

CALIFORNIA COASTAL COMMISSION

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



W5a

Filed:	4/24/2013
180th Day:	10/21/2013
Staff:	JDA-LB
Staff Report:	6/20/2013
Hearing Date:	7/12/2013

STAFF REPORT: CONSENT CALENDAR

Application No.:	5-13-077
Applicant:	Kevin Shannon
Agent:	Srour + Associates
Location:	3222 The Strand, Hermosa Beach, Los Angeles County (APN 4181-035-007)
Project Description:	Demolition of the existing single family residence and construction of a new, 25 ft. high, 4,334 sq. ft. single family residence and 659 cubic yards of grading
Staff Recommendation:	Approval with conditions

SUMMARY OF STAFF RECOMMENDATION:

The applicant is proposing the demolition of an existing single family residence and the construction of a new single family residence. The major issue of this staff report concerns wave hazards.

Staff is recommending **approval** of the proposed coastal development permit with **five (5)** special conditions. The special conditions would: **1)** require conformance with the submitted landscaping and drainage and runoff control plans; **2)** require that the applicant assume the risk of development; **3)** require a Coastal Development Permit for future development; **4)** require the applicant to agree to no future shoreline protective device; and **5)** require a deed restriction against the property, referencing all of the Special Conditions contained in this staff report.

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APPENDICES

Appendix A - Substantive File Documents

EXHIBITS

Exhibit 1 – Vicinity Map

Exhibit 2 – Site Plan

Exhibit 3 – Elevations

I. MOTION AND RESOLUTION:

Motion:

*I move that the Commission **approve** the coastal development permit applications included on the consent calendar in accordance with the staff recommendations.*

Staff recommends a **YES** vote. Passage of this motion will result in approval of all of the permits included on the consent calendar. The motion passes only by affirmative vote of a majority of the Commissioners present.

Resolution:

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

II. STANDARD CONDITIONS:

This permit is granted subject to the following standard conditions:

1. **Notice of Receipt and Acknowledgment.** The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. **Expiration.** If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. **Interpretation.** Any questions of intent of interpretation of any condition will be resolved by the Executive Director or the Commission.
4. **Assignment.** The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.

5. **Terms and Conditions Run with the Land.** These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

III. SPECIAL CONDITIONS:

This permit is granted subject to the following special conditions:

1. **Water Quality, Drainage and Landscaping Plans.**

A. The applicant shall conform to the drainage and run-off control plan received on March 22, 2013 showing roof drainage and runoff from all impervious areas directed to landscaped areas, infiltration pit, or permeable concrete wherever possible. Vegetated landscaped areas shall only consist of native plants or non-native drought tolerant plants, which are non-invasive. No plant species listed as problematic and/or invasive by the California Native Plant Society, the California Exotic Pest Plant Council, or as may be identified from time to time by the State of California shall be employed or allowed to naturalize or persist on the site. No plant species listed as a 'noxious weed' by the State of California or the U.S. Federal Government shall be utilized within the property. The applicant shall incorporate Best Management Practices (BMPs) into the construction and post-construction phases of the subject development.

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

2. **Assumption of Risk, Waiver of Liability and Indemnity.** By acceptance of this permit, the applicant acknowledges and agrees (i) that the site may be subject to hazards from flooding, sea level rise, erosion and wave uprush; (ii) to assume the risks to the applicant and the property that is the subject of this permit of injury and damage from such hazards in connection with this permitted development; (iii) to unconditionally waive any claim of damage or liability against the Commission, its officers, agents, and employees for injury or damage from such hazards; and (iv) to indemnify and hold harmless the Commission, its officers, agents, and employees with respect to the Commission's approval of the project against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement arising from any injury or damage due to such hazards.
3. **Future Development.** This permit is only for the development described in Coastal Development Permit No. 5-13-077. Pursuant to Title 14 California Code of Regulations section 13250(b)(6), the exemptions otherwise provided in Public Resources Code section 30610(b) shall not apply to the development governed by the coastal development permit No. 5-13-077. Accordingly, any future improvements to the structure authorized by this permit shall require an amendment to Permit No. 5-13-077 from the Commission or shall require an additional coastal development permit from the Commission or from the applicable certified local government.

4. No Future Shoreline Protective Device

A. By acceptance of this permit, the applicant agrees, on behalf of himself and all other successors and assigns, that no shoreline protective device(s) shall ever be constructed to protect the development approved pursuant to Coastal Development Permit No. 5-13-077 including, but not limited to, the residence, garage, foundations, and patio, and any future improvements, in the event that the development is threatened with damage or destruction from waves, erosion, sea level rise, storm conditions or other natural hazards in the future. By acceptance of this permit, the applicant hereby waives, on behalf of himself and all successors and assigns, any rights to construct such devices that may exist under Public Resources Code Section 30235.

B. By acceptance of this permit, the applicant further agrees, on behalf of himself and all successors and assigns, that the landowner(s) shall remove the development authorized by this permit, including the residence, garage, foundations, and patio if any government agency has ordered that the structure is not to be occupied due to any of the hazards identified above. In the event that portions of the development fall to the beach before they are removed, the landowner(s) shall remove all recoverable debris associated with the development from the beach and ocean and lawfully dispose of the material in an approved disposal site. Such removal shall require a coastal development permit.

5. Deed Restriction. PRIOR TO ISSUANCE OF THIS COASTAL DEVELOPMENT

PERMIT (5-13-077), the applicant shall submit to the Executive Director for review and approval documentation demonstrating that the applicant has executed and recorded against the parcel(s) governed by this permit a deed restriction, in a form and content acceptable to the Executive Director: (1) indicating that, pursuant to this permit, the California Coastal Commission has authorized development on the subject property, subject to terms and conditions that restrict the use and enjoyment of that property; and (2) imposing the Special Conditions of this permit, as covenants, conditions and restrictions on the use and enjoyment of the Property. The deed restriction shall include a legal description of the entire parcel or parcels governed by this permit. The deed restriction shall also indicate that, in the event of an extinguishment or termination of the deed restriction for any reason, the terms and conditions of this permit, shall continue to restrict the use and enjoyment of the subject property so long as either this permit or the development it authorizes, or any part, modification, or amendment thereof, remains in existence on or with respect to the subject property.

IV. FINDINGS AND DECLARATIONS:

A. Project Location & Description

The proposed development consists of the demolition of the existing single family residence, and construction of a new, 25 foot high, 4,334 sq ft. single family residence. The proposed residence will have two stories, a basement, and roof deck. The project includes 659 cubic yards of cut, which will be exported to a commercial dump site located outside of the Coastal Zone. On-site parking for the proposed single family residence will be provided by two covered and one open parking spaces. The subject site is located at 3222 The Strand, within the City of Hermosa Beach, Los Angeles County. The site is a relatively level beachfront lot located between the first public road and the sea. This 2,450 square foot lot is located on the inland side of The Strand, an improved public right-of-way that separates the residential development from the public beach. The Strand is used by both residents and visitors for recreational purposes (walking, jogging, biking, etc.) and to access the shoreline. The Strand extends for approximately 4 miles, from 45th Street (the border between El Segundo and Manhattan Beach) to Herondo Street (the border between Hermosa Beach and Redondo Beach). The proposed project is located within an existing urban residential area, located about 1 mile north of the Hermosa Beach Pier, and about 0.1 miles away from the northern boundary of the City. There is an approximately 375-foot wide sandy beach between the subject property and the mean high tide line. Vertical public access to this beach is available to pedestrians via public right-of-way at the western end of Longfellow Ave, located approximately 100 feet to the south of the subject property, (Exhibit No. 1).

The City has reviewed the proposed project and found it consistent with local zoning requirements, as evidenced by their Approval-In-Concept, dated March 13, 2013. The proposed project conforms to the certified LUP 25-foot height limit for R-1 zoned, low density residential, and conforms to the setback limits for front, rear and side yards.

B. Public Access

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

C. Recreation

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

D. Water Quality

The proposed development has a potential to increase the volume and intensity of runoff from the site and impact coastal water quality. The Commission has typically required new residences located along The Strand to incorporate measures designed to infiltrate runoff on-site wherever possible, to minimize the impacts of the project to coastal waters. The applicant has proposed to direct roof runoff to an infiltration pit, landscaping areas, and permeable concrete prior to discharge to the public storm drain system. Therefore, the development, as proposed and as conditioned,

incorporates design features to minimize the infiltration of water and the effect of construction and post-construction activities on the marine environment. Therefore, the Commission finds that the proposed development, as conditioned, conforms with Sections 30230 and 30231 of the Coastal Act regarding the protection of water quality to promote the biological productivity of coastal waters and to protect human health.

E. Hazards

The applicant provided a Wave Uprush Study for the subject property, as is consistently required by the Commission for shoreline development in southern Los Angeles County and Orange County. The Wave Uprush Study was prepared by Geosoils, Inc. and is dated March 3, 2013. The analysis describes the subject beach as a stable beach and concludes that the proposed development exists landward of the storm wave uprush limit, and therefore will not require any seawall or other shoreline protective device.

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

F. Deed Restriction

To ensure that any prospective future owners of the property are made aware of the applicability of the conditions of this permit, the Commission imposes one additional condition requiring that the property owner record a deed restriction against the property, referencing all of the above Special Conditions of this permit and imposing them as covenants, conditions and restrictions on the use and enjoyment of the Property. Thus, as conditioned, this permit ensures that any prospective future owner will receive actual notice of the restrictions and/or obligations imposed on the use and enjoyment of the land in connection with the authorized development, including the risks of the development and/or hazards to which the site is subject, and the Commission's immunity from liability.

G. Local Coastal Program

Coastal Act section 30604(a) states that, prior to certification of a local coastal program ("LCP"), a coastal development permit can only be issued upon a finding that the proposed development is in conformity with Chapter 3 of the Act and that the permitted development will not prejudice the ability of the local government to prepare an LCP that is in conformity with Chapter 3. The Land Use Plan for Hermosa Beach was effectively certified on April 21, 1982, however, as stated, the Coastal Act is the standard of review for this project. As conditioned, the proposed development is consistent with Chapter 3 of the Coastal Act and with the certified Land Use Plan for the area.

H. California Environmental Quality Act

Section 13096 of the Commission's regulations requires Commission approval of Coastal Development Permit applications 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 conditioned, there are no other feasible alternatives or mitigation measures available which will lessen any significant adverse impact the activity would have on the environment. Therefore, the Commission finds that the proposed project is consistent with CEQA and the policies of the Coastal Act.

Appendix A - Substantive File Documents

City of Hermosa Beach Approval In Concept dated 3/13/2013

Coastal Hazard and Wave Uprush Study by Geosoils Inc. dated March 4, 2013



3222 The Strand
Hermosa Beach Ca
90254

RECEIVED
South Coast Region

MAR 22 2013

CALIFORNIA
COASTAL COMMISSION

5-13-077

COASTAL COMMISSION

EXHIBIT 1
PAGE 1 OF 1

NOT FOR
CONSTRUCTION

REVISIONS

DATE

2/7/13

SCALE

1/8" = 1'-0"

PROJECT NUMBER

2012.19

SUBMITTALS

02/06/13 APPROVAL IN CONCEPT

02/14/13 COASTAL SET SUBMITTED

PROJECT NAME

SHANNON
RESIDENCE

PROJECT ADDRESS

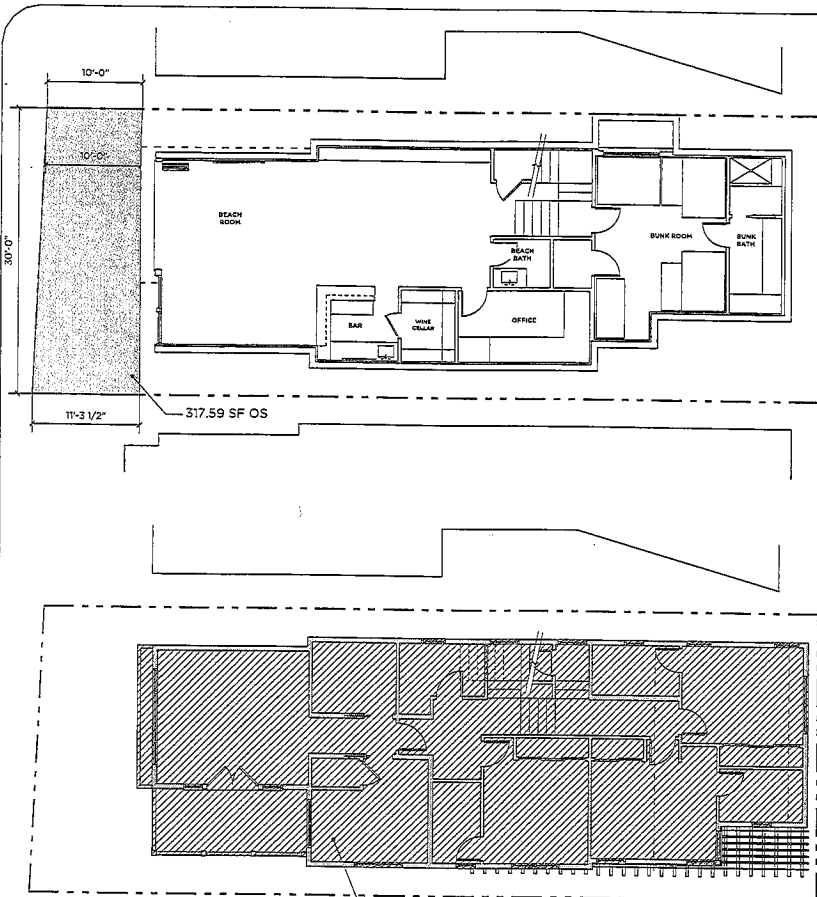
2222 THE STRAND
HERMOSA BEACH, CA

SHEET NAME

SITE PLAN
&
OPEN SPACE

SHEET NUMBER

A0.5



PLANTING LIST

NON HIGH WATER
USE PLANTS

QNTY

A AGAPANTHUS AFRICANUS,
LILY-OF-THE-NILE M 0

B ANGOZANTHOS VIRIDIS,
GREEN KANGAROO PAW-L 5

C ARUM ITALICUM,
ITALIAN ARUM V 5

HIGH WATER
USE PLANTS

D ADIANTUM SPP.,
MAIDENHAIR FERN H 0

E ATHYRIUM FILIX-FEMINA,
LADY FERN H 0

NOTES:

* PLANTING HEIGHT NOT TO EXCEED 42"

* ABOVE ADJACENT SIDEWALK, ALL

PLANTING TO BE IRRIGATED

* SOIL TO BE SAMPLED AND SENT TO

GRUPPES FOR ANALYSIS

* CONTRACTOR TO ADOPT PER

GRUPPES RECOMMENDATION

* 2" MIN CAL-BLEND LEAF-LIT MULCH

ON SURFACE OF ALL P.A.

LOT COVERAGE 1585.89 SF

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WATER CONSERVATION AND DROUGHT
MANAGEMENT PLAN

TO COMPLY WITH SECTION 8.56

8.56.050 Applicability.

This Chapter is applicable to every person, commercial business, or other water user

in the use of any water within the City. The City Council may by Resolution exempt

any person, commercial business, or other water user from the requirements of this

Chapter upon a finding that the person, commercial business, or other water user

is not a water user within the City. The City Council may by Resolution exempt

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is not a water user within the City. The City Council may by Resolution exempt

F. Waste and leaks. No person shall:

1. Cause, permit or allow water to leak from any exterior or interior pipe, hose or

plumbing fixture.

2. Cause, permit or allow water to flow from any source on private or public

property onto sidewalks, streets, alleys or storm drains, except as

required by a permit or other written authorization.

3. The use of water for cleaning, washing and other uses shall be performed in

an efficient manner to reduce waste and total water use.

4. Single pass cooling systems, single-pass cooling systems shall not be installed

in new commercial buildings. When single pass cooling systems in existing

buildings are replaced, single pass cooling systems shall not be installed as a

replacement.

5. Toilets. New commercial establishments shall install and use only

water-efficient toilets. All existing commercial establishments shall install and

use only water-efficient toilets by January 1, 2014.

6. Eating and drinking establishments. The following provisions shall also apply to

all restaurants, cafes, snack shops, bars, other eating and drinking

establishments, and food catering businesses:

1. All establishments shall only provide drinking water to customers upon

request.

2. All establishments shall install and use low-flow pre-rinse dishwashing spray

nozzles by July 1, 2011.

3. All establishments shall use low-flow technologies for washing and cleaning

floors and surfaces, such as using a hand-held bucket or similar container

and mop, water brooms or pressure washers.

4. New establishments shall install and use water-efficient dishwashing

machines or systems. All existing dishwashing machines or systems shall be

replaced, water-efficient dishwashing machines or systems shall be installed.

5. All existing establishments shall install and use only water-efficient

dishwashing machines or systems by January 1, 2014.

7. Hotels and motels. The following provisions shall apply to all hotels, motels,

hostels, bed and breakfast and similar temporary accommodation

establishments:

1. All establishments shall provide customers the option of choosing not to have

towels and linens laundered daily and shall prominently display notice of this

option in each bathroom and sleeping room using clear and easily

understood language.

2. All establishments that provide on-premises facilities for laundering towels or

linens shall comply with Subsection 1. of this Section.

3. All establishments that provide food services shall comply with Subsection H

of this Section.

4. Laundry businesses. New commercial laundry businesses shall install and use

water-recycling systems. When washing machines in existing businesses are

replaced, water-efficient laundry washing or water recycling systems shall be

installed. All existing laundry businesses shall install and use only

water-efficient laundry washing machines or water recycling systems by

January 1, 2014.

5. Commercial car wash facilities. New commercial conveyor-type car wash

facilities shall install water recycling systems. All existing conveyor car wash

facilities shall install and operate only water recycling systems by January 1,

2012. All existing commercial car wash operations, including those accessory

to other uses, shall use high pressure, low volume wash systems, bucket or

similar container, and/or a hand-held hose equipped with a positive action

quick-release shutoff valve or nozzle. This subsection shall not apply to

any commercial car washing facility that uses a water recycling system to

capture or reuse water.

6. Exceptions. The provisions of this Section are not applicable to uses of water

that are necessary to protect public health and safety or for essential

governmental services when such use of water cannot be reduced, such as

for fire-fighting and other similar emergency services.

LANDSCAPE NOTES:

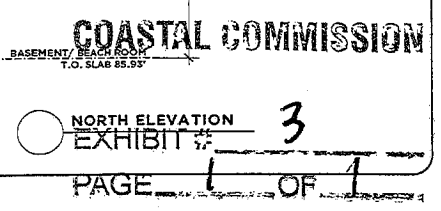
8.60.050 Standards for New Landscapes.

"New landscape" as defined in Section 8.60.040 shall be designed and managed to use the

minimum amount of water required to maintain plant health. New landscape shall comply with all of

</

- 01 WOOD SHINGLE SIDING
- 02 WOOD PANEL SIDING
- 03 T & G
- 04 STONE VENEER
- 05 WOOD TRIM
- 06 GLAS GUARDRAIL MIN 42"
- 07 SMOOTH PLASTER
- 08 RETAINING WALL
- 09 WOOD PICKET GUARDRAIL MIN 42"
- 10 COPPER STANDING SEAM ROOF
- 11 WOOD TRELLIS



starr design group
643 Cypress Ave / Hermosa Beach, CA / 310.376.6997

NOT FOR
CONSTRUCTION

REVISIONS

DATE
02/14/13

SCALE
1/4" = 1'-0"

PROJECT NUMBER
2012.19

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SUBMITTALS

02/06/13 APPROVAL IN CONCEPT

02/14/13 COASTAL SET SUBMITTED

PROJECT NAME

**SHANNON
RESIDENCE**

PROJECT ADDRESS
3222 THE STRAND
HERMOSA BEACH, CA

SHEET NAME

ELEVATION

SHEET NUMBER.

A-3.1