

PARKING
AND PUBLIC IMPROVEMENTS
COMMISSION

**Consideration of an Encroachment
Permit Appeal to Allow a Retractable
Fence and Ancillary Improvements in
the Public Right-of-Way at 4004 The
Strand (4009 Ocean Drive)**

Correspondence Received
After Agenda Posting

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LATE COMMENT 1

From: darryl woodcock [mailto:kavaguy@gmail.com]
Sent: Tuesday, April 23, 2019 6:21 PM
To: Rafael Garcia <rgarcia@citymb.info>
Subject: Re: 4009 ocean..please don't take up the road

rafael,

we spoke earlier today and you explained the nature of the encroachment at 4009 ocean.

The current 'backstep' area between the west edge of the strand and any construction/wall allows for a more spacious feel as we walk along the strand.. Low walls along the east side of the strand do not interfere with the perception of spaciousness. Any retractable fence would inevitably remain in the elevated position except for those times when the round floor resident wished it to be lowered. We do not want to allow a future in which the strand is bordered on its east side by walls higher than 2 or 3 feet.

The owners knew at the time they purchased the property what the rules were and must have anticipated owning property directly behind a popular recreational area for pedestrians and thereby would have people walking in front of their property. If they wish to block out the view, whether in or out then they can resort to curtains/blinds/shields setback the requisite distance (8-10 feet

darryl woodcock
119 kelp

On Mon, Apr 22, 2019 at 7:50 AM Rafael Garcia <rgarcia@citymb.info> wrote:

Hello,

I wanted to clarify that the appellant is proposing the new fence along The Strand, not Ocean Drive. The fence will be located within the encroachment area located between the Strand and the subject property. Let me know if you have any comments or questions.

Rafael

From: darryl woodcock [mailto:kavaguy@gmail.com]
Sent: Sunday, April 21, 2019 1:36 PM
To: Rafael Garcia <rgarcia@citymb.info>
Subject: 4009 ocean..please don't take up the road

please do not allow the proposed fencing encroachment into the road. That road is already narrow and we suffer enough with already having trucks, cars parked and heavy equipment moving/deliveries around during construction

Houses have been built along ocean without the need to take away the road and we should not start a precedent or allow 'leeway' in such impositions on neighbors.

trash collection, street sweeping, 4-way stop signs nearby, normal traffic, blind-sights, backups at busy times, pedestrian difficulty along an already no-sidewalk area,

No, It's ridiculous, I'm amazed that they would even dare propose it

If you are the person responsible for this decision, then please pass this email along to those responsible or let me know how to contact that person

thanks

darryl woodcock

119 kelp street

310 406 7954

LATE COMMENT 2

From: Kristi Labrenz Galvan [mailto:klabrenz@gmail.com]

Sent: Tuesday, April 23, 2019 3:10 PM

To: Rafael Garcia <rgarcia@citymb.info>

Subject: Re: 4004 The Strand Encroachment Permit

We were informed that the encroachment is on Strand which can be confused with Ocean. Specifically, not the strand walking path, but the “Strand” street, which we oppose.

On Tue, Apr 23, 2019 at 8:21 AM Rafael Garcia <rgarcia@citymb.info> wrote:

This is for a permanent fence in the encroachment area only. Once construction is close to commencing the residential construction officer will have a meeting to outline any details pertaining to temporary fencing.

The fence is proposed along the encroachment area that is along The Strand. This portion of land is technically public property although it may look like private property. The area where the fence is proposed is highlighted in the diagram below in yellow. I wanted to provide a visual. Let me know if you have any comments that you would like to forward to the PPIC.



Let me know if you have any other questions.

Rafael

From: Kristi Labrenz Galvan [mailto:klabrenz@gmail.com]
Sent: Monday, April 22, 2019 6:49 PM
To: Rafael Garcia <rgarcia@citymb.info>
Subject: 4004 The Strand Encroachment Permit

Hi, my name is Kristi Labrenz. I live directly across from the property in reference to this permit. A 6ft encroachment will directly impact my ability to access my garage. Between the construction trucks and increased traffic down Ocean Dr, the encroachment will be a direct block to the path of travel in and out of my garage so I am very concerned regarding this proposal.

Previous projects did not need the additional fence encroachment, good thing as their construction trucks blocked the majority of Ocean Dr daily.

With the added encroachment the street and my access garage will be severely limited. Not to mention the daily traffic during summer demand will create a huge bottle neck.

Please do not approve this permit.

--

Best,
Kristi Labrenz

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LATE COMMENT 3

From: Gladi Adams, PhD [mailto:drgladi@gmail.com]
Sent: Wednesday, April 24, 2019 5:33 PM
To: Rafael Garcia <rgarcia@citymb.info>
Subject: Re: encroachment permit for Joe Huber 4004 4009 Ocean Dr.

Thank you for the clarification. I want to object to this fence because it is higher than regularly permitted. If this exception is allowed, then others seeking exceptions to the established rules will have a case to point to as a reason for future exceptions. Dr. Gladi Adams

On Wed, Apr 24, 2019 at 8:20 AM Rafael Garcia <rgarcia@citymb.info> wrote:

Hello Gladi,

I just wanted to clarify that this is for a permanent fence in the encroachment area only. Once construction is close to commencing the residential construction officer will have a meeting to outline any details pertaining to construction and fencing.

The fence is proposed along the encroachment area that is along The Strand. This portion of land is technically public property although it may look like private property. The area where the fence is proposed is highlighted in the diagram below in yellow. I wanted to provide a visual. Let me know if you have any comments that you would like to forward to the PPIC.



From: Gladi Adams, PhD [mailto:drgladi@gmail.com]
Sent: Tuesday, April 23, 2019 5:39 PM
To: Rafael Garcia <rgarcia@citymb.info>
Subject: encroachment permit for Joe Huber 4004 4009 Ocean Dr.

I am writing to express my objections to a fence on Ocean Dr.

I have owned my home located at 4020 Ocean Drive for 43 years. This last year and a half has been so difficult to live here. Directly across the street, a 4 story house was just completed. This project was permitted January, 2017.

Daily we experienced truck and construction traffic always parked directly across from my garage. It was an extremely difficult situation to tolerate. Whenever I wanted to leave my home, I had to find the construction workers and ask them to move so I could leave my garage.

Now the property directly adjacent to this property is to be demolished and 2 condos constructed. As if all this is not enough, two houses on

Ocean Drive at 4004 are to be demolished and a behemoth of a house is to be built on two adjoining lots. This project also wants to put a fence in the roadway.

I want to express my strong objection to this fence.

We have suffered enough inconvenience, turmoil, dust, dirt and cracks in the stucco of my home.

Please hear my plea. It is so unfair to be in a construction zone for the last 3 years and for continue to suffer for at least 2 years to come.

--

Dr Gladi Adams
310-953-1414

Rafael Garcia
Assistant Planner
P: (310) 802-5514
E: rgarcia@citymb.info



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Dr Gladi Adams
310-953-1414

Rafael Garcia
Assistant Planner
P: (310) 802-5514

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LATE COMMENT 4

From: William Cherry <willcherry310@gmail.com>
Sent: Tuesday, April 23, 2019 6:24 PM
To: Erik Zandvliet <ezandvliet@citymb.info>
Subject: Support for Encroachment Permit

Will Cherry
3906 The Strand Manhattan Beach
(310) 947-2227

Support for Applicant 4004 The Strand LLC

-
As a Strand resident and close neighbor to the project, I welcome the proposed improvements at 4004 The Strand. A retractable barrier is a wonderful solution to the dichotomous public/private nature of Strand living. The Hubers are great neighbors and the project will enhance the aesthetics of El Porto.

-
Please contact me with any specific questions.

Sincerely,
Will

--

Will Cherry
Realtor
Keller Williams Beach Cities
BRE Lic #01976141
Attorney, Licensed in CA
www.willcherryrealestate.com

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LATE COMMENT 5

From: David Nedorezov <david.nedorezov@gmail.com>
Sent: Thursday, April 25, 2019 2:19 PM
To: Erik Zandvliet <ezandvliet@citymb.info>
Subject: Encroachment Permit for 4004 The Strand

Hello,

I'm writing to support the application for permit for 4004 The Strand LLC.

A retractable barrier would not detract from the Strand in El Porto and I have seen similar barrier's on residences closer to the pier and believe they offer the benefit of privacy to both strand visitors and residents.

I have been neighbors with the Huber's for several years and they are great neighbors and do a lot for the community.

Please let me know if you have any questions.

Best,
-David

David Nedorezov
3920 The Strand
Manhattan Beach, CA 90266

Erik Zandvliet
Traffic Engineer
P: (310) 802-5522
E: ezandvliet@citymb.info



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LATE COMMENT 6

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

From: Joe Rock <psu_rocco@hotmail.com>

Sent: Thursday, April 25, 2019 2:44 PM

To: Erik Zandvliet <ezandvliet@citymb.info>

Subject: Support for buliding proposed at 4004 The Strand

To MB officials:

As a neighbor of the Hubers and a resident on the Strand, i have no issues with the improvement project the Hubers have proposed to make at 4004 The Strand. Adding a barrier will in no way detract from the Strand and/or from what the Strand offers.

Feel free to contact me with any questions.

Thx

Joe Rock

814-730-6286