

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
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**F5b**

Filed: 4/22/2014
180th Day: 10/19/2014
Staff: Z. Rehm-LB
Staff Report: 5/22/2014
Hearing Date: 6/13/2014

STAFF REPORT: CONSENT CALENDAR

Application Number: 5-14-0278

Applicant: 140 34th Street, LLC (Bryn Stroyke, Managing Member)

Agent: Srour & Associates, LLC

Project Location: 140 34th Street, Hermosa Beach, Los Angeles County; APN 4181-032-012

Project Description: Demolition of 828 sq. ft. one-story single family residence and attached two-car garage accessed from alley; construction of 3,288 sq. ft. 30' high three-story plus roofdeck single family residence and attached two-car garage plus two uncovered parking spaces in driveway accessed from 34th Street; removal of on-street metered public parking space and private improvement to public curb and sidewalk.

Staff Recommendation: Approval with Conditions

I. MOTION AND RESOLUTION

Motion:

*I move that the Commission **approve** the coastal development permit applications included on the consent calendar in accordance with the staff recommendations.*

Staff recommends a **YES** vote. Passage of this motion will result in approval of all the permits included on the consent calendar. The motion passes only by affirmative vote of a majority of the Commissioners present.

Resolution:

The Commission hereby approves a coastal development permit for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the policies of Chapter 3 of the Coastal Act and 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. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the development on the environment.

II. STANDARD CONDITIONS

This permit is granted subject to the following standard conditions:

1. **Notice of Receipt and Acknowledgment.** The permit is not valid and development 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 development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development 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. **Interpretation.** Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
4. **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.

5. **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.

III. SPECIAL CONDITIONS

This permit is granted subject to the following special conditions:

1. **Revised Site Plan.** PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicants shall submit, for the written review and approval of the Executive Director, two copies of a revised site plan that shall demonstrate the following:
 - a. A minimum of two covered parking spaces and a minimum of one additional guest parking space shall be provided on-site; and
 - b. All parking spaces shall be accessed from the alley designated as 34th Place.
2. **Revised Encroachment Plan.** PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicants shall submit, for the written review and approval of the Executive Director, two copies of a revised encroachment plan for the subject site that shall demonstrate the following:
 - a. Both on-street metered public parking spaces adjacent to the property along 34th Street shall be maintained for public use and access to the coast;
 - b. The plan shall call out any improvements to the existing alley designated as 34th Place, subject to City and utility approvals.
3. **Revised Landscaping and Drainage Plan.** PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicants shall submit, for the written review and approval of the Executive Director, two copies of a revised landscaping plan for the subject site that shall demonstrate the following:
 - a. Vegetated landscaped areas shall only consist of native plants or non-native drought tolerant plants, which are non-invasive. No plant species listed as problematic and/or invasive by the California Native Plant Society (<http://www.CNPS.org/>), the California Invasive Plant Council (formerly the California Exotic Pest Plant Council) (<http://www.cal-ipc.org/>), or as may be identified from time to time by the State of California shall be employed or allowed to naturalize or persist on the site. No plant species listed as a 'noxious weed' by the State of California or the U.S. Federal Government shall be utilized within the property. All plants shall primarily be low or very low water plants as identified by California Department of Water Resources for South Coastal Region Three (See: <http://www.water.ca.gov/wateruseefficiency/docs/wucols00.pdf>).
 - b. Stormwater runoff shall be captured and filtered into the soil on the site.

IV. FINDINGS AND DECLARATIONS

The Commission hereby finds and declares:

A. PROJECT LOCATION AND DESCRIPTION

The subject site is a 2,250 sq. ft. lot sloping downward toward the coast located at 140 34th Street, approximately 250 feet inland of the public beach in the City of Hermosa Beach (**Exhibit 1**). The parcel has a land use designation of R-3 (Multiple Family Residential). Both adjacent parcels as well as the majority of the surrounding parcels accommodate single family residences, but there are also some duplexes and multi-unit apartment structures in the area.

The area is a built out residential neighborhood with severe parking conflicts between residents and visitors. All on-street parking along 34th Street and Hermosa Avenue is metered, although certain residential parking permits allow occupants of nearby residences to park at metered parking spaces without paying.

Thirty-fourth Street terminates at Hermosa Avenue and public access to the beach is approximately 200 feet north from The Strand or 300 feet south from the walk-street designated as Longfellow Avenue. Because the subject block is in close proximity to the beach, the metered spaces are used by the public for beach access. The nearest public parking lot is approximately one-half mile north, serving visitors of the Manhattan Beach Pier and commercial center.

The existing residence is an 828 sq. ft. one-story bungalow constructed in 1923, characteristic of early development in Hermosa Beach. It is not listed as a historic resource. A two-car garage exists in the rear of the residence, accessed from the alley designated as 34th Place (**Exhibit 2**). The application proposes to demolish the existing residence and garage.

The proposed new development is a 3,288 sq. ft. 30' high three-story plus roofdeck single family residence. The site plan incorporates drainage features to control and capture stormwater runoff, including a perforated drainline system with sump pump. All proposed landscaping features native or non-native drought tolerant non-invasive plant species. The applicant has received an approval in concept for the proposed development from the City of Hermosa Beach.

The applicant originally proposed to relocate the driveway from the alley to 34th Street, which would require the removal of an on-street metered public parking space and private alterations to the public curb and sidewalk, as well as the repositioning of an additional on-street metered public parking space, approximately 250 feet inland of the public beach (**Exhibits 3 and 4**). Because the garage for the existing residence is currently accessed from the alley, the proposed garage access from the street resulting in the loss of an on-street parking space would be inconsistent with Section III (A) of the City's certified Land Use Plan which requires new development to "preserve and increase where feasible, residential, commercial, and general public parking within the Coastal Zone."

The proposed garage access from the street would also be inconsistent with the public access provisions of the Coastal Act and with past Commission actions in the area and could prejudice the City's ability to prepare a Local Coastal Program (LCP). The Commission has taken action on five applications for development within the 100 and 200 blocks of 34th Street, the two blocks where all parcels abut the alley designated as 34th Place. Two applications for additions to existing single family residences have been approved and permitted to maintain pre-existing

garage access from 34th Street. The other three applications have been for new single family residences and all three have been approved to take garage access from the alley designated as 34th Place. One of the new residences has an uncovered parking space accessed from a curbcut on 34th Street, but that curbcut was shrunken from a pre-existing double-curbcut, and the primary garage and guest parking access is taken from the alley. The five Commission approved applications are summarized here.

- 126 34th Street; permit no. 5-06-237-W; third-floor addition and remodel of existing single family residence; maintained pre-existing garage access from 34th Street
- 210 34th Street; permit no. 5-99-145-W; demo existing single family residence and construct new two-story single family residence; new garage accessed off alley
- 220 34th Street; permit no. 5-05-120-W; new two-story over basement single family residence on vacant lot; new garage accessed off alley
- 230 34th Street; permit no. 5-12-299-W; demo existing single family residence and construct new three-story single family residence; new garage and uncovered parking space accessed off alley, additional uncovered parking space accessed from shrunken pre-existing curbcut on 34th Street
- 248 34th Street; permit no. A-7792; addition to existing two-story single family residence; maintained pre-existing garage access from 34th Street

To ensure that the new development is consistent with the Coastal Act, is consistent with past Commission actions in the area, and will not prejudice the City's ability to prepare a Local Coastal Program (LCP), the Commission imposes three special conditions.

Special Condition #1 requires the applicant to submit, prior to the issuance of the Coastal Development Permit (CDP), a revised site plan taking access from the alley. **Special Condition #2** requires the applicant to submit, prior to the issuance of the CDP, a revised encroachment plan, ensuring that the curb and sidewalk along 34th Street are maintained for vehicular parking and unimpeded pedestrian access to the coast. This condition will permit the applicant to make improvements to the existing alley designated as 34th Place, subject to City and utility approvals, which may enable the applicant to enhance private and guest parking access from the alley.

Special Condition #3 requires the applicant to submit, prior to the issuance of the CDP, a revised landscaping plan. Given that the landscaping plan will likely need to be modified in order to site the parking access from the alley, the revised plan should feature only native or non-native drought tolerant non-invasive plant species, maximize the use of permeable surfaces, and minimize stormwater runoff.

After discussions with Commission staff, the applicant has agreed with staff's recommendation and the special conditions to preserve the on-street metered public parking space and take garage access from the alley.

B. PUBLIC ACCESS

As conditioned, the proposed development will not have any new adverse impact on public access to the coast or to nearby recreational facilities. Thus, as conditioned, the proposed development conforms with Sections 30210 through 30214, Sections 30220 through 30224, and 30252 of the Coastal Act.

C. WATER QUALITY

The proposed development has a potential for a discharge of polluted runoff from the project site into coastal waters. The development, as proposed and as conditioned, incorporates design features to minimize the effect of construction and post construction activities on the marine environment. These design features include, but are not limited to, the appropriate management of equipment and construction materials, reducing runoff through the use of permeable surfaces, the use of drought tolerant non-invasive vegetation to reduce and treat the runoff discharged from the site, and for the use of post construction best management practices to minimize the project's adverse impact on coastal waters. Therefore, the Commission finds that the proposed development, as conditioned, conforms with Sections 30230 and 30231 of the Coastal Act regarding the protection of water quality to promote the biological productivity of coastal waters and to protect human health.

D. DEVELOPMENT

The development is located within an existing developed area and, as conditioned, will be compatible with the character and scale of the surrounding area, has been designed to assure structural integrity, and will avoid cumulative adverse impacts on public access. Therefore, the Commission finds that the development, as conditioned, conforms with Sections 30250, 30251, 30252, 30253 and the public access provisions of the Coastal Act.

E. LOCAL COASTAL PROGRAM

Coastal Act section 30604(a) states that, prior to certification of a local coastal program, a coastal development permit can only be issued upon a finding that the proposed development is in conformity with Chapter 3 of the Act and that the permitted development will not prejudice the ability of the local government to prepare an LCP that is in conformity with Chapter 3. The Land Use Plan for The City of Hermosa was effectively certified in 1981. As conditioned, the proposed development is consistent with Chapter 3 of the Coastal Act and with the certified Land Use Plan for the area. Approval of the project, as conditioned, will not prejudice the ability of the local government to prepare an LCP that is in conformity with the provisions of Chapter 3 of the Coastal Act.

F. CALIFORNIA ENVIRONMENTAL QUALITY ACT

Section 13096 of the Commission's regulations requires Commission approval of Coastal Development Permit applications to be supported by a finding showing the application, as conditioned by any conditions of approval, to be consistent with any applicable requirements of

the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available, which would substantially lessen any significant adverse effect which the activity may have on the environment.

As conditioned, there are no feasible alternatives or additional feasible mitigation measures available that would substantially lessen any significant adverse effect that the activity may have on the environment. Therefore, the Commission finds that the proposed project, as conditioned, is the least environmentally damaging feasible alternative and can be found consistent with the requirements of the Coastal Act to conform to CEQA.

SUBSTANTIVE FILE DOCUMENTS

1. City of Hermosa Beach Land Use Plan (Commission Certified 1981)
2. Permit Files for App. Nos. A-7792, 5-99-145-W, 5-05-120-W, 5-06-237-W, and 5-12-299-W

EXHIBITS

Exhibit 1 – Vicinity Map

Exhibit 2 – Photograph of Existing Alley Garage Access Area

Exhibit 3 – Photograph of 34th Street Proposed Garage Access Area

Exhibit 4 – Proposed Site Plan

Vicinity Map: 140 34th Street, Hermosa Beach



Photograph of
Existing Alley
Garage Access

COASTAL COMMISSION

5-14-0278

EXHIBIT # 2

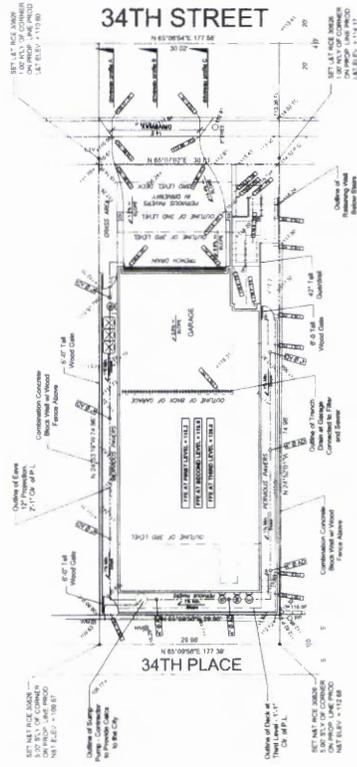
PAGE 1 OF 1



Photograph of 34th Street Proposed Garage Access Area



- LEGEND**
- Landscaping / Grass
 - One Story Element
 - Two Story Element
 - Three Story Element
 - Block Wall
 - Existing Grade
 - Proposed Grade
 - Subsided Lot
 - F.C. Fenced Concrete
 - T.M. Top of Mtl
 - F.A. Top of Facing
 - F.F.E. Finished Floor Elevation
 - T.C. Top of Curb
 - P.L. Paved at Street
 - F.S. Finished Surface



- CONSTRUCTION NOTES**
1. STORM DRAIN PIPE SHALL BE 4" RIGID PLASTIC PIPE
 2. INTERIOR 12" SQUARE AREA DRAINAGE WITH 50# OPENINGS AND / OR 4" AREA DRAINAGE
 3. DOWNPOUR/OUTLETTING INTO SITE MAY EMPTY DIRECTLY INTO STORM DRAINAGE SYSTEM. SLOPE SHALL BE 1/8" PER FOOT INTO STORM DRAINAGE SYSTEM
 4. CONSTRUCT STUMP PILE AND STUMP PUMP SYSTEM PER LOCAL REGULATIONS AND PERMITTING AGENCIES
 5. INTERIOR PERVIOUS DRAINAGE IN WALKWAYS AND DRIVEWAYS
 6. ALL ON-SITE AREA DRAINAGE WILL BE STENCILED WITH TWO DRAINAGE - DRAINAGE TO OCEAN - LOGO

DESIGNED BY: [Signature]
 CHECKED BY: [Signature]
 DATE: 10-21-2013

PIAJ ENGINEERING, INC. 540 24TH STREET HERMOSA BEACH, CA 90254 (310) 379-4341	FILE NAME: JDRBORR DATE: 10-21-2013
PROJECT SITE: HERMOSA BEACH, CA	SCALE: 1/8"=1'-0"
J.P.P.	JOB NO. 12542
	SHEET C1 OF 1

DRAINAGE PLAN
1/8" = 1'-0"

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 EXHIBIT # 4
 PAGE 1 OF 1

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DOUGLAS J. LEACH
 ARCHITECT

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