Total Yearly Parking (1981-82) | 11,530    | Cars    |

Setting. Manhattan State Beach spans 2.1 miles between El Segundo Beach and Hermosa Beach. Development at Manhattan Beach is fairly intense, particularly in the area around Rosecrans Boulevard. A pier in this area, with snack bar and a marine laboratory facility, is a popular fishing spot; extensive, but low-rise commercial development adjoins this area. The pier area is popular with people from elsewhere in Los Angeles; local residents favor areas away from the pier, according to lifeguards. Diving for clams and halibut supplement other beach activities, including athletic and social activities.

Potential for New Visitor-Serving Uses. Due to the mature development along the beachfront and to the very limited County-operated parking area, Manhattan State Beach was determined to have limited potential for major new revenue-generating uses. However, an existing County-owned and operated building at 2600 Strand, surrounding by residential and park uses, may become available for adaptive use. Candidate uses to consider for this well-maintained facility include restaurant and club (health or nightclub) facilities. This may require a zone change and/or a conditional use permit; another candidate use that may be considered, despite an orientation that would not be visitor-serving, is commercial office use.



Manhattan Beach pier is popular fishing spot. Limited County-operated parking and mature commercial development about the pier along Rosecrans Avenue.

# MANHATTAN STATE BEACH

## EXISTING ACTIVITIES SUMMARY

|                     | SPORTS-ORIENTED   |         |              |         |                   |            |        |              |                   |         |                      | SOCIAL/TOURIST   |                |                  |             |
|---------------------|-------------------|---------|--------------|---------|-------------------|------------|--------|--------------|-------------------|---------|----------------------|------------------|----------------|------------------|-------------|
|                     | SWIMMING, SUNNING | SURFING | WIND SURFING | FISHING | BOATING LAUNCHING | NET SPORTS | DIVING | HANG GLIDING | NATURE ACTIVITIES | JOGGING | FIRE PITS, BARBEQUES | CAMPING, RV PARK | FAMILY OUTINGS | TEEN SOCIALIZING | SIGHTSEEING |
| PRIMARY ORIENTATION | ●                 |         |              | ●       |                   |            |        |              |                   |         |                      |                  |                |                  |             |
| OTHER ACTIVITIES    |                   | ●       |              |         | ●                 | ●          |        |              | ●                 |         |                      | ●                |                |                  | ●           |

## FACILITIES/SERVICES SUMMARY

|                       | EXISTING ON-SITE         | EXISTING ADJACENT        | POTENTIAL | COMMENTS                    |
|-----------------------|--------------------------|--------------------------|-----------|-----------------------------|
| LOCKERS/CABANAS       |                          |                          | ●         |                             |
| BIKE RACKS/LOCKERS    | <input type="checkbox"/> |                          | ●         |                             |
| VENDING MACHINES      |                          | <input type="checkbox"/> | ●         |                             |
| EQUIPMENT RENTAL      |                          | <input type="checkbox"/> |           |                             |
| FAST FOOD             | <input type="checkbox"/> | <input type="checkbox"/> |           |                             |
| MOBILE CATERING       |                          |                          | ●         |                             |
| CAMPING/RV FACILITIES |                          |                          |           |                             |
| INSTITUTION(S)        |                          |                          |           |                             |
| RESTAURANT(S)         |                          | <input type="checkbox"/> | ●         | At 2600 Strand/Admin. Bldg. |
| CLUB(S)               |                          | <input type="checkbox"/> | ●         | At 2600 Strand/Admin. Bldg. |
| RETAIL                |                          | <input type="checkbox"/> |           |                             |
| HOTEL/MOTEL           |                          | <input type="checkbox"/> |           |                             |
| PIER                  | <input type="checkbox"/> |                          |           |                             |
| DOCK(S)               |                          |                          |           |                             |

EXISTING  
 HIGH POTENTIAL  
 MODERATE POTENTIAL



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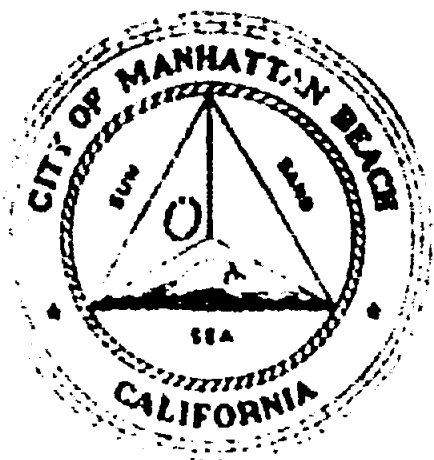
Vice President

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Land Use and Real Estate Economics  
617 South Olive Street  
Los Angeles, California 90014

Calvin E. Hollis, II  
Robert J. Wetmore

Principal  
Principal



COMMUNITY DEVELOPMENT DEPARTMENT - March 22, 1984  
CITY HALL • 1400 HIGHLAND AVENUE • MANHATTAN BEACH, CALIFORNIA • 90266

Mr. Lawrence N. Charness  
Chief, Planning Division  
County of Los Angeles  
Department of Beaches and Harbors  
13837 Fiji Way  
Marina del Rey, CA 90291

Re: Future Use of County Facility at 2600 The Strand, Manhattan Beach

Dear Mr. Charness:

Following our meeting last week regarding the possible commercial use of your facility at 2600 The Strand, I spoke with several City representatives about your proposal. Before determining which commercial land use/zoning designation would be most acceptable for this site, the City would appreciate the following information: 1) evidence of title to the office parcel(s) and the parking lot parcel(s), and 3) a copy of the lease and other contractual agreements between the County and the State. The City does not have this information in its files and would appreciate its receipt before progressing further with our discussions.

Thank you for your assistance in this regard.

Sincerely,

*Terry Stambler-Wolfe*  
TERRY STAMBLER-WOLFE  
Director of Community Development

TSW:al

COMMERCIAL LOCATIONS

TO THE LICENSE COLLECTOR: CITY HALL, 1400 HIGHLAND AVENUE, MANHATTAN BEACH, CALIFORNIA 90266

PLEASE PRINT CLEARLY

NAME OF BUSINESS \_\_\_\_\_ PHONE \_\_\_\_\_

STREET \_\_\_\_\_ CITY \_\_\_\_\_ ZIP \_\_\_\_\_

MAILING ADDRESS \_\_\_\_\_ CITY \_\_\_\_\_ ZIP \_\_\_\_\_

CONTRACTOR'S STATE LICENSE NO. \_\_\_\_\_ CALIF. RESALE TAX NO. \_\_\_\_\_

SOLE OWNERSHIP  PARTNERSHIP  CORPORATION

LIST PARTNERS:

NAME \_\_\_\_\_ NAME \_\_\_\_\_

STREET \_\_\_\_\_ STREET \_\_\_\_\_

CITY \_\_\_\_\_ ZIP \_\_\_\_\_ CITY \_\_\_\_\_ ZIP \_\_\_\_\_

PHONE \_\_\_\_\_ PHONE \_\_\_\_\_

IF SOLE OWNERSHIP, LIST 2 CONTACTS IN CASE OF EMERGENCY:

NAME \_\_\_\_\_ HOME PHONE \_\_\_\_\_

NAME \_\_\_\_\_ HOME PHONE \_\_\_\_\_

COMPLETE DESCRIPTION OF BUSINESS:

FORMER USE OF PREMISES:

ALL APPLICABLE CITY REQUIREMENTS MUST BE MET

I do certify the accuracy of the above information and do hereby make application for a permit to conduct a business in the City of Manhattan Beach and submit this information for the purpose of facilitating any investigation or determination of issuance of said license, and for other required information.

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

HOME ADDRESS \_\_\_\_\_ HOME PHONE NO. \_\_\_\_\_

\*\*\*\*\*

FOR OFFICE USE ONLY

COMMUNITY DEVELOPMENT APPROVAL

LICENSE DEPARTMENT

|  | CONFORMS                            |                                     |
|--|-------------------------------------|-------------------------------------|
|  | YES                                 | NO                                  |
| ZONING <u>Tidelands</u>                    | <input checked="" type="checkbox"/> |                                     |
| PARKING <u>N/A</u>                         | <input checked="" type="checkbox"/> |                                     |
| CONDITIONAL USE PERMIT REQUIRED <u>N/A</u> |                                     | <input checked="" type="checkbox"/> |
| SIGNS <u>needs permit</u>                  |                                     |                                     |
| REFUSE ENCLOSURE <u>S</u>                  |                                     |                                     |
| FIRE DEPARTMENT <u>S</u>                   |                                     |                                     |
| BUILDING AND SAFETY <u>S</u>               |                                     |                                     |

NEW  TRANSFER  NEW ADDRESS

DATE PAID \_\_\_\_\_

AMOUNT - #121 \_\_\_\_\_

NORTH END #59 \_\_\_\_\_

DOWNTOWN #60 \_\_\_\_\_

TOTAL PAID \_\_\_\_\_

RECEIPT NO. \_\_\_\_\_

LICENSE NO. \_\_\_\_\_

FO \_\_\_\_\_ CB \_\_\_\_\_

ZONING \_\_\_\_\_ AREA \_\_\_\_\_

*Handwritten signature and date: 5/11/80*

AS PER CITY ATTORNEY  
 COURT PRECEDENT -