

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
200 Oceangate, Suite 1000
Long Beach, CA 90802-4302
(562) 590-5071

**Th10a**

Click here to go to
original staff report

ADDENDUM

December 8, 2015

TO: Coastal Commissioners and Interested Parties

FROM: South Coast District Staff

SUBJECT: ADDENDUM TO ITEM Th10a, COASTAL DEVELOPMENT PERMIT 5-15-0970
FOR THE COMMISSION MEETING OF DECEMBER 10, 2015.

CHANGES TO STAFF REPORT

Commission staff recommends the following revisions to the staff report dated 11/19/15 in the third paragraph of the Project Description on page 6, to clarify that the proposed residence has been sited and designed to avoid expected wave hazard for the life of the project. Language to be deleted from the Project Description is identified by ~~strike-out~~, and language to be added is underlined.

~~Due to its oceanfront location, the project site may be exposed to coastal hazards including wave run up during a severe storm event, sea level rise, and the associated rise in the groundwater table. The coastal engineering analysis submitted by the applicant determined that the proposed residence is not expected to be subject to wave uprush or wave caused erosion for the planned 75-year life of the structure, even with expected sea level rise.~~ The applicant has submitted the following geotechnical reports conducted by Geosols, Inc.: Wave Runup and Coastal Hazard Report dated August 1, 2012, and Supplemental Wave Runup Analysis, dated June 11, 2015. According to these studies, the wide sandy beach (approximately 400 feet wide) between the subject property and the Pacific Ocean will prevent wave runup and overtopping from significantly impacting this site over the life of the proposed improvements, and Commission staff is in agreement with the assertion that the site will likely be safe from erosion and storm flooding from foreseeable events. Importantly, the sub-basement is not considered to be a shoreline protective device. ~~The Commission imposes **Special Condition 1**, whereby the applicant assumes the risk of developing in this potentially hazardous location.~~ **Special Condition 2** requires the applicant to agree not to build a shoreline protective device to protect the property from such hazards.

Although the proposed development has been sited and designed to avoid expected wave caused erosion, there remains some inherent risk to new shoreline development due to the dynamic nature of coastal areas. The Coastal Act recognizes that certain types of development, such as the proposed project, may involve the taking of some risk. Coastal Act policies require the Commission to establish the appropriate degree of risk acceptable for the proposed development and to determine who should assume the risk. When development in areas of identified hazards is proposed, the Commission considers the hazard associated with the project site and the potential cost to the public, as well as the individual's right to use his property. As such, the Commission finds that due to the unforeseen possibility of erosion, liquefaction, tsunami, waves, flooding, and effects from sea level rise, the applicant shall assume these risks as a condition of approval. Therefore, **Special Condition 1** requires the applicant to waive any claim of liability against the Commission for damage to life or property which may occur as a result of the permitted development.

LETTER OF OPPOSITION

Since the staff report was written, The South Coast District office received a letter of opposition to the proposed project from a neighboring resident located at 3100 The Strand, directly adjacent to the subject property. (See Attached). The neighbor raises three issues including: 1) impacts to their private views; 2) geologic and engineering safety; and 3) noise and impacts to water quality from dewatering operations.

Chapter 3 policies of the Coastal Act do not protect private views, and are not a basis for the Commission's review. The neighbors concern regarding geologic and engineering safety are addressed in the analysis from the applicant's engineer who makes the standard finding that the project has been designed to ensure geologic/engineering stability on site and will not "impose any adverse effect on existing adjacent structures." (See Geotechnical Engineering Investigation conducted by NorCal Engineering, dated March 6, 2015). The project, including its foundations and retaining walls were evaluated by the applicant's engineer and determined to ensure geologic and engineering stability both on and off site.

Noise impacts associated with construction are addressed by local ordinances to minimize disruption to neighboring properties. Chapter 3 policies of the Coastal Act do not address noise impacts, and therefore, the neighbor's concern regarding potential noise related to future dewatering operations is not a basis for the Commission's review. Finally, the neighbors concern regarding water quality impacts are addressed in the staff report findings.

Agenda Item #: Th10
Application #/ Permit Number: 5-15-0970
Kimberly and Shannon Aikman,
Trustees of the Aikman Children's Trust
OPPOSITION TO THE PROJECT

Dear Commission Members,

We own and live in the home located at 3100 The Strand, directly adjacent to the subject property, at 3035 The Strand, APN 4181035019. We would like a few of our concerns placed into the record.

The first is that our house is old, 1920's, and set much further back than the proposed new residence. Currently, the existing home has a notched porch which provides a view from our home. We believe that the new home will block that view with a chimney and wall, and would like to have some analysis of that blockage presented to the commission or to us.

Our second concern is the depth of the new, two story basement, and its proximity to the water table. The retaining wall for the two story basement will be at least 18 feet tall, and will be located approximately 6 feet from our foundation. We have been given no assurances from any regulatory agency, or the applicant, that this construction will not damage our home. The amount of information provided in the Coastal Development Permit Staff Report does not discuss the means by which these walls will be constructed, so again, our concerns may or may not be justified. At this time, we just don't know without speaking to someone that does.

The staff report does, however, discuss the proximity of the lowest basement slab to the historic water table, and describes the dewatering system that will be installed to mitigate flooding of the basement. On a single occurrence, this seems to be fine. However, the staff report also discusses the potential for a rise in the water table, suggesting that the dewatering system may one day be in continuous operation. As two people who reside six feet away from this system, we find this problematic. We find it objectionable on a personal level (the noise) as well as from an environmental level, as the dewatering system will essentially be taking water that would normally remain in the ground, following the natural filtration of the beach sands, and evacuating it up to the street where it will pick up numerous pollutants before being dumped into the sea.

We note that this system is required due to a two story, as opposed to a single story basement. We note that the need for this extra depth is for non-required car parking. While we do not wish to categorically object to this extra depth of construction, we do want to register our concerns, and would request that the commission require the applicant to provide further analysis of the structural system and the dewatering system. We do not wish to create a problem for our new neighbor, but the short time of notification left us very little time to figure out what was going on, discuss the matter with others, and reply accordingly.

We are not able to attend the meeting. Please consider our situation when you discuss and rule on the project.

Sincerely,

Kimberly and Shannon Aikman
Co-Trustees of the Aikman Children's Trust

Cc: SKinsey@marincounty.org, mbluevanocostal@gmail.com,
Mandy Revell, Coastal Program Analyst- 562-590-5071

Need the names of ALL of commissioners ,and the four-non voting members on the commission with a copy to the staff person Mandy Revell

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
200 Oceangate, Suite 1000
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Th10a

Filed: 6/30/15
180th Day: 12/27/15
Staff: M. Revell-LB
Staff Report: 11/19/15
Hearing Date: 12/10/15

STAFF REPORT: CONSENT CALENDAR

Application No. 5-15-0970

Applicant: Steve and Sindee Riboli

Agent: Srour & Associates, LLC

Project Location: 3035 The Strand, Hermosa Beach, Los Angeles County.

Project Description: Demolition of single family residence, and construction of a two-story over basement and sub-basement level single family residence with private enclosed parking for four vehicles (via two level car lift) and one open guest parking space adjacent to the garage on a beachfront lot.

Staff Recommendations: Approval with conditions

SUMMARY OF STAFF RECOMMENDATION

Steve and Sindee Riboli request a permit to demolish a single family residence and construct a new single family residence on a beachfront lot. The primary Coastal Act issues raised by the subject development are: 1) beachfront development that could be subject to natural hazards such as wave attack and flooding during strong storm events, or an increase in the groundwater table related to sea level rise; and 2) water quality.

Staff recommends **APPROVAL** of Coastal Development Permit Application 5-15-0970, with **seven SPECIAL CONDITIONS** regarding: 1) assumption of risk, waiver of liability and indemnity; 2) no future shoreline protective devices; 3) future development; 4) drainage and run-off control plan; 5) permit compliance; 6) dewatering plans; and 7) deed restriction.

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. **Assumption of Risk, Waiver of Liability and Indemnity.** By acceptance of this permit, the applicant acknowledges and agrees (i) that the site may be subject to hazards from flooding and wave uprush; (ii) to assume the risks to the applicant and the property that is the subject of this permit of injury and damage from such hazards in connection with this permitted development; (iii) to unconditionally waive any claim of damage or liability against the Commission, its officers, agents, and employees for injury or damage from such hazards; and (iv) to indemnify and hold harmless the Commission, its officers, agents, and employees with respect to the Commission's approval of the project against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement arising from any injury or damage due to such hazards.
2. **No Future Shoreline Protective Device**
 - A. By acceptance of this Permit, the applicant agrees, on behalf of itself and all successors and assigns, that no bluff or shoreline protective device(s) shall ever be constructed to protect the development approved pursuant to Coastal Development Permit No. 5-15-0970 including, but not limited to, the residences, garages, foundations, and any other future improvements in the event that the development is threatened with damage or destruction from waves, erosion, storm conditions, bluff retreat, landslides, or other natural hazards in the future. By acceptance of this Permit, the applicant hereby waives, on behalf of itself (or himself or herself, as applicable) and all successors and assigns, any rights to construct such devices that may exist under Public Resources Code Section 30235.
 - B. By acceptance of this Permit, the applicant further agrees, on behalf of itself and all successors and assigns, that the landowner shall remove the development authorized by this Permit, including the residences, garages, foundations, and any other future improvements if any government agency has ordered that the structures are not to be occupied due to any of the hazards identified above. In the event that portions of the development fall to the beach before they are removed, the landowner shall remove all recoverable debris associated with the development from the beach and ocean and lawfully dispose of the material in an approved disposal site. Such removal shall require a coastal development permit.
3. **Future Development.** This permit is only for the development described in coastal development permit No. 5-15-0970. Pursuant to Title 14 California Code of Regulations section 13250(b)(6), the exemptions otherwise provided in Public Resources Code section 30610(b) shall not apply to the development governed by the coastal development permit No. 5-15-0970. Accordingly, any future improvements to the structure authorized by this permit, shall require an amendment to Permit No. 5-15-0970 from the Commission or shall require an

additional coastal development permit from the Commission or from the applicable certified local government.

4. Drainage and Run-Off Control Plan

- A. The applicant shall conform to the drainage and run-off control plan received on June 30, 2015 showing roof drainage and runoff from all impervious areas directed to vegetated/landscaped areas wherever possible. Additional surface run-off will be directed to a porous basin with attached sump pump for overflow removal to the public storm drain system.
- B. 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 (<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.
- C. The permittee shall undertake development in accordance with the approved final plans. Any proposed changes to the approved plan shall be reported to the Executive Director. No changes to the approved plan shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

- 5. Permit Compliance.** This Coastal Development Permit 5-15-0970 is only for the development expressly described and conditioned herein. The permittee shall undertake development in accordance with the approved coastal development permit. Any proposed changes to the development, including any change to the sequence of construction, shall be reported to the Executive Director. No changes to the approved development shall occur without a Commission amendment to this coastal development permit or a new coastal development permit unless the Executive Director determines that no amendment or new permit is required.

6. Dewatering

- A. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and approval documentation demonstrating that the City of Hermosa Beach and the Los Angeles County Sanitation District have reviewed and approved the proposed dewatering plans. Documentation can be in the form of either written approval from the City of Hermosa Beach or dewatering plans with a City-issued Approval-in-Concept. As currently proposed, dewatering will be accomplished with Venetian wells. Wells will be placed inside and outside the building footprint to collect groundwater. Well depth, diameter, and quantity will vary according to demand. The wells will be dewatered with cast iron, high-head electric dewatering pumps, or an approved equal. The water will be directed into a storage tank staged at street elevation, which will be metered for outfall. The outfall meter will be proved by the city of Hermosa Beach. All outfall will be filtered through filtration media and will be directed into the city sewer system. No changes to the approved plan shall occur without a

Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

B. FUTURE DEWATERING

The permittee shall undertake the development in accordance with the approved plan. Any proposed changes to the approved plan shall be reported to the Executive Director. No changes to the plan shall occur without a Coastal Commission approved amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

- 7. Deed Restriction.** PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and approval documentation demonstrating that the landowner has executed and recorded against the parcel(s) governed by this permit a deed restriction, in a form and content acceptable to the Executive Director: (1) indicating that, pursuant to this permit, the California Coastal Commission has authorized development on the subject property, subject to terms and conditions that restrict the use and enjoyment of that property; and (2) imposing the Special Conditions of this permit as covenants, conditions and restrictions on the use and enjoyment of the Property. The deed restriction shall include a legal description of the entire parcel or parcels governed by this permit. The deed restriction shall also indicate that, in the event of an extinguishment or termination of the deed restriction for any reason, the terms and conditions of this permit shall continue to restrict the use and enjoyment of the subject property so long as either this permit or the development it authorizes, or any part, modification, or amendment thereof, remains in existence on or with respect to the subject property.

IV. FINDINGS AND DECLARATIONS

A. PROJECT DESCRIPTION

The applicant is proposing demolition of an existing single family residence and construction of a new 5,173 square-foot, 25 foot-high single-family residence, comprised of two-stories over basement and sub-basement levels. On-site parking for the proposed single family residence will be provided by a 455 square-foot, attached four-car garage with two-level car lift, and one open guest parking space adjacent to the garage, with vehicular access from Hermosa Avenue (**Exhibits 2 & 3**). The applicant proposes to construct the 25 foot high residence on a 2,948 square-foot lot.

The subject site is located at 3035 The Strand, within the City of Hermosa Beach, Los Angeles County (**Exhibit 1**). The site is a beachfront lot located between the first public road and the sea. This 2,948 square foot lot is located on the inland side of The Strand, an improved public right-of way that separates the residential development from the public beach (**Exhibit 1**). The Strand is used by both residents and visitors for recreational purposes (walking, jogging, biking, etc.) and to access the shoreline. It extends for approximately 4 miles, from 45th Street (the border between El Segundo and Manhattan Beach) to Herondo Street (the border between Hermosa Beach and Redondo Beach). The proposed project is located within an existing urban residential area, located approximately ¾ mile north of the Hermosa Beach Pier. There is an approximately 400-foot wide sandy beach between the subject property and the mean high tide line. Vertical public access to this beach is available to

pedestrians at the western end of 26st Street to the south, and at the western end of Longfellow located approximately 210 feet north of the subject site (**Exhibit 1**).

The Certified LUP for the City of Hermosa Beach designates the subject site as R-1 (low density single family residential) and the proposed project is consistent with the zoning. Grading for the proposed project would consist of 994 cubic yards of cut to accommodate the basement and sub-basement levels, and the removed soil will be disposed of at a commercial dirt excavation dump site outside of the coastal zone. The City has reviewed the proposed project and found it consistent with local zoning requirements, as evidenced by their Approval-In-Concept, dated May 27, 2015.

The applicant is proposing water quality improvements as part of the proposed project, consisting of rooftop and surface drainage directed to permeable areas and an integrated drainage system to the infiltration system (**Exhibit 4**). Additional surface run-off will be directed to the public storm drain system. The applicant is proposing the use of drought-tolerant plant varieties. Any vegetated landscaped areas located on site shall only consist of native plants or non-native drought tolerant plants, which are non-invasive, which is required by **Special Condition 4**.

Due to its oceanfront location, the project site may be exposed to coastal hazards including wave run-up during a severe storm event, sea-level rise, and the associated rise in the groundwater table. The applicant has submitted the following geotechnical reports conducted by Geosoils, Inc.: Wave Runup and Coastal Hazard Report dated August 1, 2012, and Supplemental Wave Runup Analysis, dated June 11, 2015. According to these studies, the wide sandy beach (approximately 400 feet wide) between the subject property and the Pacific Ocean will prevent wave runup and overtopping from significantly impacting this site over the life of the proposed improvements, and Commission staff is in agreement with the assertion that the site will likely be safe from erosion and storm flooding from foreseeable events. Importantly, the sub-basement is not considered to be a shoreline protective device. The Commission imposes **Special Condition 1**, whereby the applicant assumes the risk of developing in this potentially hazardous location. **Special Condition 2** requires the applicant to agree not to build a shoreline protective device to protect the property from such hazards.

The impact of sea level rise on groundwater levels in the City of Hermosa Beach has recently been the subject of some concern, due to the high groundwater levels in the coastal areas of the City. Here, the applicant is proposing a sub-basement level, which is proposed to be constructed within two feet of the current groundwater levels. Due to the high groundwater level, construction of the sub-basement will require excavation and preparation of the site, which may include extensive dewatering. The applicant has submitted a dewatering plan at the request of Commission staff, which proposes to dewater with Venetian wells, which will be placed inside and outside the building footprint to collect groundwater, which will be dewatered with cast iron, high-head electric dewatering pumps. The water will be directed to a storage tank staged at street elevation, and metered for outfall. The water meter will be provided by the city of Hermosa Beach. All outfall will be treated via filtration media and directed into the city sewer system. According to the applicant and the Los Angeles Regional Water Quality Control Board, a permit is not necessary from the RWQCB because the water will be discharged into the sanitary sewer system, however permits will be required by the City of Hermosa Beach and the Los Angeles County Sanitation District. Therefore, the Commission imposes **Special Condition 6** which requires the applicant to 1) provide approval of the proposed dewatering plan from the City of Hermosa Beach; and 2) provide approval of the proposed dewatering plan from the Los Angeles County Sanitation District.

The potential increase in the groundwater table at the project location may require post-construction dewatering in the event groundwater intrudes into the sub-basement of the structure. In response to staff's request to the applicant for supplemental information regarding the impacts of sea level rise on the groundwater table in this location, the applicant submitted an additional study, "Response to California Coastal Commission Request for Supplemental Information, Coastal Development Permit Application No. 5-15-0970", conducted by Geosoils, Inc. dated September 3, 2015, which states that the groundwater level on the subject site may rise by up to 4.5 feet in the next 75 years. Although the study notes that that the structural engineer may have to take into account the additional hydrostatic pressure acting on the basement walls due to the rising groundwater, the study concludes that the raised groundwater level will not adversely impact the structure because the development will be waterproofed in compliance with the current construction standards. Commission staff agrees that the groundwater table is already a flood risk for the basement, and that waterproofing the sub-basement will assist in protecting the structure from groundwater intrusion; however, such groundwater intrusion is a significant risk that will likely worsen in the future. Therefore, Commission staff imposes **Special Condition 6** that requires the applicant to apply for a separate coastal development permit for future dewatering efforts (other than those approved with CDP No. 5-15-0970) in the event that it becomes necessary to consistently pump water out of the sub-basement post-construction as a result of groundwater intrusion, because such activity could have negative impacts on coastal resources.

To address adverse impacts to water quality, the project includes a drainage system to manage runoff, including gutters and downspouts, which are connected to subsurface drain lines leading to filter boxes. All surface water runoff is directed away from the ocean and to sides of the property. Accordingly, **Special Condition 4** requires the applicant to conform to the submitted Grading, Drainage and Erosion Control Plan to minimize impacts to water quality, and **Special Condition No. 7** ensures that recordation of the permit conditions against the property will bind any future successors to the property to the above mentioned protections and conditions.

B. PUBLIC ACCESS

The proposed development will not affect the public's ability to gain access to, and/or to make use of, the coast and nearby recreational facilities. Therefore, as proposed the development conforms with Sections 30210 through 30214, Sections 30220 through 30224, and 30252 of the Coastal Act.

C. RECREATION

The proposed development, as submitted, does not interfere with public recreational use of coastal resources and conforms with Sections 30210 through 30214 and Sections 30220 through 30223 of the Coastal Act regarding the promotion of public recreational opportunities.

D. 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 non-invasive drought tolerant vegetation to reduce and treat the runoff discharged from the site, porous catch basins, 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.

E. HAZARDS

Development adjacent to the ocean is inherently hazardous. Development which may require a protective device in the future cannot be allowed due to the adverse impacts such devices have upon, among other things, public access, visual resources and shoreline processes. To minimize the project's impact on shoreline processes, and to minimize risks to life and property, the development has been conditioned to: require an appropriate set-back from the water; require a drainage and runoff control plan to direct, treat, and minimize the flow of water offsite; prohibit construction of protective devices (such as a seawall) in the future; and to require that the landowner and any successor-in-interest assume the risk of undertaking the development. As conditioned, the Commission finds that the development conforms to the requirements of Sections 30235 and 30253 of the Coastal Act regarding the siting of development in hazardous locations.

F. COMMUNITY CHARACTER

The development is located within an existing developed area and is compatible with the character and scale of the surrounding area. However, the proposed project raises concerns that future development of the project site potentially may result in a development which is not consistent with the Chapter 3 policies of the Coastal Act. To assure that future development is consistent with the Chapter 3 policies of the Coastal Act, the Commission finds that a future improvements special condition be imposed. As conditioned the development conforms with Chapter 3 policies of the Coastal Act.

G. LOCAL COASTAL PROGRAM

Coastal Act section 30604(a) states that, prior to certification of a local coastal program ("LCP"), 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 Hermosa Beach was effectively certified on April 21, 1982, however, as stated, the Coastal Act is the standard of review for this project. As conditioned, the proposed development is consistent with Chapter 3 of the Coastal Act and with the certified Land Use Plan for the area.

H. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

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 proposed project, as conditioned to mitigate the identified impacts, 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 Approval-in-Concept, dated May 27, 2015.
2. Coastal Hazard & Wave Runup Study, 3035 The Strand, Hermosa Beach, dated August 1, 2012.
3. Supplemental Wave Runup Analysis, 3035 The Strand, Hermosa Beach, dated June 11, 2015.
4. Response to California Coastal Commission Request for Supplemental Information, Coastal Development Permit Application No. 5-15-0970, conducted by Geosoils, Inc. dated September 3, 2015.

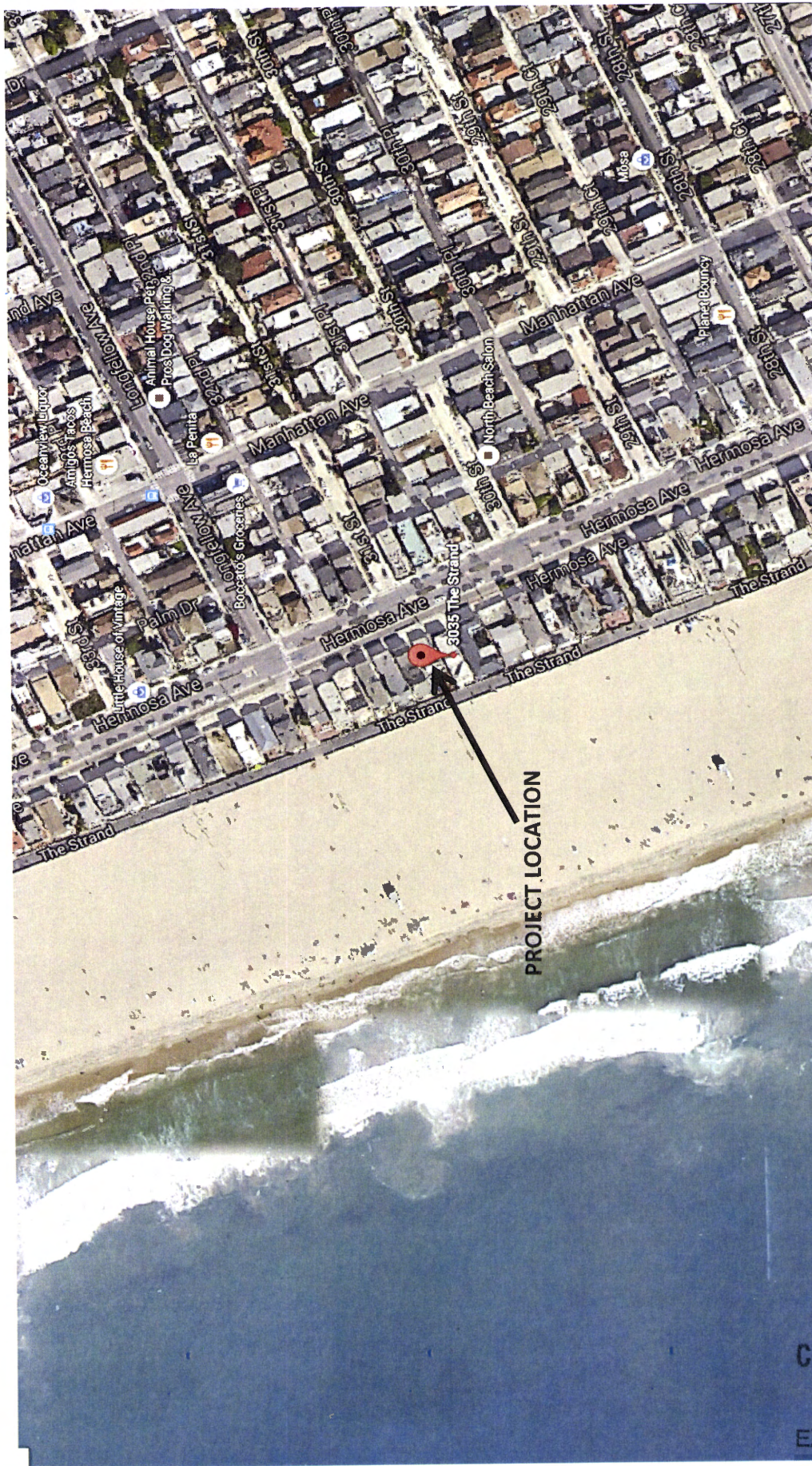
EXHIBITS

Exhibit 1 – Location Map

Exhibit 2 – Building Sections

Exhibit 3 – Elevations

Exhibit 4 – Site Drainage



COASTAL COMMISSION

EXHIBIT # 1
PAGE 1 OF 2

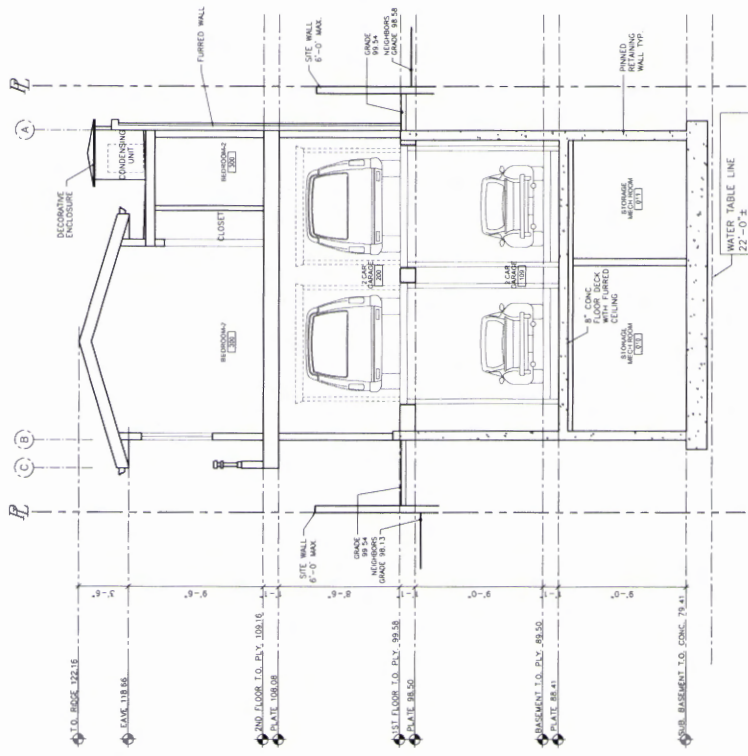


COASTAL COMMISSION

EXHIBIT # 1
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Date:	By:
09/23/2014	
REVISIONS	

Scale: 1/4" = 1'-0"
Drawn by: JPT
Building Sections
A 4.4

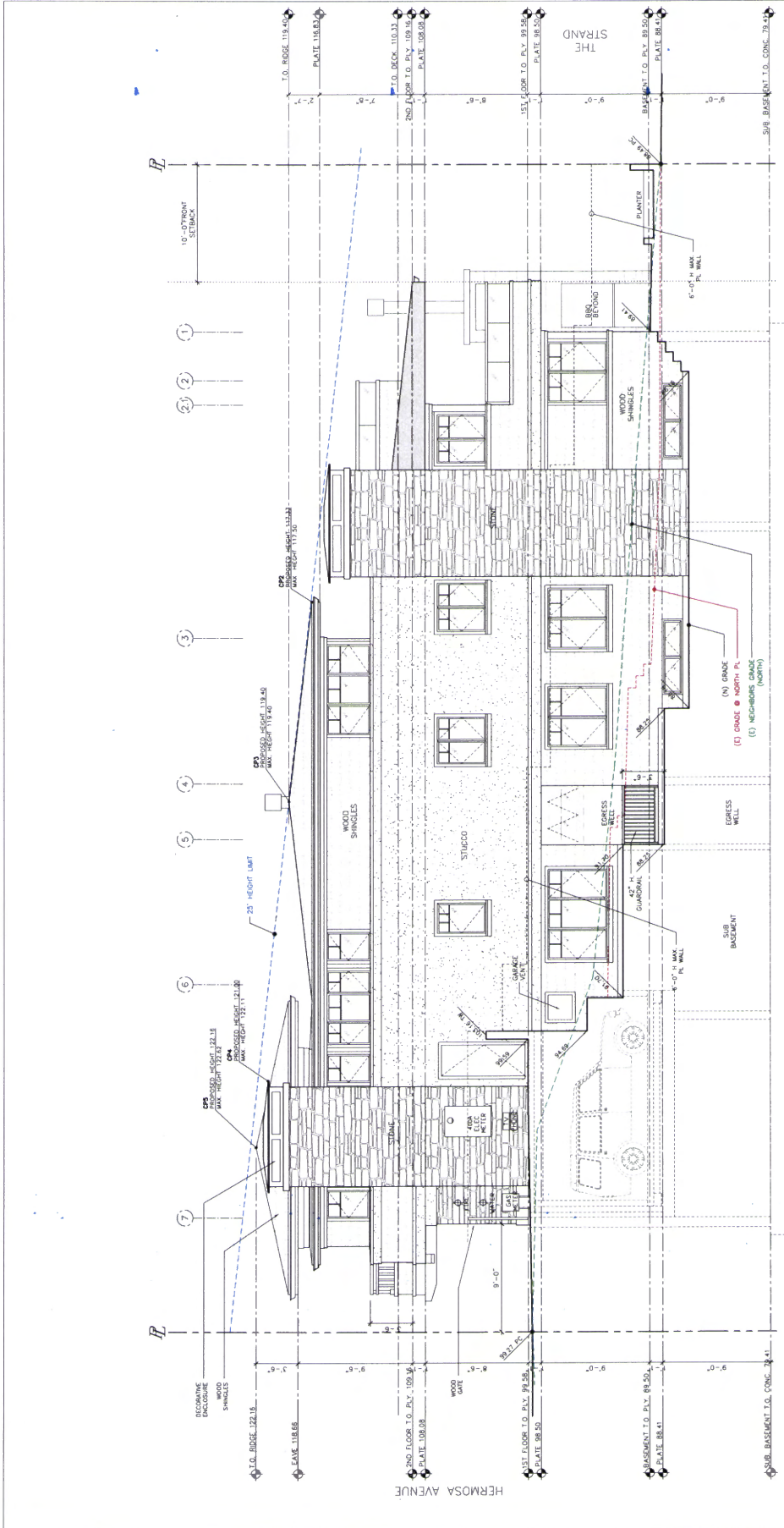


1 BUILDING SECTION
 1/4" = 1'-0"

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EXHIBIT # 2
 PAGE 1 OF 1

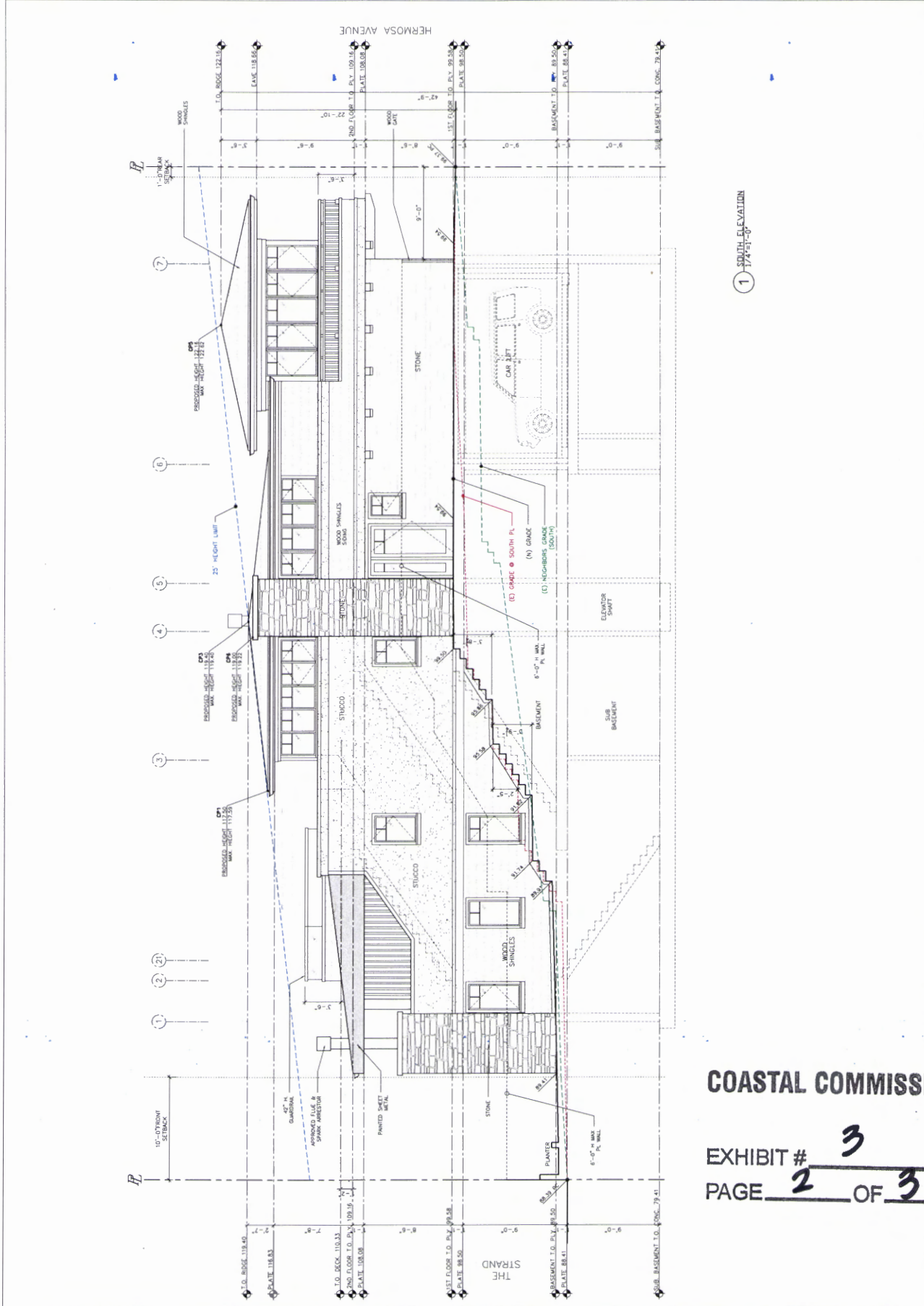
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1 NORTH ELEVATION
1/4"=1'-0"

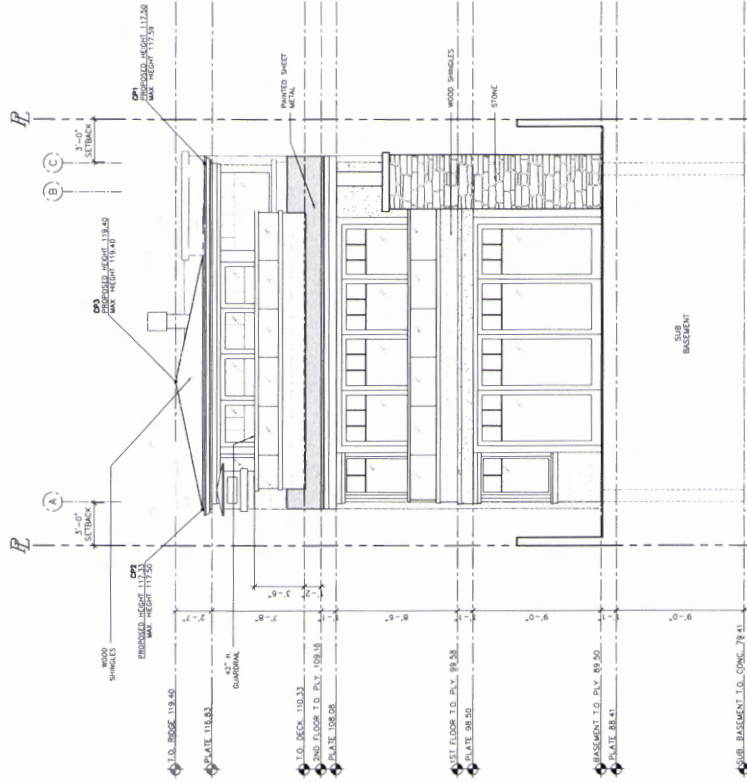
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EXHIBIT # 3
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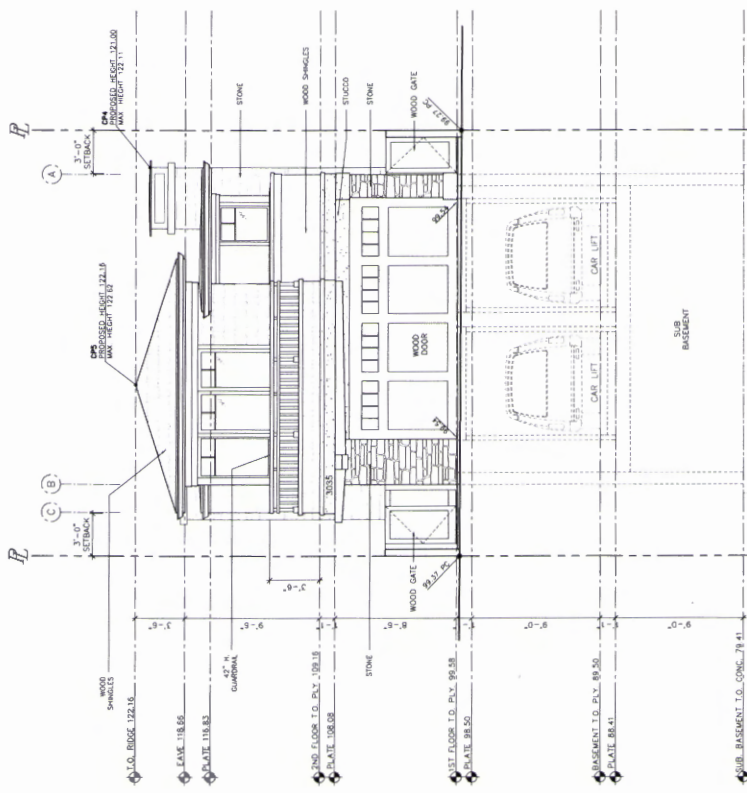


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EXHIBIT # 3
PAGE 2 OF 3



① WEST ELEVATION
1/4"=1'-0"



② EAST ELEVATION
1/4"=1'-0"

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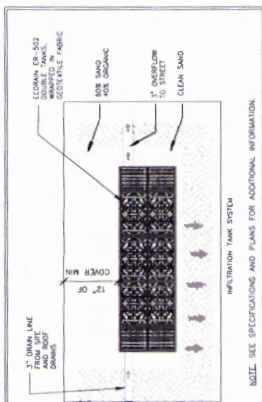
EXHIBIT # 3
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SYMBOLS LEGEND

1	INTERNAL COLORED CONCRETE WITH ACID WASH FINISH
2	INTERNAL COLORED CONCRETE WITH SMOOTH FINISH
3	SM-CUT CONCRETE JOINTS
4	CONCRETE VAB WALL WITH STUCCO FINISH

SYMBOLS LEGEND

1	BALANCE SLAB ON GRADE WITH INTERNAL COLOR AND TYPICAL SMOOTH FINISH
2	INTERIOR CONCRETE ON GRADE WITH TYPICAL COLOR AND TYPICAL SMOOTH FINISH
3	AREA OF PLASTER
4	PERMEABLE CONCRETE
5	GRAVEL
6	NEW MASONRY SILE WALL
7	POWER-IN-PLACE BUILDING RETAINING WALL
8	DRAIN LINE TO TRENCH SYSTEM



PERMEABLE WALL CALCULATION

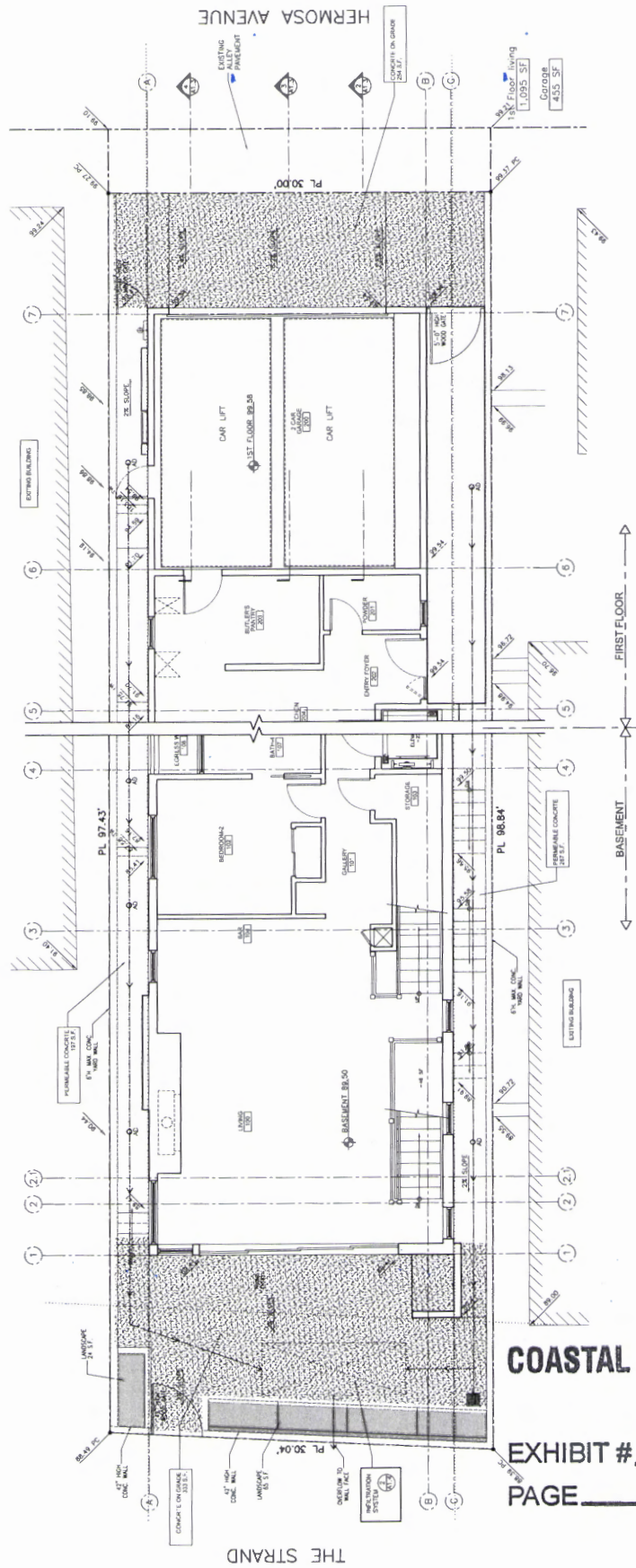
TOTAL AMOUNT OF DETENTION BASED ON 1/8" INCH OF IMPERMEABLE SURFACE & 1/8" IMPERMEABLE AREA = 0.000 CU FT OF DETENTION

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2 **FILTRATION TANK SYSTEM**
N.T.S.



COASTAL COMMISSION

EXHIBIT # 4
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