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.

TABLE OF CONTENTS

I.	M	[OTION AND RESOLUTION:	3
II.	S	ΓANDARD CONDITIONS:	3
III.		SPECIAL CONDITIONS:	
IV.		FINDINGS AND DECLARATIONS:	
		PROJECT LOCATION & DESCRIPTION	
	В.		6
	C.	RECREATION	6
	D.	WATER QUALITY	6
	E.	HAZARDS	7
	F.	DEED RESTRICTION	7
	G.	LOCAL COASTAL PROGRAM	7
	H.	CALIFORNIA ENVIRONMENTAL QUALITY ACT	8

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.

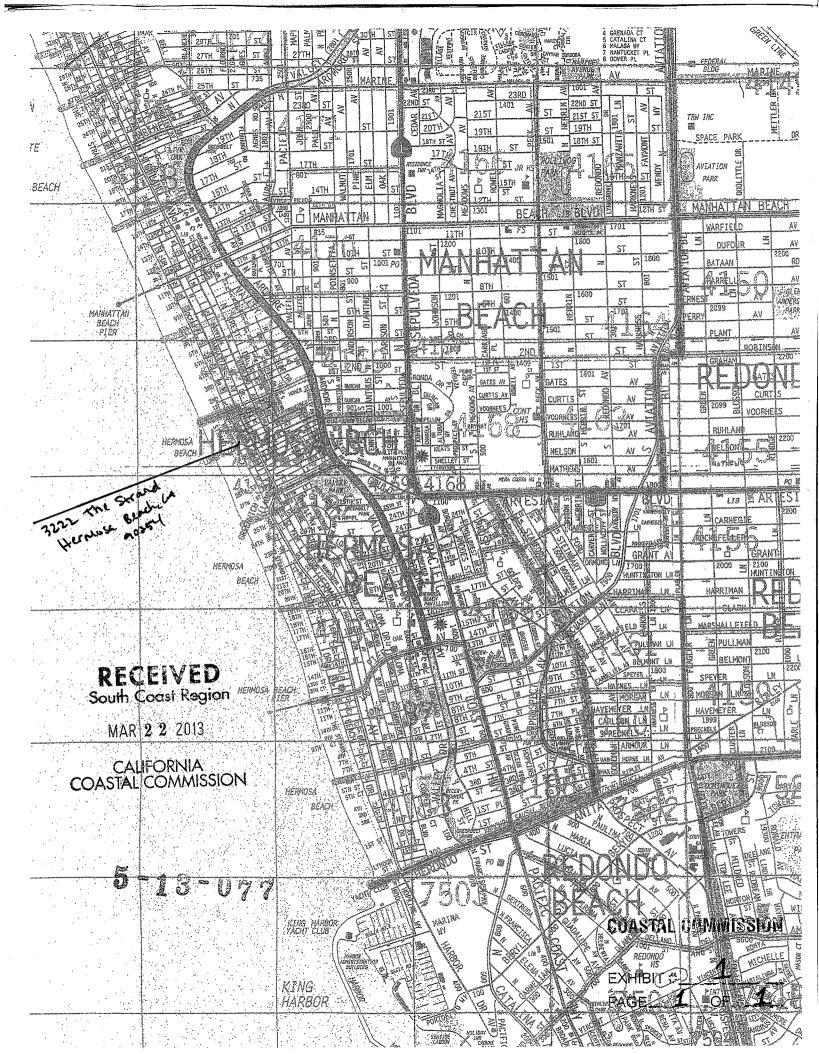
H. California Environmental Quality Act

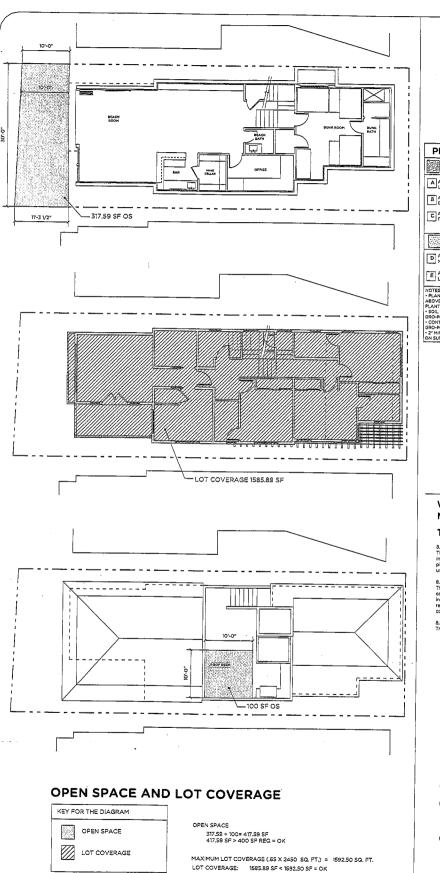
Section 13096 of the Commission's regulations requires Commission approval of Coastal Development Permit applications to be supported by a finding showing the application, as conditioned by any conditions of approval, to be consistent with any applicable requirements of the California Environmental Quality 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.

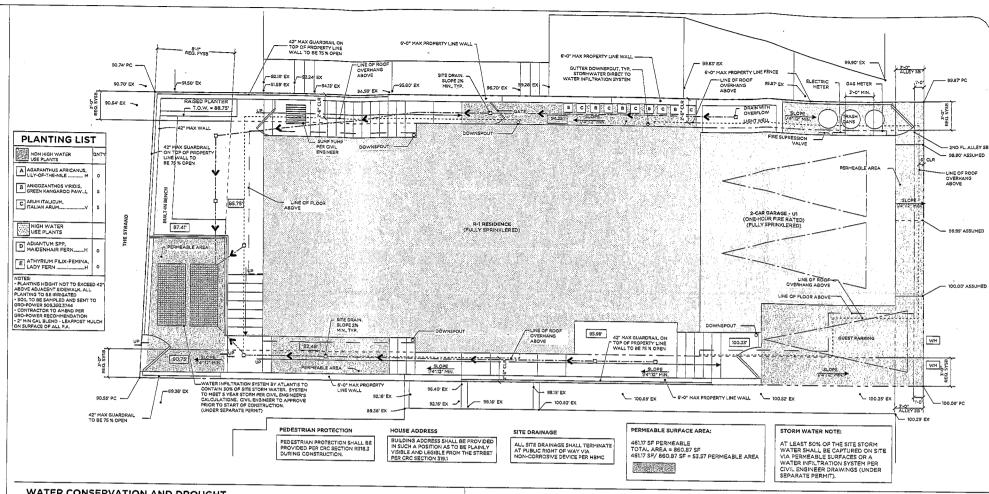
As conditioned, there are no other feasible alternatives or mitigation measures available which will lessen any significant adverse impact the activity would have on the environment. Therefore, the Commission finds that the proposed project is consistent with CEQA and the policies of the Coastal Act.

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







WATER CONSERVATION AND DROUGHT MANAGEMENT PLAN

TO COMPLY WITH SECTION 8.56

8.86. Usu Applicability.

This Chapter is applicable to every person, commercial business, or other water up in the use of any water within the City. The City Council may by Resolution exempping programs or special programs of limited scope undertaken by the City or undertaken in conjunction with the City's water providers.

8.56. OSO Water Conservation and Drought Management Plan.
This Chapter establishes a water conservation and drought management plan
consisting of both permanent regulations designed to reduce water usage and
increase the efficiency of water use on an ongoing basis, and three increasingly
strictive levels of drought response actions to be implemented in times of ero

- 8.56. 070 Water Conservation Requirements.
 The following water conservation requirements shall apply to all persons.
 A. Landcasping.

 1. Watering hours and duration, No lawn or landscaped area shall be irrigated or watering by any means between the hours of \$0.00 a.m. and \$0.00 p.m. on any statements of the part means between the hours of \$0.00 a.m. and \$0.00 p.m. on any minutes per irrigation station are or watering shall not exceed fifteen (15) minutes per irrigation station are or watering shall not exceed fifteen (15) irrigation systems, use of a hand-held busider or similar conhainer, use of a hand-held busider or similar conhainer, use of a hand-held busider or similar conhainer, was of a hand-held busider or similar conhainer, was of a hand-held busider or similar conhainer, was of a hand-held busider or similar conhainer was only a solitive action guide-release shutoff valve or nozzie, irrigation systems, used to be a solitive action guide-release shutoff valve or nozzie, irrigation systems and the similar conhainer was only an action of the similar conhainer was only and the similar conhainer was only an action of the similar conhainer was only an action of the similar conhainer was only an action of the similar conhainer was only and the similar conhainer was only an action of the similar conhainer was only an action of the similar conhainer was only an action of the similar conhainer was only and the similar conhainer was only and
- Identification during rainfall. No lawn or landscaped area shall be irrigated or watered during rainfall. No lawn or landscaped area shall be irrigated or watered during rainfall or within 24 hours after measurable rainfall. Landscape maintenance. All lawns and landscaping shall be regularly maintained to reduce water use by such methods as aerating, thatching and mulching.

- maintained to reduce water use by such methods as earthin; hatching and mulching.

 5. Landecape irrigacion system maintenance: Landecape irrigation systems shall be regularly inspected, maintained and respared to eliminate leak, remove obstructions to water emission devices and eliminate over spraying.

 6. Pools and soas, New pools and pass shall be equipped with a cover, Not later than July 1, 2012, all existing pools and spass shall be constructed, installed or equipped with a cover. Not alter than July 1, 2012, all existing pools and spas shall be constructed, installed or equipped with a cover. Pool shall shall shall be covered overnight and delily within use is concluded.

 6. Which use is concluded.

 6. Which was is concluded.

 6. Concluding the contraction of the contraction of the device.

 6. Concluding the operior shall use water to water of colon any sidewalks, realievalys, patios, driveways, alleys, parking or similar ereas, whether pawed or unoaved; however, use of water brooms or pressure washers or similar low flow technology, or water recycling systems to clean these surfaces, is permitted. In no case shall such water un of the property or drain not any walkways, sidewalks, streets, alleys or storm drains.

 6. Con watering, No person shall use water to wash or clean any motorized or sidewalks, streets, alleys or storm drains.

 6. Con watering No person shall use water to wash or clean any motorized or bucket or similar container or a hand-held test, except on you go of a bucket or similar container or a hand-held test, except on you go of a bucket or similar container or a hand-held test, except on you go of a bucket or similar container or a hand-held test, except on you go of a bucket or similar container or a hand-held test, except on you go of a bucket or similar container or a hand-held test, except on you go of a bucket or similar container or a hand-held test, except on you go of a bucket or similar container or a hand-held test, except on you go of a bucket or similar container or a hand-h

- 1. Cause, permit or allow water to leak from any exterior or interior pipe, hose or alumbind fixture.
 2. Cause, permit or allow water to flow from any source on private or public property onto valkeways, sidewalks, streets, alleys or storm drainer, except as a result of rainfall or pumping excessive groundwater infiltration, such as by means of a sump pump.

 3. The use of water for cleaning, washing and other uses shall be performed in an officient menner to reduce water and total water use.

 4. Single pass coaling systems. Single-pass cooling systems shall not be installed as businesses are replaced, single pass cooling systems in within a businesses are replaced, single pass cooling systems shall not be installed as replacement.

- replacement.

 2. Toilets. New commercial establishments shall install and use only water-afficient toilets. All existing commercial establishments shall install and use only water-efficient toilets by January 1, 2014.

 H. Bating and d'iniking establishments. The following provisions shall also apply to all restaurants, cafes, snace alongs, stars, other eating and diniking shall manners, and food eatering businesses:

 All enablishments, and food eatering businesses:

 All enablishments shall only provised enriching water to customers upon request.
- request.

 2. All establishments shall install and use low-flow pre-rinse dishwashing spray
- 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 syrafeses, such as using a hand-held bucket or similar container and mon, water brooms or pressure washors.
 All westablishments shall install and use water-efficient dishwashing mechines or systems. When dishwashing machines for systems shall be installed. All existing establishments shall install and use or systems shall be installed. All existing establishments shall install and use or systems shall be installed. All existing establishments shall install and use on systems shall be installed. All existing establishments shall install and use payly to all hotels, motels, hostisis, bed and breakfast and similar temporary accommodation establishments.
- understood language.

 2. All establishments that provide on-premises facilities for laundering towels or linear state that provide on-premises facilities for laundering towels or linear shall comply with Subsection J of this Section.

 3. All establishments that provide food services shall comply with Subsection H of this Section.
- of this Section.

 androf 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 be installed. All existing laundry businesses shall be installed. All existing laundry businesses shall install and use only water-efficient buundry washing machines or water recycling systems by water-efficient laundry washing machines or water recycling systems by January 1, 2007. All existing conveyor car wash systems, shall install and operate only water recycling systems by January 1, 2012. All existing converse is an existence only water recycling systems, bucket or 2012. All existing converse is an existence of the systems o
- 2012. 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 uses of water cannot be reduced, such as for fire-flighting and other similar emergency services.

LANDSCAPE NOTES:

"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 camply with all of the requirements in Sections 49.25 through 49.21 of the Model Efficient Ordinance and the following, whichever is more restrictive, unless an exception is granted pursuant to Section 8.50.080(D).

A. Plant material.

1. Plant species and landscape design shall be adapted to the climate, soils, topographical conditions, and shall be able to withstand exposure to localized urban conditions such as pavement heat radiation, vehicle emissions and dust, and urban runoff. Water conserving plant and turf species shall have used.

be used.

2. Plant spacies or specifications shall comply with any official list of species, guidelines or regulations adopted by the City to the extent that such lists, guidelines or regulations do not conflict

regulations adopted by the City to the extent that such lists, guidelines or regulations do not conflict with this Chaotie.

3. Plants listed in the current invasive Plant Inventory for the southwest region by the California provided in the conflict of t

(STO).

S. Planted areas shall be covered with a minimum of two (2) inches of organic mulch, except in areas covered by groundcovers or within twenty-four (24) inches of the base of a tree, or where a reduced application is inclinated. Additional mulch material shall be added from time to time as necessary to maintain the required depth of mulch.

S. Species and landscape design shall complement and to the extent feasible in companishes with this Chapter be proportional to the surroundings and streetscape and incorporate deciduous trees thade west and south excosures. Landscaping shall not interfer with safe sight distances for vehicular traffic, the vision clearance in Section 17.46,060, neight restrictions for hedges in 17.46,130, necleating to Problem ways.

venicular framic, the vision clearance in Section 17.46,050, neight restrictions for hedges in 17.46,130 pedicistrian or broycle ways, or overnoas utility limbs or lighting.

8. Water features, pools and spas:
1. before disting water systems shall be used for water features. Where available, recycled water shall
1. before disting water systems shall be used for water features.
2. Pools and spass shall be equipped with a cover and covered overnight and daily when use is

concluded.

C Grading and runoff, Landscape design shall minimize soil erosion and runoff,

C Grading plans shall avoid disruption of natural drainage patterns to the extent feasible,

C Grading plans shall demonstrate that normal rainfall and fringation will remain within the property

lines and not drain onto impermable surfaces, walloways, sidewalls, streets, alleys, gutters, or storm

chairs.

drains.

3. Plans and construction shall protect against soil compaction within landscape areas.

4. Stormwater best management practices to minimize runoff, to increase on-site retention and infiltration, and control pollutants shall be incorporated into project blans. Rain gardens, cisterns, swales, structural soil, parmeable pavement, connected landscape areas, and other landscape relatures and practices that increase contex printwest capture, storage and infiltration, and rembasizing natural approaches over technology-based approaches that require ongoing maintenance, shall be considered during project design. Plans and practices shall comps with Chapter 8.44.

I. An automatic irrigation system using sittine evapotranspiration or soil moisture sensor data, with a right shund is sensor, shall be installed. Dris irrigation emitters shall emit for more than two (2) galillows. As average landscape irrigation efficiency of 0.71 shall be used for the purpose of determining Maximum Applied Water Allowance. Irrigation systems shall be designed, relationating and managed to meet or exceed this efficiency. Landscapes using recycled water are considered Spacial Landscape Areas, where the ET Adjustment Factor shall not exceed 1.0.

3. The irrigation system shall be designed to prevent water waste resulting in runoft, overspray, or similar conditions where irrigation water posts or flows onto non-irrigated areas, sinkways, sidewalks, streets, alleys, gutters, storm drains, adjacent property, or similar untargeted areas. Runoff to other permeable or impermeable surfaces shall not be allowed.

4. Narrow or irregularly shaped areas, including turf less than eight (6) feet in width in any direction, the street of the street

apallication and the sum of the distriction of the

s. Jestimele needs and other emission devices shall be appropriate for the plant type within that by orticope. Where fastible, trees shall be placed on separate valves from urit, shrubs and yorkicope. Where fastible, trees shall be placed on separate valves from urit, shrubs and 4. No landscape plan or restriction of any type, including those annicable to common intreast developments such as condeminiums, shall prohibit or include conditions that have the effect of prohibiting native or water conserving plants.

1. All landscape and related elements shall be designed and properly maintained to insure long-term in a shall maintain another of the requirements of this Chapter.

2. If called the maintain conformance with the requirements of this Chapter.

3. Watering hours and duration shall be scheduled compliant with the requirements of Chapter 8.56.

3. Watering hours and duration shall be scheduled compliant with the requirements of Chapter 8.56.

3. Watering hours and duration shall be scheduled compliant with the requirements of Chapter 8.56.

3. Watering hours and duration shall be scheduled compliant with the requirements of Chapter 8.56.

3. Watering hours and duration shall be scheduled compliant with the repolar part of the irrigation system, acreting and dethatching turf areas, replenishing mulch.

5. Repair of all irrigation system, acreting and dethatching turf areas, replenishing mulch.

6. Repair of all irrigation system, acreting and dethatching turf areas, replenishing mulch.

6. Repair of all irrigation system, acreting and dethatching turf areas, replenishing mulch entities, promised the promised componities of the complete system of the promised componities of the complete system of the promised componities of the complete system of the promised componities of the componities of the complete system of the promised componities of the componities

אבי Notwithstanding the requirements of this Section, landscape designed additionally comply with the requirements of Chapters 8.44 and 8.65, Tile 1 applicable provisions of this code, and the requirements of a development prestrictive.

EXHIBIT #_ _OF.

Ö STOLL
643 Cypress Av. (*)

NOT FOR CONSTRUCTION

SCALE

PROJECT NUMBER 2012.19

PROJECT NAME

SHANNON RESIDENCE

PROJECT ADDRESS 3222 THE STRAND HERMOSA BEACH, CA

SHEET NAME

SITE PLAN &

OPEN SPACE

SHEET NUMBER AO.5

