

CALIFORNIA COASTAL COMMISSION

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



Th6d

ADDENDUM

Date: February 11, 2014

To: COMMISSIONERS & INTERESTED PERSONS

From: JOHN AINSWORTH, SENIOR DEPUTY DIRECTOR
SOUTH COAST DISTRICT STAFF

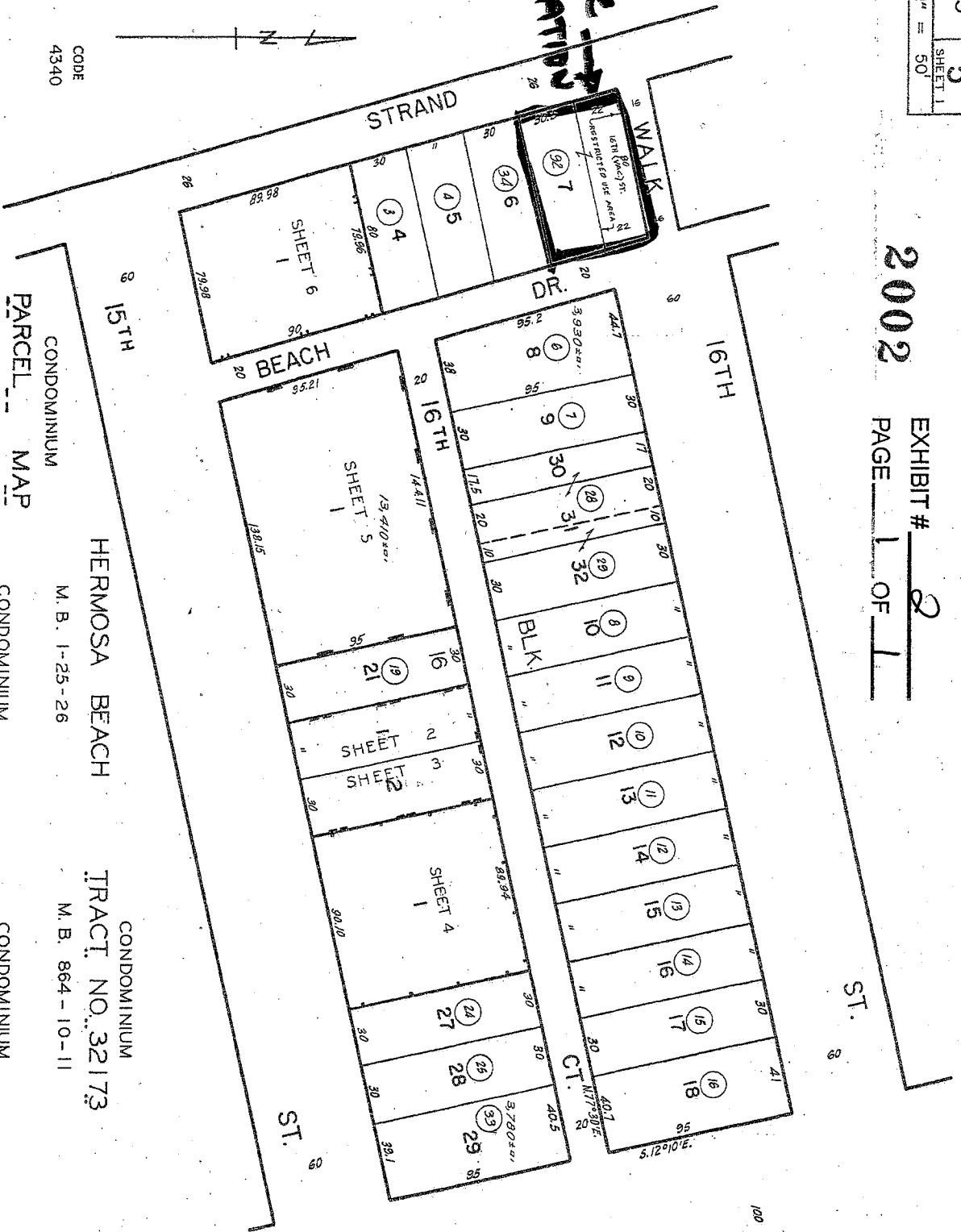
Subject: Commission Hearing of February 20, 2014, District Director's Report for Los Angeles County, item Th6d of Commission Agenda, Coastal Development Permit Waiver No. 5-13-1347 (1540 The Strand, LLC), Hermosa Beach, Los Angeles County.

The parcel map shown as exhibit #2 of the staff report should be replaced with the attached parcel map to show the correct location.

COASTAL COMMISSION

2002

EXHIBIT # 2
PAGE 1 OF 1



CODE 4340
FOR PREV. ASSM'T. SEE: 159-5 & 6

CONDOMINIUM
PARCEL MAP
P.M. 297-81-82

CONDOMINIUM
TRACT NO. 31558
M.B. 847-72-73

CONDOMINIUM
TRACT NO. 32173
M.B. 1-25-26

CONDOMINIUM
TRACT NO. 25834
M.B. 864-10-11

HERMOSA AVE.
C.F. 1500
F.M. 17856
P.M. 10224

REVISED
11-20-64
11-9-65
750448315
751114205
751200092
751003102
750661504
750728695
750702403
750206401
750332003
370617707001003-14
32001023408205021-14
2001062307002001-14

CALIFORNIA COASTAL COMMISSION

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



Th6d

ADDENDUM

Date: February 3, 2014

To: COMMISSIONERS & INTERESTED PERSONS

From: JOHN AINSWORTH, SENIOR DEPUTY DIRECTOR
SOUTH COAST DISTRICT STAFF

Subject: Commission Hearing of February 13, 2014 District Director's Report for Los Angeles County, item Th6d of Commission Agenda, Coastal Development Permit No. 5-13-1347 (Elizabeth Jane Ross), Hermosa Beach, Los Angeles County.

The project applicant name should be modified from Elizabeth Jane Ross to 1540 The Strand LLC to show the correct property owner on the agenda and the Staff Report.

CALIFORNIA COASTAL COMMISSION

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Long Beach, CA 90802-4302
(562) 590-5071



Th6d

Filed: 12/13/2013
180th Day: 06/11/2014
Staff: S Vaughn - LB
Staff Report: 01/10/2014
Hearing Date: 02/13/2014

STAFF REPORT: CONSENT CALENDAR

Application No.: 5-13-1347

Applicant: Elizabeth Jane Ross

Agent: SROUR & Associates

Location: 1540 The Strand, Hermosa Beach, Los Angeles (APN 4183-005-092)

Project Description: Demolition of existing beachfront duplex including parking spaces and construction of a 30-ft tall, 5015 sq. ft., three-story single family residence with a fully finished basement, attached two-car garage, on-site guest parking space and 640 cu. yds. of grading with 12 ft. of excavation.

Staff Recommendation: Approval with conditions

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 January 9, 2014 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. 5-13-1347. 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. 5-13-1347. Accordingly, any future improvements to the structure authorized by this permit shall require an amendment to Permit No. 5-13-1347 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. 5-13-1347 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 (5-13-1347), 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 an existing duplex, and construction of a new 30 ft. tall, 5,015 sq. ft., single-family residence. The site is located in an R – 2B zone, which allows 30 ft. tall structures; the applicant is proposing a 30 ft. tall single family residence, which is consistent with the R – 2B zoning. The proposed residence will have three stories, a finished basement, an attached two-car garage and a guest parking space. The project includes 640 cu. yds.

of cut, which will be exported to a commercial dump site located outside of the Coastal Zone. The 4,188 sq. ft. lot will have a proposed building foot print of 1,416 sq. ft., hardscape area of 1,386 sq. ft., landscape area of 166 sq. ft. and permeable area of 1,220 sq. ft. The proposed drainage system will capture at least 50% of storm water via permeable surfaces or down spouts, which will direct storm water to an on-site infiltration system.

The site is located at 1540 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. The 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 Herdondo Street (the border between Hermosa Beach and Redondo Beach). The proposed project is located within a developed urban residential area, north of the Hermosa Beach Pier and south of Manhattan Beach Pier. There is an approximately 450 –ft. wide sandy beach between the subject property and the mean high tide line. Vertical public access to this beach is available to pedestrians via the public right-of-way on 16th Street at the northern border of the property.

A portion of the proposed patio area, approximately 10 ft. deep, encroaches on the public right-of-way adjacent to the Strand. The area of proposed patio encroachment is currently privately developed and used in tandem with the existing patio. The encroached upon area is under a separate permit and is subject to the City of Hermosa Beach Public Works Department for review and approval. The proposed project and encroachment is consistent with previously issued permits in the area.

Best management practices will be employed during construction and include daily clean-up and disposal and/or recycling of construction debris, covering of all stock piles and construction materials, protection of any nearby storm drain structures from construction debris or materials, sandbagging of site to control surface water run-off and monitoring or construction personnel to insure a full understanding of environmental protection procedures.

The City has review the proposed project and found it consistent with local zoning requirements, as evidence by their Approval-In-Concept, dated December 9, 2013. The proposed project conforms to the certified LUP 30-ft height limit for R-2B zoned, low density residential, and conforms to the setback limits for the 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 Coastal Hazard & 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 Coastal Hazard & Wave Uprush Study was prepared by Geosoils, Inc. and is dated June 7, 2013. The analysis describes the subject beach as a stable beach and concludes that “coastal hazards, which include shoreline erosion, wave and wave runup attack, sea level rise, and flooding, will not significantly impact [the] property over the life time of the proposed structure.”

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

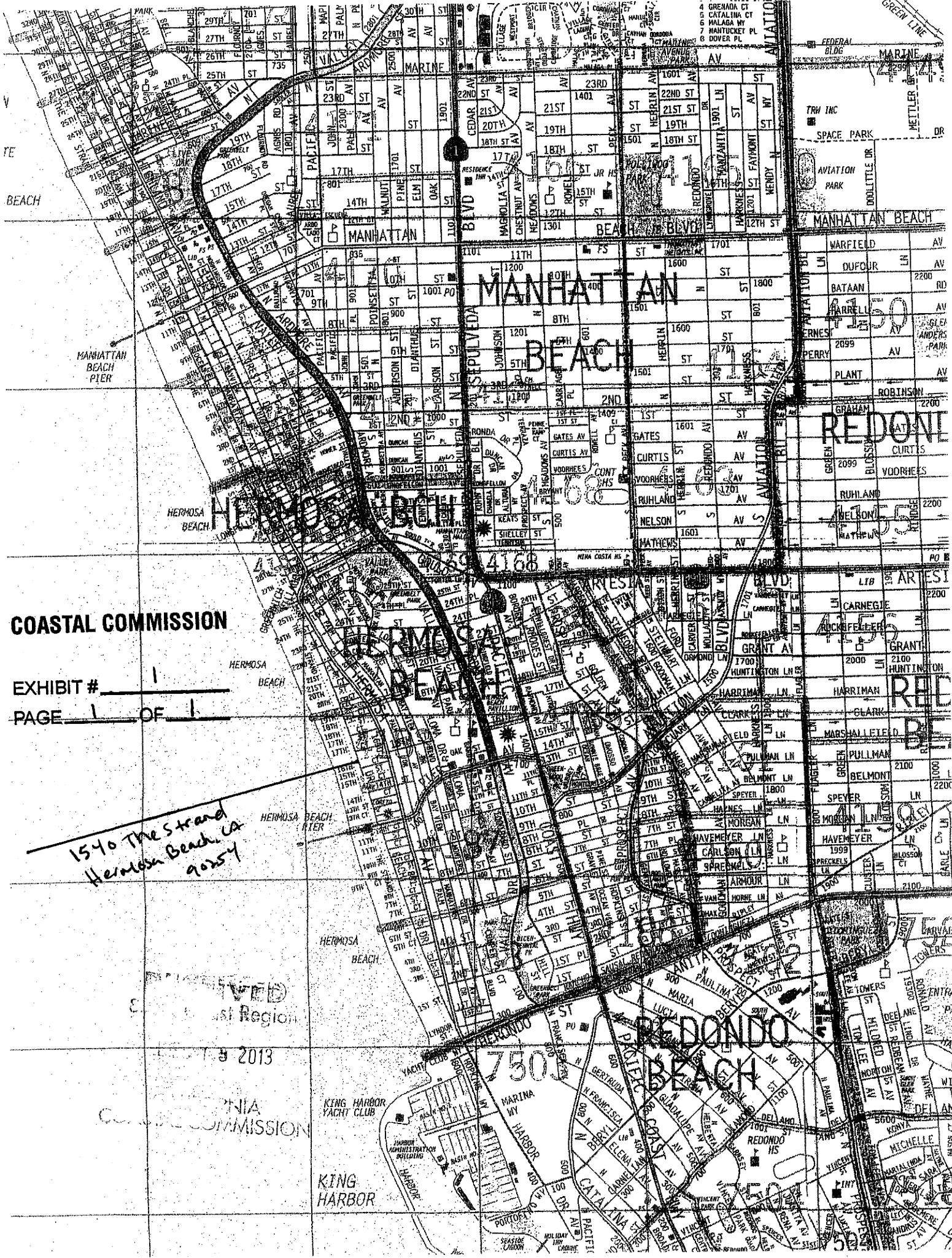
Coastal Act section 30604(a) states that, prior to certification of a local coastal program (“LCP”), a coastal development permit can only be issued upon a finding that the proposed development is in conformity with Chapter 3 of the Act and that the permitted development will not prejudice the ability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

Appendix A - Substantive File Documents

- City of Hermosa Beach Approval-in-Concept, dated December 9, 2013
- Coastal Hazard & Wave Runup Study, dated June 7, 2013



COASTAL COMMISSION

EXHIBIT # 1
PAGE 1 OF 1

*1540 The Strand
Hermosa Beach, CA
90254*

WEST REGION
2013
CALIFORNIA
COASTAL COMMISSION

KING HARBOR

COASTAL COMMISSION

EXHIBIT # 2
PAGE 1 OF 1

4183

SHEET 1

P.A. 159-11

TRA 4340

REVISED 1997/06/17/001/007-14

2007/02/20/2008/5/07-14

SEARCH NO

OFFICE OF THE ASSESSOR
COUNTY OF LOS ANGELES
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2008



MAPPING AND GIS SERVICES SCALE 1" = 30'

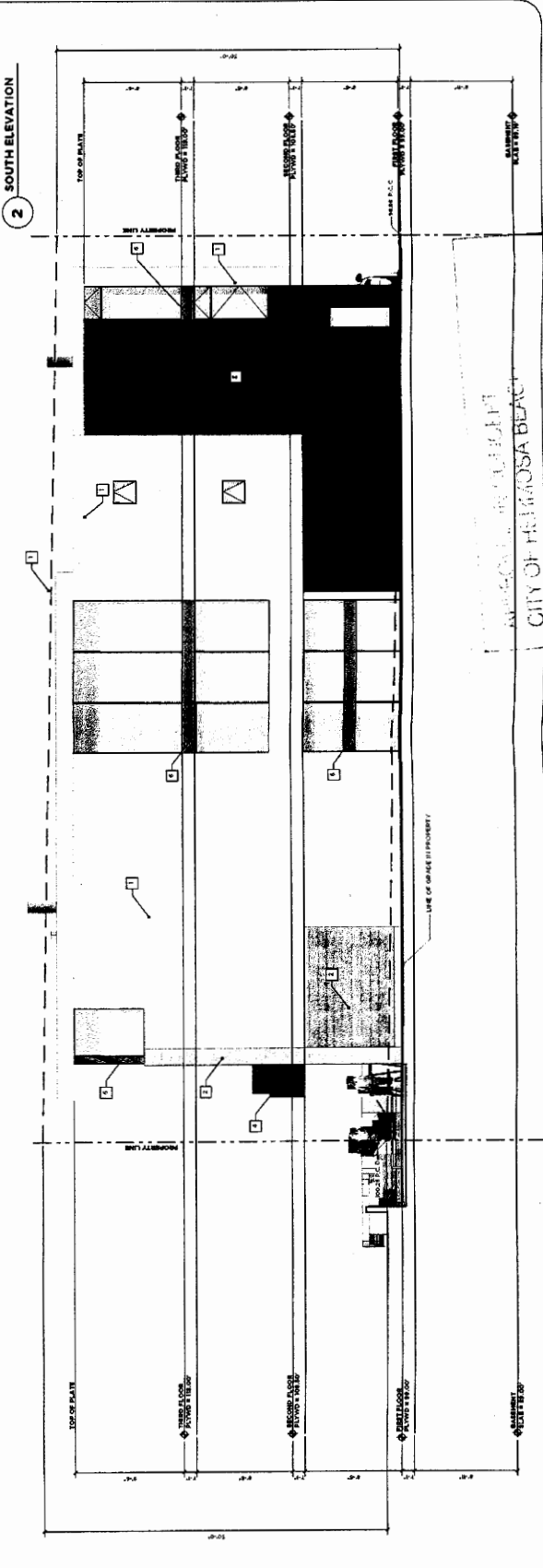
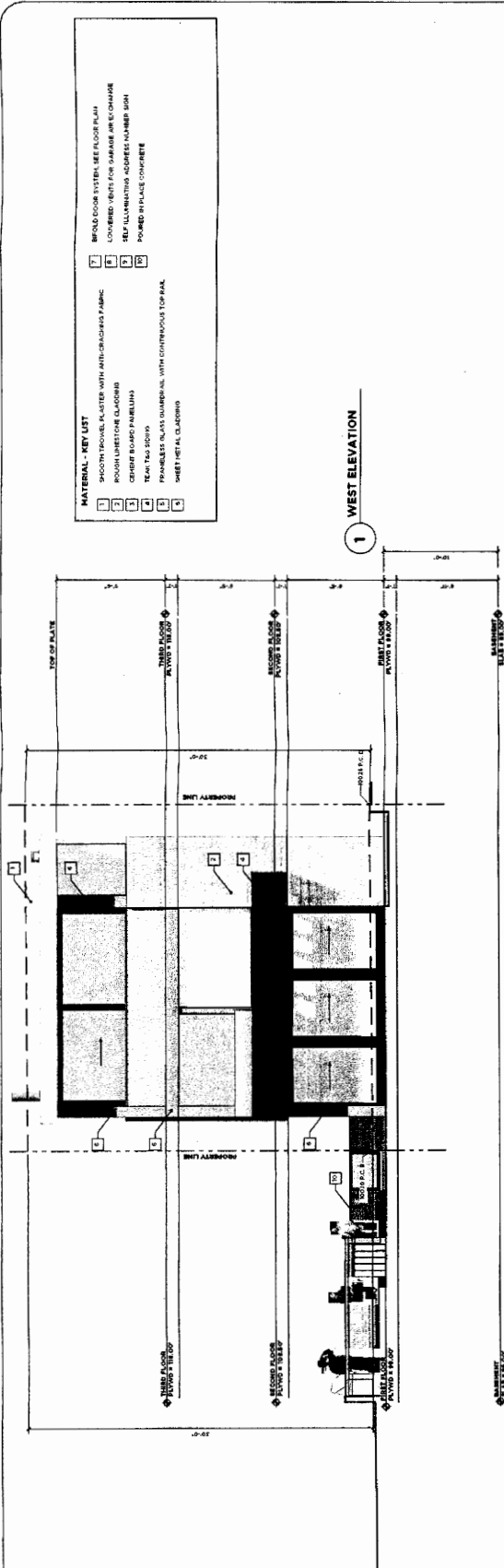


SEP 14 2008

REVISIONS	DATE	SCALE	PROJECT NUMBER	SUBMITTALS	PROJECT NAME	PROJECT ADDRESS	SHEET NAME	SHEET NUMBER
	04/13	1/4" = 1'-0"	20113	PLANNING SUBMITTAL 2/20/12 CONSTRUCTION	1540 STRAND	1540 STRAND HERMOSA BEACH, CA	WEST & SOUTH ELEVATIONS	A-3.0

MATERIAL - KEY LIST

SHOOTING TRAVEL PLASTER WITH ANTI-CRACKERS FABRIC	1
ROUGH LIMESTONE CLADDING	2
CERAMIC BOARD PANELING	3
TEAR TAG SIDING	4
FRANKLIN GLASS NUMBER 811 WITH CONTIGUOUS TOP RAIL	5
SHEET METAL CLADDING	6
WIND COOR SYSTEM SEE FLOOR PLAN	7
CONCRETE BENT FOR DAMAGE OR CHANGE	8
REFLECTIVE ADHESIVE NUMBER 5018	9
POURED IN PLACE CONCRETE	10



MURPHY & ASSOCIATES
 CITY OF HERMOSA BEACH
 by _____
 Dept. _____
 MU