

CALIFORNIA COASTAL COMMISSION

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

**RECORD PACKET COPY**

Filed: April 25, 2001
 49th Day: June 13, 2001
 180th Day: October 22, 2001
 Staff: KT-LB
 Staff Report: May 23, 2001
 Hearing Date: June 12-15, 2001
 Commission Action:

Item Th 191**STAFF REPORT: REGULAR CALENDAR**

APPLICATION NUMBER: 5-01-073

APPLICANTS: Bruce Bogart

AGENT: Srour & Associates, Attn: Elizabeth Srour

PROJECT LOCATION: 122 2nd Street, City of Hermosa Beach (Los Angeles County)

PROJECT DESCRIPTION: Demolition of an existing nonconforming one-story single family residence with one off-street parking space and construction of a three-floor, 30 foot high, 2,510.7 square foot single family residence with a two car garage on a 1,478 square foot R-3 zoned lot. Also, an after-the-fact application for a lot merger.

Lot Area	1,478 square feet
Building Coverage	860.25 square feet
Pavement Coverage	391.5 square feet
Landscape Coverage	226.25 square feet
Parking Spaces	2
Zoning	R-3
Plan Designation	High Density Residential
Ht above final grade	30 feet

SUMMARY OF STAFF RECOMMENDATION

Staff is recommending **APPROVAL** of the proposed project subject to two special conditions requiring the provision of three off-street parking spaces and conformance to the allowable height limit of 30 feet. The major issue of this staff report concerns residential development not providing adequate parking to meet the public access policies of the Coastal Act.

SUBSTANTIVE FILE DOCUMENTS:

1. City of Hermosa Beach Land Use Plan certified with suggested modifications April 21, 1982.
2. City of Hermosa Beach, Approval in Concept, February 22, 2001.

3. Hermosa Beach City Council Resolution 00-23, April 18, 2000.
4. Coastal Development Permits 5-93-180 (Reynolds) and 5-98-146-W (Adair).

STAFF RECOMMENDATION:

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

Motion:

I move that the Commission approve CDP No. 5-01-073 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 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. 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

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. Revised Plans to Provide Adequate Parking

A. **PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall submit revised plans to the Executive Director for review and written approval. The revised plans shall show the following changes to the project:

1. Revise plans to include three off-street parking spaces without the loss of on-street parking.

- a) The revised plans must include a minimum of three off-street parking spaces without loss of on-street parking spaces to serve the single family residence.

- b) The revised plans must either (1) not eliminate on-street public parking or (2) replace any existing on-street public parking that is eliminated as a result of the development. In either case, existing on-street parking adjacent to the subject property lines must be identified on the revised plans. If any on-street parking is eliminated, all eliminated and replacement parking must be identified on the revised plans.

B. The revised plans shall, prior to submittal to the Executive Director, receive an approval in concept stamp from the City of Hermosa Beach Planning Department, indicating that the revised plans meet the standards of the City's municipal code and/or received a variance for parking stall dimensions.

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

2. **Height**

No portion of the proposed structure shall exceed 30 feet in elevation above the existing grade.

3. **Condition Compliance**

A. The applicant shall amend the project description to include application for an after-the-fact permit for the lot merger that was recorded at the City in 1989.

B. Within 90 days of Commission action on this coastal development permit amendment application, or within such additional time as the Executive Director may grant for good cause, the applicant shall satisfy all requirements specified in the conditions hereto that the applicant is required to satisfy prior to issuance of this permit. Failure to comply with this requirement may result in the institution of enforcement action under the provisions of Chapter 9 of the Coastal Act.

IV. **FINDINGS AND DECLARATIONS**

The Commission hereby finds and declares:

A. **Project Description**

The subject site is located at 122 2nd Street within the City of Hermosa Beach, Los Angeles County (Exhibit #1). The site is not lot located between the first public road and the sea. It is located approximately three blocks inland and is within walking distance of the beach. The 1,478 square foot lot is a legal, nonconforming lot measuring 25 feet wide by 59.5 feet long (Exhibit #2). The lot is a corner lot with frontage on 2nd Street and abuts Palm Drive on its west side. The lot was created by subdividing two lots into three (Exhibit #2) and the new lot was recorded by a deed of record at the County Records Office prior to the enactment of the Coastal Act. The Assessor's Parcel Number is 4188-012-052 and the parcel is legally described as the westerly 25 feet of Lots 14 and 15, Tract No. 1122. In 1989, the City required a lot merger to legally merge the front of the lot (a portion of Lot 14) with the rear of the lot (a portion of Lot 15) (Exhibit #3). Included as part of this coastal development permit application, is an application for an after-the-fact permit for the merger that occurred on the lot in 1989. The project is located within an existing urban residential area and is located approximately one-half mile south of the Hermosa Beach Pier.

The applicant is proposing demolition of an existing one-story, nonconforming single family residence and construction of a three-floor, 30-foot high single family residence with 2150.7 square feet of living space (Exhibit #4, pp.1-10). Off-street parking for the proposed single family residence would be provided by an attached two-car garage located at the back of the house with vehicular access from Palm Drive (Exhibit #4, pp.2-3, 10 and Exhibit #5). The City of Hermosa Beach Planning Department issued variances from the guest parking requirement and from the garage dimension requirement (to allow an 18.5-

foot interior depth rather than a 20-foot depth). The applicant proposes to construct the residence and attached two-car garage on a 1,478 square foot R-3 zoned lot in Hermosa Beach. The proposed residence will include a roof deck at the back of the structure with access from an outside, unenclosed stairway from a third floor deck, four decks/balconies, numerous windows and extensive architectural variety (Exhibit #4, pp.7-10). Thirty-five cubic yards of cut is proposed and the soil will be exported to the Redondo Beach Disposal Site. No encroachment into City property is proposed.

B. Previous Commission Action in Project Area

The Commission has required provision of adequate off-street parking in its approval of residential development on small lots in Hermosa Beach. Projects similar to the currently proposed development in Hermosa Beach include Coastal Development Permits (CDP's) 5-93-180 and 5-98-146-W. These projects are used for comparative purposes in the current situation because of the similar small lot sizes, single family residential uses and provision of adequate off-street parking. These lots were created through subdivision, as was the subject lot, and do not conform to the minimum lot size required by the City. The lots are each developed with a single family residence, as is proposed for the subject lot which is currently developed with a single family residence. The lots meet or exceed the minimum off-street parking required by the City and Commission. The Commission approved CDP 5-93-180 for construction of a three-story, 2,509 square foot single family residence with four off-street parking spaces on a 1,503 square foot, R-3 zoned lot. The proposal (CDP 5-93-180) included a two-car garage and two unenclosed parking spaces with access from Monterey Boulevard, the fronting street (Exhibit #6). The lot is located at 341 Monterey Boulevard in Hermosa Beach, which is approximately two blocks from the subject site (Exhibit #7, pp.1-2). The Commission approved CDP 5-98-146-W for construction of a three-story, 2,045 square foot single family residence with three off-street parking spaces on a 1,240 square foot R-3 zoned lot. The lot is a corner lot located at 220 4th Street in Hermosa Beach, which is approximately two blocks from the subject site (Exhibit #7, pp.1-2). This lot is situated similarly to the lot at 122 2nd Street in that it is a corner lot facing north and has an alley adjacent to the west side of the property. Parking was provided in a two-car garage and adjacent driveway with access from Bayview Drive, the alley (Exhibit #8).

C. Public Access/Parking

The site is located within walking distance, approximately three blocks, of Hermosa Beach upon which public recreational opportunities are provided. The Strand, a heavily used pedestrian path used for walking, jogging, biking and inline skating, provides lateral access along the beach. 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). The Strand and the adjacent beach are a public recreational resource. The walkway provides an urban recreational experience popular throughout the Los Angeles area. The Commission has imposed Special Condition 1 to protect public access and access to these recreational amenities. 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....

Since the Hermosa Beach Local Coastal Program (LCP) is not certified, the standard of review for development in Hermosa Beach is still the Coastal Act. However, the Land Use Plan (LUP) is used for guidance in this case. A statement of philosophy regarding parking access is provided in the Parking Access section of the certified LUP. The City's philosophy, as stated in the LUP, is "[t]o preserve and increase, where feasible, residential, commercial, and general public parking within the Coastal Zone." One of the goals and objectives of the LUP is "[t]o provide adequate residential parking." The LUP names the City's policies and programs to attain the goals and objectives named in the LUP. The LUP policy regarding residential parking states that "the City should not allow the elimination of existing on-street parking or off-street parking spaces within the coastal zone. Future residential and commercial construction should provide the actual parking necessary to meet the demand generated." The program that is in effect to carry out the policy states that "[c]urrent City Building Codes and Ordinances support the current policy." The LUP, therefore, refers to current City codes and ordinances to identify the actual parking necessary to meet the demand generated by the development. Section 30252 of the Coastal Act requires that the actual parking necessary to meet the demand generated by the development be provided on-site.

The current City zoning ordinance requires the provision of three off-street parking spaces without loss of on-street parking to serve a single family home. This zoning ordinance was in effect when the applicants purchased the property in 1995 (per conversation with Ken Robertson, City of Hermosa Beach Associate Planner, on May 17, 2001).

The applicant considered two alternatives to the proposed design for the single family residence. The first alternative would place the two-car garage at the front of the lot, oriented toward 2nd Street rather than Palm Drive (the alley). This design would provide a driveway in front of the two-car garage with adequate space for a guest parking space on the driveway. Although this alternative would provide adequate onsite parking, it would eliminate one public on-street parking space and require the relocation of an existing utility box on the fronting sidewalk. The second alternative the applicant considered had a similar layout to the currently proposed design with the garage oriented toward Palm Drive. The major difference is that this alternative would provide a 3-car garage as opposed to the currently proposed 2-car garage. Although this alternative would provide adequate onsite parking, it would also result in the elimination of one public on-street parking space located on Palm Drive. However, it appears that a 3-car garage fronting Palm Drive can be provided by shifting the existing on-street public parking space forward (Exhibit #5).

On April 18, 2000, the City granted a variance from the requirement to provide a guest parking space on the site. In Resolution 00-23 (Exhibit #9), the City made four findings to approve the variances from the guest parking requirement (City Zoning Ordinance Section 17.44.020) and from the parking dimension requirement (Section 17.44.100) at 122 2nd Street. The City's findings for Resolution 00-23 follow:

1. *There are exceptional circumstances relating to the property because the lot is small (1,487 square feet), and unusually narrow (25 feet) for the neighborhood which has prevailing lot widths of 30-feet, and is somewhat uniquely situated with access to an alley from the side only. This configuration forces a complying garage with guest parking to be accessed from the street only (since the 25-foot dimension from the alley cannot accommodate a 20-foot garage depth, and two 3-foot side yard setbacks) not allowing the property to take advantage of the alley. However, to orient the garage towards 2nd Street would require the existing utility switch box to be relocated and result in the unnecessary loss of an on-street parking space.*
2. *The Variances are necessary for the enjoyment of a substantial property right possessed other properties in the vicinity to take advantage of alley access, and to construct a reasonably sized dwelling.*
3. *The Variances, if granted, will not be materially detrimental to neighboring properties as the reduced garage depth from 20 feet to 18.5 feet will still be adequate to park two vehicles, and the lack of guest parking will not have an impact on neighborhood parking, because it allows for the preservation of existing public parking spaces.*
4. *The Variance is consistent with the General Plan because the construction and remodel of a single-family home in this location is consistent with the General Plan.*

Many of the older developments in Hermosa Beach that were built prior to establishment of the Coastal Act, including the existing single family home on this lot, do not provide adequate off-street parking. As a result, many residents and guests park on the surrounding streets, where there is a parking shortage, and have 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 1 is imposed to require the applicant to provide three off-street parking spaces. The provision of three off-street parking spaces is what the Commission and the City, in their zoning ordinance, have found to be adequate to serve single family residences in Hermosa Beach, while preserving on-street parking for public access to the beach. The LUP requires the provision of adequate off-street parking as defined in current City codes and ordinances. To allow development of the single family residence without the provision of adequate parking would be inconsistent with the public access policies of the Coastal Act and could prejudice the City's ability to prepare a LCP consistent with the Chapter 3 policies of the Coastal Act. Although the lot is smaller than most lots in Hermosa Beach, and the City's adopted zoning ordinance (Section 17.46.200) acknowledges the existence

of substandard legal nonconforming lots, the applicant should be required to provide adequate parking to serve the proposed development.

In this case, the proposed project provides a two-car garage only and does not provide a guest parking space (Exhibit #4, p.2-3, 10 and Exhibit #5). Therefore, the project as proposed does not provide an adequate parking supply for the proposed single family residence. The proposed project is not consistent with prior Commission decisions for Hermosa Beach that required two parking spaces per residential unit and provisions for guest parking. The Commission has upheld this requirement on projects on other small lots in Hermosa Beach, such as the residential projects approved under CDP's 5-93-180 and 5-98-146-W. The Commission finds that, only as conditioned to provide three off-street parking spaces, is the proposed project consistent with Section 30252 of the Coastal Act.

D. Community Character/Scenic 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 Hermosa Beach includes one, two and three-floor single and multiple family residences. Residential structures are limited to a maximum height of 30 feet on R-3 zoned and lower density lots. The Commission and the City have found that the moderate heights and residential densities enhance the scenic quality and character of the City. The majority of residential structures in Hermosa Beach do not exceed 30 feet in height. Allowing building heights above the 30-foot limit would serve to negatively impact the scenic quality and character of the surrounding community. In order to protect community character and visual quality, Special Condition 2 limits the development to a maximum height of 30 feet above the existing grade. This height is consistent with the general height of the area.

The proposed project has a maximum height of 30 feet above the existing grade (Exhibit #4, p.7-10). The 36-inch high guardrail on the perimeter of the roof deck is within the 30-foot height limit. Therefore, the proposed single family residence complies with the 30-foot height limit in the City of Hermosa Beach proposed revision to the certified LUP and previous Commission approvals. The scenic quality of the area will be positively impacted by the proposed structure. In order to ensure that the proposed project is constructed as approved, Condition 2 limits the roof height to 30 feet. No portion of the structure shall exceed 30 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. Violations

Development has occurred on the subject site including recordation of a lot merger on the property without the required coastal development permit. Special Condition 3 requires that the applicant amend the project description to include application for an after-the-fact permit for the merger.

To ensure that the unpermitted development component of this application is resolved in a timely manner, Special Condition 3 requires that the applicant satisfy all conditions of this permit which are prerequisite to the issuance of this permit within 90 days of Commission action. The Executive Director may grant additional time for good cause.

Although construction has taken place prior to submission of this permit application, consideration of the application by the Commission has been based solely upon the Chapter 3 policies of the Coastal Act. Approval of this permit does not constitute a waiver of any legal action with regard to any alleged violations nor does it constitute an admission as to the legality of any development undertaken on the subject site without a coastal permit.

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 LCP 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 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.

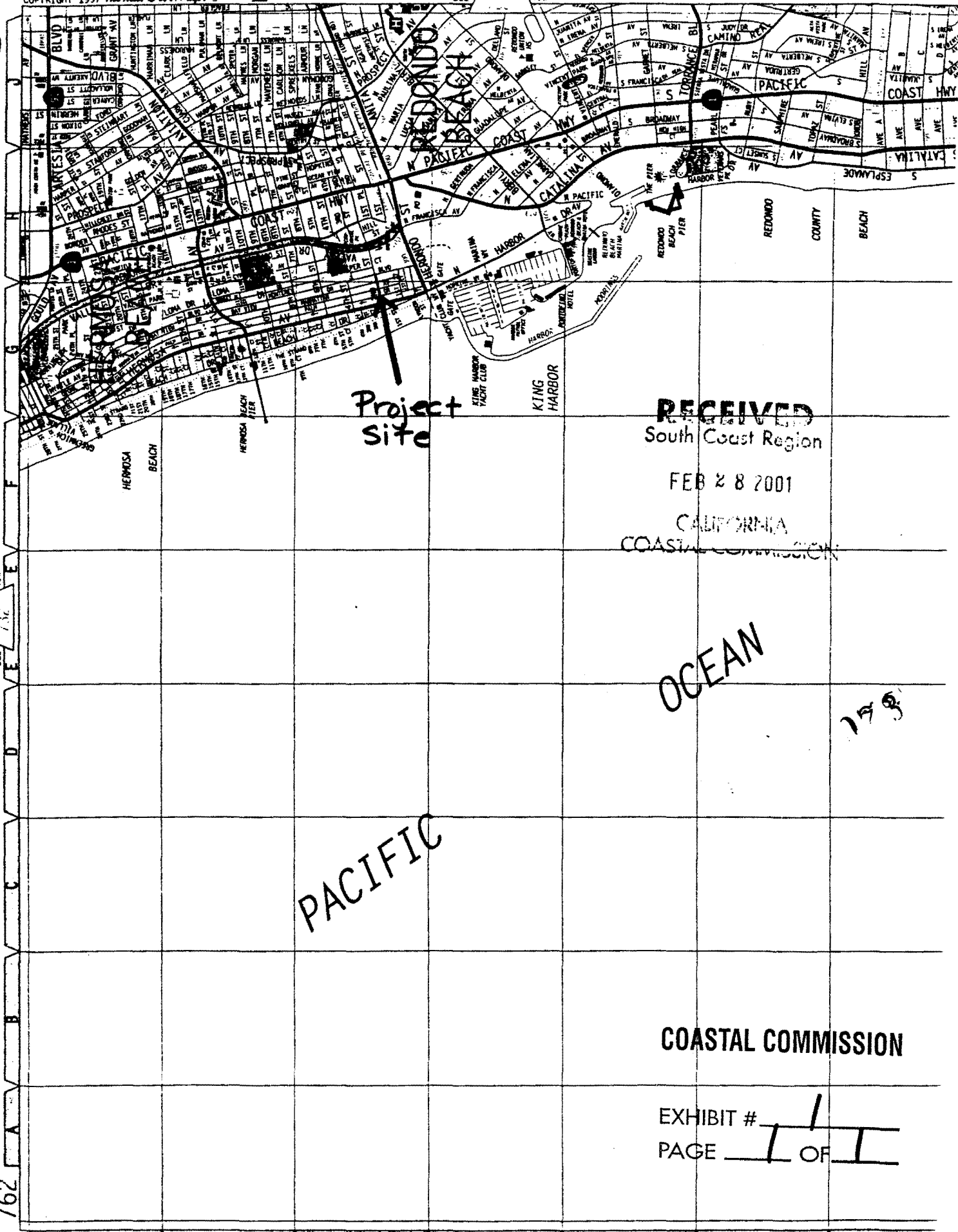
The proposed development as conditioned is consistent with the public access and community character policies of Chapter 3 of the Coastal Act. The proposed roof deck and decks/balconies are consistent with the LUP, which states "[p]orches and decks are predominant throughout the City and provide additional areas for viewing and sunning." The proposed development as conditioned by the Commission addresses the LUP's concern with respect to the preservation of street parking for public use and the scale of development. The development as conditioned 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 LCP 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

RECEIVED
South Coast Region

FEB 28 2001

CALIFORNIA
COASTAL COMMISSION

OCEAN

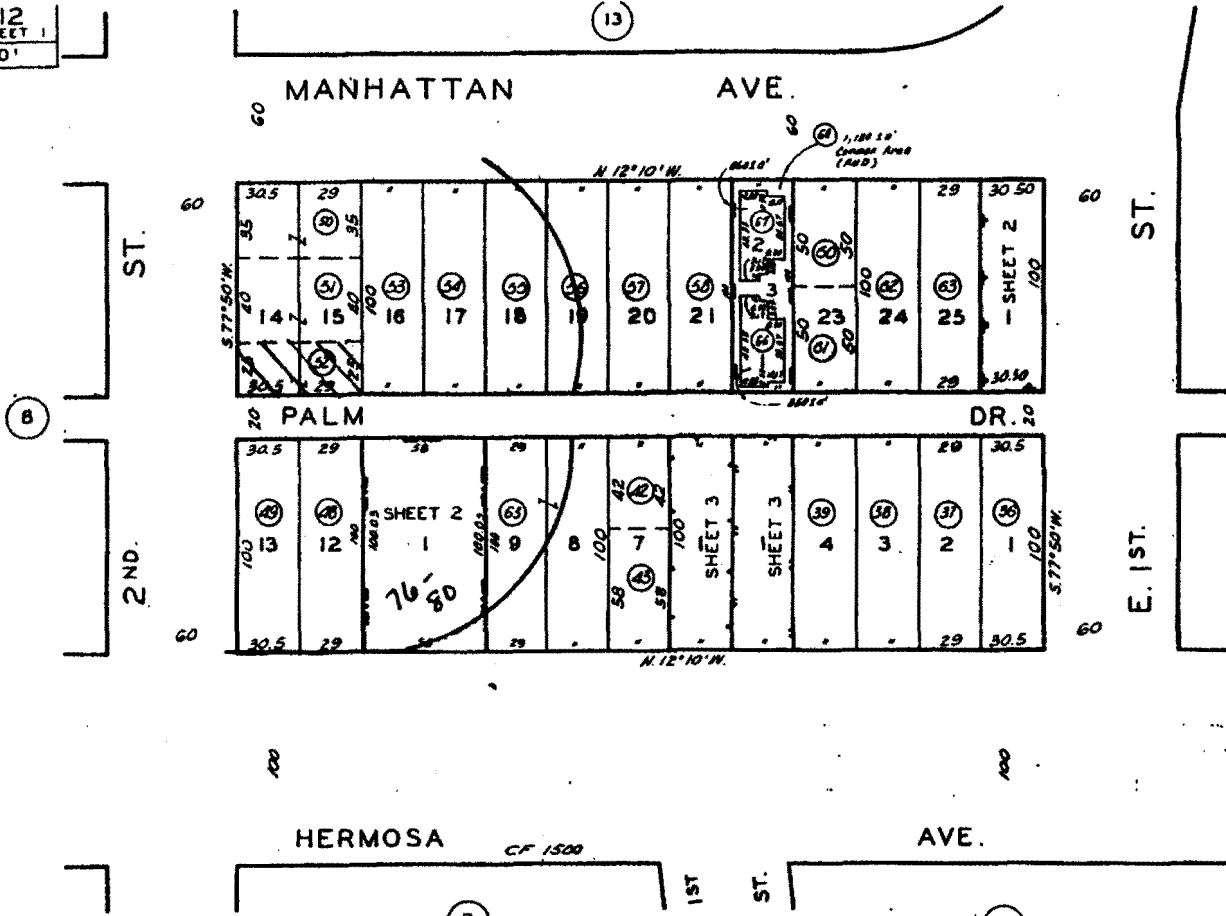
178

PACIFIC

COASTAL COMMISSION

EXHIBIT # 1
PAGE 1 OF 1

4188 SHEET 1
SCALE 1" = 50'



14
 CONDOMINIUM
TRACT NO. 43055
 M. B. 1044-74-75
 CONDOMINIUM
PARCEL MAP
 P. M. 156-26
 CONDOMINIUM
PARCEL MAP
 P. M. 195-13-14

3
TRACT NO. 1122
 M. B. 17-140

2
PARCEL MAP
 P. M. 119-47

CONDOMINIUM
PARCEL MAP
 P. M. 131-22

ASSESSOR'S MAP
 COUNTY OF LOS ANGELES, CALIF.

1-21-56
 90117406
 2028146
 81201108
 64901508
 40910128
 84401012-85
 58-5051305-85
 81012101-85
 81000001-85
 81000001
 81000001
 81000001

CODE
 4340

COASTAL COMMISSION
 FOR PREV. ASSMT. SEE: 7501 - 10

EXHIBIT # 2
 PAGE 1 OF 1

WHEN RECORDED RETURN TO:
City of Hermosa Beach
Planning Department
1315 Valley Drive
Hermosa Beach, CA 90254

RECORDED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
31 MIN. PAST 2 P.M. MAY 3 1989

89 705445

FREE 1 M

NOTICE OF LOT MERGER

Notice is hereby given that the Planning Commission of the City of Hermosa Beach has determined that the following described parcels have been merged pursuant to the Hermosa Beach Municipal Code Sections 29.5-19 through 29.5-28 (LOT MERGER ORDINANCE) and State Government Code Sections 66451.11-66451.21.

Assessor's No: 4188012052

Property Owner: DAVID MILLER
122 2ND STREET
HERMOSA BEACH, CA 90254

Legal Description: W' 25' LOTS 14 AND 15
TRACT 1122

Questions regarding this matter may be addressed to the Hermosa Beach Planning Department at (213) 318-0243.

CITY OF HERMOSA BEACH

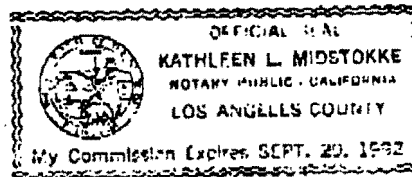
BY Ingrid Rademaker DATE April 27, 1989
Ingrid Rademaker
Acting Assistant Planner

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

On this 27th day of April, 1989, before me, the undersigned, a notary public in and for said county and state, personally appeared Ingrid Rademaker, personally known to be the Acting Assistant Planner of the City of Hermosa Beach and known to me to be the person who executed the instrument on behalf of the City of Hermosa Beach and acknowledged to me that such City of Hermosa Beach executed the same.

WITNESS my hand and official seal.

Kathleen L. Midstokke

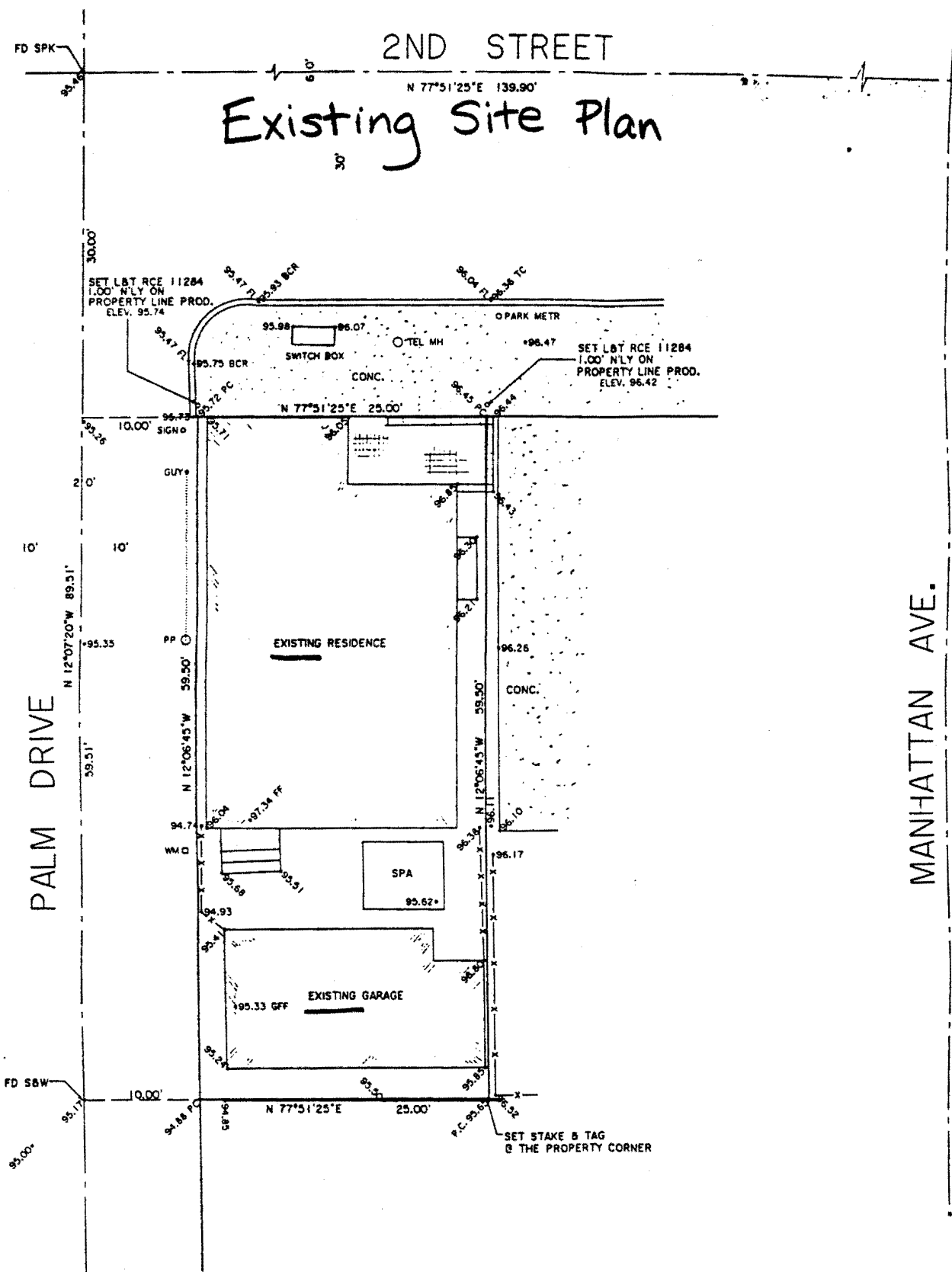


SEAL

(FREE RECORDING IS REQUESTED PURSUANT TO GOVERNMENT CODE SECTION 27383 - BENEFITS CITY AND IS OFFICIAL CITY BUSINESS)

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EXHIBIT # 3
PAGE 1 OF 1



COASTAL COMMISSION

EXHIBIT # 4
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JOB ADDRESS

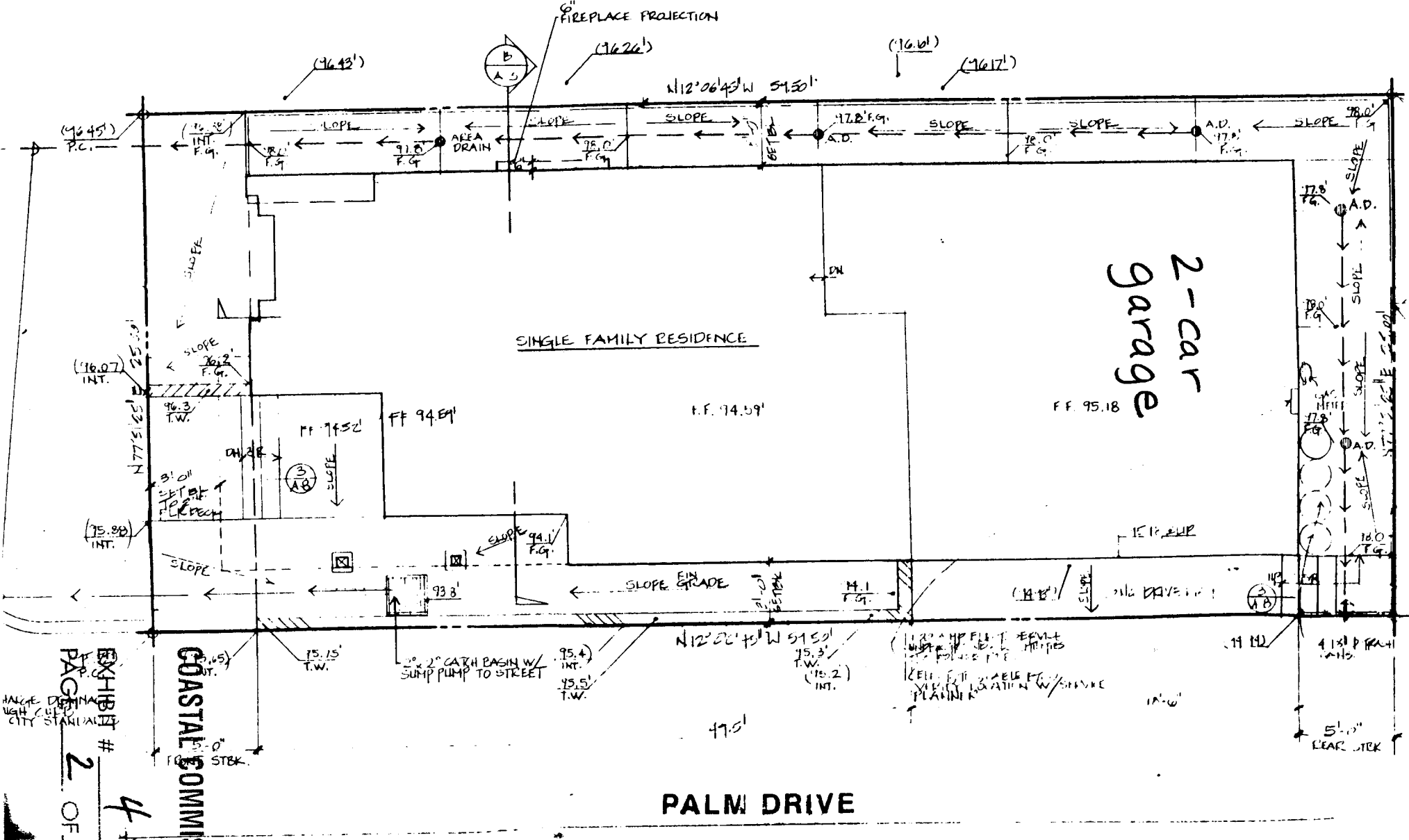


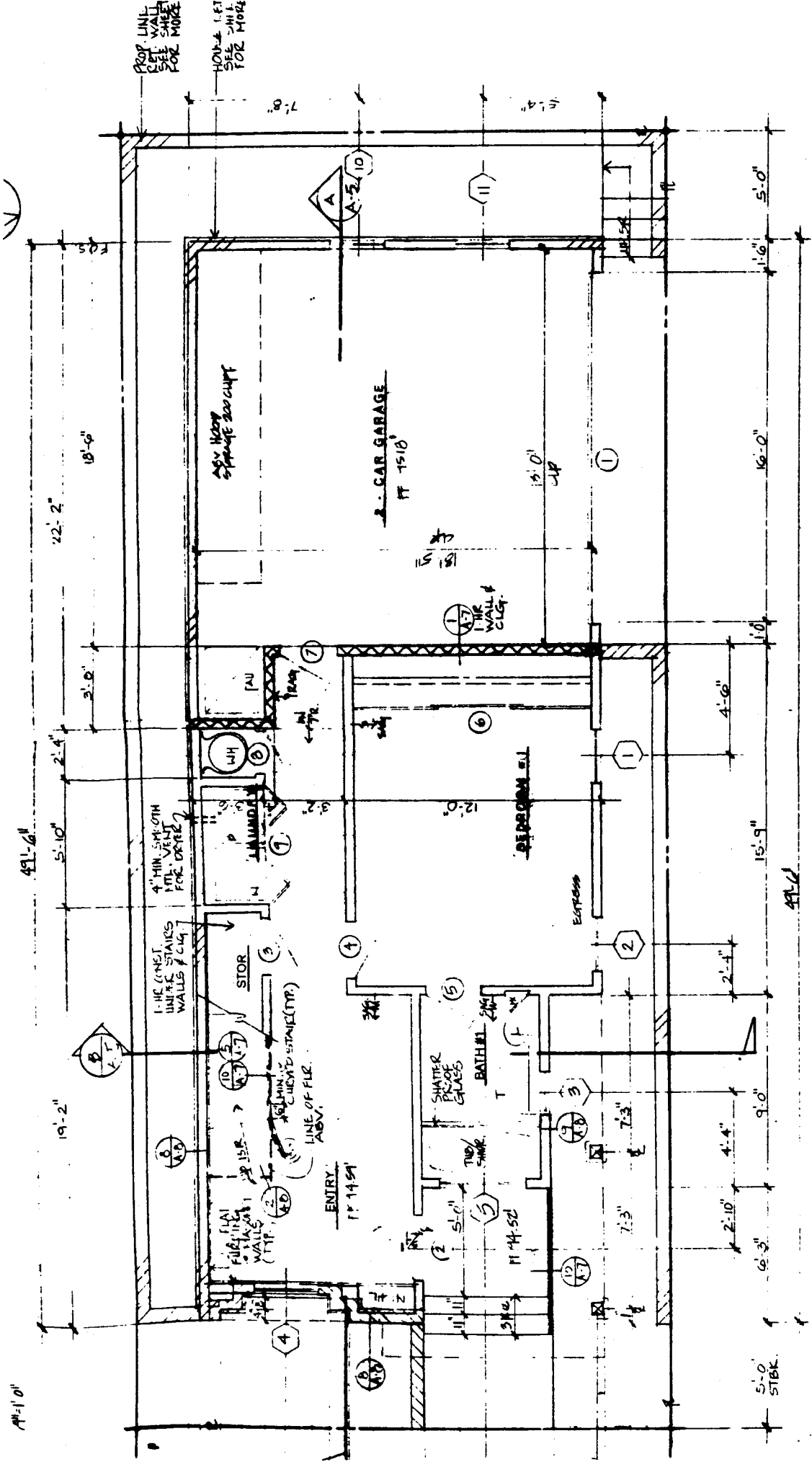
EXHIBIT # 4
 PAGE 2 OF 10
 MAKE DRAFT CITY STAMP

COASTAL COMMISSION

PALM DRIVE

2-CAR garage

SINGLE FAMILY RESIDENCE



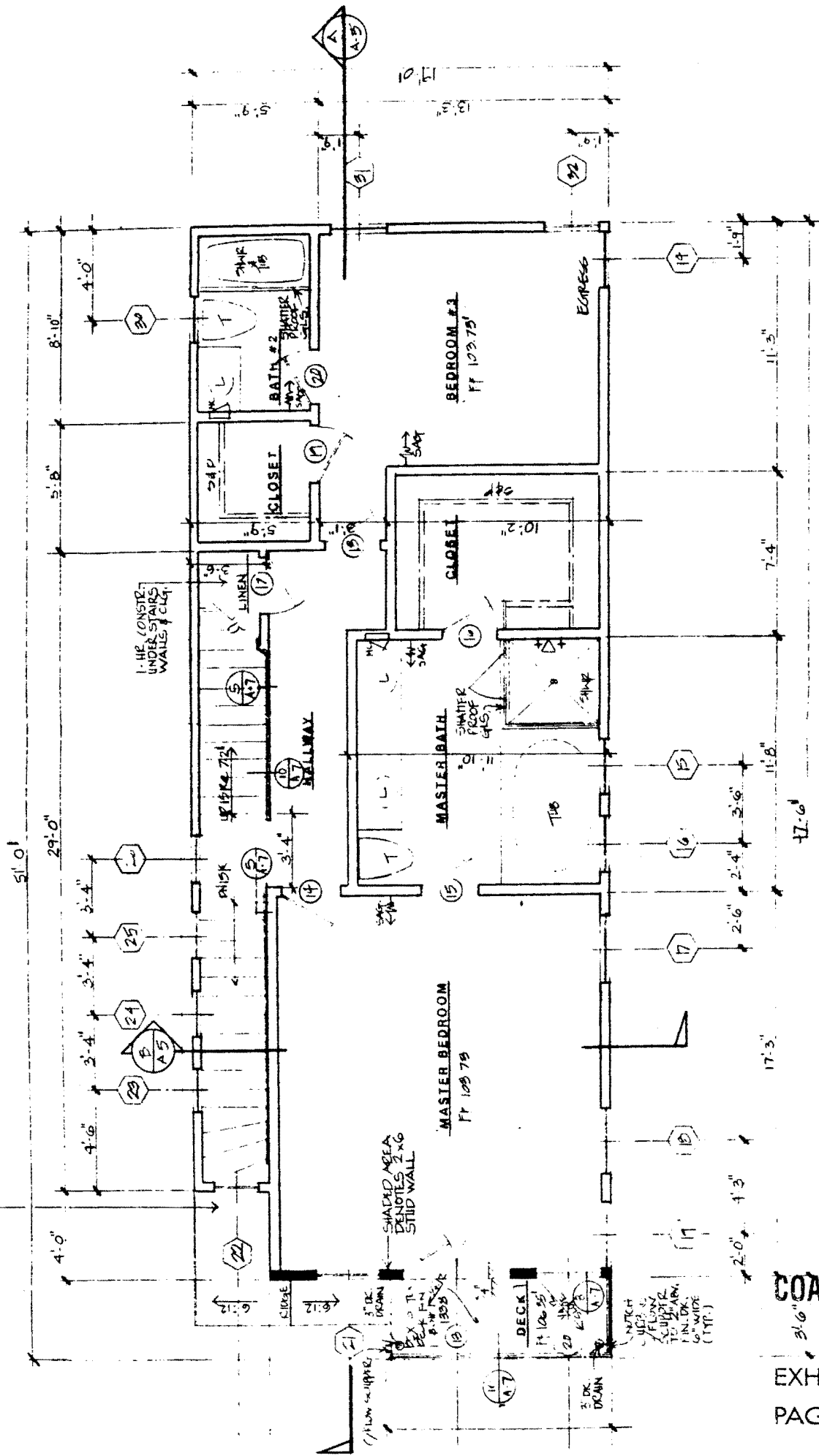
BASMENT/GARAGE FLOOR PLAN



COSTAL COMMISSION

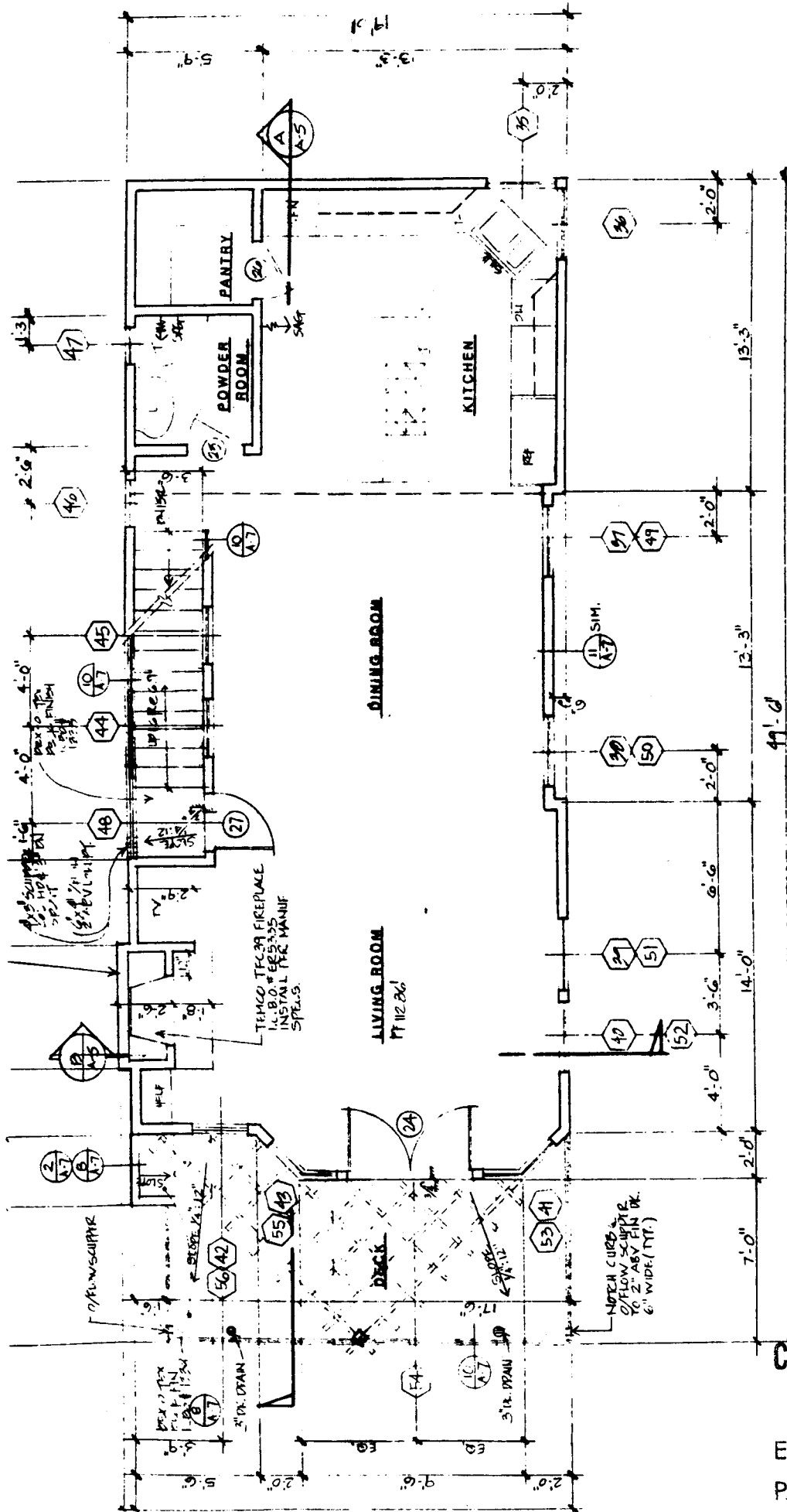
EXHIBIT # 4
 OF 10

COMPOSITION SHINGLE ROOF
 LAKING UL CLASS A
 FIRE RATING P/ONE LAYER
 OF 15# FELT & ONE LAYER
 20# FELT & ONE LAYER
 (MIN. CLASS B ROOF)



FIRST FLOOR PLAN

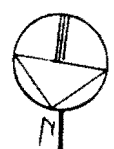
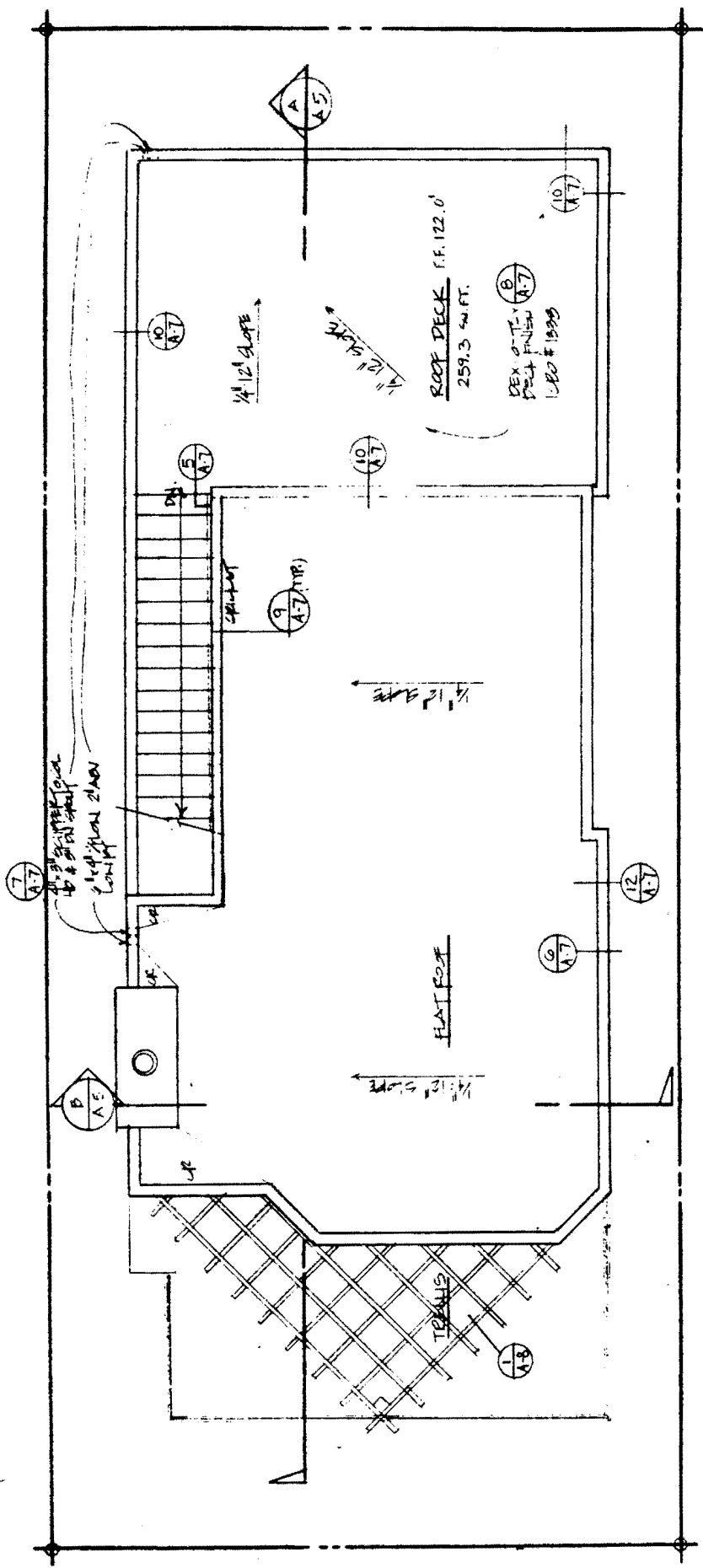
COASTAL COMMISSIC
 EXHIBIT # 4
 PAGE 4 OF 10



SECOND FLOOR PLAN

COASTAL COMMISSION

EXHIBIT # 4
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ROOF PLAN

COASTAL COMMISSION

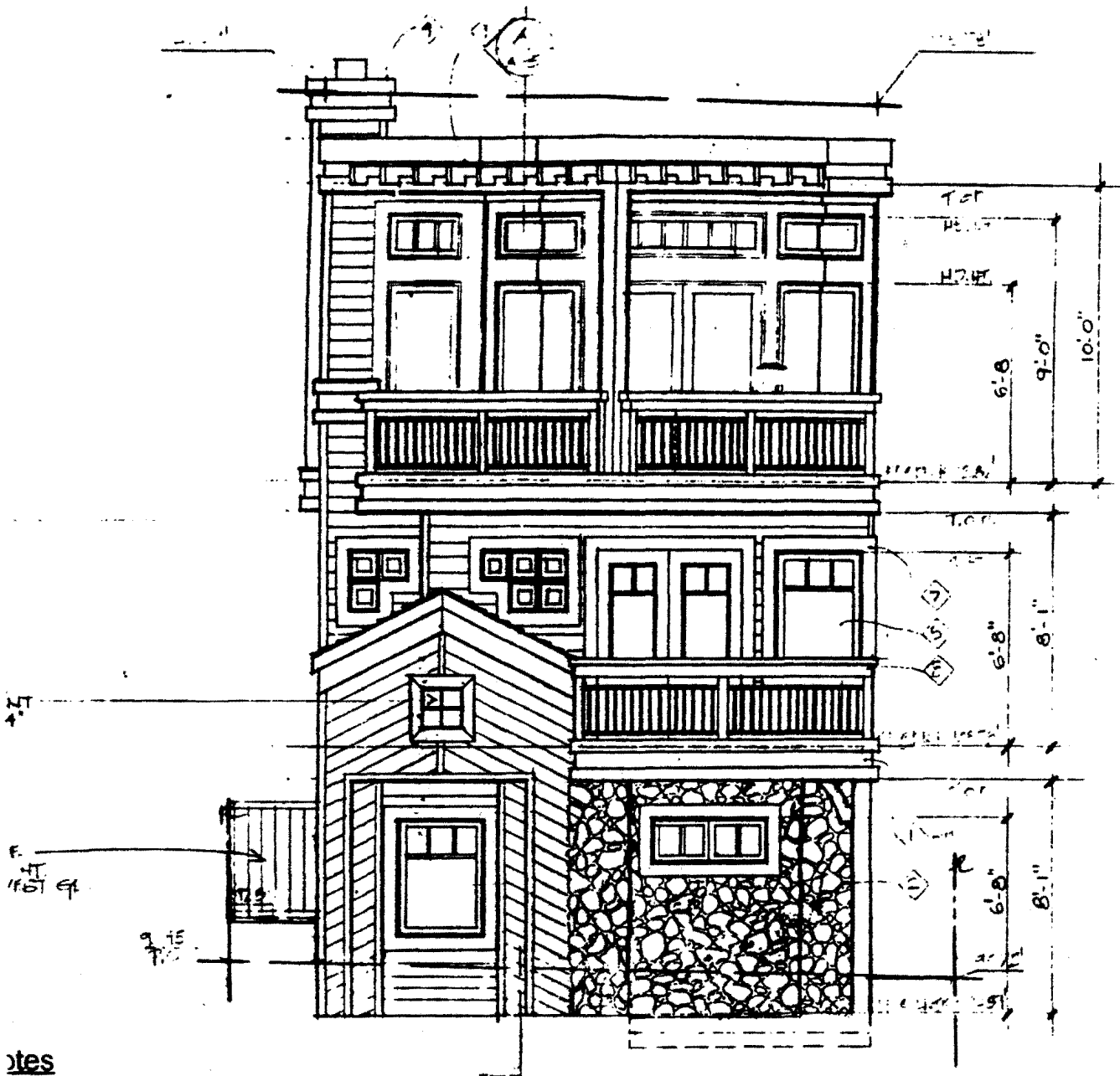
EXHIBIT # 4
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1 HR. CONSTRUCTION
 20' FIRE X EXT. DD
 2" FIREPLACE PROTECTION

26'-9"

11'-9"

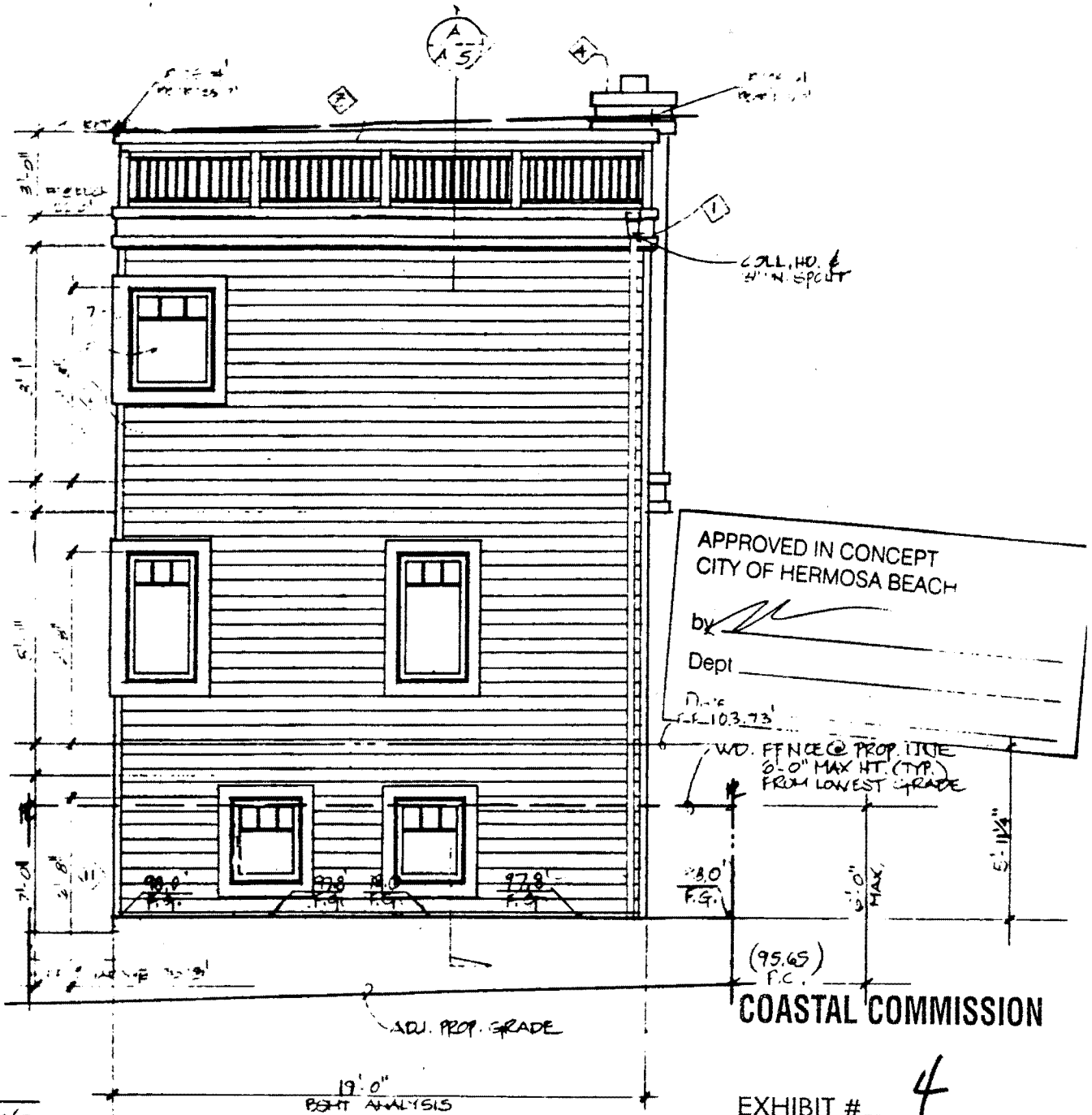
9'-0"



NORTH ELEVATION

COASTAL COMMISSION

EXHIBIT # 4
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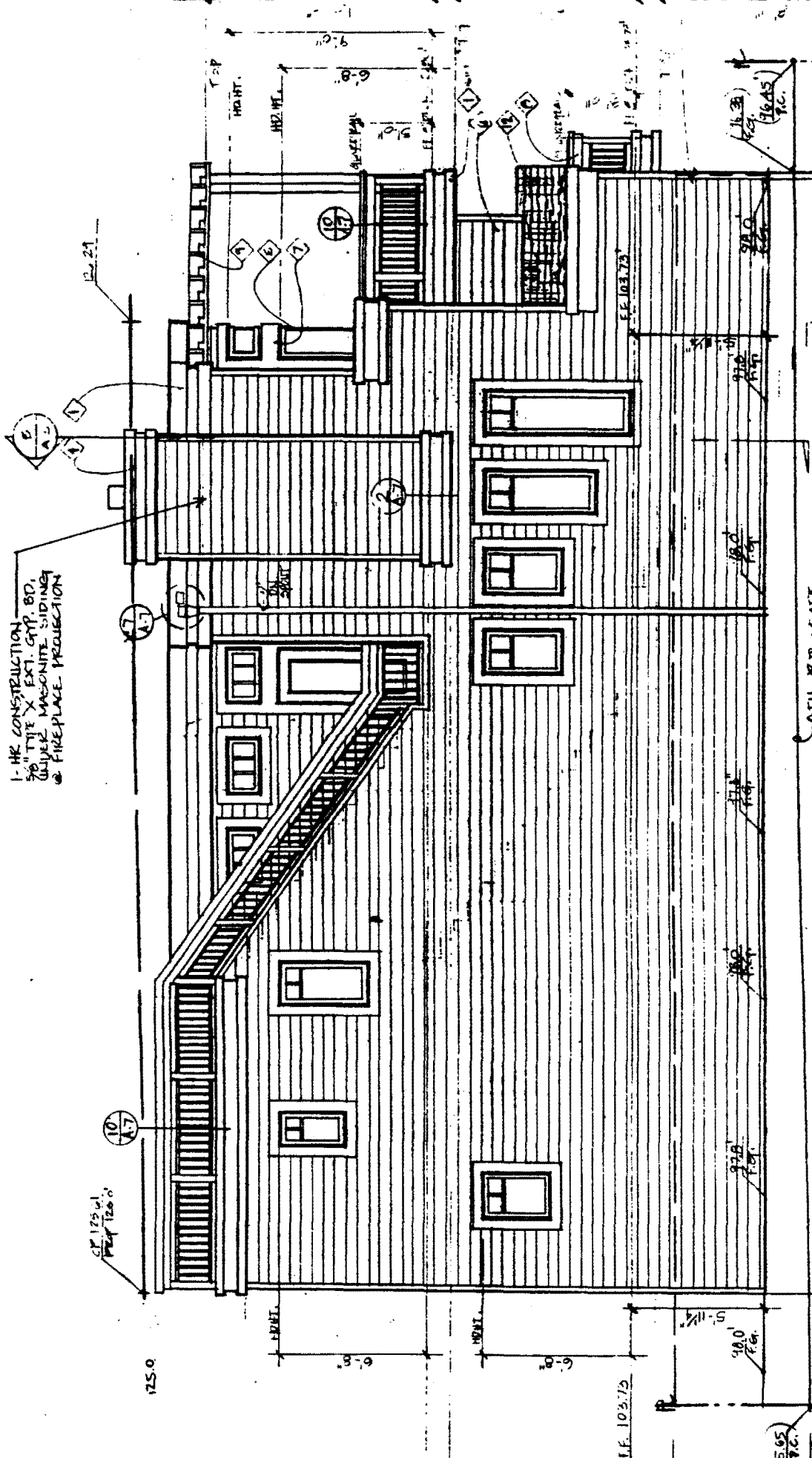
2. = 68.5' REQ'D.
2" OF 1ST FLR.
REQ'D. : OKAY!

SOUTH ELEVATION

EXHIBIT # 4
PAGE 8 OF 10

Sout
APPI
Perm
By: -
PRR

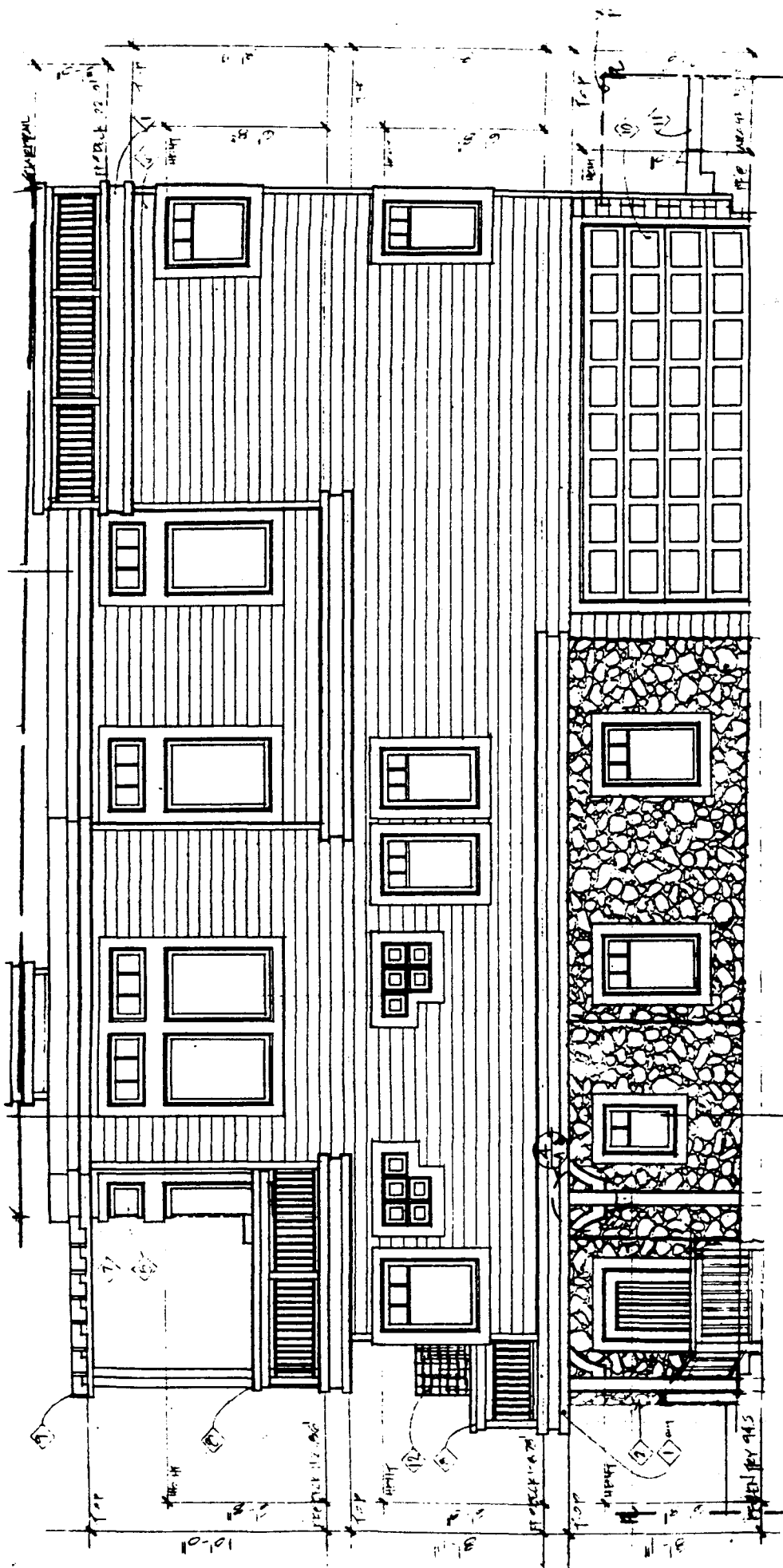
FEB 22 2001



1-HR CONSTRUCTION
5/8" TYP X EXT. GYP. BD.
OVER MASONRY SIDING
@ FIREPLACE PROJECTION

EAST ELEVATION

COASTAL COMMISSION



BASEMENT
 19.0' + 49.5' -
 50% OF FLOOR
 49.5' + 19.0'

WEST ELEVATION

COASTAL COMMISSION

EXHIBIT # 4
 PAGE 10 OF 10

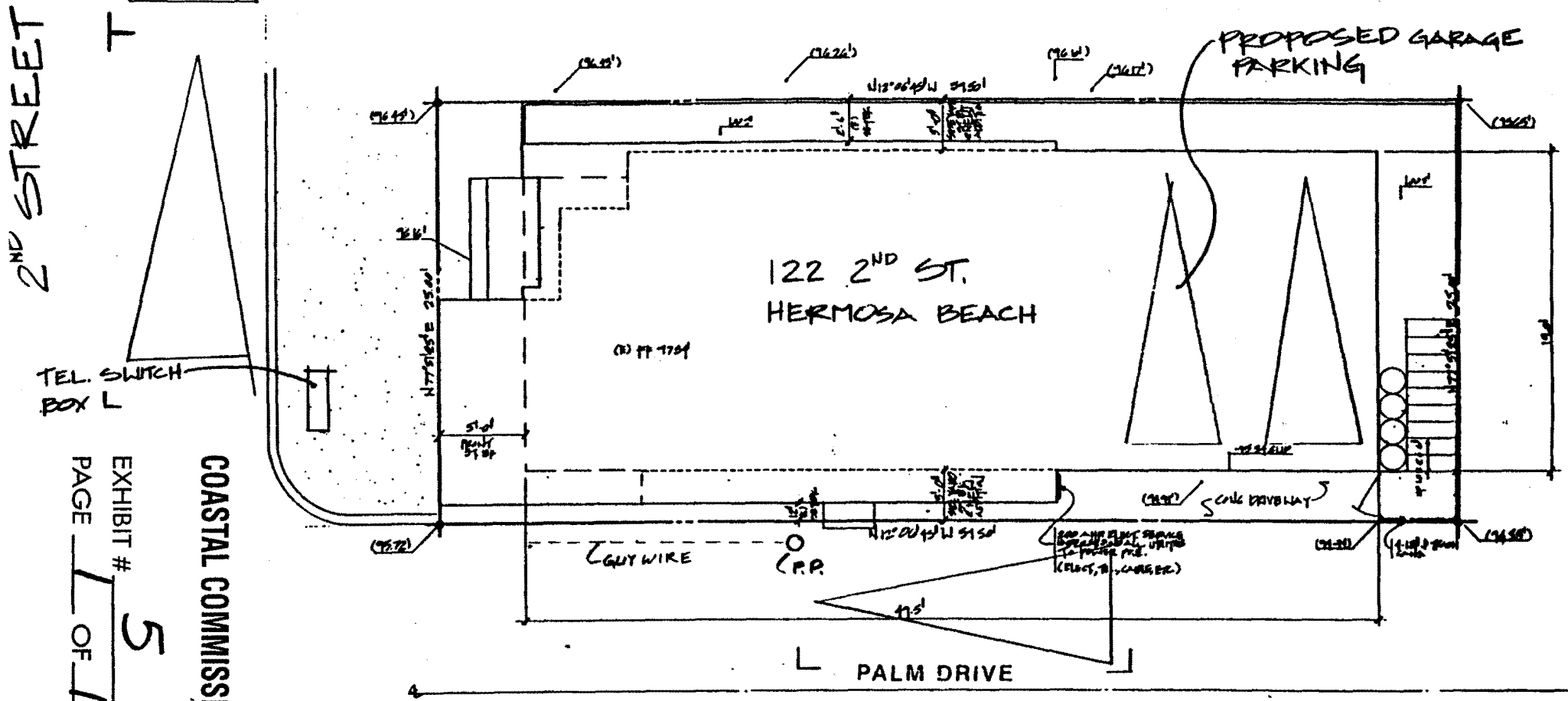
• ACCESS OFF 2ND STREET NOT FEASIBLE DUE TO EXISTING TELEPHONE SWITCH BOX, ALSO ON STREET PUBLIC PARKING WILL BE ILLIMATED.

• IF ADDITIONAL PARKING SPACE IS ADDED NEXT TO PROPOSED GARAGE PARKING, PUBLIC PARKING SPACE IS ILLIMATED

2ND STREET

(E) ON STREET PARKING

PROPOSED GARAGE PARKING



TEL. SWITCH BOX

122 2ND ST.
HERMOSA BEACH

(0) 11 7701

GUY WIRE

(P.P.)

CONE DRIVEWAY

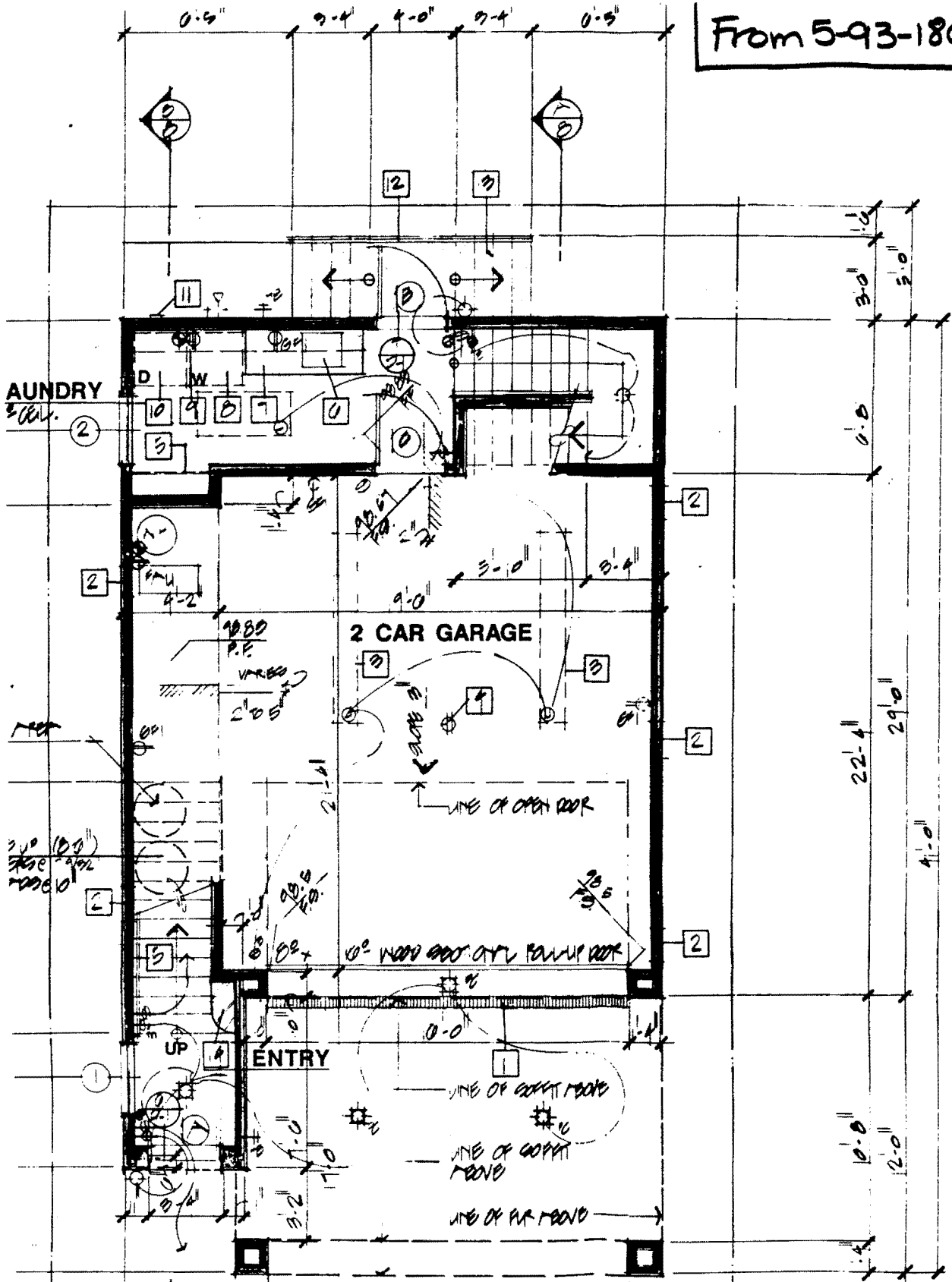
SEE THE PLAN SHOWING
THE PROPOSED GARAGE
(GARAGE, STAIR, ETC.)

PALM DRIVE

COASTAL COMMISSION

EXHIBIT # 5
PAGE 1 OF 1

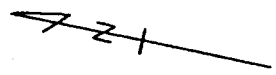
From 5-93-180



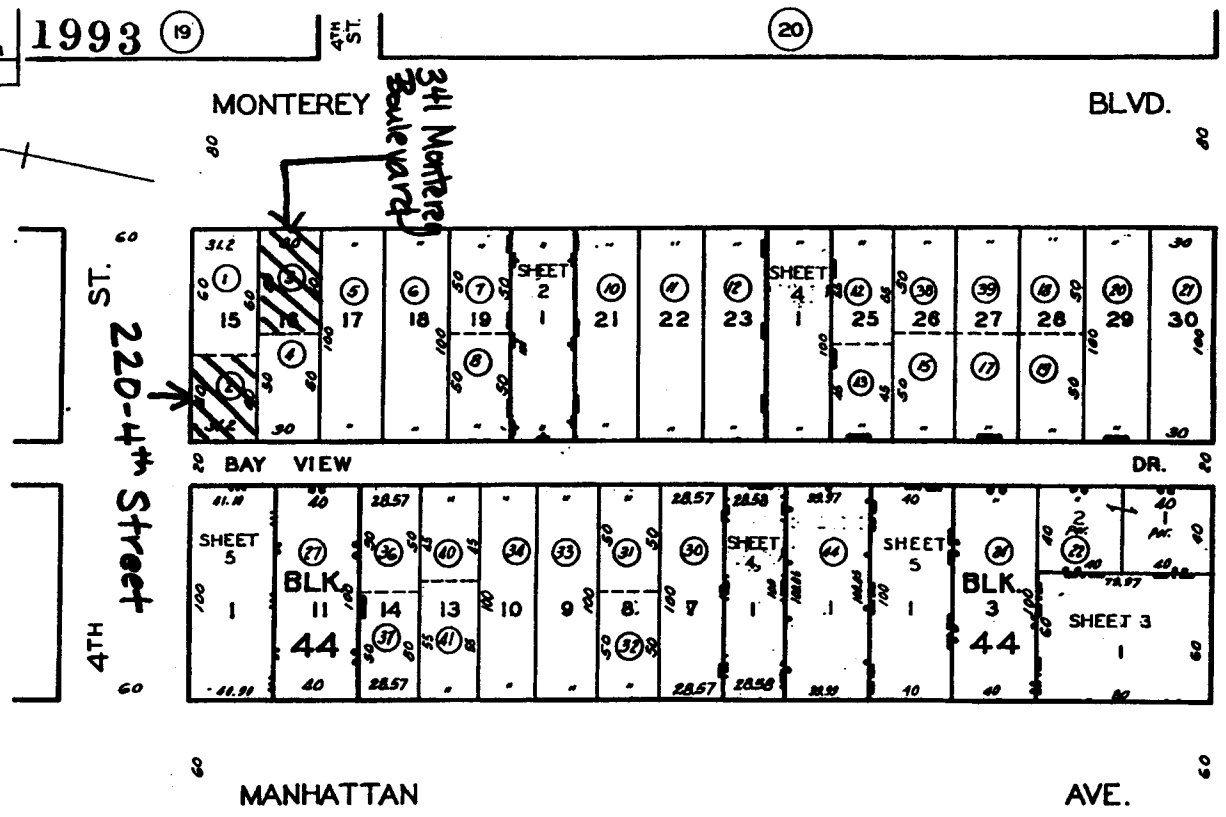
COASTAL COMMISSION

EXHIBIT # 6
PAGE 1 OF 1

4188 9 1993 19
 SCALE 1" = 50'



REVISED
 2-8-63
 10-13-65
 2-19-66
 70116602
 770128101
 17088428
 800716208
 0111026
 01015106
 010310415
 02017500401
 020270400101
 020210400101-10
 021175001001-10



2nd Street
 2nd Street

CODE
 4340

FIRST ADDITION TO HERMOSA BEACH
 M. B. 1-59-60
 TRACT NO. 1073 M. B. 17-137
 CONDOMINIUM
 TRACT NO. 31889 M. B. 859-7-8

CONDOMINIUM
 PARCEL MAP P. M. 247-62
 CONDOMINIUM
 TRACT NO. 26400 B. 871-65-66
 CONDOMINIUM
 PARCEL MAP P. M. 127-34
 CONDOMINIUM
 PARCEL MAP P. M. 132-77
 CONDOMINIUM
 PARCEL MAP P. M. 210-85

CONDOMINIUM
 PARCEL MAP P. M. 254-60

FOR THE ASSMT. SEE:
 4188

ASSESSOR'S MAP
 COUNTY OF LOS ANGELES, CALIF.

EXHIBIT # 7
 PAGE 1 OF 2

DISTRICT COMMISSIONER

PACIFIC OCEAN

P. 1 - 507 - 508

A: 122-2nd Street
B: 220-4th Street
C: 341 Monterey Blvd.

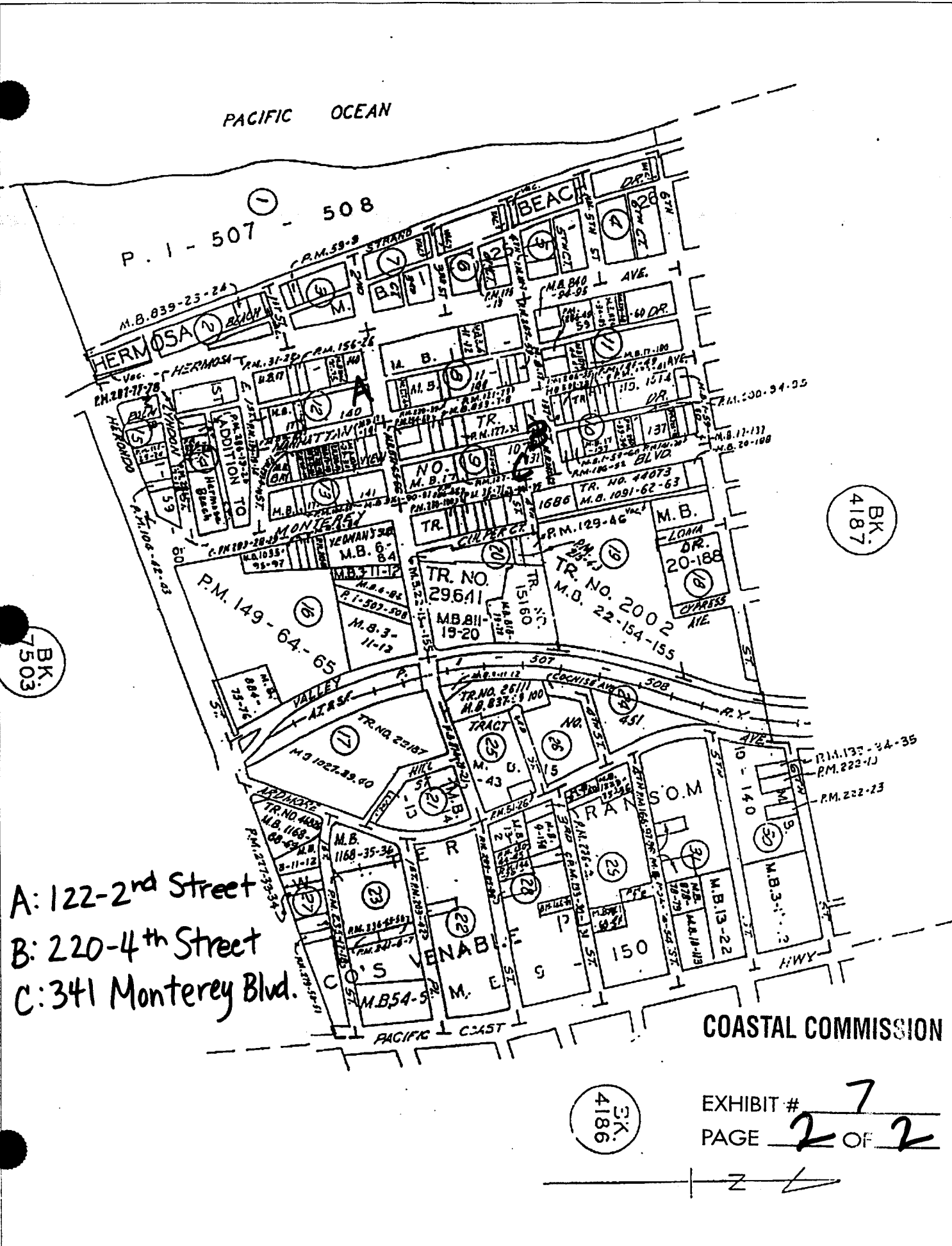
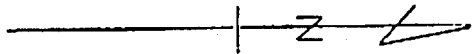
BK.
7503

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4187

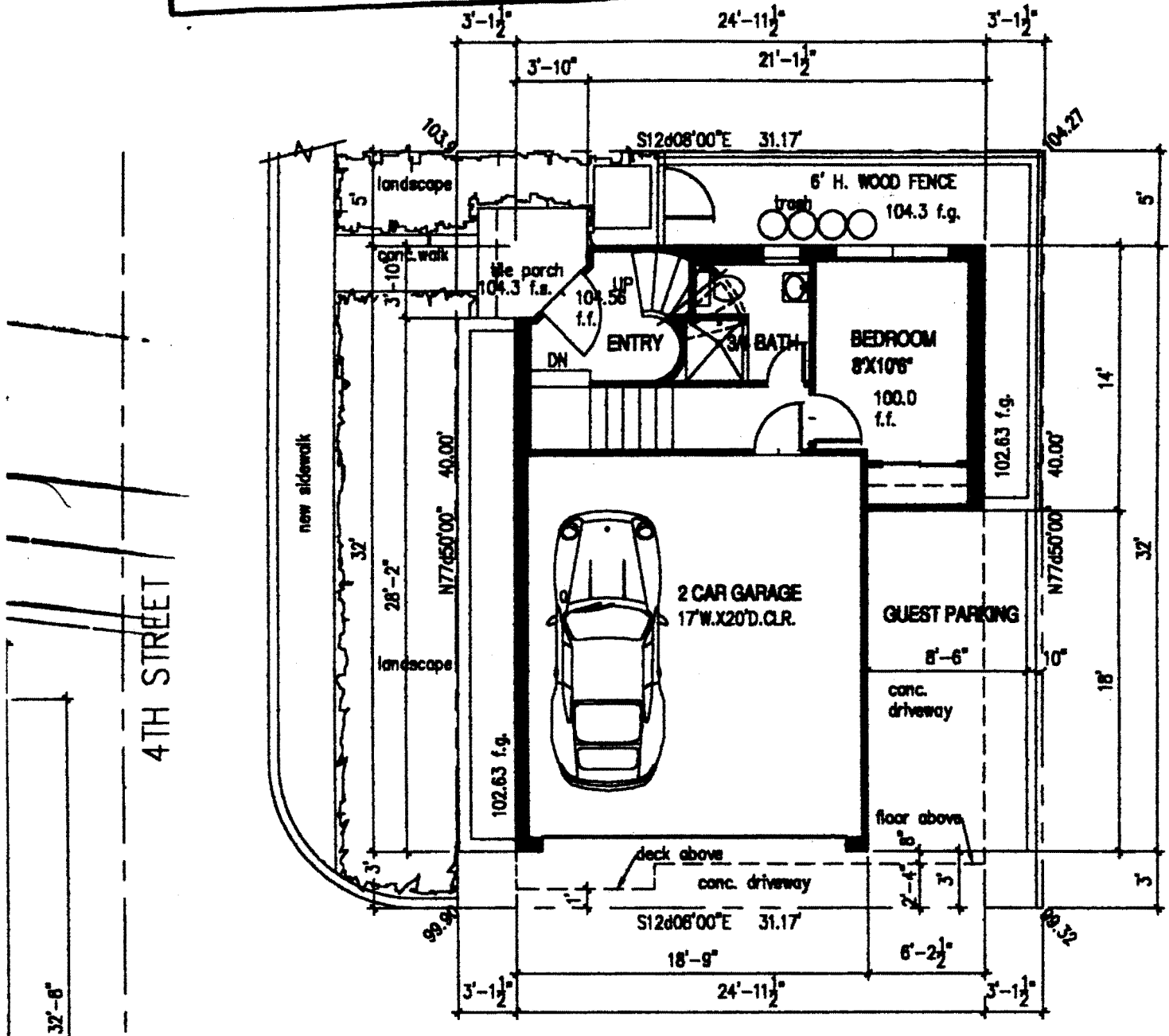
BK.
4186

COASTAL COMMISSION

EXHIBIT # 7
PAGE 2 OF 2



From 5-98-146



4TH STREET

BAYVIEW DRIVE (alley)

COASTAL COMMISSION

SITE / BASEMENT PLAN

SCALE: 1/8" = 1'-0"



EXHIBIT # 8
 PAGE 1 OF 1

PLANS DATED: 3/9/98 ©

Sheet Number

VSA

Vernon Saxe
 Architect
 200 Pier Ave., #22
 Hermosa Beach
 Ca. 90254
 Tel./Fax. 310.379.7680
 e-mail: vsarch@msn.com

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RESOLUTION 00-23

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
HERMOSA BEACH, CALIFORNIA, TO APPROVE THE REQUESTED
VARIANCES FROM THE GUEST PARKING REQUIREMENT AND FROM THE
GARAGE DIMENSION (TO ALLOW 18.5 FOOT INTERIOR DEPTH RATHER
THAN 20 FEET), AT 122 2ND STREET LEGALLY DESCRIBED AS THE
WESTERLY 25-FEET OF LOTS 14 AND 15, TRACT NO 1122**

The Planning Commission does hereby resolve and order as follows:

Section 1. An application was filed by Bruce and Nancy Bogart owners of real property located at 122 2nd Street in Hermosa Beach, seeking to construct a single-family dwelling, and seeking Variances from Section 17.44.020 (A) Off-Street Parking to not provide the required guest parking space; and from Section 17.44.100 to allow a garage depth of 18.5 rather than 20 feet.

Section 2. The Planning Commission conducted a duly noticed de novo public hearing to consider the application for these on April 18, 2000, at which testimony and evidence, both written and oral, was presented to and considered by the Planning Commission.

Section 3. Based on the evidence received at the public hearing, the Planning Commission makes the following factual findings:

1. The applicant is proposing to construct a single family dwelling of 2,150 square feet. Variances are necessary to complete the project pursuant to submitted plans.

2. The subject lot is approximates a 25' X 59.5' dimension, with a lot size of 1,487 square feet, and is corner lot with frontage on 2nd Street, and abutting Palm Drive on its west side.

Section 4. Based on the foregoing factual findings, the Planning Commission makes the following findings pertaining to the application for Variances from guest parking and from garage dimensions:

1. There are exceptional circumstances relating to the property because The lot is small (1,487 square feet), and unusually narrow (25 feet) for the neighborhood which has prevailing lot widths of 30-feet, and is somewhat uniquely situated with access to an alley from the side only. This configuration forces a complying garage with guest parking to be accessed from the street only (since the 25-foot dimension from the alley cannot accommodate a 20-foot garage depth, and two 3-foot side yard setbacks) not allowing the property to take advantage of the alley. However, to orient the garage towards 2nd Street would require the existing utility switch box to be relocated and result in the unnecessary loss of an on-street parking space.

2. The Variances are necessary for the enjoyment of a substantial property right possessed other properties in the vicinity to take advantage of alley access, and to construct a reasonably sized dwelling.

3. The Variances, if granted, will not be materially detrimental to neighboring properties as the reduced garage depth from 20 feet to 18.5 feet will still be adequate to park two vehicles, and the lack of guest parking will not have an impact on neighborhood parking, because it allows for the preservation of existing public parking spaces.
4. The Variance is consistent with the General Plan because the construction and remodel of a single-family home in this location is consistent with the General Plan.

Section 5. Based on the foregoing, the Planning Commission hereby approves the Variance from guest parking and garage dimension subject to the following conditions:

1. The project shall be consistent with submitted plans reviewed by the Planning Commission at their meeting of April 18, 2000. Any further minor modifications to the plan shall be reviewed and may be approved by the Community Development Director.
2. The Variance is specifically limited to the situation and circumstances that result relative to the proposed project and is not applicable to the development future projects.

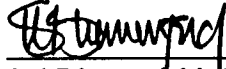
VOTE: AYES: Hoffman, Pizer, Vice-Chair Ketz
 NOES: None
 ABSTAIN: Schwartz, Chairman Perrotti
 ABSENT: None

CERTIFICATION

I hereby certify that the foregoing Resolution P.C. 00- 23 is a true and complete record of the action taken by the Planning Commission of the City of Hermosa Beach, California at their regular meeting of April 18, 2000



 Chris Ketz, Vice-Chair



 Sol Blumenfeld, Secretary

5/16/00

 Date

Varr122

COASTAL COMMISSION

EXHIBIT # 9
 PAGE 2 OF 2