

CALIFORNIA COASTAL COMMISSION

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 Staff: MS-LB
 Staff Report: May 22, 2002
 Hearing Date: June 11, 2002
 Commission Action:

**STAFF REPORT: PERMIT AMENDMENT****APPLICATION NUMBER:** 5-00-271-A1**APPLICANT:** Shawn and Susan Darcy**AGENT:** Stephanie Dall, Dall & Associates**PROJECT LOCATION:** 502 The Strand, City of Hermosa Beach, Los Angeles County**DESCRIPTION OF PROJECT PREVIOUSLY APPROVED (5-00-271):**

Demolition of a garage and separate living unit that is unattached to the existing home, demolition of the rear exterior wall of the existing single family residence (17% of the total exterior wall area of the existing sfr), and construction of an additional 30-foot high, 1,260.8 square-foot, two levels of living area over a new 497.24 square-foot, two-car garage that will be connected to the existing four-floor, 34-foot high, 3,126 square-foot single family home; and 365 square foot addition to the top floor of the existing residence.

DESCRIPTION OF AMENDMENT (5-00-271-A1):

Amend the thirty-foot maximum height limit imposed in Coastal Development Permit No. 5-00-271 to allow the extension of the existing hip roof to cover the previously approved 365 square-foot, 3rd floor addition. The hip roof extension exceeds the 30-foot height limit by seven inches at the perimeter to 5.6 feet at the ridgeline (spine).

SUMMARY OF STAFF RECOMMENDATION:

The applicant is requesting to eliminate the special condition establishing a 30-foot maximum height from the original permit to allow the existing 34-foot high roof to extend over the previously approved 365 square-foot addition to the existing single family residence. The proposed project is located along The Strand, a public right-of-way that provides access along the public beach in the City of Hermosa Beach. The staff is recommending denial of the request because it would (1) prejudice the ability of the City to develop a Local Coastal Program (LCP) consistent with the Coastal Act and (2) because the development is inconsistent with community character.

The Commission has approved structures in Hermosa Beach with heights ranging from 30 to 35 feet. In the early 1990s the City reduced heights in this area as part of a citywide rezoning effort undertaken in response to complaints about cumulative loss of community

character. In 2000, the City submitted a Land Use Plan (LUP), which included a 30-foot height limit, but withdrew the LUP before the Commission could act. Suggested modifications made in the staff recommendation dealt with temporary events and water quality issues. In recent years, the Commission has imposed 30-foot height limits on residential development along the Strand to preserve public views and community character.

While the staff has agreed to accept the amendment request, based on the applicant's contention that there is new information that it could not have presented to the Commission, the staff continues to recommend that the Commission not allow an exception to the height limit in the draft LUP standard, that it retain the height limit that it imposed on the development, and deny the requested amendment. In approving Coastal Development Permit 5-00-271, the Commission found that the height limit requirement of 30 feet was necessary to protect the scenic and visual qualities of coastal areas, the views to and along the ocean, and the character of the surrounding community. While the Commission did not point out the local government's changed policy, it did find that the development as conditioned was consistent with the proposed revision to the certified Land Use Plan. The key issues before the Commission in this amendment request are scale of development, the importance of preserving scenic resources, community character and development that would 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). Staff recommends that the Commission **DENY** the amendment application.

LOCAL APPROVALS RECEIVED:

1. City of Hermosa Beach Planning Department Approval in Concept, May 17, 2001.
2. Variance (Resolution 01-14) from the City of Hermosa Beach Planning Department, June 19, 2001.

SUBSTANTIVE FILE DOCUMENTS:

1. Coastal Development Permit #5-00-271 (Darcy)
2. City of Hermosa Beach Revision to the Certified Land Use Plan and Implementation Ordinance, May 9, 2000.
3. City of Hermosa Beach Certified Land Use Plan, April 21, 1982.

STAFF RECOMMENDATION:

I. STAFF RECOMMENDATION OF DENIAL

MOTION: *I move that the Commission approve proposed amendment to Coastal Development Permit No. 5-00-271 for the development as proposed by the applicant.*

STAFF RECOMMENDATION OF DENIAL:

Staff recommends a **NO** vote. Failure of this motion will result in denial of the permit amendment and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

RESOLUTION TO DENY THE PERMIT AMENDMENT:

The Commission hereby denies the proposed amendment to the coastal development permit on the grounds that the development as amended will not conform with the policies of Chapter 3 of the Coastal Act and will 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 amendment would not comply with the California Environmental Quality Act because there are feasible mitigation measures or alternatives that would substantially lessen the significant adverse impacts of the amended development on the environment.

PROCEDURAL NOTE

A. Coastal Development Permit Amendments

The Commission's regulations provide for referral of permit amendment requests to the Commission if:

- 1) The Executive Director determines that the proposed amendment is a material change,
- 2) Objection is made to the Executive Director's determination of immateriality, or
- 3) The proposed amendment affects conditions required for the purpose of protecting a coastal resource or coastal access.

If the applicant or objector so requests, the Commission shall make an independent determination as to whether the proposed amendment is material. 14 Cal. Admin. Code 13166.

The subject application is being forwarded to the Commission because the Executive Director has determined that the proposed amendment is a material change that affects conditions required for the purposes of protecting coastal resources or coastal access.

IV. FINDINGS AND DECLARATIONS:

a)

The Commission hereby finds and declares:

A. Project Description and Location

The amendment application requests a revision to the Commission's action in approving the original permit (5-00-271) permitting the demolition of a garage and separate living unit that is unattached to the existing home and construction of a 30-foot high, 1,260 square-foot addition to the rear of the existing 34-foot high single family residence; and another 365 square-foot addition to the top floor of the existing home (Exhibit 8). The applicant has requested a modification to Special Condition 2, of the original permit 5-00-271, which states:

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

The applicant has requested to exceed the 30-foot height limit of the approved structure to allow the extension of the preexisting 34-foot high roofline across portions of the new addition (Exhibit 9). The roof extension would not increase the interior square footage.

The 2,440 square-foot subject lot is located on the inland side of The Strand, an improved public pedestrian right-of-way that separates the residential development from the public beach (Exhibit 2 and 4). The Strand is used by both residents and visitors for recreation activities 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). Adjacent to the subject property is the 5th Street right-of-way. Also, 6th Street, situated approximately 200 feet north of the subject site, has been improved as a pedestrian only beach access way (Exhibit 4).

B. Project History

On September 13, 2000, the applicant received a permit to demolish a garage that was adjacent to an older house located on the Strand in Hermosa Beach and replace the garage with a flat-roofed 30-foot addition that would contain both the garage and additional living area. On October 31, 2000 the applicant accepted the permit and proceeded to construct the addition. On March 7, 2002 the applicant requested an amendment to extend the height to allow a hip (peaked) roof over the new addition. The applicants justify the amendment because (1) adjacent structures are 35 feet high and (2) with a peaked roof, the addition would appear more consistent with the historic architecture of the house, which was recently discovered to have been occupied by a member of one of the early landowner and rancher families of the area. The Executive Director initially rejected the amendment application when it was first submitted in May 2001, as inconsistent with Commission's prior action. However, the applicants then

asserted that the historic status of the house was information that they recently discovered (Exhibit 6).

C. Public Access/Parking

Section 30604(c) of the Coastal Act requires that every coastal development permit issued for any development between the nearest public road and the sea include a specific finding that the development is in conformity with the public access and public recreation policies of Chapter 3. The proposed development is located between the sea and the nearest public road. 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 imposed a special condition (5-00-271) requiring adequate parking 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 or providing substitute means of serving the development with public transportation....

Many of the older developments in Hermosa Beach do not provide adequate on-site parking. The City of Hermosa Beach offers some public transportation but it is not enough to offset the amount of inadequate parking that still exists. As a result, many residents and guests park on the surrounding streets, where there is a parking shortage, and this practice has had a negative impact on public access to the beach. Visitors to the beach who arrive by car 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.

The Commission imposed Special Condition 3 in the original permit (5-00-271) requiring that the applicant provide for three onsite parking spaces. The previously approved project provides a two-car garage and a nine-foot rear setback for guest parking on the driveway apron. Therefore, adequate parking has been provided. This amendment request does not propose any change in the parking supply for the proposed single-family residence. The proposed project is consistent with section 30252 of the Coastal Act.

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, 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.

Community Character

This section of The Strand includes one, two, and three-story single family residences and some older duplexes. The Strand is a heavily used pedestrian path used for, among other things, biking and strolling. The moderate heights of the existing structures have been found by the Commission and the City to enhance the recreational experience. While there are some structures that do exceed 30 feet along this area of The Strand (i.e. the two homes directly adjacent and north of the applicant's residence are at 35 feet), many do not exceed the 30-foot height limit (Exhibit 12).

Although we do not know the exact height of every building along The Strand (as some of them were constructed prior to the Coastal Act and therefore received no permit from the Coastal Commission), a typical floor level elevation is approximately 8 feet from the floor to the ceiling. An additional 2 feet is added to each floor level to allow for foundation and structural support. Therefore, 9 to 10 feet per floor is determined to be a conservative high estimate of height (i.e. 2-story house is approximately 20 feet high). There are 4 homes to the north of the project site (between 6th Street and 5th Street, which are perpendicular to The Strand) that received permits between 1986 to 1991 allowing a maximum building height of 35 feet. Two of those structures are the two homes mentioned above as being adjacent to the applicant's home. The other two, although approved to 35 feet, are only three stories high, and thus, may not exceed 30 feet. As shown in Exhibit 12, 8 homes along the stretch of The Strand depicted in the exhibit (which is approximately three blocks long) are 2-story (approximately 20 feet high) and 4 homes (including the subject site) were issued permits within the last 5 years for structures not exceeding the 30-foot maximum height limit. One structure that is 3 lots to the south, across the 5th Street walk street is 4-story, pre-coastal building. Three other homes to the south are three stories high (approximately 30 feet). Thus, of the twenty parcels depicted in the exhibit, only four (including the subject site) have structures believed to be over 30 feet high, two of which are pre-coastal. The dominant character along this stretch of The Strand is clearly for structures of a maximum height of 30 feet.

In addition, the applicant's residence is located on the corner of The Strand and 5th Street, which is a designated walk street. The maximum height for development along walk streets in R-3 zoned areas, as proposed by the City, is 30-feet high. The majority, if not all of homes along 5th Street do not exceed 30 feet (Exhibit 12).

The City policy in its proposed Land Use Plan amendment states that building heights should be restricted to protect overview and view shed qualities and to preserve the City's existing low-rise profile. Allowing building heights above the 30-foot limit would negatively

impact coastal views and the character of the surrounding community. In order to protect community character and visual quality, the Commission imposed the special condition in the original permit for this site (5-00-271) limiting the development at a maximum of 30 feet above the existing grade. This height is consistent with the general height of the area. The findings adopted by the Commission for its approval of 5-00-271 states:

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 biking and strolling. The moderate heights have been found by the Commission and the City to enhance the recreational experience. The majority of these structures do not exceed 30 feet in height. Allowing building heights above the 30-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 #2 limits the development at a maximum of 30 feet above the existing grade. This height is consistent with the general height of the area.

The existing single family home that will remain has a maximum roof height of 34 feet above the centerline of the frontage right-of-way. This home was built prior to the Coastal Act and, therefore, was not regulated under the existing standards. The proposed addition has a roof height of 30 feet above the existing grade (Exhibit #6-7). Therefore, the proposed single family residence complies with the 30-foot height limit in the City of Hermosa Beach proposed revision to the Certified LCP [sic] and previous Commission approvals. The scenic and visual qualities of the area will not be negatively impacted.

The Commission has taken the same approach with other development along The Strand in the past. Four houses south of the project site, at 420 The Strand, the Commission imposed the same maximum height special condition of 30 feet (5-00-446). The Commission found that the 30-foot height was consistent with community character and consistent with the proposed LUP. In 1997, the Commission approved a 30-foot high structure located 7 lots south of the applicant's home at 402 The Strand (5-97-001-W). Many of the homes in the immediate area of the project site were built prior to the Coastal Act. There has not been much new development since. As mentioned previously, two structures that are located adjacent to and north of the subject lot were approved at a 35-foot maximum height limit in 1986 and 87, which was consistent with the certified LUP at that time. Since then, the City has requested an amendment to the LUP to match changes in its zoning ordinance. One of these changes set the maximum height limit along the Strand at 30 feet. R-1 zoned areas along The Strand (northern end of Hermosa Beach) are limited to a maximum height of 25 feet. When looking at recent action by the Commission regarding other development along The Strand in Hermosa Beach, the Commission has consistently found the 30-foot maximum height limit to be consistent with the Coastal Act.

Permits issued along the Strand in Hermosa Beach between 1996 to the present:

Coastal Development Permit	Property Address	Approved Height (feet)
5-01-488	3220 The Strand	30 as conditioned
5-01-186	600 The Strand	30 as conditioned
5-00-451	3116 The Strand	25 as conditioned
5-00-114	2334 The Strand	25 as conditioned
5-00-086	302 The Strand	30 as conditioned
5-00-059	720 The Strand	30 as conditioned
5-99-475-W	22 The Strand	30 as proposed
5-99-202-W	4 The Strand	30 as proposed
5-98-520-W	2040 The Strand	30 as proposed
5-98-357-W	62-64 The Strand	30 as proposed
5-98-105-W	712 The Strand	30 as proposed
5-97-253-W	718 The Strand	30 as proposed
5-97-195-W	1522 The Strand	30 as proposed
5-97-187-W	2530 The Strand	30 as proposed
5-96-282	1302-1304 The Strand	30 as conditioned

The Commission must consider the proposed development in a cumulative sense, meaning what would the adverse impacts be if all development along The Strand was permitted to be constructed to the requested height limit. Originally (1982), the City permitted 35 feet in its certified LUP, however, as mentioned before, the City realized the impacts of the gradual loss of the community character and came back to the Commission to lower the height limits to 30 feet. The City did withdraw the amendment before the Commission could act. However, Commission staff found the City's proposed 30-foot height limit to be consistent with the Chapter 3 policies of the Coastal Act. The City withdrew based on disagreements with the staff recommendation related to temporary events, not heights.

The applicants made no changes to the part of the existing single family home that faces the Strand (5-00-271). The front part of the house has a peaked roof and is 34 feet high. The permit addressed only the rear addition of the home. The main house was built prior to the Coastal Act and in submitting the application for the add-on (CDP 5-00-271) the applicant proposed a roof height of 30 feet above the existing grade for the approved addition, which has been built. The development that was proposed and approved in CDP 5-00-271 complies with the visual resource policies of the Coastal Act. Approving the current amendment would allow a portion of the previously approved development to exceed the maximum 30-foot height limit, which is inconsistent with Coastal Act policies protecting the community character, and scenic and visual resources as most recently adopted by the City in its zoning and in its draft Land Use Plan.

The proposed amendment to eliminate the maximum height special condition should be denied in order to maintain the original action that was found to be consistent with the visual resource policies of the Coastal Act and so that the scenic and visual qualities of the area will not be negatively impacted.

Impacts to Views

The Strand is a place where people from all over come to enjoy recreational activities like walking, jogging and biking while taking in the amazing views of the coastline and the Pacific Ocean. The sandy beach and the unique, low-rise homes that line The Strand and the walk streets add to the scenery and to the overall beach experience. Lower heights are important along The Strand in order to maintain the visual resources that are here for the enjoyment of the public and residents. Lower heights prevent the buildings along the Strand from looming over the walkways, which are approximately 20 feet wide.

Photographs submitted by the applicant depict the estimated location of the proposed roof addition (Exhibit 13). The proposed roof extension does have some visual impacts. Looking northeast from The Strand, one could see the added bulk of an even longer 34-foot high peak roof as it extends eastward along the previously approved addition. Walking along 5th Street, which is a main access way to The Strand and the beach, one could see the proposed 34-foot high roof, as it would block more of the sky than what is currently blocked by the exceeding roof height. There would not be any visual impact looking south from The Strand.

Low building heights along The Strand and walk streets provide protection of public views to and along the ocean and scenic coastal areas. In order to continue protecting the visual resources and recreational experience of the public, the Commission has imposed the 30-foot height limit.

Historical Significance of Existing Residence

The California Coastal Commission recognizes statewide "historic resources" in relation to Section 30251 of the Coastal Act to the extent that such resources have aesthetic significance in the context of the surrounding area. With reference to this issue, Commission staff contacted the State Historic Preservation Officer. As of April 9, 2002, the single-family home on 502 The Strand in the City of Hermosa Beach does not hold any historical significance as recognized by the State Historic Preservation Officer. In addition, the City has not designated the house as a historic resource. However, The City Council of Hermosa Beach granted a variance to its local 30-foot height limit (Resolution 01-14, June 19, 2001). The City considered the applicant's contention that the building was a historic structure in granting the height variance (Exhibit 5).

In their March 7, 2002 application request, the applicants submitted copies of local considerations for the historic importance of the structure including a "Genealogy of the Avila Adobe House and 502 The Strand, prepared for presentation to the Planning Commission by the Hermosa Beach Historical Society" and "Official Seal of the City of Hermosa Beach, incorporating the Avila/Rancho Sausal Redondo brand" (Exhibit 7). The applicant contends that the local Historical Society supports the roof extension. However, there is no evidence that keeping the approved, 30-foot high roofline over the 365 square-foot addition, (which currently matches the height of the previously approved rear portion of the house) would result in the existing single-family home being deemed less important

architecturally and historically by the local City Council or the Hermosa Beach Historical Society. Moreover, as indicated above, such a change would not be necessary in order to preserve community character or protect views, but would instead detract from those goals of the Coastal Act.

A letter submitted as part of the amendment application states in part:

At the time of Commission approval, the architectural significance of the Darcy residence was not known, and the Commission conducted no analysis and made no finding with respect to impacts to an architecturally significant structure. Although the remodeling that the Commission approved in fact generally restored the structure's original architectural style that had been significantly impacted by 1950's era construction, the flat roof that was required over the new 365 square-foot third story addition to meet the 30-foot height limit contrasts sharply with the building's original architectural style in general, and particularly with the steep hip roof that covers the original structure to which the addition is attached.

Again, it is unclear how a "flat roof" would affect the structure's designation as a historic structure or how the recent addition and renovations with whatever type of roof is employed would affect the private groups designation. The applicant has not indicated whether the City's rules for historic structures allow the owner of a historic structure to make any changes to the exterior of the building. Finally, the applicant has provided no evidence demonstrating that the local Historical Society would rescind its designation due to the "flat roof".

In conclusion, the structure is not identified as a historic structure by the state, and all the existing evidence indicates that extension of the peaked roof would conflict with, rather than promote, the policies of Section 30251. Thus, the requested exception would not be justifiable under Section 30251. In some cases, when older, locally valued, structures that were not official historic structures were involved, the commission has relied on the sections of the Coastal Act that preserve community character to protect older structures that while not historic, typify certain communities.

In this case no change to the facade of the existing structure is involved, the addition itself is not historic, there are equally valid community character and scale issues that could support height restrictions as maintaining the scale of the development in the community. The Commission's original decision was based on preserving the character and scale of the community by restricting the height of new development. The purpose of the policy is to ensure that new development is consistent with the character and scale of existing and expected future development. Therefore the Commission cannot support an increase in height of new development beyond that identified in the local coastal program.

The applicant contends that the height of the major part of the structure will not be increased and that the request is only for a limited part of the structure –the peak of a hip roof. Even with such limitations, the proposed development is higher than the majority of existing structures along The Strand, and of new structures the Commission has approved since the City lowered the heights permitted by its zoning to prevent a general increase in

the heights of buildings in the City. Therefore this amendment is not consistent with Section 30251 of the Coastal Act and must be denied.

E. 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 over the site to prepare a Local Coastal Program that 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.

The Commission conditionally certified the City of Hermosa Beach Land Use Plan on August 19, 1981. The Land Use Plan (LUP) was effectively certified with suggested modifications on April 21, 1982. The modifications were accepted and the LUP is certified. The certified Land Use Plan (4/21/82) allows for a 35-foot height limit in this R-3 zoned area. However, in 2000, after modifying its own maximum height requirements in its zoning ordinance, the City submitted a final draft of its zoning and implementation ordinances (LIP) and a revision to its LUP to the Commission for certification as a Local Coastal Program. This more recent document restricts the maximum height in this area to 30 feet, consistent with present zoning. Referring to building heights, Section 17.16.020 of the City's proposed LUP states in part:

Intent and Purpose. The intent and purpose of this section is to set a standard height limit for most projects in scale with existing development and to minimize view obstruction.

The LUP amendment and Implementation Ordinance was scheduled for public hearing and Commission action at the October 8, 2001 meeting, but the City withdrew its submittal. Suggested modifications made in the staff recommendation dealt with temporary events and water quality issues. Staff did not oppose the new height limits set by the City.

Since the City is considering revisions, no decision should be made that eliminates the chance of implementing the revision in its Local Coastal Program. The Commission followed this strategy in its original approval of this application: on September 13, 2000,

the Commission imposed the maximum 30-foot height limit finding that the development conformed to Chapter 3 and conformed to the 30-foot height limit in the City of Hermosa Beach proposed revision to the certified LUP. Therefore it would not prejudice the ability of the local government to prepare a local coastal program. Eliminating the 30-foot height limit would prejudice the ability of the local government to prepare its local coastal program, which would be inconsistent with Section 30604(a) of the Coastal Act.

The Commission also notes that the standard of review is the Coastal Act. The certified LUP and the proposed revision to the LUP are used only as guidance. In past actions, the Commission has found that the 30-foot height limit along The Strand in Hermosa Beach is consistent with the community character, visual and scenic resource policies of the Coastal Act. To now allow an inconsistency, which would contradict the policies mentioned herein and would be nonconforming to the intent of the City, would undermine past Commission action and the City's ability to prepare a Local Coastal Program. Therefore, the Commission finds that approval of the proposed amendment would prejudice the City's ability to prepare a Local Coastal Program consistent with the policies of Chapter 3 of the Coastal Act, and is not consistent with Section 30604(a) of the Coastal Act.

F. California Environmental Quality Act

Section 13096 of the California Code of Regulations requires Commission approval of 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 which the activity may have on the environment.

As described above, the proposed project would have adverse environmental impacts. There are feasible alternatives or mitigation measures available, as described in the preceding sections that would lessen any significant adverse impact, which the development may have on the environment. Therefore, the proposed project is not consistent with CEQA or the policies of the Coastal Act and the project must be denied.

PACIFIC

OCEAN

Site

PACIFIC

COASTAL COMMISSION

5-00-271-A1

EXHIBIT # 1

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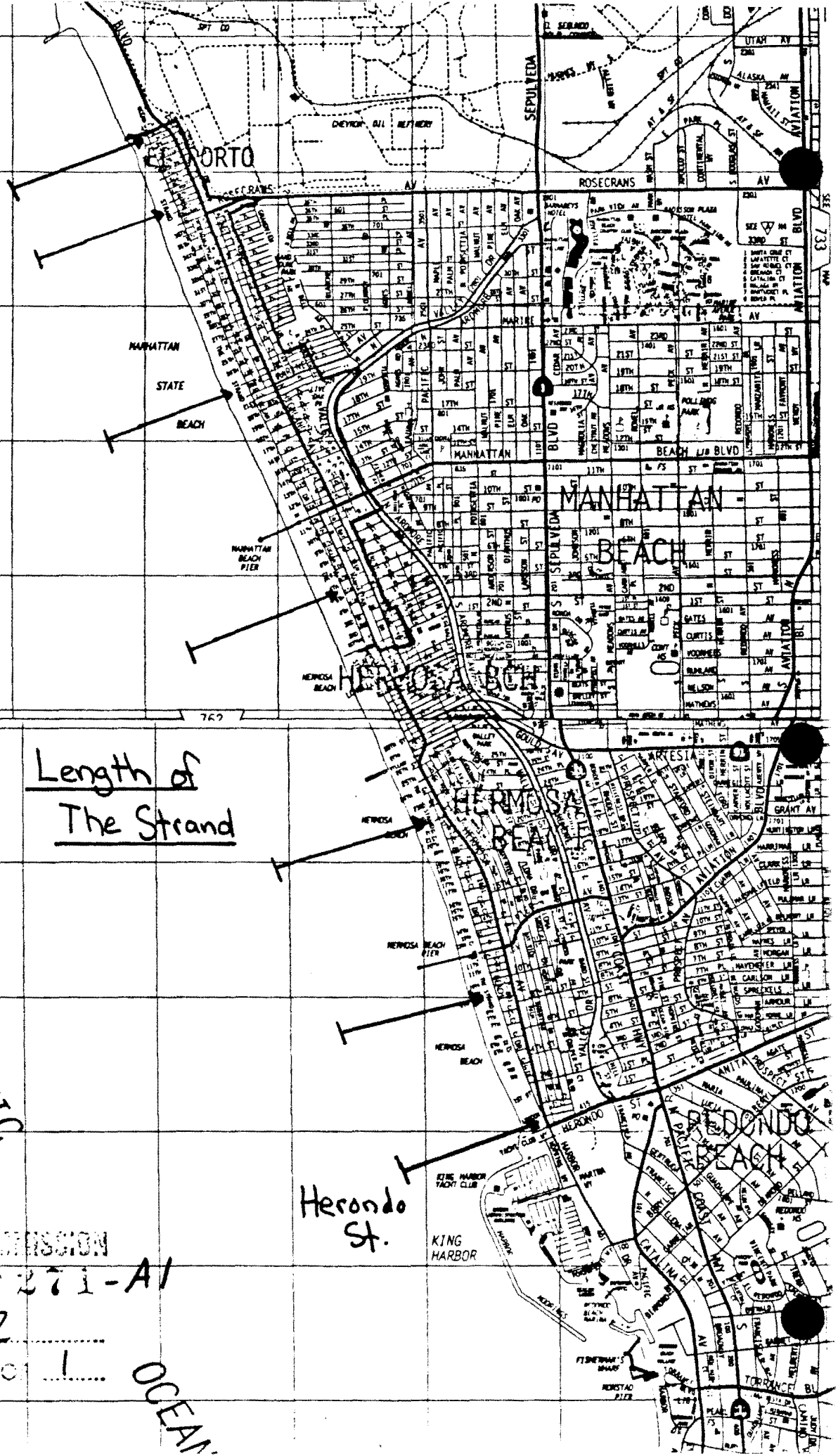
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PACIFIC

45th St.

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Length of
The Strand

PACIFIC

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5-00-271-A1

BOOK NO. 2
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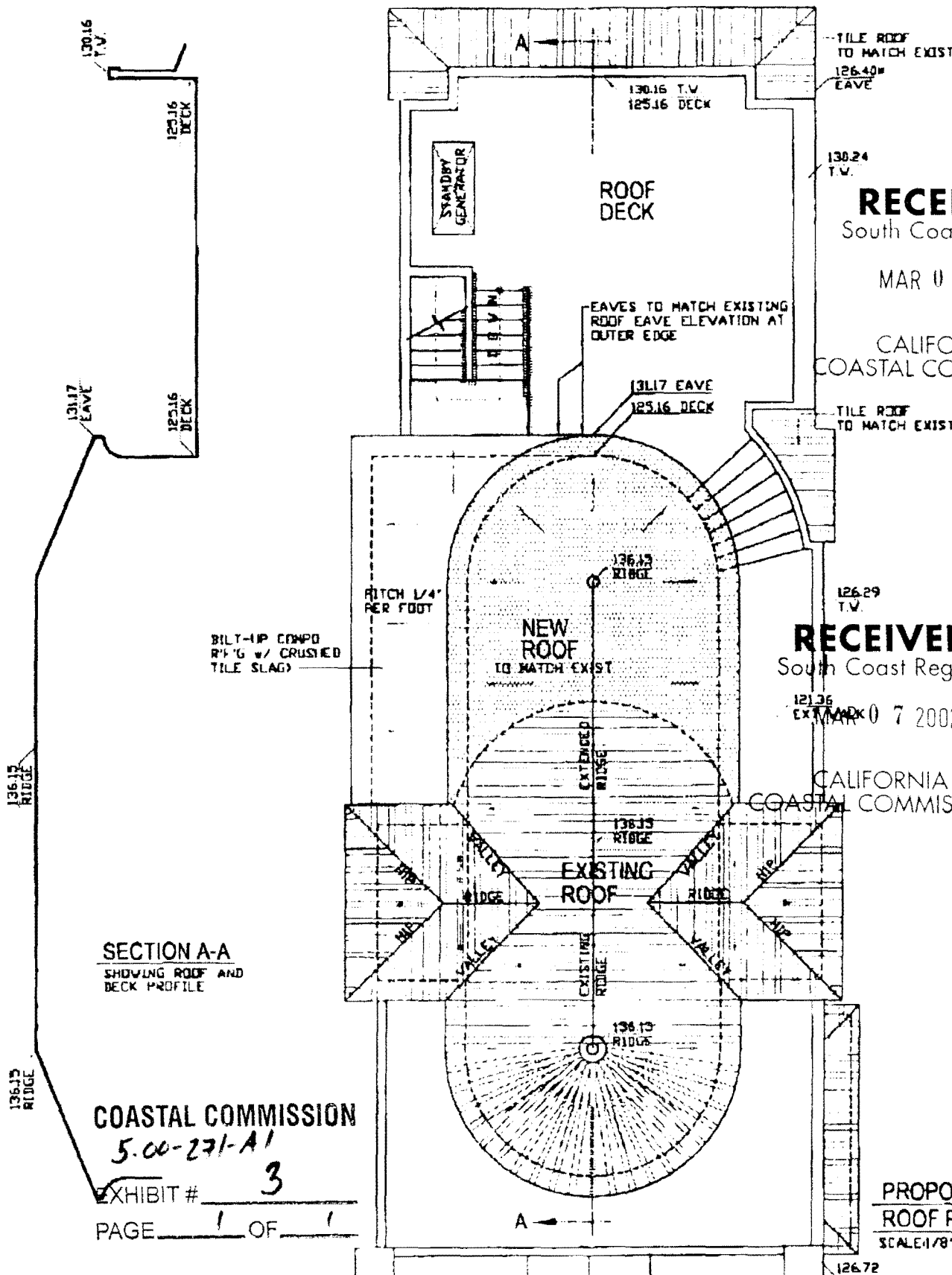
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TILE ROOF TO MATCH EXIST
126.40 EAVE

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RECEIVED
South Coast Region
MAR 07 2002

CALIFORNIA
COASTAL COMMISSION

TILE ROOF TO MATCH EXIST

126.29 T.V.

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MAR 07 2002

CALIFORNIA
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SECTION A-A
SHOWING ROOF AND DECK PROFILE

COASTAL COMMISSION
5.00-271-A1
EXHIBIT # 3
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**PROPOSED
ROOF PLAN**
SCALE 1/8"=1'-0"

DARCY RESIDENCE - 502 STRAND - HERMOSA BEACH, CA
PROPOSED AMMENDMENT TO C.D.P.#5-00-271

REVISED
2-04-02

MAR 07 2002

APPENDIX B

LOCAL AGENCY REVIEW FORM

CALIFORNIA
COASTAL COMMISSION

SECTION A (TO BE COMPLETED BY APPLICANT)

Applicant Shawn D. and Susan M. Darcy

Project Description Residence Roof variance

Location 502 The Strand

Hermosa Beach, CA 90254-4455

Assessor's Parcel Number 4188.4

SECTION B (TO BE COMPLETED BY LOCAL PLANNING OR BUILDING INSPECTION DEPARTMENT)

Zoning Designation R-3 33 cu/ac

General or Community Plan Designation HD 33 du/ac

Local Discretionary Approvals

- Proposed development meets all zoning requirements and needs no local permits other than building permits.
- Proposed development needs local discretionary approvals noted below.

Needed Received

- | | | |
|-------------------------------------|--|---|
| <input type="checkbox"/> | <input type="checkbox"/> | Design/Architectural review |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> * <u>5/15/01</u> | Variance for <u>Height (to exceed 30' height limit)</u> |
| | <input type="checkbox"/> | Rezone from _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Tentative Subdivision/Parcel Map No. _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Grading/Land Development Permit No. _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Planned Residential/Commercial Development Approval |
| <input type="checkbox"/> | <input type="checkbox"/> | Site Plan Review |
| <input type="checkbox"/> | <input type="checkbox"/> | Condominium Conversion Permit |
| <input type="checkbox"/> | <input type="checkbox"/> | Conditional, Special, or Major Use Permit No. _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Other _____ |

CEQA Status

- Categorically Exempt Class 15305(a) Item _____
- Negative Declaration Granted (Date) _____
- Environmental Impact Report Required, Final Report Certified (Date) _____
- Other _____

Prepared for the City/County of Hermosa Beach by Ken Roberts

Date 5/17/01 Title Associate Planner

COASTAL COMMISSION

* Appeal period does not expire until June 1/2001 5-00-271-A1

RESOLUTION 01-14

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH, CALIFORNIA, TO APPROVE THE REQUESTED VARIANCE TO ALLOW AN EXTENSION OF THE RIDGE LINE OF AN EXISTING HIP ROOF TO EXCEED THE HEIGHT LIMIT AT 502 THE STRAND LEGALLY DESCRIBED AS LOT 1, BLOCK 6, HERMOSA BEACH TRACT

The Planning Commission does hereby resolve and order as follows:

Section 1. An application was filed by Shawn and Susan Darcy owners of real property located at 502 The Strand, seeking a Variance from Section 17.16.020 to allow the extension of the ridge line of an existing hip roof to exceed the 30-foot height limit

Section 2. The Planning Commission conducted a duly noticed de novo public hearing to consider the application for the Variance on April 17, and May 15, 2001, 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. As part of the substantial remodel and expansion to the existing dwelling the applicant is proposing to extend the existing roof ridge which is approximately 36-feet high. A Variance is necessary to construct the roof as proposed, as the new portion will exceed the maximum height of 30 feet in the R-3 zone.

2. The dwelling was originally constructed in 1924, and the applicant desires to preserve the architectural integrity of the building by extending the roof line for approximately 12 feet over the addition rather than using a flat roof.

Section 4. Based on the foregoing factual findings, the Planning Commission makes the following findings pertaining to the application for the Variance.

1. There are exceptional circumstances relating to the property because the property is historically significant in that it is identified with persons or events significant in local and state history and embodies a distinctive style of architecture unique in the City

2. The Variance is necessary for the enjoyment of a substantial property right possessed other properties in the vicinity because the property and building represent the notable work of a builder, designer and architect and the Variance is necessary to maintain and preserve an example of this notable work as identified by the City's historical society.

3. The project will not be materially detrimental to property improvements in the vicinity and Zone because the Variance is to allow a continuation of an existing roof line, which is necessary to preserve the unique architectural features of the building, and which is not materially detrimental in any way to surrounding properties.

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4. The Variance is consistent with the General Plan because it involves a continuation of the existing roof line of a building that is consistent with the scale and character of surrounding residential development within in the general plan designation of High Density Residential.

Section 5. Based on the foregoing, the Planning Commission hereby approves the Variance from the height limit subject to the following conditions:

1. The project shall be consistent with submitted plans reviewed by the Planning Commission at their meeting of May 15, 2001. 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 Tucker, Kersenboom, Chairman Perrotti
 NOES: None
 ABSTAIN: None
 ABSENT: Hoffman, Pizer

CERTIFICATION

I hereby certify that the foregoing Resolution P.C. 01-14 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 May 15, 2001

Sam Perrotti
Sam Perrotti, Chairman

Sol Blumenfeld
Sol Blumenfeld, Secretary

6-19-01
Date

Varr502

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5-00-271-A1

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DALL & ASSOCIATES

6700 Freeport Boulevard/Suite 206/Sacramento, California 95822 USA/TEL: 916.392.0283
FAX: 916.392.0462
sdall49@aol.com

FAX MEMORANDUM

DATE: 5 April 2002
TO: California Coastal Commission - Long Beach
PAM EMERSON
MELISSA STICKNEY
FAX NUMBER: (562)590-5084
FROM: STEPHANIE D. DALL *Stou*
PAGES: Cover + 7
COPY: S. Darcy
N. Dall
SUBJECT: CDP NO. 05-00-271 (DARCY) AMENDMENT APPLICATION

RECEIVED
South Coast Region
APR 05 2002
CALIFORNIA
COASTAL COMMISSION

Dear Pam and Melissa:

Many thanks to you, Pam, for taking the time to briefly discuss the status of the Darcy amendment application filing with me on Friday, and to you, Melissa, for your follow up voice mail message early Tuesday morning.

I understand that you may have concerns regarding the amendment application's consistency with the requirement of Commission Regulation § 13166(a) that the applicant must present "...newly discovered material information, which he (sic) could not, with reasonable diligence, have discovered and produced before the permit was granted," in order for an amendment application to be accepted for filing, separate from any substantive issues that staff might raise on the merits of the proposed amendment itself.

It is my further understanding that these concerns generally relate to (1) whether the information regarding the historical significance of the Darcy residence (on the basis of which the subject permit amendment is being sought) reasonably could have been discovered and produced before the permit was granted, and (2) the nature of the Hermosa Beach Historical Society's role in bringing the new information regarding the historical significance of the Darcy residence to the fore.

In response to those concerns, the following information, already summarized in the letter of transmittal that accompanied the amendment application package, is provided for your consideration.

Please contact me at (915)392-0283 if I can be of further assistance.

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HISTORICAL SIGNIFICANCE OF PROPERTY AT 502 THE STRAND, HERMOSA BEACH IS NEWLY DISCOVERED MATERIAL INFORMATION PRESENTED IN SUPPORT OF AN AMENDMENT TO CDP NO. 05-00-271 (DARCY) THAT COULD NOT, WITH REASONABLE DILIGENCE, HAVE BEEN DISCOVERED AND PRODUCED AT THE TIME THE PERMIT WAS APPROVED

Background. The Darcys purchased the property at 502 The Strand, Hermosa Beach, as their family residence in August 1999 with the intention of renovating the original 1920's-era structure, demolishing a 1950's-era ancillary structural eyesore, and designing the modest new additions necessary to accommodate their growing family to blend with the architectural style of the original structure, rather than simply demolishing the original residence and replacing it with a modern building.

The renovation and additions were designed to both retain and harmonize with the residence's original architectural character. However, the architecturally distinctive roof of the partial third-floor structure on the original building exceeds the City's general 30' height limit by between 7 inches at the perimeter to a maximum of 5.6 feet at the ridge line (spine); and, as further evidenced below, there was no information available to the Darcys or their project team at the time of application or during the pendency of CDP NO. 05-00-271 that their project might have qualified for an exemption/variance from the City's 30' height limit for the extension of the original roof to cover a 365 square foot addition to the original third-floor structure.

Therefore, in order to comply with the design constraints that were known to apply to the site at the time, the new third-floor addition was designed with a flat roof that contrasts sharply with the building's original architectural style in general, and particularly with the steep hip roof that covers the original structure to which the addition is attached. It was this design that the Coastal Commission approved in September 2000.

Based on new information that meets the test of §13166(a) of the Coastal Commission's regulations, the Darcys are requesting an amendment to the 30' height limit in CDP NO. 05-00-271 to allow the extension of the original hip roof over the previously approved and constructed 365 square foot addition, to restore the architectural integrity of this structure of potential architectural and historical significance.

Following is a recitation of facts demonstrating both that the Darcys did not know of the newly discovered material information regarding the potential architectural and historical significance of their residence while the original permit was pending before the Coastal Commission, and that the Darcys, with reasonable diligence, could not have discovered and produced the newly discovered material information before the permit was granted.

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Lack of Personal Expertise The Darcys themselves are not recognized as being qualified by virtue of academic training, professional licensing, or avocational experience to independently identify and evaluate the potential architectural and historical significance of any structure, and could not reasonably have been expected to possess or seek information about the the historical significance, if any, of their property without information and/or direction from better informed sources.

Lack of Available Information from other Accessible Known Sources When the Darcys purchased their residence at 502 The Strand in August 1999, they had no direct or indirect knowledge of the structure's potential architectural and historical significance, and received no indication either from the seller or by way of exceptions to the title insurance policy that anything in the background of the property might pose the possibility of potential architectural and historical significance.

Before the Coastal Commission granted the project permit, the Darcys received no information or other intimation from members of the community, the Hermosa Beach Historical Society, the staffs of the City and the Coastal Commission, or their own project design and construction team, regarding the site's potential architectural and historical significance, and were at no time requested to present studies to address the question of whether their property had such significance.

In fact, it would appear that the aforementioned parties were themselves universally uninformed and unaware of that potential significance until some months following the Commission approval of CDP NO. 05-00-271, further demonstrating that the Darcys, with reasonable diligence, could not have discovered and produced the new material information before the permit was granted, when those with longer tenure in the community, and greater expertise regarding historical and other site-related coastal resource issues, could not do so, as summarized below.

Community Resources Many local residents, particularly neighbors in the immediate vicinity, came forward to support the Darcys' decision to renovate the original residential structure. However, no one apparently possessed, and certainly no one offered information to either the Darcys or the staffs of the City and the Coastal Commission regarding the potential architectural and historical significance of the residence.

Hermosa Beach Historical Society The Hermosa Beach Historical Society appears to have previously conducted a survey of historic structures within the City, but 502 The Strand was not included in its recommended nominations for inclusion on the local "Candidate List of Historic Sites," for lack of information about the site. Input from the Historical Society was reportedly not requested by regulatory staff before the Darcy permit was granted. The Historical Society has confirmed in writing (letter of 10 May, 2001, attached) that it did not initiate an investigation into the potential architectural and historical significance of the Darcy residence until April 18, 2001, some seven months following Commission approval of the Darcy permit.

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City of Hermosa Beach. The City of Hermosa Beach "Candidate List of Historic Sites" did not include 502 The Strand. The City's various planning and zoning documents that guide its regulation of development did not identify the Darcy property as being historically significant, and the City did not raise the issue of, or otherwise address, the potential architectural and historical significance of the residence in its review of the Darcy renovation proposal. It appears that the City was not aware of the significance until the completion of the Historical Society's investigation, referenced above, eight months following Commission action on the original permit.

Commission Review and Approval of CDPNO. 05-00-271 (Darcy) The Coastal Commission, with its predecessor agency, has exercised land use and planning authority over The Strand since 1973, and has exercised formidable regulatory authority over the fate of structures with potentially historic significance throughout the California coastal zone pursuant to PRC § 30251. However, despite its twenty-seven years of experience, even the Commission staff was apparently unaware of the potential architectural and historical significance of the Darcy residence in September 2000 when CDP NO. 05-00-271 was approved.

Although Commission staff required the Darcys to submit further studies with respect to other coastal resource issues prior to accepting their application for filing and processing, the staff made no such request for studies relating to the existing structure's historical significance.

In fact, the staff, and subsequently the Commission itself in approving the Darcy coastal development permit application on the September 2000 Consent Calendar, made no mention of, or findings regarding, either the architectural significance of the residence or its connection to the historic Avila family in addressing project consistency with community character.

New Information. After Coastal Commission approval of CDP NO. 05-00-271 in September 2000, Susan and Shawn Darcy commenced the approved renovation of their new home.

Some months later, in early 2001 the elderly owners of a neighboring property (Bob and Gladys Blaine), who are long-time residents of Washington state, returned to Hermosa Beach for a visit. The Darcys had not previously met the Blaines, and to the best of their knowledge, the Blaines had not previously been to Hermosa Beach since the Darcys' acquisition of the property.

At that time the Blaines approached the Darcys, praised their decision to save the structure, and requested a tour of the house to admire the progress that had been made. During the course of that tour, the Blaines provided the Darcys with details of the local and regional historical significance of the Avila family who originally built and occupied the house, and expressed regret that the unique design of the top floor roof

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could not be extended over the small new addition to maintain the architectural integrity of what they considered to be a notable historical structure.

The Blaines provided the Darcys with the name and phone number of an Avila family descendant, Mr. Pat Haskins, who resides in Santa Barbara and has no current connection to Hermosa Beach. Mr. Haskins spoke to the Darcys by telephone, confirming information provided by the Blaines regarding the history of the family and the residence, and subsequently traveled to Hermosa Beach to visit the house, and put the Darcys in touch with his sister, who resides in San Francisco and has no current connection to Hermosa Beach, but was able to provide further detail regarding the family and the house.

Armed with this new oral information regarding the historical significance of their residence, and the consensus of the Avila descendants and the surrounding neighbors that an extension of the historic roof line over the new flat-roofed addition would serve to enhance the the architectural integrity of the structure and have a positive effect on the community character, as well, the Darcys applied to the City for a variance of the 30' height limit with respect to the roof extension.

In April 2001 City staff told the Planning Commission that actual documentation of the historic significance of the residence would be necessary in order for the roof extension to qualify for a variance.

On April 18, 2001 the Hermosa Beach Historical Society commenced an investigation into the historical and architectural merit of the Darcy residence, which it had not previously reviewed, that served to substantiate the oral testimony of the Avila descendants and supplement that information with further relevant detail.

In a letter to the Planning Commission dated 10 May, 2001 (attached, as previously noted) the Historical Society advised the City that "[b]y approval of the Darcy variance, the City will have preserved and perpetuated the unique historical style which has already been identified in the house at 1602 The Strand," and would "surely [be] an enhancement of the City's attraction to residents, tourists, and visitors." (Emphasis added.)

In support of its recommendation the Historical Society reported the following findings:

- 502 The Strand was built and purchased in 1928 by Avila Family direct descendant Isabel Hanifan (the genealogy chart prepared by the Historical Society was submitted with the Darcy permit amendment application package.
- The Darcy residence was designed and built by J. MacCrady, another one of whose structures is already contained in the City's "Candidates" List of Historical Sites.

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- The Darcy home represents quality construction, architectural style, and historical significance by virtue of having been occupied by a direct descendant of the historic Avila Family, on a portion of whose Rancho lands the City of Hermosa Beach is located, and whose registered cattle brand is part of the Hermosa Beach City Seal.

Based on this newly discovered information the Planning Commission accepted the Historical Society's evaluation and recommendation to approve the variance necessary to extend the historic roof over the new 365 square foot addition.

Conclusion

Prior to Commission action approving CDP NO. 05-00-271, and for some months following, the Darcys, members of the community, the Hermosa Beach Historical Society, the City of Hermosa Beach, and the Coastal Commission had no information regarding the potential architectural and historical significance of their property.

In the absence of community knowledge or regulatory direction to the Darcys to provide a study of the building's potential architectural and historical significance, the Darcys could not reasonably have been expected to identify an issue and pursue further investigation in order to present the material prior to Commission action.

Moreover, it is unlikely that the Historical Society could have provided this new information at that time because it did not as yet have access to the sources that subsequently guided its later investigation, as discussed above.

Attachment: Letter from Hermosa Beach Historical Society to the City of Hermosa Beach Planning Commission, 10 May 2001

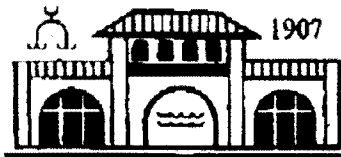
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5 April 2002

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HERMOSA BEACH



May 10, 2001

HISTORICAL SOCIETY

Hermosa Beach Planning Commission
City of Hermosa Beach
1315 Valley Drive
Hermosa Beach, CA 90254

Subject: Variance 01-2, 502 The Strand
Applicants: Shawn and Susan Darcy

To approve the subject variance, your honorable body has raised the issue of whether there exists some historical significance of the property and its architecture. The April 17th hearing for the variance was continued to May 15th in order to receive input from the Hermosa Beach Historical Society.

At the Society's April 18th Board of Directors meeting, John Hales was appointed to investigate the historic and architectural merit of the subject home and to report his findings to the Board. His findings, as reviewed by the Board, are noted below:

1. Home was built and purchased in 1928 by its long time resident, Isabel Hanifan. She was a direct descendant of the Avila family, Olvera Street, Los Angeles. See enclosed sketch and story of the Avila Adobe Home as well as the genealogy chart.
2. The Darcy home was built in 1928 by J. MacCrady, the same builder of the 1602 The Strand residence which is already listed in our City's Ordinance 17.53, "Candidates for Historic Resource Designation." By approval of the variance, the City will have preserved and perpetuated the unique historical style which has already been identified in the house at 1602 The Strand. The diverse architectural styles of these two homes are surely an enhancement of the City's attraction to residents, tourists and visitors.
3. Some homes already on the "Candidates" list were built later than 1928. Some have no distinctive architectural style but qualified only because of a celebrity who might have occupied the home briefly.
4. The subject home, 73 years old, represents quality construction, architectural style, and was owned and occupied by a direct descendant of the historic Avila Family.

One Avila family member, Antonio Ignacio Avila, in 1823 established Rancho Sausal Redondo, the land of which our Hermosa Beach occupies the very southwest corner. The Ranch is symbolized in our Hermosa Beach City Seal by Senior Avila's registered cattle brand, August 22, 1848.

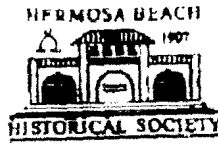
210 PIER AVENUE - HERMOSA BEACH, CALIFORNIA 90254

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Continued from Page 1

CONCLUSION:

Our Historical Society Board members reviewed the City Ordinance 17.53 Historic Resources Preservation and the findings of John Hales. The Board determined that the home at 502 The Strand meets the requirements of the Ordinance, and therefore, should be considered for inclusion in the "Candidates" list of Historic Sites.

Our Historical Society appreciates this opportunity of service to our City and the community in this civic matter.


Larry Gray, President

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Avila Adobe House and 502 The Strand, Hermosa Beach, home genealogy.

AVILA ADOBE HOUSE
 Olvera St, Los Angeles
 (built about 1818. Moved
 after builder Don Cornelio Avila).
 1823, Antonio Aguirre
AVILA ESTABLISHMENT
 Rancho Sanos / Rancho
 (founded 1809).

1848-49, U.S. Mexican War.
 Avila house headquarters for
 U.S Army Battalion and
 Commodore A.F. Jackson.

Avila house occupied by
 four generations of Americans
 including Theodore Roosevelt during
 (Franklin D. Roosevelt and great-grand-
 children of Francisco Avila).

1930, Mrs Christina Sterling
 rents Avila house. Starts
 restoration of Olvera city
 a present "typical Mexican
 market place and Plaza."

Olvera Street considered
 by one author as Southern
 California's first
 "Historic Theme Park"
 (founded by Disneyland, etc.).

Isabelita Ramirez
 (Avila descendants)

Marries P. Pelicano
 one son, Lorenzo.
 husband returned and.

Isabelita Pelicano
 remarries Steven Ramirez
 1861
 1868 of Ramirez
 born 1808 in
 Avila Adobe House

1880s, Isabel Avila
 sold house to Frank
 Oliver (former
 Governor
 California)

Mary Catherine Isabel Thayer
 married born
 3-18-1908
 married born

Mrs. C. Hamilton
 married, 1942.
 Richard B. Hamilton
 born born

Pat Susan Hamilton
 born born

In 1890s Isabel I. Hamilton
 purchases first lot on
 236 The Strand, Hermosa Beach.

In July 1928, Isabel I. Hamilton
 purchases lot # 608 The Strand
 and her husband and J. McQuay
 build home. At. M.B. Hamilton
 and subsequent
 owners.

Isabel I. Hamilton dies.
 5/25/35, 5-17-1931 home goes to
 1/3 to Michael Joseph Hamilton, and
 1/3 to Mary Catherine Hamilton.
 1/3 to Isabel Thayer Hamilton

3-4-49 Michael J. Hamilton
 and Isabel I. Hamilton give
 their share of 502 The Strand
 to Mary Catherine Hamilton

12-17-79 Mary C. Hamilton
 and Richard B. Hamilton
 become joint tenants

Mary C. Hamilton (Avila family
 dies 8-17-81 descendant)

9-16-88 Richard B. Hamilton
 dies leaves to R. B. Hamilton Trust

8-26-1999 R.B. Hamilton Trust
 sells 502 The Strand
 Shown and Jean Murphy

REFERENCES:

Los Angeles before the
 Freeways, 1850-1950,
 Arnold Hyman, 1951.

Sunset Boulevard,
 Joe Kennedy and
 Ray Murphy, 1981.

Los Angeles from the
 days of the Pueblo,
 W. de Robinson, 1981.

Nuestra Pueblo, Los
 Angeles City of
 Pomona.

Joseph Seawater
 and Charles Owens
 1940.

Tops Property Profile,
 subject property.

502 The Strand,
 Hermosa Beach,
 90250-4
 Assessor's Parcel Id.
 A100-004-001.
 5-2-2001.

Compiled by:

John T. Hales,
 Hermosa Beach
 Historical Society,
 8-6-2001, MET 4-1-01

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MAR 07 2002

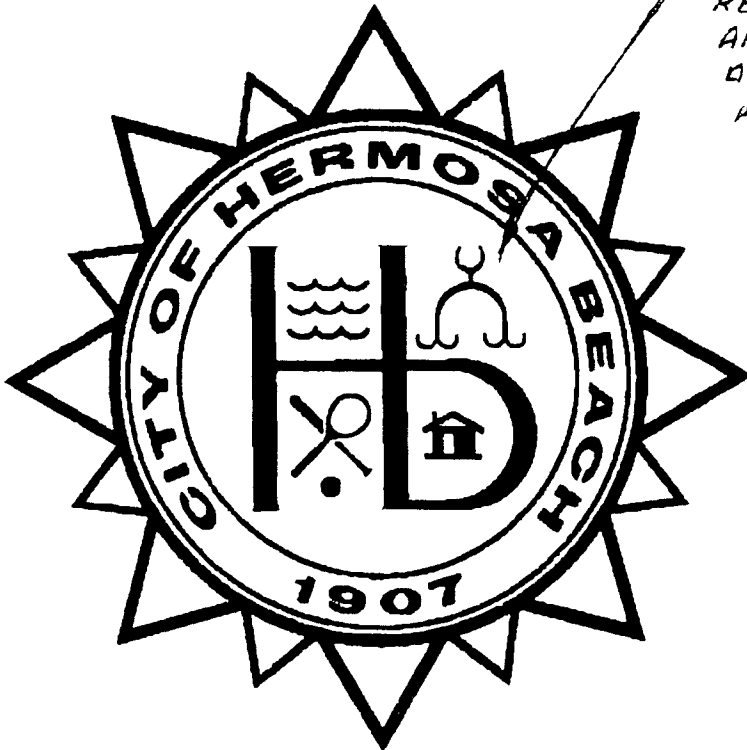
CALIFORNIA
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COASTAL COMMISSION

5-00-271-A

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CATTLE BRAND
REGISTERED BY
ANTONIO IGNACIO A
AUGUST 22, 1848
FOR RANCHO SAUSA
RE

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MAR 17 1972

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CALIFORNIA COASTAL COMMISSION

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



COMMISSION ACTION ON 9.13.00

- Approved as Recommended
- Denied as Recommended
- Approved with Changes
- Denied
- Other

Filed: 8:8/00
 49th Day: 9:26/00
 180th Day: 2/4/01
 Staff: AM-LB
 Staff Report: 8/15/00
 Hearing Date: Sept. 12-15, 2000
 Commission Action:

STAFF REPORT: REGULAR CALENDAR

APPLICATION NUMBER: 5-00-271

APPLICANT: Shawn and Susan Darcy

AGENT: L.A. Young and Associates

PROJECT LOCATION: 502 The Strand, City of Hermosa Beach, Los Angeles County.

PROJECT DESCRIPTION: Demolition of a garage and separate living unit that is unattached to the existing home, demolition of the rear exterior wall of the existing single family home (17% of the total exterior wall area of the existing sfh), and construction of an additional 30-foot high, 1,260.8 square foot, two levels of living area over a 497.24 square foot two-car garage that will be connected to the existing four floor, 34-foot high 3,126 square foot single family home; and 365 square foot addition to the top floor of the existing residence.

Lot Area	2,440 square feet
Building Coverage	1,240 square feet
Pavement Coverage	1,200 square feet
Landscape Coverage	0 square feet
Parking Spaces	3
Zoning	R-3
Plan Designation	High Density Residential
Ht above final grade	30 feet

LOCAL APPROVAL: City of Hermosa Beach, Approval in Conc...

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SUMMARY OF STAFF RECOMMENDATION

Staff is recommending that the Commission grant a coastal development permit for the proposed development with special conditions relating to assumption-of-risk deed restriction, building height, and parking. 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. 5-00-271 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.

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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.

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2. Height

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

3. 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 applicant proposes to demolish the existing garage and separate living unit that is unattached to the existing single family home. The applicant also proposes to demolish the rear exterior wall of the existing single family home, which is 17% of the total exterior wall area of the home (670 square feet) and construct a 30-foot high, 1,260.8 square foot, two levels of living area over a 497.24 square foot two-car garage that will be connected to the existing four floor, 34-foot high 3,126 square foot single family home (See Exhibits). Also proposed is the addition of 365 square feet of livable space to the top floor of the existing residence. The remodeled single family home will be 4,794 square feet. The 2,440 square foot lot is located on the inland side of The Strand, an improved public pedestrian right-of-way that separates the residential development from the public beach (Exhibit #1). The Strand is used by both residents and visitors for recreation activities 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 #2). On-site parking for the proposed single family residence will be provided by a two-car garage located on the ground floor and an open guest parking space on the driveway apron, with vehicular access from Beach Drive (Exhibit #3). Adjacent to the subject property is the 5th Street right-of-way. Also, 6th Street, situated approximately 200 feet north of the subject site, has been improved as a pedestrian only beach access way (Exhibit #4).

B. 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.*

COASTAL COMMISSION
5-00-271-A1
EXHIBIT # 8
PAGE 4 OF 9

- (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.

Wave Up-rush and Flooding Hazards

The subject property is located at the southern portion of Hermosa Beach. The lot is fronted by The Strand, a coastal walkway adjacent to a wide, sandy beach (approximately 350 feet wide). The width of the beach provides this area a measure of protection from wave hazards, however beach erosion is seasonal and is subject to extreme storm events that may expose the project to wave up-rush and subsequent wave damage.

The especially heavy wave action generated during the 1982-83 El Nino winter storms and again in 1988 caused extensive beach erosion throughout Southern California. In both years Hermosa Beach was significantly eroded but wave action and water did not reach the subject property.

The applicant has submitted a wave run-up analysis study dated August 2000, prepared by Skelly Engineering. The analysis examined the impact of wave run-up and flooding upon the subject site. The report determined that the subject site is located on a wide sandy beach. The study looked at the effect of large wave and flooding events such as those which occurred in January 1983 and January 1988. The report concluded that the subject property would not be subject to wave run-up under extreme design conditions (Exhibit #5). Also, the rate of shoreline erosion was found to be one foot per year, which would not reduce the width of the beach less than 250 feet over a 100-year period. "250 foot width of beach is recognized by coastal engineers as a sufficiently wide enough beach to provide back-shore protection" (Wave Run-Up Study, page 7). The conclusions were based on the 350-foot width of the beach, the presence of an existing 32 inch wall on the western side of The Strand, the small rate of beach erosion, past

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extreme storm events, and the presence of a sand berm that the City provides each winter (Exhibit #5).

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 up-rush 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, 1988 and 1998, resulting in future wave and flood damage to the proposed development.

The subject site may be subject to significant wave hazards if conditions change. Therefore, Special Condition #1 requires the recordation of an assumption-of-risk deed restriction by the applicant. With this standard waiver of liability condition, the applicant is notified that the lot and improvements are located in an area that is potentially subject to flooding and wave run-up hazards that could damage the applicant's property. The applicant is also notified that the Commission is not liable for such damage as a result of approving the permit for development. In addition, the condition insures that future owners and lessors of the property will be informed of the risks and the Commission's immunity of liability.

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.

As conditioned, the Commission finds that the proposed project is consistent with Section 30253 of the Coastal Act which requires that geologic and flood hazards be minimized, and that stability and structural integrity be assured.

B. 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....

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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 biking and strolling. The moderate heights have been found by the Commission and the City to enhance the recreational experience. The majority of these structures do not exceed 30 feet in height. Allowing building heights above the 30-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 #2 limits the development at a maximum of 30 feet above the existing grade. This height is consistent with the general height of the area.

The existing single family home that will remain has a maximum roof height of 34 feet above the centerline of the frontage right-of-way. This home was built prior to the Coastal Act and, therefore, was not regulated under the existing standards. The proposed addition has a roof height of 30 feet above the existing grade (Exhibit #6-7). Therefore, the proposed single family residence complies with the 30-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.

In order to ensure that the proposed project is constructed as approved, the approval is conditioned to limit the roof height of the new development to 30 feet. No portion of the new structure shall exceed 30 feet in elevation above the existing grade 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.

C. 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 #3 to protect the quality of that recreational experience. The Commission has consistently found that a direct relationship exist 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 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.

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To mitigate this problem, Special Condition #3 is imposed to provide for three onsite 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 #3). 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.

D. 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 fully certified. The City has prepared a final draft of its zoning and implementation ordinances (LIP) and a revision to their LUP. 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 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. **COASTAL COMMISSION**
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consistent with the policies of Chapter 3 of the Coastal Act, as required by Section 30604(a).

E. 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 am

COASTAL COMMISSION

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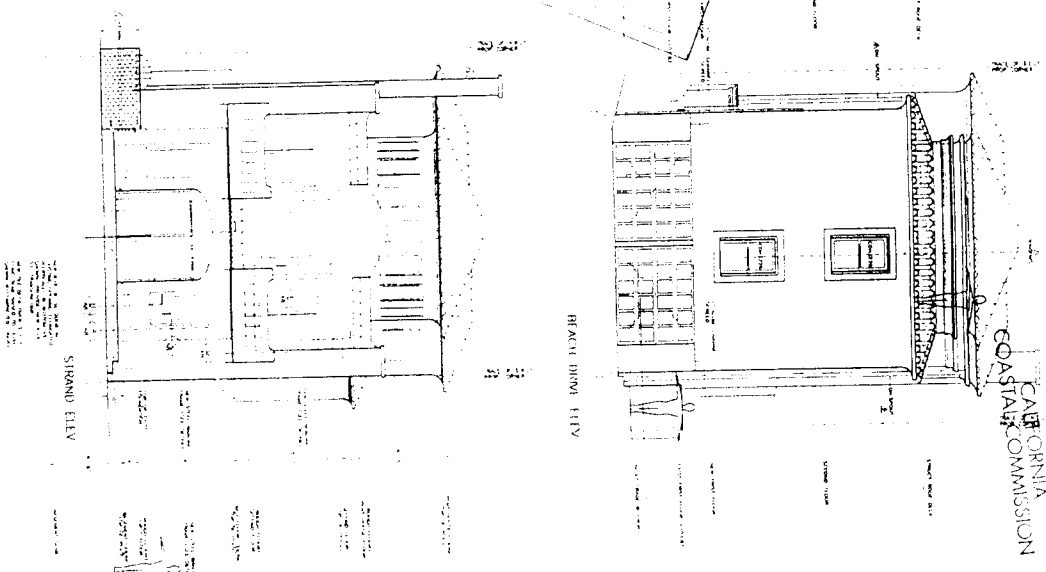
EXHIBIT # 8

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APPROVED IN CONCEPT
CITY OF HERMOSA BEACH
by _____

RECEIVED
South Coast Region
MAR 07 2017

CALIFORNIA
COASTAL COMMISSION



FRONT ELEV

SIDE ELEV

5-00-271
Additions

Proposed
Roof Addition

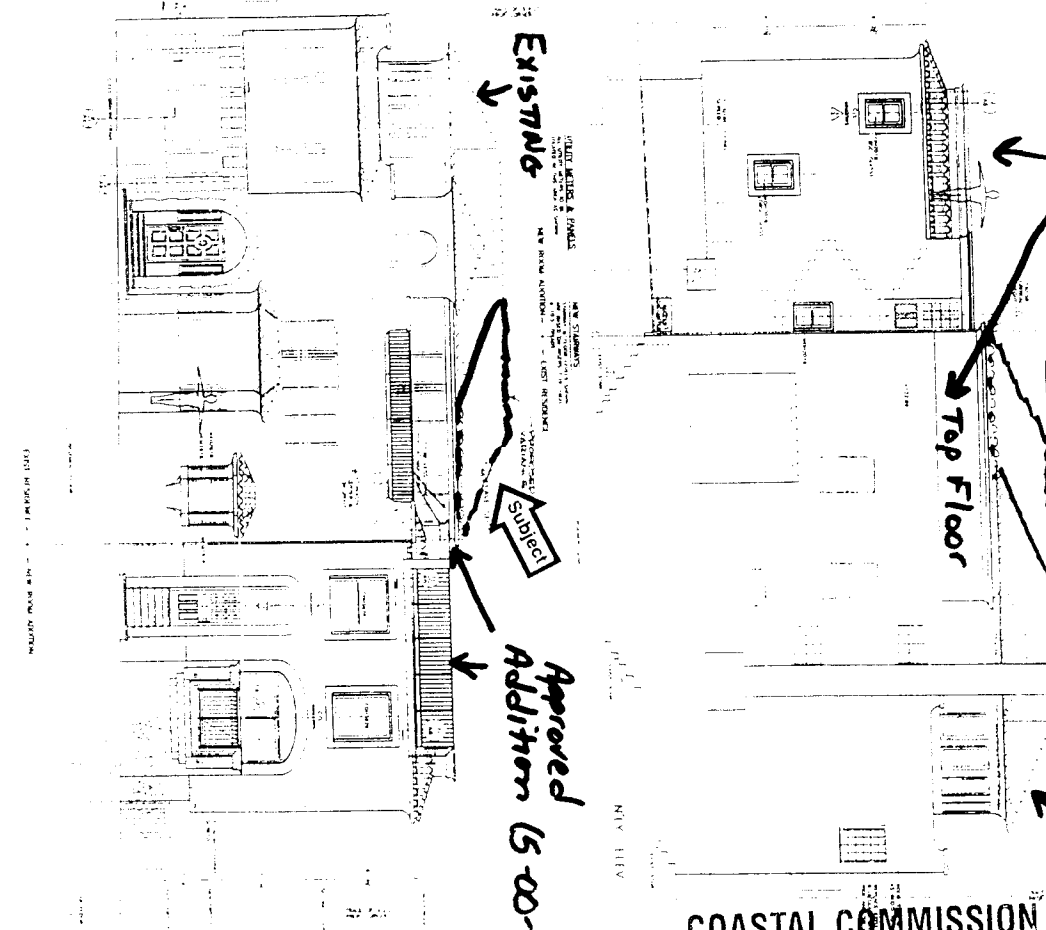
Subject

TOP FLOOR

EXISTING

EXISTING

Approved
Addition (5-00-271)



REAR ELEV

SIDE ELEV

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5-00-271-A1

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NEW EXTENSION ALLOWANCES

DALL & ASSOCIATES

6700 Freepoint Boulevard/Suite 206/Sacramento, California 95822 USA/TEL: 916.392.0283

RECEIVED
CALIFORNIA COASTAL COMMISSION
South Coast 916.392.0462
scdall@ccom.com

MAR 07 2002

TO: Melissa Stickney
California Coastal Commission

FROM: Stephanie Dall
Dall & Associates

RE: Amendment Application for CDP No. 05-00-271 (Darcy)

CALIFORNIA
COASTAL COMMISSION

Attached please find the amendment application for the above-referenced permit granted in September 2000 to Shawn and Susan Darcy, 502 The Strand, Hermosa Beach, including:

- Signed and completed Application Form (two copies)
- Draft Deed Restriction, prepared in consultation with the City of Hermosa Beach Community Development Director per Commission Staff Request (two copies)
- Signed and Completed "Approved in Concept - Appendix B" (two copies)
- Revised plans (reduced ledger size) showing the proposed roof addition amendment, stamped and signed "Approved In Concept" by the local planning agency (two copies)
- City of Hermosa Beach Planning Commission Resolution No. 01-14, approved May 15, 2001 (two copies)
- Genealogy of the Avila Adobe House and 502 The Strand, prepared for presentation to the Planning Commission by the Hermosa Beach Historical Society (two copies)
- Official Seal of the City of Hermosa Beach, incorporating the Avila/Rancho Sausal Redondo brand (two copies)
- For Commission reference, an 8 1/2" x 11" scaled plan view illustration of the proposed amendment (two copies)
- For Commission reference, full size revised plans showing surveyed north and south elevations (no changes will occur to east and west elevations) of existing structural features and proposed roof addition (two copies)
- For Commission reference, photographs from six vantage points, per Commission Staff Request, depicting estimated location of proposed roof addition (two copies)
- List of all property owners and residents within 100 feet of the development (two copies)
- Stamped, addressed envelopes for all property owners and residents within 100 feet of the development (one set)
- Application fee check for \$200.00 (one)

The original Commission approval limited the project height to a maximum of thirty feet, but, by finding that "...[n]o portion of the new structure shall exceed 30 feet in elevation above the existing grade **unless approved by an amendment to this coastal development permit**..." the Commission did not preclude the possibility of future amendment of that limitation (California Coastal Commission Staff Report and

CALIFORNIA COASTAL COMMISSION

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Recommendation, August 15, 2000, Page 7, Paragraph 3, Lines 2-4, emphasis added.)

At the time of Commission approval, the architectural significance of the Darcy residence was not known, and the Commission conducted no analysis and made no finding with respect to impacts to an architecturally significant structure. Although the remodeling that the Commission approved in fact generally restored the structure's original architectural style that had been significantly impacted by 1950's era construction, the flat roof that was required over the new 365 square foot third story addition to meet the 30 foot height limit contrasts sharply with the building's original architectural style in general, and particularly with the steep hip roof that covers the original structure to which the addition is attached.

Approximately eight months following Commission approval the Hermosa Beach Historical Society initiated research on the genealogy of the Darcy residence, concluding that it is important based on both its architectural style and connection to the historic Avila family.

While finding that the previously approved remodeling for the most part served to restore and enhance the structure's original architectural style, the Historical Society, as well as the surrounding neighbors, support amending the project to extend the original roof design to replace the flat roof now covering the 365 square foot addition to harmonize the new addition with the original style.

The City of Hermosa Beach has granted a variance to its local 30 foot height limit to achieve the desired architectural integrity. Because the City does not have a certified Local Coastal Program, Coastal Act policies are the standard of review for the coastal development permit amendment.

Consistent with PRC Section 30251, the revised roof design blocks no public views to and along the ocean; is not visible at all from the east or west, is not within the view cone of pedestrians or vehicles in the vicinity; because of its setback from the building perimeters the revised roof has only limited visibility to those intentionally looking up, and is compatible with the height and character of the surrounding area, while restoring and enhancing visual quality by synthesizing the new addition with the original architectural style.

A more detailed consistency analysis, not required for accepting an application as complete for filing, but possibly of use during your substantive review, will be provided under separate cover.

Please contact either Norbert Dall or me at (916)392-0283 if there are any questions.

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DALL & ASSOCIATES

6700 Freeport Boulevard/Suite 206/Sacramento, California 95822 USA/TEL: 916.392.0283

FAX: 916.392.0462

sdall49@aol.com

FAX MEMORANDUM

DATE: 10 May 2002
TO: California Coastal Commission - Long Beach
MELISSA STICKNEY
FAX NUMBER: (562)590-5084
FROM: STEPHANIE D. DALL
PAGES: Cover +
COPY: S. Darcy
N. Dall
P. Emerson
SUBJECT: CDP NO. 05-00-271-A1 (DARCY) AMENDMENT APPLICATION

Dear Melissa:

As you know, we are in the process of preparing a detailed but concise recitation of the facts and law that apply to the Commission's review of the above referenced permit amendment for distribution to members of the Commission, as well as Commission staff. That memorandum is presently being revised to reflect the Commission's actions yesterday with respect to "community character" and applicable standards of review in a Central Coast matter that has significant bearing on the Darcy review, and it will be faxed to you early next week once we have had the opportunity to review the tape.

As we discussed earlier this week, following for your reference in preparing your staff report and recommendation is a summary of the points that will be addressed in that memorandum.

- (1) Amendment Application's consistency with CCC Regulation §13166(a) grounds for accepting permit amendment application for review:

Newly discovered material information, which applicant could not, with reasonable diligence, have discovered and produced before the permit was granted (addressed in detail in memorandum of 5 April 2002).

- (2) "Community Character/Visual Quality" Standards of Review that were applied by the Commission to the original permit application:

Pending City of Hermosa Beach LUP Amendment (no policy[ies] cited) 30-foot height limit and Coastal Act/Chapter 3 §30251 "Community Character/Visual Quality" requirements.

CDP NO. 05-00-271-A1 (DARCY) AMENDMENT

10 May 2002

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- (3) "Community Character/Visual Quality" Standards of Review that are applicable to the the pending permit amendment:

Certified City of Hermosa Beach LUP Coastal Development and Design Philosophy, Goals and Objectives, and Policies and Programs (Section VI. A-C[1] Policies) 35-foot height limit, and Coastal Act/Chapter 3 §§30251 and 30253[5] "Community Character/Visual Quality" requirements.

- (4) Amendment Application's consistency with applicable certified LUP and Coastal Act/Chapter 3 requirements:

The original structure is an historic 1920's-era structure, for which the proposed permit amendment will serve to conserve, rehabilitate, and maintain the City's existing housing stock (LUP IV. B. 2 and 3) and preserve the historically eclectic character of Hermosa's mixed architectural styles (LUP VI. B. 3; Coastal Act/Chapter 3 §§30251 and 30253[5]).

The height of the original structure, to which the proposed amendment area will connect on the inland side of the structure, has graced the Hermosa Beach strand for over 70 years (HB Historical Society letter submitted on 5 April 2002), serving as the cornerstone (figuratively and literally) of the neighborhood's historic character (LUP VI. B. 3, VI. C. 1; Coastal Act/Chapter 3 §§30251 and 30253[5]).

The minor extension of the original architectural roof feature that is sought in the permit amendment will thus be consistent with the historic character of the structure itself, as well as the neighborhood in which it is located (LUP VI. B. 3, VI. C. 1; Coastal Act/Chapter 3 §§30251 and 30253[5]; Amendment Application/ Elevations and Photos).

The certified LUP allows 35-foot height on project site (LUP VI. C. 1).

The height of the original structure and the proposed minor extension are consistent with the certified LUP (LUP VI. C. 1).

The local City ordinance lowering maximum height to 30 feet has no legal standing before the Commission because it was not certified by the Commission before being withdrawn by the City (Coastal Act/PRC §30514[a]).

The City has granted a variance to its local, uncertified height limit for the small area addressed by the pending amendment application (Amendment Application/City Planning Commission Resolution No. 01-14).

The roof extension sought in the pending amendment application that would

CDP NO. 05-00-271 A1 (DARCY) AMENDMENT

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exceed the Commission's originally imposed 30-foot height limit represents a small portion of the overall structure (Amendment Application/Roof Plan).

The proposed amendment area blocks no public views to and along the ocean (LUP VI. B. 2, Coastal Act/Chapter 3 §30251).

The original structure is visually compatible with the character of surrounding areas (Coastal Act/Chapter 3 §§30251 and 30253[5]; CDP No.05-00-271; Amendment Application/ Elevations and Photos).

The proposed amendment area does not exceed the height of the historic architectural feature to which it will connect (Coastal Act/Chapter 3 §§30251 and 30253[5]; Amendment Application/ Elevations).

The proposed amendment area is not visible from the west (ocean/shoreline) elevation (Amendment Application/Elevations and Photos).

The original structure and proposed amendment area are lower than and/or do not exceed the heights of architectural features on the two structures immediately to the north (Coastal Act/Chapter 3 §§30251 and 30253[5]).

The original structure and proposed amendment area are lower than numerous newer structures to both the north and south (Coastal Act/Chapter 3 §§30251 and 30253[5]; Amendment Application/ Elevations and Photos).

Approval of the amendment would "surely [be] an enhancement of the City's attraction to residents, tourists, and visitors." (Amendment Application/Hermosa Beach Historical Society; LUP V. B. 3, LUP Appendix G; Coastal Act/Chapter 3 §§30251 and 30253[5])

(5) Amendment history.

(6) Applicable statutory and regulatory review criteria and timelines.

Please call me on Monday at (916)392-0283 if you have any questions or other issues you might wish us to address.

Many thanks,



Stevie Dall

CDP NO. 05-00-271-A1 (DARCY) AMENDMENT

10 May 2002

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5-01-186
30'

6TH ST

5-88-1017-W
③

5-91-250
③

② ^

② ^

5-88-386-W
35'

5-86-667-W
35'

5-00-271
30'

P-922
② ② ① ② ① ③
above above
grade grade

6TH CT

5TH ST

Portion of home is
Pre-coastal w/ height of 34'

THE STRAND

BEACH RIDGE

5-00-446
30'

②

③

④ ^

5-97-001-W
30'

②

③

A-4371

②

②

②

③

②

5TH CT

4TH ST

4TH CT

HERNOSA AV

0 0.032mi

COASTAL COMMISSION

EXHIBIT # 12

PAGE 1 OF 1

③ = NUMBER OF FLOORS

— FLAT ROOF OR ROOF DECK

^ PEAKED ROOF

□ = Parcels without CDP No Possibly Pre-Coastal

Sub and Site



RECEIVED
South Coast Region

MAY 22 2002

CALIFORNIA
COASTAL COMMISSION



Darcy Residence: 502 The Strand, Hermosa Beach CA
View of Roof Addition
Looking East from the Beach
(NO CHANGE IN EASTERN OR WESTERN ELEVATIONS)

COASTAL COMMISSION
5-22-2002

EXHIBIT #

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PAGE

1

OF

5

EX. 13



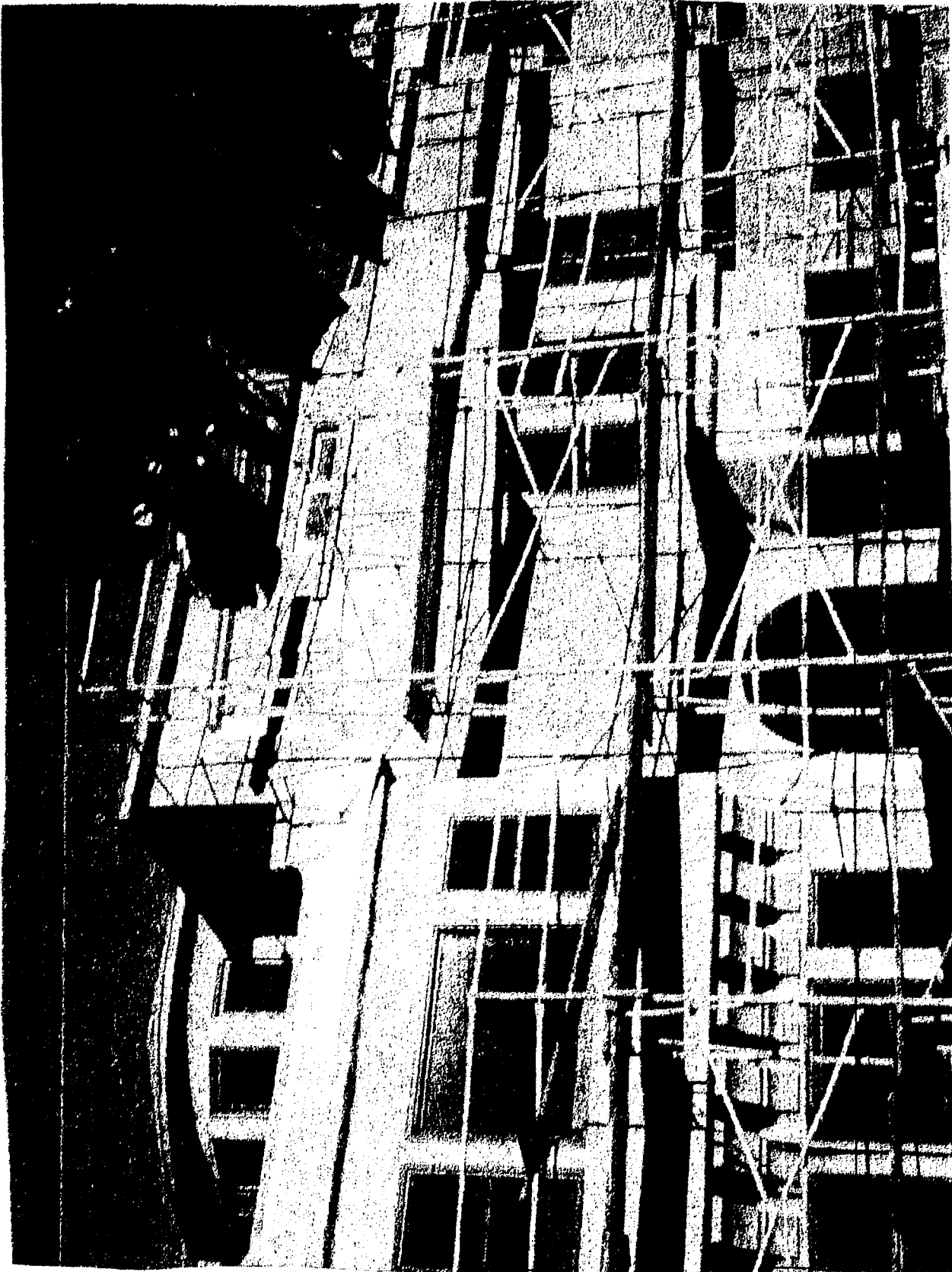
Darcy Residence: 502 The Strand, Hermosa Beach CA
View of Roof Addition
Looking Southeast from The Strand (NO CHANGE)

COASTAL COMMISSION

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5-00-237-1A1



Darcy Residence: 502 The Strand, Hermosa Beach CA
View of Roof Addition
Looking North from 5th Street

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Exhibit 123
Darcy Residence: 502 The Strand, Hermosa Beach CA
View of Roof Addition
Looking Northeast from The Strand

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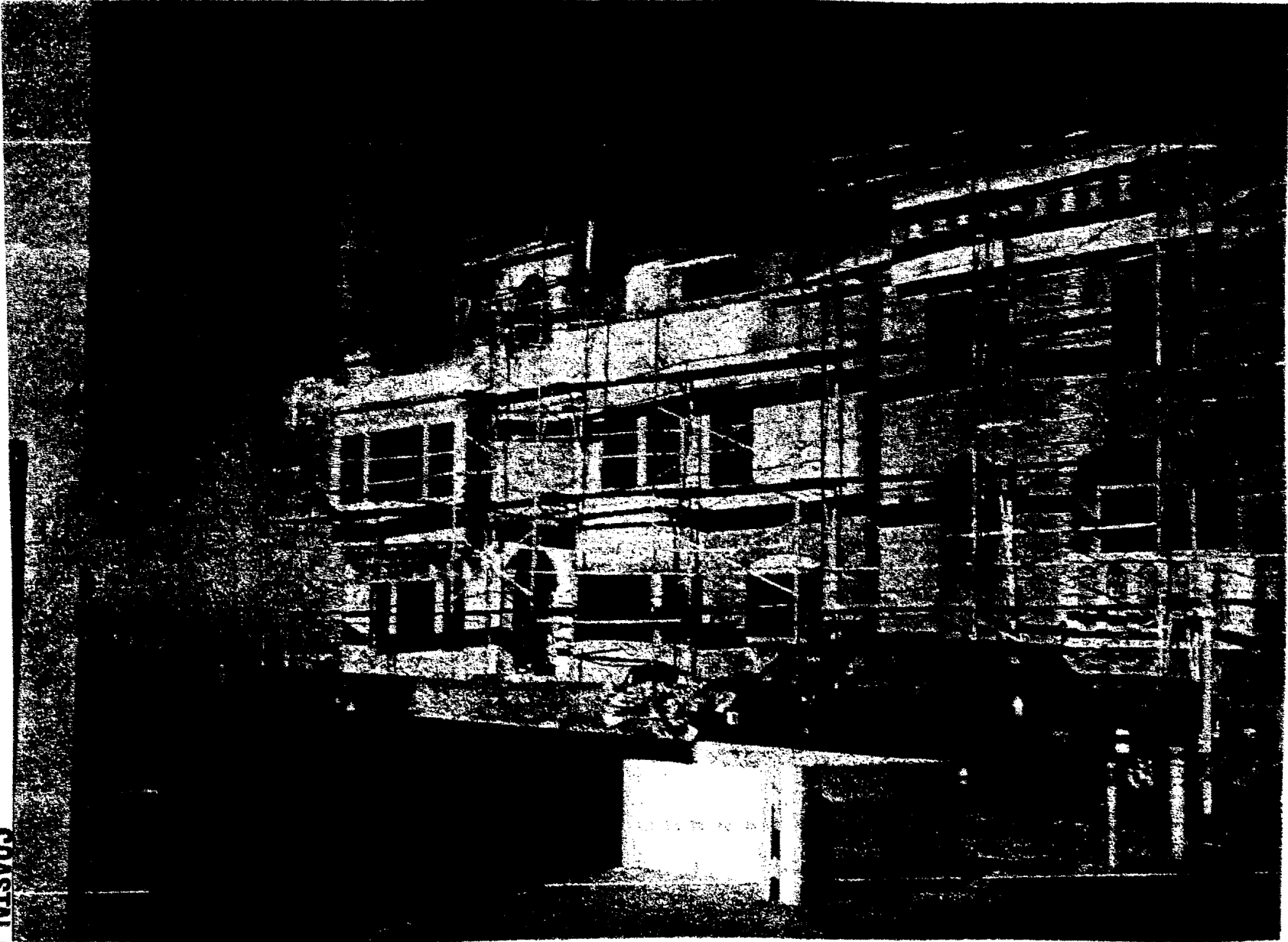


Exhibit 173
Darcy Residence: 502 The Strand, Hermosa Beach CA
View of Roof Addition
Looking Northwest from Beach Drive

