

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
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**RECORD PACKET COPY****Item Th 8I**

Filed: December 8, 2000
 49th Day: January 26, 2001
 180th Day: June 6, 2001
 Staff: KT-LB **KT**
 Staff Report: December 18, 2000
 Hearing Date: January 9-12, 2001
 Commission Action:

STAFF REPORT: REGULAR CALENDAR

APPLICATION NUMBER: 5-00-451

APPLICANT: Brad Scott

AGENT: Dean Nota, Architect

PROJECT LOCATION: 3116 The Strand, City of Hermosa Beach
 (Los Angeles County)

PROJECT DESCRIPTION: Demolition of an existing two-story single family residence and attached garage and construction of a three-floor (including semi-subterranean first floor), 25-foot high, 3,955 square foot single family residence with a 450 square foot attached two-car garage and one unenclosed guest parking space, on a 2,776 square foot R1 zoned lot.

Lot Area	2,776 square feet
Building Coverage	1,802 square feet
Pavement Coverage	786 square feet
Landscape Coverage	188 square feet
Parking Spaces	3
Zoning	R1
Plan Designation	Low Density Residential
Ht above final grade	25 feet

SUBSTANTIVE FILE DOCUMENTS:

1. City of Hermosa Beach Land Use Plan certified 4/21/82.
2. City of Hermosa Beach, Approval in Concept, 10/24/2000.
3. Coastal Development Permits 5-00-059 (Danner), 5-00-086 (Wells), 5-00-114 (Heuer) and 5-00-271 (Darcy).
4. *Wave Runup Study, 3116 The Strand, Hermosa Beach, CA* prepared by Skelly Engineering dated December 2000.

SUMMARY OF STAFF RECOMMENDATION

Staff is recommending **APPROVAL** of the proposed project subject to two (2) special conditions requiring recordation of an "Assumption of Risk" deed restriction and a "No Future Protective Device" deed restriction. The major issue of this staff report concerns beachfront development that could be affected by flooding during strong storm events. As of the date of this staff report, the applicant agrees with the staff recommendation.

STAFF RECOMMENDATION:

The staff recommends that the Commission **APPROVE** the following resolution with special conditions.

Motion:

I move that the Commission approve CDP No. 5-00-451 pursuant to the staff recommendation.

Staff Recommends a **YES** vote. Passage of this motion will result in adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

I. APPROVAL WITH CONDITIONS

The Commission hereby **GRANTS**, subject to the conditions below, a permit for the proposed development on the grounds that the development, as conditioned, 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 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.

II. 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 this permit is reported to the Commission. 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

1. Assumption of Risk

- A. By acceptance of this permit, the applicant acknowledges and agrees (i) that the site may be subject to wave up-rush and flooding; (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.
- B. **PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall execute and record a deed restriction in a form and content acceptable to the Executive Director, which reflects the above restriction on development. The deed restriction shall include a legal description of the applicant's entire parcel. The deed restriction shall run with the land, binding all successors and assigns, and shall be recorded free of prior liens that the Executive Director determines may affect the enforceability of the restriction. This deed restriction shall not be removed or changed without a Commission amendment to this coastal development permit.

2. **No Future Shoreline Protective Device**

- A. By acceptance of this permit, the applicant agrees, on behalf of himself and all other successors and assigns, that no shoreline protective device(s) shall ever be constructed to protect the subject property approved pursuant to Coastal Development Permit No. 5-00-451, including future improvements, in the event that the property is threatened with damage or destruction from waves, erosion, storm conditions or other natural hazards in the future. By acceptance of this permit, the applicant hereby waives, on behalf of himself and all successors and assigns, any rights to construct such devices that may exist under Public Resources Code Section 30235.
- B. **PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall execute and record a deed restriction in a form and content acceptable to the Executive Director, which reflects the above restriction on development. The deed restriction shall include a legal description of the applicant's entire parcel. The deed restriction shall run with the land, binding all successors and assigns, and shall be recorded free of prior liens that the Executive Director determines may affect the enforceability of the restriction. This deed restriction shall not be removed or changed without a Commission amendment to this coastal development permit.

3. **Height**

No portion of the proposed structure shall exceed 25 feet in elevation above the existing grade.

4. **Parking**

A minimum of three parking spaces shall be provided and maintained on the site to serve the approved single family residence.

IV. **Findings and Declarations**

The Commission hereby finds and declares:

A. **Project Description**

The subject site is located at 3116 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. The 2,776 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 #2). The Strand is used by both residents and visitors for recreation activities (walking, jogging, biking, etc.) and access to the shoreline. It extends for approximately 10 miles, from 45th Street (the border between El Segundo and Manhattan Beach) to Herondo Street (the border between Hermosa Beach and Redondo Beach) (Exhibit #3). The project is located within an existing urban residential area, located approximately one-half mile north of the Hermosa Beach Pier. There is an approximately 300-foot wide sandy beach between the subject property and the mean high tide line (Exhibit #4). Vertical public access to this beach is available to pedestrians via public right-of-way at the western ends of 30th Place and Longfellow Place, approximately 360 feet south and 90 feet north of the project site, respectively (Exhibit #2).

The applicant is proposing demolition of an existing single family residence and construction of a three-floor (including semi-subterranean first floor), 25-foot high single family residence with 3,955 square feet of living space (Exhibit #5, pp. 1-5). On-site parking for the proposed single family residence will be provided by a two-car garage located on the second floor (which is level to the grade at the eastern side of the lot) and an open guest parking space on the driveway apron, with vehicular access from Hermosa Avenue (Exhibit #5, p.1). The applicant proposes to construct the residence and guest parking space on a 2,776 square foot R1 zoned lot in Hermosa Beach. The residence will include a roof deck at the eastern end with a 36-inch high obscure glass wall facing Hermosa Avenue (Exhibit #5, pp.3-4). Three hundred ninety cubic yards of grading is proposed to allow construction of the semi-subterranean first floor near the eastern end of the lot (Exhibit #6). The soil will be cut from the site and exported to Redondo Beach Disposal Site. No encroachment into City property is proposed.

B. PREVIOUS COMMISSION ACTION IN PROJECT AREA

The Commission has recently approved new development and residential renovation projects on beachfront lots in Orange County and southern Los Angeles with special conditions requiring the recordation of an "Assumption of Risk" deed restriction and "No Future Shoreline Protective Device" deed restriction. Recent projects similar to the currently proposed development in Hermosa Beach include Coastal Development Permits 5-00-059 (Danner), 5-00-086 (Wells), 5-00-114 (Heuer) and 5-00-271 (Darcy). Projects throughout Hermosa Beach are used for comparative purposes in the current situation because of the consistent site characteristics, including the wide sandy beach and improved public right-of way between the subject site and the mean high tide line.

C. HAZARDS

Section 30253 of the Coastal Act states, in part:

New development shall:

- (1) *Minimize risks to life and property in areas of high geologic, flood, and fire hazard.*
- (2) *Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.*

Section 30251 of the Coastal Act states that:

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.

1. **Wave Runup and Flooding Hazards**

The subject property is on a parcel of shoreline located at the southern portion of Hermosa Beach, which is at the southern end of the Santa Monica Littoral Cell. The lot is fronted by The Strand, a coastal pedestrian right-of-way, which is adjacent to a wide sandy beach (Exhibit #4). This approximately 300-foot wide sandy beach presently provides homes and other structures in the area a measure of protection from wave runup and flooding hazards, however beach erosion is seasonal and is subject to extreme storm events that may expose the project to wave runup and subsequent flood damage.

Section 30253 (1) states that new development shall minimize risks to life and property in areas of high geologic, flood, and fire hazard. Since any development on a beachfront site may be subject to flooding and wave attack, the Commission requires wave runup studies for beachfront development to assess the potential hazard from wave attack, flooding and erosion. Commission staff has consistently requested that the wave runup, flooding, and erosion hazard analyses anticipate wave and sea level conditions (and associated wave runup, flooding, and erosion hazards) through the life of the development. For a 75 to 100 year structural life, that would be taking the 1982/83 storm conditions (or 1988 conditions) and adding in 2 to 3 feet of sea level rise. The purpose of this analysis is to determine how high any future storm damage may be so the hazards can be anticipated and so that mitigation measures can be incorporated into the project design.

The applicant provided a Wave Runup Study for the subject property, as is consistently required by the Commission for shoreline development in southern Los Angeles County and Orange County. The Wave Runup Study was prepared by Skelly Engineering and is dated November 2000. Based on the conclusion of the Wave Runup Study done for the property, the proposed development is not anticipated to be subject to hazards from flooding and wave runup during the life of the development (Exhibit #7, p.2).

The shoreline has experienced some erosion despite efforts to control the movement of sand. Skelly Engineering assessed a conservative estimate of the rate of shoreline erosion on the order of one half foot per year. The sandy beach, which is normally over 300 feet wide, west of The Strand provides more than adequate protection to the property. Additionally, "the King Harbor breakwater to south of the site acts as a littoral barrier which helps to stabilize the shoreline in front of the subject property" (Exhibit #7, p.1).

According to the consultant, the subject site is on shoreline located at the southern end of the Santa Monica Littoral Cell. The Wave Runup Study states:

"A littoral cell is a coastal compartment that contains a complete cycle of littoral sedimentation including sources, transport pathways and sediment sinks. The Santa Monica Littoral Cell extends from Point Dume to Palos Verdes Point, a distance of 40 miles. Most of the shoreline in this littoral cell has been essentially stabilized by man. The local beaches were primarily made by man through nourishment as a result of major shoreline civil works projects (Hyperion Treatment Plant, Marina Del Rey, King Harbor, etc.). The up-coast and down-coast movement of sand along the shoreline is mostly controlled by groins, breakwaters and jetties and is generally to the south. A major sink for the beach sands is the Redondo Submarine Canyon located at the entrance to King Harbor.

Prior to the construction of most of the shoreline stabilization structures near the site the Mean High Tide (MHT) line in November 1935 was about 100 feet from the western property line. An aerial photograph of the shoreline taken on June 30, 1986, available from the City of Hermosa Beach, shows the beach to be about 320' wide. The MHT line is now about 300 feet from the western property line." (Exhibit #7, p.1)

There is currently a wide sandy beach in front of the proposed development (Exhibit #4). In addition, the existing development was not adversely affected by the severe storm activities which occurred during the El Niño winter of 1982-83 and the "400 year" wave event of January 18, 1988 (Exhibit #8). Since the proposed development is no further seaward of existing development, which has escaped storm damage during severe storm events, the proposed development is not anticipated to be subject to wave hazard related damage. Nonetheless, any development on a beachfront site

may be subject to future flooding and wave attack as coastal conditions (such as sand supply and sea level) change.

The wave runup report concludes the following:

"Wave runup and overtopping will not impact the property over the life of the proposed improvement. The proposed development and existing development will neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or adjacent area. There are no recommendations necessary for wave runup protection. The proposed project minimizes risks from flooding." (Exhibit #7, p.2).

The Commission's Senior Coastal Engineer reviewed Wave Runup Studies for several similar projects on The Strand in Hermosa Beach and, based on the information provided and subsequent correspondence, concurred with the conclusion of the studies that the sites were not subject to hazards from flooding and wave runup. The Commission's Senior Coastal Engineer concurred with the same conclusion found in the Wave Runup Study for 3116 The Strand. The proposed development, therefore, can be allowed under Section 30253 of the Coastal Act, which requires new development to "assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices..."

Although the applicant's report indicates that the site is safe for development at this time, beach areas are dynamic environments, which may be subject to unforeseen changes. Such changes may affect beach processes, including sand regimes. The mechanisms of sand replenishment are complex and may change over time, especially as beach process altering structures, such as jetties, are modified, either through damage or deliberate design. Therefore, the presence of a wide sandy beach at this time does not preclude wave runup damage and flooding from occurring at the subject site in the future. The width of the beach may change, perhaps in combination with a strong storm event like those which occurred in 1983 and 1988, resulting in future wave and flood damage to the proposed development.

Given that the applicant has chosen to implement the project despite potential risks from wave attack, erosion, or flooding, the applicant must assume the risks. Therefore, the Commission imposes Special Condition 1 for an "Assumption of Risk" agreement. In this way, the applicant is notified that the Commission is not liable for damage as a result of approving the permit for development. The condition also requires the applicant to indemnify the Commission in the event that third parties bring an action against the Commission as a result of the failure of the development to withstand the hazards. In addition, the condition ensures that future owners of the property will be informed of the risks and the Commission's immunity from liability. As conditioned, the Commission finds the proposed project is consistent with Section 30253 of the Coastal Act.

2. No Future Shoreline Protective Device

The Coastal Act limits construction of protective devices because they have a variety of negative impacts on coastal resources, including adverse effects on sand supply, public access, coastal views, natural landforms, and overall shoreline beach dynamics on and off site, ultimately resulting in the loss of beach. Under Coastal Act Section 30235, a shoreline protective structure must be approved if: (1) there is an existing principal structure in imminent danger from erosion; (2) shoreline altering construction is required to protect the existing threatened structure; and (3) the required protection is designed to eliminate or mitigate the adverse impacts on shoreline sand supply.

The Commission has generally interpreted Section 30235 to require the Commission to approve shoreline protection for development only for existing principal structures. The construction of a shoreline protective device to protect new development would not be required by Section 30235 of the Coastal Act. The proposed project involves the construction of a new single family residence. In addition, allowing the construction of a shoreline protective device to protect new development would conflict with Section 30251 of the Coastal Act, which states that permitted development shall minimize the alteration of natural land forms, including beaches which would be subject to increased erosion from such a device.

In the case of the current project, the applicant does not propose the construction of any shoreline protective device to protect the proposed development. It is not possible to completely predict what conditions the proposed structure may be subject to in the future. Consequently, it is conceivable the proposed structure may be subject to wave runup hazards that could lead to a request for a protective device.

Shoreline protective devices can result in a number of adverse effects on the dynamic shoreline system and the public's beach ownership interests. First, shoreline protective devices can cause changes in the shoreline profile, particularly changes in the slope of the profile resulting from a reduced beach berm width. This may alter the usable area under public ownership. A beach that rests either temporarily or permanently at a steeper angle than under natural conditions will have less horizontal distance between the mean low water and mean high water lines. This reduces the actual area in which the public can pass on public property.

The second effect of a shoreline protective device on access is through a progressive loss of sand as shore material is not available to nourish the bar. The lack of an effective bar can allow such high wave energy on the shoreline that materials may be lost far offshore where it is no longer available to nourish the beach. A loss of area between the mean high water line and the actual water is a significant adverse impact on public access to the beach.

Third, shoreline protective devices such as revetments and bulkheads cumulatively affect shoreline sand supply and public access by causing accelerated and increased

erosion on adjacent public beaches. This effect may not become clear until such devices are constructed individually along a shoreline and they reach a public beach. As set forth in earlier discussion, Hermosa Beach is currently characterized as having a wide sandy beach (Exhibit #4). However, the width of the beach can vary, as demonstrated by severe storm events. The Commission notes that if a seasonal eroded beach condition occurs with greater frequency due to the placement of a shoreline protective device on the subject site, then the subject beach would also accrete at a slower rate. The Commission also notes that many studies performed on both oscillating and eroding beaches have concluded that loss of beach occurs on both types of beaches where a shoreline protective device exists.

Fourth, if not sited in a landward location that ensures that the seawall is only acted upon during severe storm events, beach scour during the winter season will be accelerated because there is less beach area to dissipate the wave's energy. Finally, revetments, bulkheads, and seawalls interfere directly with public access by their occupation of beach area that will not only be unavailable during high tide and severe storm events, but also potentially throughout the winter season.

Section 30253 (2) of the Coastal Act states that new development shall neither create nor contribute to erosion or geologic instability of the project site or surrounding area. Therefore, if the proposed structure requires a protective device in the future it would be inconsistent with Section 30253 of the Coastal Act because such devices contribute to beach erosion.

In addition, the construction of a shoreline protective device to protect new development would also conflict with Section 30251 of the Coastal Act. Section 30251 states that permitted development shall minimize the alteration of natural land forms, including sandy beach areas, which would be subject to increased erosion from shoreline protective devices. The development is not subject to wave runup and flooding. Based on the information provided by the applicant, no mitigation measures, such as a seawall, are anticipated to be needed in the future. The coastal processes and physical conditions are such at this site that the project is not expected to engender the need for a seawall to protect the proposed development. There currently is a wide sandy beach in front of the proposed development that provides substantial protection from wave activity.

To further ensure that the proposed project is consistent with Sections 30251 and 30253 of the Coastal Act, and to ensure that the proposed project does not result in future adverse effects to coastal processes, the Commission imposes Special Condition 2. Special Condition 2 requires the applicant to record a deed restriction that would prohibit the applicant, or future land owner, from constructing a shoreline protective device for the purpose of protecting any of the development proposed as part of this application. This condition is necessary because it is impossible to completely predict what conditions the proposed structure may be subject to in the future.

The Commission has required deed restrictions that prohibit construction of shoreline protective devices for new development on beachfront lots throughout southern Los Angeles County and Orange County. The "No Future Shoreline Protective Device" condition is consistent with prior Commission actions for development along Hermosa Beach. For instance, the Commission approved Coastal Development Permits 5-00-059 (Danner), 5-00-086 (Wells) and 5-00-114 (Heuer) with the "No Future Shoreline Protective Device" condition.

By receiving recordation of a deed restriction agreeing that no shoreline protective devices shall ever be constructed to protect the development approved by this permit, the Commission makes it clear that it's approval is based on the understanding the house will be safe from potential wave runup and flooding damage. Based on Special Condition 2, the Commission also requires that the applicant remove the structure if any government agency has ordered that the structure be removed due to wave runup and flooding hazards. In addition, in the event that portions of the development are destroyed on 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.

As conditioned, the Commission finds that the proposed project is consistent with Section 30251 of the Coastal Act, which requires that permitted development shall minimize the alteration of natural land forms, and Section 30253, which requires that geologic and flood hazards be minimized, and that stability and structural integrity be assured.

3. Conclusion

The Commission finds that hazards potentially exist from wave runup and flooding at the subject site. Therefore, to ensure that the proposed project is consistent with Sections 30251 and 30253 of the Coastal Act and to ensure that the proposed project does not result in future adverse effects to coastal processes, Special Conditions 1 and 2 require the applicant to record "Assumption of Risk" and "No Future Shoreline Protective Device" deed restrictions. The applicant agrees with the staff recommendation and accepts the conditions. As conditioned, the Commission finds that the proposed project is consistent with Coastal Act Sections 30251 and 30253.

D. COMMUNITY CHARACTER/VISUAL QUALITY

Section 30251 of the Coastal Act states:

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic

coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas....

This section of The Strand includes one, two, and three floor single family residences and some older duplexes. The Strand is a heavily used pedestrian path used for walking, jogging, biking and inline skating. The Commission and the City have found that the moderate heights enhance the recreational experience. The majority of these structures do not exceed 25 feet in height. Allowing building heights above the 25-foot limit would serve to negatively impact coastal views and the character of the surrounding community. In order to protect community character and visual quality, Special Condition 3 limits the development at a maximum of 25 feet above the existing grade interpolated by the City of Hermosa Beach Planning Department. This height is consistent with the general height of the area.

The proposed project has a roof height of 25 feet above the existing grade (Exhibit #5, p.3), as interpolated by the City of Hermosa Beach Planning Department. The 36-inch high obscure glass wall at the eastern end of the roof deck is within the 25-foot height limit. Therefore, the proposed single family residence complies with the 25-foot height limit in the City of Hermosa Beach proposed revision to the Certified LCP and previous Commission approvals. The scenic and visual qualities of the area will not be negatively impacted by the proposed structure. In order to ensure that the proposed project is constructed as approved, the approval is conditioned to limit the roof height to 25 feet. No portion of the structure shall exceed 25 feet in elevation above the grade interpolated by the City of Hermosa Beach Planning Department unless approved by an amendment to this coastal development permit. Only as conditioned is the proposed project consistent with the Coastal Act's visual resource policies.

E. PUBLIC ACCESS/PARKING

As described above, The Strand and the adjacent beaches are a public recreational resource. The walkways provide an urban recreational experience popular throughout the Los Angeles area. The Commission has imposed Special Condition 4 to protect the quality of that recreational experience. The Commission has consistently found that a direct relationship exists between residential density, the provision of adequate parking, and the availability of public access to the coast.

Section 30252 of the Coastal Act states, in part:

The location and amount of new development should maintain and enhance public access to the coast by... (4) providing adequate parking facilities....

Many of the older developments in Hermosa Beach do not provide adequate on-site parking. As a result, many residents and guests park on the surrounding streets, where there is a parking shortage, and has negatively impacted public access to the

Many of the older developments in Hermosa Beach do not provide adequate on-site parking. As a result, many residents and guests park on the surrounding streets, where there is a parking shortage, and has negatively impacted public access to the beach. Visitors to the beach use these streets for parking. Residents of the area and their guests are using the small amount of parking that may be available for the general public on the surrounding streets.

To assure the development has adequate parking for the owners' uses, Special Condition 4 is imposed to provide for three on-site parking spaces. In this case, the proposed project provides a two-car garage and a nine foot rear setback for guest parking on the driveway apron (Exhibit #5, p.1). Therefore, the proposed project provides an adequate parking supply for the proposed single family residence. The proposed project is consistent with prior Commission decisions for Hermosa Beach that required two parking spaces per residential unit and provisions for guest parking. The Commission finds that, only as conditioned to maintain the proposed three on-site parking spaces, is the proposed project consistent with Section 30252 of the Coastal Act.

F. LOCAL COASTAL PROGRAM

Section 30604(a) of the Coastal Act provides that the Commission shall issue a coastal development permit only if the project will not prejudice the ability of the local government having jurisdiction to prepare a Local Coastal Program which conforms with Chapter 3 policies of the Coastal Act:

- (a) Prior to certification of the Local Coastal Program, a coastal development permit shall be issued if the issuing agency, or the commission on appeal, finds that the proposed development is in conformity with the provisions of Chapter 3 (commencing with Section 30200) of this division and that the permitted development will not prejudice the ability of the local government to prepare a Local Coastal Program that is in conformity with the provisions of Chapter 3 (commencing with Section 30200). A denial of a Coastal Development Permit on grounds it would prejudice the ability of the local government to prepare a Local Coastal Program that is in conformity with the provisions of Chapter 3 (commencing with Section 30200) shall be accompanied by a specific finding which sets forth the basis for such conclusion.*

On August 20, 1981 the Commission staff denied the City of Hermosa Beach Land Use Plan (LUP) as submitted and certified it with suggested modifications on April 21, 1982. The modifications were accepted and the LUP is certified. The City has prepared a final draft of its zoning and implementation ordinances (LIP) and a revision to their LUP, but these have not yet been certified. Therefore, the standard of review for development in Hermosa Beach is still the Coastal Act.

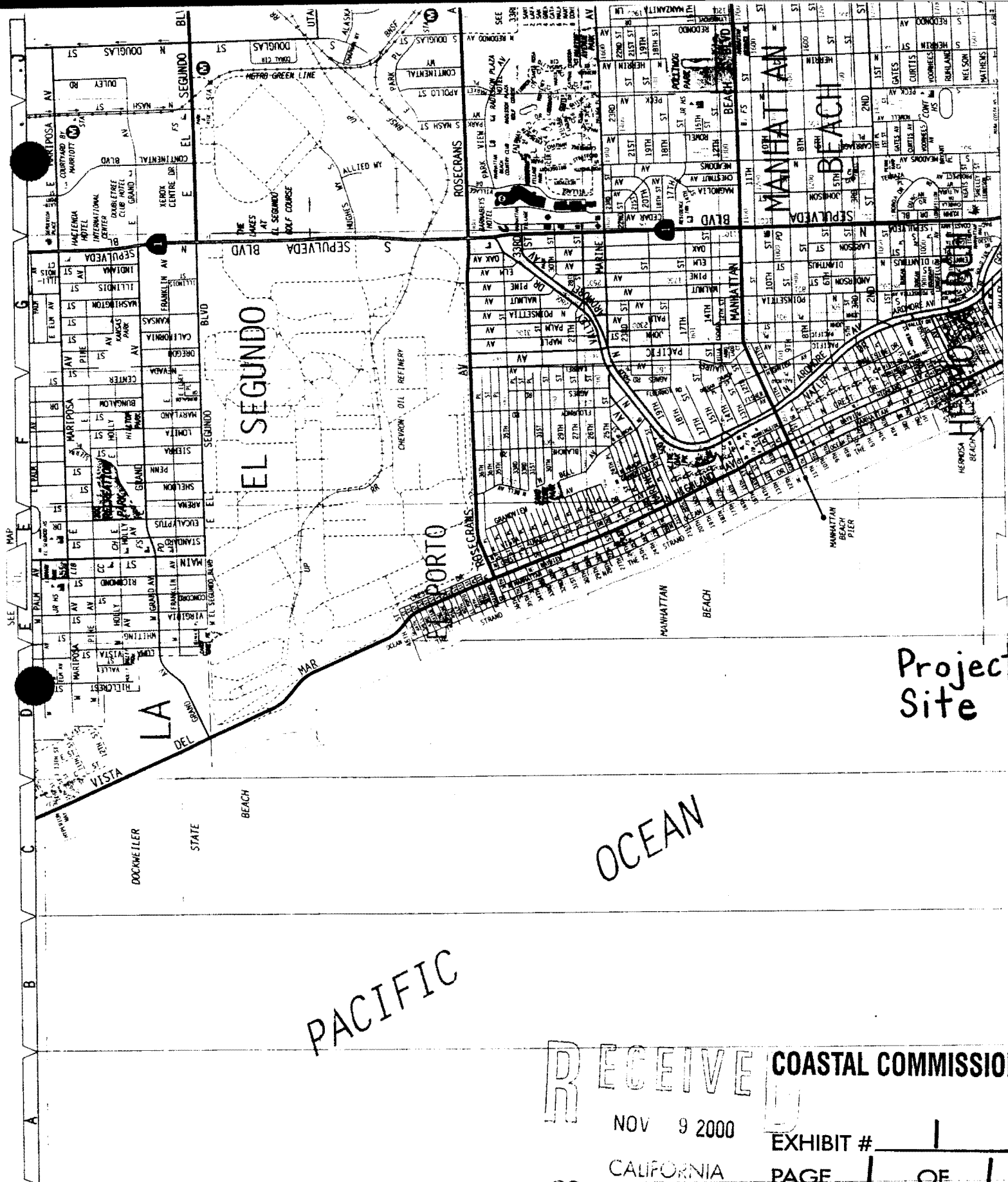
The proposed development as conditioned is consistent with the public access, recreation, and community character policies of Chapter Three of the Coastal Act. The proposed roof deck is consistent with the LUP, which states "Porches and decks are predominant throughout the City and provide additional areas for viewing and sunning." The proposed development as conditioned by the City and the Commission addresses the LUP's concern with respect to the scale of development and the preservation of street parking for public use. The development is consistent with the parking management, density, and land use provisions of the certified LUP and its proposed revisions. Therefore, the Commission finds that approval of the proposed development, as conditioned, will not prejudice the City's ability to prepare a Local Coastal Program consistent with the policies of Chapter 3 of the Coastal Act, as required by Section 30604(a).

G. CALIFORNIA ENVIRONMENTAL QUALITY ACT

Section 13096 Title 14 of the California Code of Regulations requires Commission approval of a coastal development permit application 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 that the activity may have on the environment.

The proposed project, as conditioned, has been found consistent with the Chapter 3 policies of the Coastal Act. All adverse impacts have been minimized and there are no feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impact that the activity may have on the environment. Therefore, the Commission finds that the proposed project can be found consistent with the requirements of the Coastal Act to conform to CEQA.

End/KT



Project Site

PACIFIC OCEAN

RECEIVED CALIFORNIA COASTAL COMMISSION
 NOV 9 2000 EXHIBIT # 1
 PAGE 1 OF 1

Revised
0-5-59
10-22-84

ASSESSOR'S MAP

Project Site

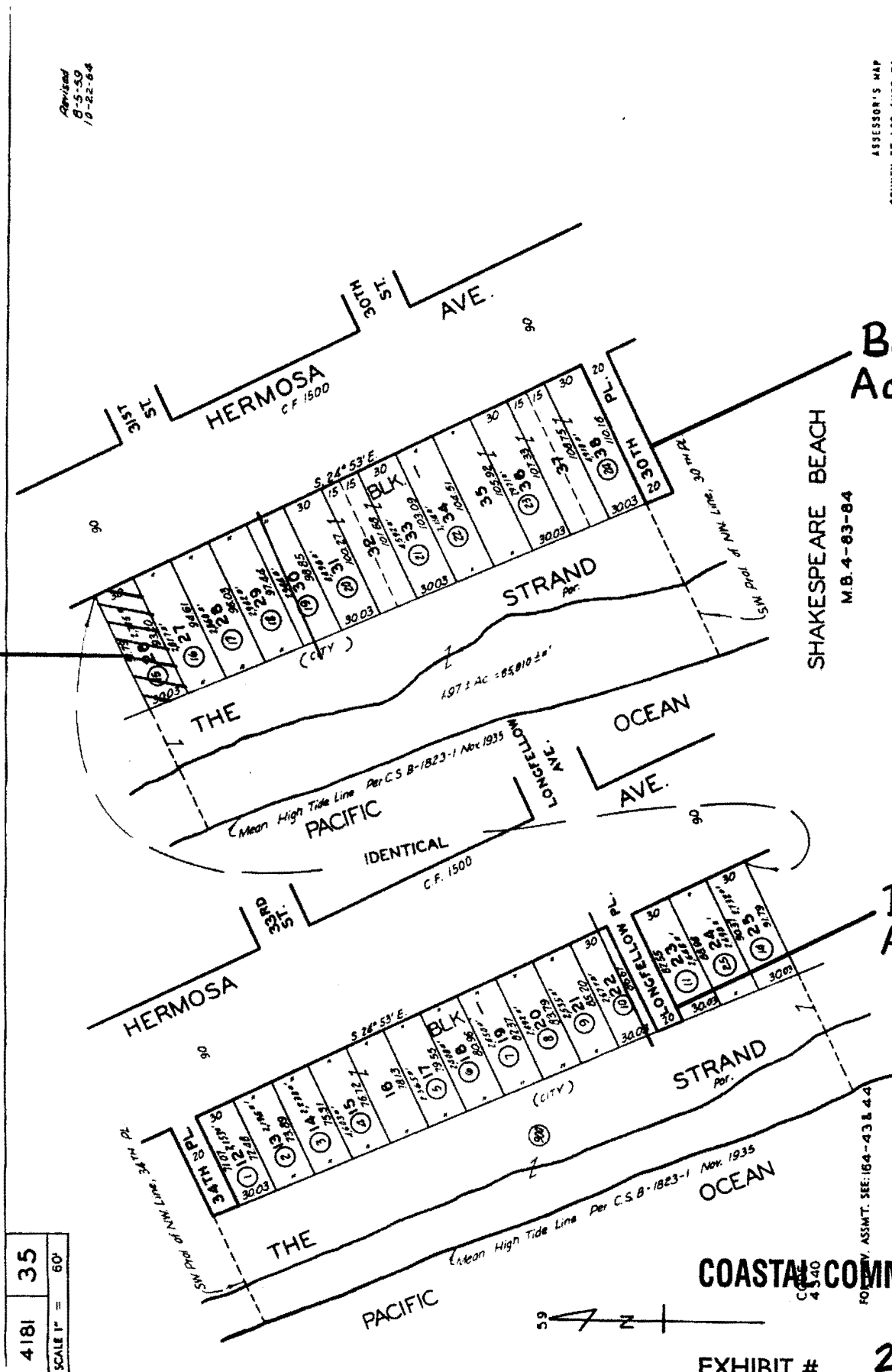
Beach Access

SHAKESPEARE BEACH

M.B. 4-83-84

Beach Access

4181 35
SCALE 1" = 60'



COASTAL COMMISSION

EXHIBIT # 2

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PACIFIC

45th St.
OCEAN

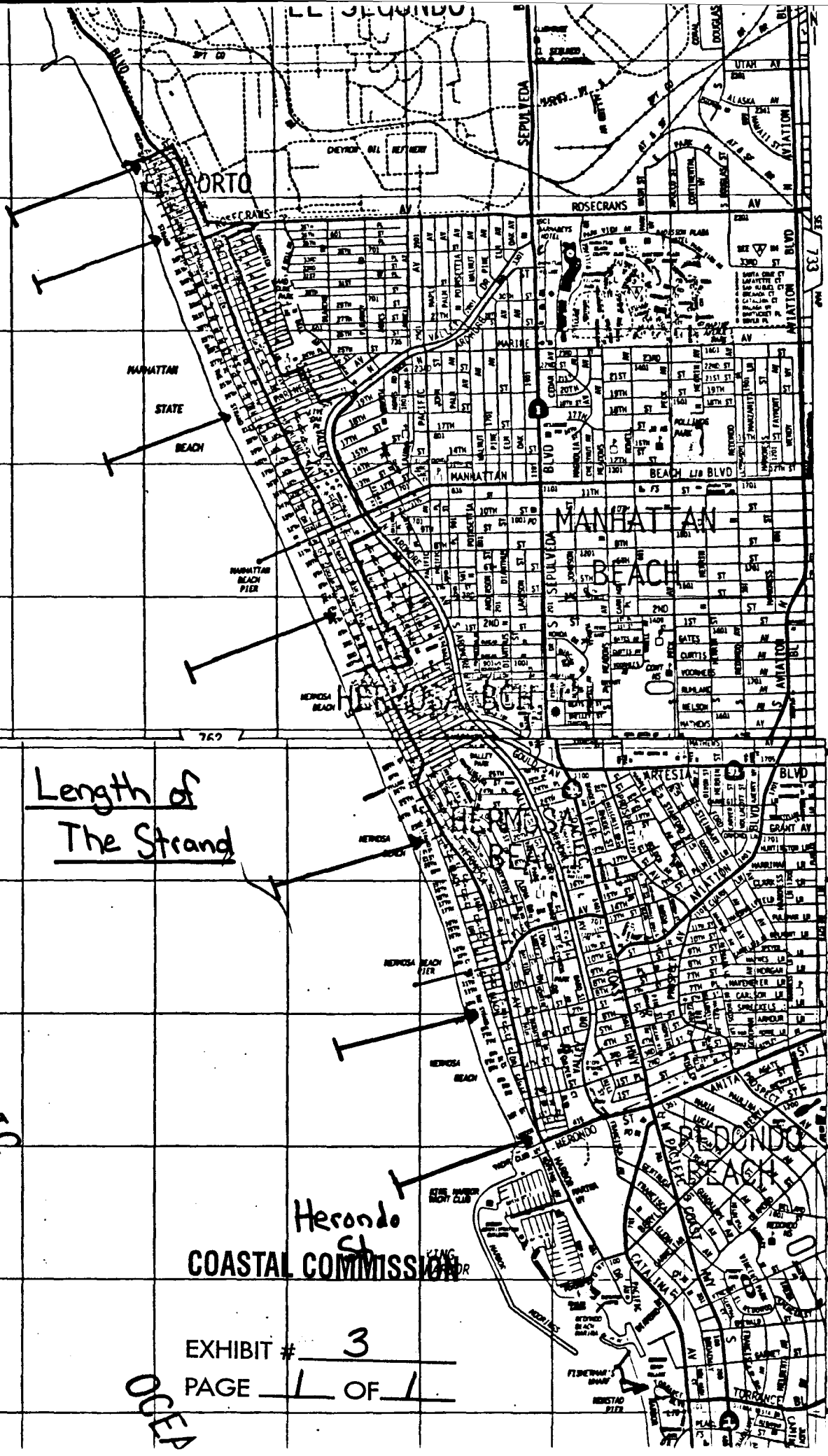
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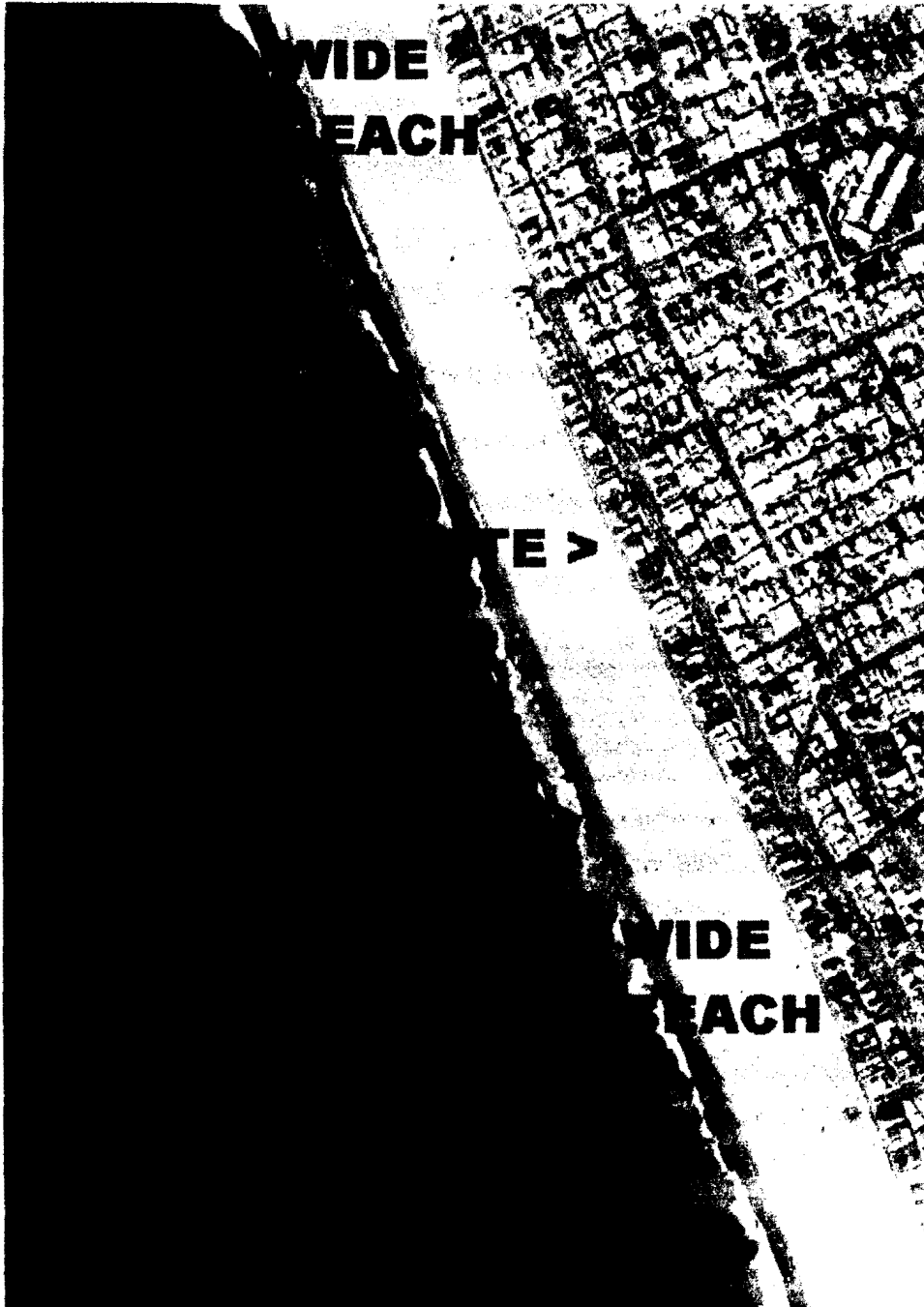
OCEAN

Length of
The Strand

Herondo
St.
COASTAL COMMISSION

EXHIBIT # 3
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Photograph 2 taken January 9, 1999 showing wide beach during winter months.

COASTAL COMMISSION

619 S. VULCAN AVE, #214B ENCINITAS CA 92024 PHONE 760 942-8379 Fax 942-3686

EXHIBIT # 4
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Notes: AC01801
 2400 Jolly Avenue
 Hermosa Beach, CA 90254
 Voice: 310.374.0008
 Facsimile: 310.376.2500

Project: Small Residential
 Site: 2118 The Strand
 Hermosa Beach, CA 90254
 Lot: 28
 Description: Block 2, Phase 2, S.S. 24

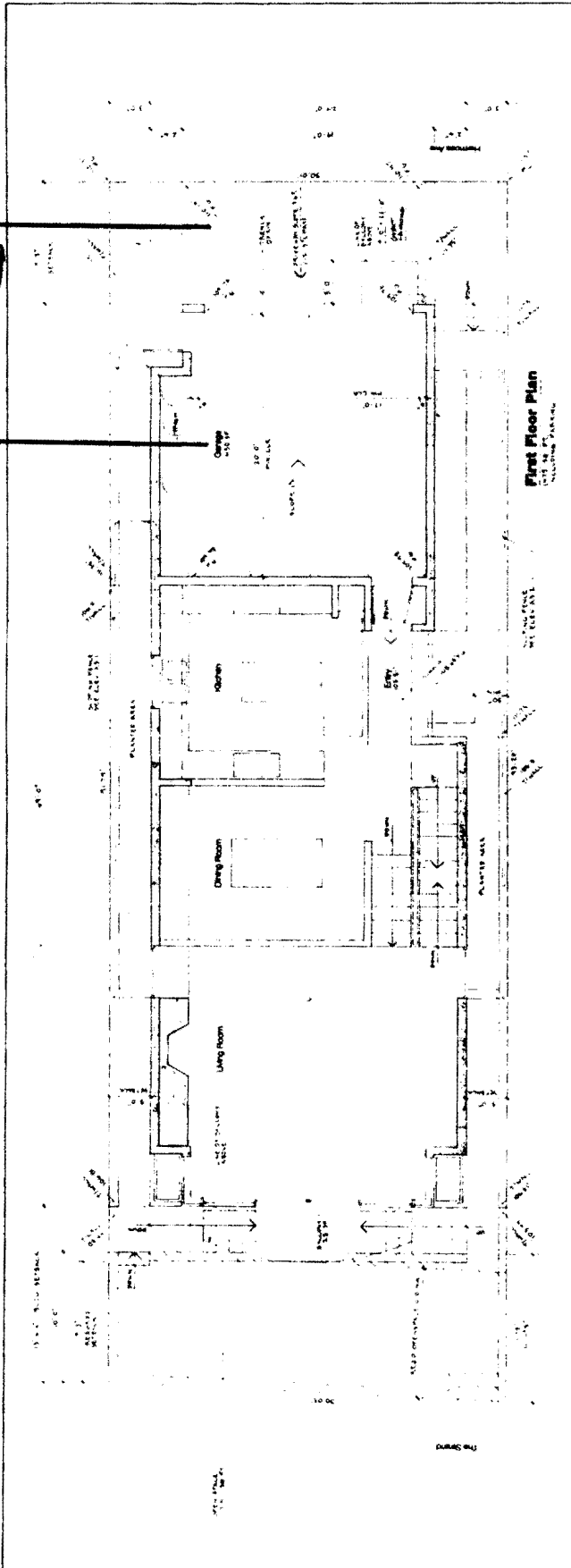
Project Description

Occupancy: R-1 Single Family Residence
 Type: V - Construction
 Front Yard Setback: 5'-0"
 Side Yard Setback: 5'-0"
 Rear Yard Setback: 5'-0"
 2005 sq. ft. Gross Floor Area
 400 sq. ft. Garage
 400 sq. ft. Total Building Area
 410 sq. ft. Balconies
 2776 sq. ft. Site Area
 1801 sq. ft. Building Coverage at 41%
 410 sq. ft. Total Open Space

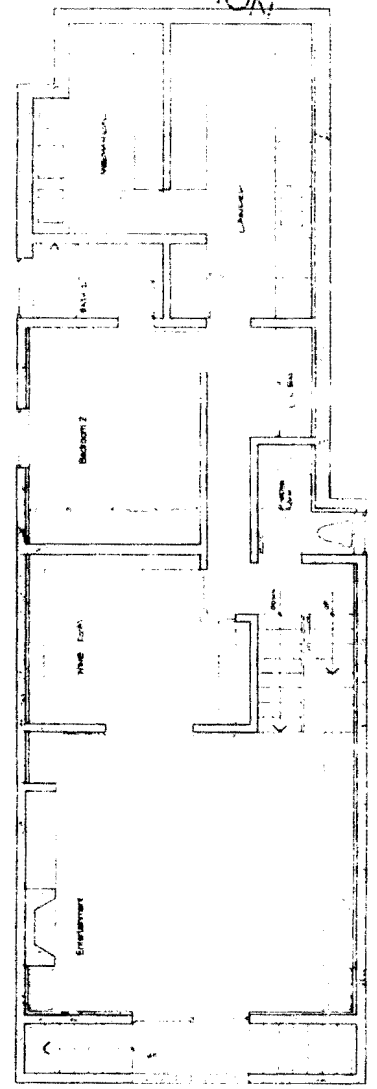
Average Lot Depth = 60.00'
 Average Lot Width = 45.00'
 Front Yard Setback = 5'-0"
 67.50' x 100' = 6,750 sq. ft.

Date: 11/11/07
 Revision:
 Scale: 1/8" = 1'-0"
 North
 80000 Deer Hole Architect, AIA
A2.1 Floor Plans

Guest parking
 2-car garage



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EXHIBIT # 5
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Mois Architect

348 North Avenue
Herriman, Utah, CA 84001
Voice: 310.374.8888
Fax: 310.374.2282

Project: South Residence

Site: 2118 The Strand
Herriman, Utah, CA 84001
Lot: 26
Description: See Plans 01 & 02

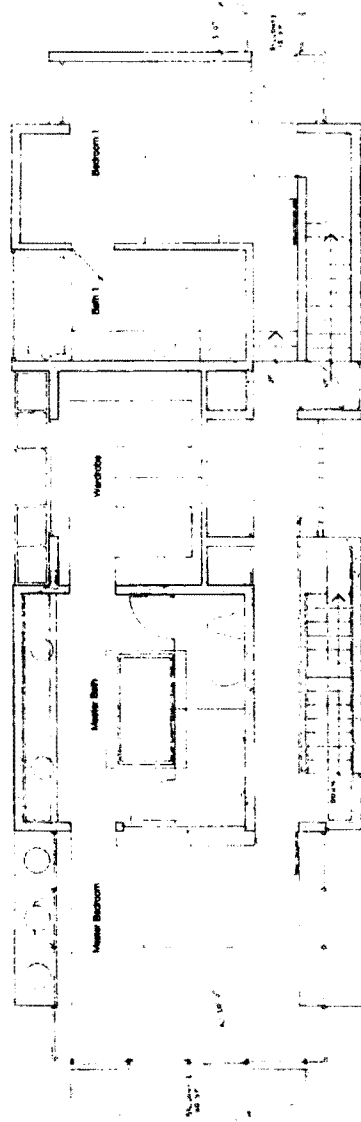
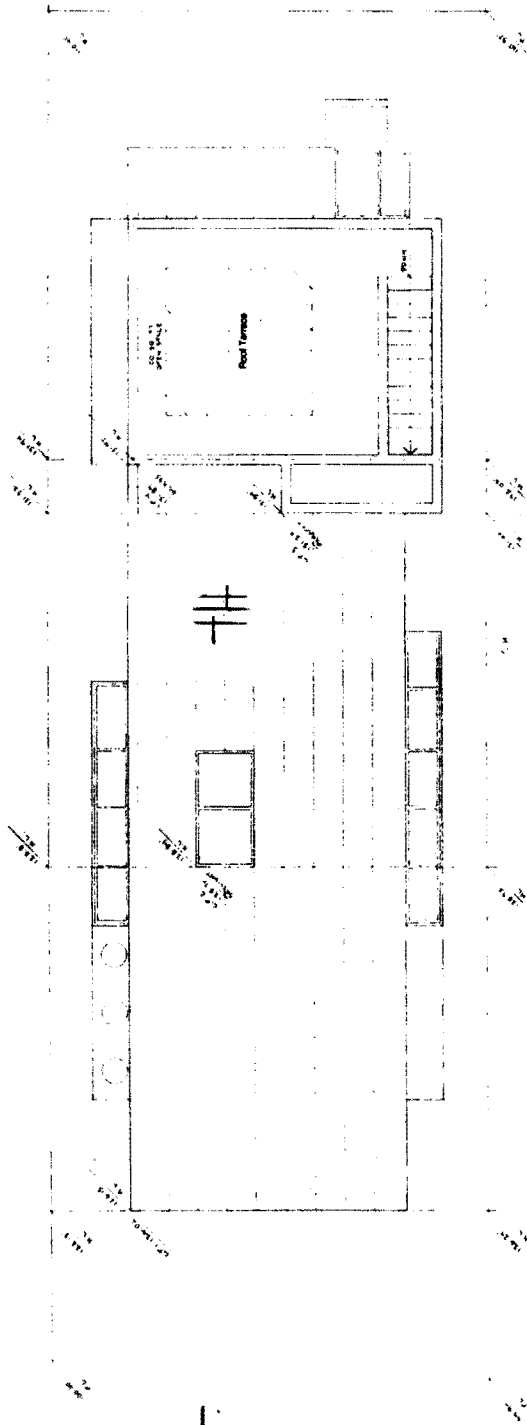
Date:
Revised:

Scale: 1/4" = 1'-0"

North

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A2.2 Floor Plans



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EXHIBIT # 5
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Notes
 2450 Main Avenue
 Marina del Rey, CA 90294
 Phone: 310.374.5505
 Fax: 310.374.1532

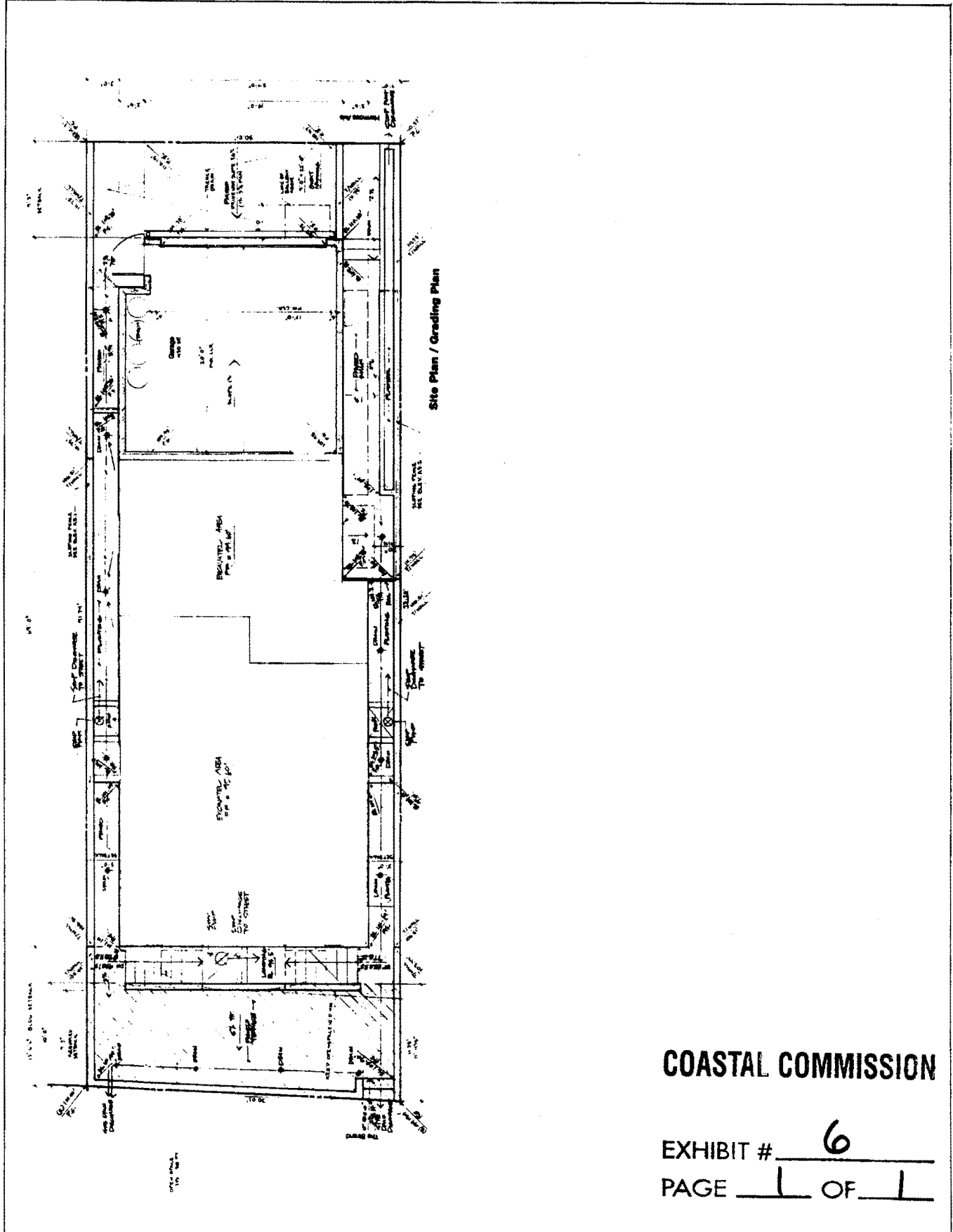
Project: Brentford Residences
Site: 2116 The Strand
 Marina del Rey, CA 90294
Legal: Lot 29
City/County: Marina del Rey, Los Angeles
Block & Page: Block 4, Page 03.3.04

Project Description
 19 Single Family Residences
 2-1/2 Story Construction
 78-0
 17-0-1/2' 2-0'
 2800 sq. ft. Gross Floor Area
 4800 sq. ft. Total Building Area
 410 sq. ft. Balconies
 2776 sq. ft. Site Area
 1800 sq. ft. Building Coverage 44.9%
 415 sq. ft. Total Open Space

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Date: 11-10-07
 Revisions:
 Scale: 1/4" = 1'-0"
 1/8" = 1'-0"
 1/16" = 1'-0"

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A1.1 Site Plan



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EXHIBIT # 6
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SE SKELLY ENGINEERING

I. INTRODUCTION

The purpose of this wave runup study is to determine if the proposed development will be subject to wave runup or wave attack over the typical life (75 years) of the development. If the property will be subject to wave runup or wave attack the analysis will discuss how frequently it will occur, what the predicted water volume and water height will be on the property, and how, if necessary, to manage the overtopping waters. The analysis also will determine if the property will be subject to direct wave attack over the project life. If the property is subject to wave attack then the analysis will include design parameters for wave forces. The analysis uses design storm conditions typical of the January 18-19, 1988 and winter of 1982-83 type storm waves and beach conditions.

The subject property, 3116 The Strand in Hermosa Beach, is a rectangular lot approximately 30' X 93'. The lot is fronted by The Strand, a coastal boardwalk, which is adjacent to a wide sandy beach (approximately 300 feet wide) and the Pacific Ocean. This shoreline is located at the southern end of the Santa Monica Littoral Cell. A littoral cell is a coastal compartment that contains a complete cycle of littoral sedimentation including sources, transport pathways and sediment sinks. The Santa Monica Littoral Cell extends from Point Dume to Palos Verdes Point, a distance of 40 miles. Most of the shoreline in this littoral cell has been essentially stabilized by man. The local beaches were primarily made by man through nourishment as a result of major shoreline civil works projects (Hyperion Treatment Plant, Marina Del Rey, King Harbor, etc.). The up-coast and down-coast movement of sand along the shoreline is mostly controlled by groins, breakwaters, and jetties and is generally to the south. A major sink for the beach sands is the Redondo Submarine Canyon located at the entrance to King Harbor.

Prior to the construction of most of the shoreline stabilization structures near the site the Mean High Tide (MHT) line in November 1935 was about 100 feet from the western property line. An aerial photograph of the shoreline taken on June 30, 1986, available from the City of Hermosa Beach, shows the beach to be about 320' wide. The MHT line is now about 300 feet from the western property line. The wide sandy beach in front of The Strand and this property is normally over 300 feet wide and provides more than adequate protection for the property. The King Harbor breakwater to the south of the site acts as a littoral barrier which helps to stabilize the shoreline in front of the subject property. Over the vast majority of time wave runup will not reach The Strand or the property. However, the beach in this area is subject to seasonal erosion due to extreme event storm events which can erode the beach back to near The Strand.

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VI. CONCLUSIONS AND RECOMMENDATIONS

Prediction of runup and overtopping on a beach during extreme storm events is a very complex problem. The flow rates presented here represent what is defined as flow which is sustained by continuous volume flow, even though it will actually occur with the cycle of the waves. The calculations made herein use state of the art methods, yet they are based on several simplifying assumptions (see Chapter 7 of SPM). There are several facts that indicate that wave runup and overtopping will not reach the property or adversely impact the property over the life of the structure.

- There is a very wide (> 300feet) sandy beach in front of the property 99.9% of the time.
- A review of aerial photographs over the last four decades shows little overall shoreline retreat in general and a wide sand beach even at times when the beach is seasonally at its narrowest.
- The shoreline erosion rate is very small and over the life of the structure should not reduce the beach to less than 200' in nominal wide. (200' width of beach (approximately) is recognized by coastal engineers as a sufficiently wide enough beach to provide back-shore protection)
- The property has not been subject to significant wave runup attack in the past.
- The runup analysis shows that the 100 year wave runup event will not reach the property.
- The presence of the 32 inch high wall on the western side of The Strand will prevent wave overtopping from reaching the property.

In conclusion, wave runup and overtopping will not impact this property over the life of the proposed improvement. The proposed development and existing development will neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or adjacent area. There are no recommendations necessary for wave runup protection. The proposed project minimizes risks from flooding. However, the property is relatively low-lying and proper site drainage and drainage control will be necessary.

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Photograph 1. Beach on front of the site on January 19, 1988 after an extreme wave event. Note the sand berm to the south of the site.

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