

**CALIFORNIA COASTAL COMMISSION**

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

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Filed: 4/27/05  
 49th Day: 6/15/05  
 180th Day: 10/24/05  
 Staff: RT-LB  
 Staff Report: July 21, 2005  
 Hearing Date: August 10-12, 2005  
 Commission Action:



RECORD PACKET COPY

**STAFF REPORT: REGULAR CALENDAR**

**APPLICATION NUMBER:** 5-05-162

**APPLICANT:** 200 Pier Avenue, L.P.

**AGENT:** Srour and Associates, Attn: Elizabeth Srour

**PROJECT LOCATION:** 200 Pier Avenue, City of Hermosa Beach, Los Angeles Co.

**PROJECT DESCRIPTION:** Demolition of an existing three-story commercial building and construction of a two-story (over two-level subterranean parking structure), 30-foot high, 18,648 square-foot commercial condominium building complex containing 54 office units and 56 on-site parking spaces, on a 17,622 square-foot C-2 zoned lot.

Lot Area	17,622 square feet
Building Coverage	11,444 square feet
Pavement Coverage	5,418 square feet
Landscape Coverage	760 square feet
Parking Spaces	56
Zoning	Restricted Commercial
Plan Designation	General Commercial
Ht above existing grade	30 feet

**SUBSTANTIVE FILE DOCUMENTS:**

1. City of Hermosa Beach Land Use Plan, certified 4/21/82.
2. Amendment to City of Hermosa Beach Land Use Plan (HRM-MAJ-2-03).
3. City of Hermosa Beach Approval in Concept, 4/25/05.
4. City of Hermosa Beach City Council Resolution No. 04-6364.

5. Traffic and Parking Analysis prepared by Linscott, Law & Greenspan, Engineers, 9/13/04.

### **SUMMARY OF STAFF RECOMMENDATION**

Staff is recommending that the Commission **APPROVE** a coastal development permit for the proposed development with seven (7) special conditions addressing: 1) height; 2) parking; 3) landscaping and invasive plants; 4) storage of construction materials, mechanized equipment and removal of construction debris; 5) conformance of drainage and polluted runoff control plan; 6) conformance of plans to recommendations and requirements; and 7) future development.

### **STAFF RECOMMENDATION:**

The staff recommends that the Commission adopt the following resolution to **APPROVE** the coastal development permit application with special conditions:

**MOTION:**            *I move that the Commission approve Coastal Development Permit No. 5-05-162 pursuant to the staff recommendation.*

### **STAFF RECOMMENDATION OF APPROVAL:**

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

#### **I. Resolution: Approval with Conditions**

The Commission hereby **APPROVES** a coastal development permit for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the policies of Chapter 3 of the Coastal Act and will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the development on the environment.

#### **II. Standard Conditions**

1. **Notice of Receipt and Acknowledgment.** The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.

2. Expiration. If development has not commenced, the permit will expire two years from the date this permit is reported to the Commission. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
4. Assignment. The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
5. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

### III. Special Conditions

#### 1. Height

Prior to issuance of the permit the applicant shall submit final grading plans and final elevations for the review and approval of the Executive Director. No portion of the roof of the proposed structure shall exceed thirty feet (30') in elevation above the existing grade.

#### 2. Parking

Prior to issuance of the permit the applicant shall submit final parking plans for the review and approval of the Executive Director. A minimum of 56 parking spaces shall be provided and maintained on the site to serve the approved 18,648 square-foot commercial condominium building complex. Any proposed change in the number of square footage or change in use shall be submitted to the Executive Director to determine whether an amendment to this permit is necessary, pursuant to the requirements of the Coastal Act and the California Code of Regulations. All available parking shall be shared among the occupants of the buildings on site, and owned in common, and no parking spaces shall be assigned for exclusive use by any owner, occupant or tenant.

#### 3. Landscape Plan, Invasive Species

Prior to issuance of the permit, the applicant shall submit final landscape plans for the review and approval of the Executive Director that generally conform to the landscape plan received on April 26, 2005. No plant species listed as problematic and/or invasive by the California Native Plant Society, the California Exotic Pest Plant Council, or as may be identified from time to time by the State of California shall be utilized on the

property. No plant species listed as a 'noxious weed' by the State of California or the U.S. Federal Government shall be utilized within the property. With the exception of plants used in drainage swales, all plants employed on the site shall be drought tolerant, (low water use) plants identified by U. C Davis and the Water Resources Board.

**4. Storage of Construction Materials, Mechanized Equipment and Removal of Construction Debris**

The permittee shall comply with the following construction-related requirements:

- (a) Best Management Practices (BMPs) and Good Housekeeping Practices (GHPs) designed to prevent spillage and/or runoff of construction-related materials, and to contain sediment or contaminants associated with construction activity, shall be implemented prior to the on-set of such activity;
- (b) No construction materials, debris, or waste shall be placed or stored where it may enter a storm drain or be subject to tidal erosion and dispersion;
- (c) All trash and debris shall be disposed in the proper trash or recycling receptacle at the end of every construction day.
- (d) Construction debris and sediment shall be properly contained and secured on site with BMPs, to prevent the unintended transport of sediment and other debris into coastal waters by wind, rain or tracking. All stock piles and construction materials shall be covered, enclosed on all sides, shall be located as far away as possible from drain inlets and any waterway, and shall not be stored in contact with the soil;
- (e) Construction debris and sediment shall be removed from construction areas as necessary to prevent the accumulation of sediment and other debris which may be discharged into coastal waters. All debris and trash shall be disposed of in the proper trash and recycling receptacles at the end of each construction day;
- (f) The discharge of any hazardous materials into any receiving waters shall be prohibited;
- (g) A pre-construction meeting should be held for all personnel to review procedural and BMP/GHP guidelines;
- (h) All BMPs shall be maintained in a functional condition throughout the duration of the project.
- (i) Debris shall be disposed at a legal disposal site or recycled at a recycling facility. If the disposal site is located in the coastal zone, a coastal development permit or an amendment to this permit shall be required before disposal can take place unless the Executive Director determines that no amendment or new permit is required.

**5. Drainage and Polluted Runoff Control Plan**

The applicant shall install drainage and landscaping that conforms to the drainage and run-off control plan received on June 22, 2005, describing roof drainage and

runoff from all impervious areas directed to a fossil filter prior to discharging to the street and the approved final landscape plan. Any proposed changes to the approved plan shall be reported to the Executive Director. No changes to the approved plan shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

To the extent practicable, non-structural BMPs should be performed to accomplish the above management measures. However, post-construction structural BMPs should also be implemented where appropriate and necessary. Specifically, for design purposes, with case-by-case considerations, post-construction structural BMPs (or suites of BMPs) should be designed to treat, infiltrate or filter the amount of stormwater runoff produced by all storms up to and including the 85th percentile, 24-hour storm event for volume-based BMPs, and/or the 85th percentile, 1-hour storm event, with an appropriate safety factor (i.e., 2 or greater), for flow-based BMPs.

**6. Conformance of Plans to Recommendations and Requirements**

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

**7. Future Development**

This approval is limited to the uses and development specifically described in the project description, approved plans and related findings contained in Coastal Development Permit 5-05-162. Any proposed additional development, including, but not limited to: new construction, intensification of use, addition of food services or dining areas, will require an amendment to the permit or a new coastal development permit unless the Executive Director determines that no amendment is required pursuant to the requirements of the Coastal Act and the California Code of Regulations.

**IV. Findings and Declarations**

The Commission hereby finds and declares:

**A. Project Description**

The subject site is located at 200 Pier Avenue, within the City of Hermosa Beach, Los Angeles County (Exhibit #1). The 17,622 square-foot lot is located several blocks from the

beach, on the south side of Pier Avenue at its intersection with Manhattan Avenue in the downtown district, in an area known as upper Pier Avenue.

The applicant is proposing demolition of an existing three-story commercial building and construction of a two-story, 30-foot high, 18,648 square-foot commercial condominium building complex containing 54 office units, on a 17,622 square-foot C-2 (Restricted Commercial) zoned lot (Exhibit # 4). On-site parking for the proposed project will be provided in a two-level subterranean parking structure, which will contain 56 parking spaces. Vehicle access to the site will be from Manhattan Avenue to access the lower level of the parking garage and from the alley (Bay View Drive), to access the upper level. Each level will contain 28 parking spaces. In addition, an existing curb cut will be eliminated on Pier Avenue, which will create up to 5 off-site public parking spaces.

The project is designed as an "office campus" with a contemporary style that includes stepping the buildings to follow the slope and take advantage of the ocean views. The height of the proposed building complex is 30 feet, as measure above existing and finished grade (26 feet high as measured from centerline of frontage road). Each of the 54 commercial condominiums will be 333 square feet in size, totaling approximately 17, 982 square feet. In addition, the proposed common areas, which include a locker room and conference room, total approximately 670 square feet.

Grading is proposed and will consist of 1848 cubic yards of cut, which will either be transported to a Redondo Beach commercial disposal site or to the developer's nearby construction projects in Hermosa Beach or Manhattan Beach.

## **B. Development**

Sections 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.*

Section 30222 of the Coastal Act states:

*The use of private lands suitable for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation shall have priority over private residential, general industrial, or general commercial development, but not over agriculture or coastal-dependent industry.*

The proposed commercial and professional office use is compatible with the character and scale of surrounding development. It provides a 5-foot building setback adjacent to the residential property to the south and complies with the 30-foot height limit, providing a lower profile from the street than the existing three-story development.

The building complex is designed to maximize the number of commercial units with direct street frontage on Pier Avenue or Manhattan Avenue, and to maximize westerly ocean views. This is achieved by locating the parking towards the east and southerly property lines, so the buildings front on the major streets, and by stepping the buildings to follow the slope and take advantage of the ocean views. The City found that the project would not have a negative impact on ocean views, as the building height will be lower than the existing building.

In most areas, the Commission has approved "business commercial" uses only if higher priority uses were not feasible. In this case, the development is located (three blocks from the beach,) so it is not well located to serve day-use visitors. Hermosa Beach already has several small restaurants and bars in the area, which are adequate to serve expected visitors. Hermosa Beach planners indicate that the evening bar and club uses have reached a saturation point. In their view this development will relieve parking and traffic during peak times because the occupants will not be at their offices during peak use hours, freeing traffic and parking closer to the beach. However, during peak office use times, this project is slightly under-parked, forcing customers to use street parking or public parking lots. The development does not provide enough parking for retail or restaurant use as described in the Public Access section below.

The development is located within an existing developed area and, as conditioned, will be compatible with the character and scale of the surrounding area, has been designed to assure structural integrity, and will avoid cumulative adverse impacts on public access. Therefore, the Commission finds that the development, as conditioned, conforms with Sections 30222, 30250, 30251, 30252, 30253 and the public access provisions of the Coastal Act.

**D. Public Access**

Section 30210 of the Coastal Act states:

*In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.*

Section 30211 of the Coastal Act states:

*Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the*

*use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.*

In the South Bay, the cities of Manhattan Beach, Hermosa Beach and Redondo Beach, provide limited on-street parking. The amount of public access to the beach is limited by the amount of on-street parking. For this reason, the Commission has generally required that development in near-beach areas provide all of their parking on-site, rather than reducing parking requirements by the presumed number of on-street parking spaces available.

This proposed project provides off-street parking consistent with the City's amended LUP parking requirements (LUP Amendment # HRM-MAJ-2-03), which requires 3 spaces per 1,000 square feet of office or retail space in the downtown area. Based on this standard, the proposed 18,648 square-foot building requires 56 parking spaces. Consistent with this requirement, on-site parking for the proposed project will be provided in a two-level subterranean parking structure, which will contain a total of 56 parking spaces.

The applicant has submitted a parking analysis prepared by Linscott, Law and Greenspan Engineers to address the issue of parking for office condominiums. According to this analysis, peak use of the proposed project will typically be during the daytime or weekdays, when public on-street parking is most available. In other words, that study indicated that there was a potential insufficiency of parking during peak business hours (9am-5pm). However, it indicated that the proposed closure of an existing curb cut will result in up to 5 additional on-street parking spaces, which will help mitigate a possible increase in on-street parking demand that can occur during peak use of the commercial building complex.

In other words, there is not sufficient parking provided in this development to accommodate all likely owners and visitors during peak use. There are however several hundred parking spaces on the street and in downtown Hermosa Beach that are not used during 9am-5pm weekday hours. As long as the complex is not heavily used during peak beach use hours, its operation should not impact beach visitors. The City analyzed its entire downtown as a shared use area and reduced its parking standards (LUP Amendment # HRM-MAJ-2-03). It was able to do this because of the existence of a number of public parking lots in addition to the on-street parking.

The new complex is limited to office and retail uses, and the conditions of approval from the Hermosa Beach Planning Commission and City Council, prohibit uses that require a higher parking requirement, such as medical or dental offices, restaurants, etc. In addition, the Commission has imposed Special Condition 6, which limits the uses and development for the proposed project and requires an amendment to this permit or a new coastal development permit for any proposed development, including, but not limited to new construction, intensification of use, addition of food services or dining areas.

In order to not interfere with beach parking, the Commission has imposed Special Condition 2, which requires the applicant to provide and maintain a minimum of 56 on-site parking spaces for the proposed development and requires an amendment to this permit



for any change in the number of square footage or change in use of the proposed building complex. It also requires that the parking will not be assigned and will be available to all building users in order to ensure maximum parking efficiency during peak and non-peak occupancy periods. In other permits where the Commission has examined proposals for shared parking, such as the St. Joseph's Center in Venice Beach and several projects in Long Beach, studies supporting shared parking have shown that the total demand for spaces in the building complex can be reduced if there are no assigned parking spaces. The peak use in Hermosa Beach is beach days, but also at night when the restaurants open for dinner.

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

#### **E. Water Quality**

Section 30230 of the Coastal Act states:

*Marine resources shall be maintained, enhanced, and, where feasible, restored. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes.*

Section 30231 of the Coastal Act states:

*The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface waterflow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.*

The proposed development has a potential for a discharge of polluted runoff from the project site into coastal waters. Due to this, the Commission has imposed Special Condition 3, which requires the applicant to comply with construction-related requirements related to storage of construction materials, mechanized equipment and removal of construction debris and Special Condition 4, which requires the applicant to conform to the submitted drainage and polluted runoff control plan.

Other sources of polluted runoff could include runoff from the increased amount of impervious surface in the parking garage and the over-watering, which sometimes occurs

from installation of landscaping with a high water demand. The development, as proposed and as conditioned, incorporates design features to minimize the effect of construction and post-construction activities on the marine environment. These design features include, but are not limited to, the appropriate management of equipment and construction materials, reducing runoff through the use of permeable surfaces, the use of non-invasive drought tolerant vegetation to reduce and treat the runoff discharged from the site, and for the use of post-construction best management practices to minimize the project's adverse impact on coastal waters.

The Commission notes however that there are various definitions of drought tolerant plants. In determining that the applicant has in fact used drought tolerant plants, the Commission and its staff will refer to a joint study by the California Department of Water Resources and the University of California at Davis, "A guide to estimating water use of landscape plantings in California<sup>1</sup>".

Secondly, in attempts to reduce water use, developers and homeowners have installed plants that can invade native habitat and displace native plants and insects. Therefore the Commission has imposed Special Condition requiring the applicant to avoid use of invasive plants or noxious weeds identified by the California Native Plant Society, the state of California or the Federal Government.

As conditioned, the Commission finds that the proposed development conforms with Sections 30230 and 30231 of the Coastal Act regarding the protection of water quality to promote the biological productivity of coastal waters and to protect human health.

#### **F. Local Coastal Program**

Coastal Act section 30604(a) states that, prior to certification of a local coastal program ("LCP"), a coastal development permit can only be issued upon a finding that the proposed development is in conformity with Chapter 3 of the Act and that the permitted development will not prejudice the ability of the local government to prepare an LCP that is in conformity with Chapter 3.

The 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 City submitted a final draft of its zoning and implementation ordinances (LIP) and a revision to their LUP in 2000. The amendment and Implementation ordinance was scheduled for public hearing and Commission action at the October 8, 2001 meeting, but the City withdrew. Therefore, these have not been certified and the standard of review for development in Hermosa Beach is still the Coastal Act.

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<sup>1</sup> <http://www.owue.water.ca.gov/docs/wucols00.pdf>

The Commission certified LUP shows this area as *general commercial/ downtown parking*. After initial certification, the Commission processed two amendments that allowed mixed commercial uses in downtown and reduced parking standards to reflect the high number of downtown restaurants and the number of public parking lots. In this first amendment, the City assumed that visitors would patronize more than one downtown business in an evening or on a Saturday afternoon. Therefore, the downtown parking district allows some reduced parking reflecting the presence of downtown parking lots operated by the City of Hermosa Beach. After the initial amendment the Commission certified a second amendment that again increased parking standards, and, reflecting the weekend evening traffic jams the City had experienced, encouraged offices and other non-restaurant uses on the periphery of downtown. The City determined that enough area has been identified for visitor serving and decided to encourage business use as well as visitor serving uses in the downtown. The Commission supported this decision due to the high numbers of existing visitor serving uses in the Hermosa Beach downtown area. The proposed project meets the basic zoning requirements of the C-2 zone (Restricted Commercial) and the General Commercial designation of the certified LUP.

As conditioned, the proposed development is consistent with Chapter 3 of the Coastal Act and with the certified Land Use Plan for the area. Approval of the project, as conditioned, will not prejudice the ability of the local government to prepare an LCP that is in conformity with the provisions of Chapter 3 of the Coastal Act.

#### **H. California Environmental Quality Act (CEQA)**

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

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HERMOSA BEACH

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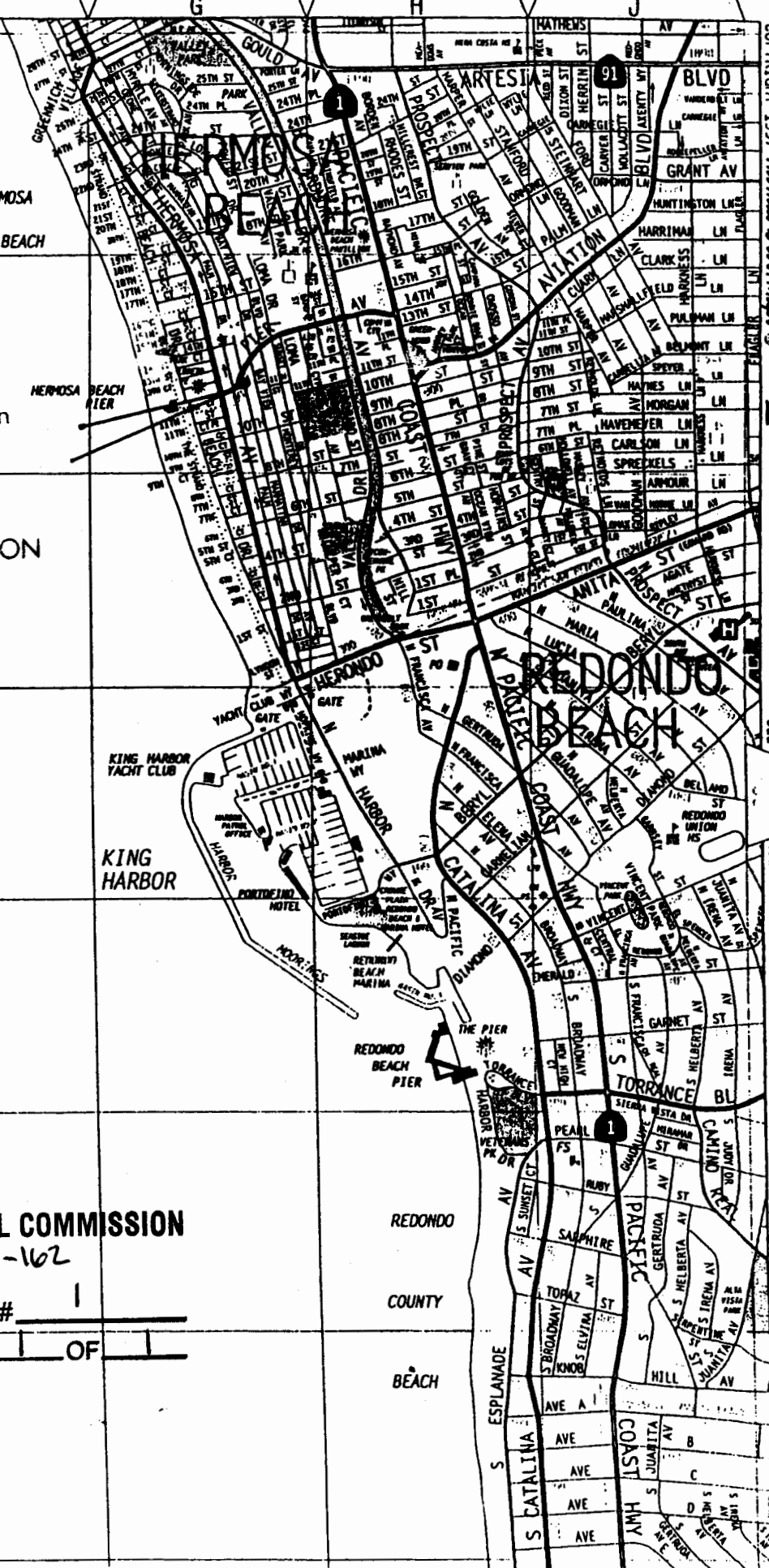
KING HARBOR  
YACHT CLUB  
MARINA

KING HARBOR

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EXHIBIT # 1  
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REDONDO  
COUNTY  
BEACH



SEE MAP

# FRUCHTMAN & ASSOCIATES, INC.

## CONSULTING MECHANICAL ENGINEERS MEMORANDUM

<b>From:</b> David J. Fruchtmán	<b>Via fax</b> 310-376-6998
<b>Date:</b> May 24, 2005	
<b>To:</b> Starr Design Group – John Starr	<b>Total No of Pages:</b> 1
<b>Re:</b> 200 Pier Ave – Hermosa Beach, CA F&A Project Number: pier1256	

John,

The following describes the measures proposed for treating rainwater onsite prior to spilling to the face of the curb, or discharging to the municipal storm water system.

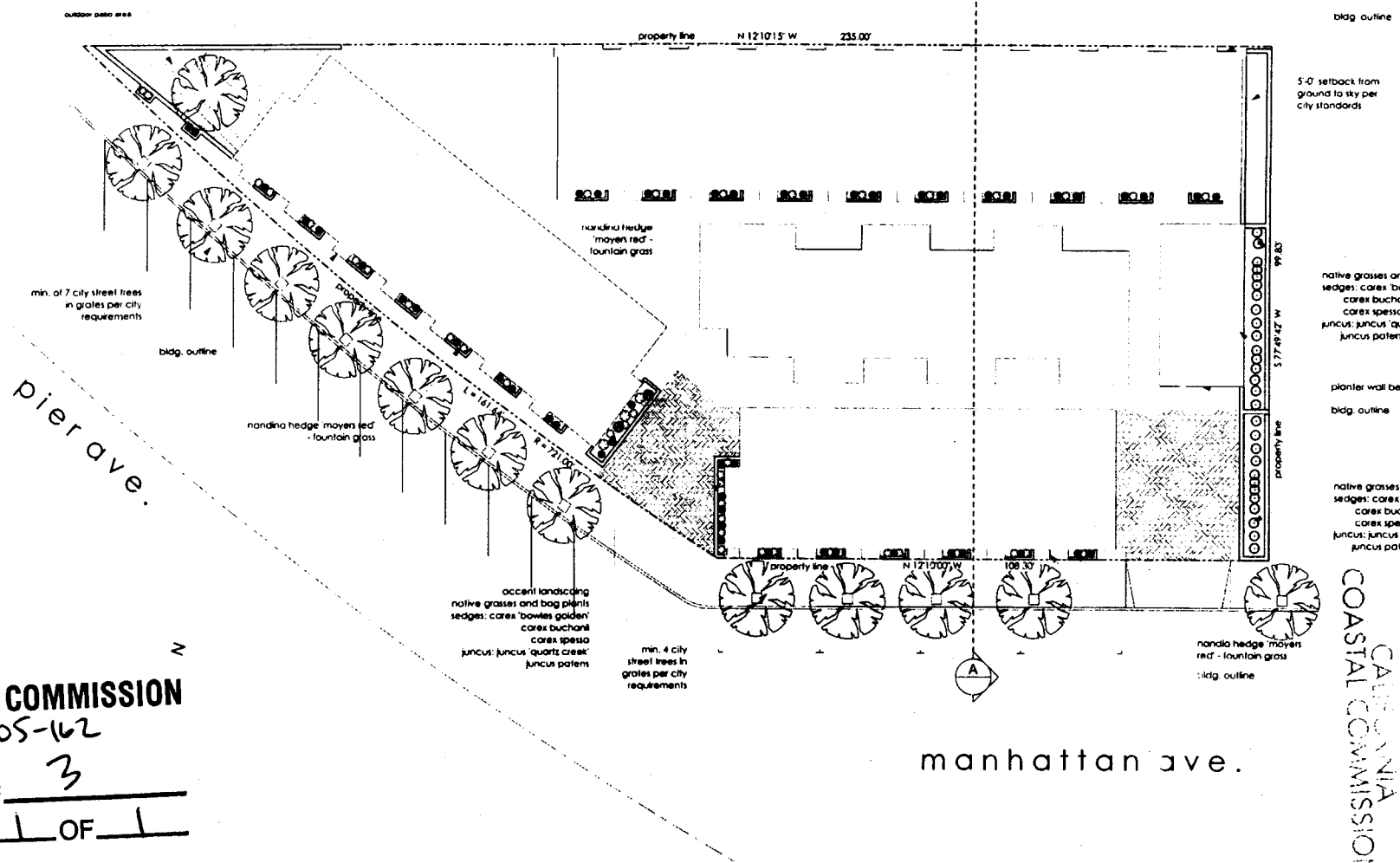
1. Where possible, all roof drains, downspouts, or deck drains shall conduct the rainwater to an approved fossil filter assembly prior to discharging to the face of the curb.
2. Where drains cannot be conducted directly to the curb face (due to site and structural issues) storm water shall be conducted to a clarifier which is to be located on the lowest parking level, prior to pumping or otherwise discharging to the curb face or the City storm drain system.

Please review and call with any questions you may have.

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Bay View Drive



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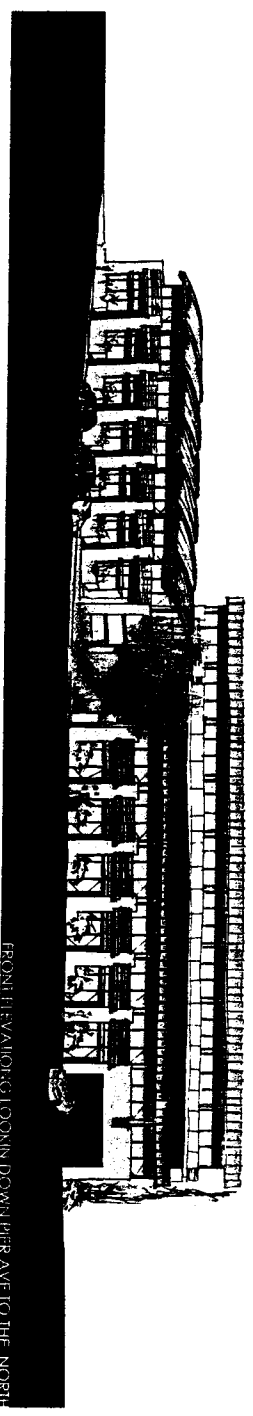
**200 pier ave.**  
 hermosa beach, ca

a project by schaar homes, inc.

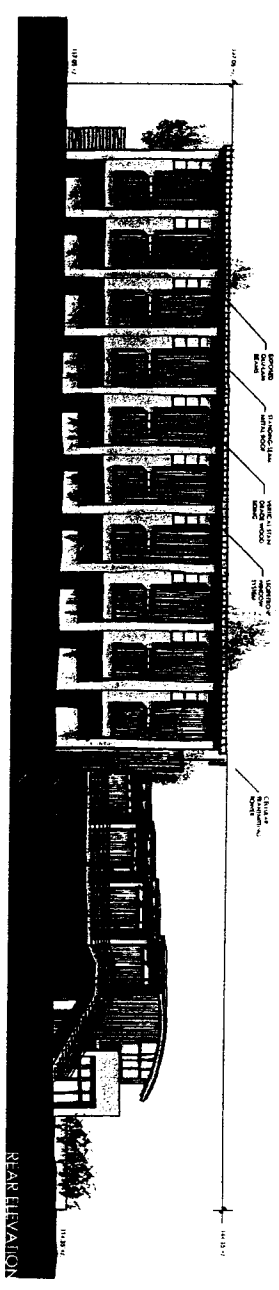
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 211 e thompson blvd ventura ca 93001  
 p-805-452-0824 f-805-452-0823

5-05-02



FRONT ELEVATION LOOKING DOWN PIER AVENUE TO THE NORTH



FRONT ELEVATION LOOKING DOWN PIER AVENUE TO THE SOUTH

# 200 pier avenue

a project by schaar homes, inc.



FRONT ELEVATION LOOKING DOWN PIER AVENUE TO THE SOUTH

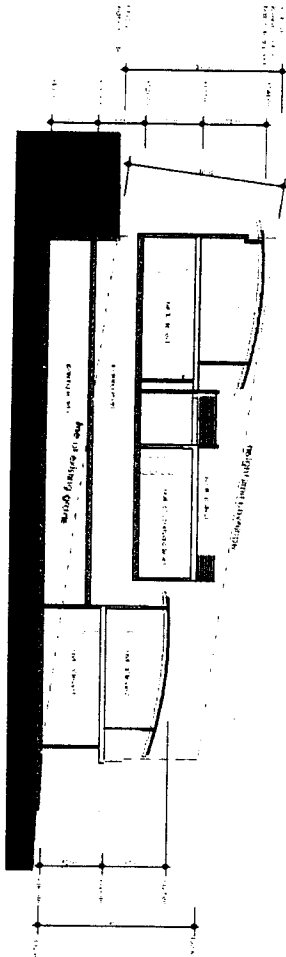
Growdon+Cline architects inc.

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311 S. BURNHAMLAND AVENUE, SUITE 8200  
P-805-452-0824 F-805-452-0823

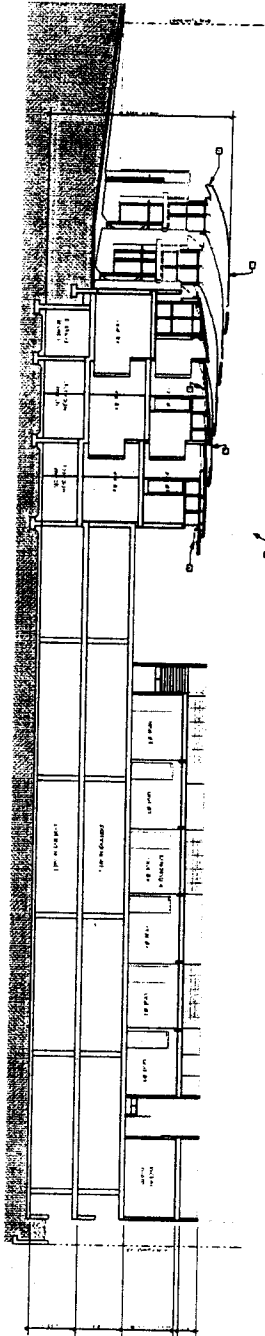
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cross bldg. section - east/ west



longitudinal bldg. section - north/ south

200 pier ave commercial building

site section A

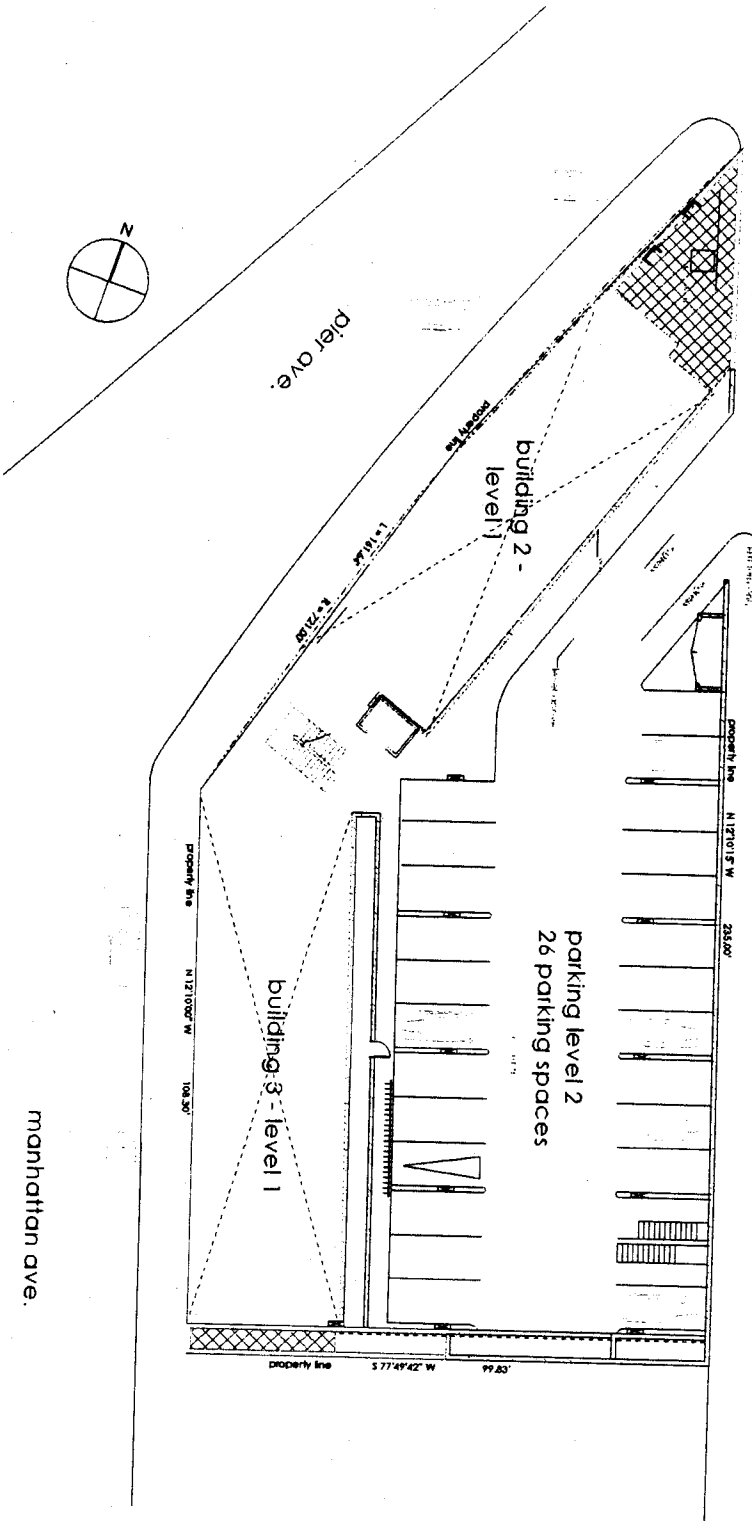
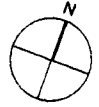
04.01

- 1. General Notes
- 2. Schedule of Work
- 3. Specifications
- 4. General Conditions
- 5. Contract Documents
- 6. Addendum
- 7. Clarification
- 8. Change Order
- 9. Final Payment
- 10. Final Inspection
- 11. Final Report
- 12. Final Approval
- 13. Final Sign-off
- 14. Final Close-out
- 15. Final Handover
- 16. Final Review
- 17. Final Sign-off
- 18. Final Close-out
- 19. Final Handover
- 20. Final Review





- 1. General Notes
- 2. Survey Data
- 3. Building Footprint
- 4. Parking Plan
- 5. Elevation
- 6. Section
- 7. Foundation
- 8. Structural
- 9. Mechanical
- 10. Electrical
- 11. Plumbing
- 12. Fire Protection
- 13. Energy
- 14. Accessibility
- 15. Other



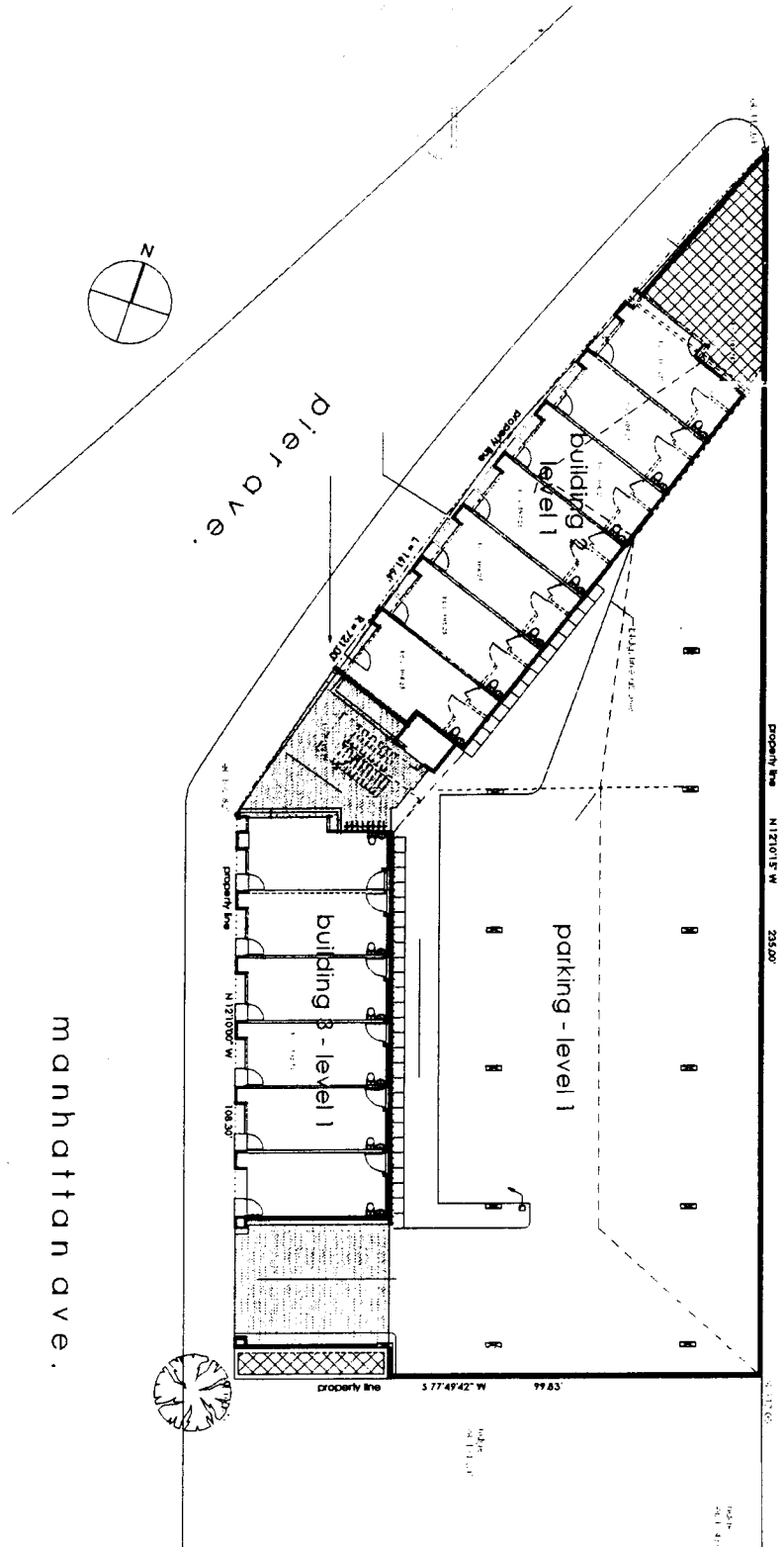
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Parking Plan Level 2  
 01.01

200 pier ave commercial building

of these and specifications prepared by Consultant. City Engineer or his/her representative shall retain the authority to approve or disapprove any proposed changes to the original plans and specifications. City Engineer or his/her representative shall retain the authority to approve or disapprove any proposed changes to the original plans and specifications.

1. General Notes
2. Building Footprint
3. Building Height
4. Building Area
5. Building Volume
6. Building Setback
7. Building Elevation
8. Building Orientation
9. Building Foundation
10. Building Structure
11. Building Materials
12. Building Details
13. Building Code
14. Building Permit
15. Building Inspection
16. Building Completion
17. Building Maintenance
18. Building Demolition
19. Building Relocation
20. Building Renovation
21. Building Addition
22. Building Alteration
23. Building Repair
24. Building Replacement
25. Building Reconstruction
26. Building Rebuilding
27. Building Rebuilding
28. Building Rebuilding
29. Building Rebuilding
30. Building Rebuilding



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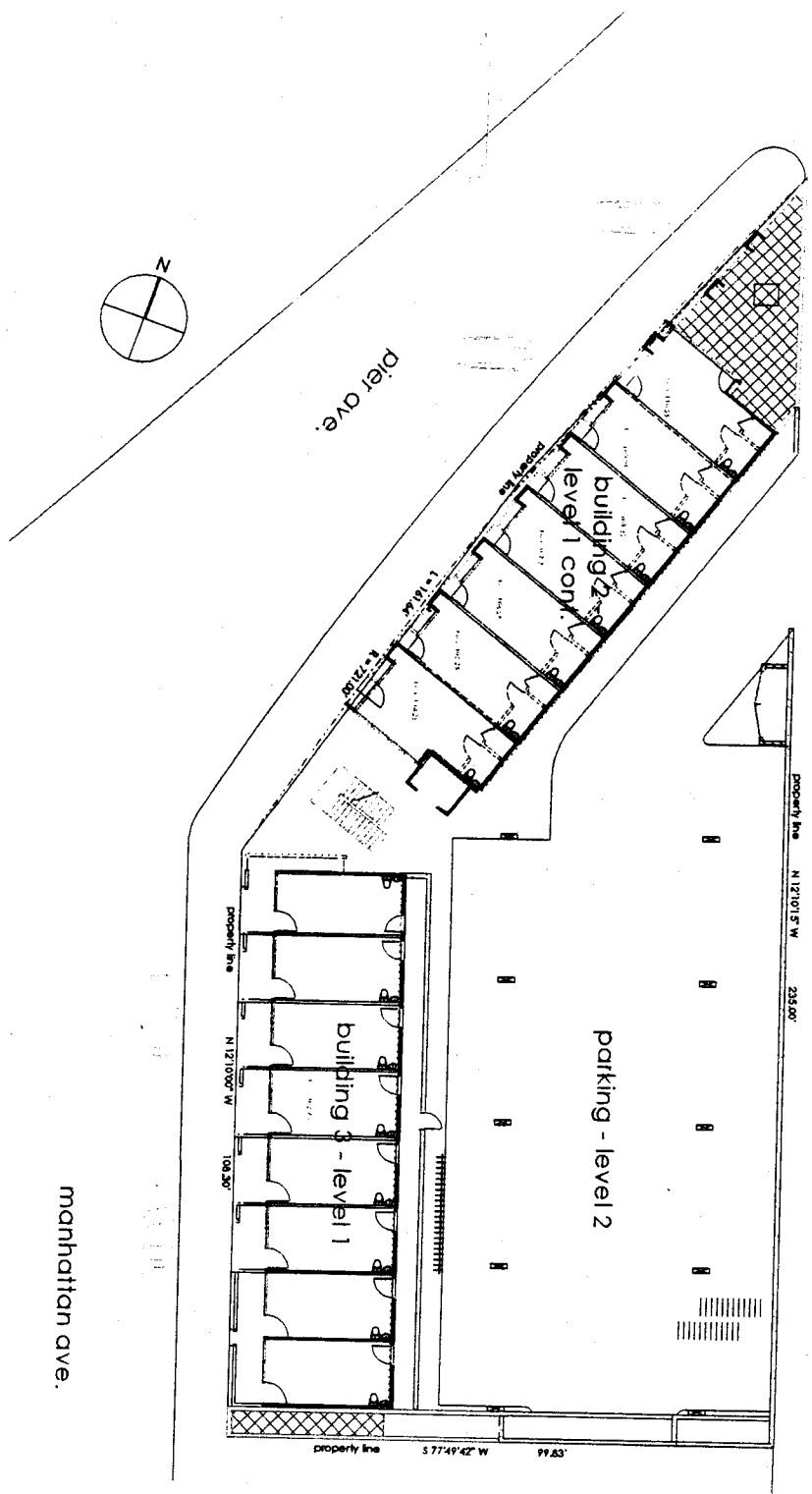
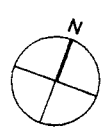
Street Level Plan  
 01.02

200 pier ave commercial building

DATE: 01/02  
 PROJECT: 200 PIER AVE  
 SCALE: 1/8" = 1'-0"

All plans and specifications prepared by Consultant. Consultant shall be responsible for construction and shall be the property of Consultant. Consultant shall retain all rights in the plans. Consultant shall not be responsible for construction and shall be the property of Consultant. Consultant shall retain all rights in the plans.

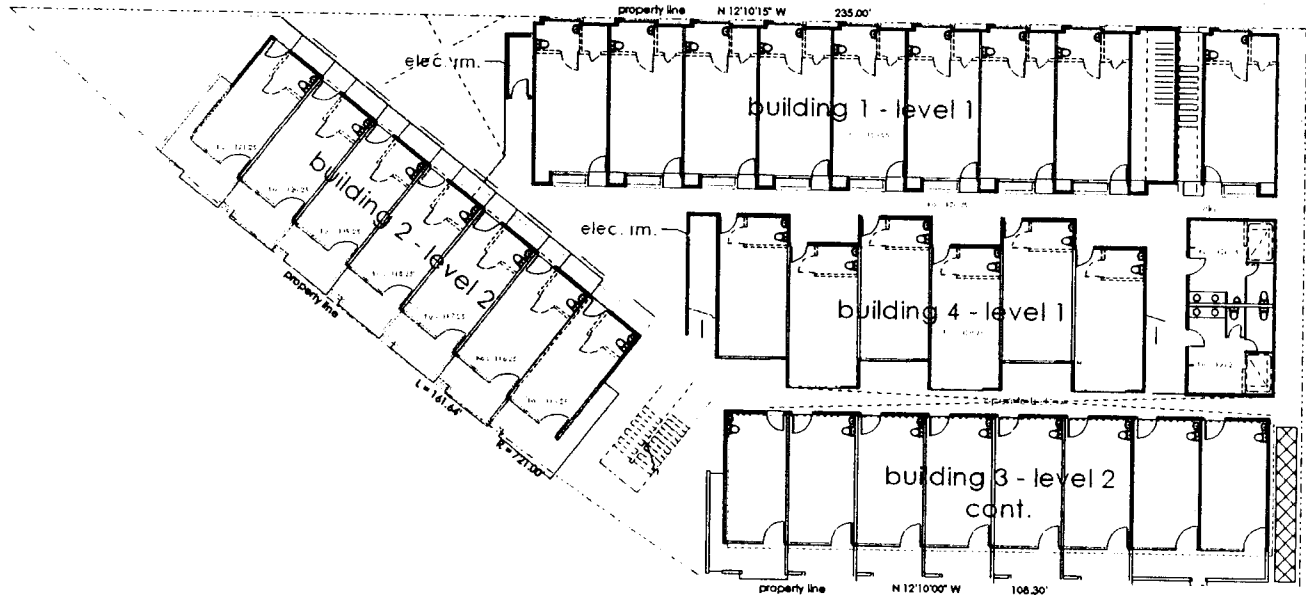
- 1. All dimensions are in feet and inches.
- 2. All dimensions are to the center of the wall unless otherwise noted.
- 3. All dimensions are to the center of the wall unless otherwise noted.
- 4. All dimensions are to the center of the wall unless otherwise noted.
- 5. All dimensions are to the center of the wall unless otherwise noted.
- 6. All dimensions are to the center of the wall unless otherwise noted.
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- 13. All dimensions are to the center of the wall unless otherwise noted.
- 14. All dimensions are to the center of the wall unless otherwise noted.
- 15. All dimensions are to the center of the wall unless otherwise noted.
- 16. All dimensions are to the center of the wall unless otherwise noted.
- 17. All dimensions are to the center of the wall unless otherwise noted.
- 18. All dimensions are to the center of the wall unless otherwise noted.
- 19. All dimensions are to the center of the wall unless otherwise noted.
- 20. All dimensions are to the center of the wall unless otherwise noted.



200 pier ave commercial building

second level plan  
 01.03

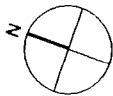
**COASTAL COMMISSION**  
 5-05-162  
 EXHIBIT # 4  
 PAGE 6 OF 9



200 pier ave commercial building

revises:

date: 01/01/01  
 project: 162  
 scale: 1/8" = 1'-0"

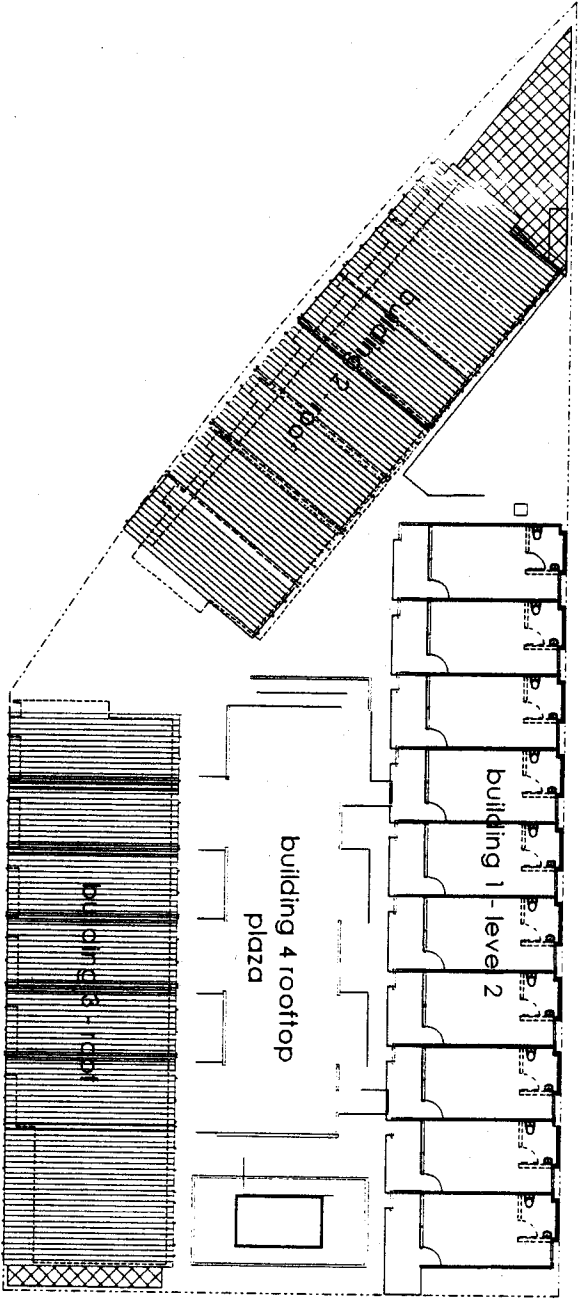
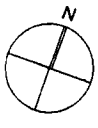


third level plan

a1.04

- |   |   |
|---|---|
| 1. All work to be done in accordance with the building code.  | 17. Design for fire.  |
| 2. All work to be done in accordance with the building code.  | 18. All work to be done in accordance with the building code. |
| 3. All work to be done in accordance with the building code.  | 19. All work to be done in accordance with the building code. |
| 4. All work to be done in accordance with the building code.  | 20. All work to be done in accordance with the building code. |
| 5. All work to be done in accordance with the building code.  | 21. All work to be done in accordance with the building code. |
| 6. All work to be done in accordance with the building code.  | 22. All work to be done in accordance with the building code. |
| 7. All work to be done in accordance with the building code.  | 23. All work to be done in accordance with the building code. |
| 8. All work to be done in accordance with the building code.  | 24. All work to be done in accordance with the building code. |
| 9. All work to be done in accordance with the building code.  | 25. All work to be done in accordance with the building code. |
| 10. All work to be done in accordance with the building code. | 26. All work to be done in accordance with the building code. |
| 11. All work to be done in accordance with the building code. | 27. All work to be done in accordance with the building code. |
| 12. All work to be done in accordance with the building code. | 28. All work to be done in accordance with the building code. |
| 13. All work to be done in accordance with the building code. | 29. All work to be done in accordance with the building code. |
| 14. All work to be done in accordance with the building code. | 30. All work to be done in accordance with the building code. |
| 15. All work to be done in accordance with the building code. | 31. All work to be done in accordance with the building code. |
| 16. All work to be done in accordance with the building code. | 32. All work to be done in accordance with the building code. |

- 1. All work shall be done in accordance with the approved plans and specifications.
- 2. The contractor shall be responsible for obtaining all necessary permits and licenses.
- 3. The contractor shall be responsible for obtaining all necessary easements and rights-of-way.
- 4. The contractor shall be responsible for obtaining all necessary utility easements and rights-of-way.
- 5. The contractor shall be responsible for obtaining all necessary access easements and rights-of-way.
- 6. The contractor shall be responsible for obtaining all necessary utility easements and rights-of-way.
- 7. The contractor shall be responsible for obtaining all necessary access easements and rights-of-way.
- 8. The contractor shall be responsible for obtaining all necessary utility easements and rights-of-way.
- 9. The contractor shall be responsible for obtaining all necessary access easements and rights-of-way.
- 10. The contractor shall be responsible for obtaining all necessary utility easements and rights-of-way.
- 11. The contractor shall be responsible for obtaining all necessary access easements and rights-of-way.
- 12. The contractor shall be responsible for obtaining all necessary utility easements and rights-of-way.
- 13. The contractor shall be responsible for obtaining all necessary access easements and rights-of-way.
- 14. The contractor shall be responsible for obtaining all necessary utility easements and rights-of-way.
- 15. The contractor shall be responsible for obtaining all necessary access easements and rights-of-way.
- 16. The contractor shall be responsible for obtaining all necessary utility easements and rights-of-way.
- 17. The contractor shall be responsible for obtaining all necessary access easements and rights-of-way.
- 18. The contractor shall be responsible for obtaining all necessary utility easements and rights-of-way.
- 19. The contractor shall be responsible for obtaining all necessary access easements and rights-of-way.
- 20. The contractor shall be responsible for obtaining all necessary utility easements and rights-of-way.



project level 3

**COASTAL COMMISSION**  
 S-05-162

EXHIBIT # 4  
 PAGE 8 OF 9

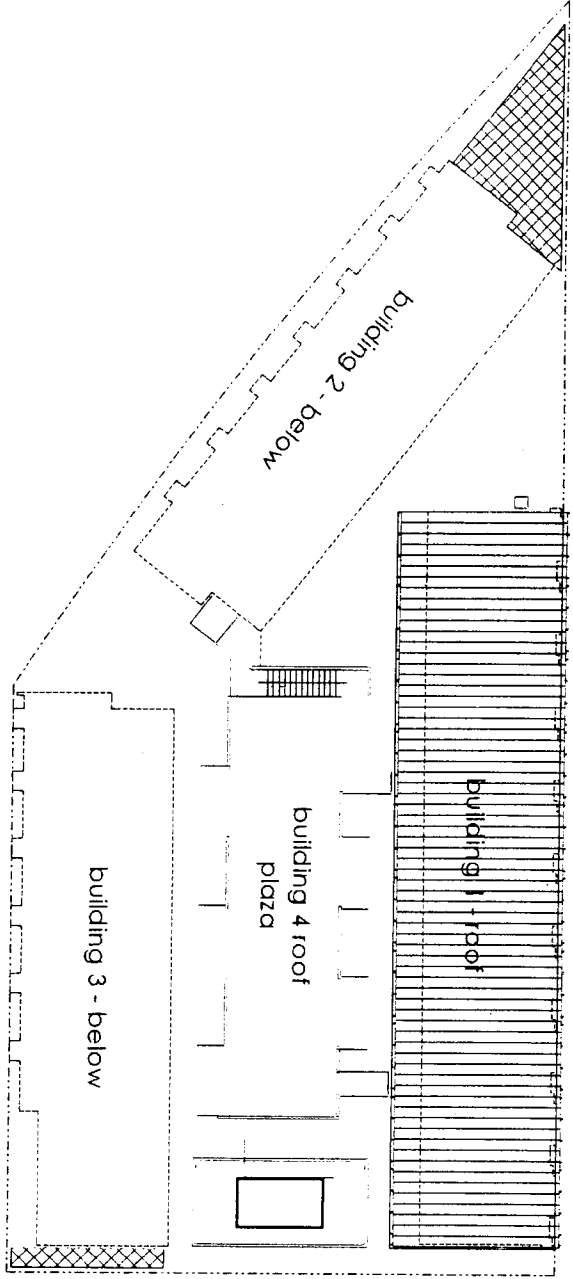
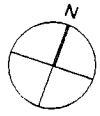
fourth level plan  
01.05

DATE: 08/11/07  
PROJECT: 05-162-107

REVISED:

200 pier ave commercial building

- 1. All dimensions are in feet and inches.
- 2. All dimensions are to the centerline of walls unless otherwise noted.
- 3. All dimensions are to the centerline of walls unless otherwise noted.
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- 20. All dimensions are to the centerline of walls unless otherwise noted.



**COASTAL COMMISSION**  
 S-05-162  
 EXHIBIT # 4  
 PAGE 9 OF 9

d1.06 roof level plan

DATE: 10/10/10  
 PROJECT: 200 PIER AVE  
 DRAWING: 01.06

200 pier ave commercial building

