

**CITY OF MANHATTAN BEACH
DEPARTMENT OF COMMUNITY DEVELOPMENT**

TO: Planning Commission
FROM: Anne McIntosh, Director of Community Development
BY: Angelica Ochoa, Associate Planner
DATE: April 25, 2018
SUBJECT: Appeal of an Administrative Decision to Approve a Minor Exception for 1208 The Strand

RECOMMENDATION

Staff recommends that the Planning Commission uphold the Community Development Director's decision to approve the Minor Exception for 1208 The Strand, thereby **DENYING** the subject appeal.

APPELLANT

Maya Soderstrom,
1212 The Strand
Manhattan Beach, CA

APPLICANT

Anthony J. Altamura, c/o Silver Strand
Villas Owners Association
320 Manhattan Beach Boulevard
Manhattan Beach, CA

PROJECT OVERVIEW

Location

Location	1208 The Strand
Legal Description	Parcel 1 of Parcel Map No. 14586, Book 158, Pages 90-91
<u>Area District</u>	III

Landuse

General Plan	High Density Residential
Zoning	RH, Residential High Density
Land Use	Three-story 3 unit condominium with six car garage

Neighboring Zoning/Land Uses

North	RH/ High Density Residential
South	RH/ High Density Residential
East	RH/ High Density Residential
West	Strand/Beach

Project Details

	<u>Existing</u>	<u>Proposed</u>	<u>Requirement</u>
Parcel Size:	3,335 sq. ft.		2,700 sq. ft. min
Building Floor Area:	4,643 sq. ft.	4,460 sq. ft.	5,666 sq. ft. max.
Height Approx.	30 ft.		30 ft. max
Parking (*):	6 car garage		2 enclosed per unit
Guest Parking:	None		1 unenclosed per unit

<u>Setbacks (*)</u>	<u>Existing/Proposed</u>	<u>Requirement</u>
Front (west)	7 ft. 8 inches (1 st and 2 nd fl.)	5 feet
Deck	0 (1 st fl.), less than 2 feet (2 nd fl.)/ 4.1 ft (3 rd fl)	2 feet, 40 sq.ft. max area
North (side)	Varies from 3 ft. to 3 ft. 5/8 inches	3 feet 4 inches
South (side)	Varies from 3 ft. to 3 ft. 5/8 inches	3 feet 4 inches
Rear	4.58 feet	5 feet

<u>Open Space</u>		
Unit A	183 sq. ft.	220 sq. ft.
Unit B	161 sq. ft.	220 sq. ft.
Unit C	446 sq. ft. (only half counts Maximum 156 sq. ft.)	312 sq. ft.

(*) Minor Exception required to maintain non-conforming setbacks and parking.

ENVIRONMENTAL REVIEW

The Project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Sections 15301 and 15332 based on staff’s determination that the project is a minor infill development and will not have a significant impact on the environment.

BACKGROUND

History

The subject property, 1208 The Strand, Units A, B and C, a three-story 3 unit condominium with an attached six car garage, and a total square footage of 4,643 square feet was originally built in 1969 as a triplex and is located in Area District III, in the appealable portion of the City’s Coastal Zone. The Planning Commission approved Resolution No. 81-45 (Exhibit A) on August 25, 1981 for the conversion of a triplex to a 3 unit condominium. The City Council confirmed the Planning Commission decision on September 15, 1981. Since the project is located in the Coastal zone of the City, the decision was forwarded to the California Coastal Commission (CCC). The CCC approved the conversion on November 18, 1981. The issued Coastal Permit (Exhibit B) states no special conditions except for standard condition specifying deviation from the approved plans to be reviewed and approved by staff,

and that it may require Commission approval. Per Section A. 96.050 of the Local Coastal Program, the project is exempt from a Coastal Permit since there was no proposed addition.

Subject Minor Exception

Minor exceptions, governed by Section 10.84.120 of the Municipal Code are generally intended to allow alterations and additions to non-conforming existing structures and encourage the retention of existing smaller homes. A primary purpose of these provisions is to allow and encourage homeowners to remodel and improve their smaller homes instead of tearing them down and building new larger homes. The Minor Exception process requires specific findings and criteria to be met. For this reason, staff works with the applicant and architect to ensure that the proposal will meet all the requirements that qualify for a project for a Minor Exception.

On August 13, 2014, a minor exception application was filed by the applicant/property owner, John Altamura on behalf of the Silverstrand Villas for an interior remodel of the top floor (Unit C) and an exterior remodel of the entire building for the subject property located at 1208 The Strand. On October 23, 2014, a minor exception was approved for the requested work. Pursuant to Minor Exception, Section 10.84.120, G.3, the project was approved for alterations and remodeling to existing legal non-conforming structures.

Specifically, the approved work included replacing and reconfiguring existing non-conforming exterior stairs from the third floor to the second floor on the north side yard for Unit C, exterior replacement of wood siding on the south side, north side and west building wall with new stucco and remove and replace existing wood siding with new wood siding on the east building wall and remove and replace existing deck guardrails to meet Building and Safety Code requirements. Exterior changes also consisted of window and door changes on the entire building. Also, 183 square feet of living area was removed from Unit C to expand the existing west facing deck. The total square footage for the building was proposed at 4,460 square feet, after the reduction. Construction plans were submitted on April 22, 2016 for the approved scope of work and a building permit was issued on February 27, 2017.

On March 30, 2017, a permit was granted to rebuild the existing non-conforming decks on the first, second and third floors due to dry rot and termite damage with a Civil Engineer's letter. Per Section 10.68.020, routine maintenance and repairs may be performed on a non-conforming structure. Secondary building components may be replaced in their entirety, if a State of California licensed civil engineer prepares a report that finds the condition is deteriorated and the structure is unsafe, and routine repair is unfeasible. Applicable components include stairways, decks, balconies, chimneys and fences and walls.

Stop Work

On August 22, 2017, a stop work notice was placed on the subject property due to a neighbor complaint that more work was being done than approved. The neighbor's primary concern was the existing non-conforming decks that had been rebuilt and replaced. City staff conducted an inspection of the property and determined that

additional work was done that was not approved as part of the original approved building permit. Specifically, new walls, including existing studs and shear walls had been installed on non-conforming side yards. Only the existing foundation, the second and third floor framing, and roof framing remained of the existing building. Substantial improvements had been done to Units A and B that was not part of the original approval.

Minor Exception Amendment (Exhibit C)

Preliminary plans were submitted for the unpermitted work on all three units on August 31, 2017, for review by the Planning Division. The unpermitted work included the removal of all interior drywall, removal and replacement of all stud walls, and new added shear wall on all non-conforming walls. The project valuation and building valuation of the remaining structure was revised to reflect all of the new work to ensure it would meet one of the Minor Exception criteria that at least 10% of the remaining structure remained (Section 10.84.120, G.3). The retention valuation was approved by the Building Official. A minor exception application was submitted on November 27, 2017 to amend the previous Minor Exception for the additional work. The Minor Exception Amendment was approved on February 13, 2018.

DISCUSSION

Subject Appeal (Exhibit D)

Staff notified the immediate neighbors to the south and north of the Minor Exception approval since they had expressed concerns with the construction at 1208 The Strand. An appeal was filed on February 26, 2018 by the neighbor to the north at 1212 The Strand per MBMC Section 10.100.030, within the required deadline for appeals. The appellant's main concern is that the extent of the remodel should be considered new construction and should conform to all requirements. Also, the appellant states that the construction is not meeting the Minor Exception criteria for an alteration and remodel; specifically, that the project is not detrimental to the neighbors, and that eliminating nonconformities is not reasonable. The appellant believes that the scope of work is significantly impacting their property, stating that the “reconfiguration of the staircase and structural beams are intruding on their property and impacting access to their side yard and the beach”.

Applicant (Exhibit E)

The applicant states that the Minor Exception amendment approval should be upheld since the new work was completed to protect the structural integrity and safety of the building and to bring existing nonconformities closer to compliance. The contactor stated that as construction progressed and the walls were opened up, the second and third floor walls were termite infested, had dry rot and were structurally unsafe. For this reason, all the damaged studs were replaced and shear walls were added per the recommendation of a Civil engineer. The Applicant contacted the north and south neighbors to try and address their concerns. The top floor deck is proposed to be reduced by 2 feet 8 inches to provide more view and privacy to the South neighbor at 1204 the Strand. The South neighbor confirmed to City staff and the Applicant that he was satisfied with the change and had no further objections to the construction. The

Applicant met several times with the North neighbor at 1212 The Strand but could not come to an agreement.

Minor Exception Findings

Section 10.84.120 of the MBMC provides details of the Minor Exception process, requirements, criteria, and findings. Staff believes that the subject project meets both the intent and the letter of the code. The required findings, in Section 10.84.120(F)(2), are met as described below:

- a) *The proposed project will be compatible with properties in the surrounding area, including, but not limited to, scale, mass, orientation, size and location of setbacks, and height.*

The subject project will be compatible with the properties in the surrounding area since it will continue to be used as a three unit condominium, which is allowed by current regulations. There will be no increase in square footage and the existing square footage is below the maximum allowable size permitted for the area district.

- b) *There will be no significant detrimental impact to surrounding neighbors, including, but not limited to, impacts to privacy, pedestrian and vehicular accessibility, light, and air.*

The subject project will have no change to the existing overall footprint. The third floor deck projection into the front yard setback for Unit C will be reduced by 2'8" and brought closer into compliance for maximum allowable deck projection. This will also lessen the light, air and view impact to the South neighbor. The north side yard stairs for Unit C will be brought closer into compliance since the overall length of the stairs will be reduced due to the new entry being on the second floor instead of the third floor.

- c) *There are practical difficulties which warrant deviation from Code standards, including, but not limited to, lot configuration, size, shape, or topography, and/or relationship of existing building(s) to the lot.*

The subject site presents substantial practical difficulties which warrant deviation from Code standards since bringing the north, south and east rear yard setbacks, open space and guest parking into conformance would require removing living area and significant redesign due to the existing conditions and development on the site.

- d) *That existing non-conformities will be brought closer to or in conformance with Zoning Code and Building Safety requirements where deemed to be reasonable and feasible.*

It is not viable to bring existing non-conformities (north side, south side, east rear yard, deck projection, and guest parking) into zoning compliance due to the existing building being built in the 1960's. Moving the existing non-conforming building walls and removing living area to meet the required setbacks, required deck area projection and

guest parking would require significant structural alterations and redesign that may remove a unit.

- e) *That the proposed project is consistent with the City's General Plan, the purposes of this title and the zoning district where the project is located, the Local Coastal Program, if applicable, and with any other current applicable policy guidelines.*

The proposed project is consistent with the City's General Plan and the zoning district in which the property is located since the property is zoned Residential High Density and it will continue to be a multi-family, 3 condominium unit use as allowed.

The General Plan of the City of Manhattan Beach poses certain goals and policies which reflect the expectations and wishes of the City with respect to land uses. Specifically, the project is consistent with the following Goals and Policies of the General Plan:

Goal LU-1: Maintain the low-profile development and small-town atmosphere of Manhattan Beach.

Policy LU-4.4: Encourage the preservation and enhancement of unique residential homes and buildings throughout Manhattan Beach to preserve the culture and history of the City.

Policy LU-4.5: Encourage measures that recognize and work to protect buildings, landscaping, and other features important to the City's history.

The project also meets the criteria set forth by MBMC 10.84.120 as well as the intent of the Minor Exception Code. The proposed project plans, project description, and site conditions show that the findings are met for the Minor Exception.

Applicable Additional Criteria

Per MBMC 10.84.120G, the subject project meets the applicable additional criteria as discussed below:

1) Structural alterations or modifications, as regulated by Chapter 10.68, to existing non-conforming portions of structures shall only be allowed as follows:

a. To comply with Building Safety access, egress, fire protection and other safety requirements (i.e., stairs, windows, deck railings) as determined to be significant by the Building Official. Structural alterations and upgrades will be done to the second and third floor building walls consisting of removal and replacement of a large amount of stud walls due to termite infestation and dry rot damage (engineer letter in file). The damaged stud walls compromised the structural integrity of the wall and needed replacement. Some of the stud walls in the garage and lower floor will be removed and replaced or reinforced where needed. Shear walls will also be added for structural reinforcement of the entire building.

b. For architectural compatibility (i.e., roof pitch and design, eave design, architectural features design) as determined to be necessary by the Director of

Community Development. Architectural modifications will be made to the existing roof to accommodate reduction of the front yard deck (west facing) at the top floor.

c. Other minor alterations or modifications as determined to be necessary by the Director of Community Development. The third floor front yard deck projection for Unit C will be required to be reduced by 2'8" across the entire length of the existing deck as shown on the plans dated January 18, 2018.

3) *A minimum of ten percent (10%) of the existing structure, based on project valuation as defined in Section 10.68.030, shall be maintained.* Based on a project valuation of \$840,514.98 and a building valuation of remaining structure of \$126,000.00, 15% of the building is remaining.

4) *All existing parking, required in accordance with Chapter 10.64, or by the provisions of this Section, shall be retained and shall not be reduced in number or size.* All existing parking, six-car enclosed garage, required in accordance with Chapter 10.64, or by the provisions of this Section, shall be retained and shall not be reduced in number or size.

5) *All development on the site which is existing legal non-conforming development for zoning regulations may remain, however non-conformities shall be brought closer to or in conformance with current zoning requirements to the extent that it is reasonable and feasible.* The third floor front yard deck projection for Unit C will be required to be reduced by 2'8" across the entire length of the existing deck as shown on the plans dated January 18, 2018.

6) *All development on the site which is existing legal non-conforming for Building Safety regulations shall be brought into conformance with current regulations to the extent feasible, as determined by the Building Official.* Replacement of a large amount of damaged and dry rot stud walls for second and third floors and only where needed for garage and first floor. Also, shear walls will be added per Building Code requirements and for added structural integrity of the building.

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

Special Conditions

Also, the project is required to meet the following special conditions as part of the Minor Exception approval:

1. The project shall comply with all requirements of the RH zoning district except for the north side yard setback to accommodate the stairs and entry access to Unit C as part of original Minor Exception approval, the east rear yard setback of 4.58 feet instead of the required 5 feet, and more than the allowable front yard deck projection on the first, second and third floors.

2. The third floor front yard deck projection for Unit C will be required to be reduced by 2'8" to the property line across the entire length of the existing deck as shown on the revised plans dated January 18, 2018.

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

Public Comments (Exhibit F)

A letter was received by the firm Cox, Castel and Nicholson, LLP objecting to the current construction at 1208 The Strand. They state that any construction or development should require a Coastal Permit Development since the project site is located in the Coastal zone.

CONCLUSION

The proposed project meets both the intent and the requirements of the Minor Exception set forth by MBMC 10.84.120. The subject Minor Exception application allows the 3 unit condominium unit homeowners to maintain a legal non-conforming building as well as remodel and update it. Staff feels that the subject project is meeting the intent of the Minor Exception as approved of allowing alterations and remodels to older structures by retaining the same footprint of the building, no expansion or addition proposed and upgrading the building to make it structurally safe.

Staff recommends that the Planning Commission uphold the Community Development Director's decision to approve the Minor Exception Amendment for 1208 The Strand, thereby and **DENYING** the subject appeal.

Attachments:

Exhibit A – Resolution No. 81-45

Exhibit B – Coastal Permit

Exhibit C – Minor Exception Amendment

Exhibit D – Appellant Documentation

Exhibit E – Applicant Documentation

Exhibit F – Public Comments

Exhibit G – Plans

RESOLUTION 81-45

RESOLUTION OF THE BOARD OF ZONING ADJUSTMENT OF THE CITY OF MANHATTAN BEACH APPROVING THE CONDITIONAL USE PERMIT AND TENTATIVE PARCEL MAP #14586, TO ALLOW THE CONVERSION OF THREE EXISTING UNITS INTO CONDOMINIUMS FOR THE PROPERTY LOCATED AT 1208 STRAND, IN THE CITY OF MANHATTAN BEACH (Obradovich)

WHEREAS, the Board of Zoning Adjustment of the City of Manhattan Beach conducted a public hearing pursuant to applicable law to consider an application for a Conditional Use Permit and Tent. Parcel Map #14586 for the property located at 1208 Strand, and legally described as Lot 4, Block 14, Manhattan Beach Division No.2; and

WHEREAS, the applicants for said Conditional Use Permit and Tent. Parcel Map #14586 are Robert and Beverly Obradovich; and

WHEREAS, a public hearing was advertised pursuant to applicable law, testimony invited and received from Mr. William Ross, representing the applicants; and

WHEREAS, the property is located in Area District III, and is zoned R-3; and

WHEREAS, a Negative Declaration has been filed in accordance with the California Environmental Quality Act which states briefly that there are no adverse environmental impacts associated with the subject development; and

NOW, THEREFORE, BE IT RESOLVED, that based on the above findings, the Board of Zoning Adjustment APPROVES the Conditional Use Permit and Tent. Parcel Map #14586 subject to the following conditions:

1. That standard condominium conditions, Sheet "A", (attached), be imposed.
2. That, at minimum, the recommendations by the Acoustical Engineer in the report dated June 3, 1981, be incorporated into the design of the project prior to recordation of the final map.
3. That the deficiencies as noted in the construction report dated July 10, 1981, be corrected prior to recordation of final map.
4. Utilities serving the site shall be underground pursuant to City requirements.
5. A survey suitable for purposes of recordation shall be performed by a Civil Engineer or Land Surveyor licensed in the State of California including permanent monumentation of all property corners, and the establishment or verification of centerline ties at the intersections of Ocean Drive with 13th Street, Ocean Drive with 12th Place, Ocean Drive with 12th Street, The Strand with 12th Street and The Strand with 13th Street.
6. A single refuse enclosure area shall be constructed in accordance with City requirements on the Ocean Drive frontage of the property.
7. The existing driveway approach between the longitudinal gutter on the westerly edge of Ocean Drive and the existing garage, which consist of broken Portland cement concrete patched with asphalt concrete, shall be removed and reconstructed with Portland cement concrete 6 inches in thickness in accordance with City standards.

BZA

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8/25/81

EXHIBIT A
PC MTG 4-25-18

Resolution 81-45 (cont'd)

I hereby certify that the foregoing is a full, true and correct copy of the Resolution as adopted by the Board of Zoning Adjustment at their regular meeting of August 25, 1981, and that said Resolution was adopted by the following vote:

AYES: Archuletta, Bard, Duffy

NOES: Cole

ABSTAIN: Johnson

ABSENT: None

RICHARD GONZALEZ, Acting Director of Community Development

BZA

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8/25/81

CITY OF MANHATTAN BEACH

STANDARD CONDOMINIUM CONDITIONS

SHEET "A"

1. That early warning fire detection systems and fire protection appurtenances be installed in each building.
 2. That separate electrical, gas and water meters be installed.
 3. That all new buildings comply with Title 24 of the California Administrative Code requiring compliance to the State Energy Regulations and that conversions may be required to comply with one or more provisions of Title 24.
 4. That sound attenuation for all common wall assemblies, and floor-to-ceiling assemblies which separate units from each other or from common areas within the building shall be required for both airborne sound and impact sound.
 5. That enclosed trash areas be provided.
 6. That "drip pans" or other devices for laundry rooms, water heaters and dishwashers be provided.
 7. That all utilities serving the site shall be undergrounded pursuant to City Ordinance.
- NOTE: The following conditions shall be highlighted in the C. C. & R's
8. That the title sheet and condominium owner's agreement state that:
 - A) Any future construction of living space or reconstruction of the building require review and approval of a Conditional Use Permit per Manhattan Beach Municipal Code.
 - B) The City, by an air space condominium, does not guarantee the allowable density of units located on the subject lot at any time in the future.
 - C) The unit ownership is an "intangible portion of multiple residential property" and further emphasize that "ownership of a unit does not parallel or emulate ownership of single-family property or use. . ."
 9. That the Condominium Owners' Association register and obtain a business license from the City of Manhattan Beach.
 10. That the owners' association provide the opportunity for annual review and inspection of the subject premises to include the interior.
 11. The exteriors and common areas will be maintained in the absence of individual owner's agreement.
 12. That the intent and operation of all aspects of the property as recorded in all documents shall be as one lot.
 13. All common areas including, but not limited to, exterior portions of buildings, structures, utilities, yards, driveways, open space, etc., shall be under the common ownership of all owners of condominium units.
 14. That prescribed manner in which the condominium development can be dissolved.
 15. That all title conditions, covenants, and restrictions, in form and content, and any revisions thereto meet with the approval of the City Attorney.

CONDO

Rev. 10/1980

11/20/81

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

California Coastal Commission
SOUTH COAST DISTRICT
666 E. Ocean Blvd., Suite 3107
Long Beach CA 90801
(213) 540-5071

COASTAL DEVELOPMENT PERMIT NO. 5-81-437

Page 1 of 2

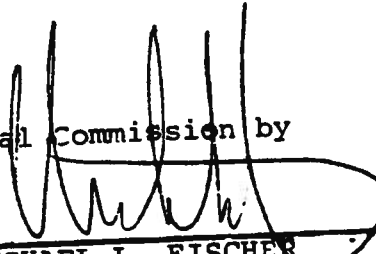
On November 18, 1981, The California Coastal Commission granted to Robert & Beverly Obradovich 1208 The Strand, Manhattan Beach, CA 90266 this permit for the development described below, subject to the attached Standard and Special conditions.

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

SITE: 1208 The Strand, Manhattan Beach

FILE COPY

Issued on behalf of the California Coastal Commission by


MICHAEL L. FISCHER
Executive Director
and


PM/rm

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

ACKNOWLEDGEMENT

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



Date _____ Signature of Permittee _____
EXHIBIT B 5/81
PC MTG 4-25-18

STANDARD CONDITIONS:

1. Notice of Receipt and Acknowledgement. The permit is not valid and construction shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. Expiration. If construction has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Construction shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. Compliance. All construction must occur in strict compliance with the proposal as set forth in the application for permit, subject to any special conditions set forth below. Any deviation from the approved plans must be reviewed and approved by the staff and may require Commission approval.
4. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
5. Inspections. The Commission staff shall be allowed to inspect the site and the development during construction, subject to 24-hour advance notice.
6. Assignment. The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
7. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

SPECIAL CONDITIONS: none

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

California Coastal Commission
SOUTH COAST DISTRICT OFFICE
666 E. Ocean Blvd., Suite 3107
P.O. Box 1450
Long Beach, CA 90801-1450
(213) 590-5071
(714) 846-0648

FILE COPY

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

STAFF REPORT: CONSENT CALENDAR

PROJECT DESCRIPTION

APPLICANT: Robert & Beverly Obradovich

PERMIT NO.: 5-81-437

PROJECT LOCATION: 1208 The Strand, Manhattan Beach, CA

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

LOT AREA 3333 sq. ft. ZONING R-3

BLDG. COVERAGE 2447.2 sq. ft. PLAN DESIGNATION R-3
G.P., LUP draft, LUP adopt, LUP cert., LCP

PAVEMENT COVERAGE 752.8 sq. ft. PROJECT DENSITY n/a

LANDSCAPE COVERAGE 133 sq. ft. HEIGHT ABV. FIN. GRADE 32'

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

COASTAL ISSUES: Housing

SUBSTANTIVE FILE DOCUMENTS: Manhattan Beach Land Use Plan

STAFF RECOMMENDATION:

I. Approval

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

I. STANDARDS CONDITIONS

1. Notice of Receipt and Acknowledgement. The permit is not valid and construction shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. Expiration. If construction has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Construction shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. Compliance. All construction must occur in strict compliance with the proposal as set forth in the application for permit, subject to any special conditions set forth below. Any deviation from the approved plans must be reviewed and approved by the staff and may require Commission approval.
4. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
5. Inspections. The Commission staff shall be allowed to inspect the site and the development during construction, subject to 24-hour advance notice.
6. Assignment. The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
7. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

II. SPECIAL CONDITIONS : None

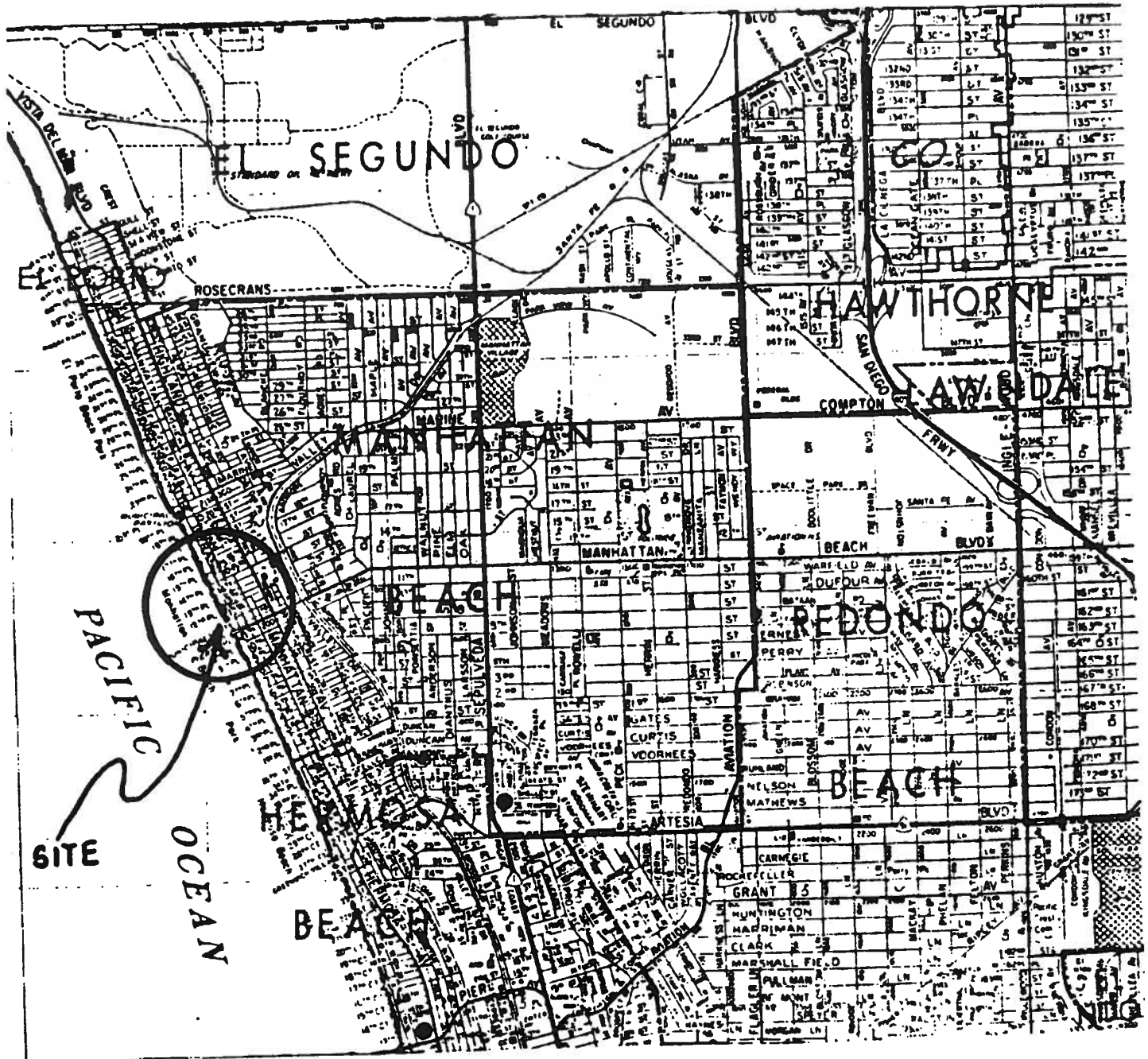
III. FINDINGS

A. Project Description & History

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

B. Specific Findings

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



Site location 1208 THE STRAND
MANHATTAN BEACH
 Permit number 5-81-437



City of Manhattan Beach

Community Development

Phone: (310) 802-5500

FAX: (310) 802-5501

TDD: (310) 546-3501

APPROVAL OF MINOR EXCEPTION - AMENDMENT

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

Minor Exception Type(s):

Alterations and remodels to existing legal non-conforming structures.

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

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

EXHIBIT C
PC MTG 4-25-18

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

Conditions of Approval:

Special Conditions

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

Applicable Criteria

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

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

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



ANNE MCINTOSH
Director of Community Development

Date: February 13, 2018

1 (1.) 1208 is new construction, and not “alterations and remodel ...”, and does not qualify
2 as a Minor Exception - and should not be permitted the multiple non-conformities under
3 Manhattan Beach Municipal Code (hereinafter “MBMC”) § 10.84.120;

4 (2.) New construction entails significant material structural and other changes not
5 allowed as Minor Exception. The original 1208 square footage, in year 2000, was 4,617 square
6 feet. The AMEA’s square footage of 4,460 is *incorrect*, “183 square feet of living area was [sic]
7 removed from Unit C to expand the existing west facing deck in the front setback for a total
8 square footage of 4,460 square feet for all three units, after the reduction.” The actual total
9 square footage is 4,434 *not* 4,460. The AMEA states, “a) The proposed project will be
10 compatible with properties in the surrounding area since the building size is below the maximum
11 allowable size permitted for the area district and *there is no increase in square footage*
12 *proposed*.” The AMEA shows square footage *has been increased* by 26 square feet. The AMEA
13 statement, “b) The project will not be detrimental to surrounding neighbors...” is unsupported by
14 the “revised plans dated January 18, 2018”. The AMEA statement, “b) The third-floor deck
15 projection into the front yard setback for Unit C will reduced by 2’8” and brought closer into
16 compliance for maximum allowable deck projection” is *not* “compliance” within Chapter 10.68.
17 The front yard deck reduced by 2’8” is *not* in compliance with the Building Code, nor is there
18 any language within AMEA supporting a mere reducing of 2’8’ other than the Director of
19 Community Developments assertion of the Director’s own subjective standard of “*reasonable*”;

20 (3.) The percentage of changes represented by 1208 at 47% then 67% is inaccurate and
21 misleading;

22 (4.) Ongoing misrepresentations by 1208 to the CMB and both neighboring
23 properties;

24 (5.) The new staircase and structural beams at 1208 are moved under the plans onto the
25 property boundary of 1212 and interferes with 1212 access ingress and egress. The new
26

1 construction, horizontal steel “I” beam protrudes over the property line of 1212, and into the
2 property of 1212.¹

3 (6.) The approval of Minor Exception by the CMB is interplete with inaccuracy including
4 the statement, “b) The project will not be detrimental to surrounding neighbors ...” in light of
5 significant and material structural and other changes at 1208; including affecting 1212 boundary
6 property line, ingress and egress, and safety access. MBMC 10.12.010(c.) “Protect adjoining
7 single-family residential districts from excessive loss of sun, light, quiet, and privacy resulting
8 from proximity to multifamily development.” The “new staircase” and the “new entry door on
9 the second floor” is in violation of 10.12.010 – Specific purposes.

10 (7.) The conformity with the existing Building Code requirements is not impractical and;

11 (8.) Conformity with the existing Building Code would not be unreasonable. The phrase
12 “d) Existing nonconformities will not be brought into conformance since required conformance
13 *would not be reasonable*” used by the Director of Community Development is not found within
14 Chapter 10.68 nor within the CMB Building Code. The employment of a standard “*reasonable*”
15 is outside the four corners of Section 10.84.120 of the Manhattan Beach Municipal Code.
16 “Applicable Criteria 3. “. . . however non-conformities shall be brought *closer to or in*
17 *conformance with current Zoning requirements to the extent that is reasonable and*
18 *feasible...*” is language which is not consistent with the General Plan, nor consistent with the
19 intention of the Zoning Code. The use of phrase “*reasonable and feasible*” does not appear
20 within the CMB Building Code.

21 The AMEA appears to represent a conflict of interest and bias by the CMB in favor of 1208
22 and against 1212. Particularly in light of the fact 1212 wrote to CMB on January 2, 2018. On
23 January 11, 2018, Ms. Lisa Kranitz, Esq. wrote back to 1212, “This letter is response to your

25
26
27 ¹ The CMB Community Development Department knows this new
28 horizontal steel beam protrudes over the property boundary line of 1212.

1 correspondence to the City of Manhattan Beach dated January 2, 2018 regarding the construction at
2 my clients' building at 1208 The Strand. *Coincidentally, I was meeting with the Community*
3 *Development Director when this letter arrived.*" Ms. Kranitz's letter is troubling for the following
4 reasons: 1.) The letter was not written to Ms. Kranitz, 2.) Ms. Kranitz copied the Director of
5 Community Development, who never denied meeting with Ms. Kranitz, 3.) The Director of
6 Community Development has denied she had a meeting with 1208, and 4.) The Director of
7 Community Development refused to meet with 1212. On February 6, 2018, 1212 had a meeting
8 with Mr. Heise and Ms. Jester. At this meeting both Mr. Heise and Ms. Jester stated the 1208 Plans
9 needed "weeks maybe months before approval" and "the Fire Chief had not reviewed the Plans".
10 On February 7, 2018, the Director of Community Development stated, in writing, *she did not meet*
11 *with 1208, and was discourteous and dismissive to the 1212 request. Within a mere twenty-four*
12 *(24) business hours, on February 13, 2018 the AMEA was drafted by the Director of Community*
13 *Development but not until seven (7) days later, February 20, 2018, was a copy provided to 1212.*
14 *1212 reserves all rights to augment and supplement these Appeal grounds, and supplement this*
15 *Appeal with additional documents. All further challenges, regarding this construction, are Reserved.*

16 Dated: February 26, 2018

Respectfully submitted,

COURTEAU & ASSOCIATES
DIANA L. COURTEAU

By /s/ Diana L Courteau
DIANA L. COURTEAU
Attorney for Appellant,
1212 THE STRAND

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

April 12, 2018

File No.:UT011212

Via E-Mail
Ms. Angelica Ochoa
Project Planner
City of Manhattan Beach
Manhattan Beach, CA 90266

Supplemental Report for Appeal

Re: 1208 The Strand, Manhattan Beach, CA
and Property Owner at 1212 The Strand

Dear Ms. Ochoa:

Pursuant to your call to this office this morning, this shall confirm our telephonic conversation this morning which we request be added to the record for the Appeal by 1212 The Strand as to "1208 Minor Exception":

(1.) We met at the property with owners of 1208 The Strand yesterday (3 of the 4 owners) and the owner of 1212 The Strand; and 1208 owners refused to change anything; making unclear the purpose for the meeting.^{1 2}

(2.) For the first time ever, yesterday, 1208 had roped off three (3) stairways/pathways from each of the three (3) units down to the beach. This is not what was at the property previously or previously disclosed.^{3 4}

¹ John Altamura stormed out of the meeting within 5 minutes and Mr. Obradivich got very angry and was yelling at Ms. Courteau. Our client simply stated that the construction was entirely new and she did not understand why the property could not be brought to current code.

² John Altamura stated to his co-owners that he would call the city and expedite the administrative appeals which is fundamentally unfair and support political favoritism.

³ This is not the same stairway that was there before construction. It is a different location and it was one stair not three (3).

⁴ The timing of the disclosure of three (3) stairways is not accidental but deliberate.

Ms. Angelica Ochoa
April 12, 2018
Page Two

(3.) I explained to you that we called every local architect in Manhattan Beach; starting with Tomaro, and each local architect said they were concerned with the politics of Manhattan Beach and could not get involved as it would affect their business.⁵

(4.) We also pointed out that any stairway, on properties on the Strand, east to west, are along the side of neighboring property which does not have an entry.

(5.) We told you that we understand the city counsel appeal is 60 days from the planning appeal. We requested additional time in light of the difficulty in obtaining an expert to review all the plans of 1208 The Strand and in light of the disclosure, for the first time, that three (3) stairways run down to the beach which have been changed.

Very Truly Yours,
COURTEAU & ASSOCIATES

s/ Diana L. Courteau
DIANA L. COURTEAU

Cc: Ms. Laurie Jester (via email)
Mr. Ryan Heise (via email)
Mr. Quinn Barrow (via email)
Ms. Anne McIntosh (via email)

⁵ All the names can be provided.

WALLIN, KRESS, REISMAN & KRANITZ, LLP

LAW OFFICES

2800 TWENTY-EIGHTH STREET, SUITE 315

SANTA MONICA, CALIFORNIA 90405-6205

TELEPHONE (310) 450-9582

FACSIMILE (310) 450-0506

March 27, 2018

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

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

Dear Chairman Apostol and Commissioners:

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

BACKGROUND

A. Minor Exceptions and Nonconforming Structures

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

EXHIBIT E
PC MTG 4-25-18

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Response to Appeal on 1208 The Strand
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The Community Development Director may grant Minor Exceptions which exceed the 50 percent valuation for alterations and remodeling to existing legal nonconforming structures. (MBMC § 10.84.120.) In order to grant a Minor Exception, the following findings must be made:

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

(MBMC § 10.84.120F.)

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

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

(MBMC § 10.84.120G.)

B. The Structure

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

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

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

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

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

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

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C. Original Minor Exception

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

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

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

D. The Construction Work

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

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

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

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

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

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

E. The Amendment to the Minor Exception

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

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

F. Dealings with Appellant

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

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

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

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

The issues raised by the Appellant in the meeting included:

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

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

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

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

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

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

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

THE AMENDMENT TO THE MINOR EXCEPTION SHOULD BE UPHELD

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

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

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

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

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

Chairman Apostol and Commissioners
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B. There Is No Addition to the Building Square Footage

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

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

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

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

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

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

Chairman Apostol and Commissioners
Response to Appeal on 1208 The Strand
Page 10

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

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

D. The Percentage Changes Are Not Misleading

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

E. The Homeowners Have Not Made Ongoing Misrepresentations

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

F. The New Staircase Is Not Before the Planning Commission

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

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Page 11

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

1. The I-Beam No Longer Encroaches.

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

2. The structure complies with the Building Code.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CONCLUSION

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

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

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

WALLIN, KRESS, REISMAN & KRANITZ, LLP

LAW OFFICES

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

Very Truly Yours,



Lisa E. Kranitz

Enclosures

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

EXHIBIT A

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

COASTAL DEVELOPMENT PERMIT NO. 5-81-437

Page 1 of 2

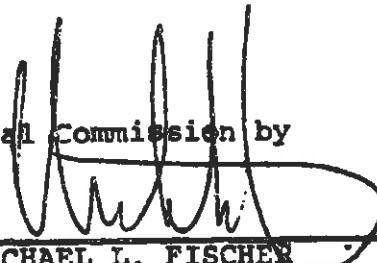
On November 18, 1981, The California Coastal Commission granted to Robert & Beverly Obradovich 1208 The Strand, Manhattan Beach, CA 90266 this permit for the development described below, subject to the attached Standard and Special conditions.

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

SITE: 1208 The Strand, Manhattan Beach

FILE COPY

Issued on behalf of the California Coastal Commission by



MICHAEL L. FISCHER
Executive Director
and



PM/rm

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

ACKNOWLEDGEMENT

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

Date _____ Signature of Permittee _____



STANDARD CONDITIONS:

1. Notice of Receipt and Acknowledgement. The permit is not valid and construction shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. Expiration. If construction has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Construction shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. Compliance. All construction must occur in strict compliance with the proposal as set forth in the application for permit, subject to any special conditions set forth below. Any deviation from the approved plans must be reviewed and approved by the staff and may require Commission approval.
4. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
5. Inspections. The Commission staff shall be allowed to inspect the site and the development during construction, subject to 24-hour advance notice.
6. Assignment. The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
7. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

SPECIAL CONDITIONS: none

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

California Coastal Commission
SOUTH COAST DISTRICT OFFICE
666 E. Ocean Blvd., Suite 3107
P.O. Box 1650
Long Beach, CA 90801-1450
(213) 590-5071
(714) 846-0648

FILE COPY

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

STAFF REPORT: CONSENT CALENDAR

PROJECT DESCRIPTION

APPLICANT: Robert & Beverly Obradovich

PERMIT NO.: 5-81-437

PROJECT LOCATION: 1208 The Strand, Manhattan Beach, CA

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

LOT AREA 3333 sq. ft.

ZONING R-3

BLDG. COVERAGE 2447.2 sq. ft.

PLAN DESIGNATION R-3

PAVEMENT COVERAGE 752.8 sq. ft.

G.P., LUP draft, LUP adopt, LUP cert., LCP

PROJECT DENSITY n/a

LANDSCAPE COVERAGE 133 sq. ft.

HEIGHT ABV. FIN. GRADE 32'

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

COASTAL ISSUES: Housing

SUBSTANTIVE FILE DOCUMENTS: Manhattan Beach Land Use Plan

STAFF RECOMMENDATION:

I. Approval

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

I. STANDARDS CONDITIONS

1. Notice of Receipt and Acknowledgement. The permit is not valid and construction shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. Expiration. If construction has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Construction shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. Compliance. All construction must occur in strict compliance with the proposal as set forth in the application for permit, subject to any special conditions set forth below. Any deviation from the approved plans must be reviewed and approved by the staff and may require Commission approval.
4. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
5. Inspections. The Commission staff shall be allowed to inspect the site and the development during construction, subject to 24-hour advance notice.
6. Assignment. The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit,
7. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

II. SPECIAL CONDITIONS : None

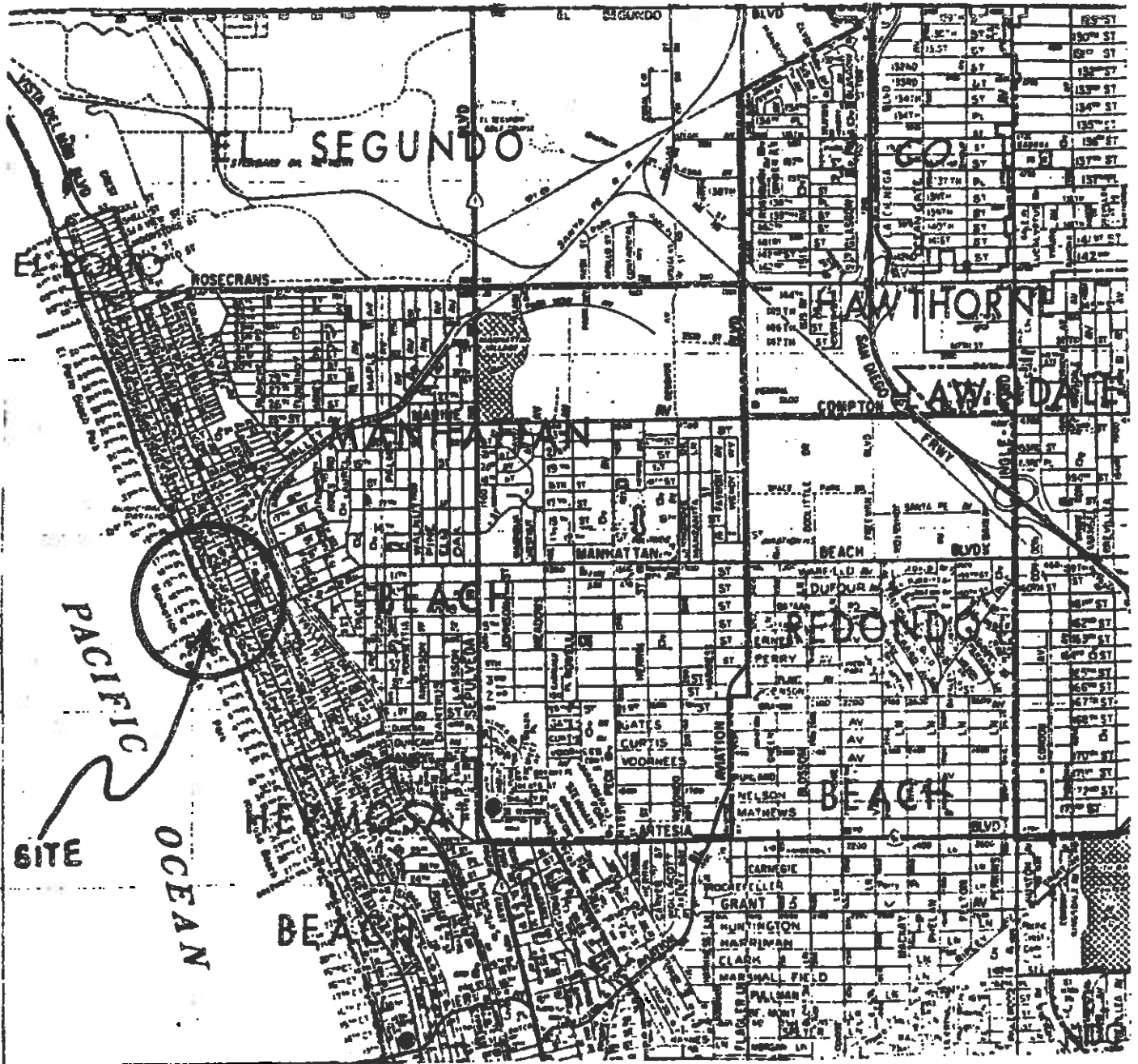
III. FINDINGS

A. Project Description & History

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

B. Specific Findings

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



Site location 1208 THE STRAND
MANHATTAN BEACH
 Permit number 5-81-437

EXHIBIT B

3rd Floor Landing
Unit C →

2ND Floor Landing
Unit B ↘



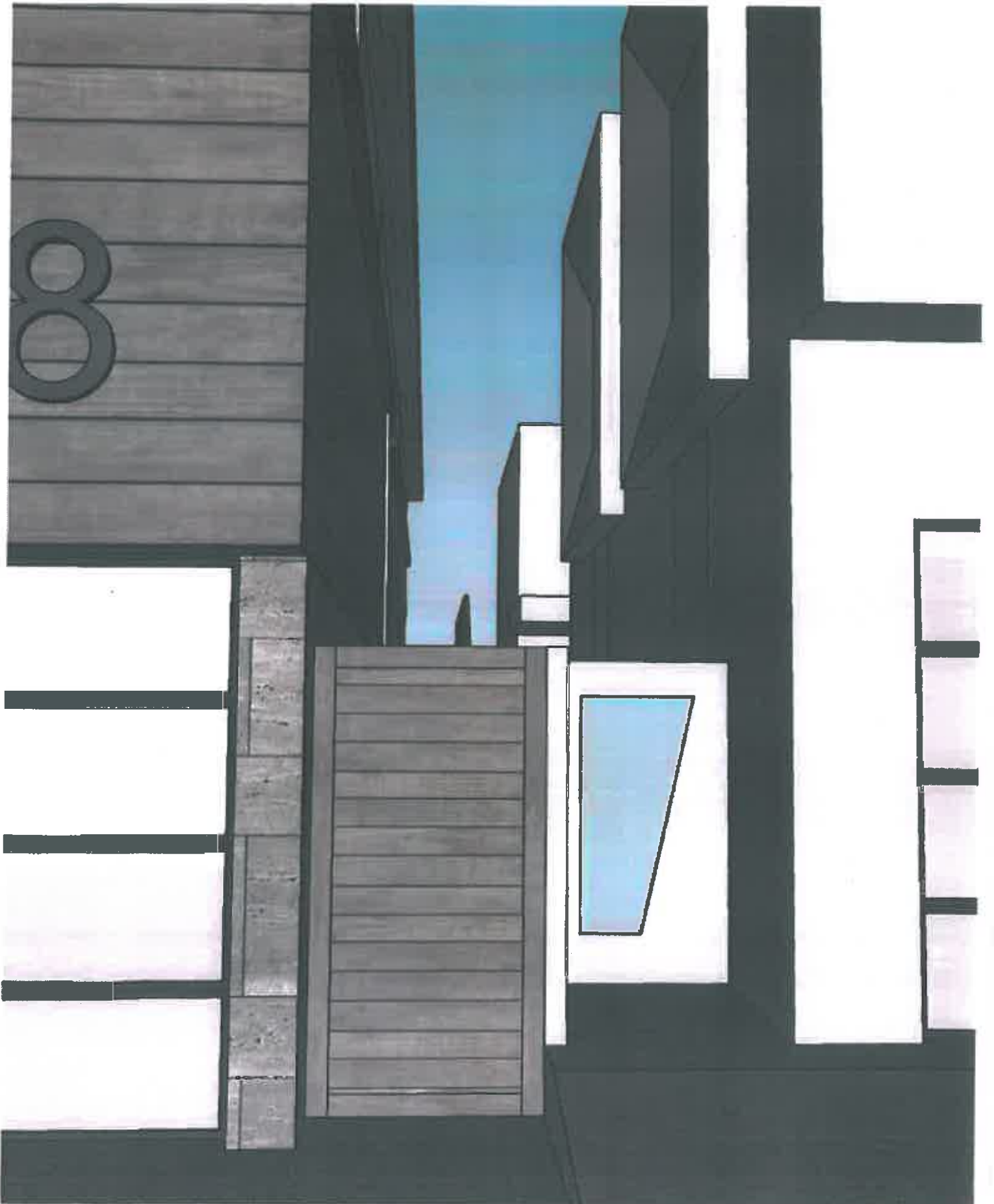


EXHIBIT C



City of Manhattan Beach

Community Development

Phone: (310) 802-5500

FAX: (310) 802-5501

TDD: (310) 546-3501

APPROVAL OF MINOR EXCEPTION

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

Minor Exception Type(s):

Alterations and remodels to existing legal non-conforming structures.

Approval Findings:

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

Conditions of Approval:

Special Conditions

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

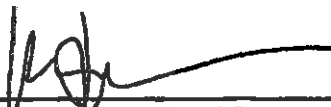
City Hall Address: 1400 Highland Avenue, Manhattan Beach, CA 90266
Visit the City of Manhattan Beach web site at <http://www.citymb.info>

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

Applicable Criteria

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

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



RICHARD THOMPSON
Director of Community Development

Date: October 23, 2014

EXHIBIT D

MCCULLUM ENGINEERING

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

June 24, 2014

EMeng F N. 13-060

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

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

SUBJECT: Rebuilding/replacement of existing nonconforming stair structure.

To Whom It May Concern:

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

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

Sincerely,



Eric McCullum
Principal, RCE 68850

EXHIBIT E



3rd Floor Landing
Unit C ↓

↓ 2nd Floor Landing
Unit B



← New 2nd Floor
Landing - Unit C

← Existing 2nd Floor
Landing - Unit B

EXHIBIT F

BUILDING PERMIT

JOB ADDRESS: 1208 C THE STRAND MANB
 LOCATION:

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

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

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

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

PREVIOUSLY SUBMITTED (13-01918) - PLAN CHECK EXPIRED

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

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

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

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

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

BUILDING PERMIT

JOB ADDRESS: 1208 C THE STRAND MANB
LOCATION:

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

PARCEL NO: 4179-022-059 -

APPLICANT: MICHAEL LEE ARCHITECTURE -JOSH PHONE NO: 310.545.5771
OWNER: ENGLEBRECHT DORENE / ALTAMURA TRUST PHONE NO:
CONTRACTOR: JRO CONSTRUCTION PHONE NO: 310-344-0365 cell
ADDRESS: PO BOX 3241 LIC #: 11476
CITY, STATE, ZIP: MB, CA 90266

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

PREVIOUSLY SUBMITTED (13-01917) - PLAN CHECK EXPIRED

VALUATION: 302,811.35 CONST. TYPE: INTR REM

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

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

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

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

EXHIBIT G

REVISION PERMIT CITY OF MANHATTAN BEACH

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

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

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

REV TO 16-01219

CONST. TYPE: RES

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

EXHIBIT H

MCCULLUM ENGINEERING

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

September 12th, 2017

EMeng F.N. 13-060

Attn: John Altamura
1208 The Strand
Manhattan Beach, CA

PROJECT: 1208 The Strand
Manhattan Beach, CA

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

To Whom It May Concern:

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

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

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

Sincerely,



Eric McCullum
Principal, RCE 68850

MCCULLUM ENGINEERING

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

March 13th, 2017

EMeng F.N. 13-060

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

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

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

To Whom It May Concern:

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

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

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

Sincerely,



Eric McCullum
Principal, RCE 68850

EXHIBIT I

REQUEST FOR MODIFICATION OF MINOR EXCEPTION

1208 The Strand, Silver Strand Villas

November 2017

Summary

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

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

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

Narrative

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

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

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

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

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

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

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

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

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

Findings for 1208 The Strand

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

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

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

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

General Plan

Land Use Element

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

Housing Element

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

GOAL 1. Preserve existing neighborhoods.

Policy 2. Preserve existing dwellings.

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

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

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

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

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

Manhattan Beach Municipal Code

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

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

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

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

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

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

Manhattan Beach Local Coastal Program

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

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

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

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

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

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

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

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

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

- It is not reasonable or feasible to reduce all of the existing legal non-conformities as to development standards as it would require reconstructing the building to eliminate setback intrusions which would be cost-prohibitive. However, mechanical equipment has been removed from the roof which will improve the view. Additionally, the rear yard setback for the first floor will be brought into compliance.

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

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

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

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

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

Conclusion

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

EXHIBIT J

REQUEST FOR MODIFICATION OF MINOR EXCEPTION

1208 The Strand, Silver Strand Villas

January 2018

Summary

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

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

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

Narrative

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

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

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

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

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

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

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

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

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

Findings for 1208 The Strand

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

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

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

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

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

General Plan

Land Use Element

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

Housing Element

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

GOAL 1. Preserve existing neighborhoods.

Policy 2. Preserve existing dwellings.

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

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

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

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

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

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

Manhattan Beach Municipal Code

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

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

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

Manhattan Beach Local Coastal Program

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

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

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

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

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

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

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

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

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

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

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

Conclusion

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

EXHIBIT K



City of Manhattan Beach

Community Development

Phone: (310) 802-5500

FAX: (310) 802-5501

TDD: (310) 546-3501

APPROVAL OF MINOR EXCEPTION - AMENDMENT

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

Minor Exception Type(s):

Alterations and remodels to existing legal non-conforming structures.

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

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

Conditions of Approval:

Special Conditions

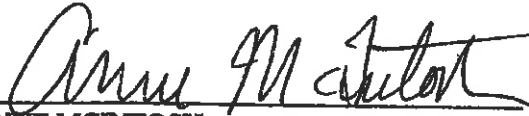
1. The project shall comply with all requirements of the RH zoning district except for the north side yard setback to accommodate the stairs and entry access to Unit C as part of original Minor Exception approval, the east rear yard setback of 4.58 feet instead of the required 5 feet, and more than the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

Applicable Criteria

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

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

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



ANNE MCINTOSH

Director of Community Development

Date: February 13, 2018

EXHIBIT L

LAW OFFICES
COURTEAU & ASSOCIATES
A Professional Law Corporation

File No.:UT011212

January 2, 2018

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

Re: 1208 The Strand, Manhattan Beach, CA

Dear Mr. McFarland:

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

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

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

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

Kindest Regards,
COURTEAU & ASSOCIATES

DIANA L. COURTEAU

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

courteau-associates@msn.com
P.O. Box 2022 El Segundo, California 90245-0916 Tel (310) 376-3482

EXHIBIT M



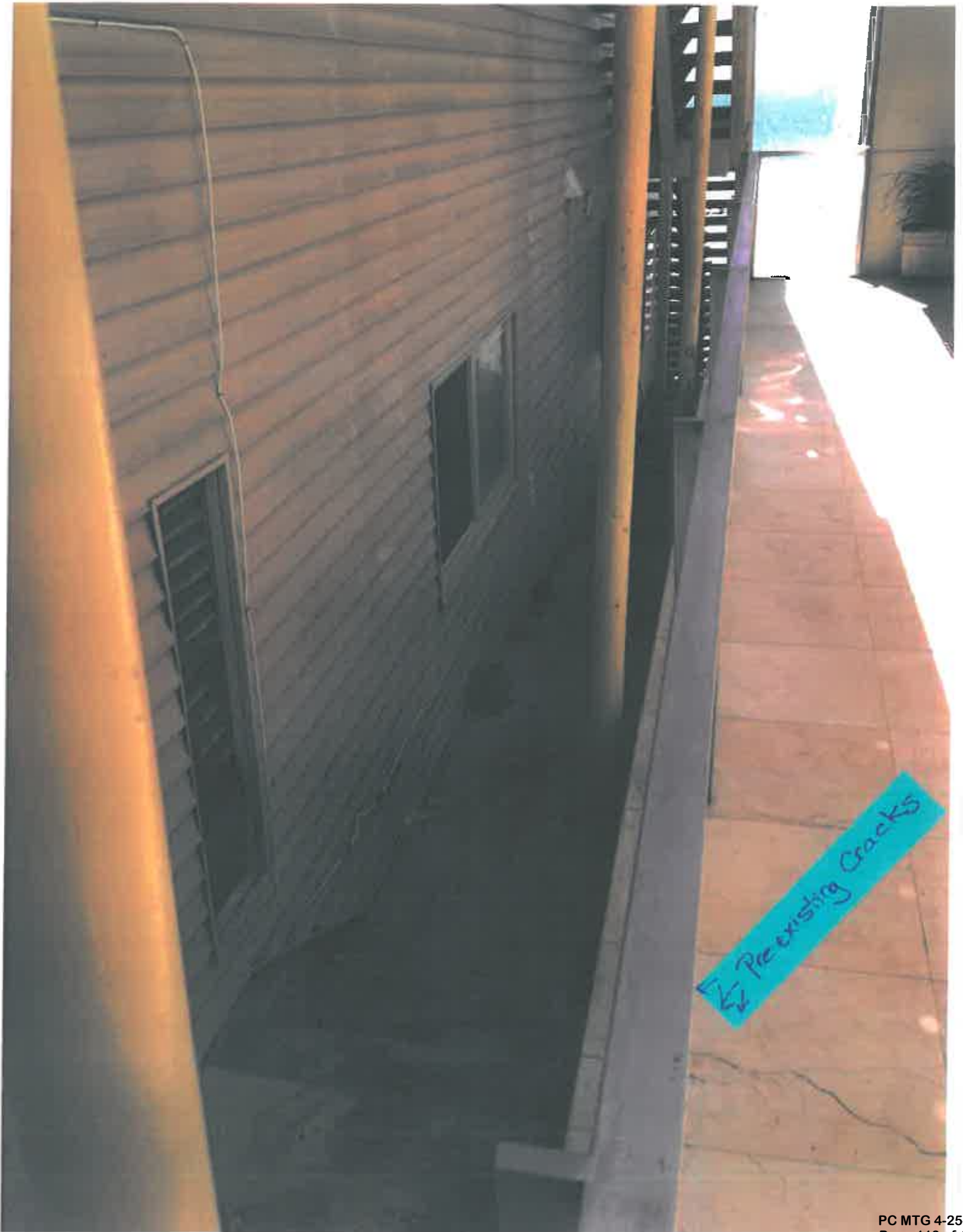


EXHIBIT N

LAW OFFICES
COURTEAU & ASSOCIATES
A Professional Law Corporation

File No.:UT011212

January 24, 2018

Via E-Mail

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

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

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

Dear Ms. Kranitz, Mr. Burton:

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

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

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

We look forward to receiving the plans today.

Very Truly Yours,
COURTEAU & ASSOCIATES

s/ Diana L. Courteau

DIANA L. COURTEAU

Cc: David Odle

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

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

EXHIBIT O



City of Manhattan Beach

Community Development

Phone: (310) 802-5500

FAX: (310) 802-5501

TDD: (310) 546-3501

APPROVAL OF MINOR EXCEPTION

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

Minor Exception Type(s):

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

Approval Findings:

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

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

Conditions of Approval:

Special Conditions

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

Applicable Criteria

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

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



ANNE McINTOSH

Interim Director of Community Development

Date: March 16, 2017







Alexander C. Mitchell
310.284.2228
amitchell@coxcastle.com

File No. 079503

April 12, 2018

VIA U.S. MAIL

City of Manhattan Beach
Department of Community Development
1400 Highland Avenue
Manhattan Beach, CA 90266

Re: Coastal Development Permit for the Property Located at 1208 The Strand,
Manhattan Beach, CA 90266

Ladies and Gentlemen:

Work is currently being performed on a redevelopment project at 1208 The Strand (the "Project") where a stop-work order is currently in place. As explained more fully below, we believe any future development of the Project requires a Coastal Development Permit (a "CDP").

1. Scope of Redevelopment

We do not know the entire scope of the Project, but know that, at the very least, it includes: (1) Replacing and reconfiguring existing stairs on the North side, including rebuilding a new staircase with a new entry door on the 2nd floor; (2) removing and replacing exterior wood siding on the east side of the building; (3) removing and replacing existing deck guard rails; and (4) performing structural upgrades on all sides of the building.

2. Coastal Development Permit Requirements

Under Section A.96.040 of the City of Manhattan Beach Local Coastal Program Implementation Program (all references hereafter are to the City of Manhattan Beach Local Coastal Program Implementation Program (the "Program") unless otherwise specified), a Coastal Development Permit is required for any (1) development (2) in a coastal zone. The Program is the local implementation of the Coastal Act, which contains substantially the same requirements.

a. Coastal Zone

The Project is clearly located within the coastal zone designated by the City of Manhattan Beach ("the City"). For your reference, the City's zoning map can be found at <http://www.cityymb.info/home/showdocument?id=76>.

EXHIBIT F
PC MTG 4-25-18

b. Development

Section A.96.030(I), as well as Public Resources Code Section 30106 (part of the Coastal Act), define “development” as:

“on land, in or under water, the placement or erection of any solid material or structure; discharge or disposal of any materials; grading, removing, dredging, mining, or extraction of any materials; change in the density or intensity of use of land, including, but not limited to, subdivision pursuant to the Subdivision Map Act (commencing with Section 66410 of the Government Code), and any other division of land, including lot splits, except where the land division is brought about in connection with the purchase of such land by a public agency for public recreational use; change in the intensity of use of water, or of access thereto; construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public, or municipal utility; and the removal or harvesting of major vegetation other than for agricultural purposes, kelp harvesting and timber operations.”

We believe that the Project involves the “placement or erection of . . . solid material or structure.” As described above, the Project involves a replacement and reconfiguration of a stairwell so that it has a new entry door on the second floor. A stairwell is a “structure” and consists of “solid material.” Furthermore, creating a new entry point would involve the “placement” of the stairwell to accommodate the new entry point, and replacing the stairwell could be categorized as the “erection” of a new stairwell.

Additionally, we believe the Project involves a “change in the density . . . of land.” As described above, the Project involves structural upgrades on all sides of the building. Performing structural upgrades and reconfiguring the stairwell should also increase the density of the Project.

California courts have interpreted “development” very broadly. The erection of a security fence,¹ certain lot line adjustments,² and the simple act of closing a gate to prevent access to the beach³ were all found to be “developments” within the meaning of the Coastal Act.

Based on the work being done on the Project and the broad interpretation given to “development,” we believe the Project falls under the definition of “development” within the

¹ Georgia-Pacific Corp. v. California Coastal Com. (1982) 132 Cal. App. 3d 678.

² La Fe, Inc. v. County of Los Angeles (1999) 73 Cal.App.4th 231, 239.

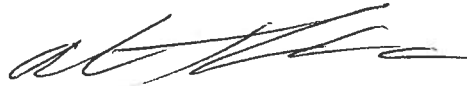
³ Surfrider Foundation v. Martins Beach 1, LLC (2017) 14 Cal.App.5th 238.

meaning of the Program and the Coastal Act. Because the Project is both a (1) development and (2) located in a coastal zone, we believe any future development of the Project requires a CDP.

3. Conclusion

We ask that no further permits be issued for work on the Project unless, and until, a CDP has been sought and obtained. We also ask that we be notified before any further permits are issued for work on the Project.

Sincerely,



Alexander C. Mitchell

1208 THE STRAND - Unit A,B,C

CONDOMINIUM REMODEL

LEE

MICHAEL LEE ARCHITECTS, INC.

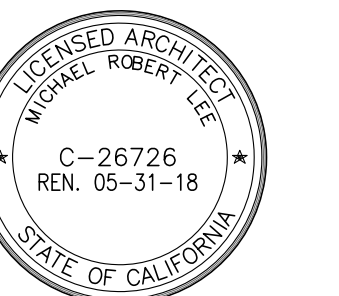
2200 Highland Avenue
Manhattan Beach, CA 90266
t. 310.545.5771
f. 310.545.4330
www.mleearchitects.com

The drawings and descriptions set forth on this sheet and all copyright therein are, and shall remain the property of Michael Lee Architects. Use of this drawing is limited to a one-time use on the specific project and for the specific person(s) named herein. Any other use or reuse of said drawings is strictly prohibited without the express written permission of Michael Lee Architects. Copyright © 2016 by Michael Lee Architects. ALL RIGHTS RESERVED.

Altamura
Condominium Remodel

1208 The Strand
Manhattan Beach, CA
90266

Professional Seal

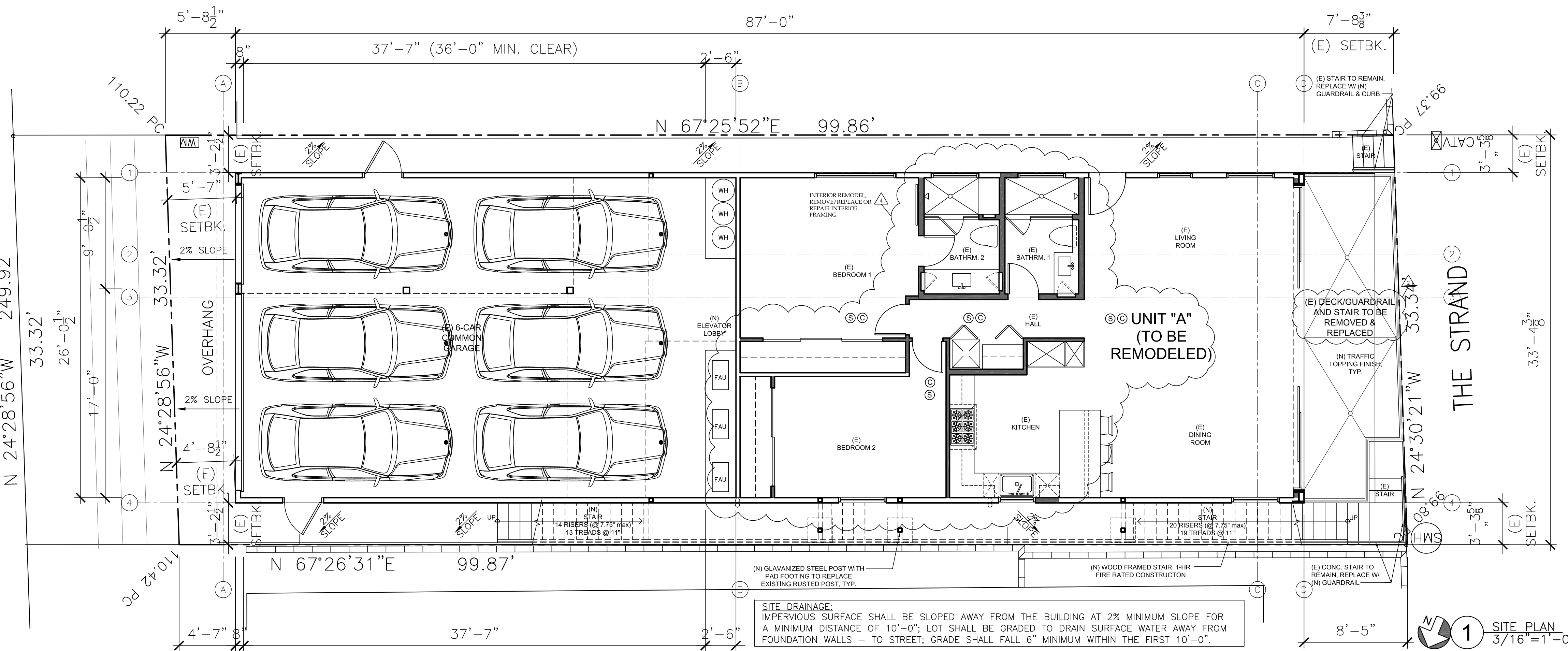


Date: 04/28/16

Revisions By

P.C. Submittal 04/28/2016	JMG
P.C. Re-Submittal 09/20/2016	JMG
P.C. Re-Submittal 10/20/2016	JMG
P.C. Re-Submittal 11/01/2016	JMG
P.C. Re-Submittal 11/16/2016	JMG
P.C. Re-Submittal 12/19/2016	JMG
1 PERMIT SET 01/24/2017	JMG
2 DECKS 03/24/2017	JMG
3 Planning RE-SUBMIT 08/30/2017	JMG
4 Planning RE-SUBMIT 11/27/2017	JMG
4 Minor Ex. RE-SUBMIT. 01/18/2018	JMG

ARCHITECTURAL	
A-1.0	Cover Sheet
A-1.1	General Requirement Notes
A-1.2	General Requirement Notes
A-1.3	Survey
A-2.0	Garage/Lower Level - Existing and Proposed
A-2.1	Middle Level - Existing and Proposed
A-2.2	Upper Level Existing/Demo and Proposed Floor Plans
A-2.3	Roof Plan
A-2.4	R.C.P., Power & Signal Plan - Garage/Lower Level
A-2.5	R.C.P., Power & Signal Plan - Middle/Upper Level
A-3.0	North Elevations - Existing and Proposed
A-3.1	East and West Elevations - Existing and Proposed
A-3.2	South Elevations - Existing and Proposed
A-4.0	Building Sections
A-6.0	Architectural Stair Details
A-6.1	Architectural Stair Details
A-6.2	Architectural Details
STRUCTURAL	
S0	General Notes & Schedules
S1	Foundation Plan
S2	Lower Floor Framing
S3	Upper Floor Framing
S4	Roof Framing
SD1	Structural Details
SD2	Structural Details
SD3	Structural Details
SD4	Structural Details
SD5	Structural Details
SN1	Notes & Specifications
SN2	Notes & Specifications



Public Works Notes:

- No discharge of construction wastewater, building materials, debris, or sediment from the site is permitted. No refuse of any kind generated on a construction site may be deposited in a residential, commercial or public refuse containers at any time. The utilization of weekly refuse collection service by the city's trash hauler for any refuse generated at the construction site is strictly prohibited. Full documentation of all materials/trash landfilled and recycled must be submitted to the Permits Division in compliance of the city's Construction and Demolition Recycling Ordinance.
- All existing or construction related damaged or displaced sidewalk or driveway approach must be replaced and shown on the plans.
- Water meters shall be placed near the property line and out of the driveway approach whenever possible. Water meter placement must be shown on the plans.
- If the water meter box is replaced, it must be purchased from the City, and must have a traffic lid if the box is located in the driveway.
- Erosion and sediment control devices BMP's (Best Management Practices) must be implemented around the construction site to prevent discharges to the street and adjacent properties. BMP's must be identified and shown on the plans. Control measures must also be taken to prevent street surface water entering the site.
- Residential properties must provide an enclosed storage area for refuse containers. These areas must be constructed to meet the requirements of M.B.M.C. 5.24.030. The area must be shown in detail on the plans before a permit is issued.
- In any event should the project change from less than fifty percent (50%) to more than fifty percent (50%), additional Public Works requirements must be met.
- Plan holder must have the plans rechecked and stamped for approval by the Public Works Department before the building permit is issued.

Egress/Stairway Notes:

- The number of exits shall comply with CBC T-1015.1 (EXP.1), T-1019.1 and T-1019.2.
- When two exits are required from a building or area they shall be separated by one-half (one-third if sprinklered throughout) the diagonal dimension of the building or area served. (CBC 1015.2.1)
- Landings or floor level at doors shall not be less than 1/2" below the threshold. Raised thresholds and floor level changes greater than 1/4" at doorways shall be beveled with a slope not greater than one unit vertical in two units horizontal. (CBC 1008.1.6)
- Stairs shall have a min. width of 36". (CBC 1009.1)
- Provide section and details of interiors of exterior stairway showing:
 - Max. tread rise of 7" (min. 4") and min. tread run of 11" (CBC 1009.3)
 - Min. headroom of 6'-8". (CBC 1009.2)
 - Enclosed usable under stairways require 1-hr. const. on enclosed side. (CBC 1009.5.3)
 - Provide visual striping per CBC 1133B.4.4

Project Summary:

Job Address: 1208 The Strand - Unit B
Manhattan Beach, CA 90266

Zone: Area District III, RH

Building Type: Condominium (Sprinklered Throughout*)

Occupancy Group: R-2

Construction Type: Type V-B

Number of Stories: 3-story

Lot Size: 3,335 S.F.

Legal Description: Accessors ID# 4179-022-059 P M 158-90-91 LOT 1 CONDO UNIT A-3 (AIRSPACE AND 1/3 INT IN COMMON AREA)

*This building must be equipped with an automatic fire extinguishing system complying with (NFPA-13R). The sprinkler system shall be approved by prior to installation. (CBC 903.3.1.)

Project Codes and Regs:

All work shall comply with the following codes including local amendments:

UNIT C:
2013 California Building Code
2013 California Mechanical Code
2013 California Plumbing Code
2013 California Electrical Code
2013 California Residential Code
2013 California Energy Code

UNIT A & B:
2016 California Building Code (CBC)
2016 California Mechanical Code (CMC)
2016 California Plumbing Code (CPC)
2016 California Electrical Code (CEC)
2016 California Residential Code (CRC)
2016 California Fire Code (CFC)
2016 California Green Building Standards (CGBSC)
2016 California Energy Standards

Project Data:

Living Area:	Total Existing	Total Proposed	Proposed Remodel
UNIT #A	1,190 S.F.	1,190 S.F.	1,190 S.F.
UNIT #B	1,190 S.F.	1,190 S.F.	1,190 S.F.
UNIT #C	2,263 S.F.	2,080 S.F.	2,080 S.F.
Total Livable Area	4,643 S.F.	4,460 S.F.	4,460 S.F.
Garage	1,081 S.F.	1,081 S.F.	1,081 S.F.

DECKS	Total Existing	Total Proposed
UNIT #A	183 S.F.	183 S.F.
UNIT #B	161 S.F.	161 S.F.
UNIT #C	263 S.F.	374 S.F.
Total	607 S.F.	718 S.F.

Project Description:

UNIT C:
2,080 S.F. Interior remodel to Unit #C of an existing 3-unit (#A-B-C) condominium. Exterior work includes removal of 183 S.F. existing interior liveable area into 111 S.F. deck addition, with 72 S.F. existing deck removed (see plans for scope of work).

UNIT B:
1,190 S.F. Interior remodel to Unit #B of an existing 3-unit (#A-B-C) condominium. Remodel to exist. Kitchen, Bathrooms, Living Room, etc. Remove exist. structurally unsafe West facing deck and replace size to same as-built footprint (see plans for scope of work).

UNIT A:
1,190 S.F. Interior remodel to Unit #A of an existing 3-unit (#A-B-C) condominium. Remodel to exist. Kitchen, Bathrooms, Living Room, etc. Remove exist. structurally unsafe West facing deck, replace size to same as-built footprint (see plans for scope of work).

ENTIRE BUILDING EXTERIOR (*UNDER SEPARATE BUILDING PERMIT)
Exterior work includes removal and replacement of existing exterior stairs at North side entry stairs & guardrail. Remove & replace windows, doors, siding/brick and finish materials throughout (see plans for scope of work).

EXHIBIT G PC MTG 4-25-18

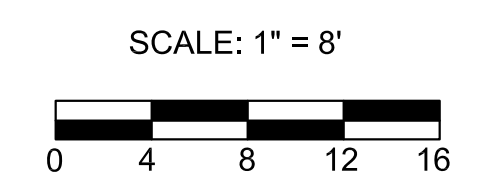
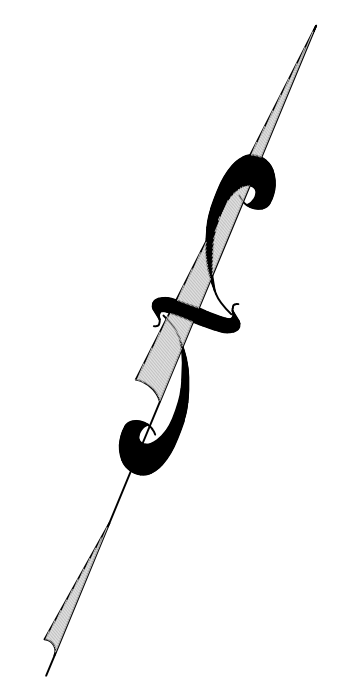
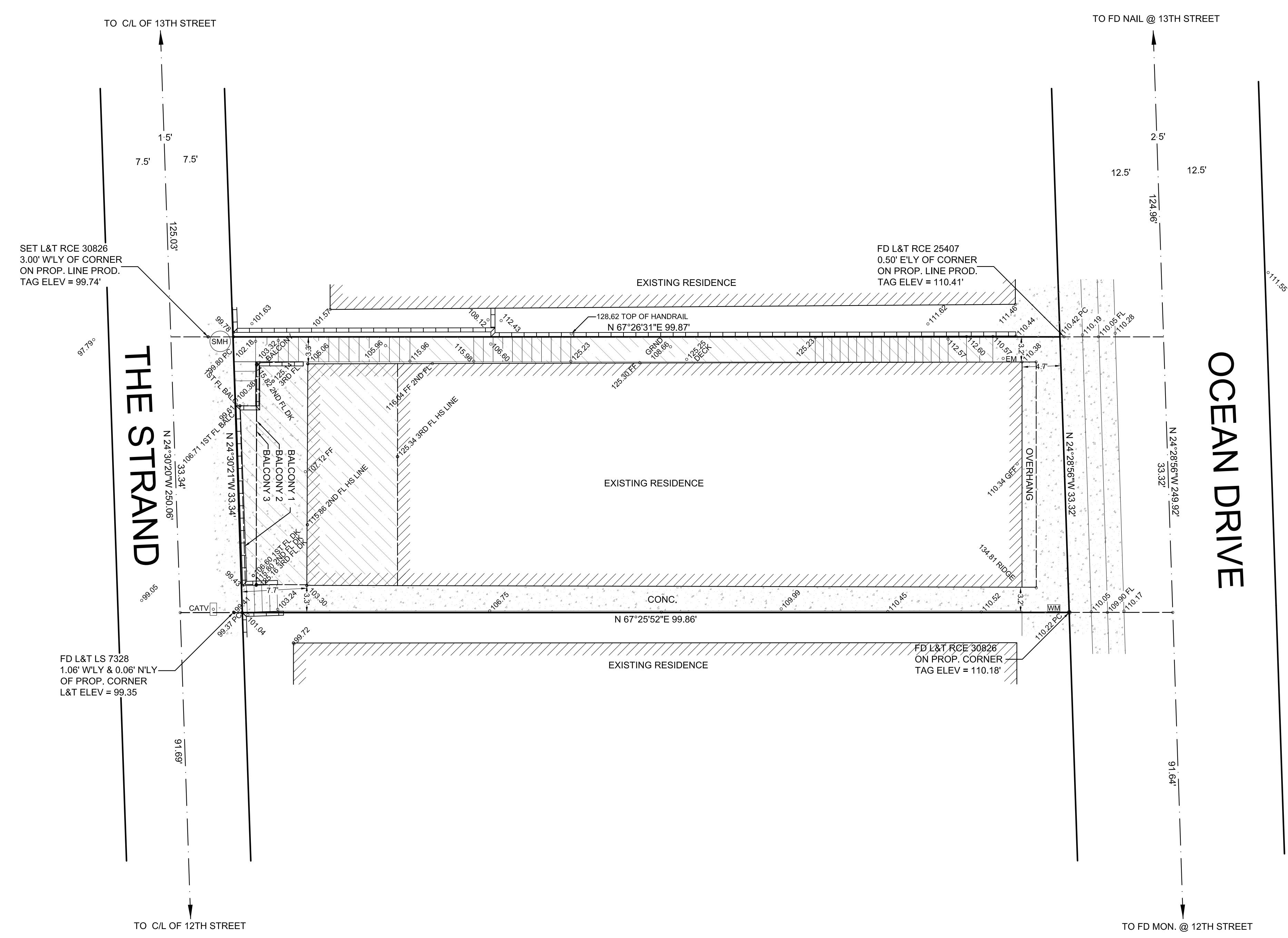
VALUATION CALCULATIONS		
AREA	PROPOSED VALUATION (NEW)	EXISTING VALUATION
Unit A:	0	1,190
Unit B:	0 x \$160.00 = \$00.00	1,190 x \$160.00 = \$742,880.00
Unit C:	0	2,263
Garage:	0 x \$57.33 = \$00.00	1,081 x \$57.33 = \$61,973.73
DECK (REMODEL)		
Unit A:	183	183
Unit B:	161 x \$58.75 = \$46,412.50	161 x \$58.75 = \$35,661.25
Unit C:	446	263
STANDARD REMODEL		
Unit A:	1,190	
Unit B:	1,190 x \$80.00 = \$190,400.00	
Unit C:	0	
Garage:	1,081 x \$28.67 = \$30,992.27	
MAJOR REMODEL		
Unit A:	0	
Unit B:	0 x \$140.00 = \$291,200.00	
Unit C:	2,080	
	\$559,004.77	\$840,514.98
	Proposed Valuation	Existing Valuation
	\$559,004.77 / \$840,514.98 = 67%	

LEGEND

- EXISTING BUILDING
- CONCRETE
- BRICK
- WOOD DECK
- +106.76 EXISTING ELEVATION
- EXISTING CONTOUR
- BLOCK WALL
- EXISTING FENCE
- BCR BEGINNING OF CURB RETURN
- CL CENTERLINE
- Ely EASTERLY
- FD FOUND
- FF FINISH FLOOR
- FH FIRE HYDRANT
- FL FLOW LINE
- GFF GARAGE FINISH FLOOR
- GM GAS METER
- GW GUY WIRE
- L&T LEAD AND TAG
- MH MANHOLE
- Nly NORTHERLY
- PC PROPERTY CORNER
- PL/PIL PROPERTY LINE
- PP POWER POLE
- S&W SPIKE AND WASHER
- Sly SOUTHERLY
- SPK SPIKE
- SSMH SANITARY SEWER MANHOLE
- STK STAKE
- STLT STREET LIGHT
- TC TOP OF CURB
- TW TOP OF WALL
- TX TOP OF DRIVEWAY APRON
- Wly WESTERLY
- WM WATER METER

NOTE: ALL SETBACK DIMENSIONS SHOWN ARE MEASURED TO EXTERIOR SURFACE OF BUILDINGS UNLESS OTHERWISE NOTED.

BOUNDARY MONUMENTS ARE NOT NECESSARILY SET ON PROPERTY CORNERS, PLEASE REFER TO THE NOTATION ON THE PLANS FOR OFFSET DISTANCES. IF THERE ARE ANY QUESTIONS, PLEASE DO NOT HESITATE TO CONTACT DENN ENGINEERS FOR CLARIFICATION AT: (310) 542-9433, M-F 8:00 AM TO 5:00 PM.



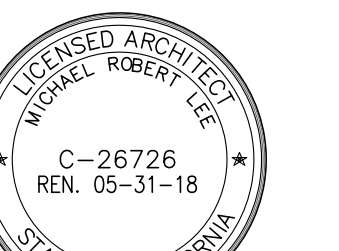
JOB ADDRESS
1208 THE STRAND
MANHATTAN BEACH, CA.

LEGAL DESCRIPTION
P.M. 158-90-91
APN 4179-022-059

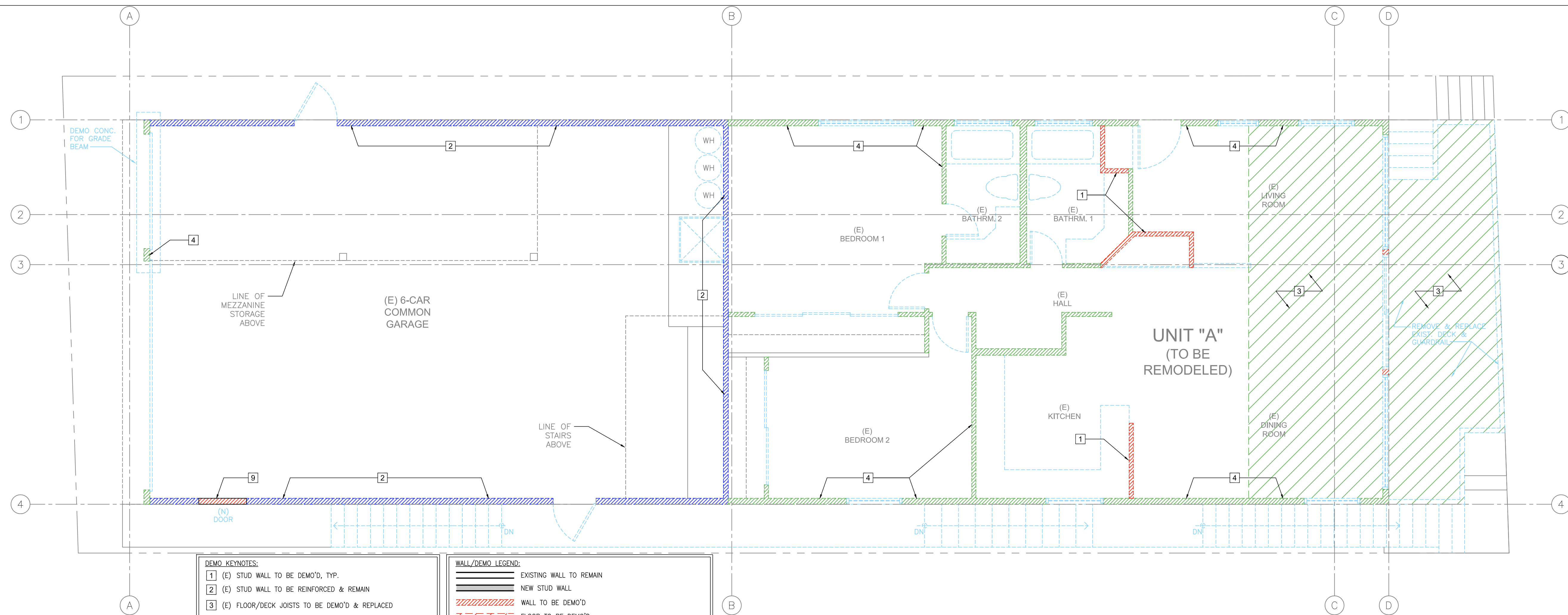
NOTE:
SETBACK DIMENSIONS ARE TO THE BUILDING FOUNDATION LINE, NOT ALUMINUM SIDING.

NOTE:
A TITLE POLICY WAS NOT PROVIDED TO DENN ENGINEERS AT THE TIME OF THIS SURVEY. THEREFORE, DENN ENGINEERS DOES NOT GUARANTEE THE LEGAL DESCRIPTION OF THIS PROPERTY SURVEYED NOR DOES IT REFLECT OR DELINEATE ANY EASEMENTS THAT MAY BE ON SAID PROPERTY.

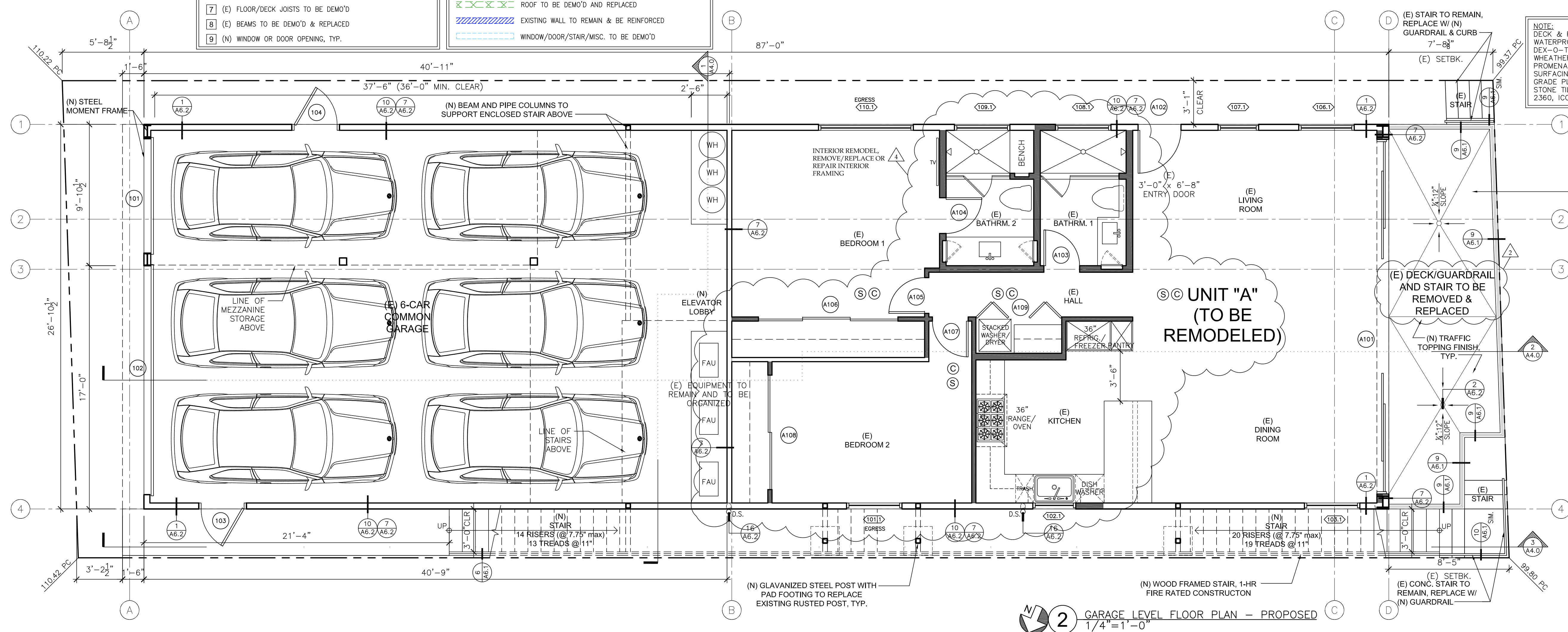
SURVEY AND TOPOGRAPHY		GARY J. ROEHL R.C.E. 30826	
FOR JOHN ALTAMURA 1208 THE STRAND, #C MANHATTAN BEACH, CA 90266 310-545-5771		JOB NO. 13-178	
DATE 5-10-2013 REV 8-24-2017		SHEET 1	
DRAWN BY: CE CHECKED BY: TS		OF 1	
3914 DEL AMO BLVD, SUITE 921 • TORRANCE, CA 90503 • (310) 542-9433			



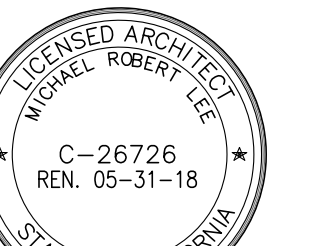
Revisions	By
P.C. Submittal 04/28/2016	JMG
P.C. Re-Submittal 09/20/2016	JMG
P.C. Re-Submittal 10/20/2016	JMG
P.C. Re-Submittal 11/01/2016	JMG
P.C. Re-Submittal 11/16/2016	JMG
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4 Minor Ex. RE-SUBMIT. 01/18/2018	JMG



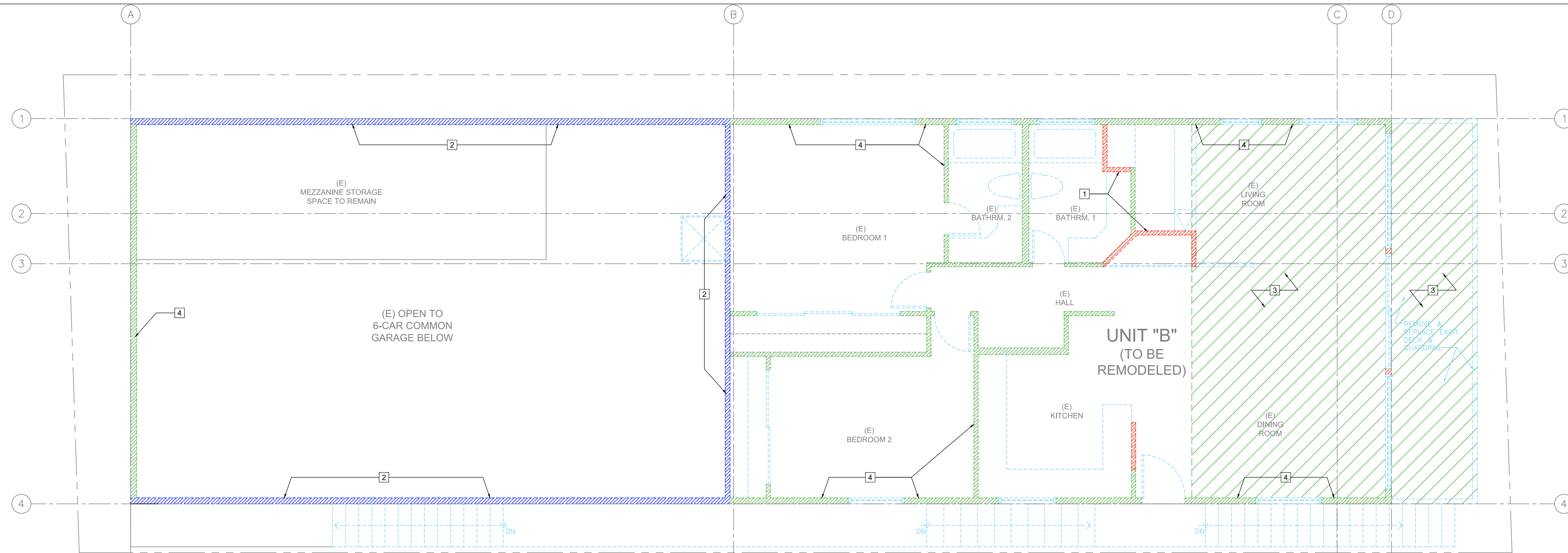
1 GARAGE LEVEL FLOOR PLAN - EXISTING & DEMO PLAN
1/4" = 1'-0"



2 GARAGE LEVEL FLOOR PLAN - PROPOSED
1/4" = 1'-0"



Revisions	By
P.C. Submittal 04/28/2016	JMG
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4 Minor Ex. RE-SUBMIT. 01/18/2018	JMG



1 MIDDLE LEVEL FLOOR PLAN - EXISTING & DEMO PLAN
 1/4" = 1'-0"

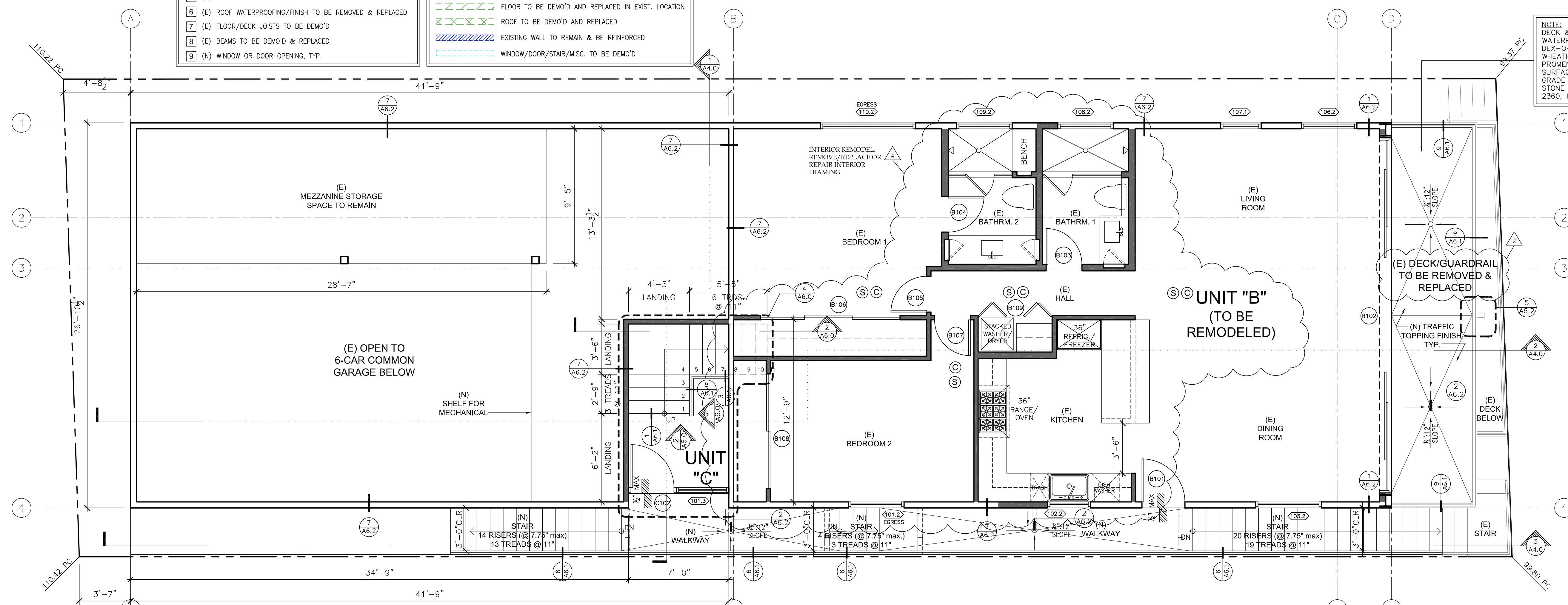
DEMO KEYNOTES:

- 1 (E) STUD WALL TO BE DEMO'D, TYP.
- 2 (E) STUD WALL TO BE REINFORCED & REMAIN
- 3 (E) FLOOR/DECK JOISTS TO BE DEMO'D & REPLACED
- 4 (E) STUD WALL TO BE DEMO'D AND REPLACED
- 5 (E) ROOF JOISTS TO BE DEMO'D & REPLACED
- 6 (E) ROOF WATERPROOFING/FINISH TO BE REMOVED & REPLACED
- 7 (E) FLOOR/DECK JOISTS TO BE DEMO'D
- 8 (E) BEAMS TO BE DEMO'D & REPLACED
- 9 (N) WINDOW OR DOOR OPENING, TYP.

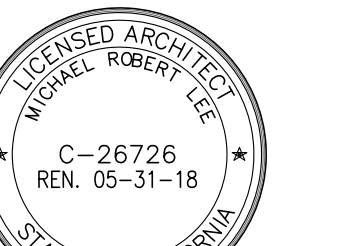
WALL/DEMO LEGEND:

- EXISTING WALL TO REMAIN
- NEW STUD WALL
- WALL TO BE DEMO'D
- FLOOR TO BE DEMO'D
- WALL TO BE DEMO'D AND REPLACED IN EXIST. LOCATION
- FLOOR TO BE DEMO'D AND REPLACED IN EXIST. LOCATION
- ROOF TO BE DEMO'D AND REPLACED
- EXISTING WALL TO REMAIN & BE REINFORCED
- WINDOW/DOOR/STAIR/MISC. TO BE DEMO'D

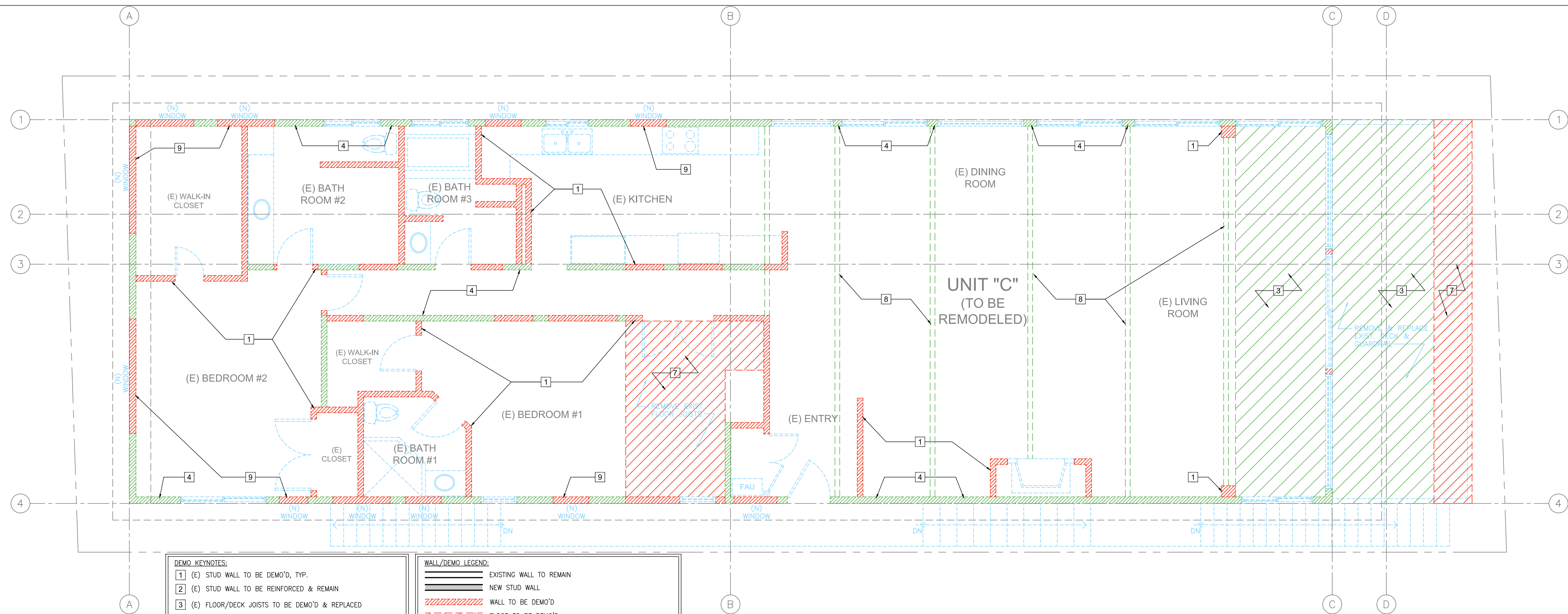
NOTE:
 DECK & ROOF DECK WATERPROOFING TO BE DEX-Q-TEX WEATHERWEAR PROMENADE ROOF DECK SURFACING OVER EXTERIOR GRADE PLYWOOD WITH STONE TILE FINISH. LARR 2360, ICC ES1757.



2 MIDDLE LEVEL FLOOR PLAN - PROPOSED
 1/4" = 1'-0"

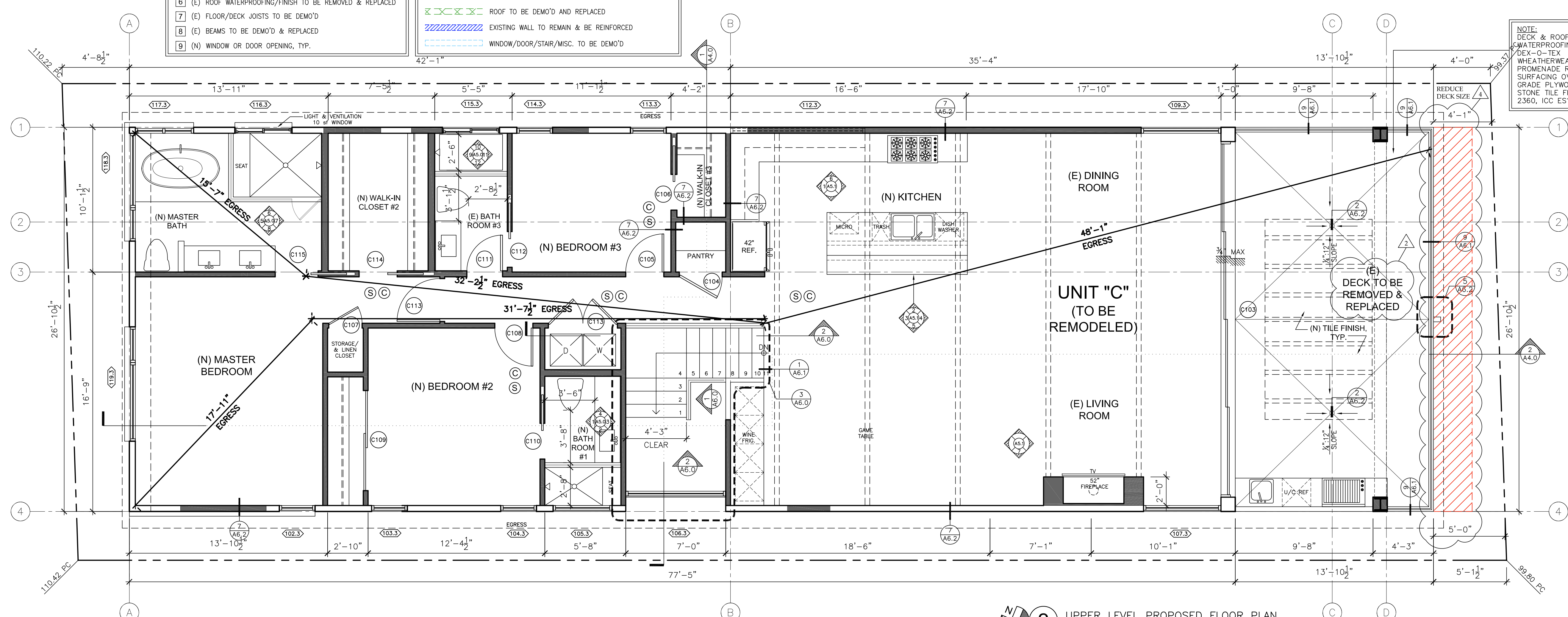


Revisions	By
P.C. Submittal 04/28/2016	JMG
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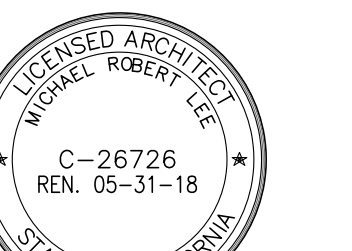
1 UPPER LEVEL DEMOLITION FLOOR PLAN & DEMO PLAN
1/4"=1'-0"

DEMO KEYNOTES:	WALL/DEMO LEGEND:
1 (E) STUD WALL TO BE DEMO'D, TYP.	EXISTING WALL TO REMAIN
2 (E) STUD WALL TO BE REINFORCED & REMAIN	NEW STUD WALL
3 (E) FLOOR/DECK JOISTS TO BE DEMO'D & REPLACED	WALL TO BE DEMO'D
4 (E) STUD WALL TO BE DEMO'D AND REPLACED	FLOOR TO BE DEMO'D
5 (E) ROOF JOISTS TO BE DEMO'D & REPLACED	WALL TO BE DEMO'D AND REPLACED IN EXIST. LOCATION
6 (E) ROOF WATERPROOFING/FINISH TO BE REMOVED & REPLACED	FLOOR TO BE DEMO'D AND REPLACED IN EXIST. LOCATION
7 (E) FLOOR/DECK JOISTS TO BE DEMO'D	ROOF TO BE DEMO'D AND REPLACED
8 (E) BEAMS TO BE DEMO'D & REPLACED	EXISTING WALL TO REMAIN & BE REINFORCED
9 (N) WINDOW OR DOOR OPENING, TYP.	WINDOW/DOOR/STAIR/MISC. TO BE DEMO'D

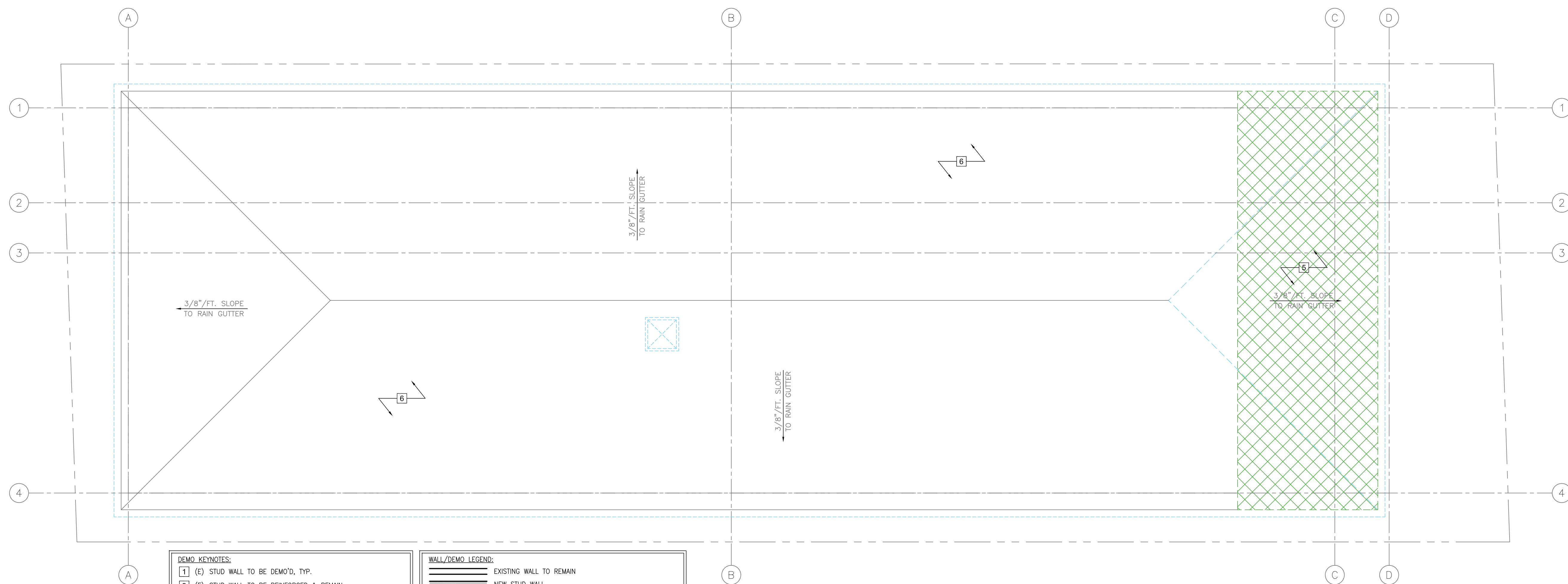


2 UPPER LEVEL PROPOSED FLOOR PLAN
1/4"=1'-0"

NOTE:
DECK & ROOF DECK
WATERPROOFING TO BE
DECK-O-TEX
WHEATHERWEAR
PROMENADE ROOF DECK
SURFACING OVER EXTERIOR
GRADE PLYWOOD WITH
STONE TILE FINISH. LARR
2360, ICC ES1757.



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1 ROOF PLAN -- EXISTING & DEMO PLAN
 1/4" = 1'-0"

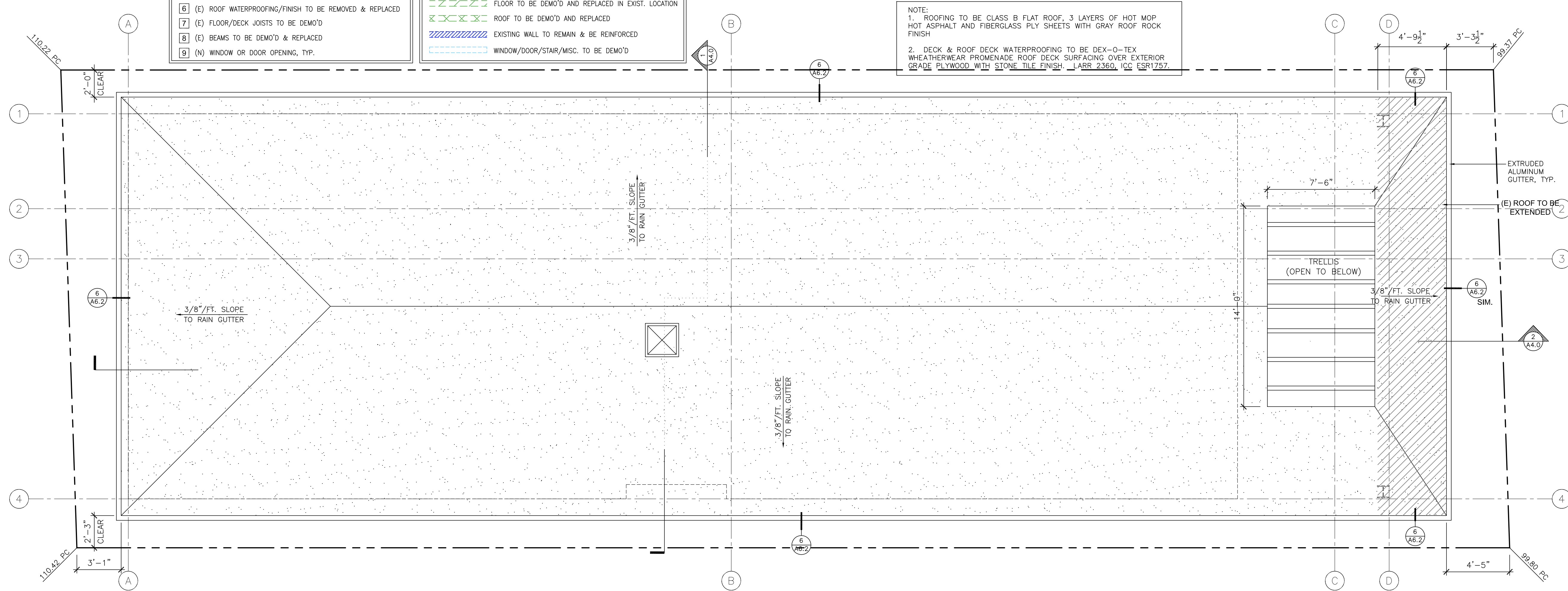
DEMO KEYNOTES:

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- 2 (E) STUD WALL TO BE REINFORCED & REMAIN
- 3 (E) FLOOR/DECK JOISTS TO BE DEMO'D & REPLACED
- 4 (E) STUD WALL TO BE DEMO'D AND REPLACED
- 5 (E) ROOF JOISTS TO BE DEMO'D & REPLACED
- 6 (E) ROOF WATERPROOFING/FINISH TO BE REMOVED & REPLACED
- 7 (E) FLOOR/DECK JOISTS TO BE DEMO'D
- 8 (E) BEAMS TO BE DEMO'D & REPLACED
- 9 (N) WINDOW OR DOOR OPENING, TYP.

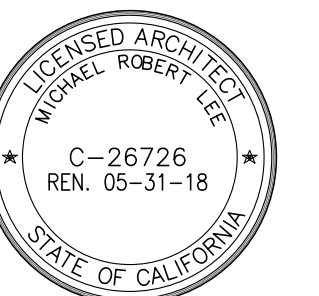
WALL/DEMO LEGEND:

- EXISTING WALL TO REMAIN
- NEW STUD WALL
- WALL TO BE DEMO'D
- FLOOR TO BE DEMO'D
- WALL TO BE DEMO'D AND REPLACED IN EXIST. LOCATION
- FLOOR TO BE DEMO'D AND REPLACED IN EXIST. LOCATION
- ROOF TO BE DEMO'D AND REPLACED
- EXISTING WALL TO REMAIN & BE REINFORCED
- WINDOW/DOOR/STAIR/MISC. TO BE DEMO'D

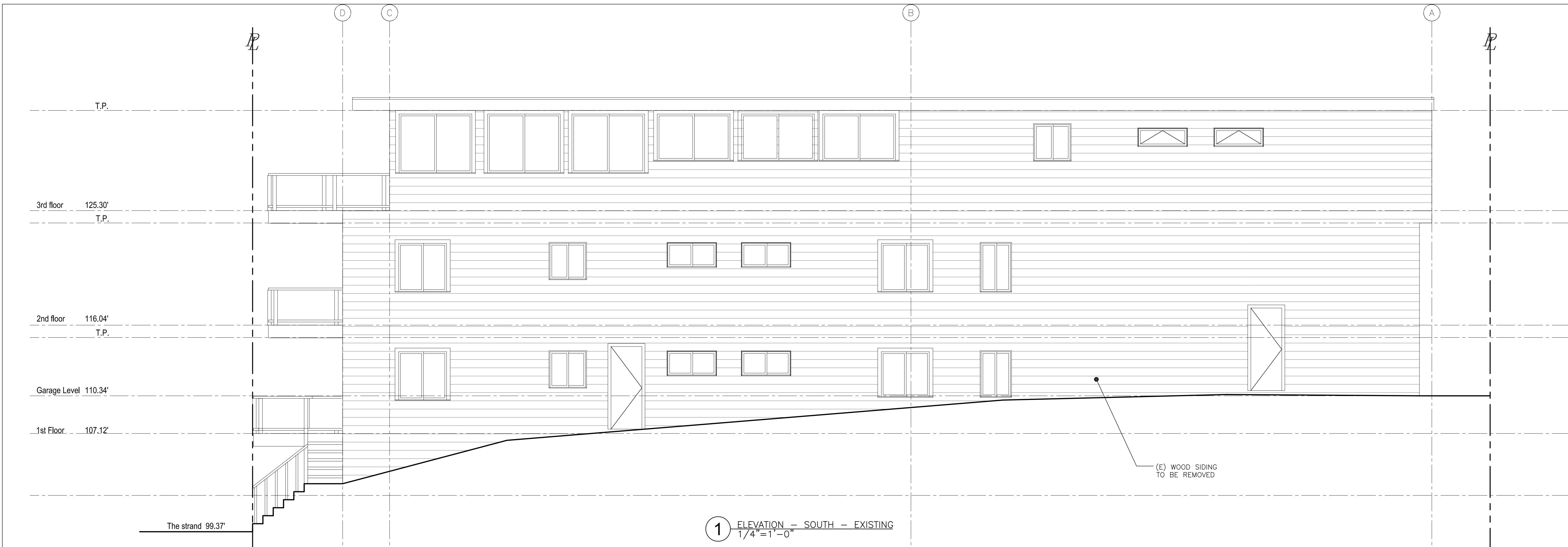
NOTE:
 1. ROOFING TO BE CLASS B FLAT ROOF, 3 LAYERS OF HOT MOP HOT ASPHALT AND FIBERGLASS PLY SHEETS WITH GRAY ROOF ROCK FINISH
 2. DECK & ROOF DECK WATERPROOFING TO BE DEX-O-TEX WEAATHERWEAR PROMENADE ROOF DECK SURFACING OVER EXTERIOR GRADE PLYWOOD WITH STONE TILE FINISH. LARR 2360, ICC ESR1257.



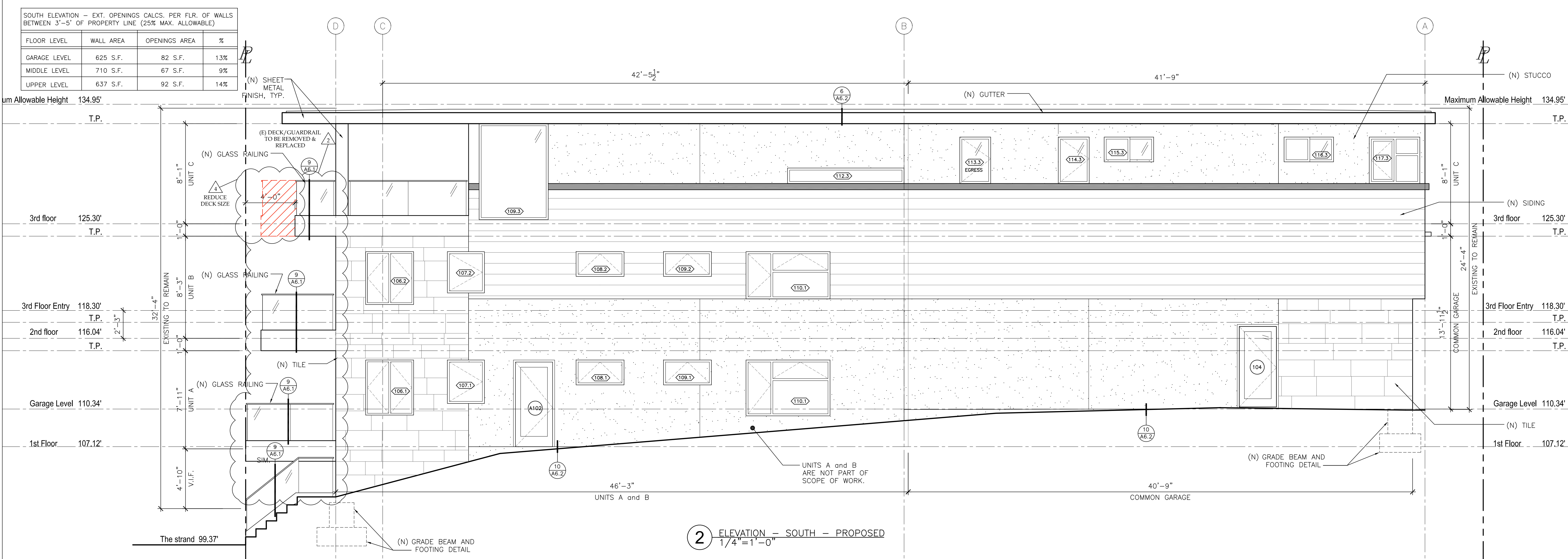
2 ROOF PLAN -- PROPOSED
 1/4" = 1'-0"



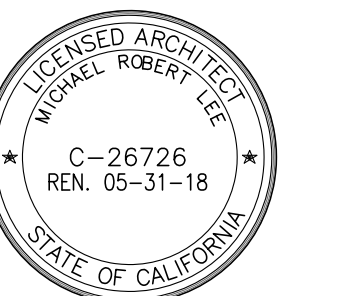
P.C. Submittal 04/28/2016	JMG
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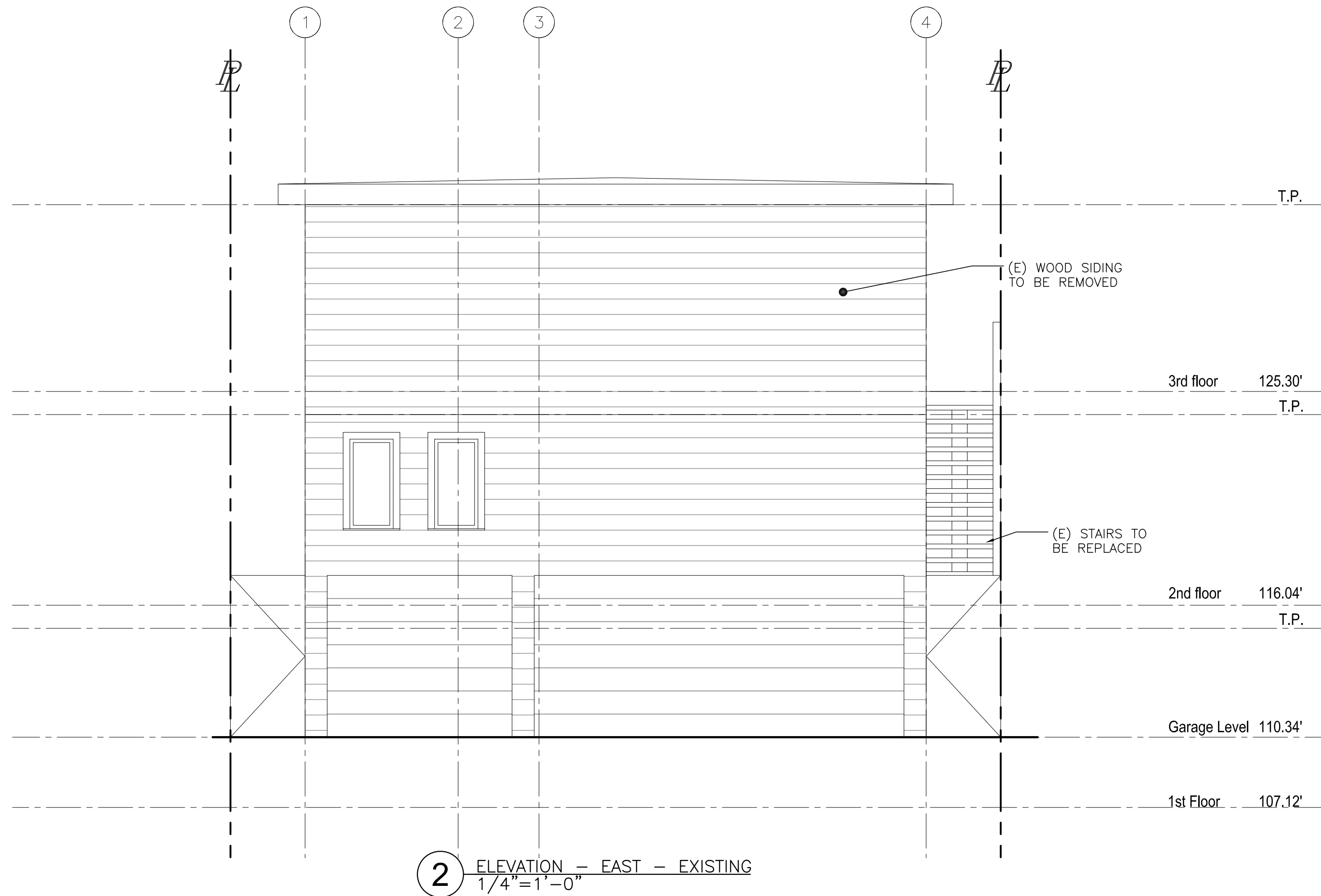
1 ELEVATION - SOUTH - EXISTING
 1/4" = 1'-0"



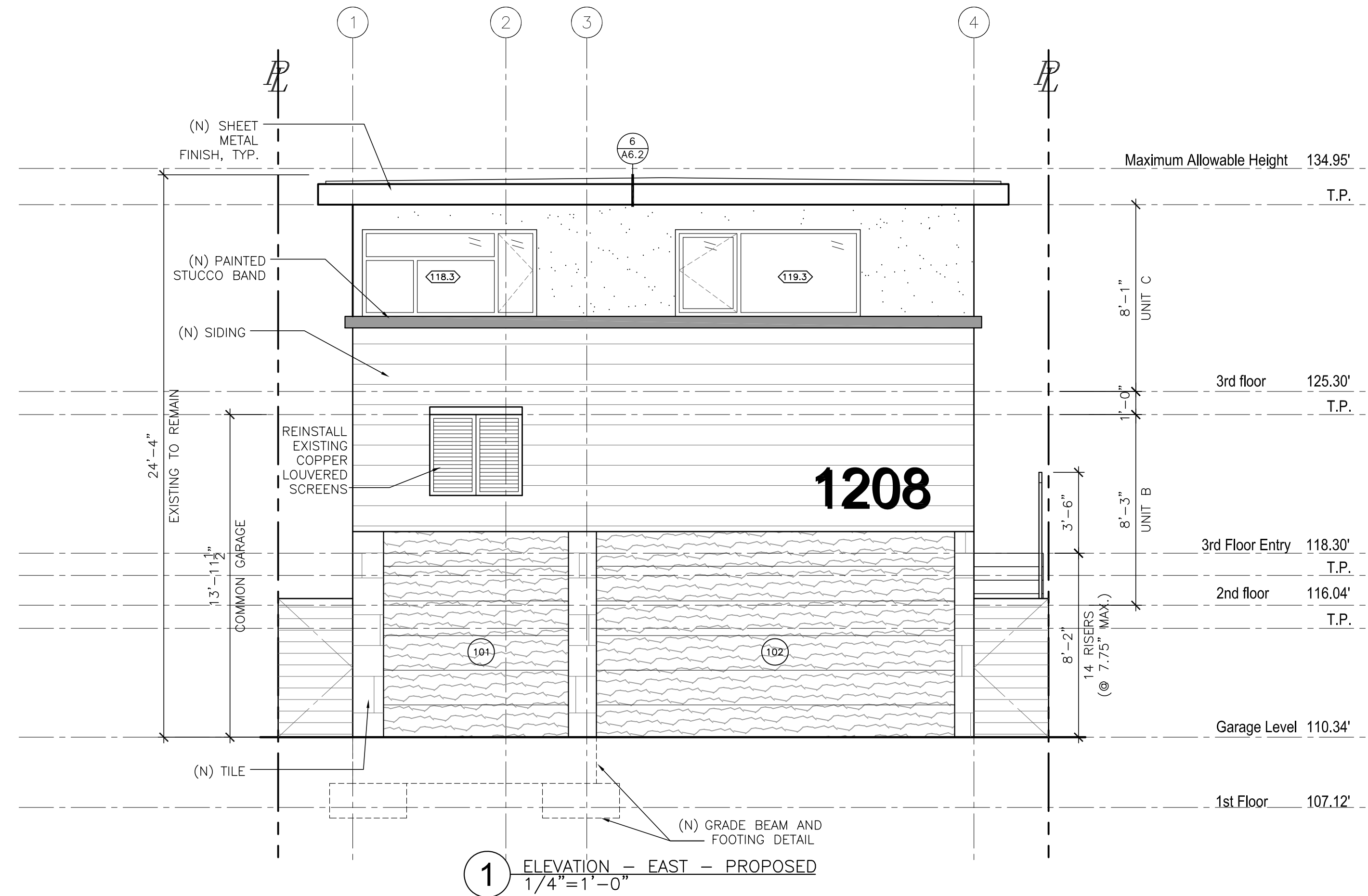
2 ELEVATION - SOUTH - PROPOSED
 1/4" = 1'-0"



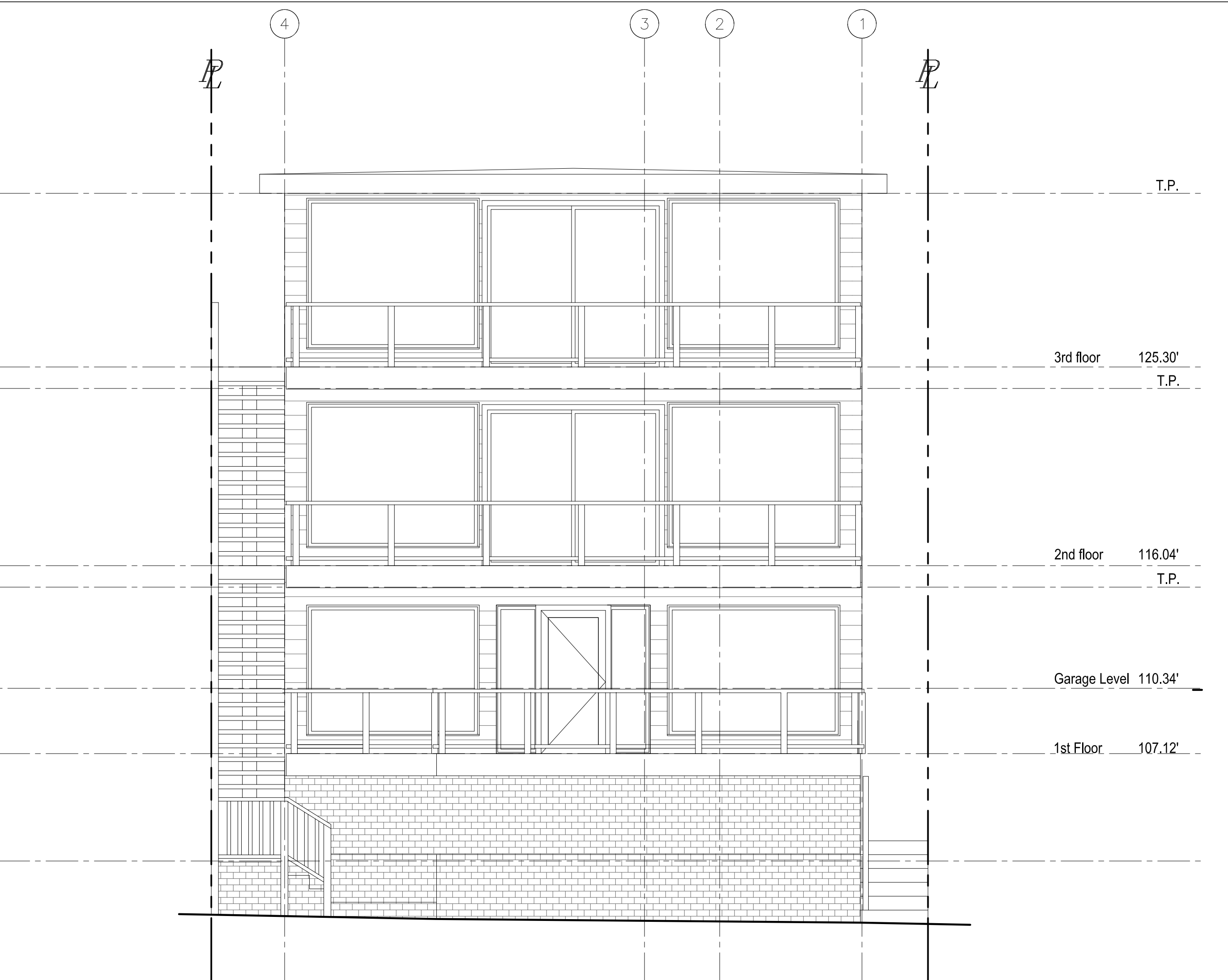
Revisions	By
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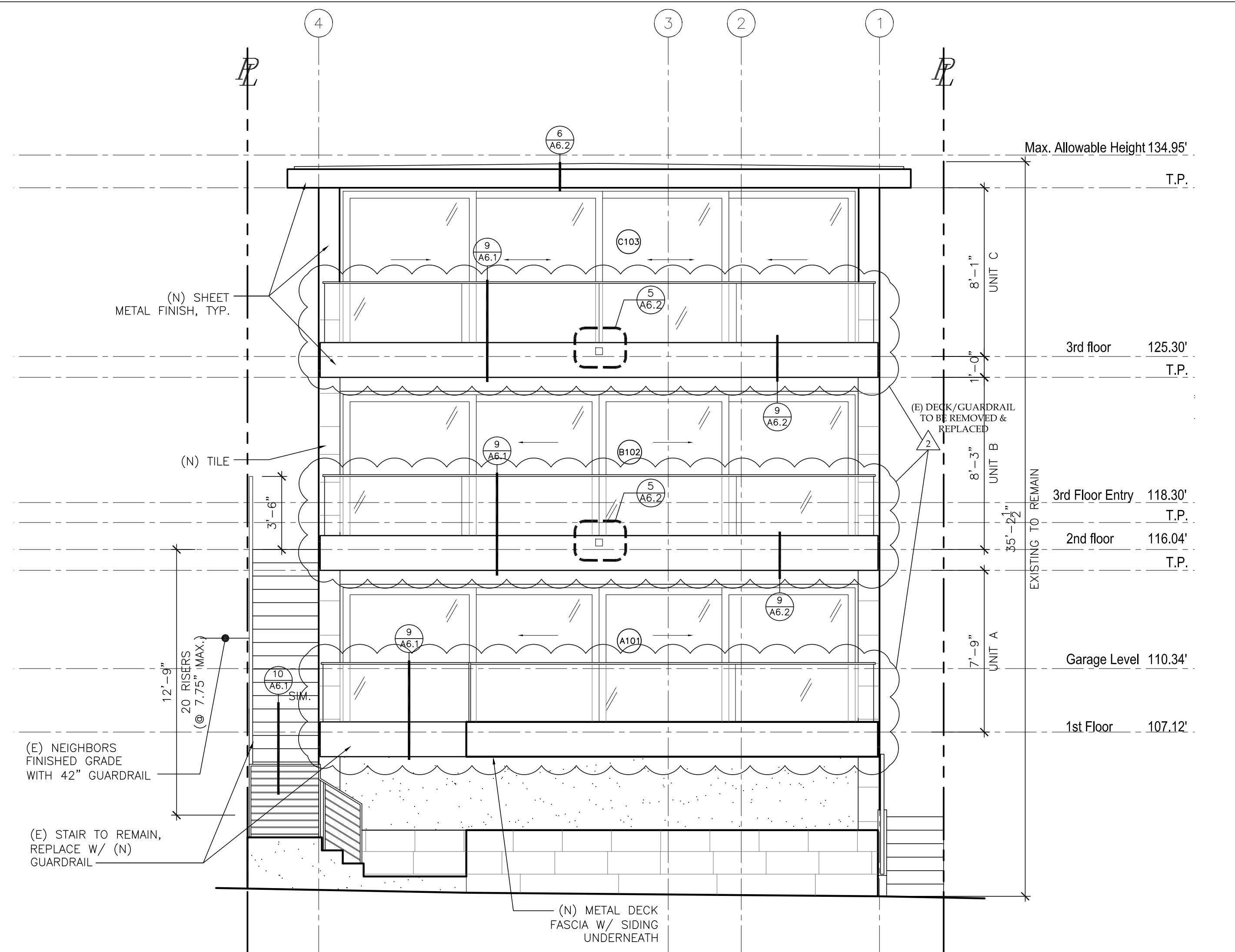
2 ELEVATION - EAST - EXISTING
1/4" = 1'-0"



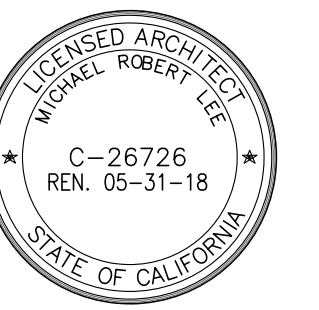
1 ELEVATION - EAST - PROPOSED
1/4" = 1'-0"



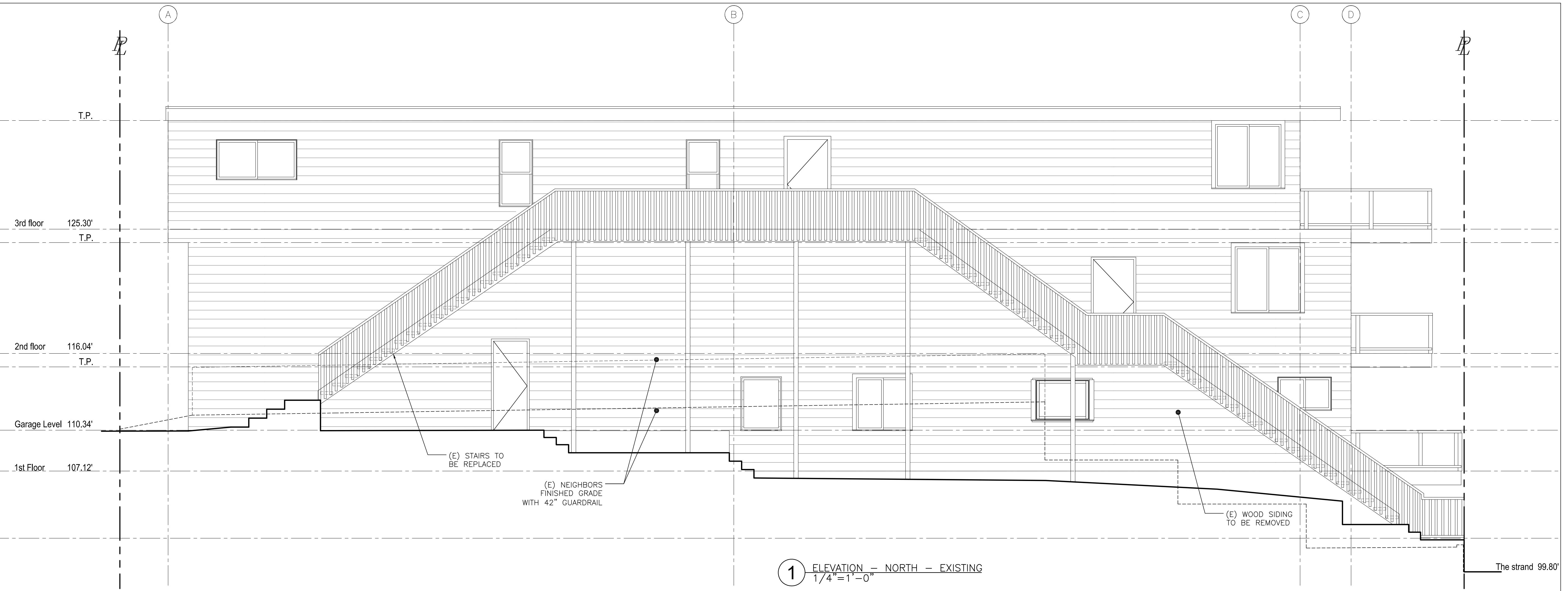
4 ELEVATION - WEST - EXISTING
1/4" = 1'-0"



3 ELEVATION - WEST - PROPOSED
1/4" = 1'-0"



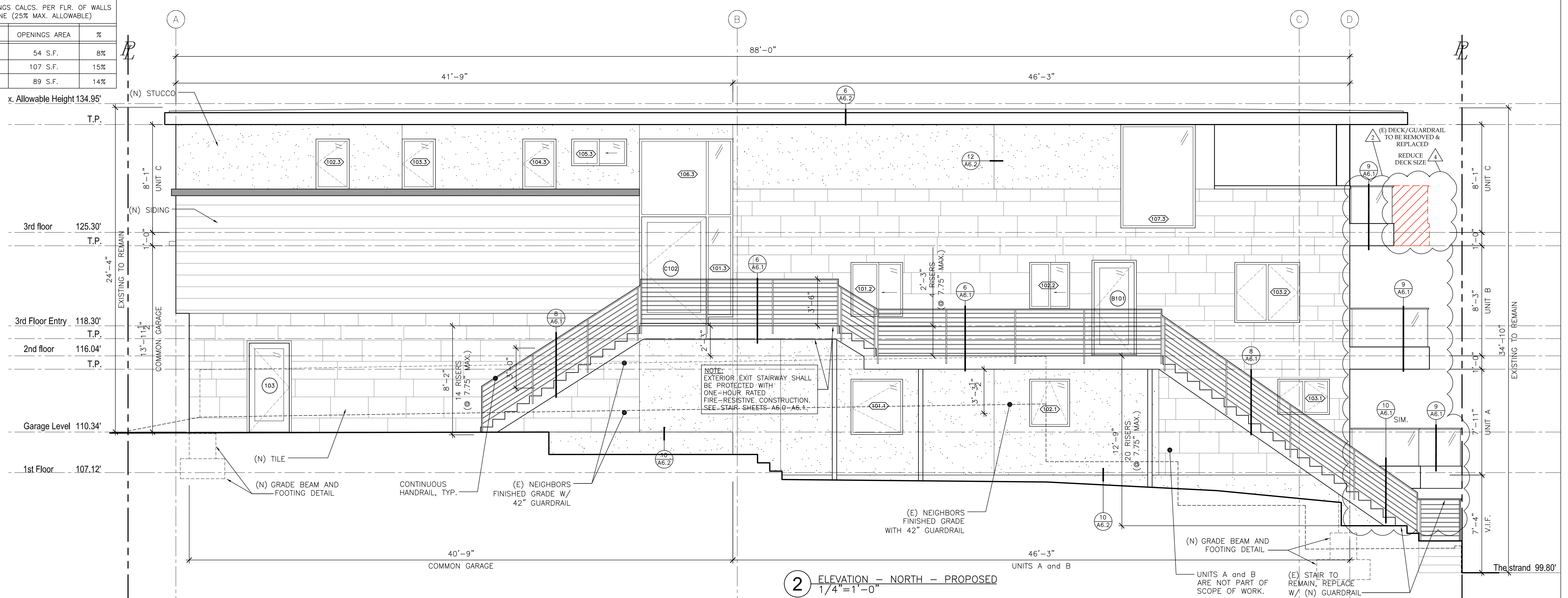
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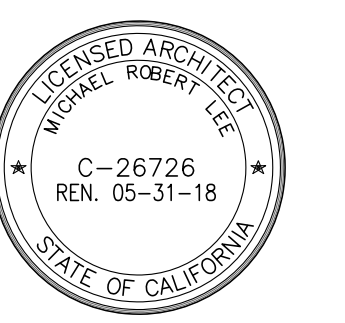
1 ELEVATION - NORTH - EXISTING
1/4" = 1'-0"

NORTH ELEVATION - EXT. OPENINGS CALCS. PER FLR. OF WALLS BETWEEN 3'-5" OF PROPERTY LINE (25% MAX. ALLOWABLE)

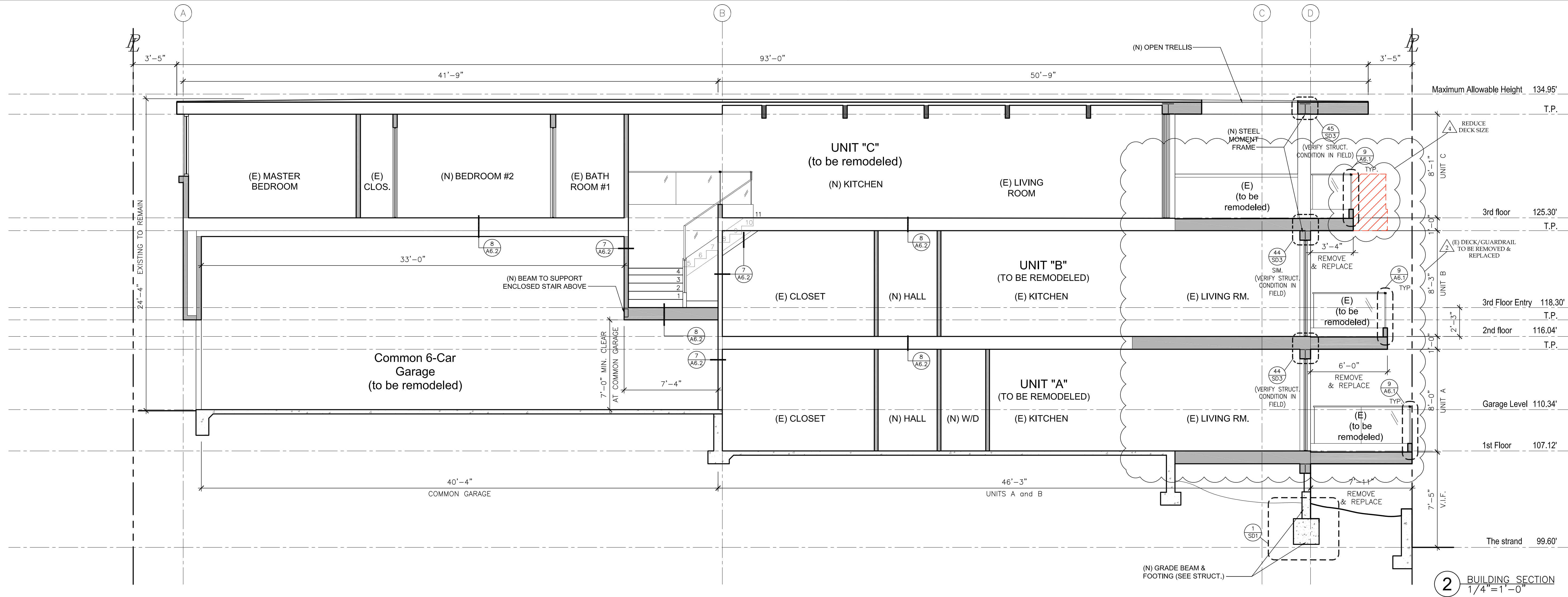
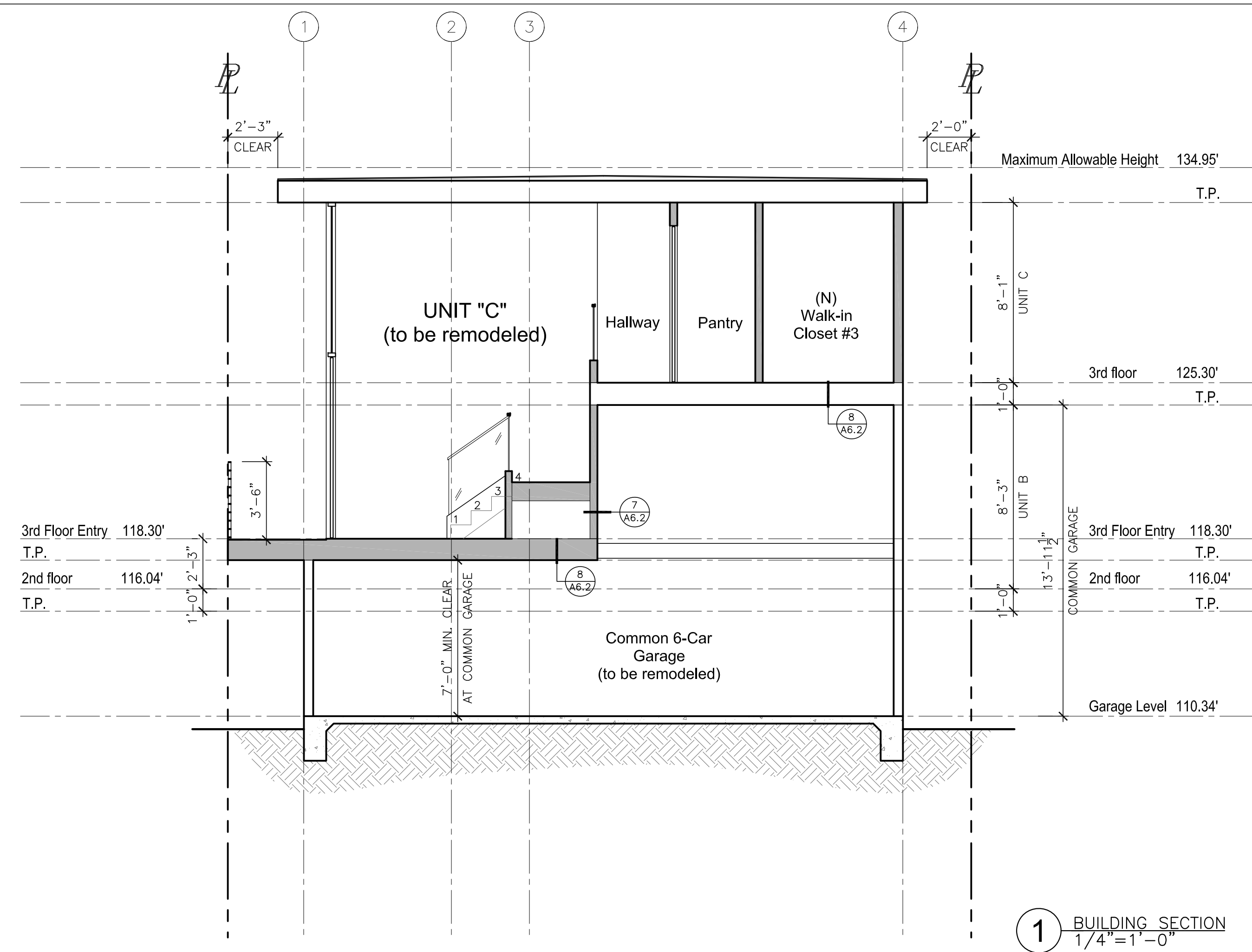
FLOOR LEVEL	WALL AREA	OPENINGS AREA	%
GARAGE LEVEL	615 S.F.	54 S.F.	8%
MIDDLE LEVEL	711 S.F.	107 S.F.	15%
UPPER LEVEL	642 S.F.	89 S.F.	14%

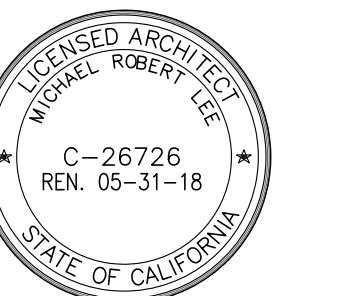


2 ELEVATION - NORTH - PROPOSED
1/4" = 1'-0"

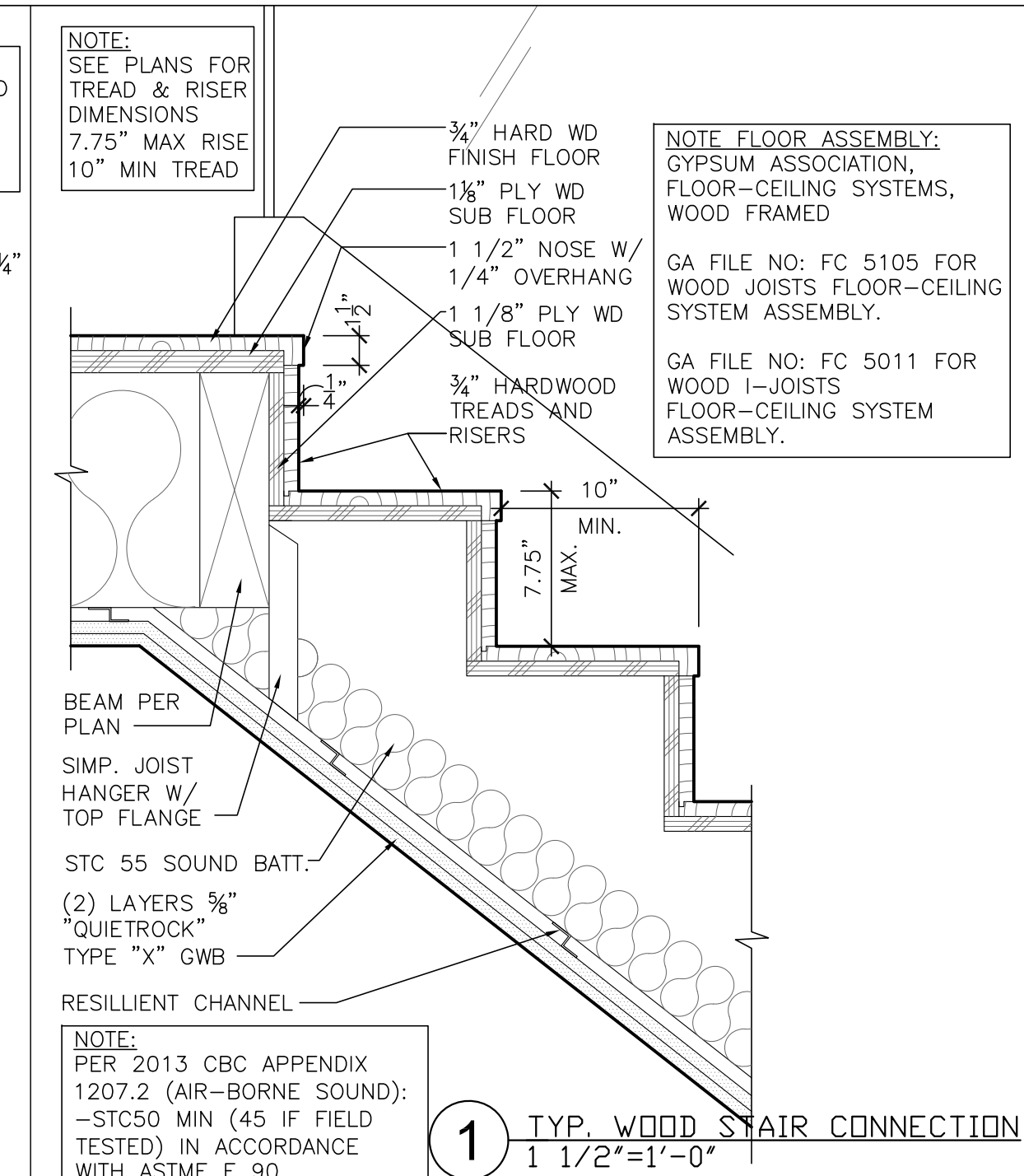


Revisions	By
P.C. Submittal 04/28/2016	JMG
P.C. Re-Submittal 09/20/2016	JMG
P.C. Re-Submittal 10/20/2016	JMG
P.C. Re-Submittal 11/01/2016	JMG
P.C. Re-Submittal 11/16/2016	JMG
P.C. Re-Submittal 12/19/2016	JMG
1 PERMIT SET 01/24/2017	JMG
2 DECKS 03/24/2017	JMG
3 Planning RE-SUBMIT 08/30/2017	JMG
4 Planning RE-SUBMIT 11/27/2017	JMG
4 Minor Ex. RE-SUBMIT. 01/18/2018	JMG

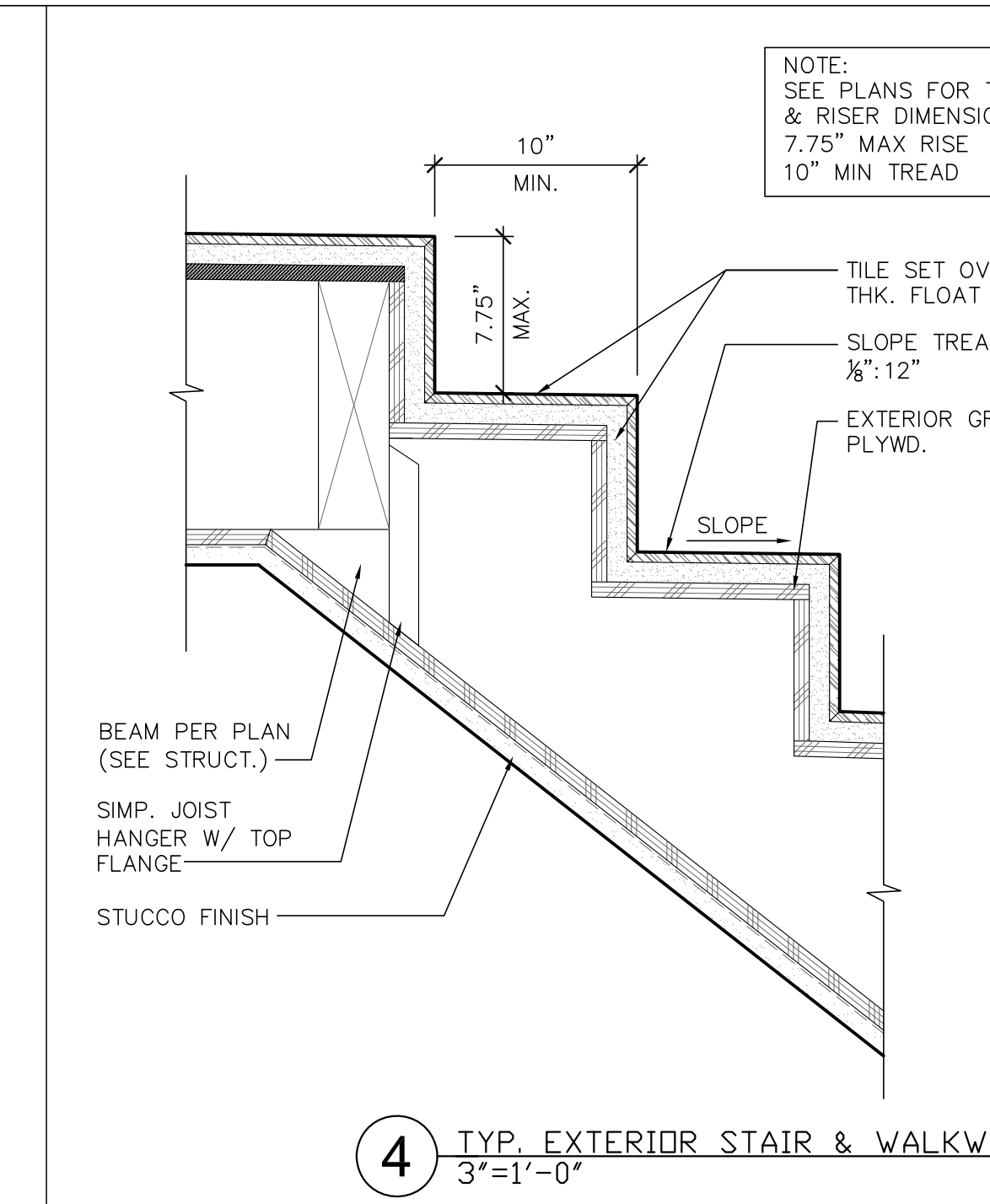




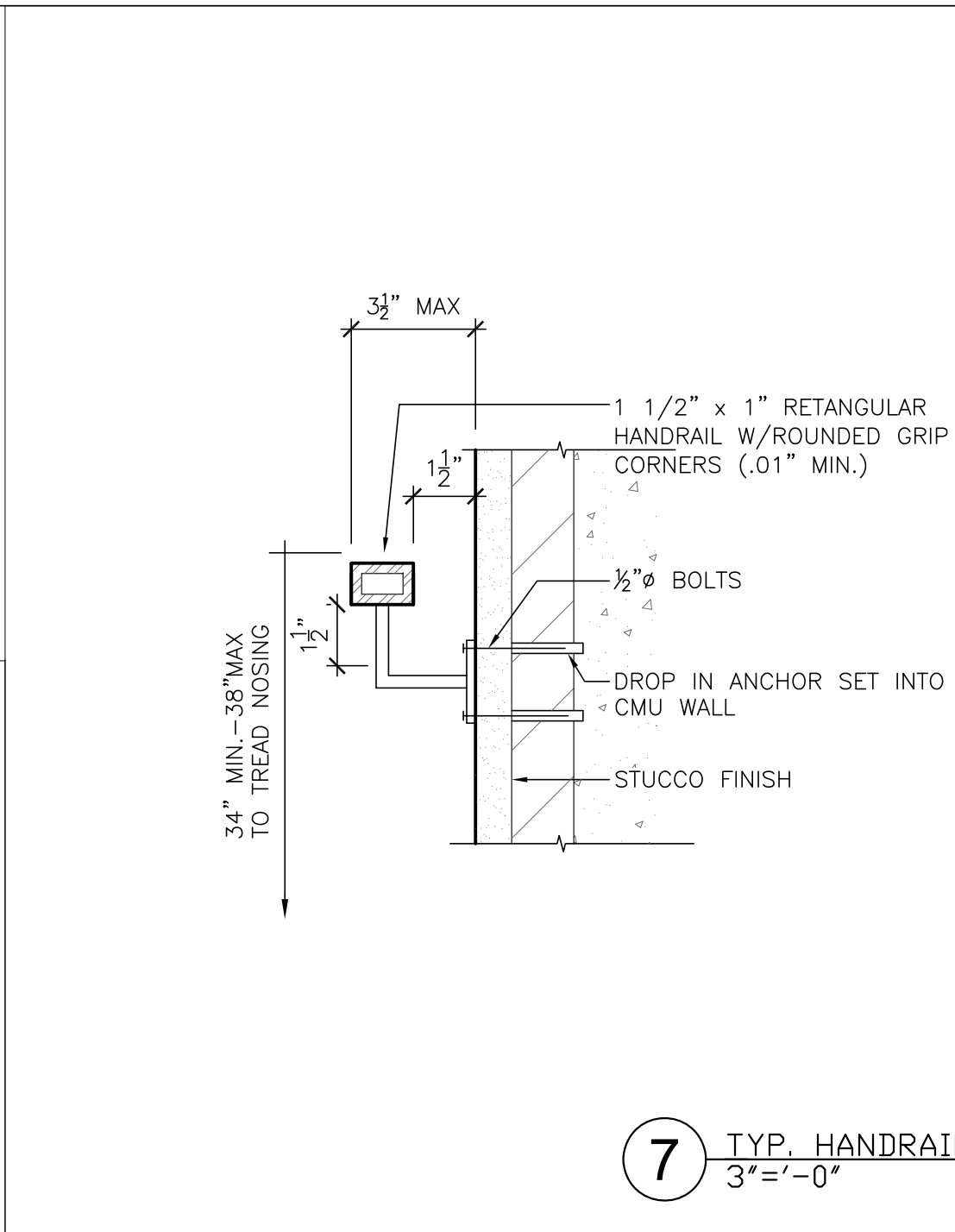
Revisions	By
P.C. Submittal 04/28/2016	JMG
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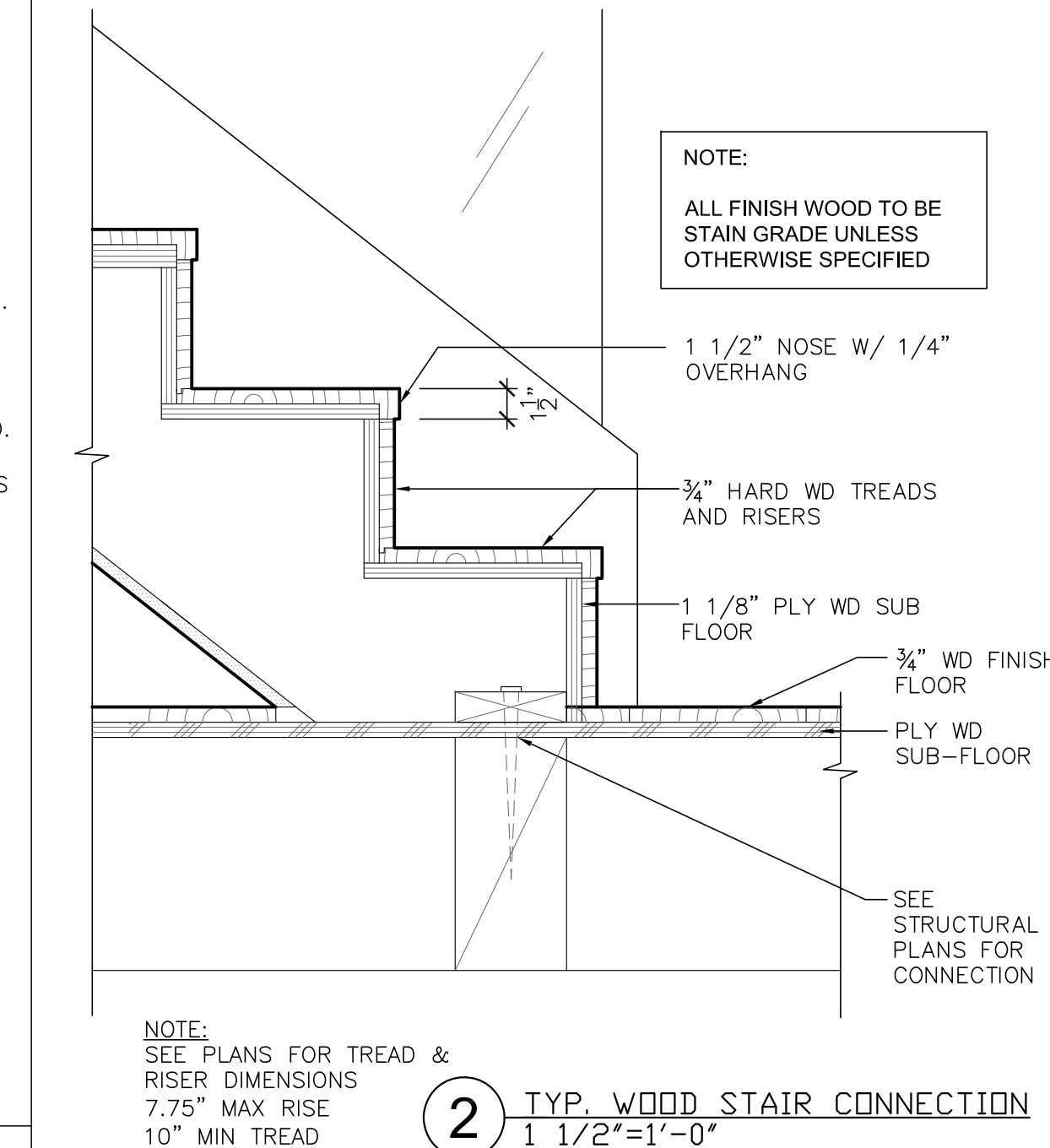
1 TYP. WOOD STAIR CONNECTION
1 1/2"=1'-0"



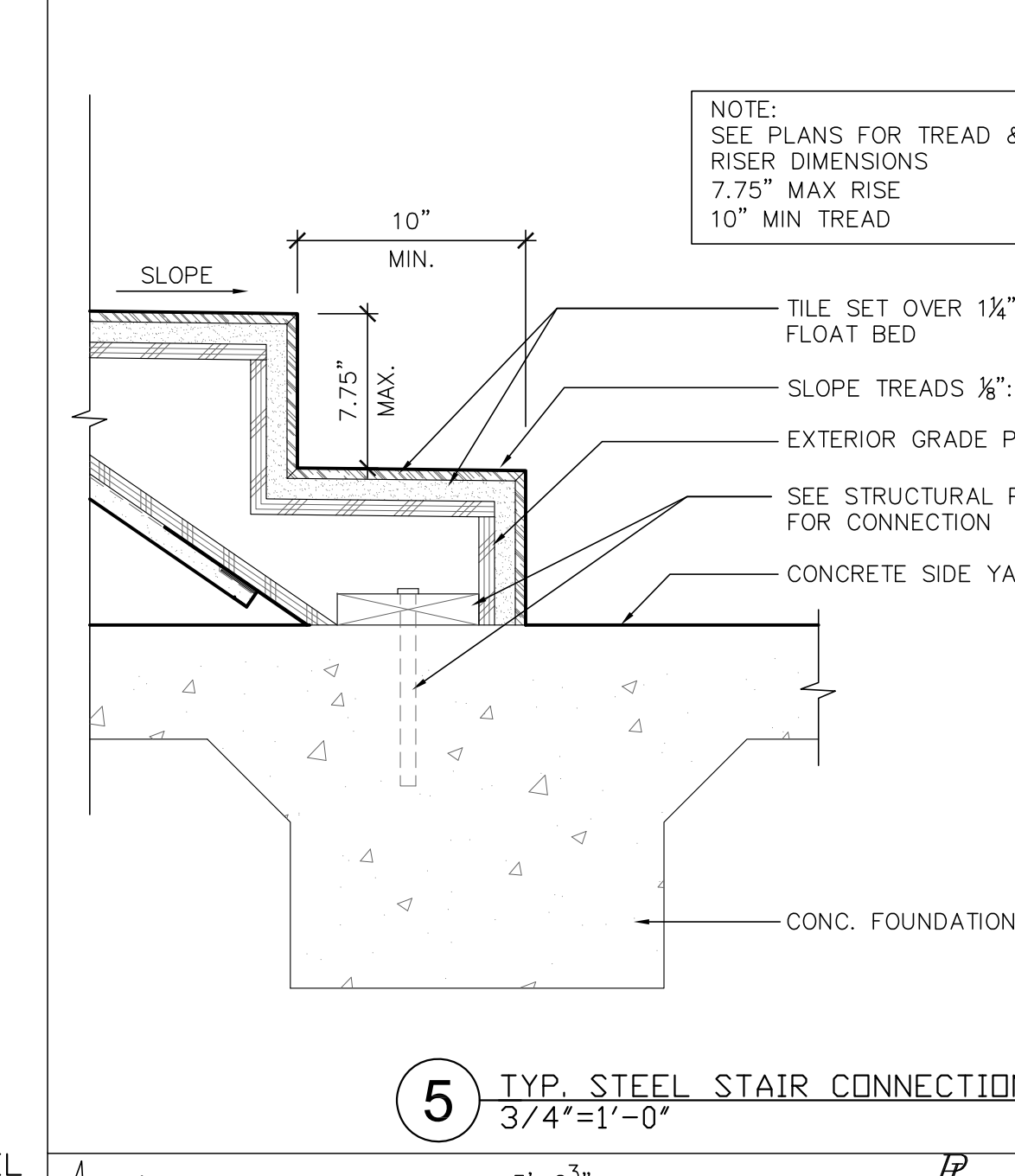
4 TYP. EXTERIOR STAIR & WALKWAY
3"=1'-0"



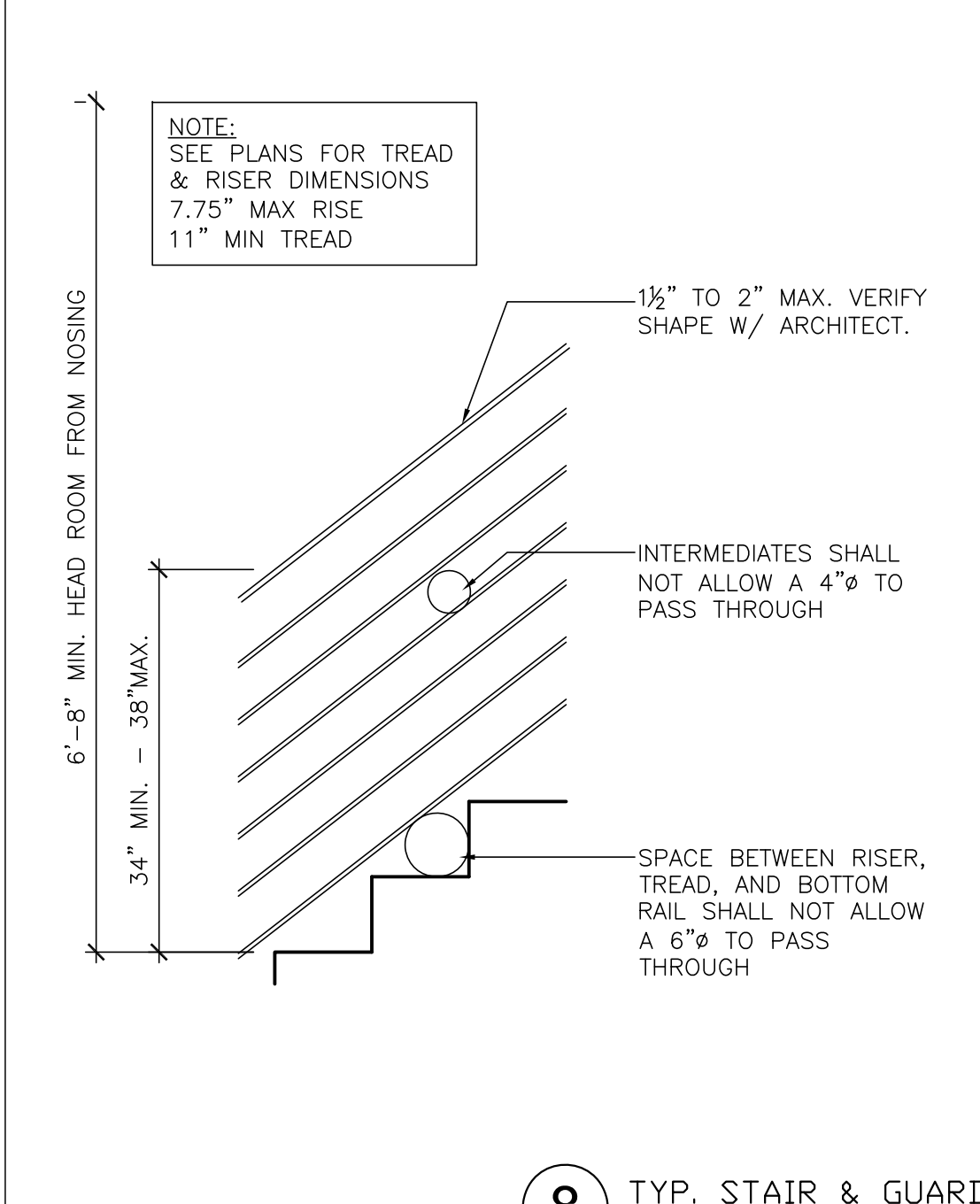
7 TYP. HANDRAIL
3"=1'-0"



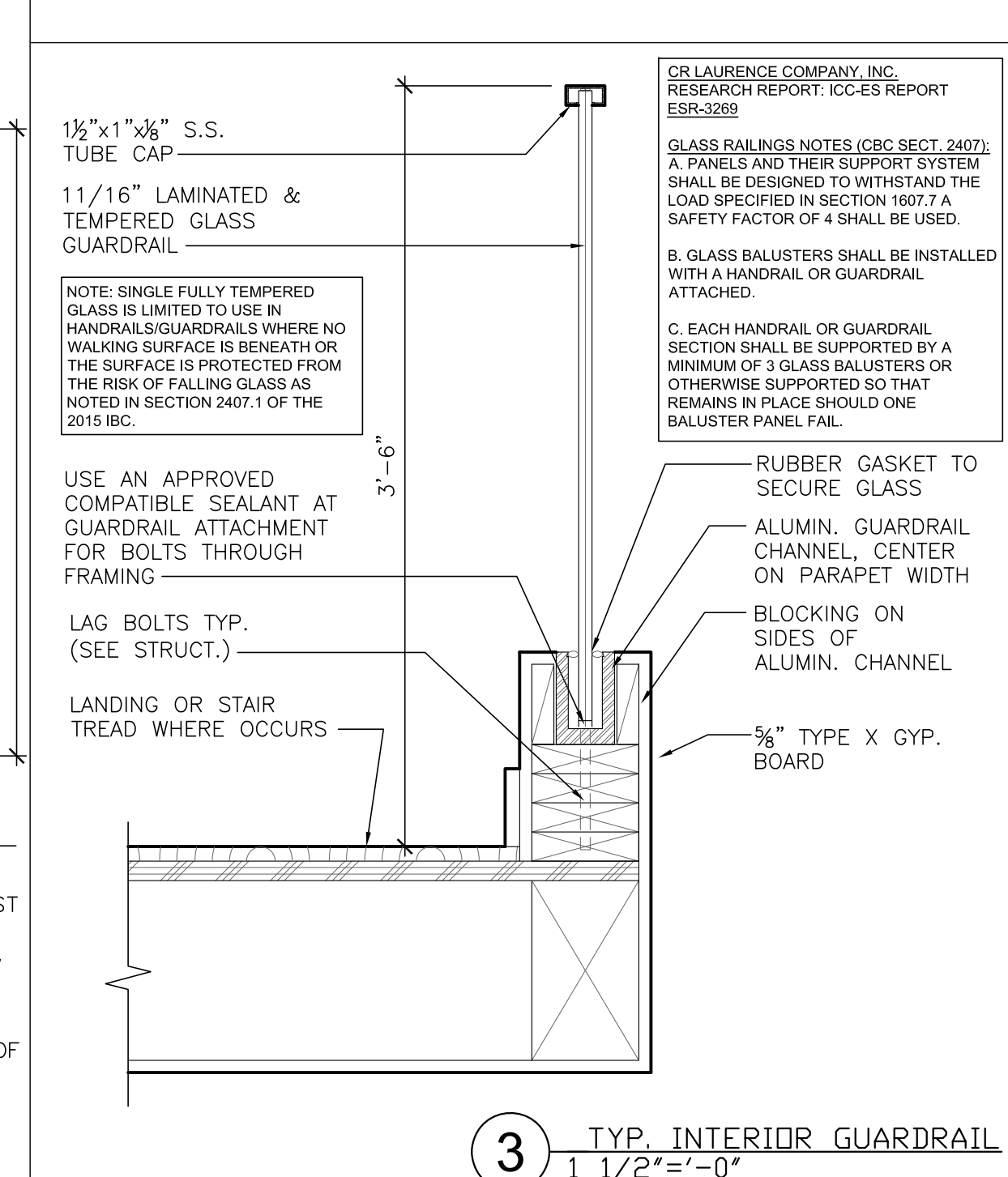
2 TYP. WOOD STAIR CONNECTION
1 1/2"=1'-0"



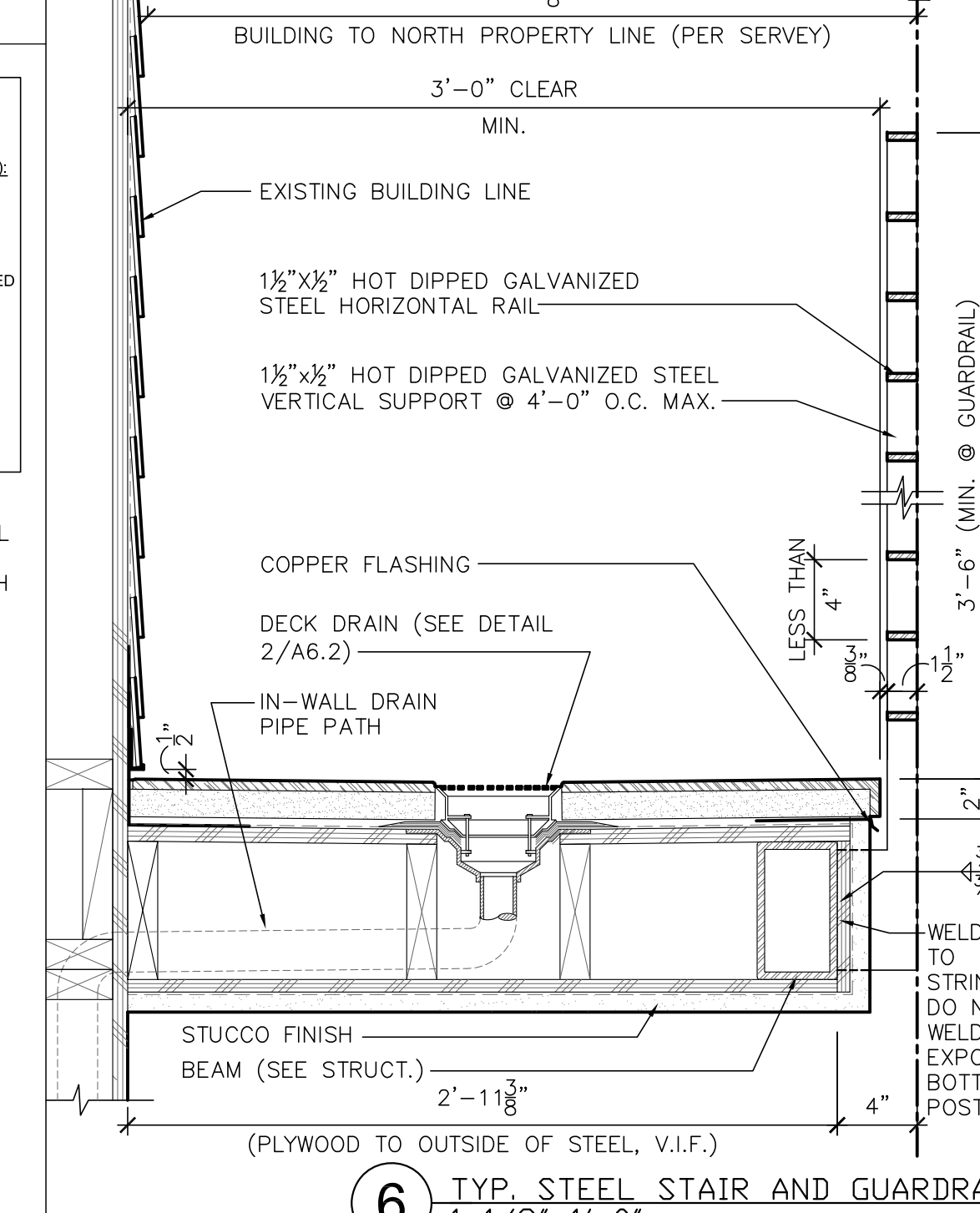
5 TYP. STEEL STAIR CONNECTION
3/4"=1'-0"



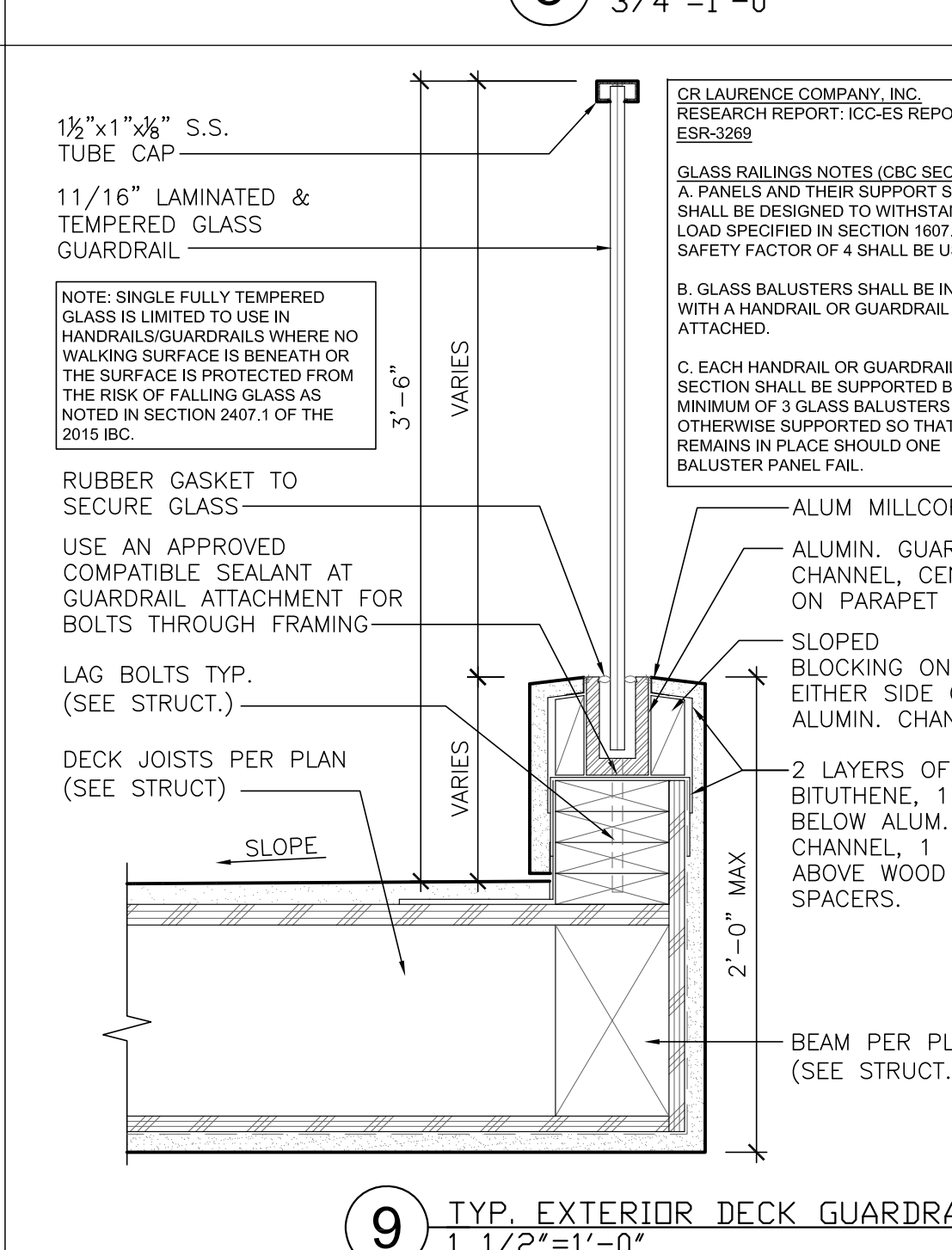
8 TYP. STAIR & GUARDRAIL
3/4"=1'-0"



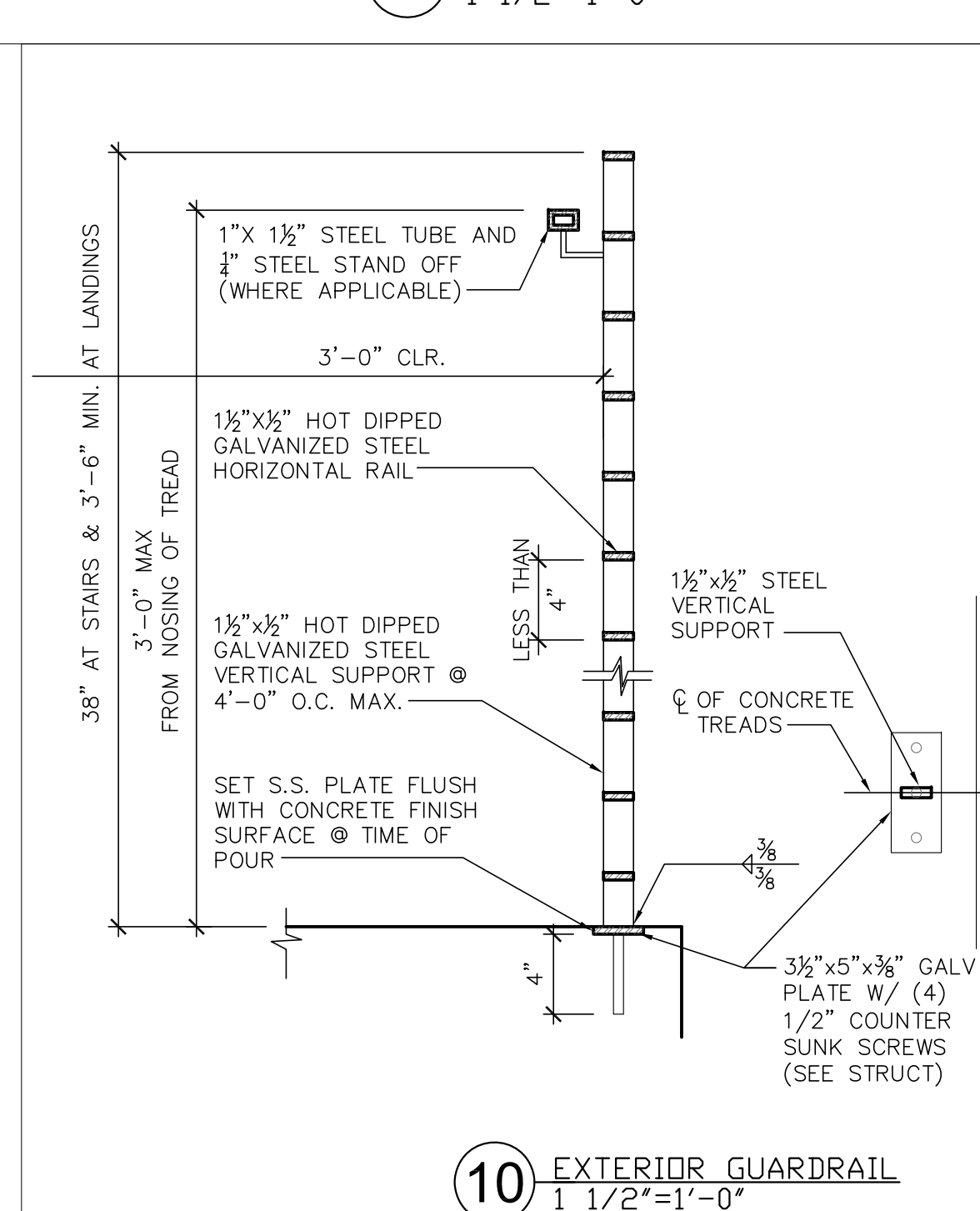
3 TYP. INTERIOR GUARDRAIL
1 1/2"=1'-0"



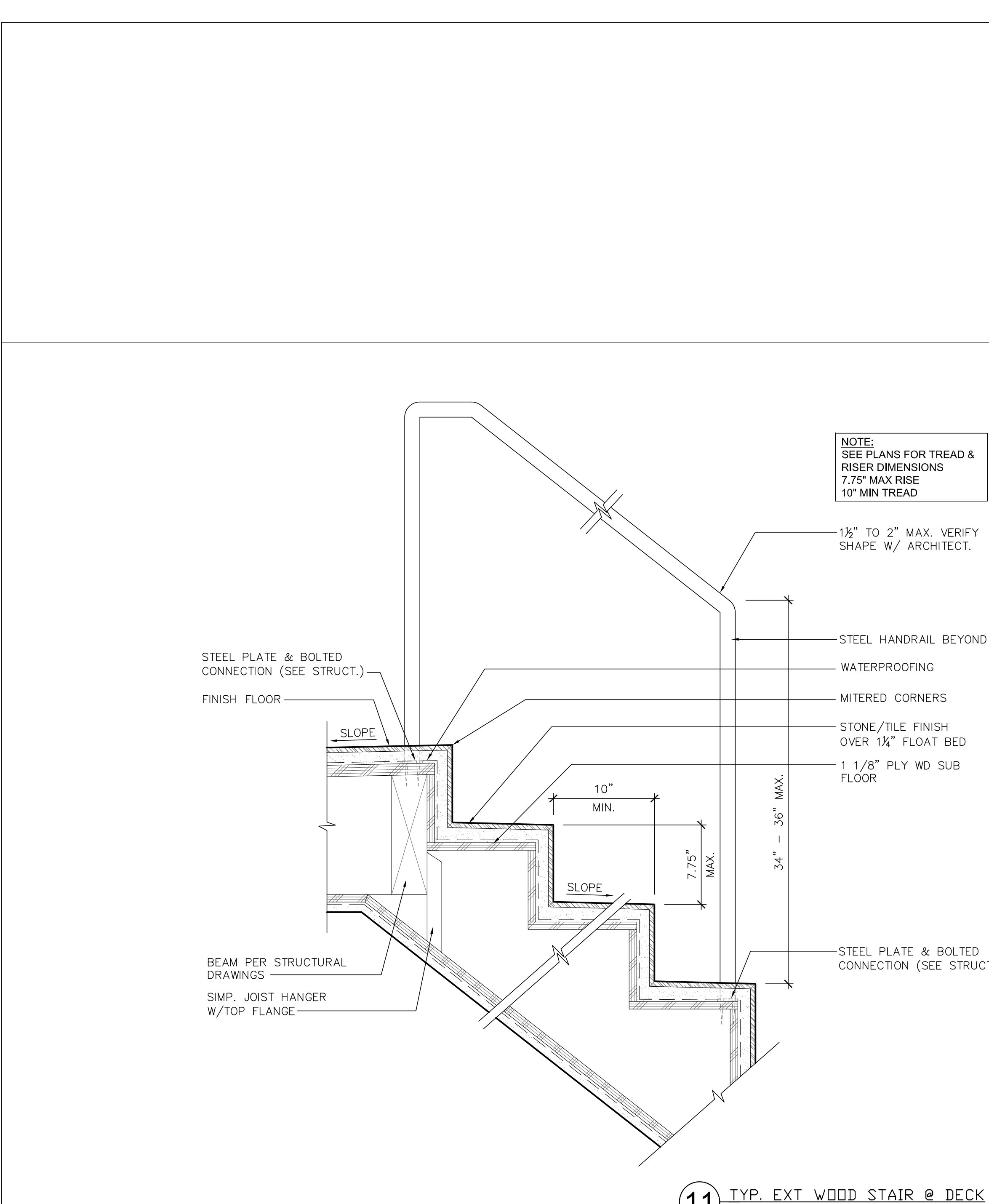
6 TYP. STEEL STAIR AND GUARDRAIL
1 1/2"=1'-0"



9 TYP. EXTERIOR DECK GUARDRAIL
1 1/2"=1'-0"



10 EXTERIOR GUARDRAIL
1 1/2"=1'-0"



11 TYP. EXT WOOD STAIR @ DECK
1 1/2"=1'-0"

NOTES

PSI AT ROOF SHEATHING SHALL BE 15/32" CDX APA-RATED SHEATHING, EXPOSURE 1, MIN. SPAN RATING 24/0, NAILED WITH 8d COMMON @ 6" o.c. EDGES & BOUNDARIES AND 12" o.c. AT INTERMEDIATE FRAMING MEMBERS.

HT FLOOR SHEATHING SHALL BE 23/32" CDX APA-RATED STURD-I-FLOOR, T&G, EXPOSURE 1, MIN. SPAN RATING 20" o.c., NAILED WITH 10d COMMON @ 6" o.c. AT EDGES & BOUNDARIES AND 12" o.c. AT INTERMEDIATE FRAMING MEMBERS

GE LABDS LICENSED FABRICATOR IS REQUIRED FOR ALL STRUCTURAL STEEL, GLULAM BEAMS AND PARALLAMS

GLULAM AND PARALLAM BEAMS MUST BE FABRICATED BY A LA DBS LICENSED SHOP

3x4 OR 2x6 MINIMUM STUD SIZE @ 16" o.c. REQUIRED FOR BEARING WALLS OVER 10 FEET IN HT.

HOR ROOFING MATERIAL NOT TO EXCEED 4 PSF

RT MAY CONTRACTORS RESPONSIBLE FOR THE CONSTRUCTION OF A WIND OR SEISMIC FORCE RESISTING SYSTEM/COMPONENT LISTED IN THE "STATEMENT OF SPECIAL INSPECTION" SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE LABDS INSPECTORS AND THE OWNER PRIOR TO THE COMMENCEMENT OF WORK ON SUCH SYSTEM OR COMPONENT PER SEC. 1706.1

E WALL HOLDOWN CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE APPROVED PLATE WASHERS; AND HOLDOWS SHALL BE RETIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING. CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE STEEL PLATE WASHERS IN ACCORDANCE WITH TABLE 2306.5 OF THE LABC.

ERS IN FIELD WELDING TO BE DONE BY WELDERS CERTIFIED BY THE LABDS FOR STRUCTURAL STEEL, REINFORCING STEEL. CONTINUOUS INSPECTION BY A DEPUTY INSPECTOR IS REQUIRED.

OF SHOP WELDS MUST BE PERFORMED IN A LA CITY BLDG. DEPT. LICENSED FABRICATOR'S SHOP.

BLE DRAG LINE DRAG LINE: SIMPSON ST6236 @ ALL BREAKS AND DIAPHRAGM EDGE NAILING.

SYMBOLS/ABBREVIATIONS:

F.J. = FLOOR JOISTS (N) = NEW
 R.R. = ROOF RAFTERS (E) = EXISTING
 C.J. = CEILING JOISTS RB = ROOF BEAM/JOIST
 K.P. = KING POST FB = FLOOR BEAM/JOIST
 TYP. = TYPICAL HNCR = HANGER
 O.C. = ON CENTER SIMP. = SIMPSON
 B.N. = BOUNDARY NAILING PSL = PARALLAM, TRUSJOIST
 E.N. = EDGE NAILING M.B. = MACHINE BOLT
 SIM. = SIMILAR R.B. = RIDGE BEAM/BOARD
 VIF = VERIFY IN FIELD HDR = HEADER
 BLKN'G = BLOCKING K.P. = KING POST
 UNO = UNLESS NOTE OTHERWISE

INDICATES SHEAR WALL

INDICATES POST (4x4, UNO)

INDICATES 4x6 POST (U.N.O.)

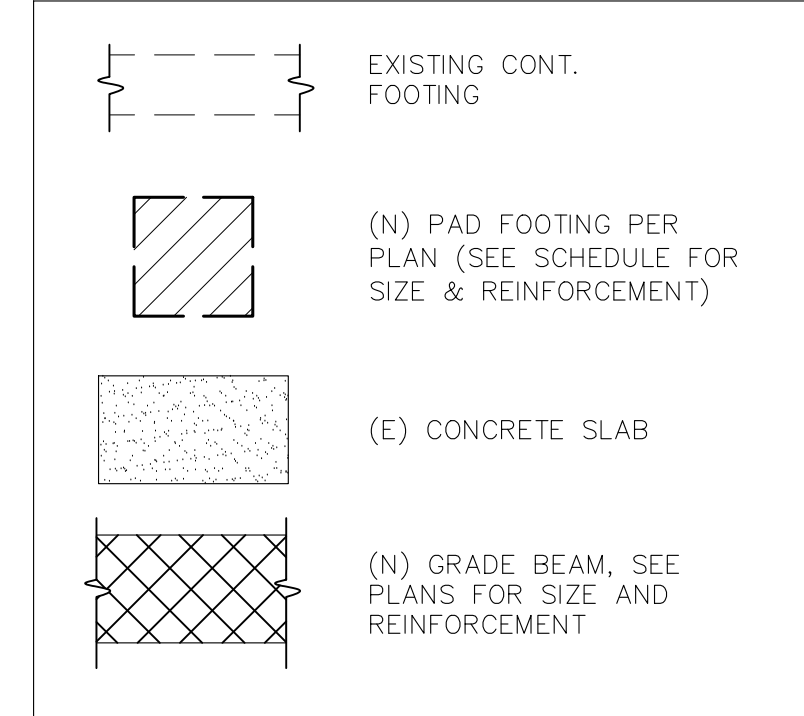
INDICATES KING POST (4x4, UNO)

INDICATES 6x6 POST (U.N.O.)

INDICATES SIMPSON HANGER "HUS" FOR SOLID SAWN "HUGS" FOR PSL BEAMS (U.N.O. IN DETAILS OR ON PLANS)

3x4 OR 2x6 MINIMUM STUD SIZE @ 16" o.c. REQUIRED FOR BEARING WALLS 10 FEET IN HEIGHT, OR GREATER

FOUNDATION KEY



FOUNDATION ANCHOR BOLTS SHALL INCLUDE 0.229"x3"x3" STEEL PLATE WASHERS - PER CBC SECT. 2308.12.8

ANCHOR BOLTS IN CONTACT WITH PRESSURE TREATED SILL PLATE SHALL BE OF HOT-DIPPED ZINC COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER

DESIGN DEAD LOADS

ROOF = 14 psf
 CEILING = 7 psf
 EXT. WALL = 16 psf
 INT. WALL = 8 psf

DESIGN LIVE LOADS

ROOF = 20 psf
 CEILING = 10 psf
 FLOOR = 40 psf

SEISMIC COEFFICIENTS

F_a = 1.0 R = 6.5 Ω = 3.0
 S_s = 1.784 F = 1.2 F_v = 1.5
 S_{0.5} = 1.189 I = 1.0 Site Class D
 ρ = 1.3 C_a = 3.0

-SEISMIC DESIGN CATEGORY D
 -SIMPLIFIED DESIGN PROCEDURE
 -FORCE RESISTING SYSTEM: BEARING WALL-SHEAR WALL SYSTEM/MOMENT FRAME SYSTEM

WIND PRESSURE COEFFICIENTS

90 mph Basic Wind Speed
 I = 1.0 Exposure C
 P₃₀₀₀ = 15.49 psf P₃₃₀₀ = 10.29 psf
 P₅₀₀₀ = -8.11 psf P₅₃₀₀ = -4.84 psf

SOIL DESCRIPTION

STIFF SOIL (SITE CLASS D)
 W/ 1500 psf. BEARING VALUE.

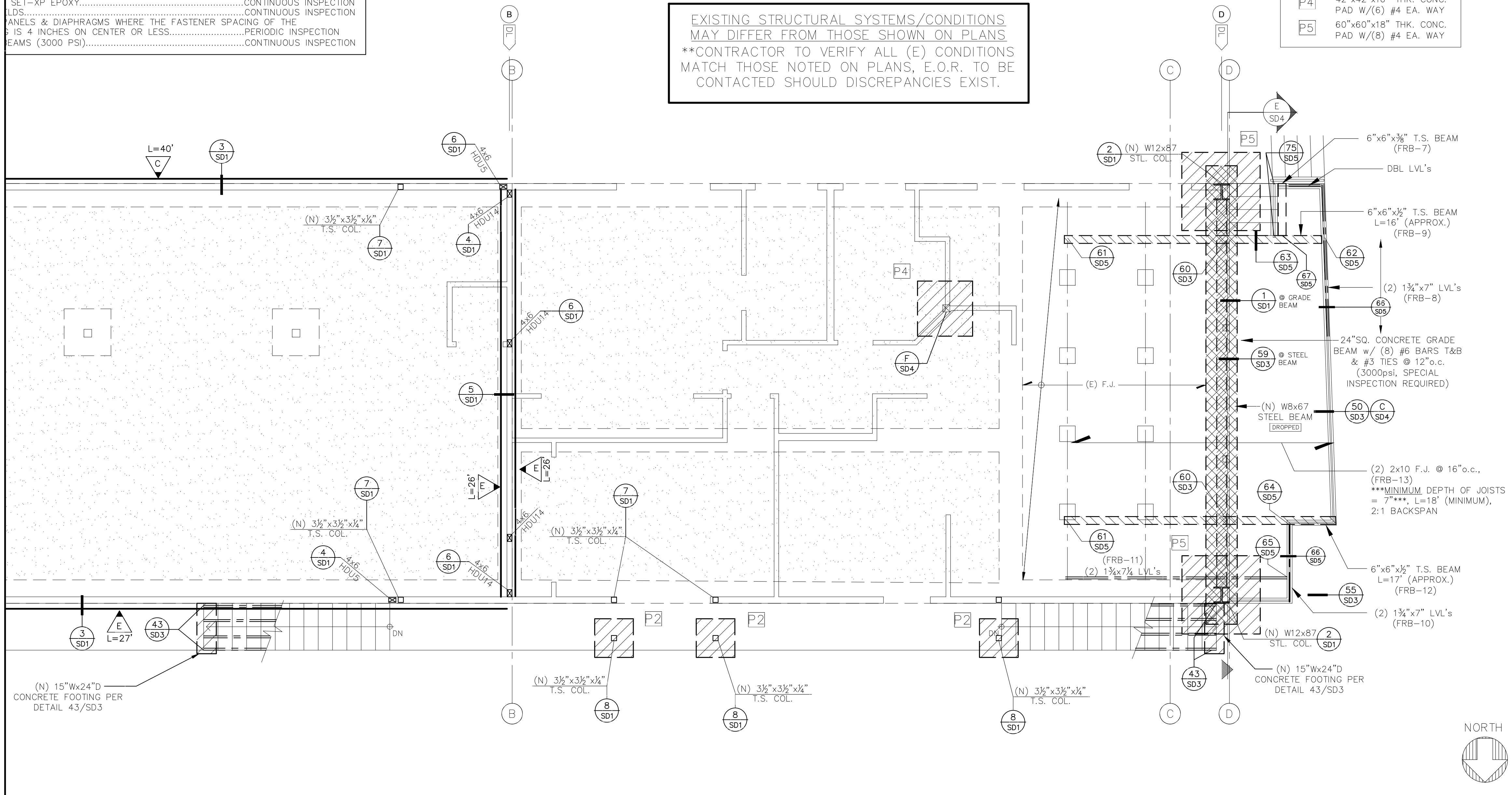
PAD SCHEDULE

- P1 24"x24"x12" THK. CONC. PAD W/(3) #4 EA. WAY
- P2 30"x30"x12" THK. CONC. PAD W/(4) #4 EA. WAY
- P3 36"x36"x16" THK. CONC. PAD W/(5) #4 EA. WAY
- P4 42"x42"x16" THK. CONC. PAD W/(6) #4 EA. WAY
- P5 60"x60"x18" THK. CONC. PAD W/(8) #4 EA. WAY

INSPECTION (BY A CERTIFIED INSPECTOR) IS REQUIRED FOR THE FOLLOWING:

TYPE OF INSPECTION	TYPE OF INSPECTION
SET-XP EPOXY.....	CONTINUOUS INSPECTION
GLDS.....	CONTINUOUS INSPECTION
PANELS & DIAPHRAGMS WHERE THE FASTENER SPACING OF THE IS 4 INCHES ON CENTER OR LESS.....	PERIODIC INSPECTION
BEAMS (3000 PSI).....	CONTINUOUS INSPECTION

EXISTING STRUCTURAL SYSTEMS/CONDITIONS MAY DIFFER FROM THOSE SHOWN ON PLANS
 **CONTRACTOR TO VERIFY ALL (E) CONDITIONS MATCH THOSE NOTED ON PLANS, E.O.R. TO BE CONTACTED SHOULD DISCREPANCIES EXIST.



880 Manhattan Beach Blvd., #202
 Manhattan Beach, CA 90266
 (310) 944-8888
 (310) 545-5428 Fax
 email: EMEngineering@verizon.net

McCullum Engineering

These drawings are not valid for construction unless wet stamped and signed by McCullum Engineer.



PROJECT
Remodel
 1208 The Strand
 Manhattan Beach, CA 90266

DRAWING
Foundation Plan

REVISIONS	BY
11/15/16	EWM
3/20/17	EWM
7/26/17	EWM

JOB# 13-060
 ENGINEER EWM
 DRAWN
 CHECKED
 FILE Altamura.dwg
 DATE 7/16/13
 SCALE 1/4" = 1'-0"

SHEET
S1
 11 SHEETS

FOUNDATION PLAN

SCALE 1/4" = 1'-0"

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PC MTG 4-25-18
 Page 147 of 157

NOTES

PSI AT ROOF SHEATHING SHALL BE 15/32" CDX APA-RATED SHEATHING, EXPOSURE 1, MIN. SPAN RATING 24/0, NAILED WITH 8d COMMON @ 6" o.c. EDGES & BOUNDARIES AND 12" o.c. AT INTERMEDIATE FRAMING MEMBERS.

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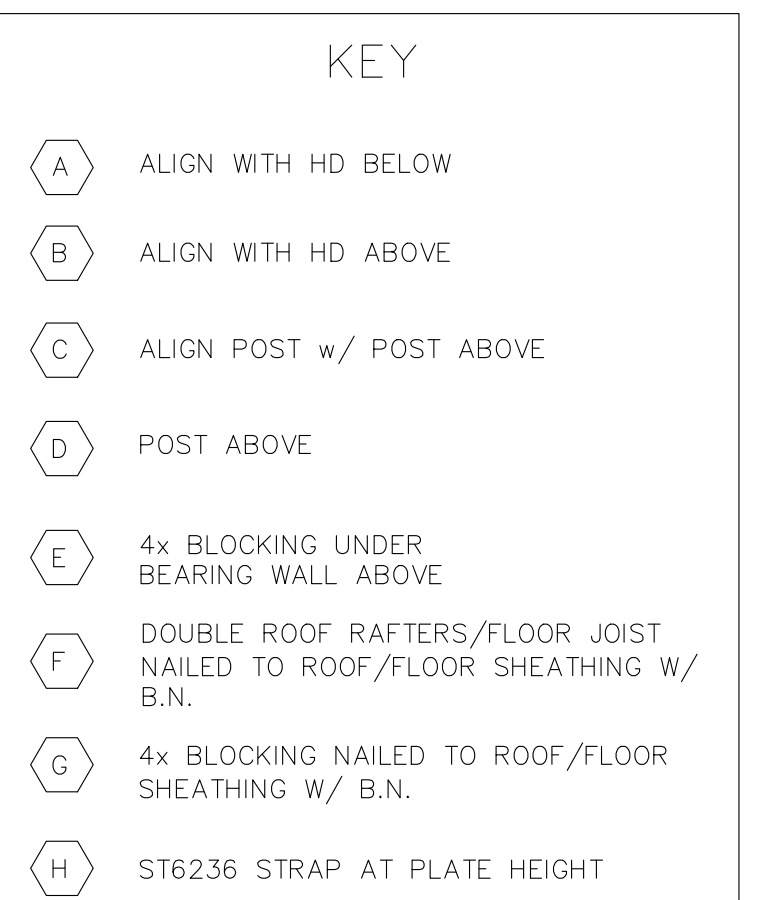
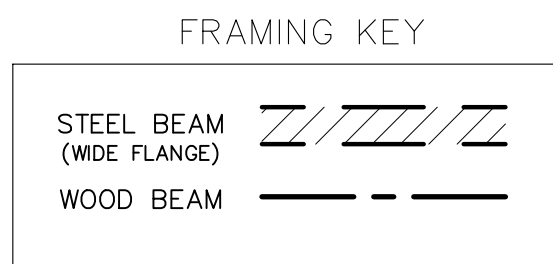
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 - UNO = UNLESS NOTE OTHERWISE

PERIODIC SPECIAL INSPECTION IS REQUIRED FOR WOOD SHEAR WALLS, SHEAR PANELS, AND DIAPHRAGMS, INCLUDING NAILING, BOLTING, ANCHORING, AND OTHER FASTENING TO COMPONENTS OF THE SEISMIC FORCE RESISTING SYSTEM. SPECIAL INSPECTION BY A DEPUTY INSPECTOR IS REQUIRED WHERE THE FASTENER SPACING OF THE SHEATHING IS 4 INCHES ON CENTER OR LESS

THE FOLLOWING APPLIES TO ALL SHEAR WALLS DESIGNATIONS OF B, C, D, & E:

- 3x SILL PLATE
- 3x STUDS AND BLOCKS BETWEEN ADJACENT PANELS
- 1/2" EDGE DISTANCES FOR PLYWOOD BOUNDARY NAILING
- ALL PANEL JOINT AND SILL PLATE NAILING SHALL BE STAGGERED
- FOR THE ANCHOR BOLTS IN SHEAR WALL SILL PLATES, PROVIDE 0.229"x3"x3" PLATE WASHERS WITH SLOTTED CUT HOLE

CONTINUOUS INSPECTION BY A DEPUTY INSPECTOR IS REQUIRED FOR FIELD WELDING, CONCRETE DESIGNED WITH f'c GREATER THAN 2500 PSI., HIGH STRENGTH BOLTING, SPRAYED ON FIREPROOFING, ENGINEERED MASONRY, HIGH-LIFT GROUTING, PRE-STRESSED CONCRETE, HIGH LOAD DIAPHRAGMS, AND SPECIAL MOMENT RESISTING CONCRETE FRAMES.

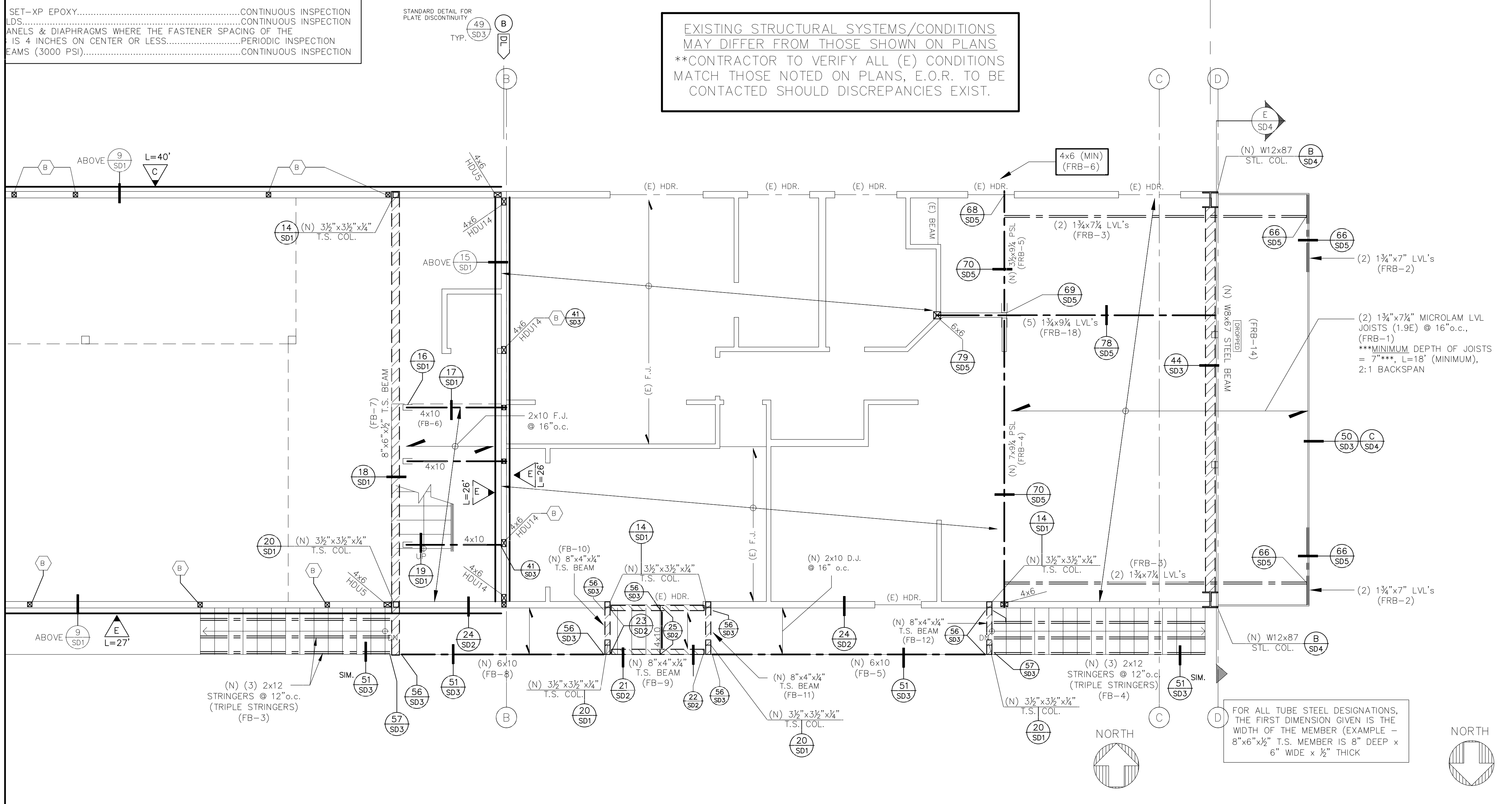


3x4 OR 2x6 MINIMUM STUD SIZE @ 16" o.c. REQUIRED FOR BEARING WALLS 10 FEET IN HEIGHT, OR GREATER

INSPECTION (BY A CERTIFIED INSPECTOR) IS REQUIRED FOR THE FOLLOWING:

TYPE OF INSPECTION	TYPE OF INSPECTION
SET-XP EPOXY.....	CONTINUOUS INSPECTION
LDs.....	CONTINUOUS INSPECTION
PANELS & DIAPHRAGMS WHERE THE FASTENER SPACING OF THE IS 4 INCHES ON CENTER OR LESS.....	PERIODIC INSPECTION
FRAMES (3000 PSI).....	CONTINUOUS INSPECTION

EXISTING STRUCTURAL SYSTEMS/CONDITIONS MAY DIFFER FROM THOSE SHOWN ON PLANS. **CONTRACTOR TO VERIFY ALL (E) CONDITIONS MATCH THOSE NOTED ON PLANS, E.O.R. TO BE CONTACTED SHOULD DISCREPANCIES EXIST.



FOR ALL TUBE STEEL DESIGNATIONS, THE FIRST DIMENSION GIVEN IS THE WIDTH OF THE MEMBER (EXAMPLE - 8"x6"x1/2" T.S. MEMBER IS 8" DEEP x 6" WIDE x 1/2" THICK

880 Manhattan Beach Blvd., #202
Manhattan Beach, CA 90266
(310) 944-8898
(310) 545-5428 Fax
email: EMEngineering@verizon.net

McCullum Engineering

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PROJECT
Remodel
1208 The Strand
Manhattan Beach, CA 90266

DRAWING
Lower Floor Framing Plan

REVISIONS	BY
11/15/16	EWM
3/20/17	EWM
7/26/17	EWM

JOB# 13-060
ENGINEER EWM
DRAWN
CHECKED
FILE Altamura.dwg
DATE 7/16/13
SCALE 1/4"=1'-0"

SHEET
S2
11 SHEETS

LOWER FLOOR FRAMING PLAN

SCALE 1/4"=1'-0"

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NOTES

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ALLOWS FLOOR SHEATHING SHALL BE 23/32" CDX APA-RATED STURD-I-FLOOR, T&G, EXPOSURE 1, MIN. SPAN RATING 20" o.c., NAILED WITH 10d COMMON @ 6" o.c. AT EDGES & BOUNDARIES AND 12" o.c. AT INTERMEDIATE FRAMING MEMBERS.

DE LABDS LICENSED FABRICATOR IS REQUIRED FOR ALL STRUCTURAL STEEL, GLULAM BEAMS AND PARALLAMS.

GLULAM AND PARALLAM BEAMS MUST BE FABRICATED BY A LA DBS LICENSED SHOP

FOR 3x4 OR 2x6 MINIMUM STUD SIZE @ 16" o.c. REQUIRED FOR BEARING WALLS OVER 10 FEET IN HT.

ST MAY ROOFING MATERIAL NOT TO EXCEED 4 PSF

INSPECTION CONTRACTORS RESPONSIBLE FOR THE CONSTRUCTION OF A WIND OR SEISMIC FORCE RESISTING SYSTEM/COMPONENT LISTED IN THE "STATEMENT OF SPECIAL INSPECTION" SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE LABDS INSPECTORS AND THE OWNER PRIOR TO THE COMMENCEMENT OF WORK ON SUCH SYSTEM OR COMPONENT PER SEC. 1706.1

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 UNO = UNLESS NOTE OTHERWISE

INDICATES SHEAR WALL

INDICATES POST (4x4, UNO)

INDICATES 4x6 POST (U.N.O.)

INDICATES KING POST (4x4, UNO)

INDICATES 6x6 POST (U.N.O.)

INDICATES SIMPSON HANGER "HUS" FOR SOLID SAWN "HGUS" FOR PSL BEAMS (U.N.O. IN DETAILS OR ON PLANS)

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- 3x STUDS AND BLOCKS BETWEEN ADJACENT PANELS
- 1/2" EDGE DISTANCES FOR PLYWOOD BOUNDARY NAILING
- ALL PANEL JOINT AND SILL PLATE NAILING SHALL BE STAGGERED
- FOR THE ANCHOR BOLTS IN SHEAR SILL PLATES, PROVIDE 0.229"x3"x3" PLATE WASHERS WITH SLOTTED CUT HOLE

CONTINUOUS INSPECTION BY A DEPUTY INSPECTOR IS REQUIRED FOR FIELD WELDING, CONCRETE DESIGNED WITH f'c GREATER THAN 2500 PSI, HIGH STRENGTH BOLTING, SPRAYED ON FIREPROOFING, ENGINEERED MASONRY, HIGH-LIFT GROUTING, PRE-STRESSED CONCRETE, HIGH LOAD DIAPHRAGMS, AND SPECIAL MOMENT RESISTING CONCRETE FRAMES.

FRAMING KEY

STEEL BEAM (WIDE FLANGE)

WOOD BEAM

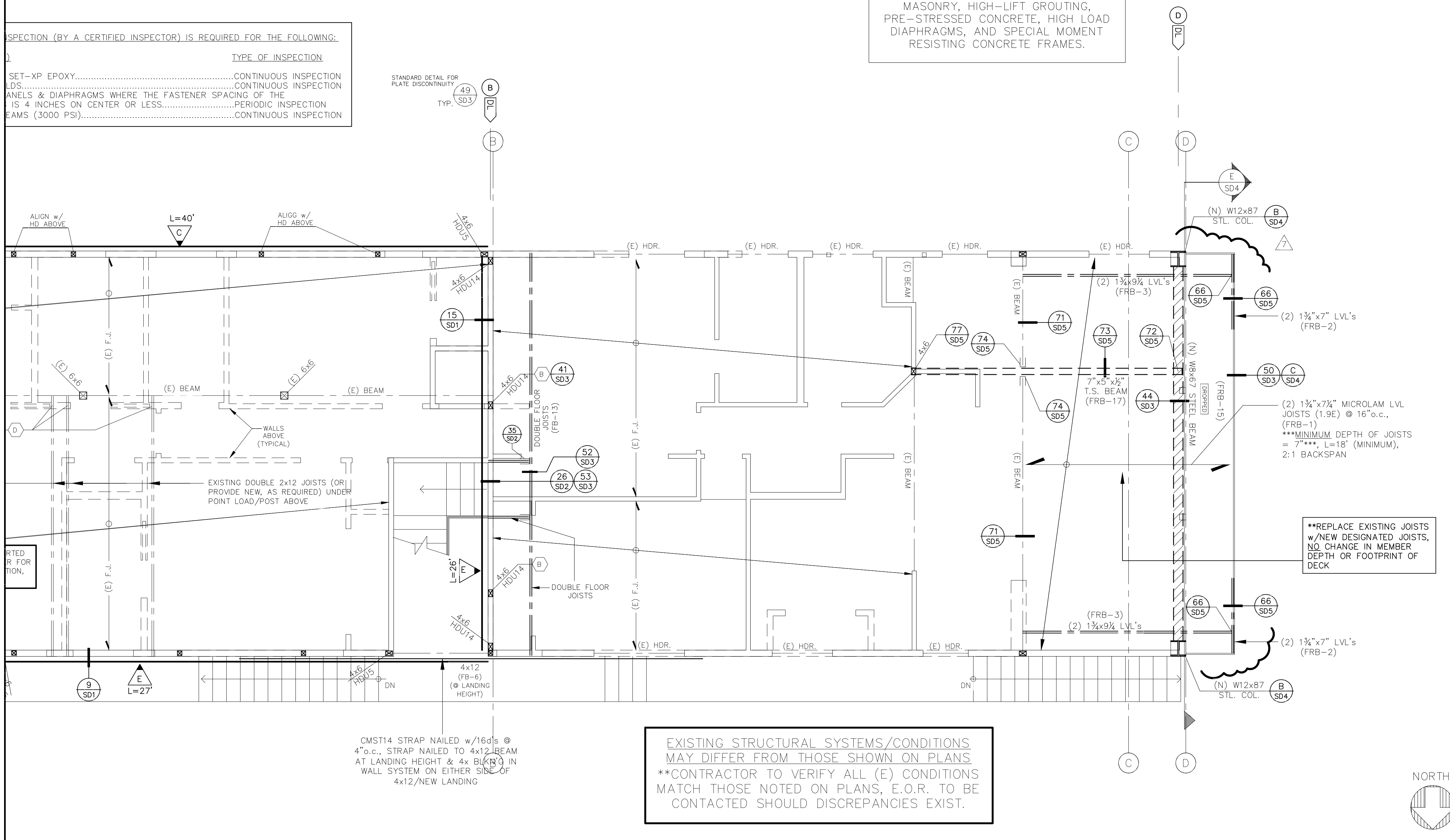
KEY

- (A) ALIGN WITH HD BELOW
- (B) ALIGN WITH HD ABOVE
- (C) ALIGN POST w/ POST ABOVE
- (D) POST ABOVE
- (E) 4x BLOCKING UNDER BEARING WALL ABOVE
- (F) DOUBLE ROOF RAFTERS/FLOOR JOIST NAILED TO ROOF/FLOOR SHEATHING W/ B.N.
- (G) 4x BLOCKING NAILED TO ROOF/FLOOR SHEATHING W/ B.N.
- (H) ST6236 STRAP AT PLATE HEIGHT

INSPECTION (BY A CERTIFIED INSPECTOR) IS REQUIRED FOR THE FOLLOWING:

TYPE OF INSPECTION	TYPE OF INSPECTION
SET-XP EPOXY.....	CONTINUOUS INSPECTION
LDs.....	CONTINUOUS INSPECTION
ANELS & DIAPHRAGMS WHERE THE FASTENER SPACING OF THE IS 4 INCHES ON CENTER OR LESS.....	PERIODIC INSPECTION
BEAMS (3000 PSI).....	CONTINUOUS INSPECTION

STANDARD DETAIL FOR PLATE DISCONTINUITY
 TYP. (49)

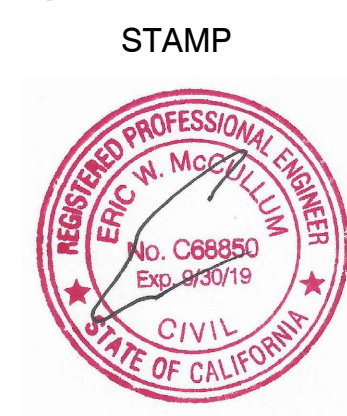


EXISTING STRUCTURAL SYSTEMS/CONDITIONS MAY DIFFER FROM THOSE SHOWN ON PLANS
 **CONTRACTOR TO VERIFY ALL (E) CONDITIONS MATCH THOSE NOTED ON PLANS, E.O.R. TO BE CONTACTED SHOULD DISCREPANCIES EXIST.

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 (310) 944-8888
 (310) 545-5428 Fax
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McCullum Engineering

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PROJECT
 Remodel
 1208 The Strand
 Manhattan Beach, CA 90266

DRAWING
 Upper Floor
 Framing Plan

REVISIONS	BY
3/20/17	EWM
7/26/17	EWM
2/22/18	EWM

JOB# 13-060
 ENGINEER EWM
 DRAWN
 CHECKED
 FILE Altamura.dwg
 DATE 7/16/13
 SCALE 1/4"=1'-0"

SHEET
 3
 11 SHEETS

UPPER FLOOR FRAMING PLAN

SCALE 1/4"=1'-0"

1 OF 11 SHEETS

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NOTES

PSI AT ROOF SHEATHING SHALL BE 15/32" CDX APA-RATED SHEATHING, EXPOSURE 1, MIN. SPAN RATING 24/0, NAILED WITH 8d COMMON @ 6" o.c. EDGES & BOUNDARIES AND 12" o.c. AT INTERMEDIATE FRAMING MEMBERS.

ALLOWS FLOOR SHEATHING SHALL BE 23/32" CDX APA-RATED STURD-I-FLOOR, T&G, EXPOSURE 1, MIN. SPAN RATING 20" o.c., NAILED WITH 10d COMMON @ 6" o.c. AT EDGES & BOUNDARIES AND 12" o.c. AT INTERMEDIATE FRAMING MEMBERS

LABDS LICENSED FABRICATOR IS REQUIRED FOR ALL STRUCTURAL STEEL, GLULAM BEAMS AND PARALLAMS

GLULAM AND PARALLAM BEAMS MUST BE FABRICATED BY A LA DBS LICENSED SHOP

3x4 OR 2x6 MINIMUM STUD SIZE @ 16" o.c. REQUIRED FOR BEARING WALLS OVER 10 FEET IN HT.


ROOFING MATERIAL NOT TO EXCEED 4 PSF

CONTRACTORS RESPONSIBLE FOR THE CONSTRUCTION OF A WIND OR SEISMIC FORCE RESISTING SYSTEM/COMPONENT LISTED IN THE "STATEMENT OF SPECIAL INSPECTION" SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE LABDS INSPECTORS AND THE OWNER PRIOR TO THE COMMENCEMENT OF WORK ON SUCH SYSTEM OR COMPONENT PER SEC. 1706.1

HOLDOWN CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE APPROVED PLATE WASHERS; AND HOLDOWS SHALL BE RETIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING. CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE STEEL PLATE WASHERS IN ACCORDANCE WITH TABLE 2306.5 OF THE LABC.

FIELD WELDING TO BE DONE BY WELDERS CERTIFIED BY THE LABDS FOR STRUCTURAL STEEL, REINFORCING STEEL. CONTINUOUS INSPECTION BY A DEPUTY INSPECTOR IS REQUIRED.


SHOP WELDS MUST BE PERFORMED IN A LA CITY BLDNG. DEPT. LICENSED FABRICATOR'S SHOP.


DRAG LINE  DRAG LINE: SIMPSON ST6236 @ ALL BREAKS AND DIAPHRAGM EDGE NAILING.

SYMBOLS/ABBREVIATIONS:


- | | |
|-------------------------|-----------------------------|
| F.J. = FLOOR JOISTS | (N) = NEW |
| R.R. = ROOF RAFTERS | (E) = EXISTING |
| C.J. = CEILING JOISTS | RB = ROOF BEAM/JOIST |
| K.P. = KING POST | FB = FLOOR BEAM/JOIST |
| TYP. = TYPICAL | HNGR = HANGER |
| O.C. = ON CENTER | SIMP. = SIMPSON |
| B.N. = BOUNDARY NAILING | PSL = PARALLAM, TRUSJOIST |
| E.N. = EDGE NAILING | M.B. = MACHINE BOLT |
| SIM. = SIMILAR | R.B. = RIDGE BEAM/BOARD |
| VIF = VERIFY IN FIELD | HDR = HEADER |
| BLKN'G = BLOCKING | K.P. = KING POST |
| | UNO = UNLESS NOTE OTHERWISE |


 INDICATES SHEAR WALL

 INDICATES POST (4x4, UNO)

 INDICATES 4x6 POST (U.N.O.)

 INDICATES KING POST (4x4, UNO)

 INDICATES 6x6 POST (U.N.O.)

 INDICATES SIMPSON HANGER "HUS" FOR SOLID SAWN "HUS" FOR PSL BEAMS (U.N.O. IN DETAILS OR ON PLANS)

3x4 OR 2x6 MINIMUM STUD SIZE @ 16" o.c. REQUIRED FOR BEARING WALLS 10 FEET IN HEIGHT, OR GREATER

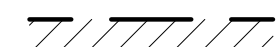
PERIODIC SPECIAL INSPECTION IS REQUIRED FOR WOOD SHEAR WALLS, SHEAR PANELS, AND DIAPHRAGMS, INCLUDING NAILING, BOLTING, ANCHORING, AND OTHER FASTENING TO COMPONENTS OF THE SEISMIC FORCE RESISTING SYSTEM. SPECIAL INSPECTION BY A DEPUTY INSPECTOR IS REQUIRED WHERE THE FASTENER SPACING OF THE SHEATHING IS 4 INCHES ON CENTER OR LESS


THE FOLLOWING APPLIES TO ALL SHEAR WALLS DESIGNATIONS OF B, C, D, & E:

- 3x SILL PLATE
- 3x STUDS AND BLOCKS BETWEEN ADJACENT PANELS
- 1/2" EDGE DISTANCES FOR PLYWOOD BOUNDARY NAILING
- ALL PANEL JOINT AND SILL PLATE NAILING SHALL BE STAGGERED
- FOR THE ANCHOR BOLTS IN SHEAR WALL SILL PLATES, PROVIDE 0.229"x3"x3" PLATE WASHERS WITH SLOTTED CUT HOLE

CONTINUOUS INSPECTION BY A DEPUTY INSPECTOR IS REQUIRED FOR FIELD WELDING, CONCRETE DESIGNED WITH f'c GREATER THAN 2500 PSI., HIGH STRENGTH BOLTING, SPRAYED ON FIREPROOFING, ENGINEERED MASONRY, HIGH-LIFT GROUTING, PRE-STRESSED CONCRETE, HIGH LOAD DIAPHRAGMS, AND SPECIAL MOMENT RESISTING CONCRETE FRAMES.

FRAMING KEY

STEEL BEAM (WIDE FLANGE) 

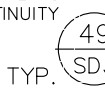
WOOD BEAM 

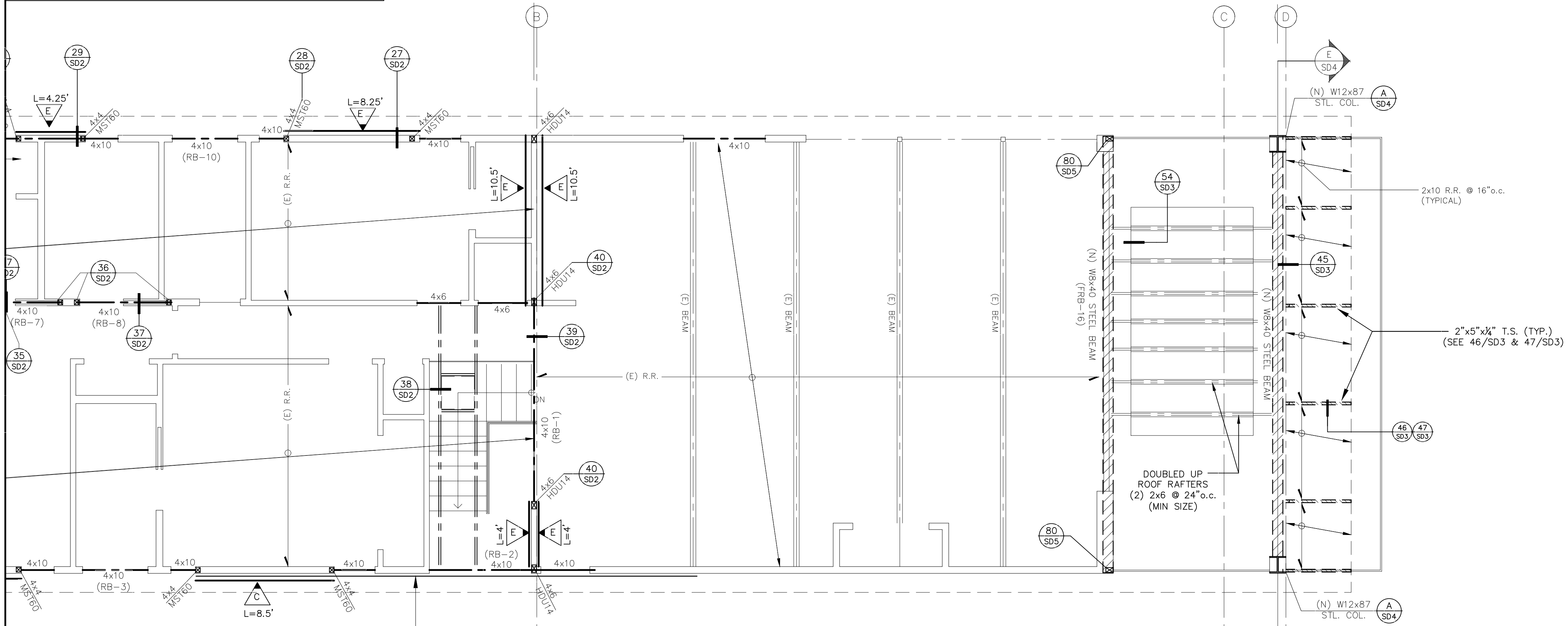
KEY

- (A) ALIGN WITH HD BELOW
- (B) ALIGN WITH HD ABOVE
- (C) ALIGN POST w/ POST ABOVE
- (D) POST ABOVE
- (E) 4x BLOCKING UNDER BEARING WALL ABOVE
- (F) DOUBLE ROOF RAFTERS/FLOOR JOIST NAILED TO ROOF/FLOOR SHEATHING W/ B.N.
- (G) 4x BLOCKING NAILED TO ROOF/FLOOR SHEATHING W/ B.N.
- (H) ST6236 STRAP AT PLATE HEIGHT

INSPECTION (BY A CERTIFIED INSPECTOR) IS REQUIRED FOR THE FOLLOWING:

NO.	TYPE OF INSPECTION
1	SET-XP EPOXY.....CONTINUOUS INSPECTION
2	FIELD.....CONTINUOUS INSPECTION
3	PANELS & DIAPHRAGMS WHERE THE FASTENER SPACING OF THE G IS 4 INCHES ON CENTER OR LESS.....PERIODIC INSPECTION
4	BEAMS (3000 PSI).....CONTINUOUS INSPECTION

STANDARD DETAIL FOR PLATE DISCONTINUITY TYP. 



ALL WINDOW HEADERS TO BE FLUSH UNLESS NOTED OTHERWISE, SEE ARCH. ELEVATIONS AND SECTIONS

CMST14 STRAP NAILED w/16d's @ 4" o.c., STRAP BETWEEN ROOF AND FLOOR SYSTEM, NAILED TO 4x8 HEADER (ABOVE DOOR/BELOW CLEARSTORY) & 4x BLKN'G IN WALL SYSTEM

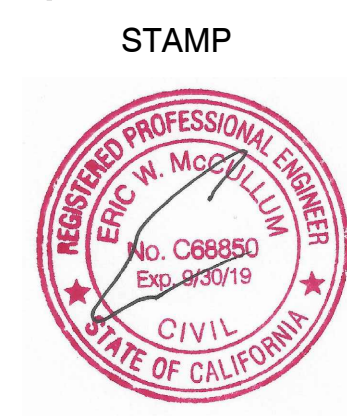
EXISTING STRUCTURAL SYSTEMS/CONDITIONS MAY DIFFER FROM THOSE SHOWN ON PLANS
**CONTRACTOR TO VERIFY ALL (E) CONDITIONS MATCH THOSE NOTED ON PLANS, E.O.R. TO BE CONTACTED SHOULD DISCREPANCIES EXIST.

ALL DECK SHEATHING TO BE BLOCKED AT ALL PANEL EDGES & ALL DECKS TO HAVE SLOPED PLYWOOD

880 Manhattan Beach Blvd., #202
Manhattan Beach, CA 90266
(310) 944-8888
(310) 545-5428 Fax
email: E!McCullumEngineering@verizon.net

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PROJECT
Remodel
1208 The Strand
Manhattan Beach, CA 90266

DRAWING
Roof Framing Plan

REVISIONS	BY
1	11/15/16 EWM
2	3/20/17 EWM
3	7/26/17 EWM

JOB# 13-060
ENGINEER EWM
DRAWN
CHECKED
FILE Altamura.dwg
DATE 7/16/13
SCALE 1/4"=1'-0"

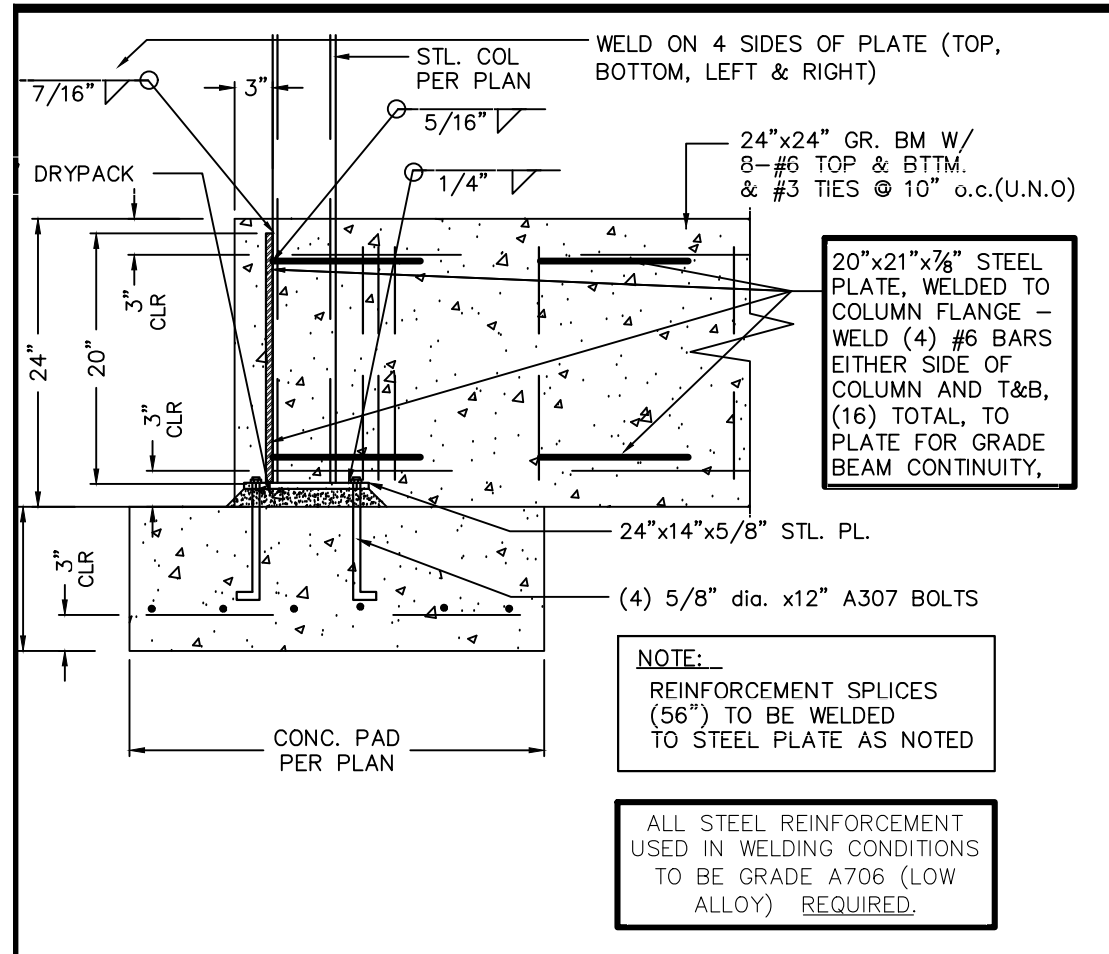
SHEET
S4

ROOF FRAMING PLAN

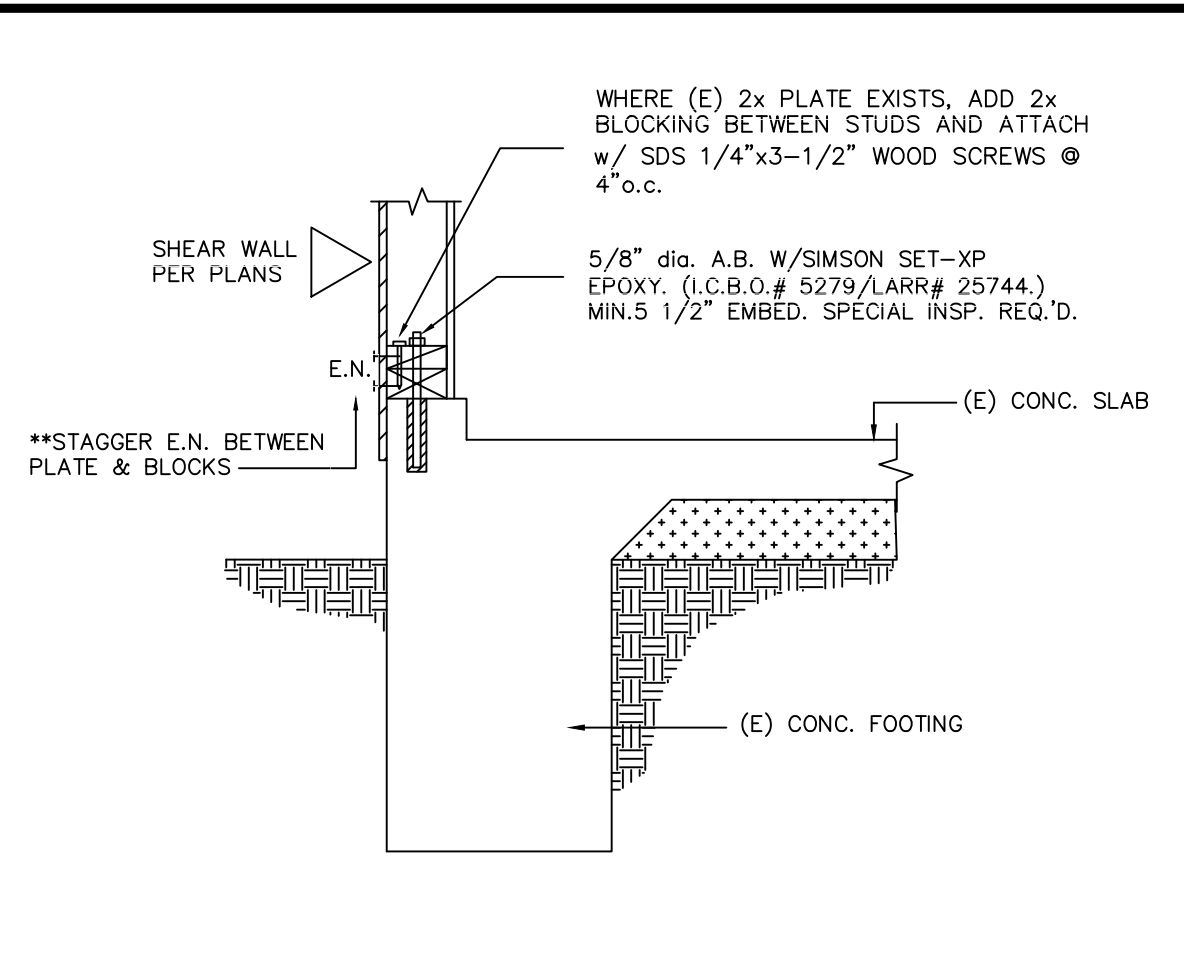
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1 OF 11 SHEETS

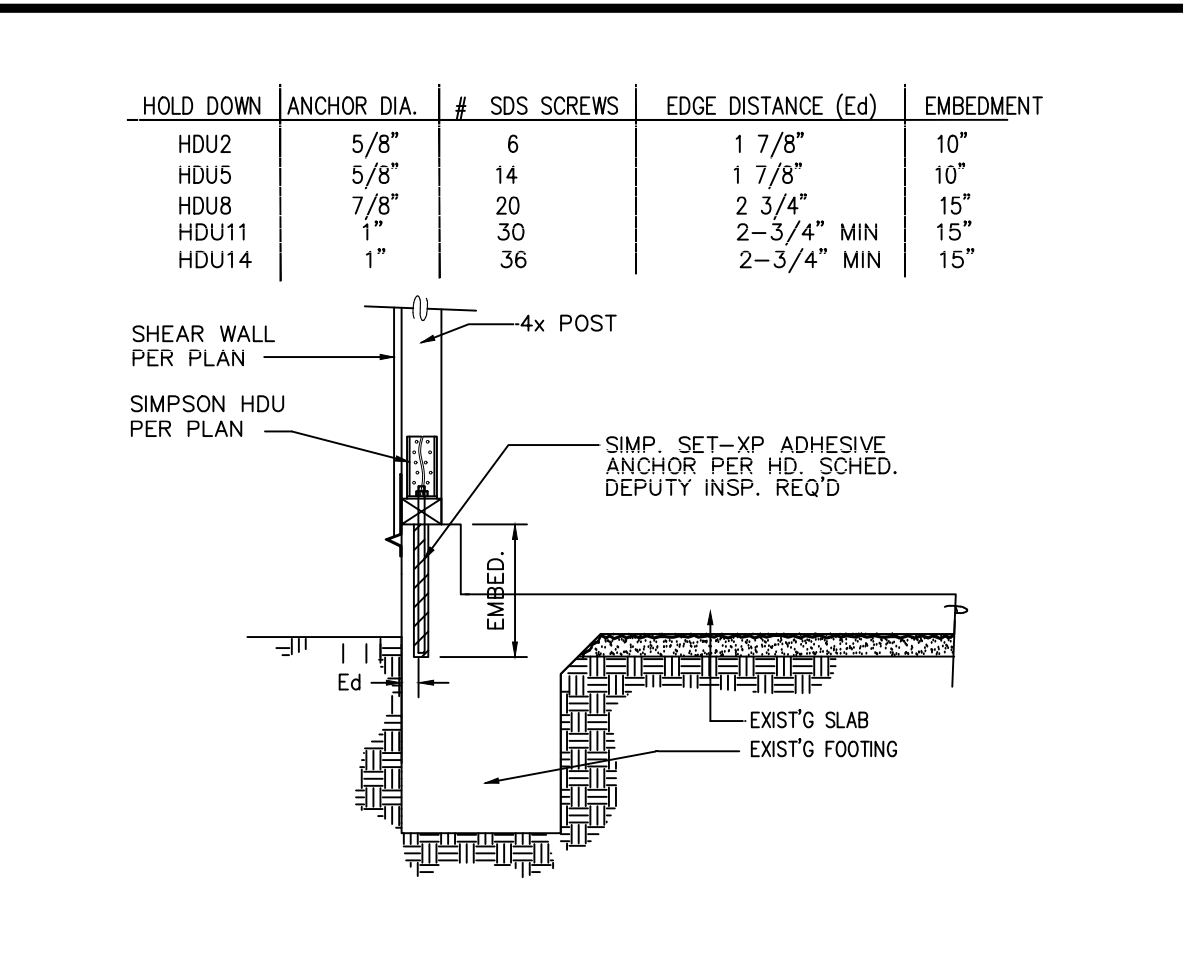
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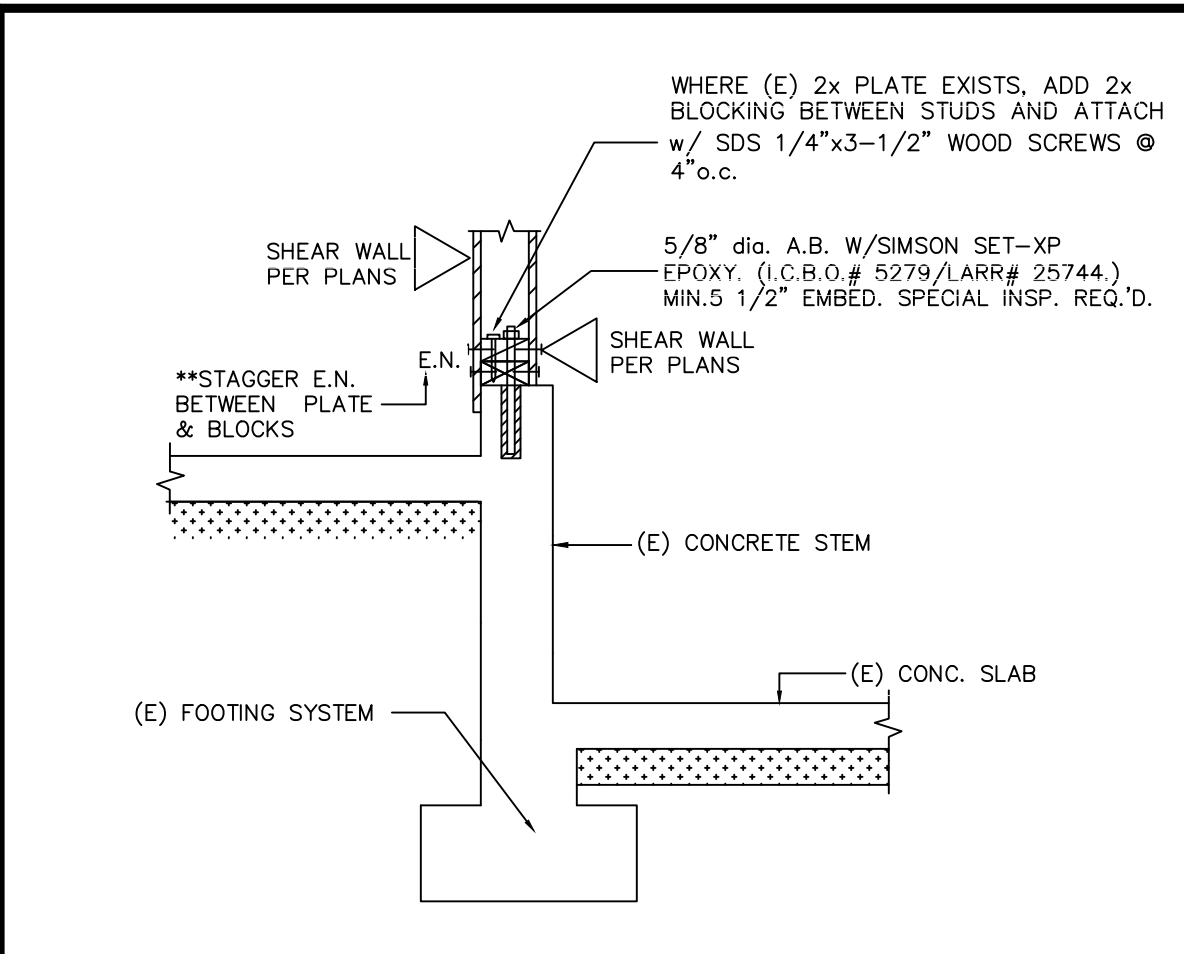
STEEL COLUMN DETAIL 2



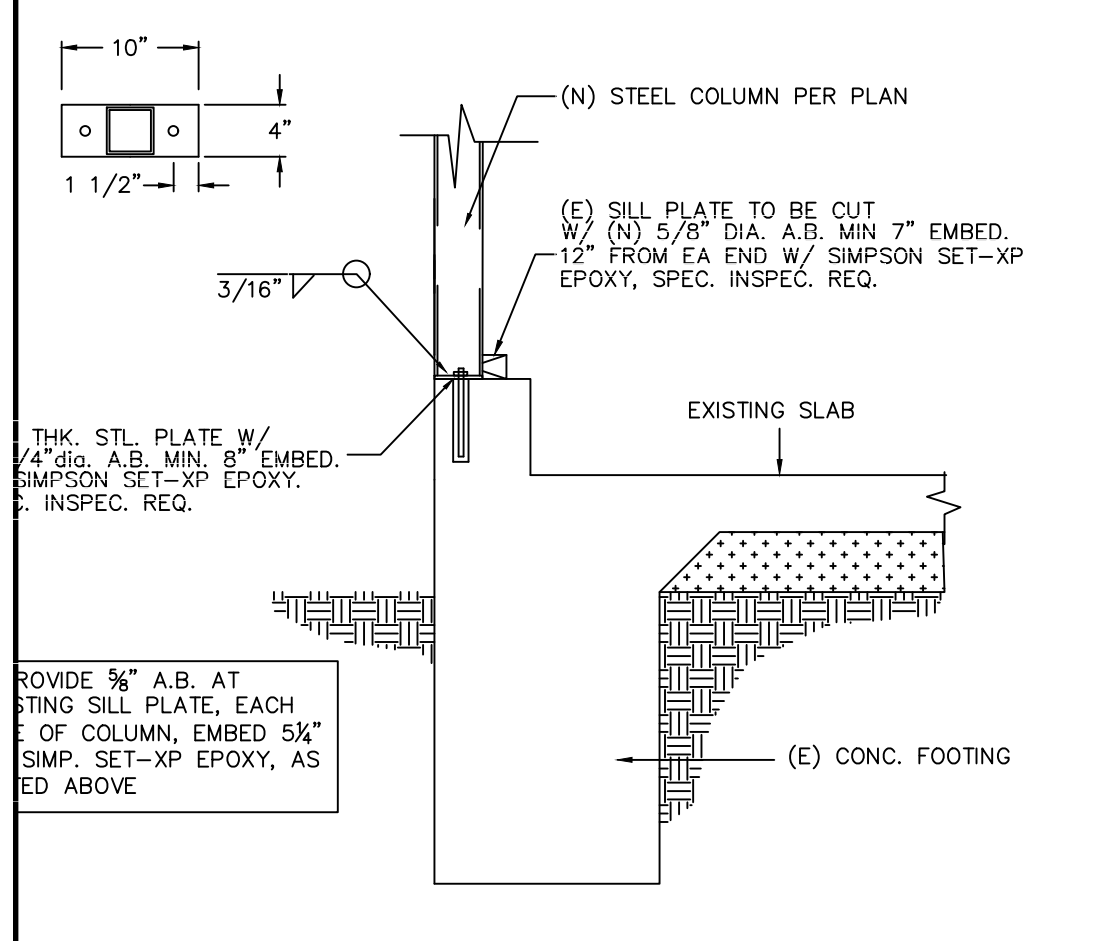
FOOTING DETAIL 3



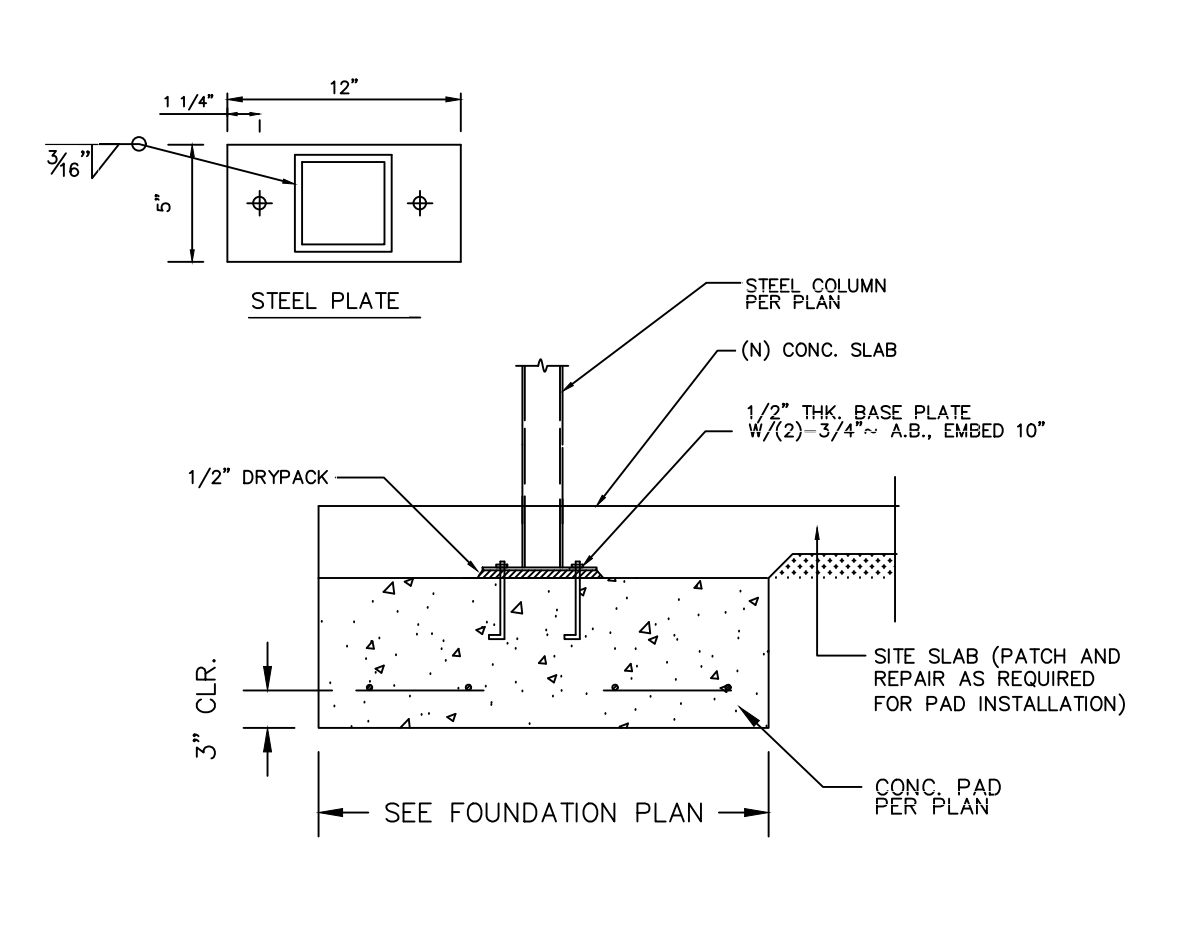
HOLDOWN DETAIL 4



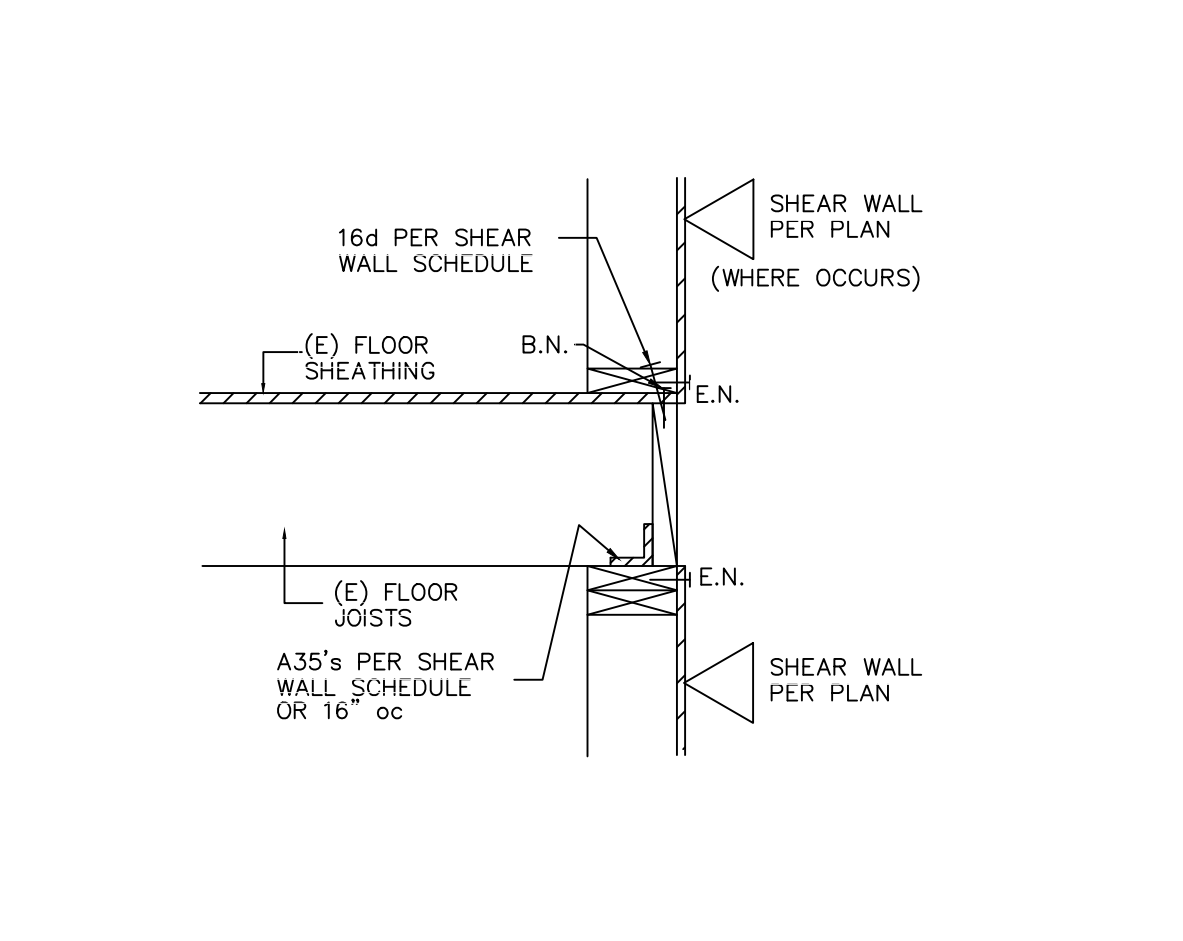
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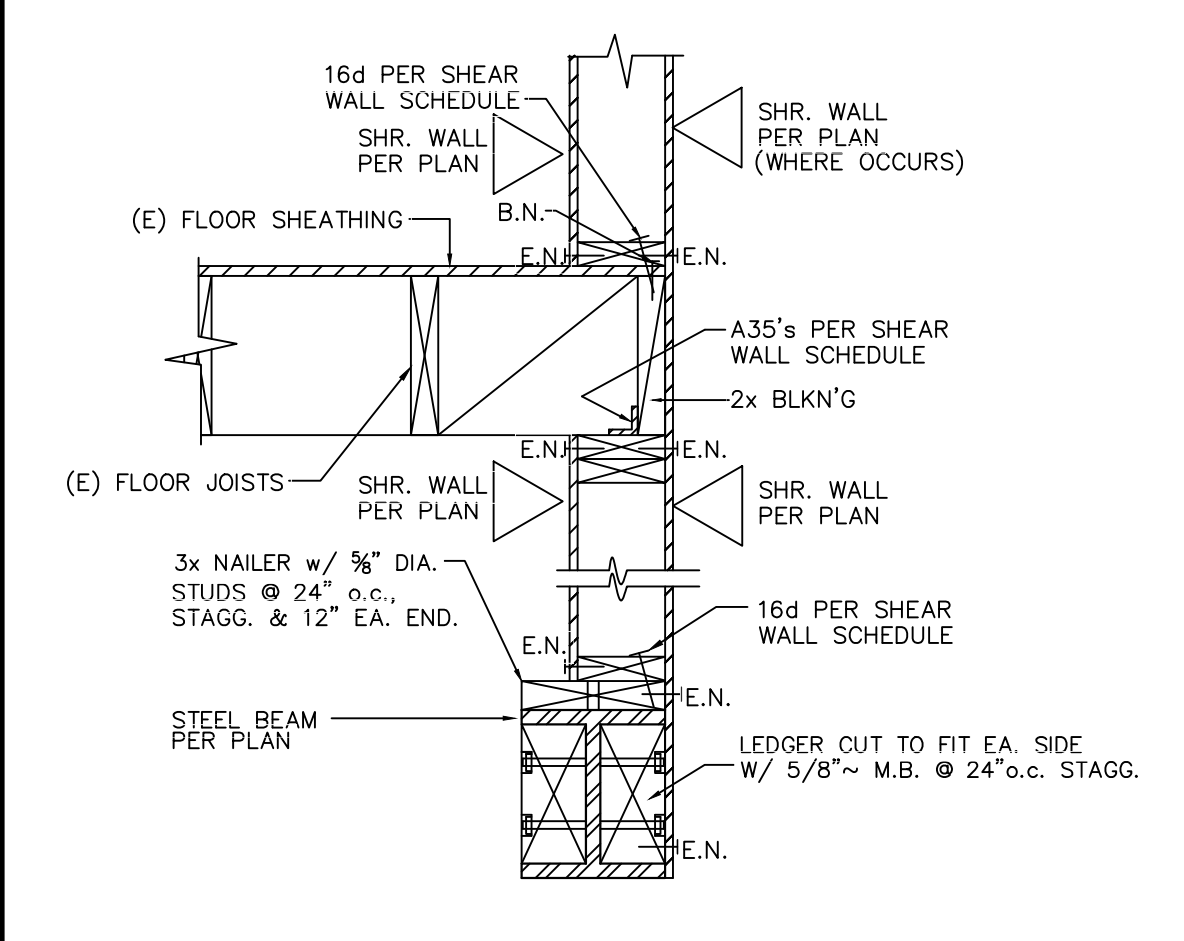
COLUMN BASE DETAIL 7



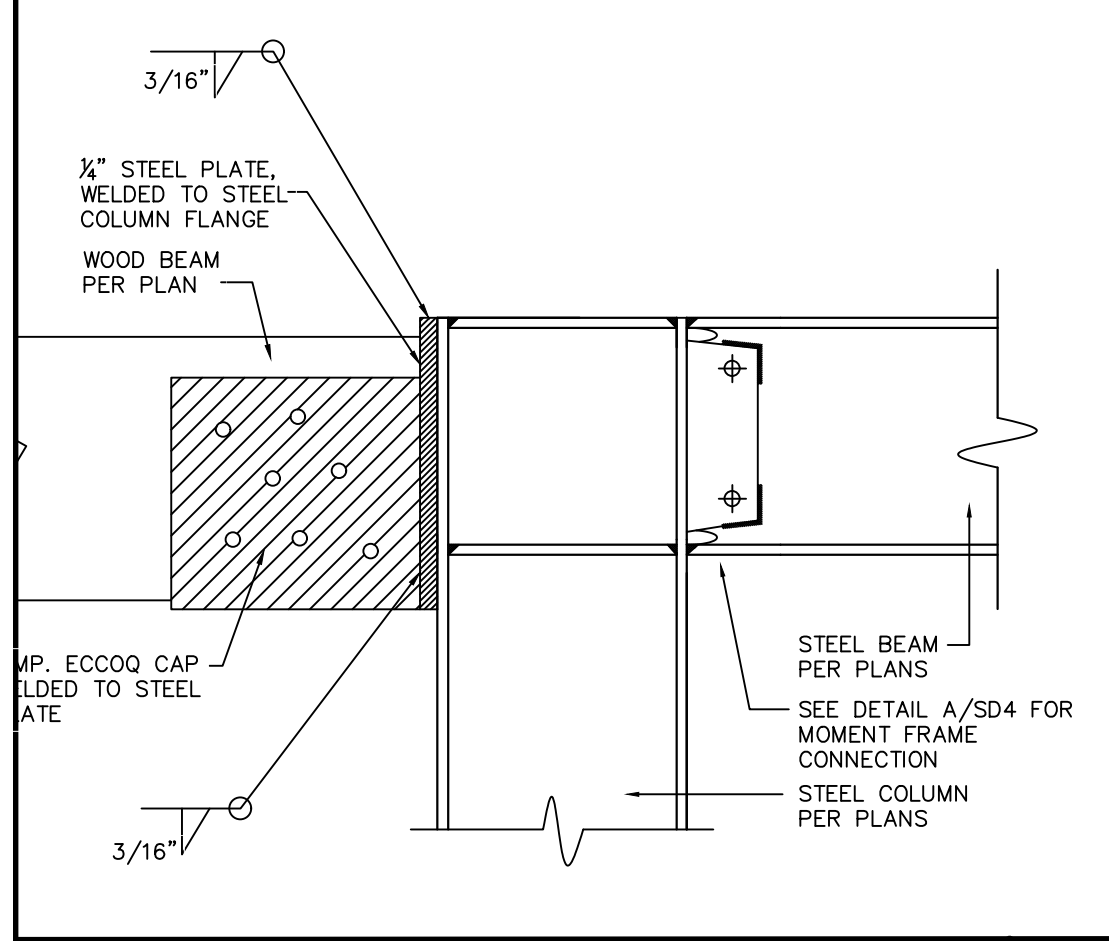
PAD FOOTING DETAIL 8



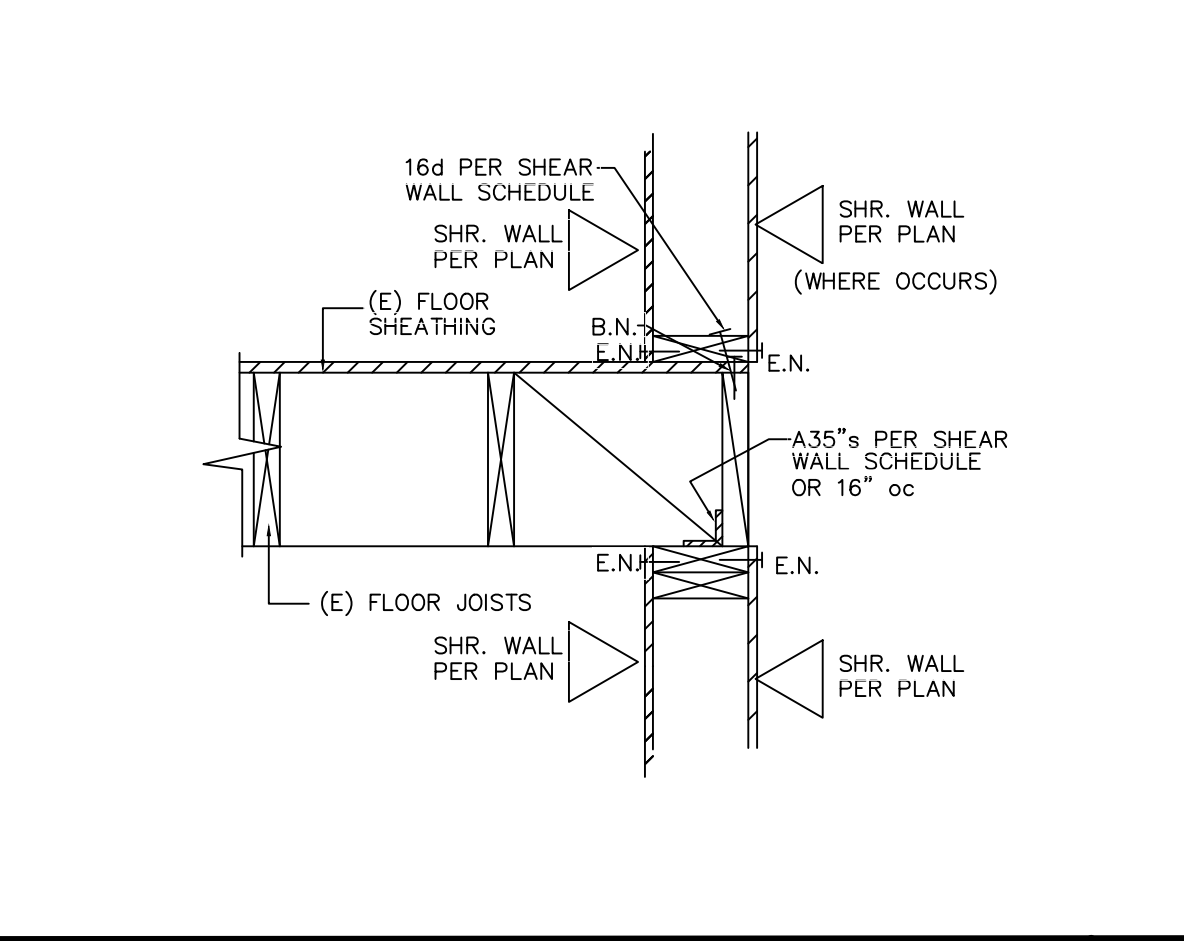
SHEAR TRANSFER DETAIL 9



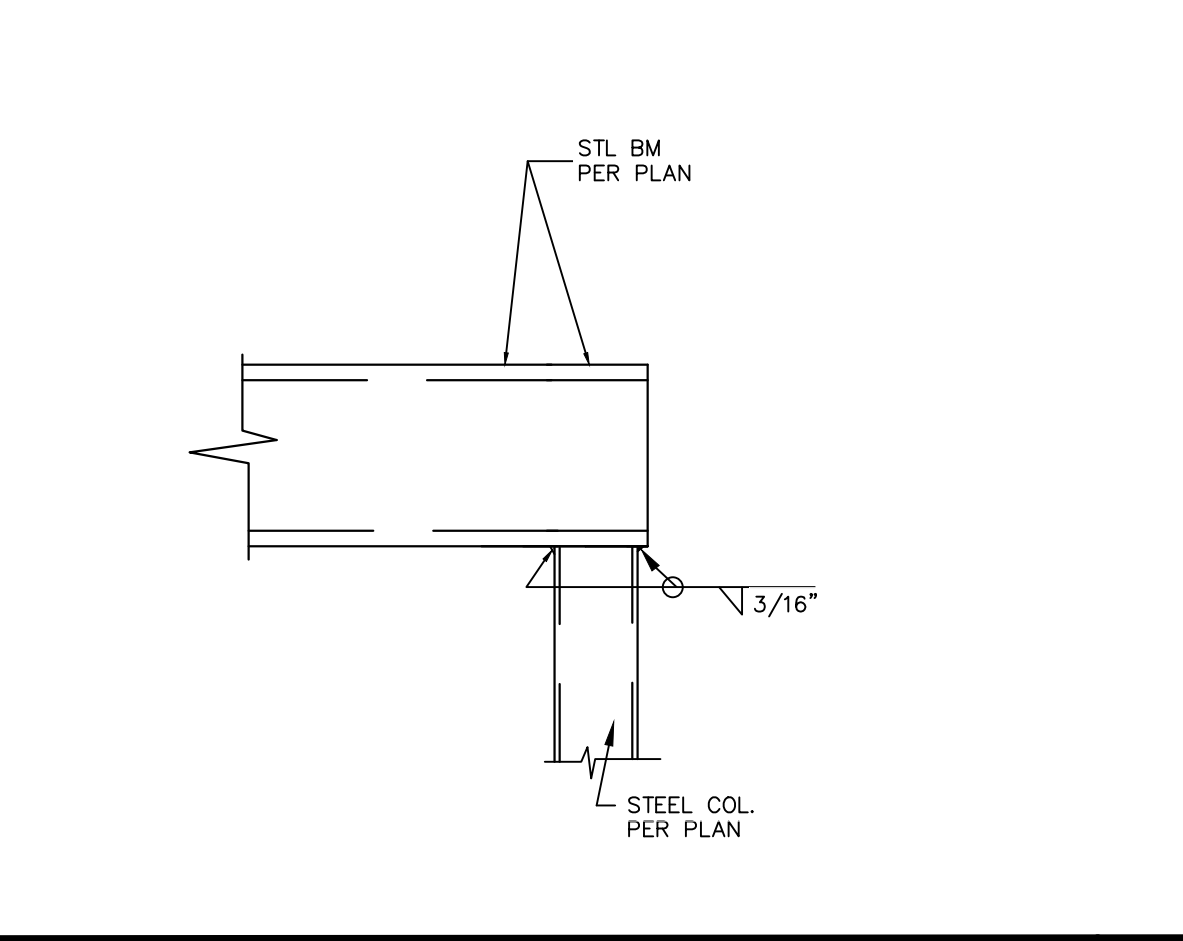
GARAGE HEADER DETAIL 10



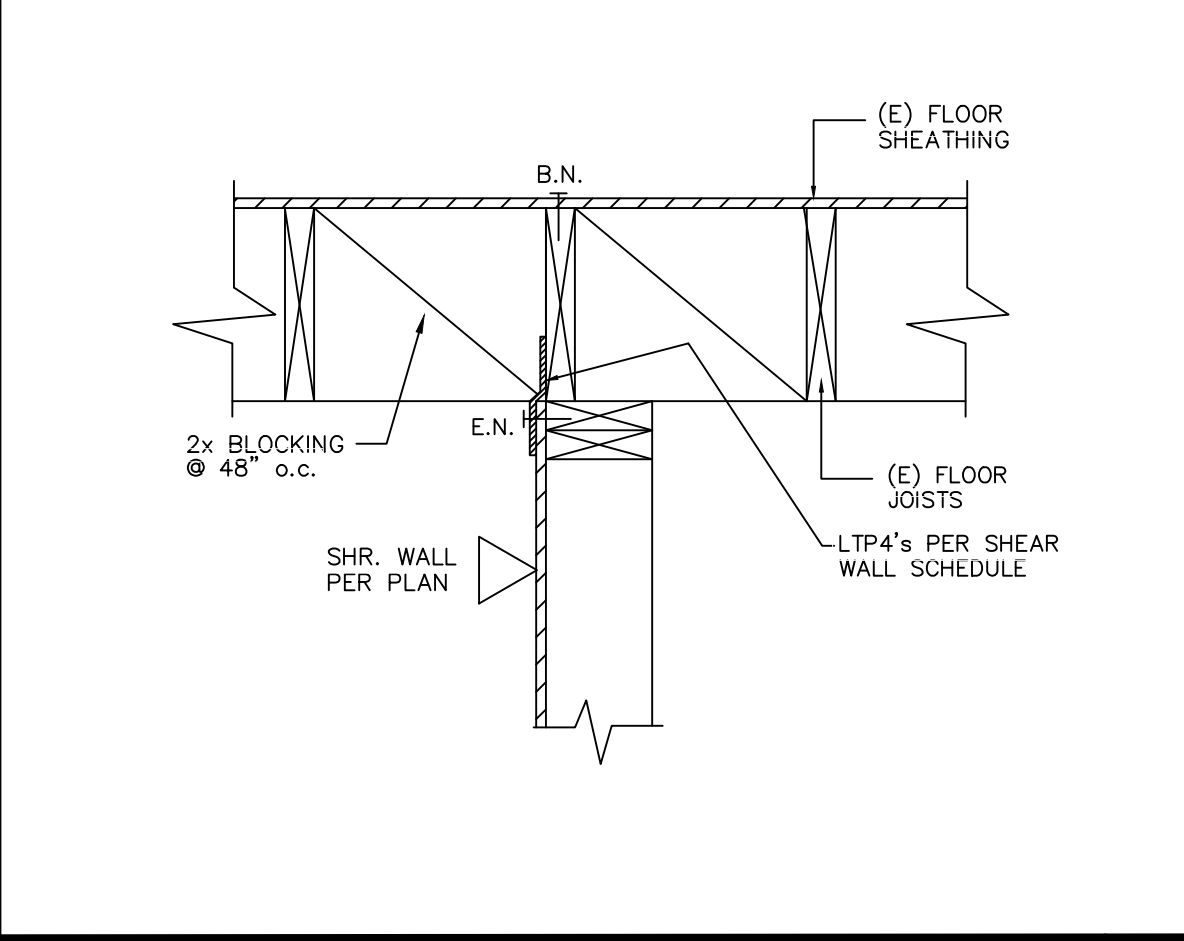
BEAM-COLUMN DETAIL 12



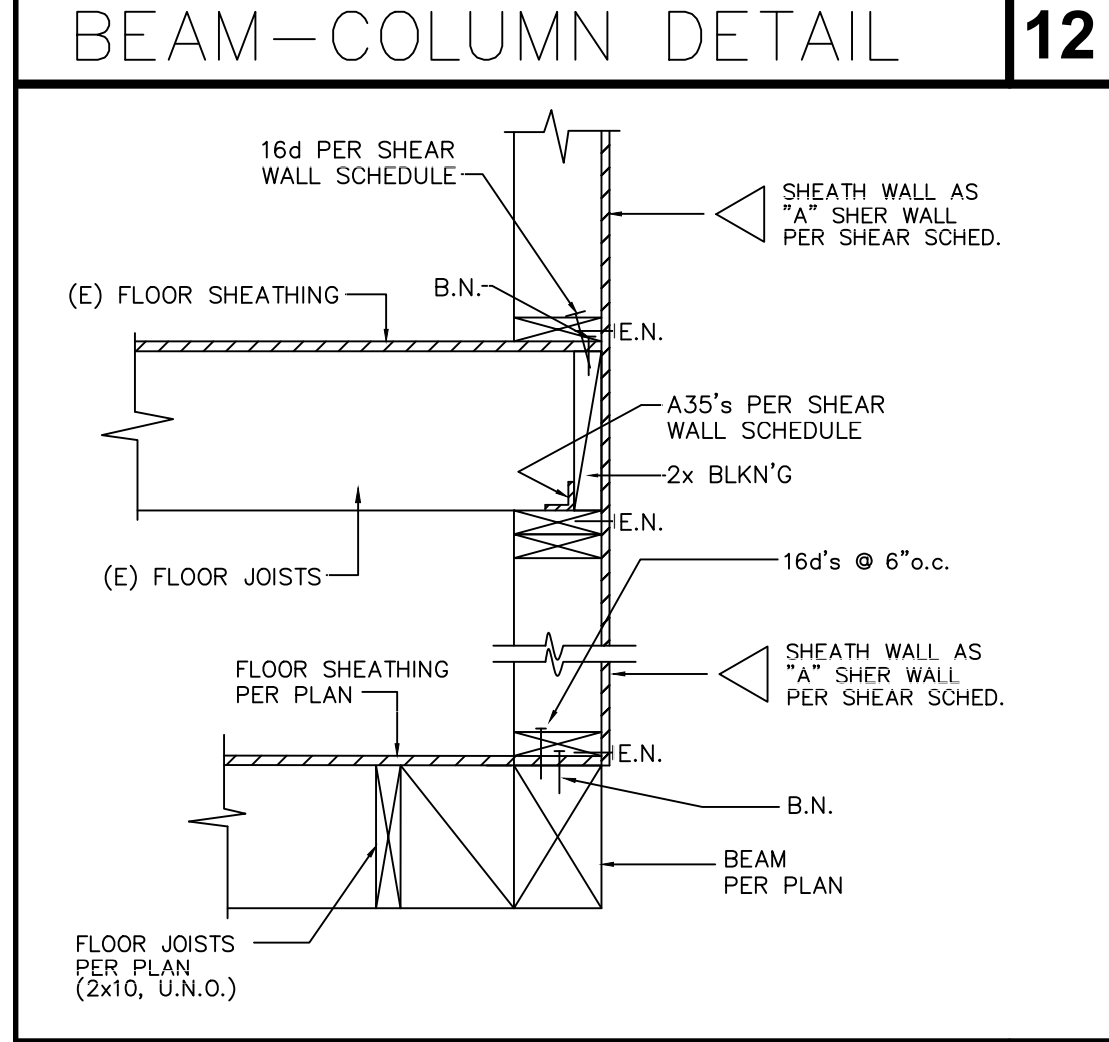
SHEAR TRANSFER DETAIL 13



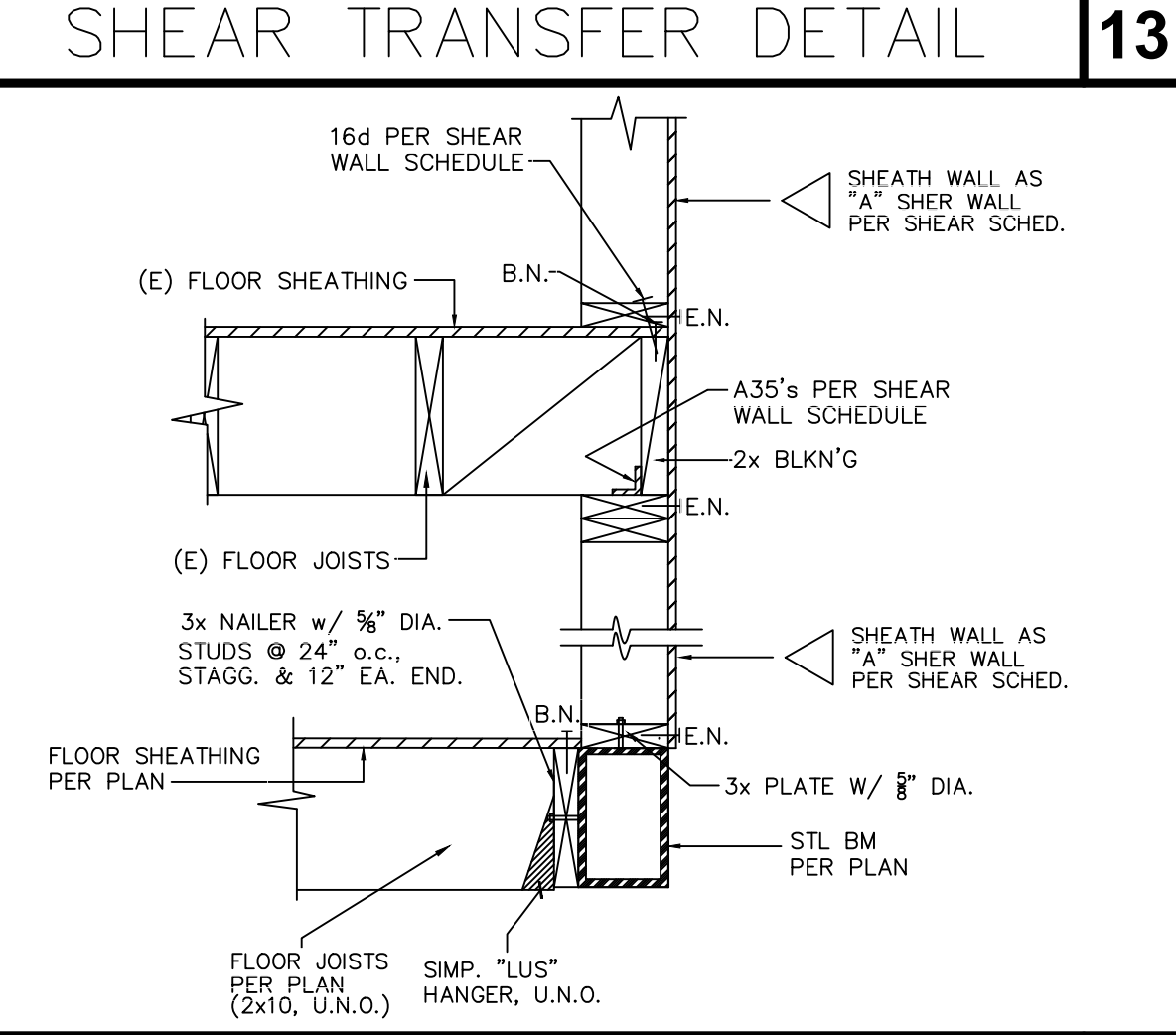
STEEL BM-COLUMN DETAIL 14



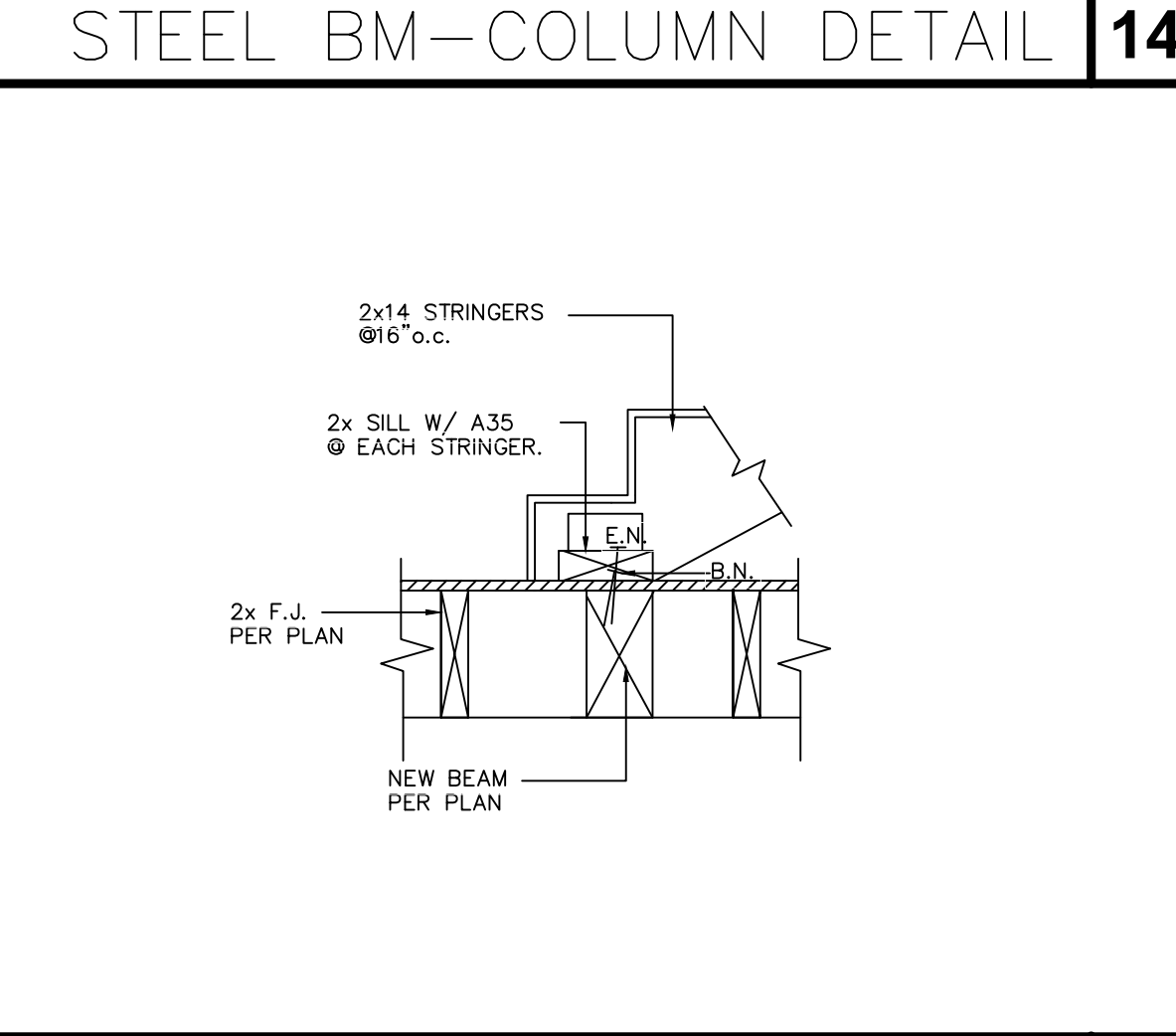
SHEAR TRANSFER DETAIL 15



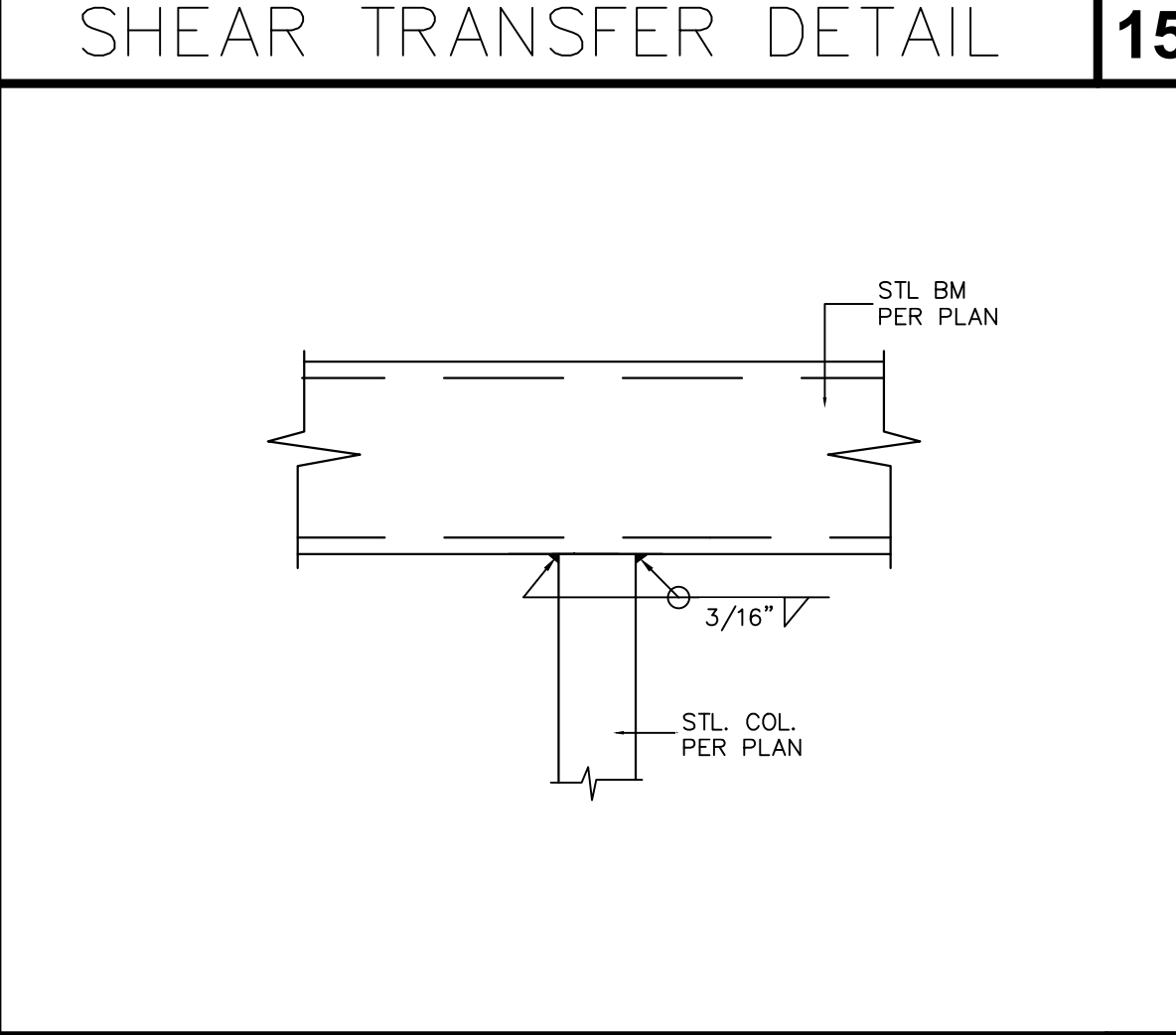
FLOOR BEAM DETAIL 17



STEEL BEAM DETAIL 18



POST/FTN DETAIL 19



STEEL BM-COLUMN DETAIL 20

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Manhattan Beach, CA 90266
(310) 944-8888
(310) 545-8428 Fax
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PROJECT

Remodel
1208 The Strand
Manhattan Beach, CA 90266

DRAWING

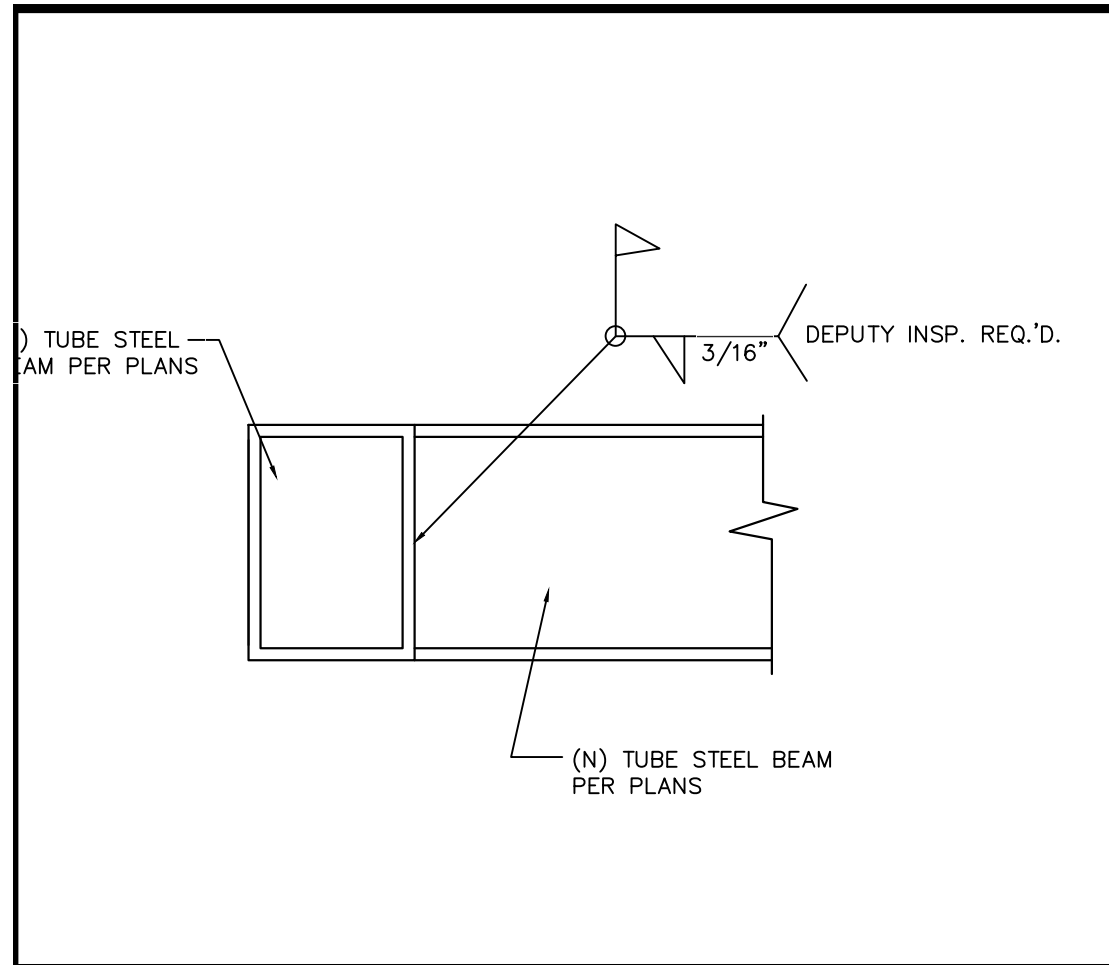
Structural Details

REVISIONS	BY
1	9/16/16 EWM
2	11/15/16 EWM
3	3/20/17 EWM

JOB# 13-060
ENGINEER EWM
DRAWN
CHECKED
FILE Altamura.dwg
DATE 7/16/13
SCALE NTS
SHEET
SD1
11 SHEETS

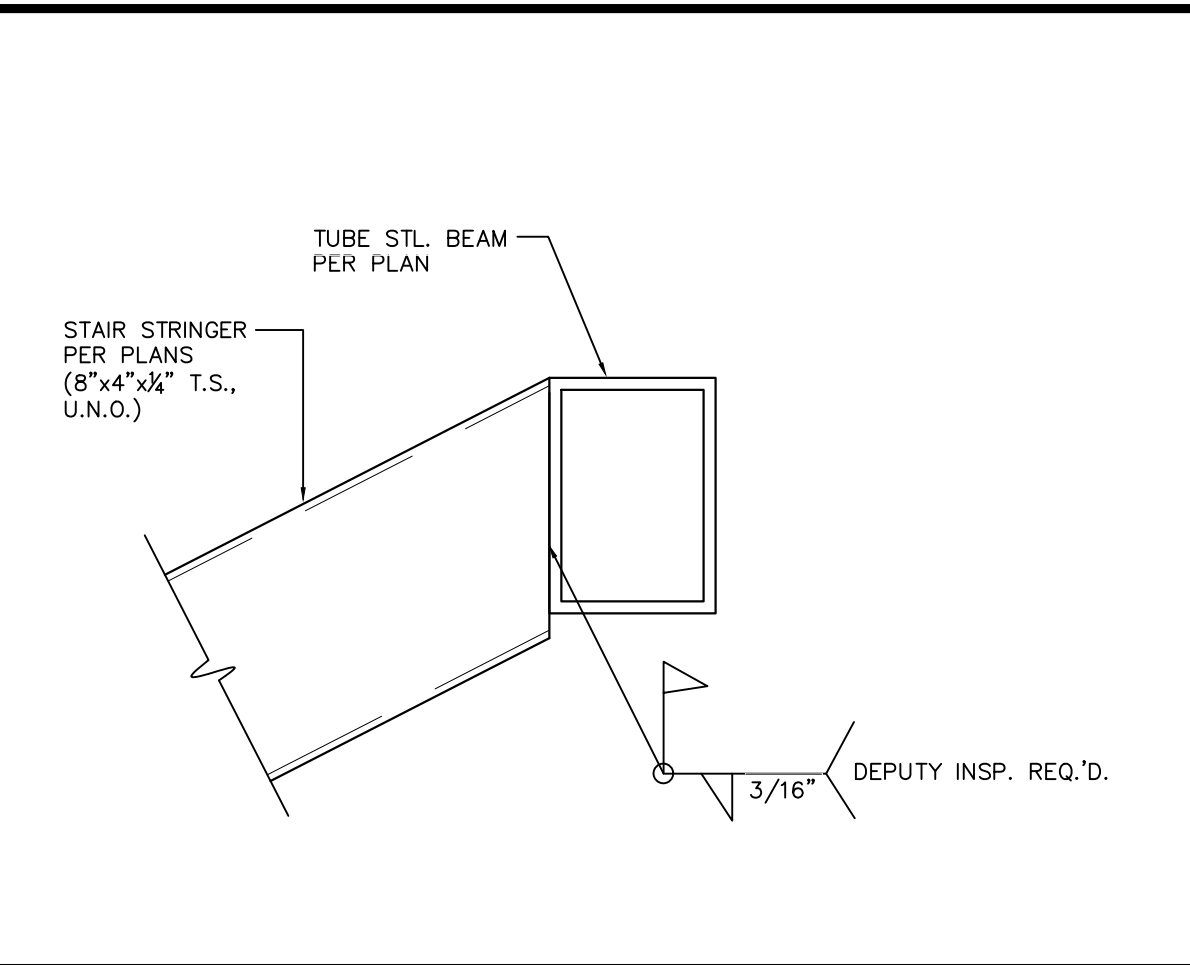
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PC MTG 4-25-18
Page 151 of 157



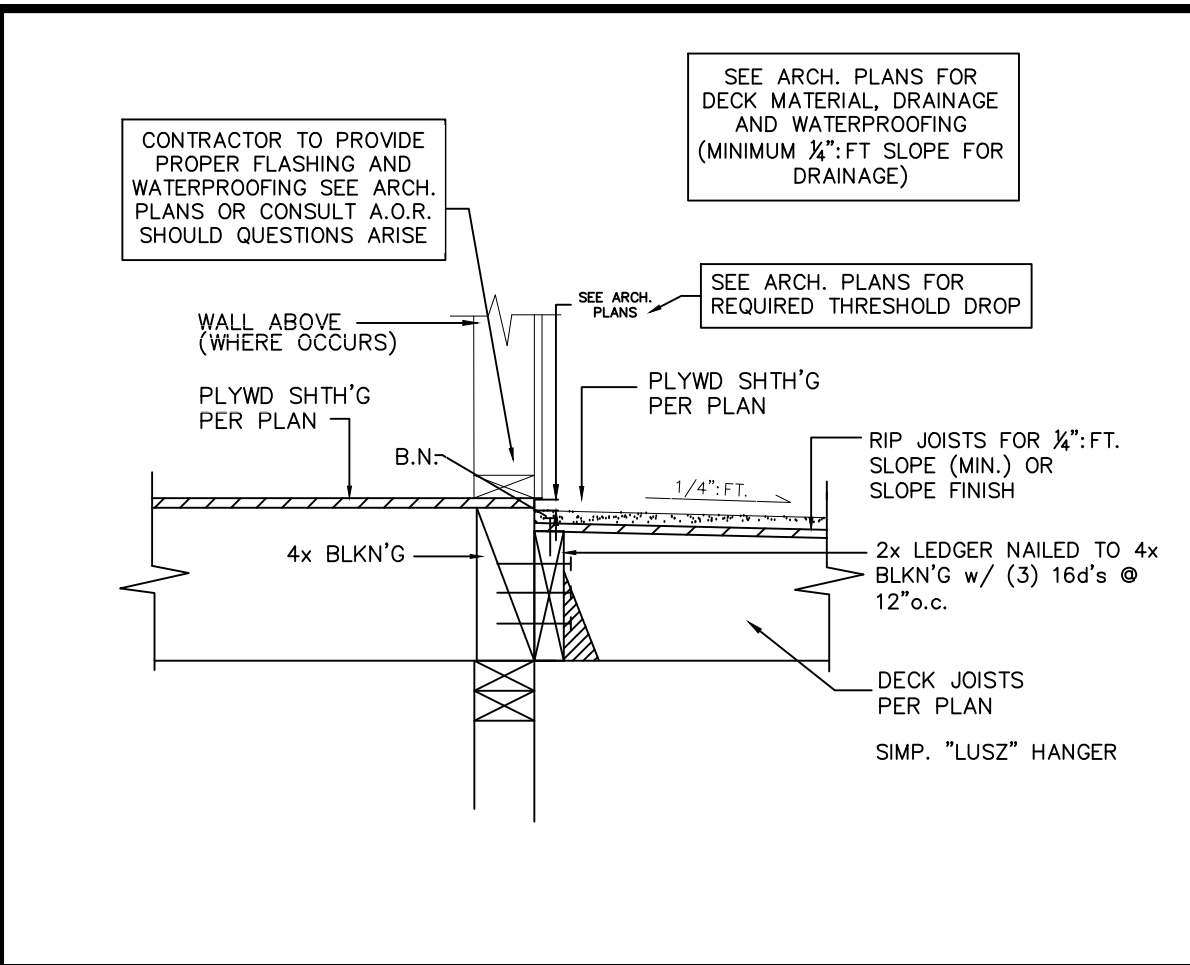
BEAM-BEAM DETAIL

22



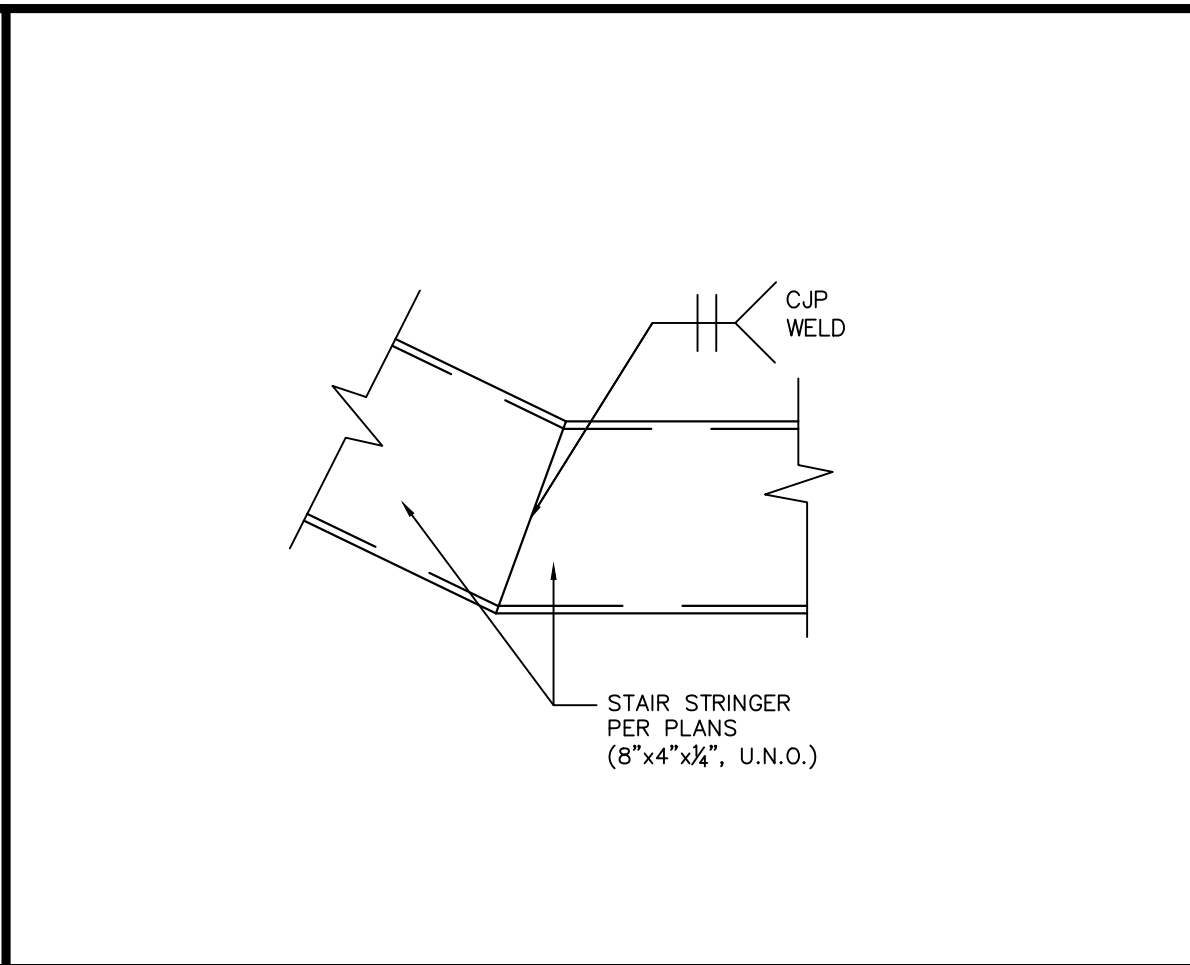
STRINGER BEAM DETAIL

23



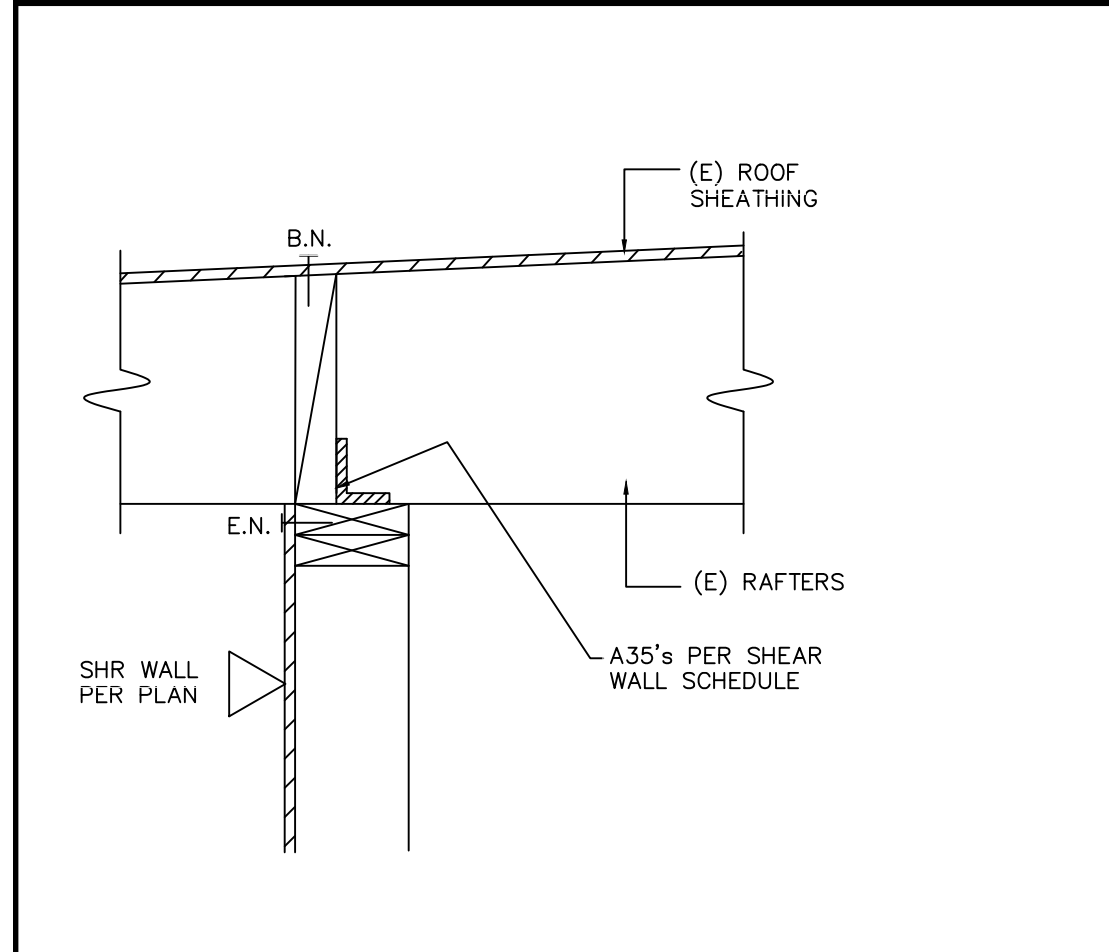
LANDING DETAIL

24



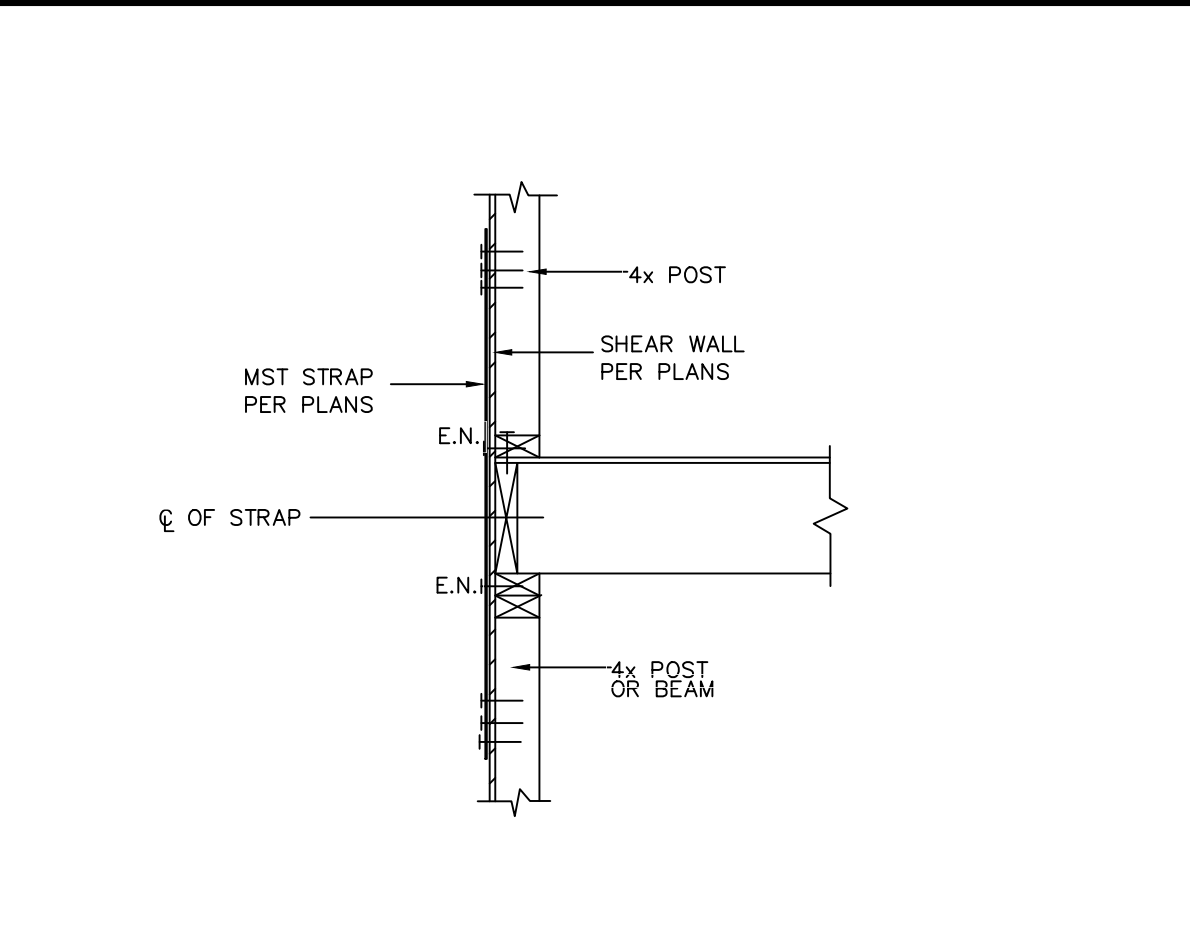
STRINGER DETAIL

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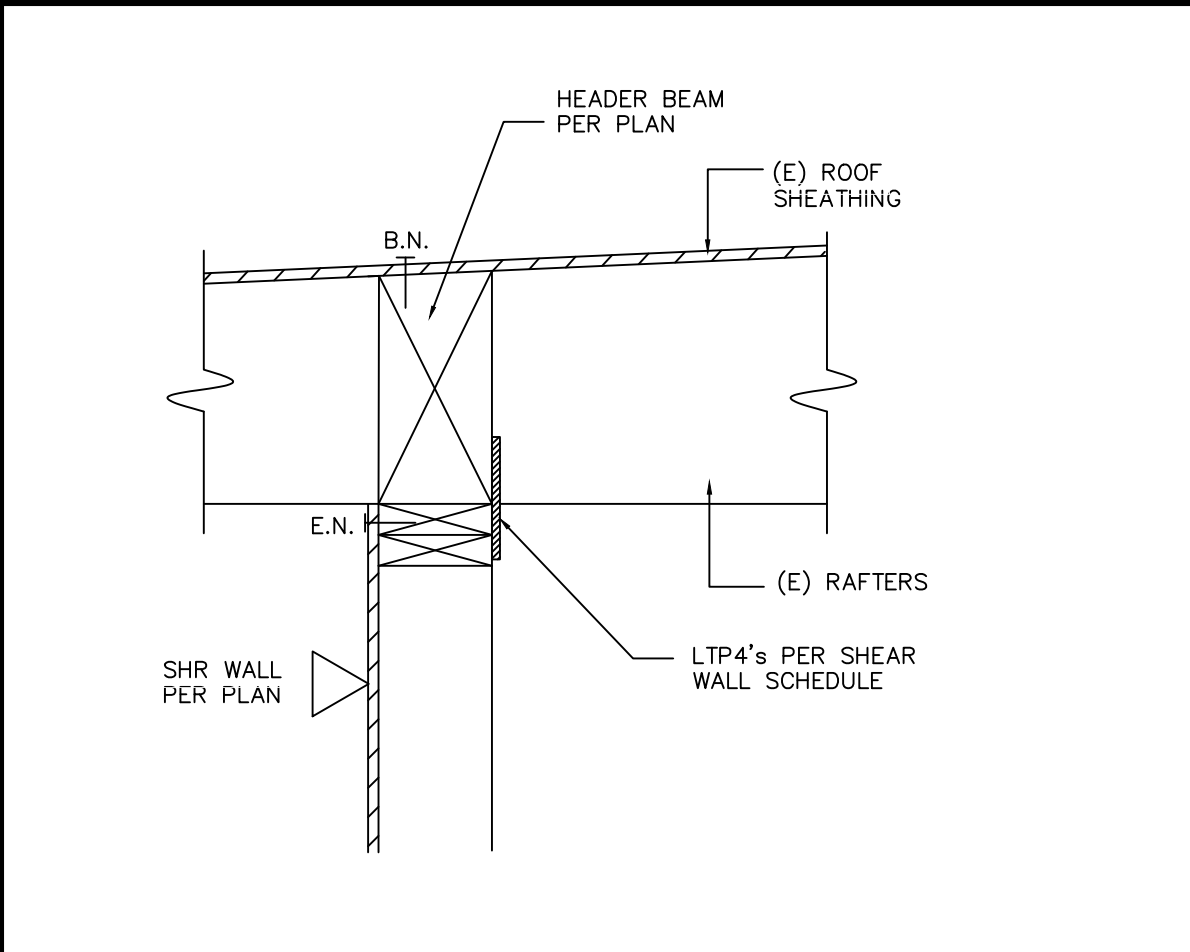
HEADER TRANSFER DETAIL

27



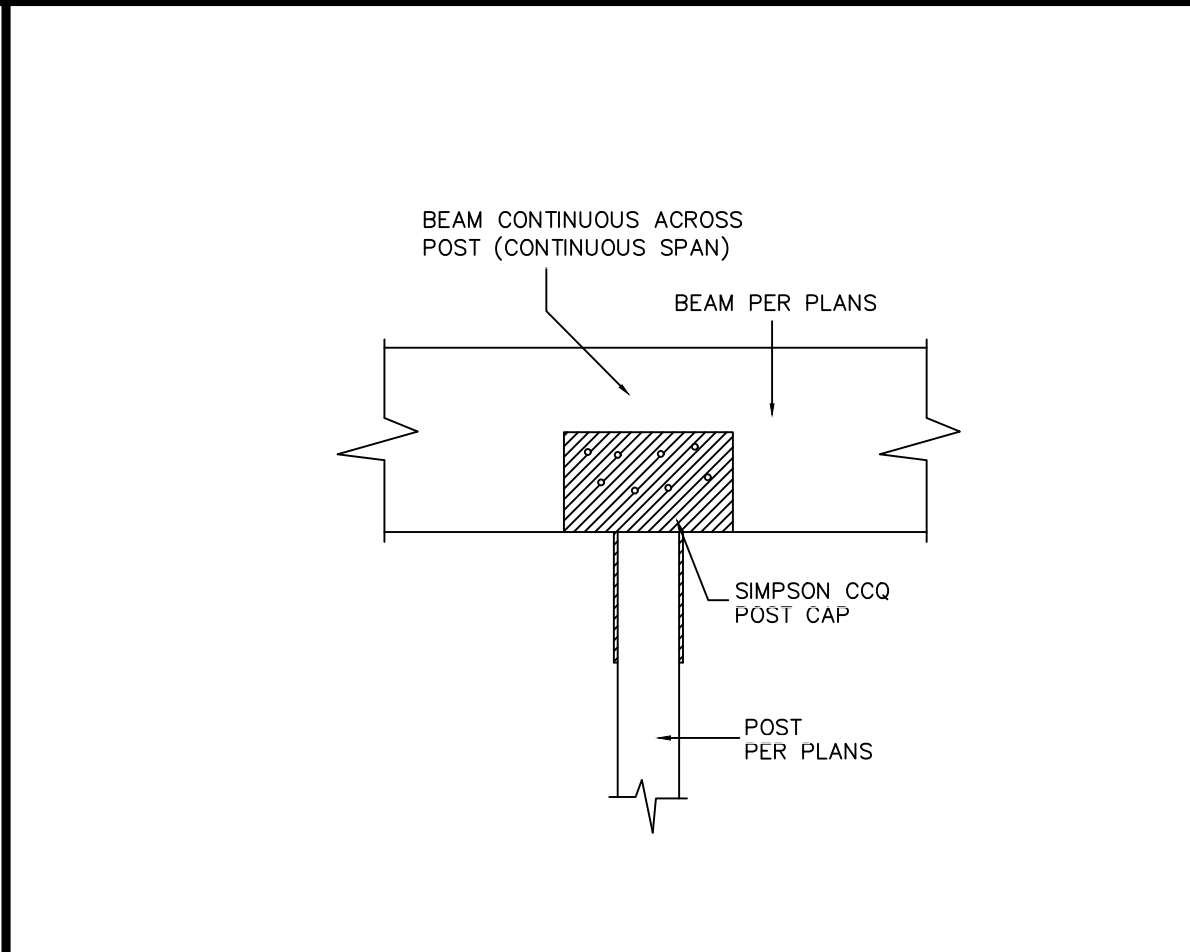
HOLDOWN STRAP DETAIL

28



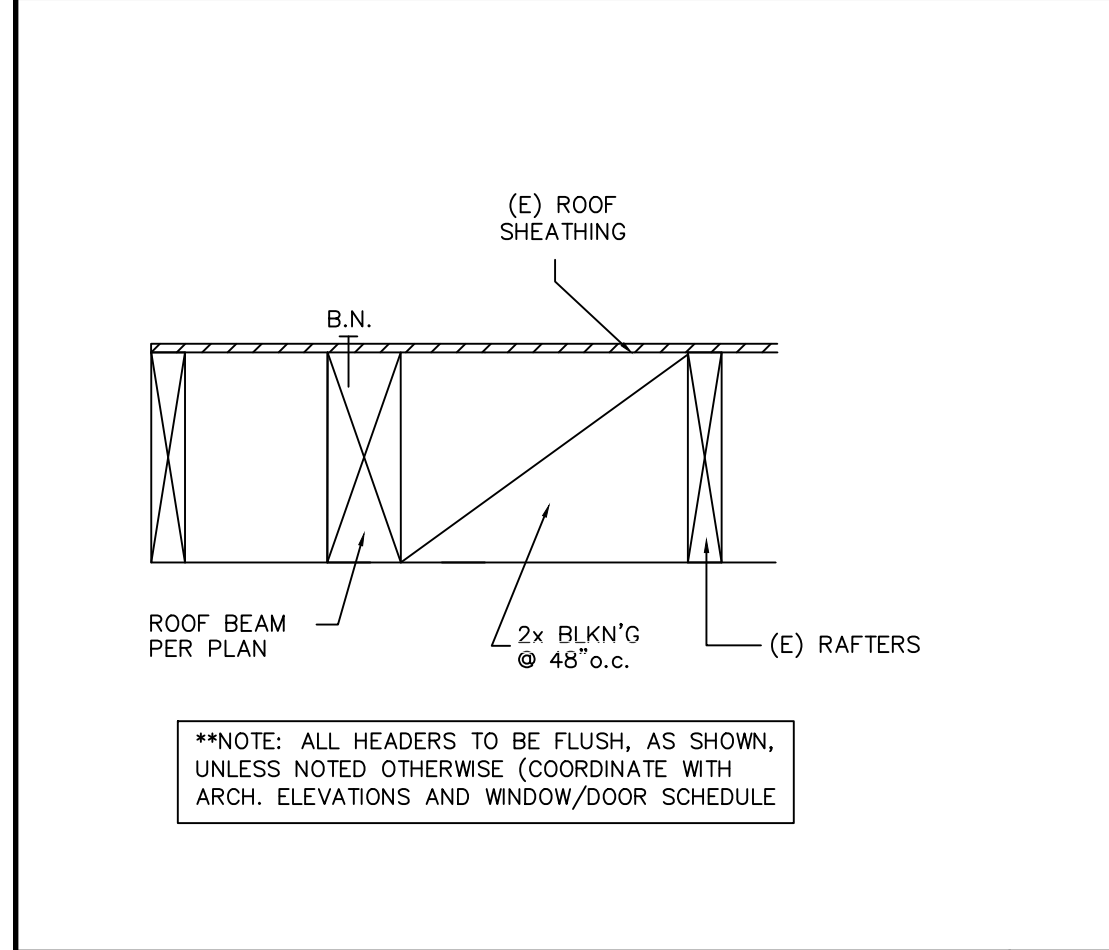
SHEAR TRANSFER DETAIL

29



POST-BEAM DETAIL

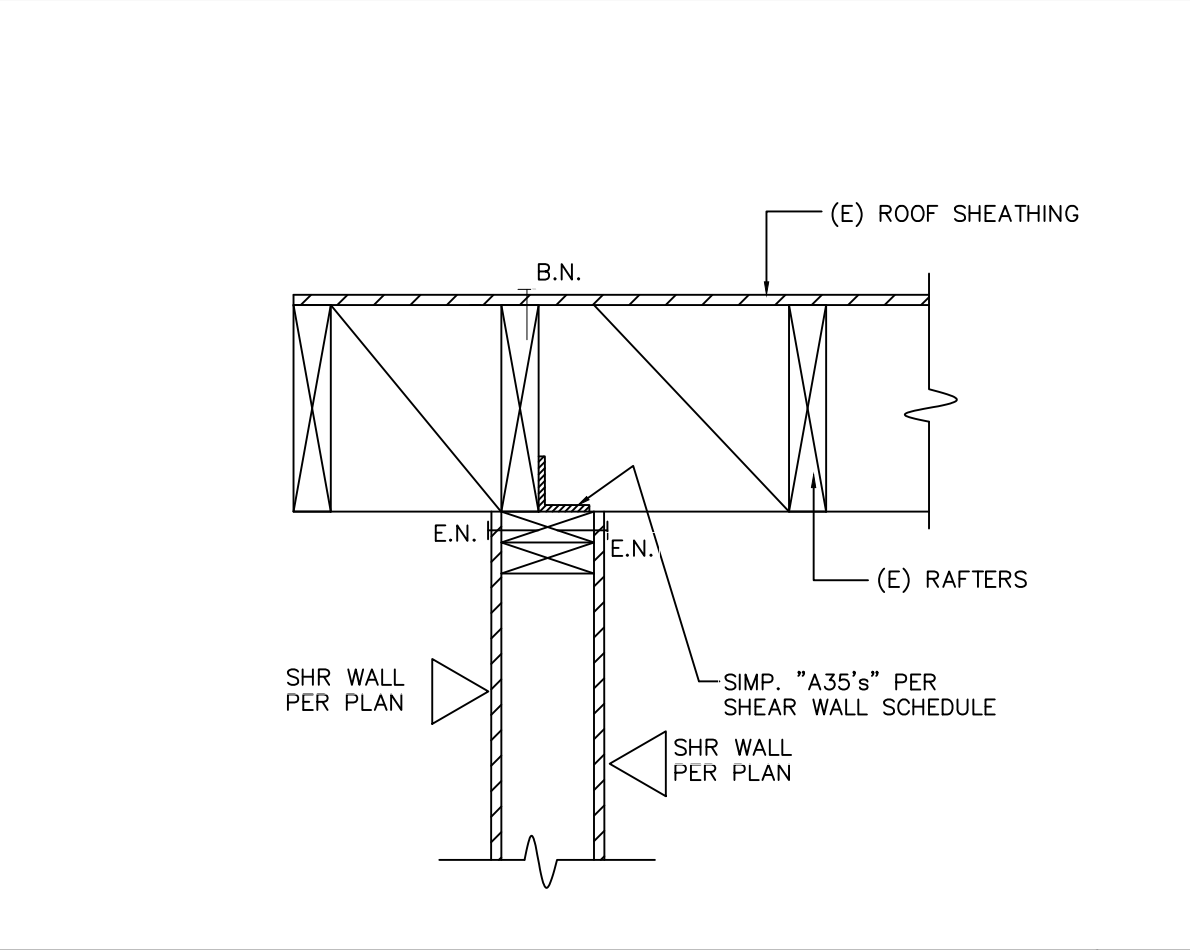
30



**NOTE: ALL HEADERS TO BE FLUSH, AS SHOWN, UNLESS NOTED OTHERWISE (COORDINATE WITH ARCH. ELEVATIONS AND WINDOW/DOOR SCHEDULE)

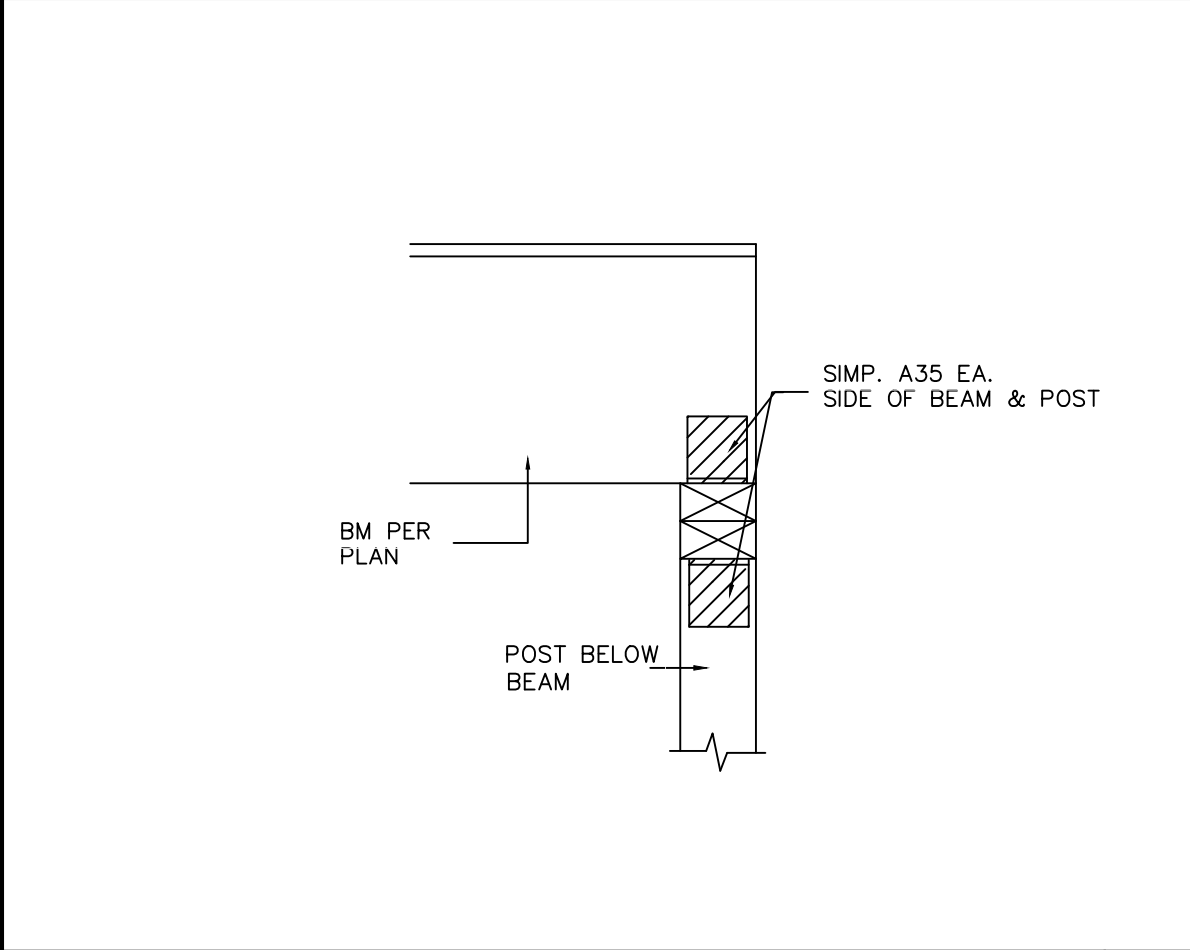
ROOF BEAM DETAIL

32



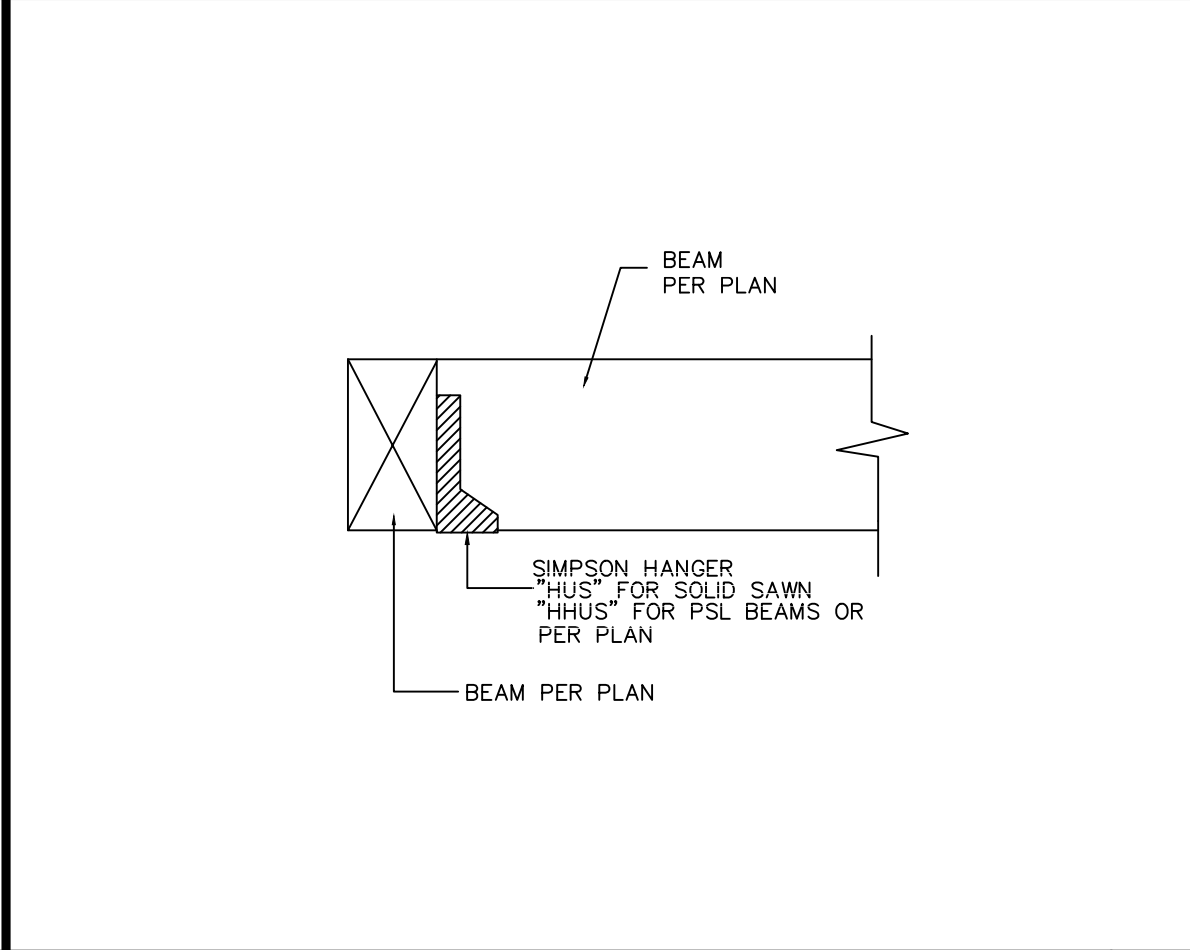
SHEAR TRANSFER DETAIL

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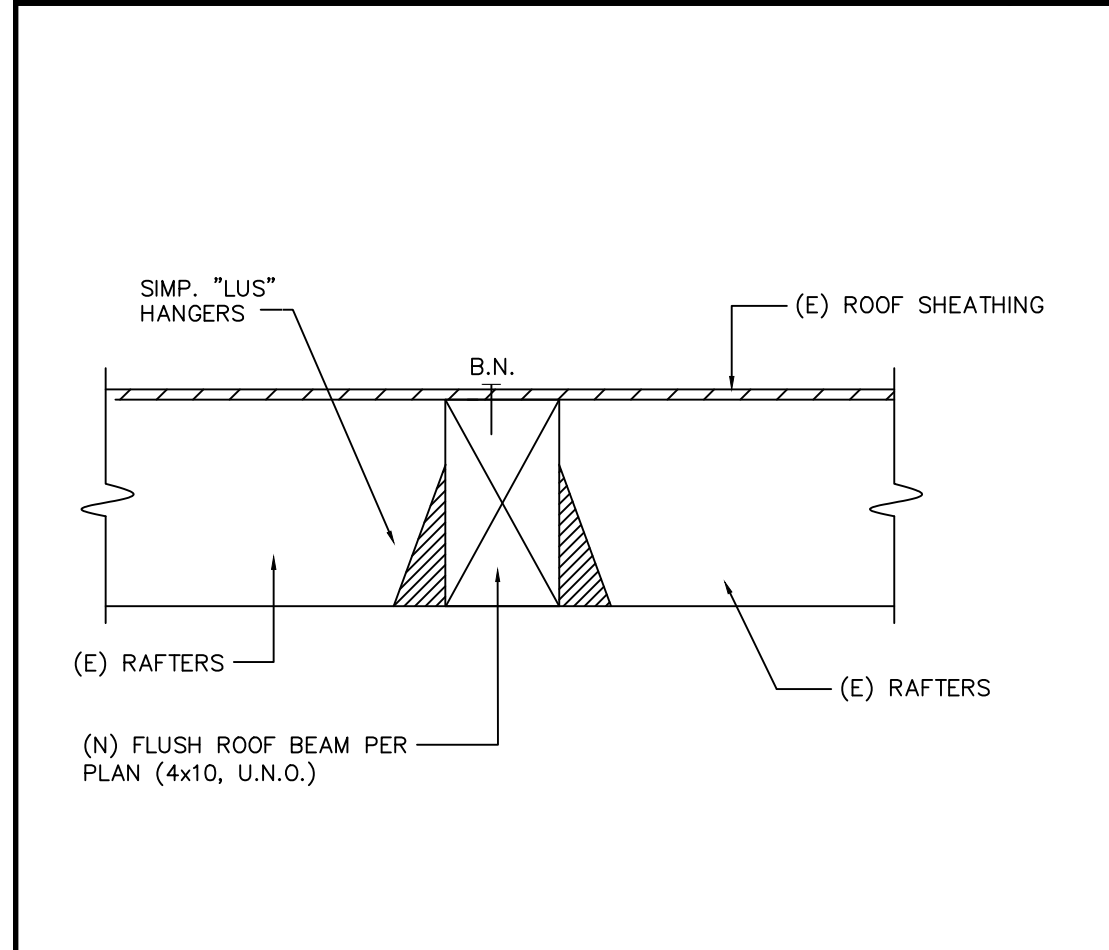
POST-BEAM DETAIL

34



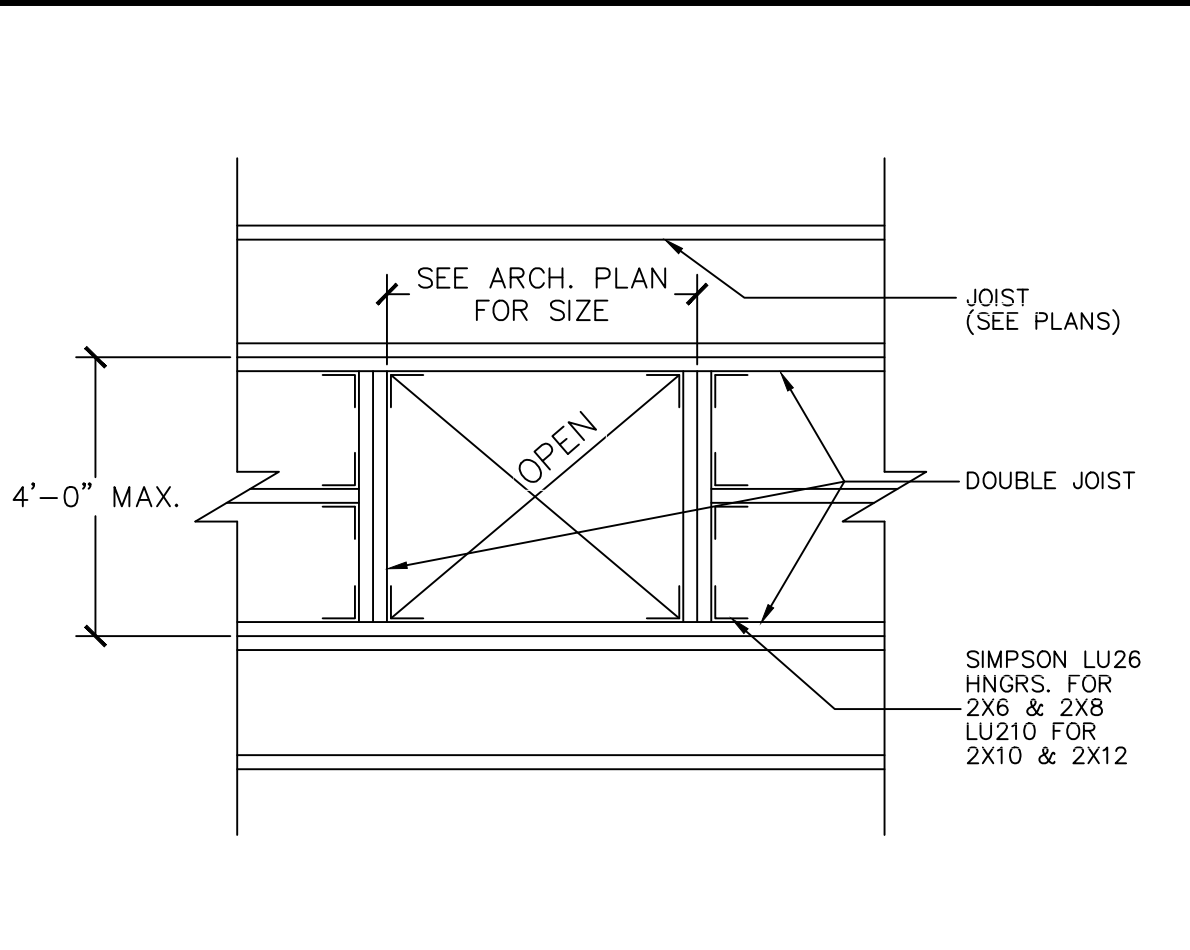
BEAM-BEAM DETAIL

35



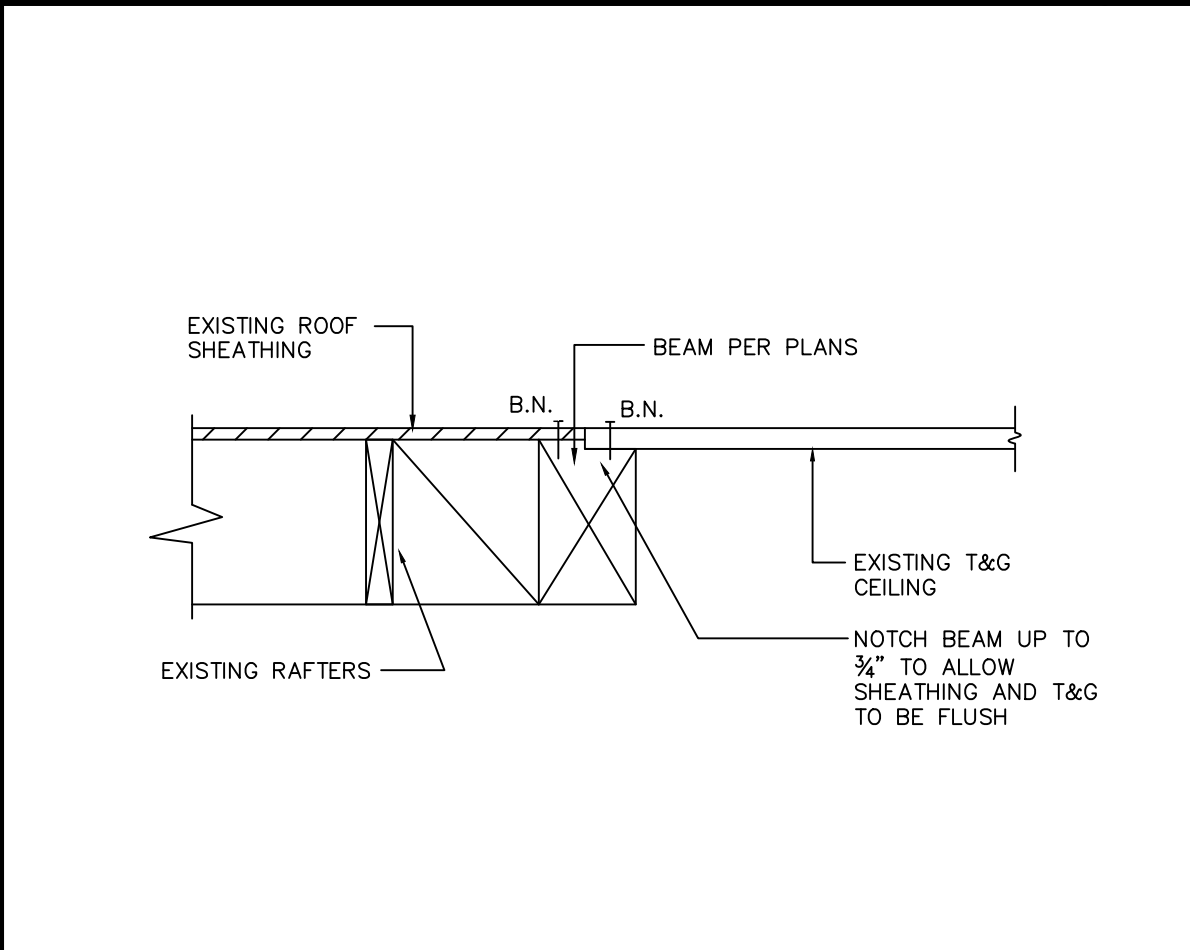
ROOF BEAM DETAIL

37



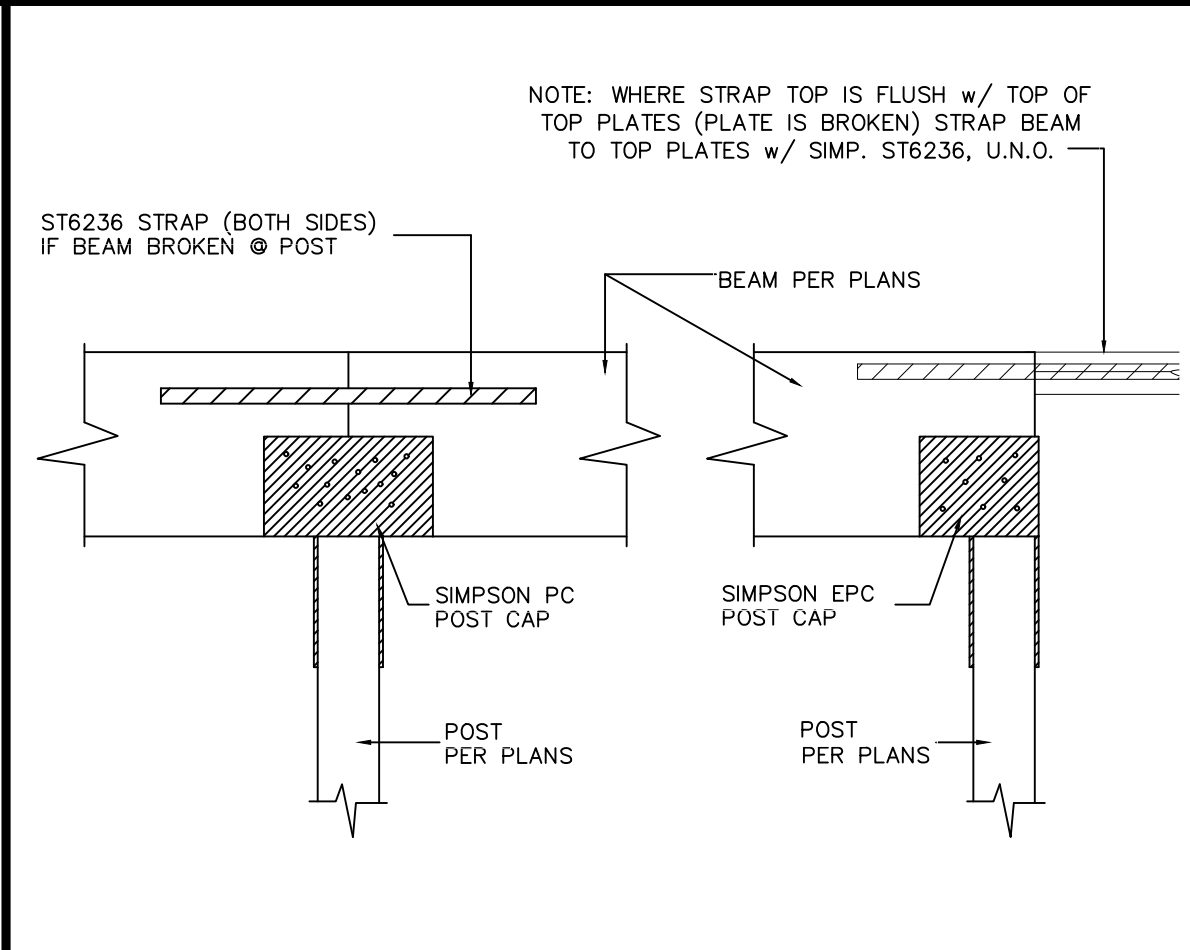
SKYLIGHT DETAIL

38



ROOF BEAM DETAIL

39



POST-BEAM DETAIL

40

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PROJECT

Remodel
1208 The Strand
Manhattan Beach, CA 90266

DRAWING

Structural Details

REVISIONS	BY
9/16/16	EWM
10/31/16	EWM
11/15/16	EWM

JOB# 13-060

ENGINEER EWM

DRAWN

CHECKED

FILE Altamura.dwg

DATE 7/16/13

SCALE NTS

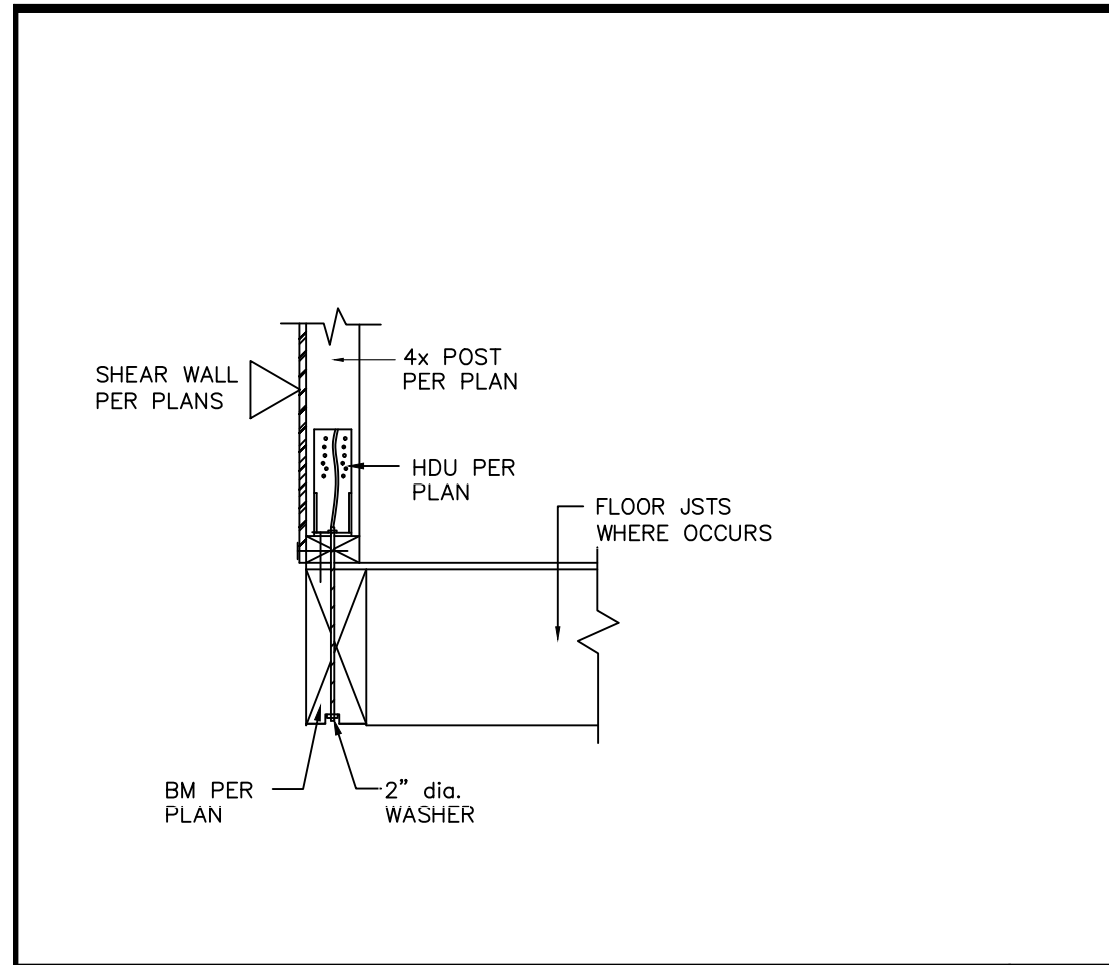
SHEET

SD2

OF 11 SHEETS

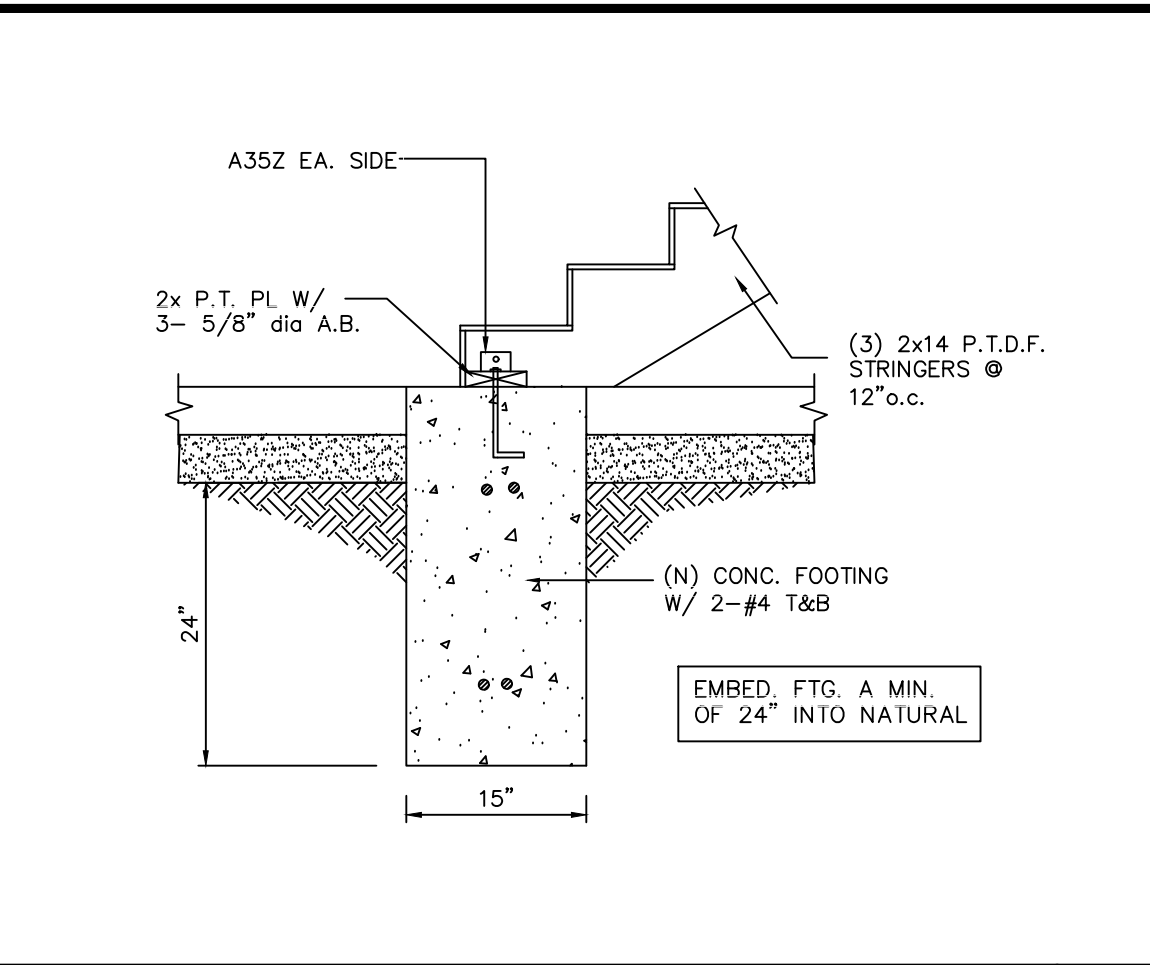
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Page 152 of 157



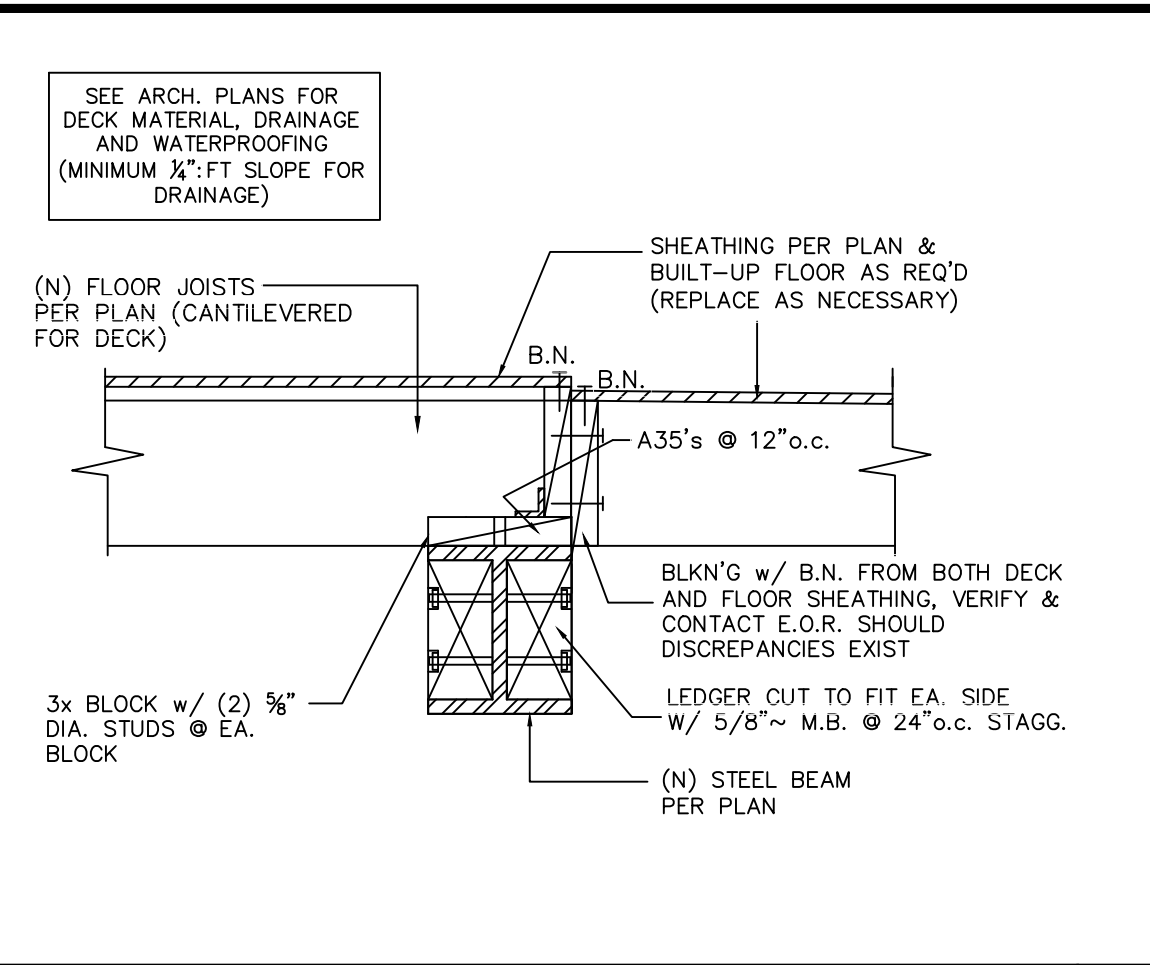
HOLDOWN DETAIL

42



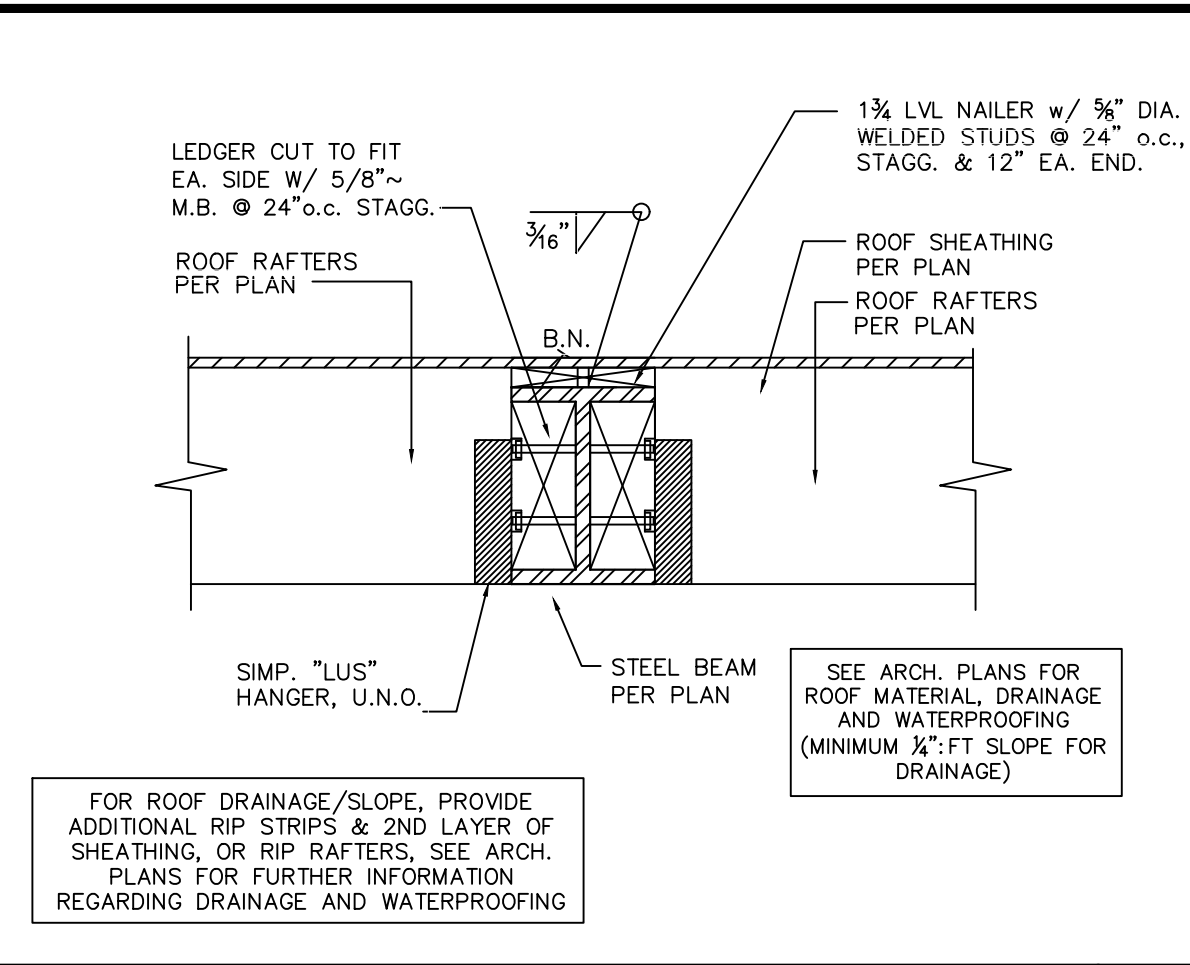
STRINGER FOOTING DETAIL

43



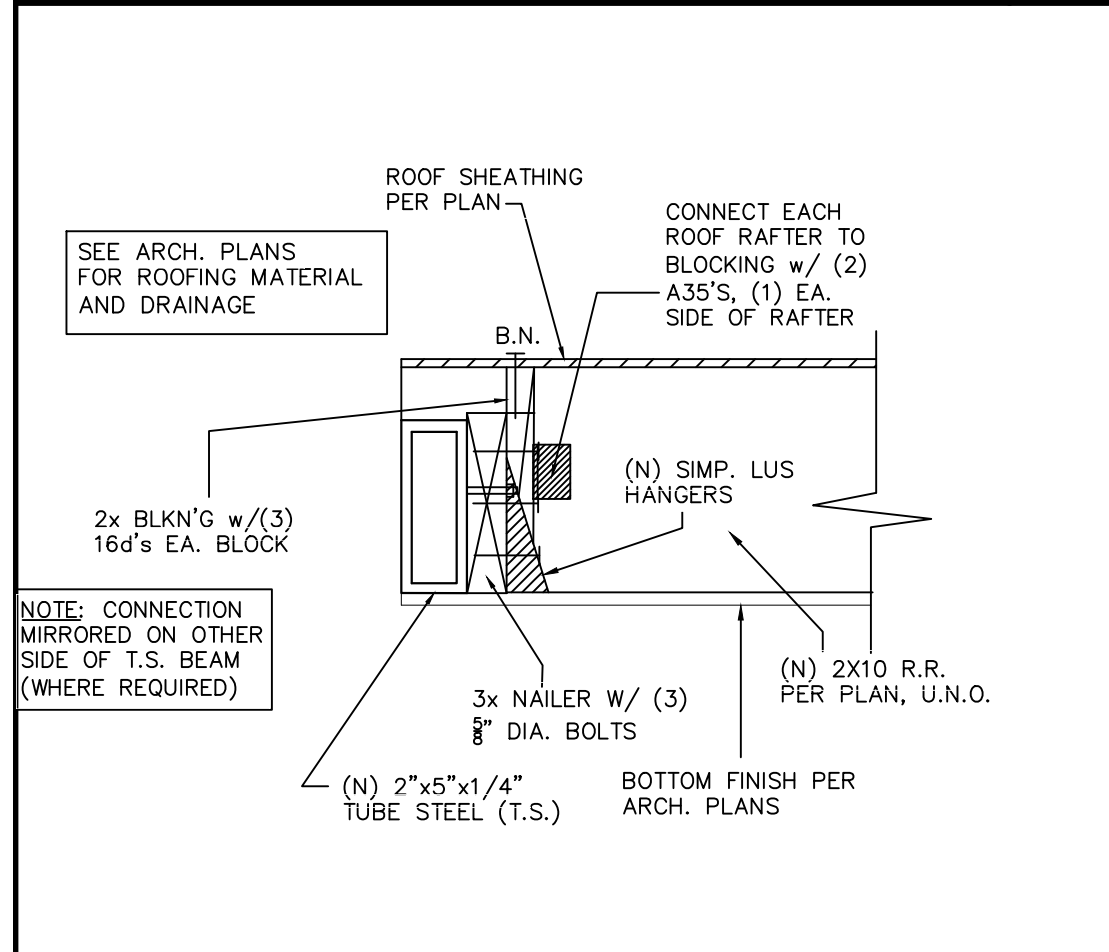
STEEL BEAM DETAIL

44



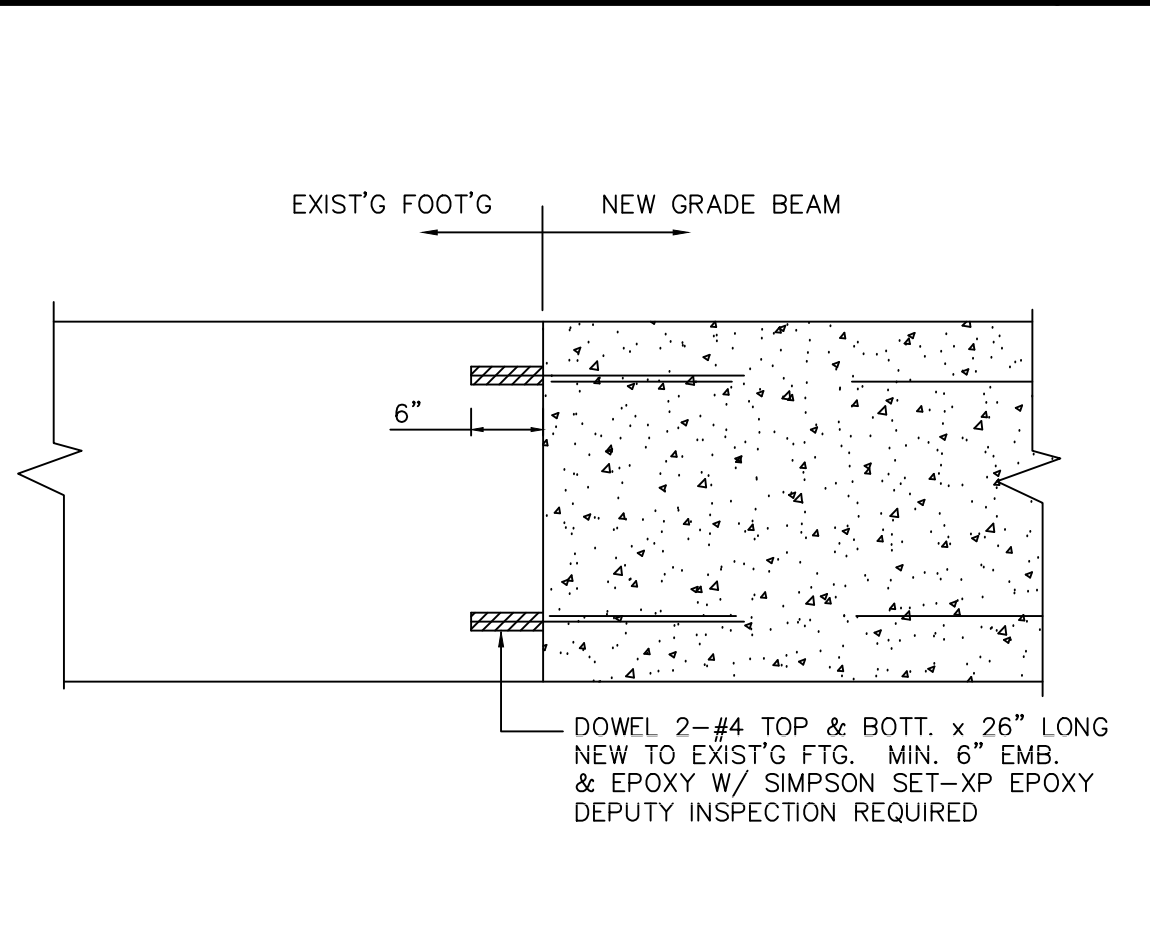
STEEL BEAM DETAIL

45



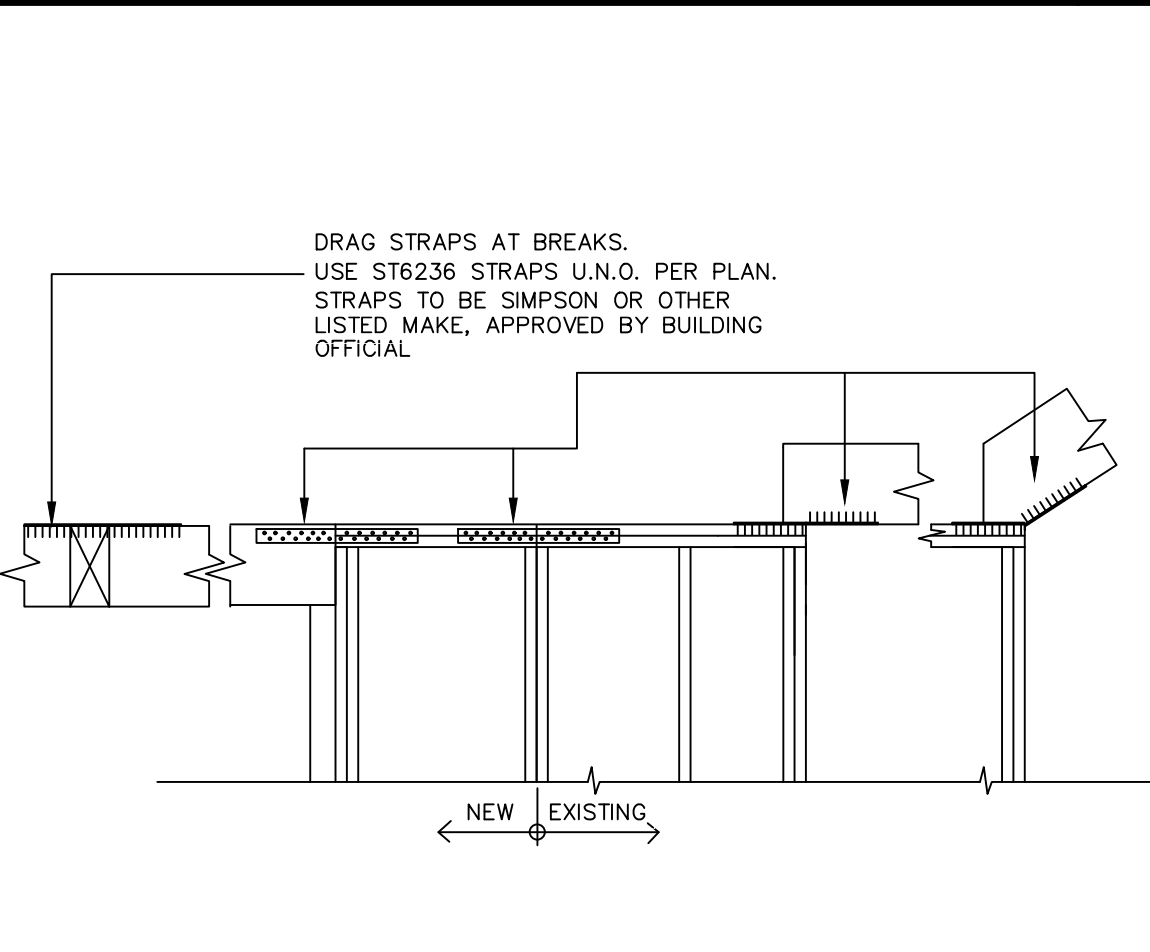
ROOF EAVE DETAIL

47



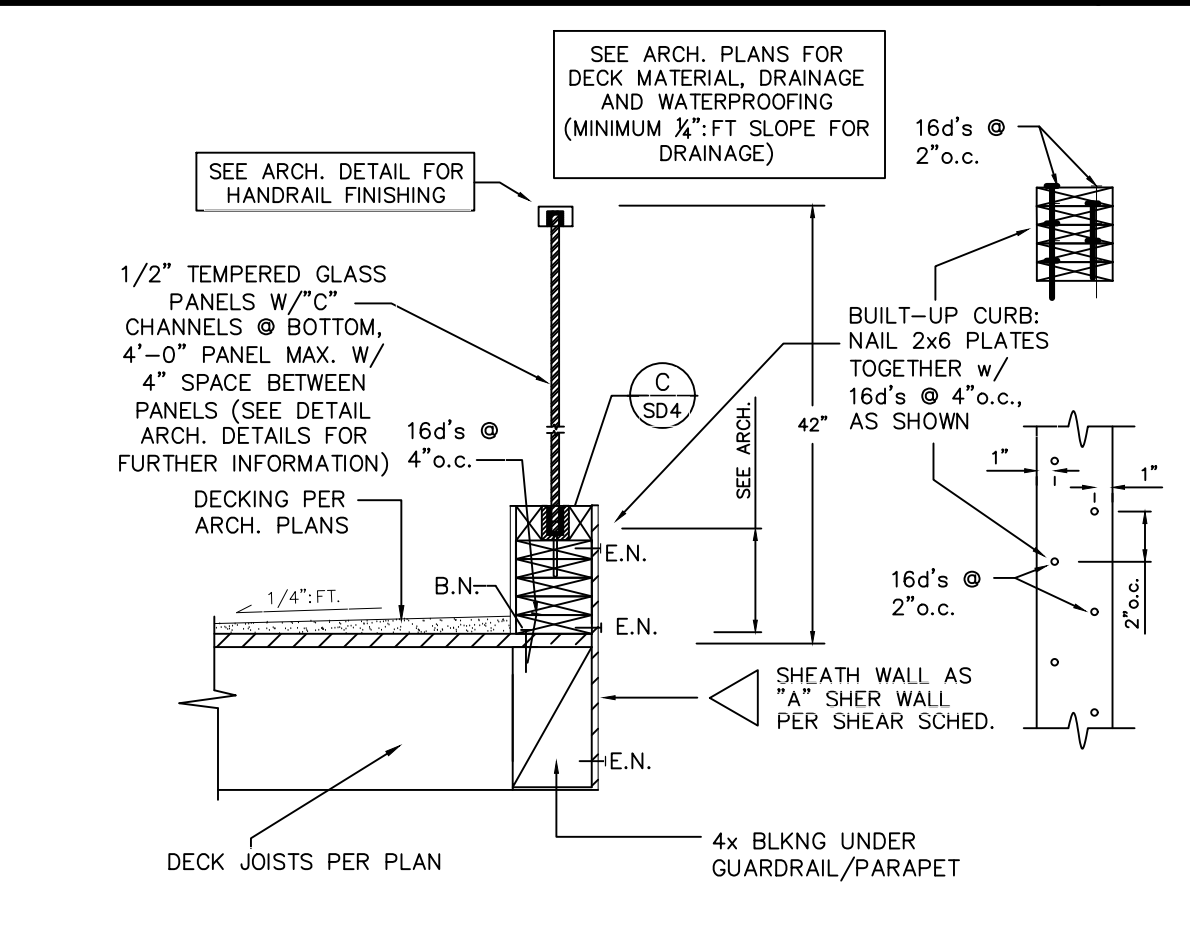
NEW-EXIST. FOOTING DETAIL

48



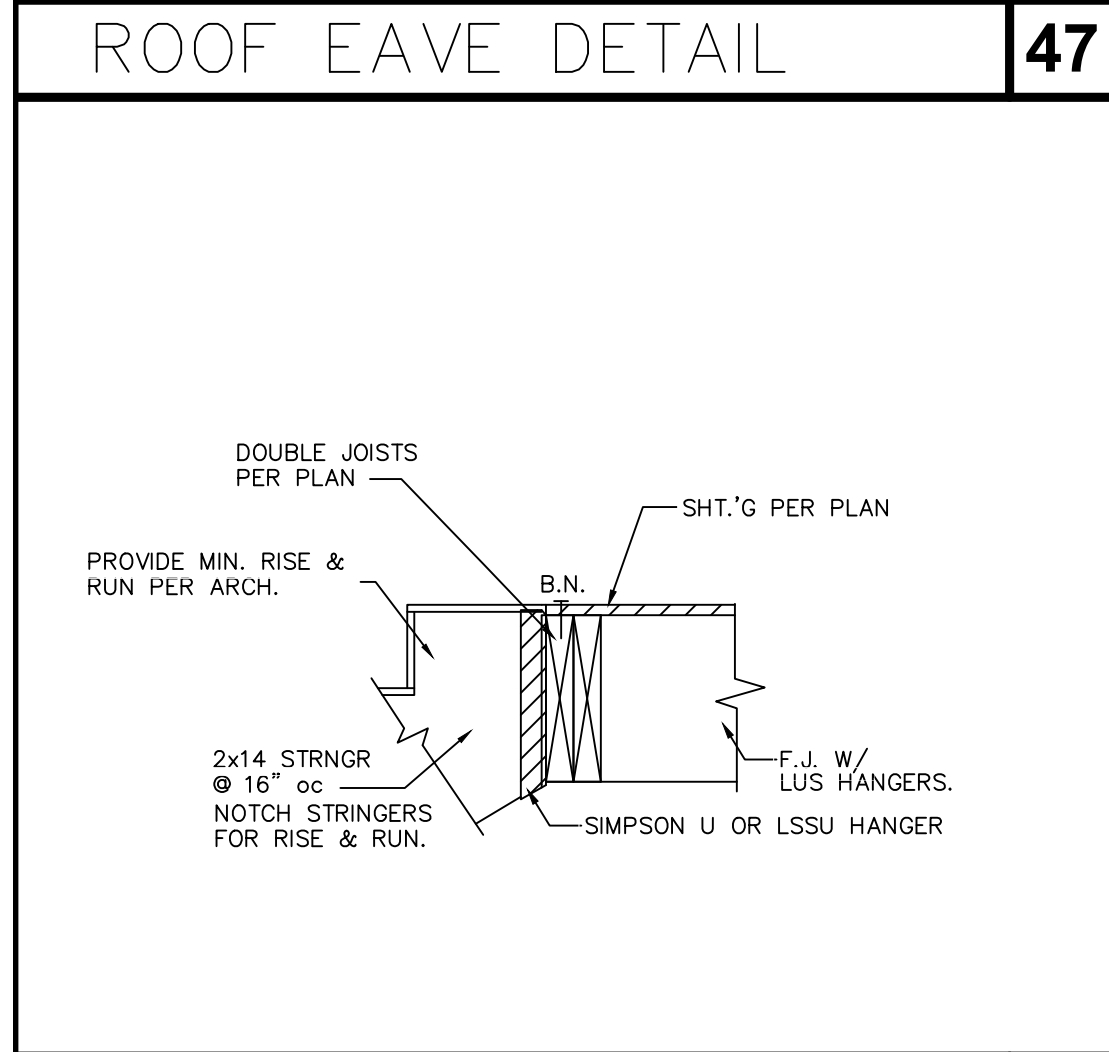
DRAG STRAP DETAIL

49



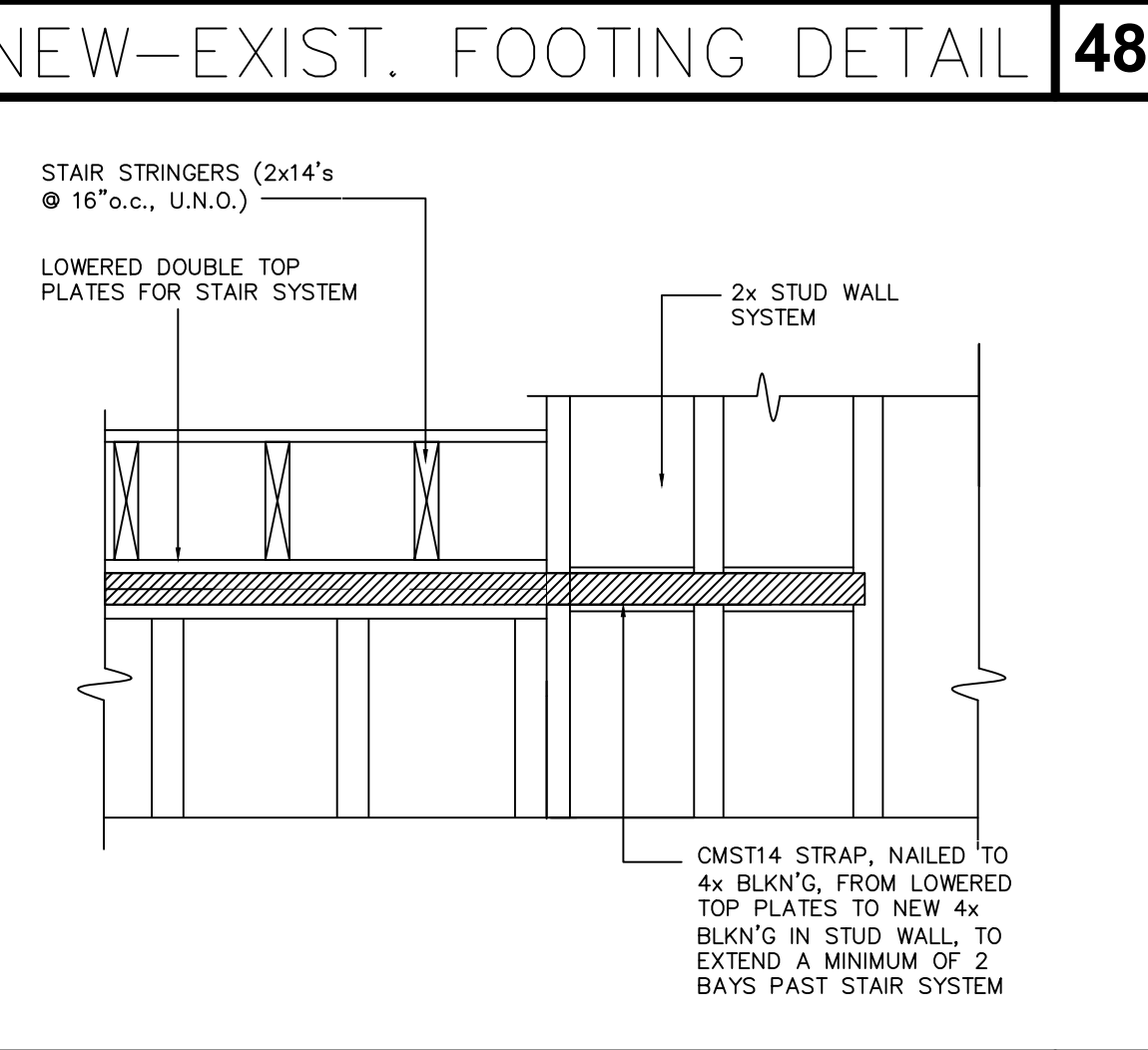
GUARDRAIL DETAIL

50



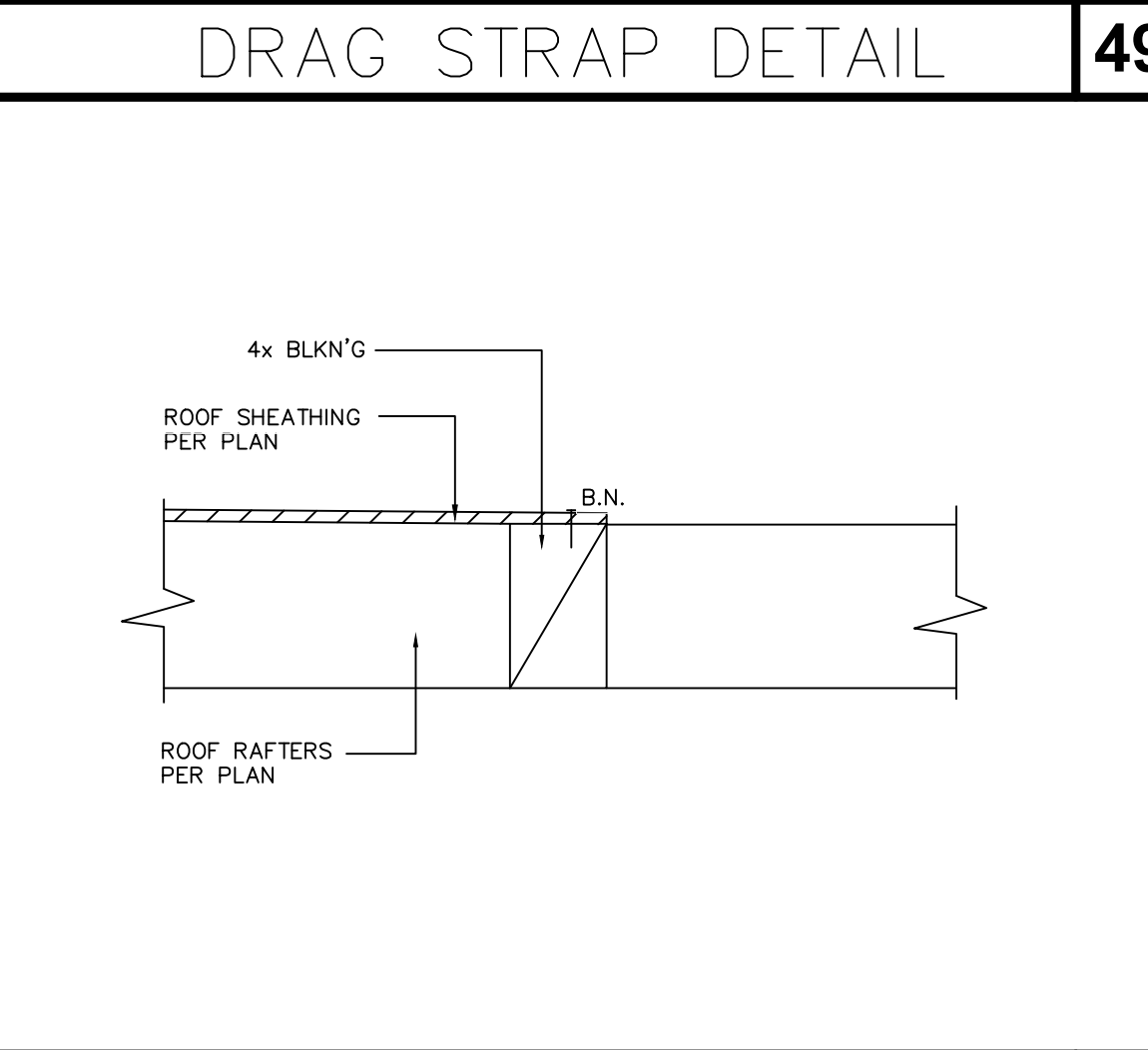
STAIR DETAIL

52



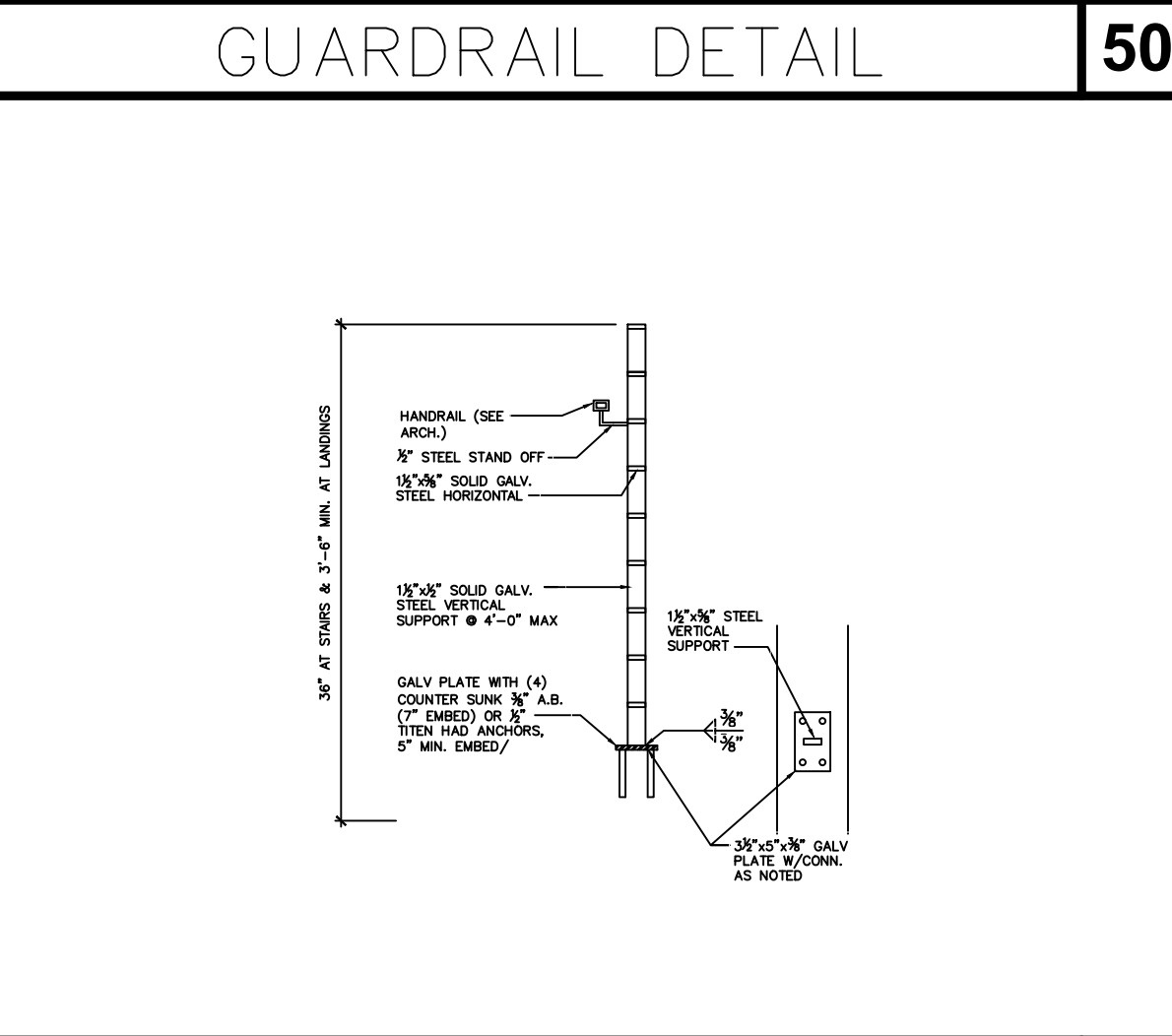
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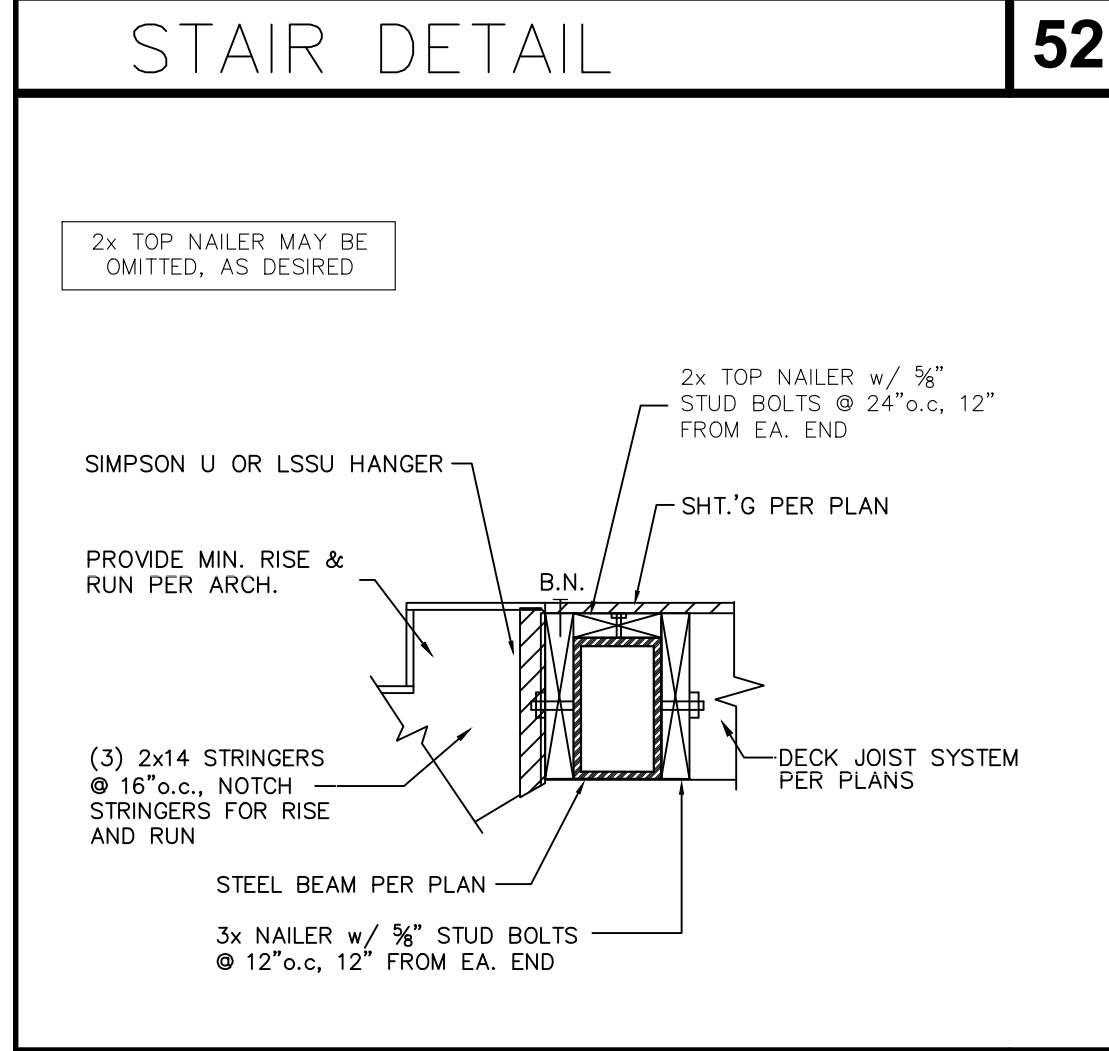
ROOF DETAIL

54



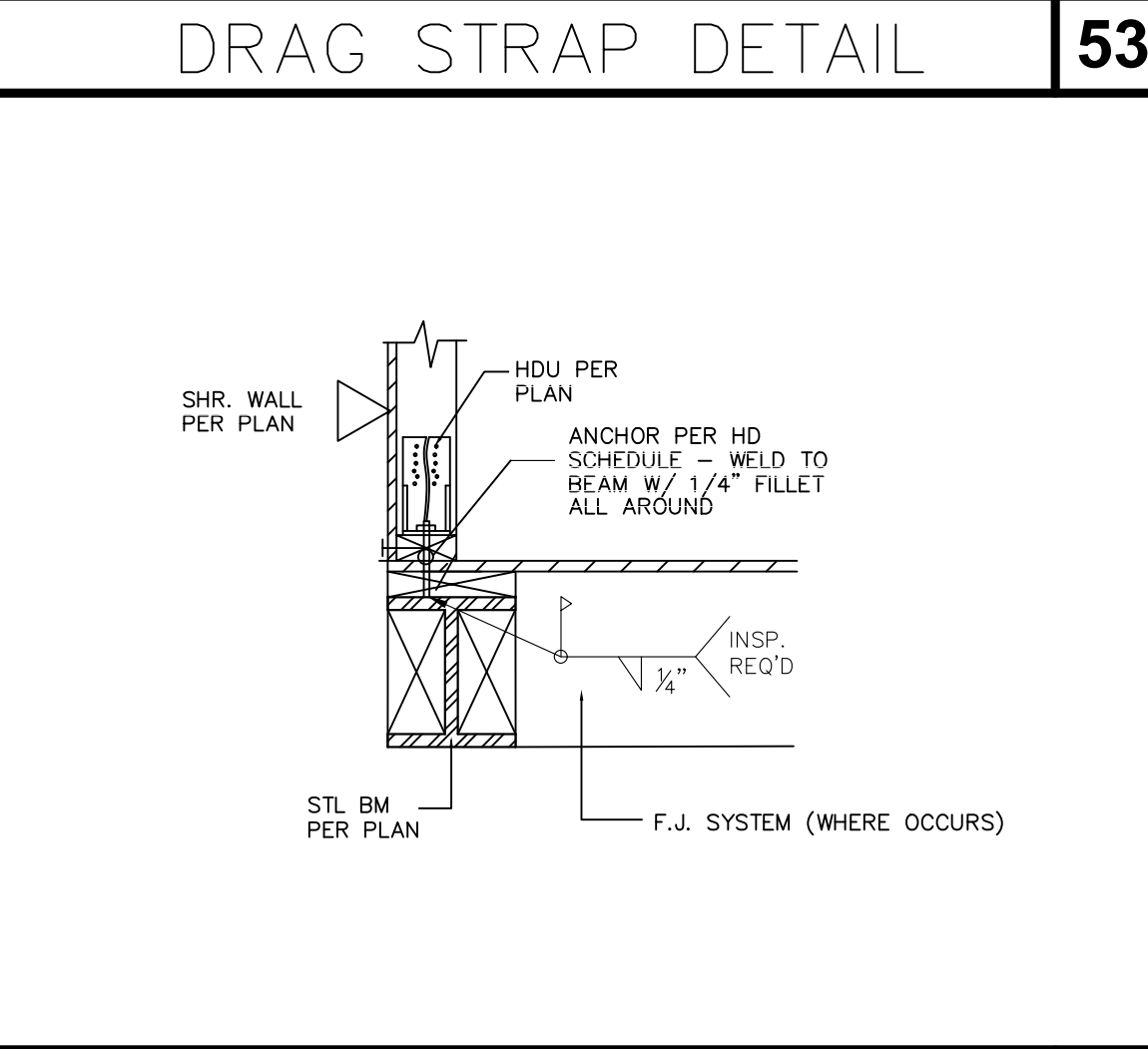
GUARDRAIL DETAIL

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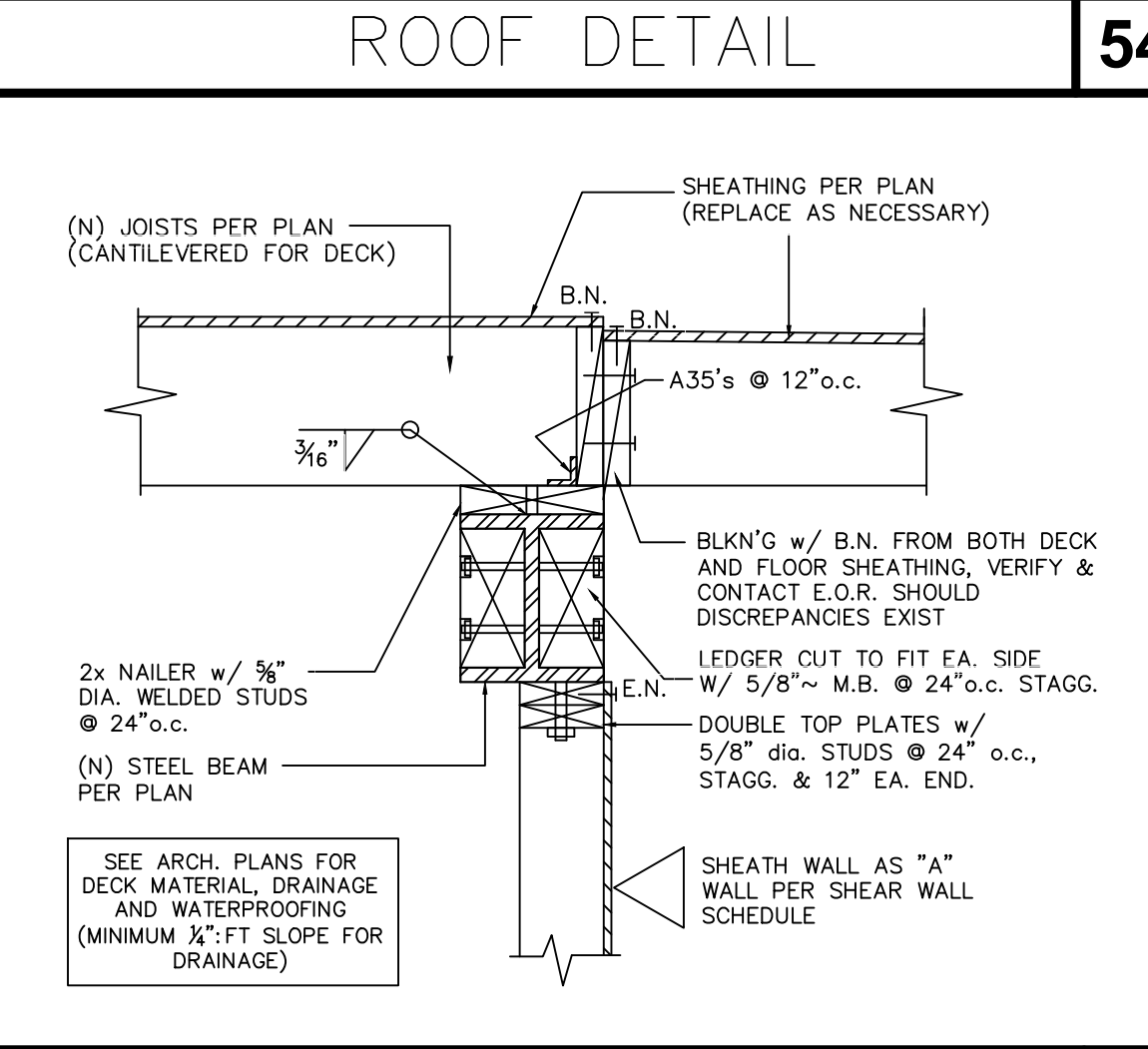
STAIR DETAIL

57



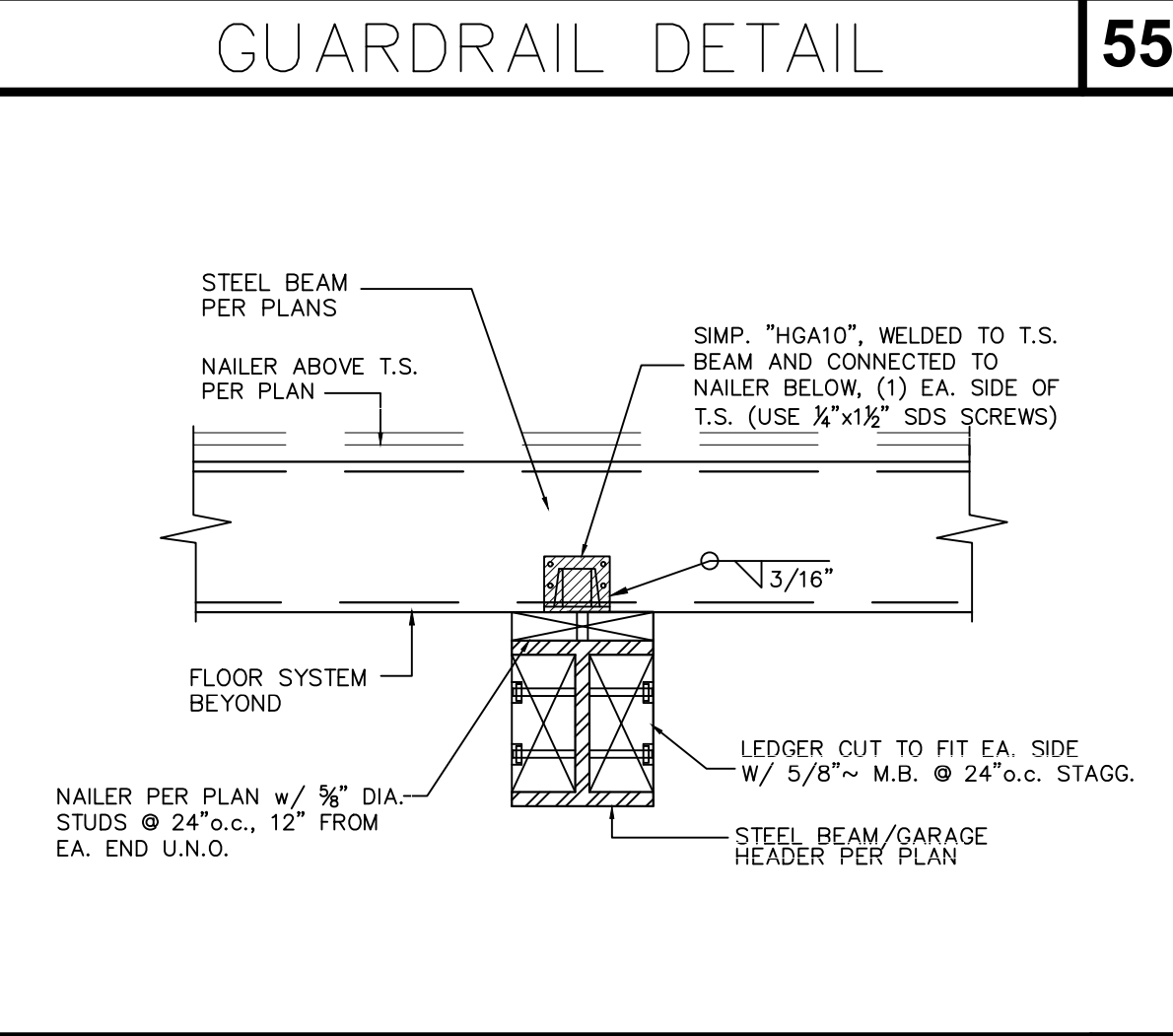
HOLDOWN DETAIL

58



FLOOR BEAM DETAIL

59



POST-BEAM DETAIL

60

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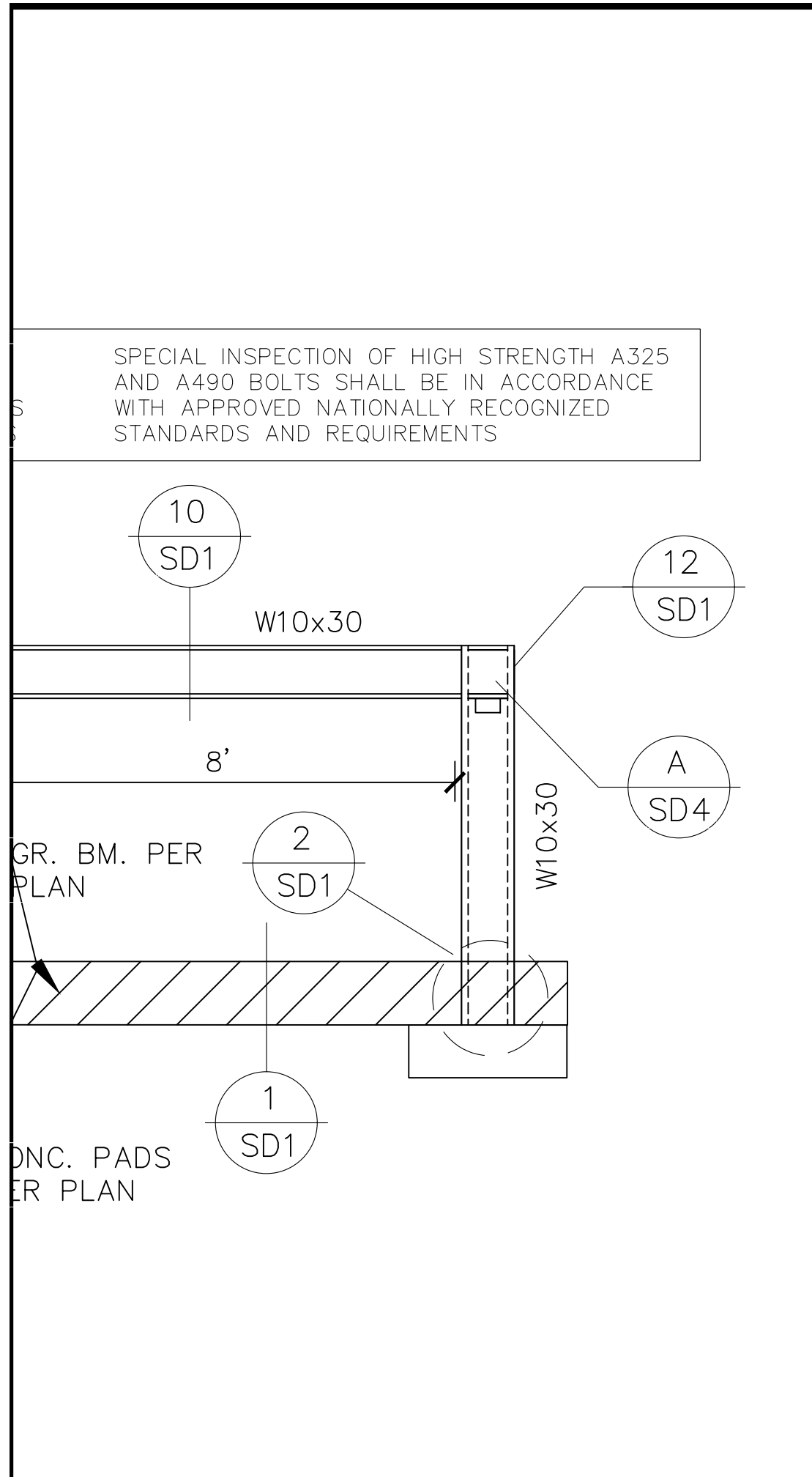
DRAWING
Structural
Details

REVISIONS	BY
10/31/16	EWM
11/15/16	EWM
3/20/17	EWM

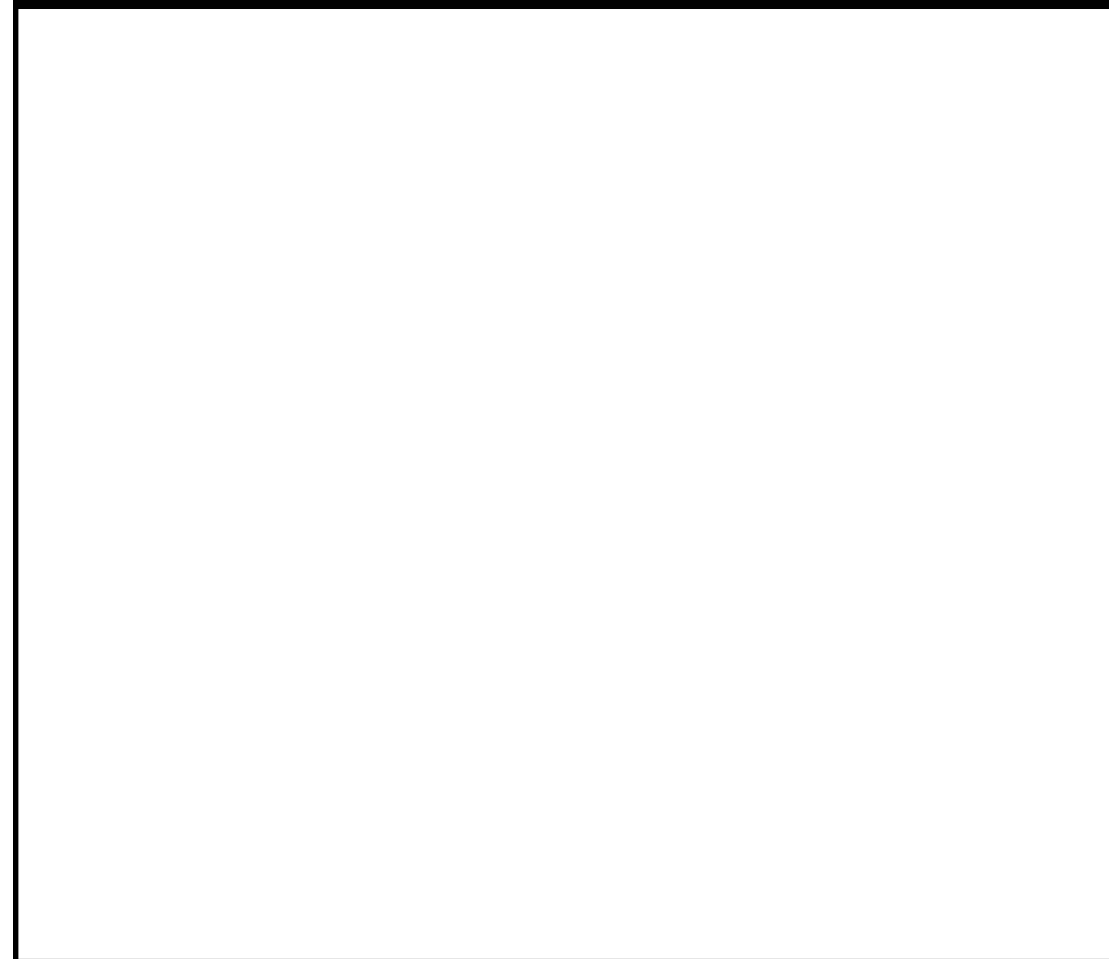
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 ENGINEER EWM
 DRAWN
 CHECKED
 FILE Altamura.dwg
 DATE 7/16/13
 SCALE NTS
 SHEET
SD3

OF 11 SHEETS

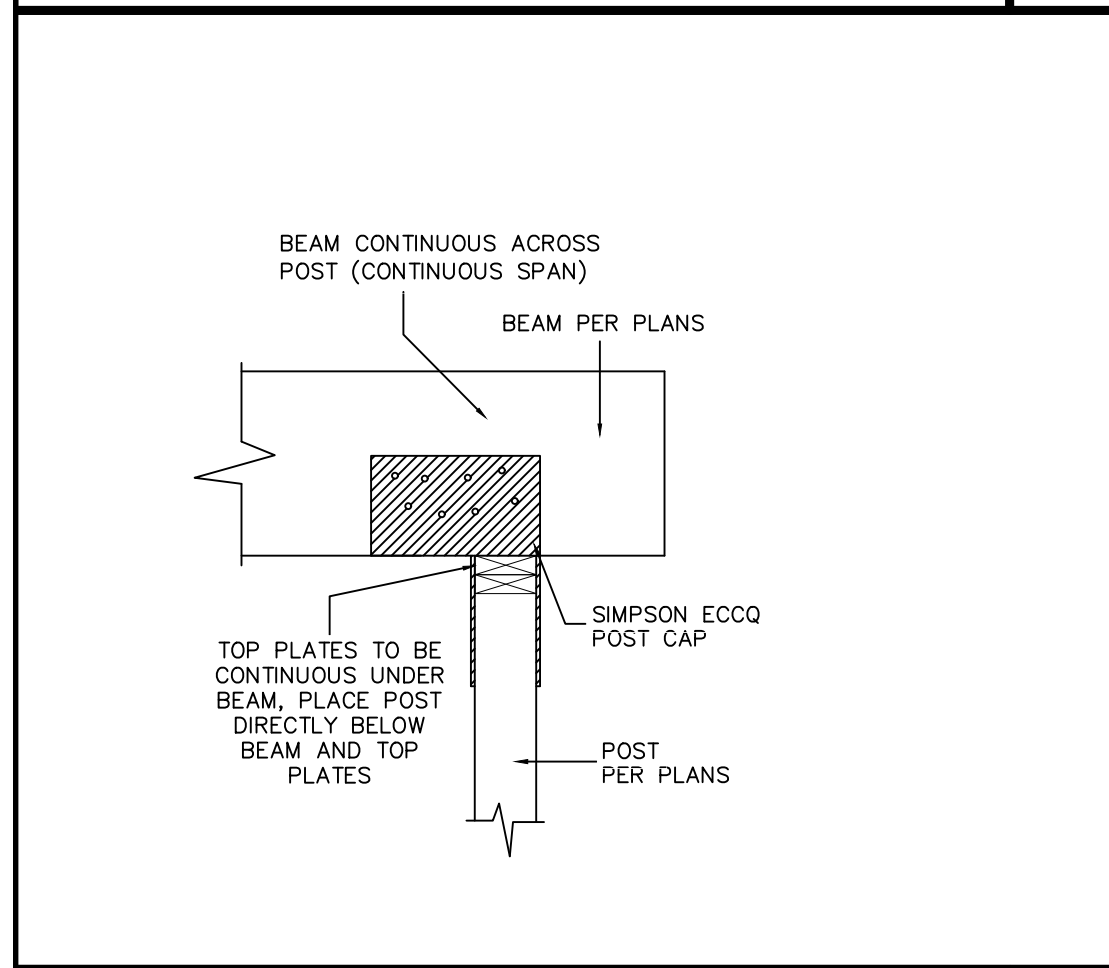
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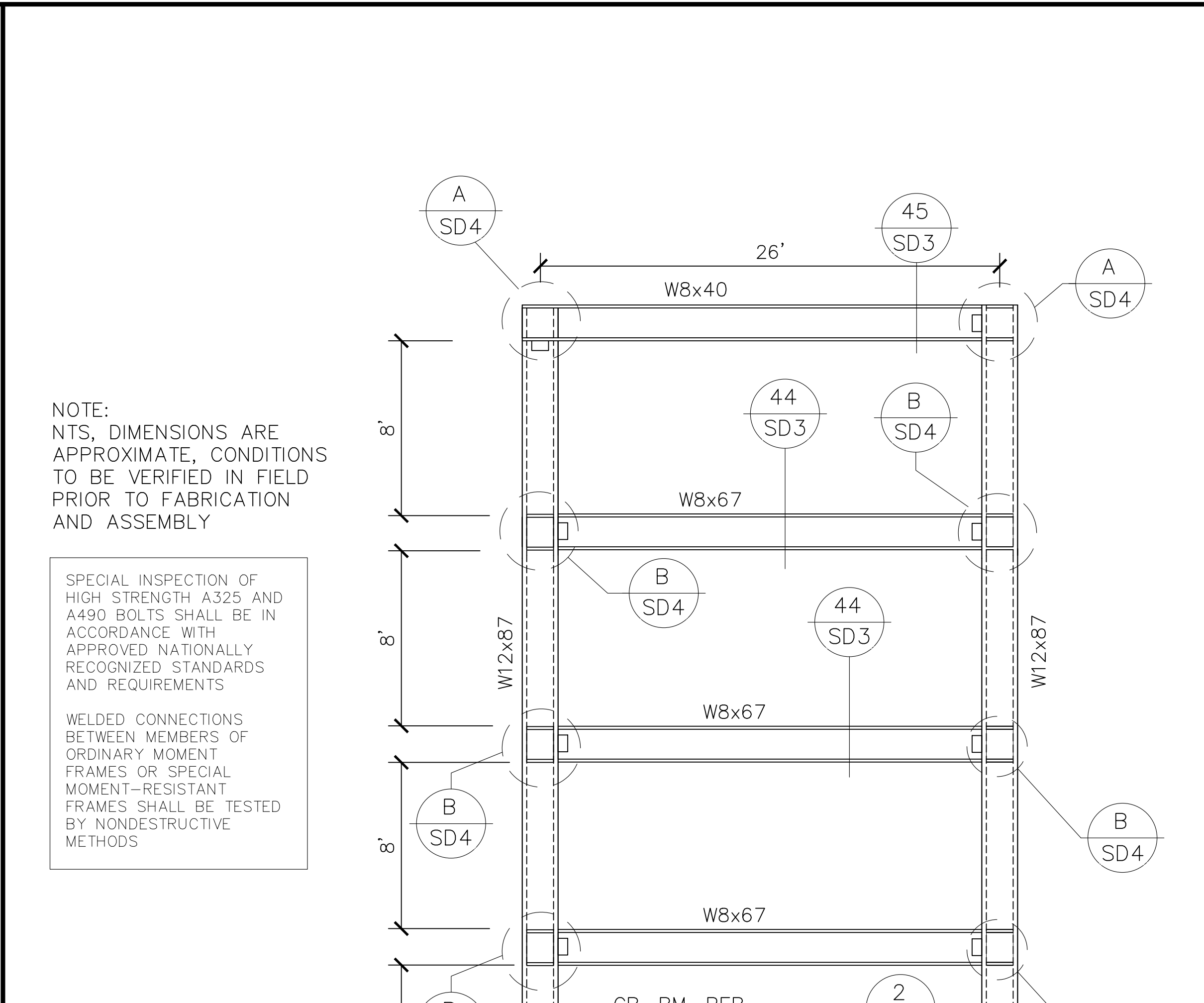
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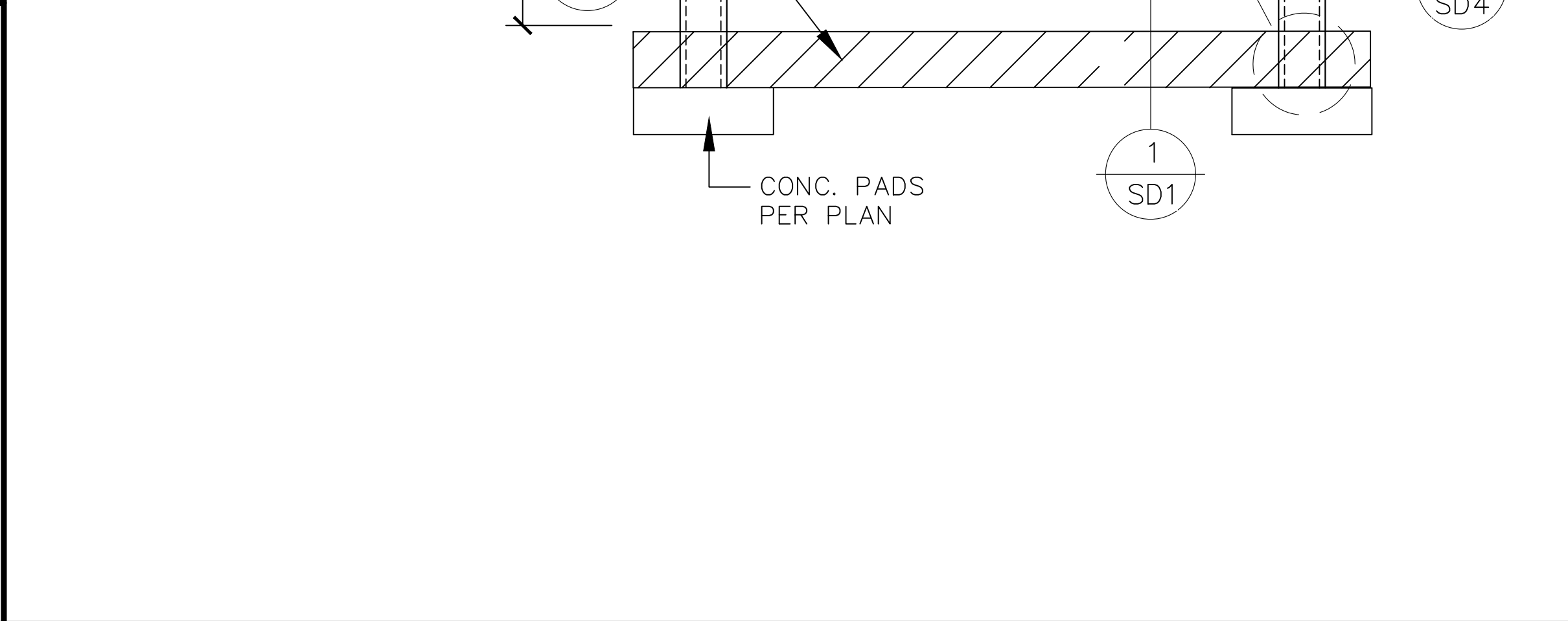
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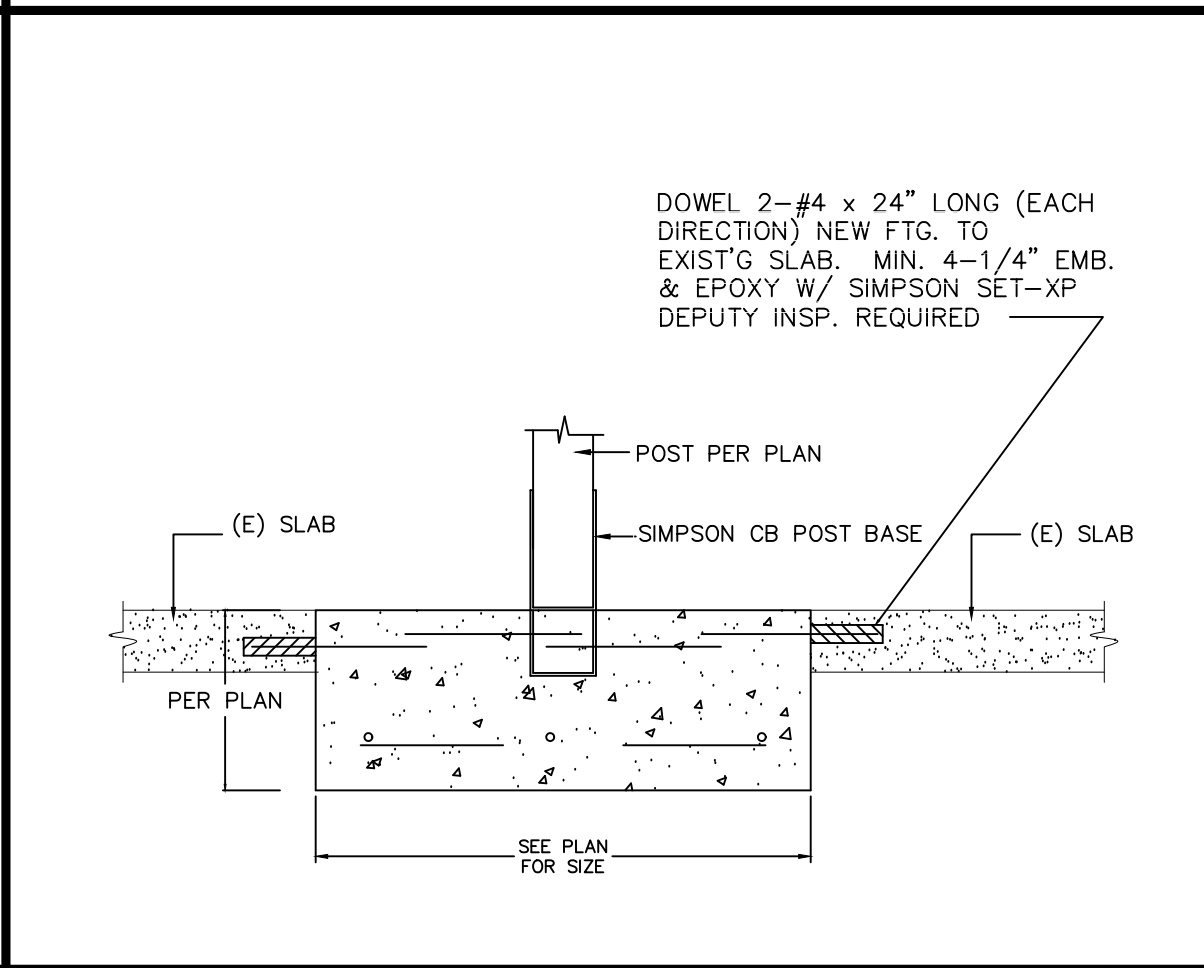
POST-BEAM DETAIL **G**



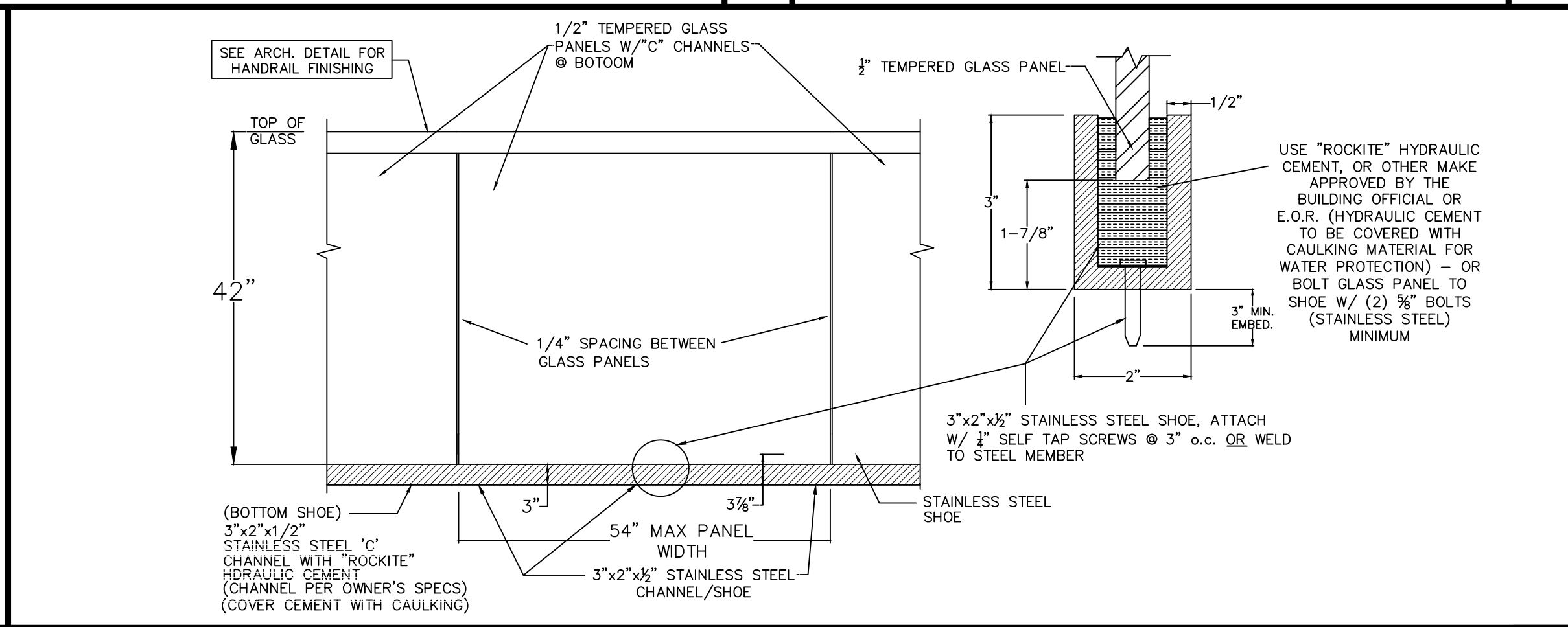
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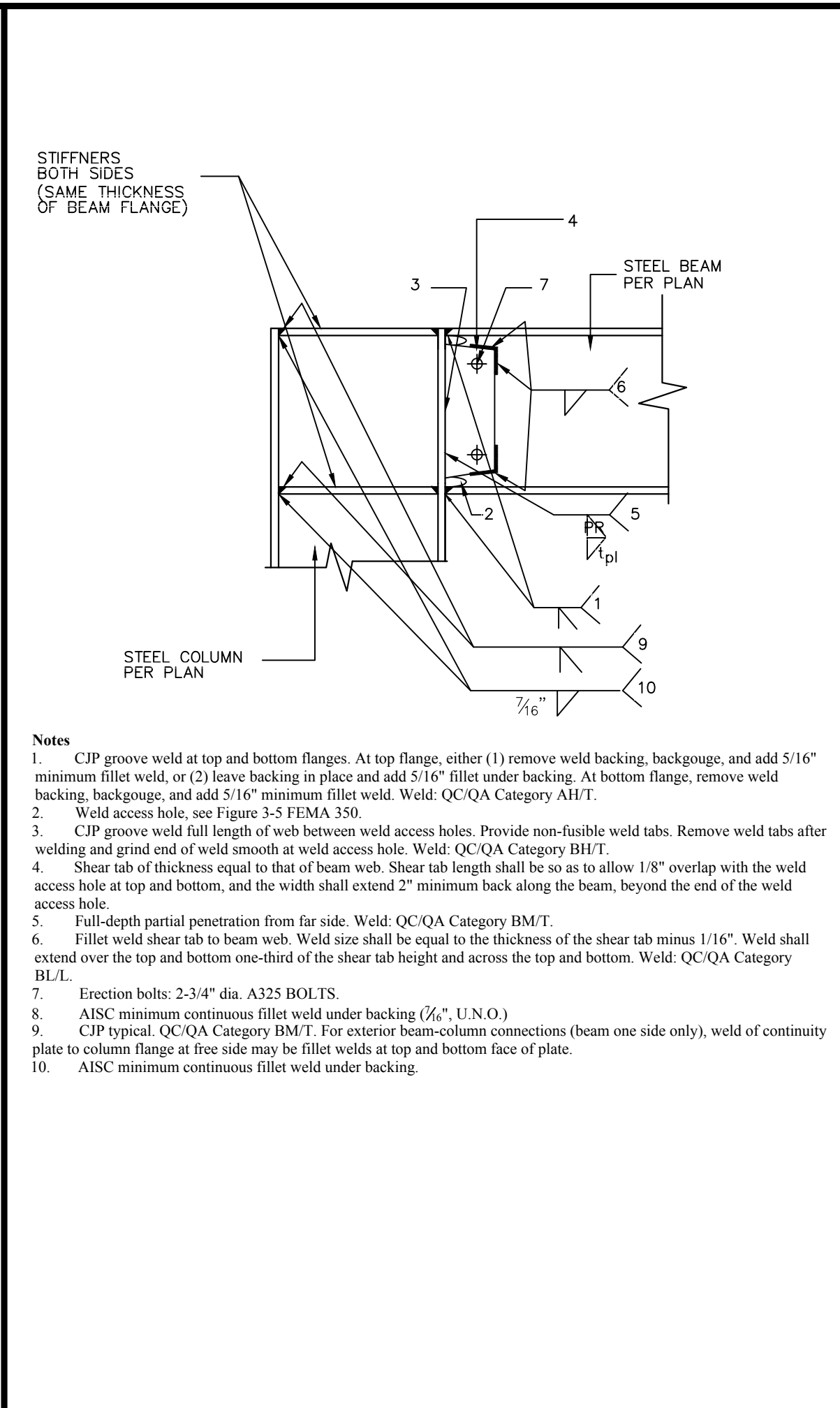
MOMENT FRAME DETAIL **B**



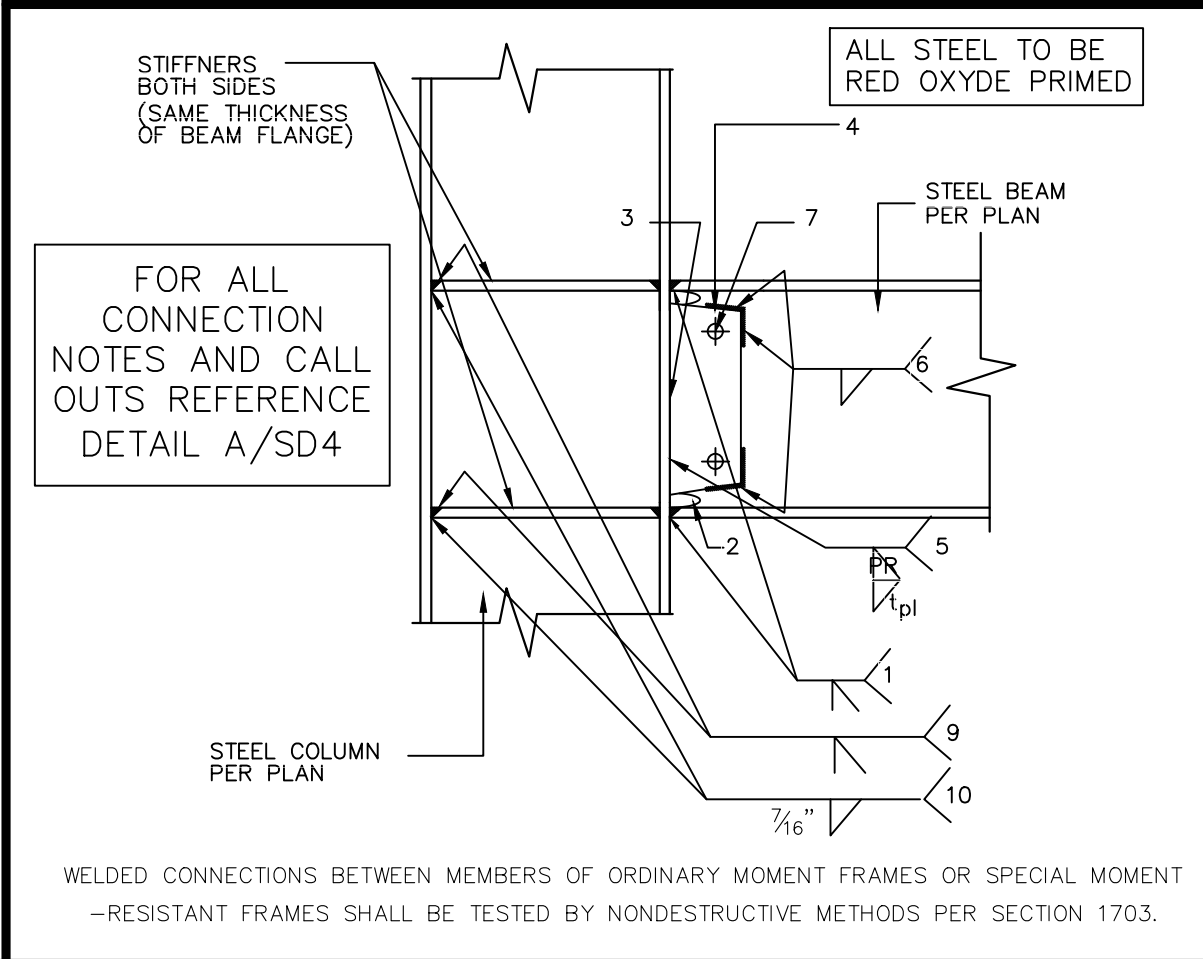
PAD FOOTING DETAIL **F**



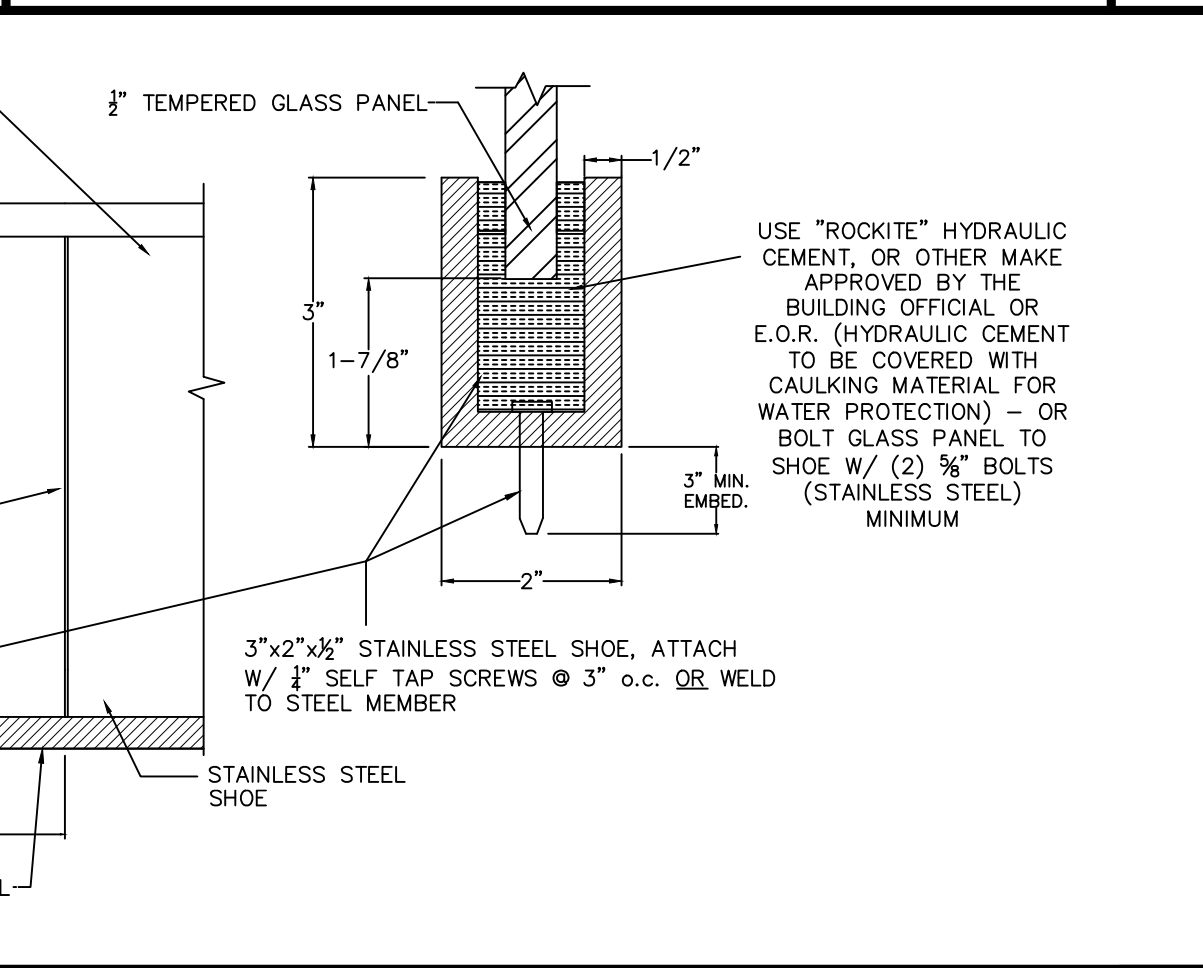
GUARDRAIL DETAIL **C**



MOMENT FRAME DETAIL **A**



MOMENT FRAME DETAIL **B**



GUARDRAIL DETAIL **C**

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7/26/17	EWM

JOB# 13-060

ENGINEER EWM

DRAWN

CHECKED

FILE Altamura.dwg

DATE 7/16/13

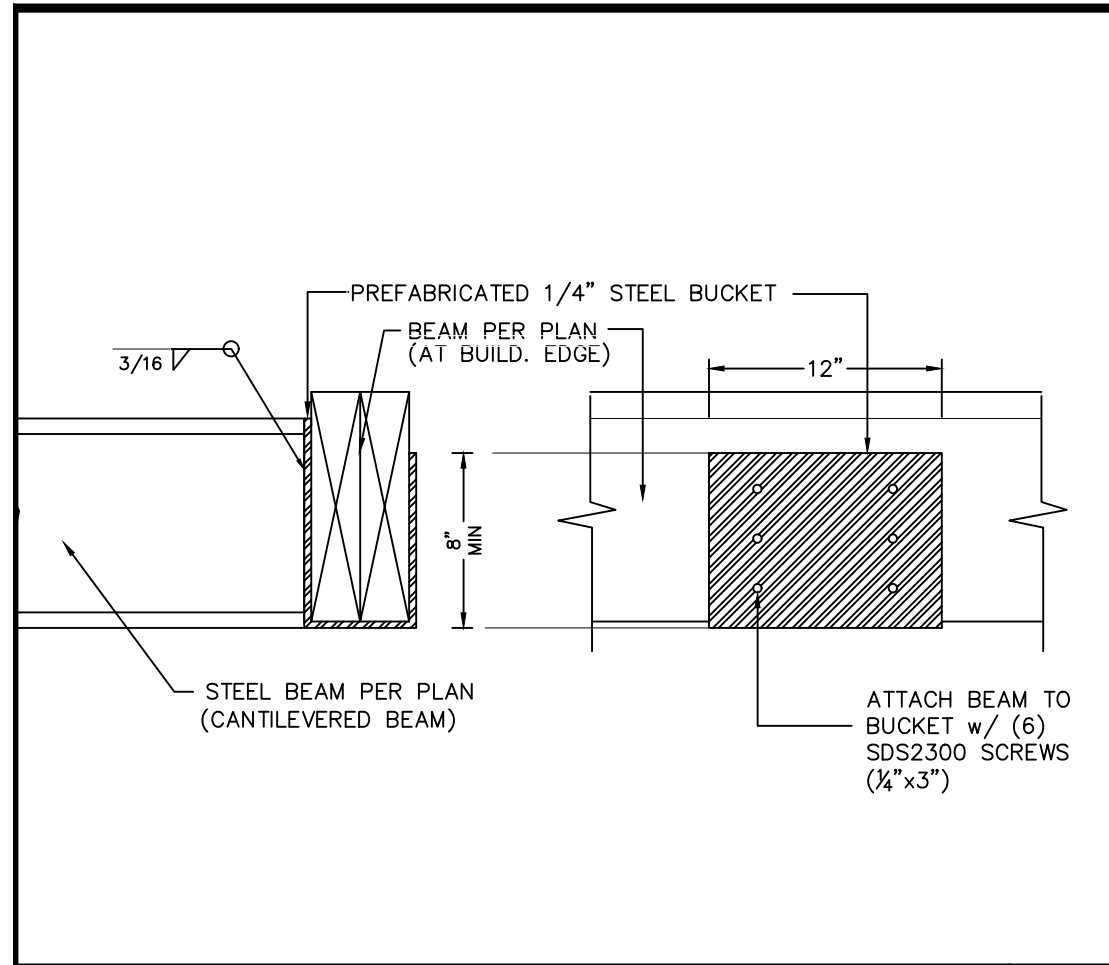
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SHEET

SD4

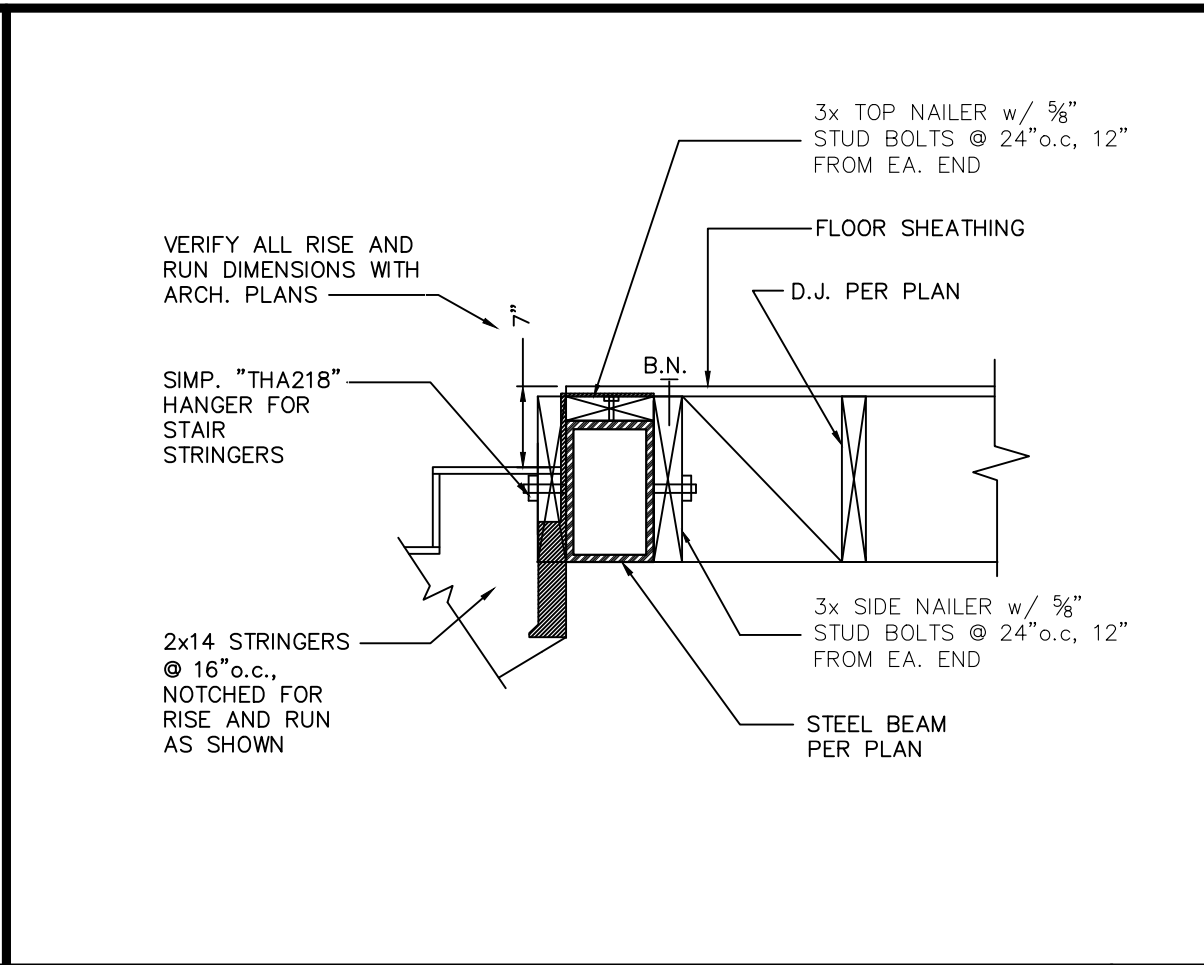
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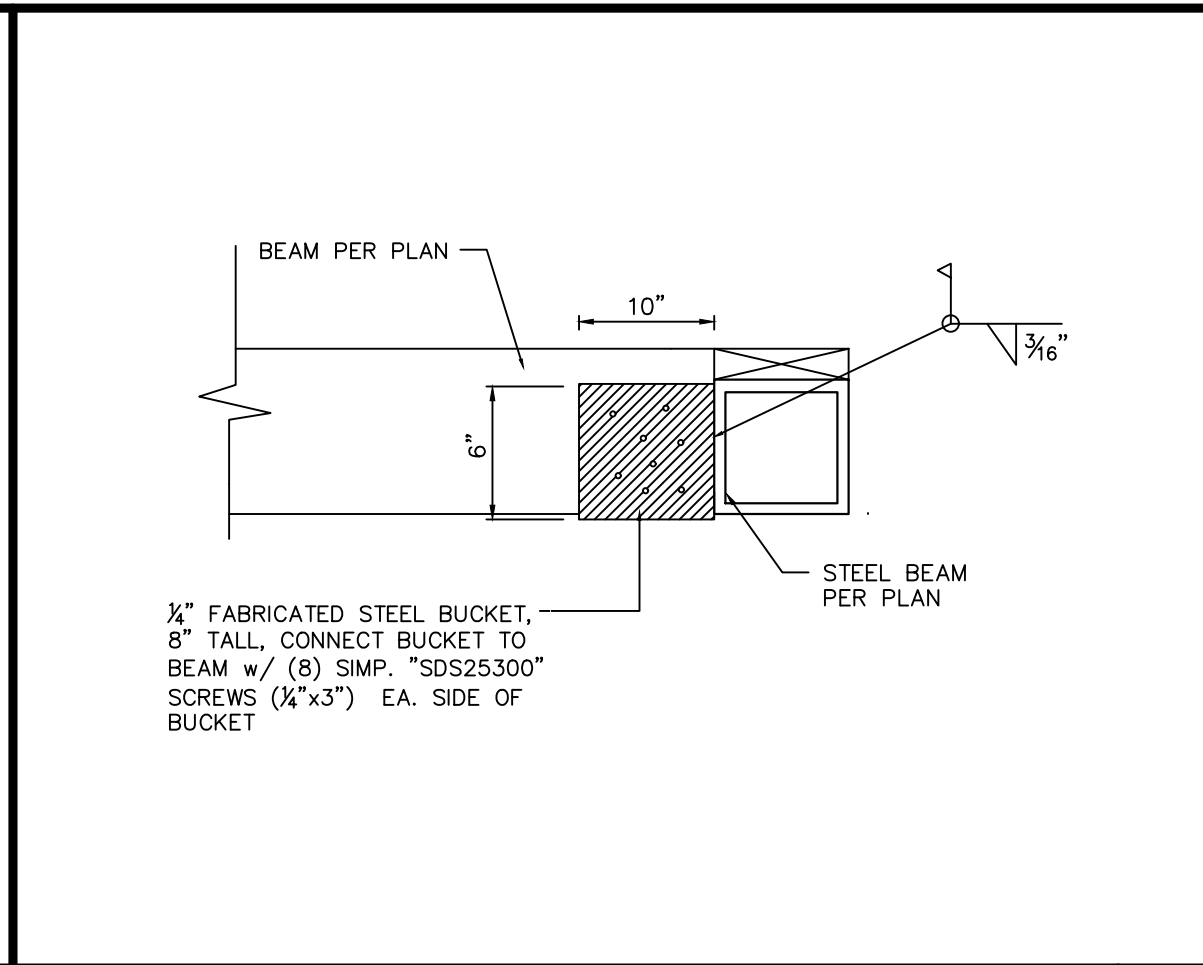
BEAM-BEAM DETAIL

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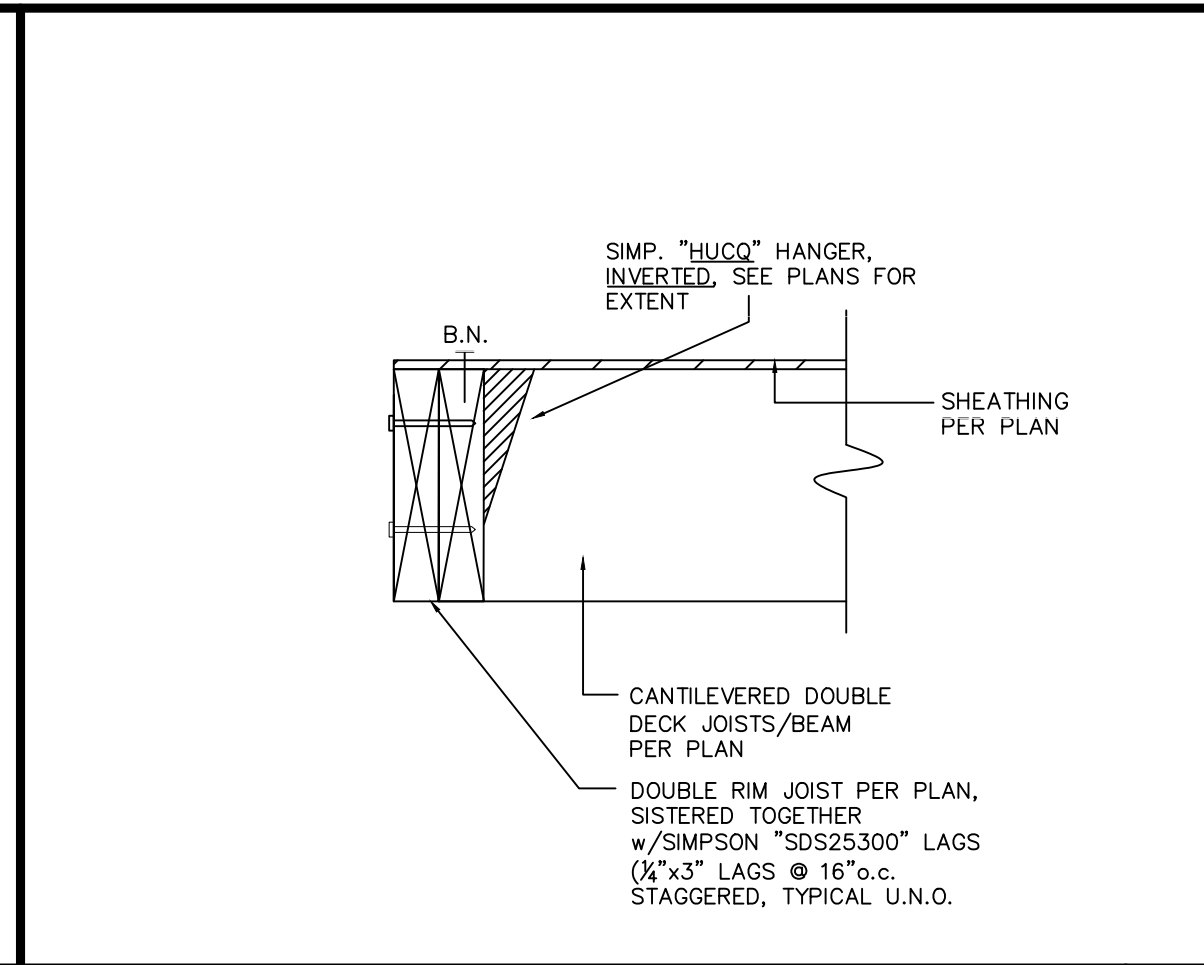
STAIR DETAIL

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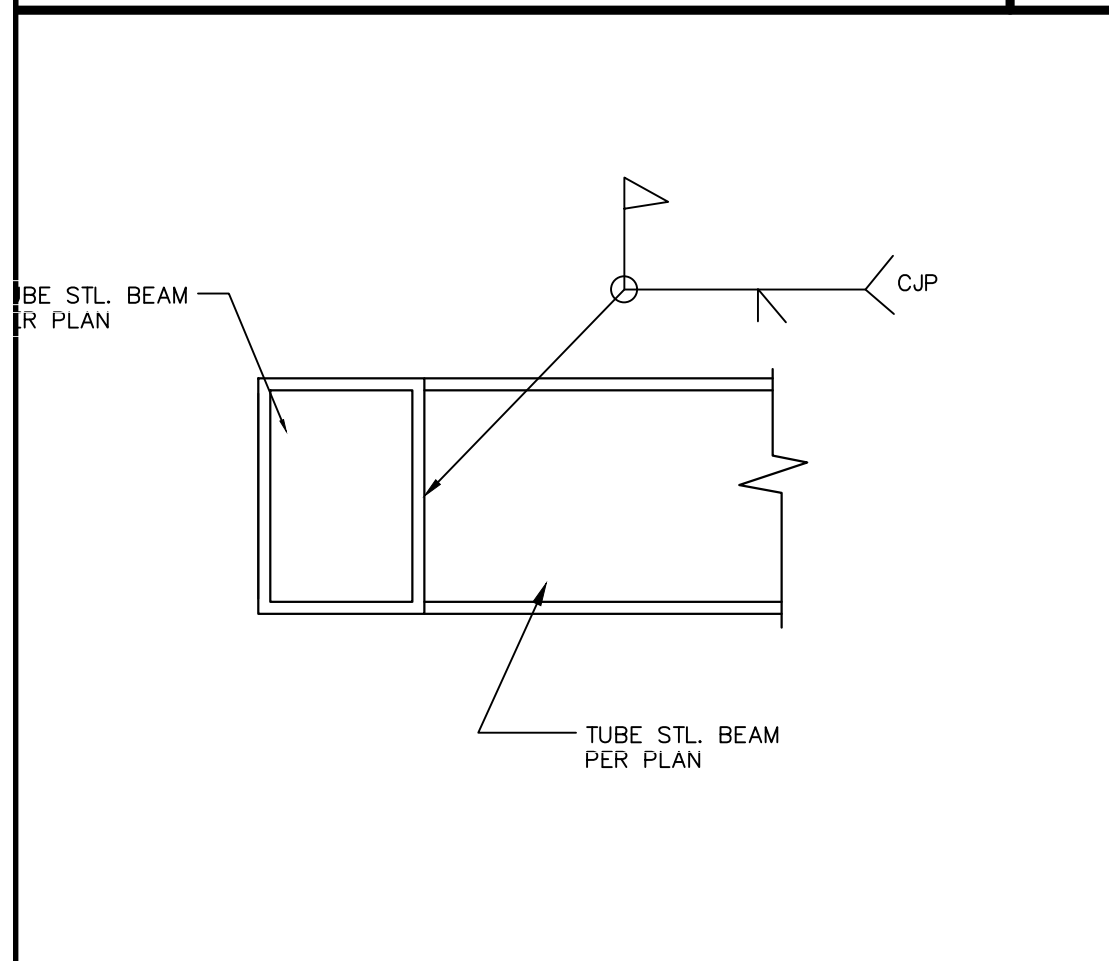
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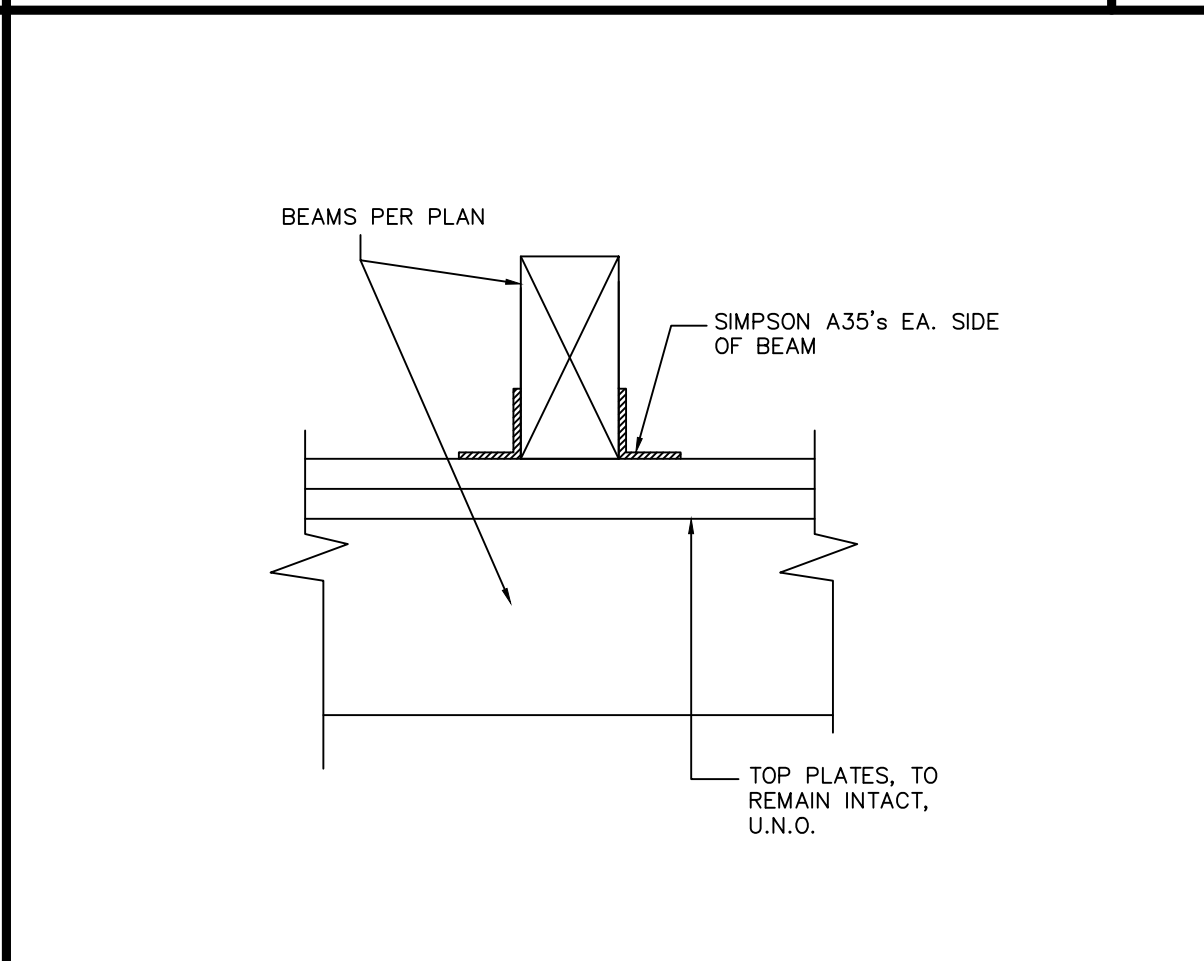
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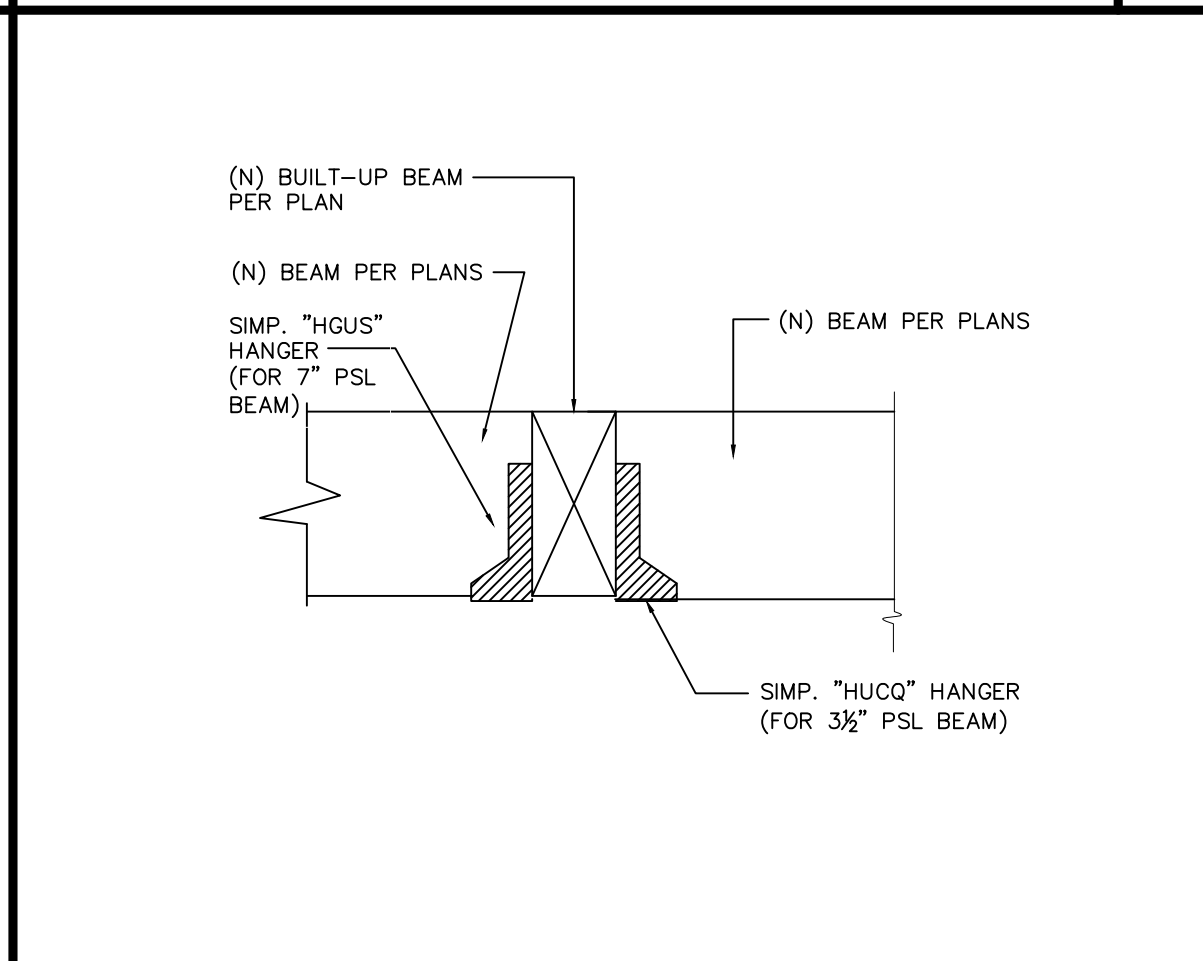
BEAM-BEAM DETAIL

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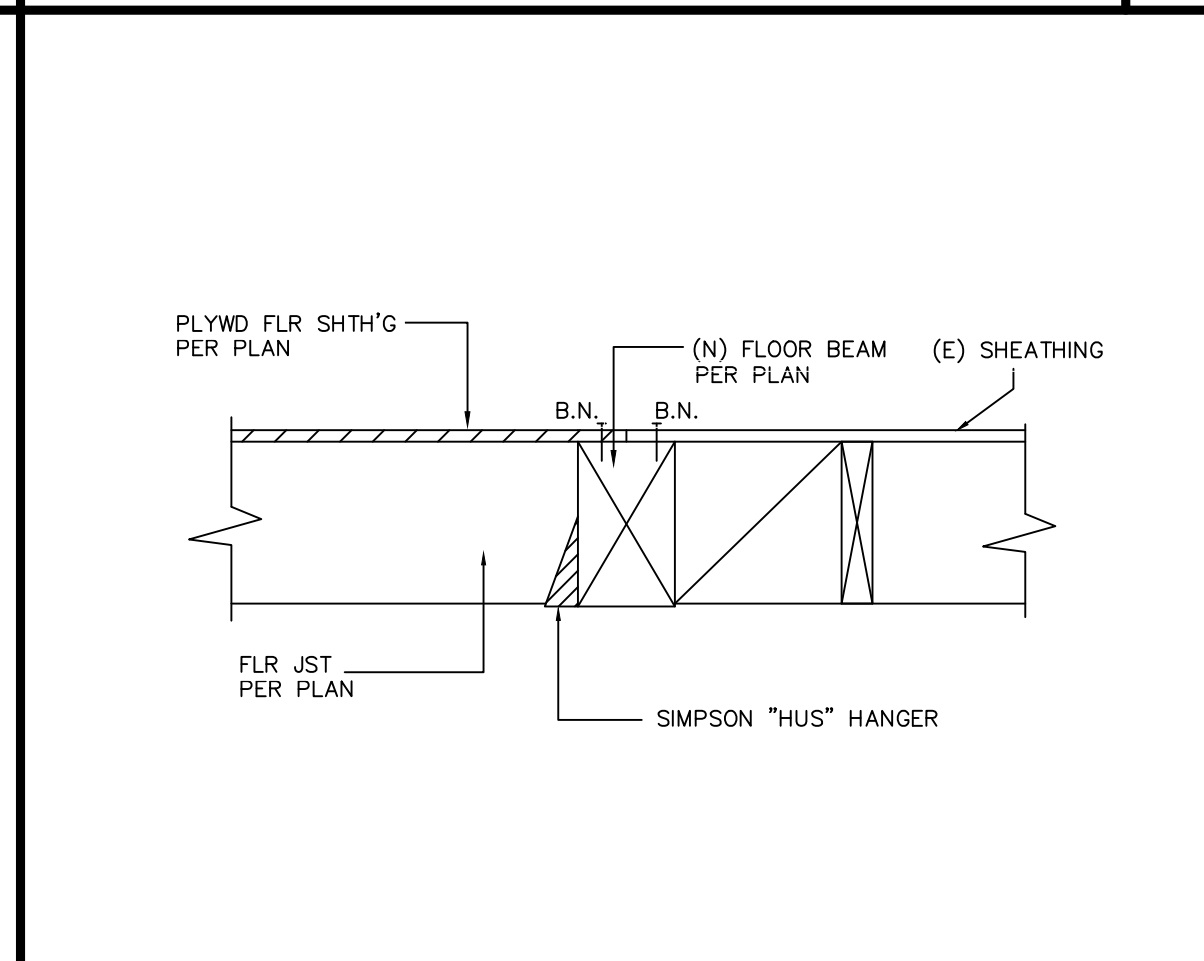
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68



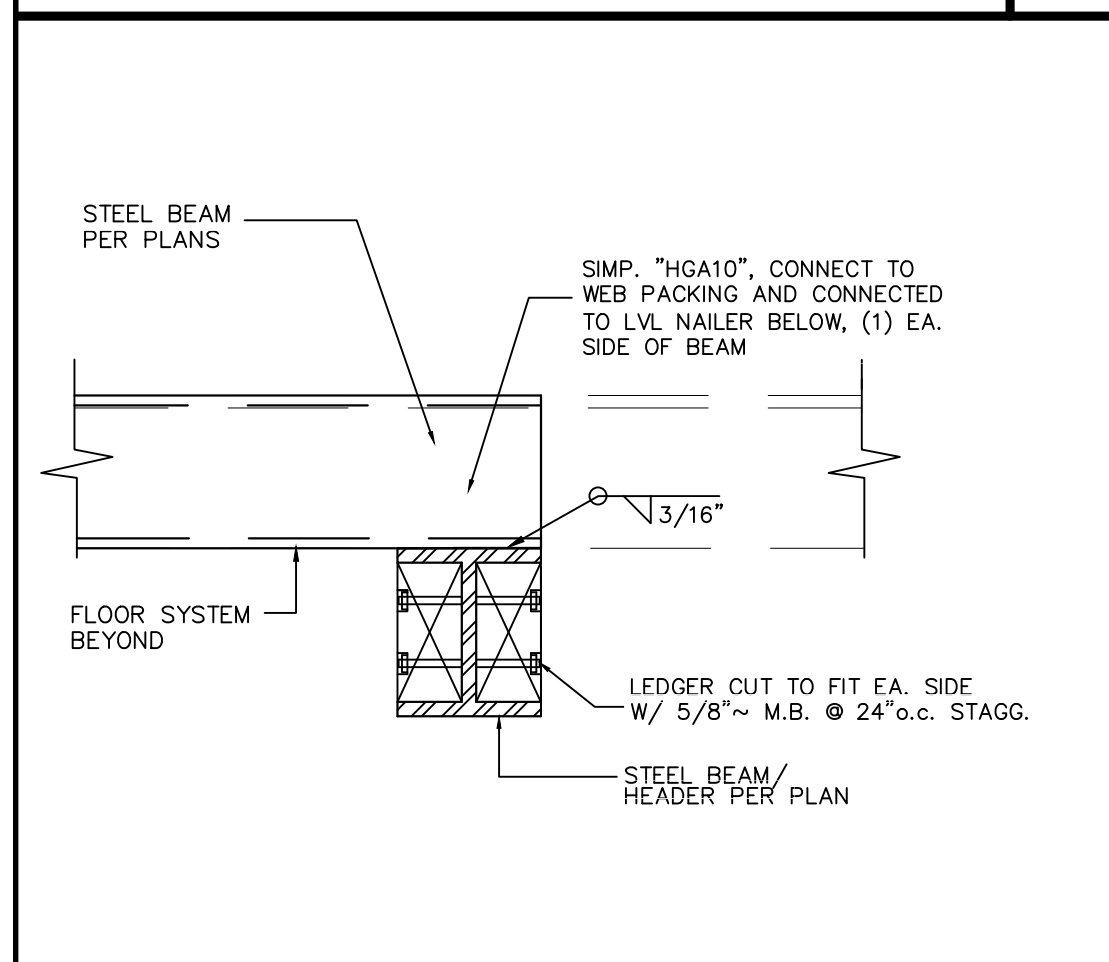
BEAM-BEAM DETAIL

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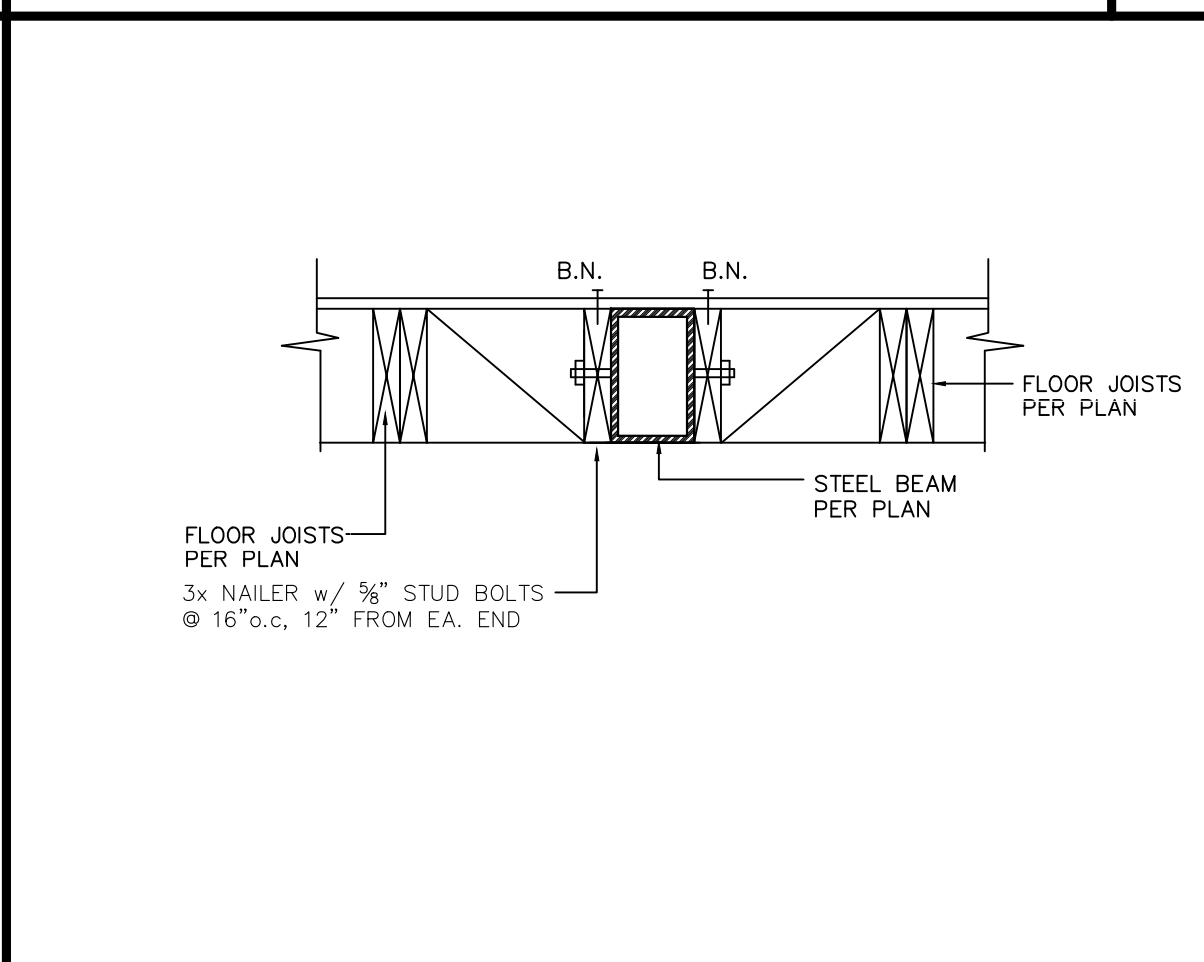
FLOOR BEAM DETAIL

70



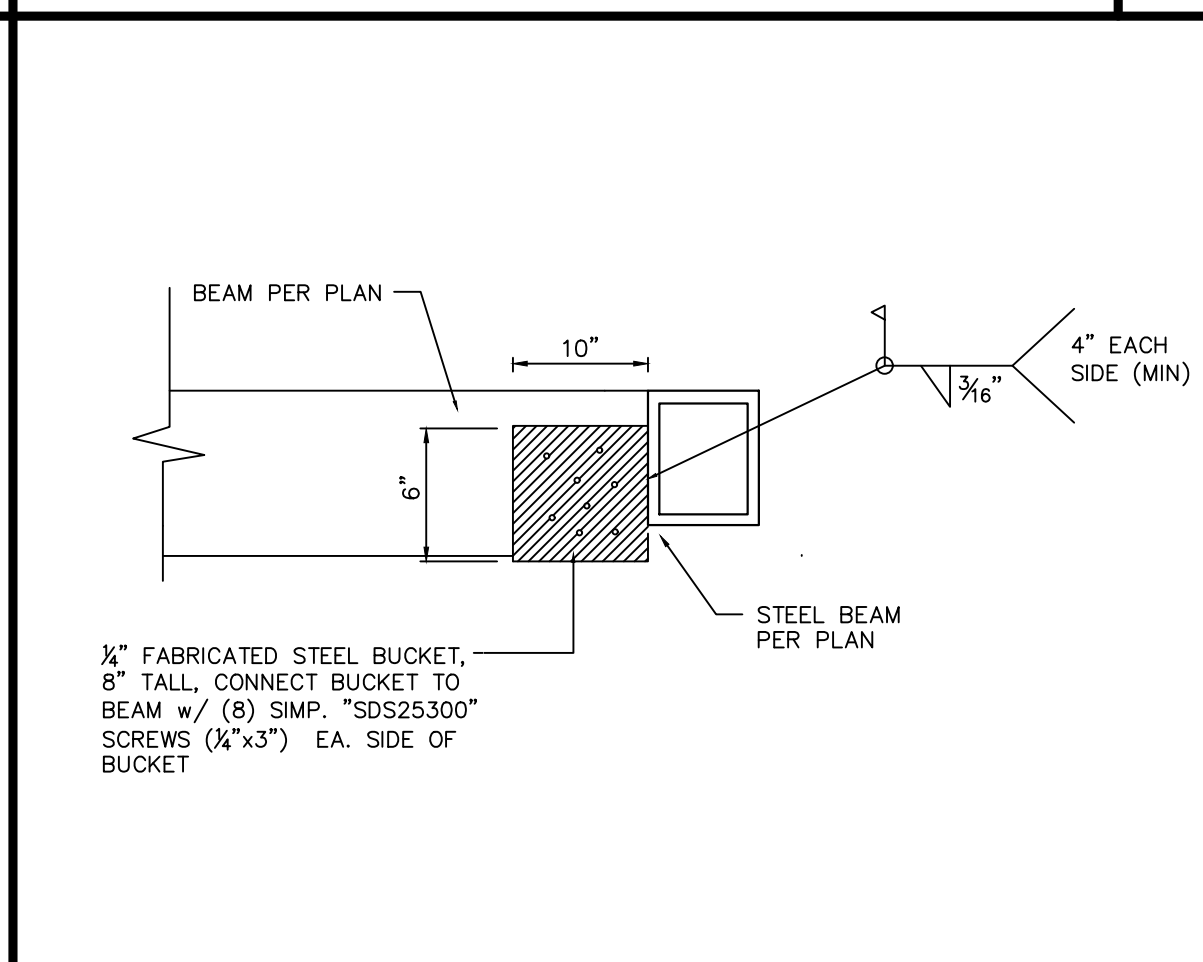
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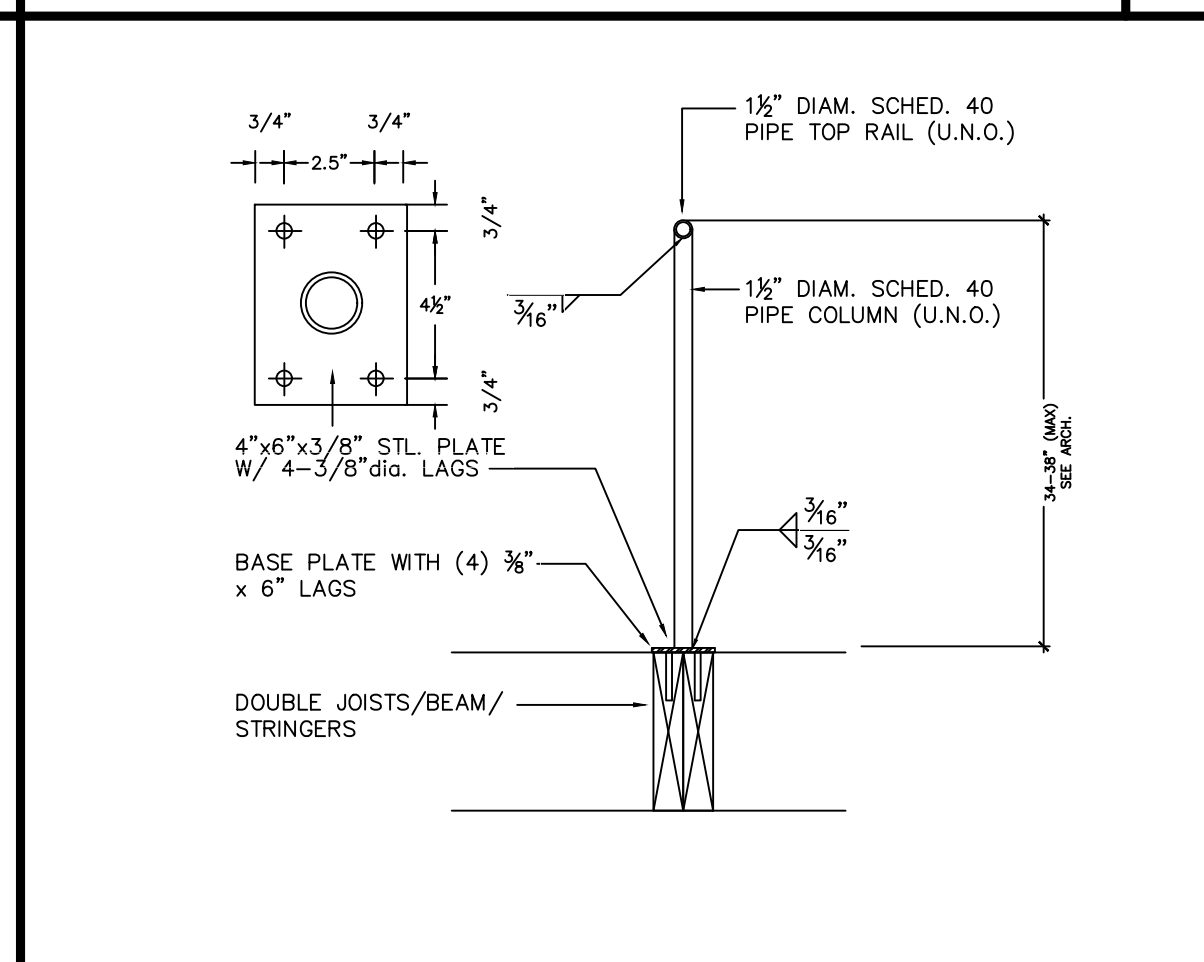
STEEL BEAM DETAIL

73



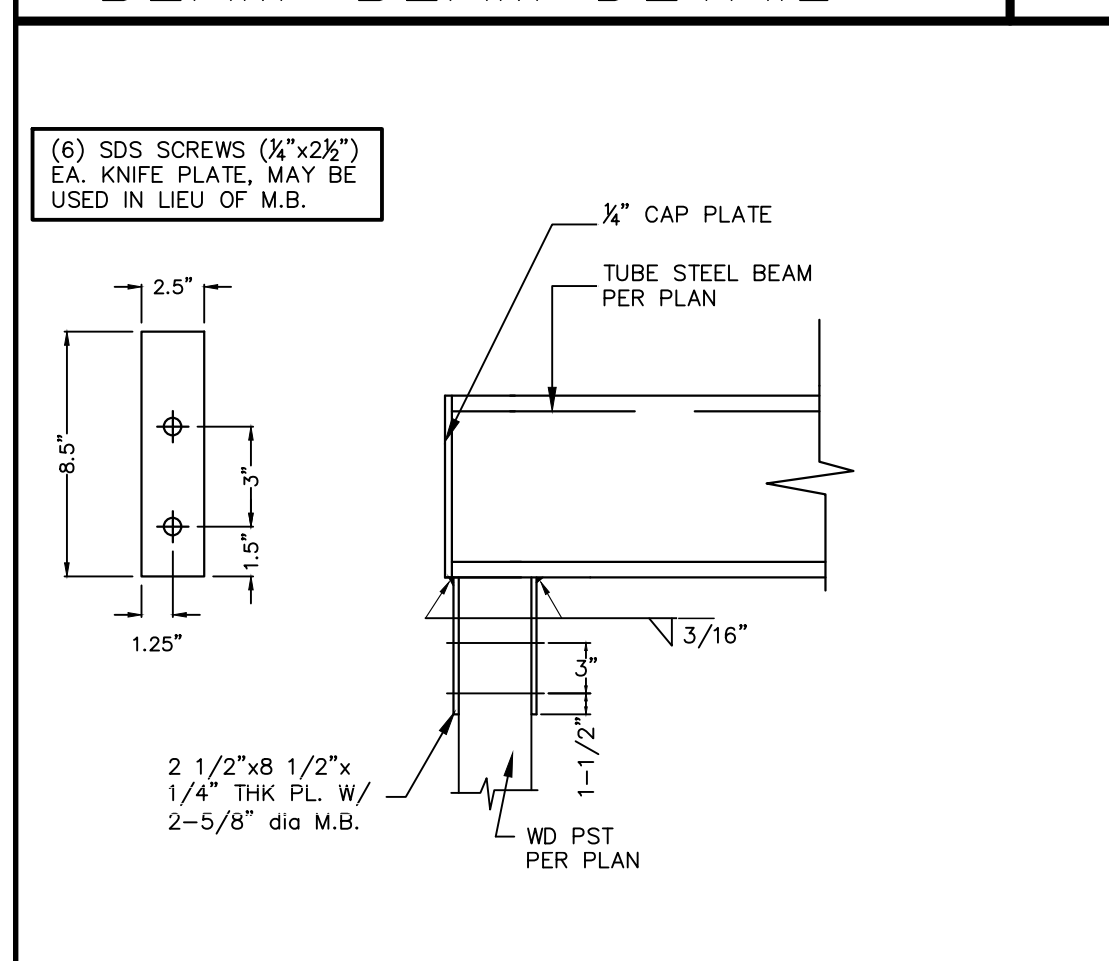
BEAM-BEAM DETAIL

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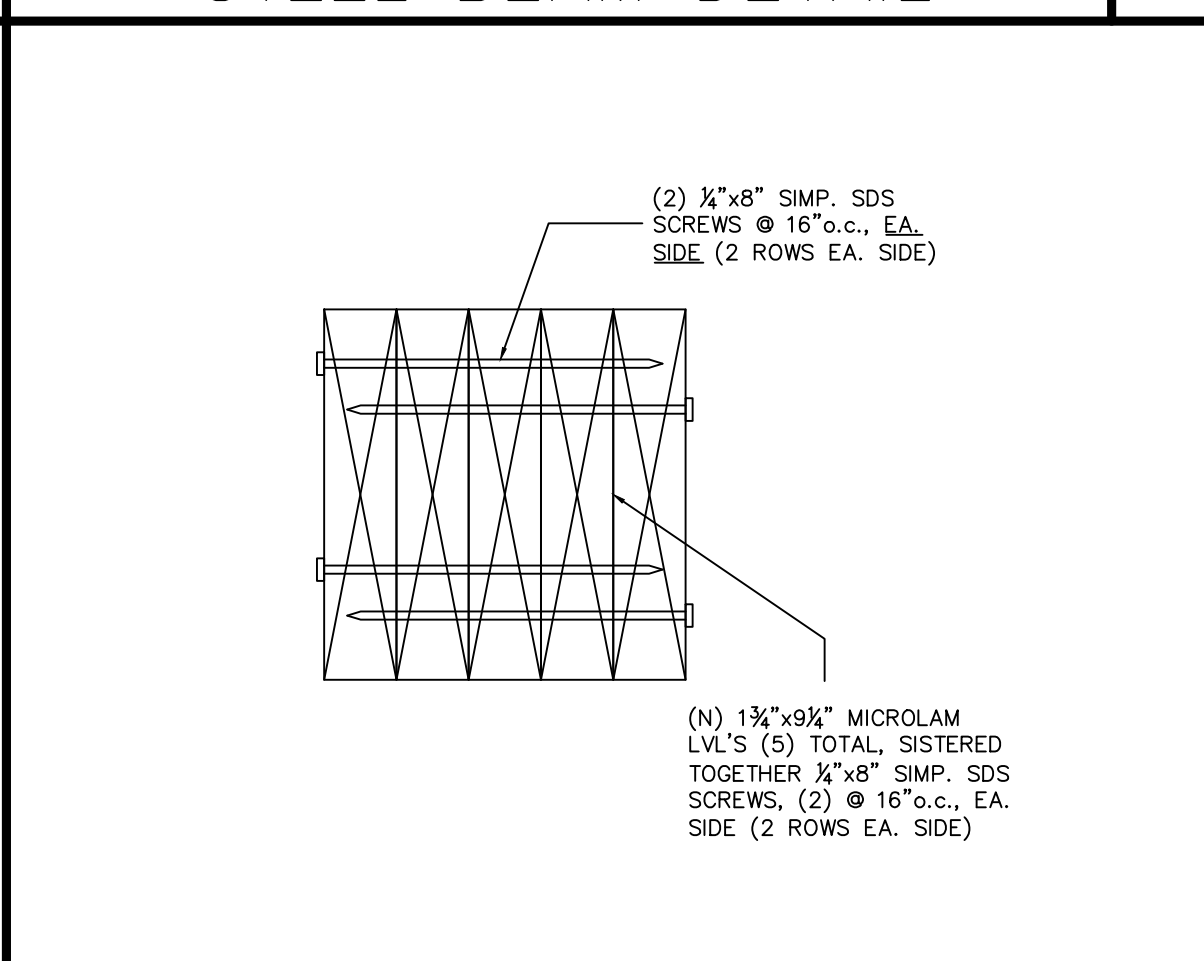
GUARDRAIL DETAIL

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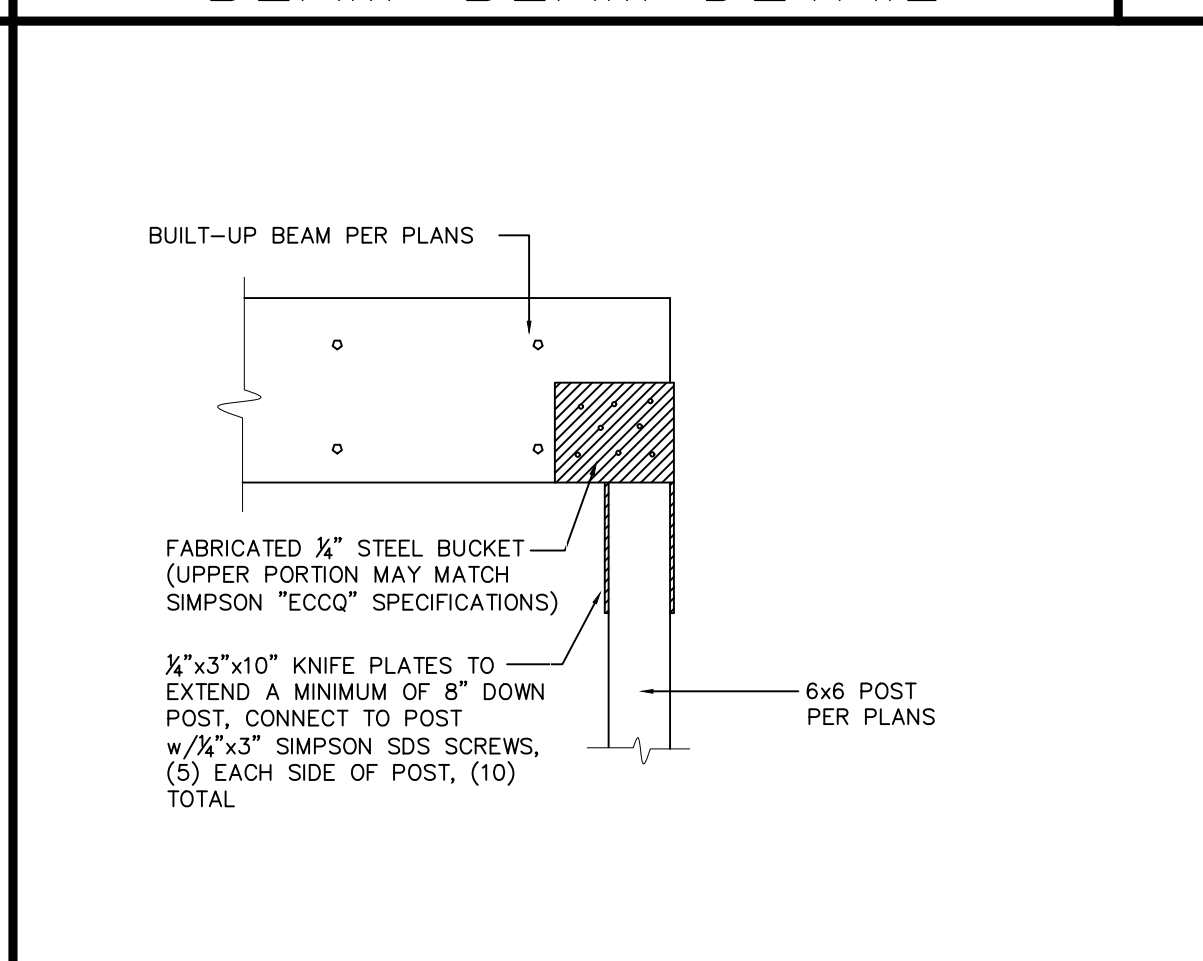
POST-BEAM DETAIL

77



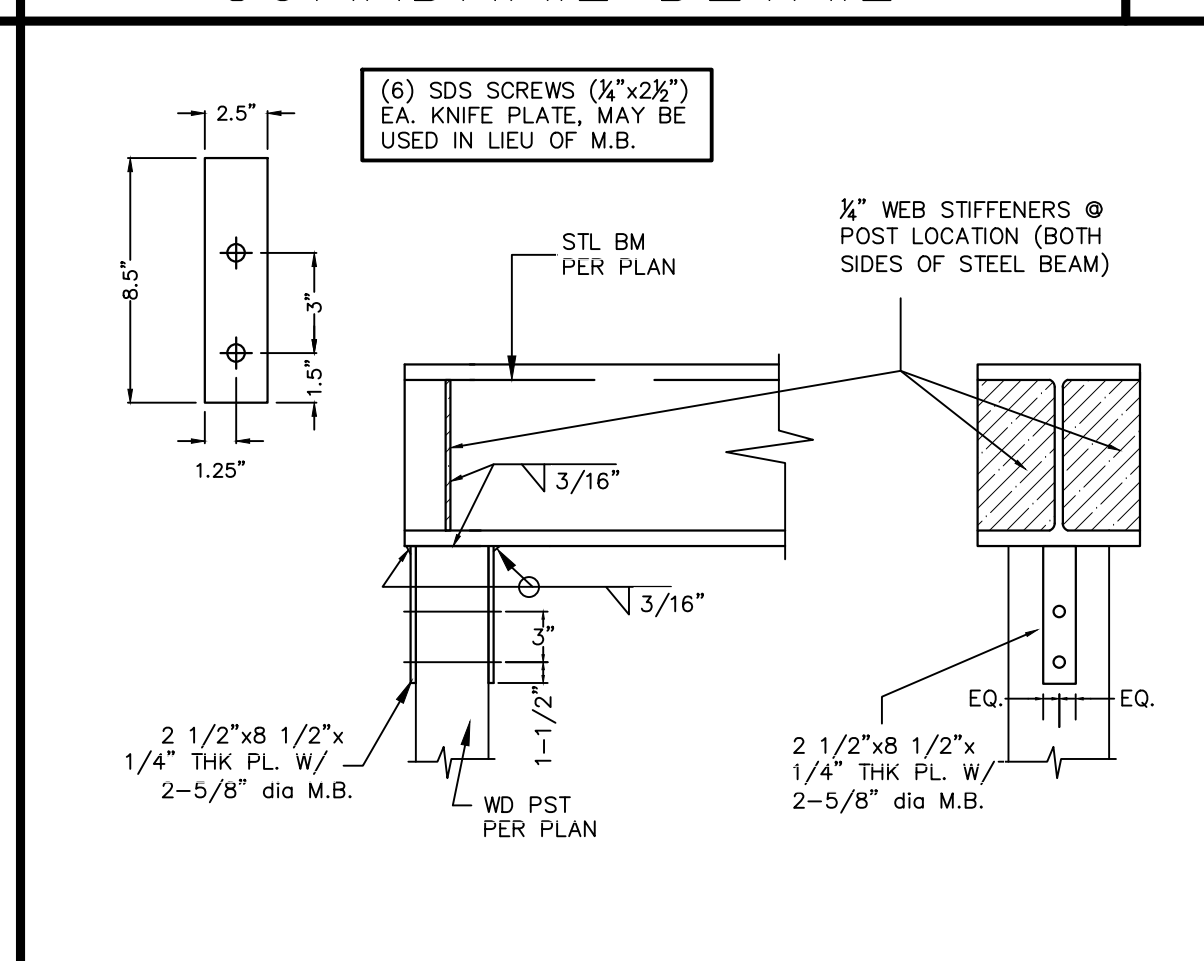
BUILT-UP BEAM DETAIL

78



POST-BEAM DETAIL

79



POST-BEAM DETAIL

80

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SCALE NTS

SHEET
SD5
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