

[Click here to go to  
original staff report](#)

## Application No. 5-15-0744 (McMurrey, Hermosa Beach)

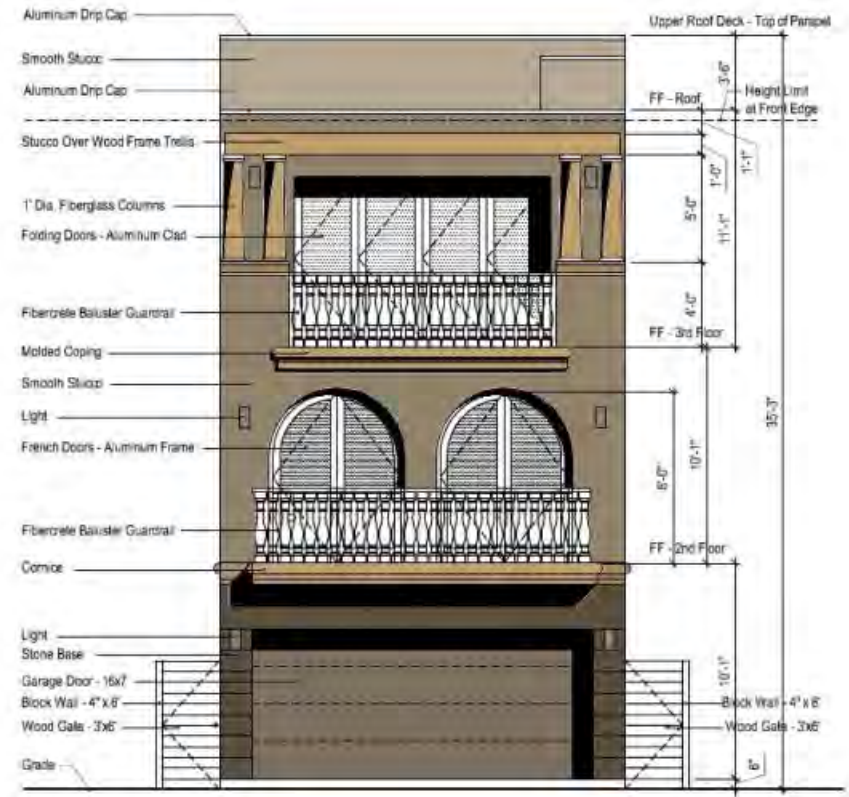
Application of Scott and Janine McMurrey to demolish 1,832 sq. ft. single-family home and construct 3-story plus roof-deck, 30-ft-high, 3,604 sq. ft. single-family home and attached 551 sq. ft. garage, at 926 Manhattan Ave., Hermosa Beach, Los Angeles County. (ZR-LB)



# City of Hermosa Beach Approved New Construction



Current Home



West (Front) Elevation - Option B1 - Full Arch

Proposed New Design With  
Driveway In Front

# Will Design Affect Coastal Access? ..... No

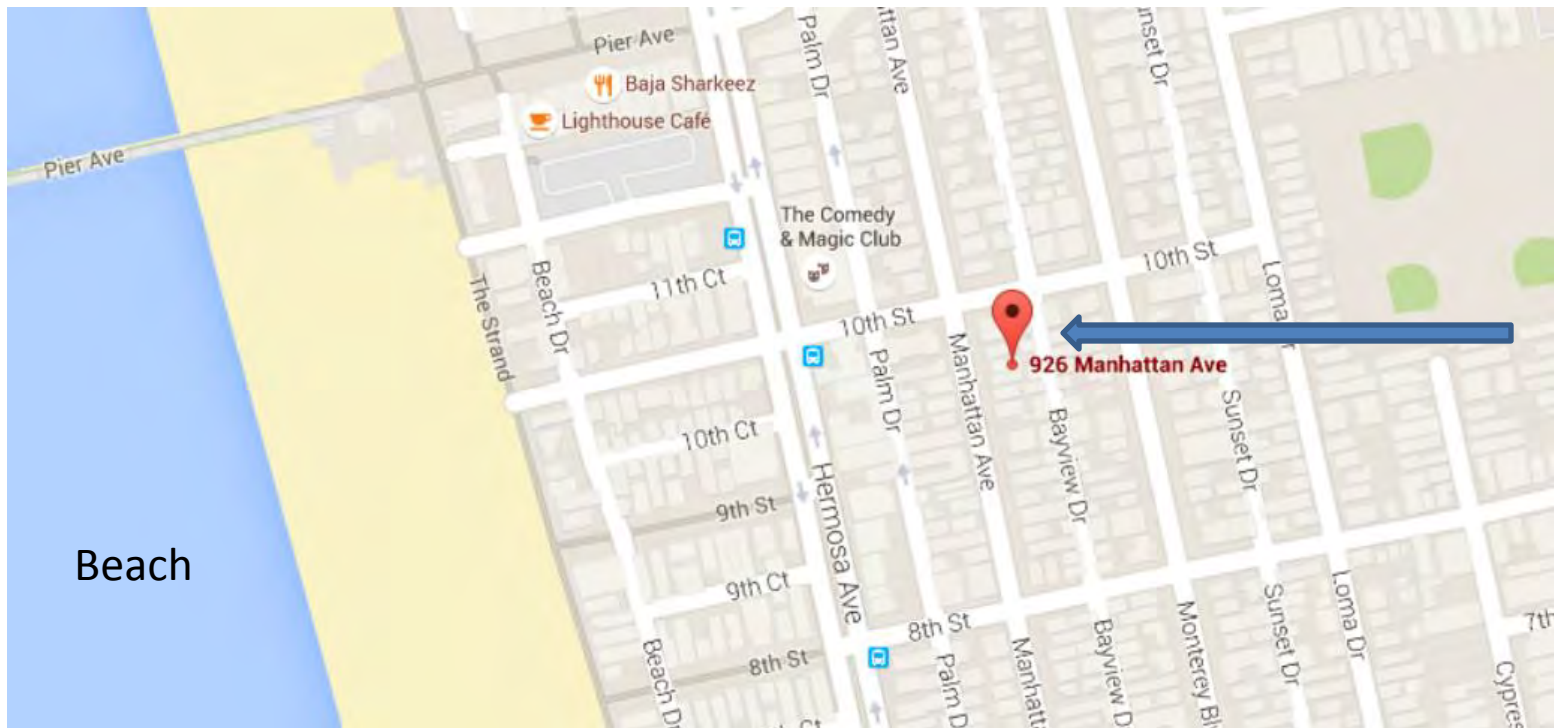


926 Manhattan Ave.

In fact, it will improve current parking availability

We are requesting approval of design  
with driveway in front.

Proposed design **does not block public access** to beach




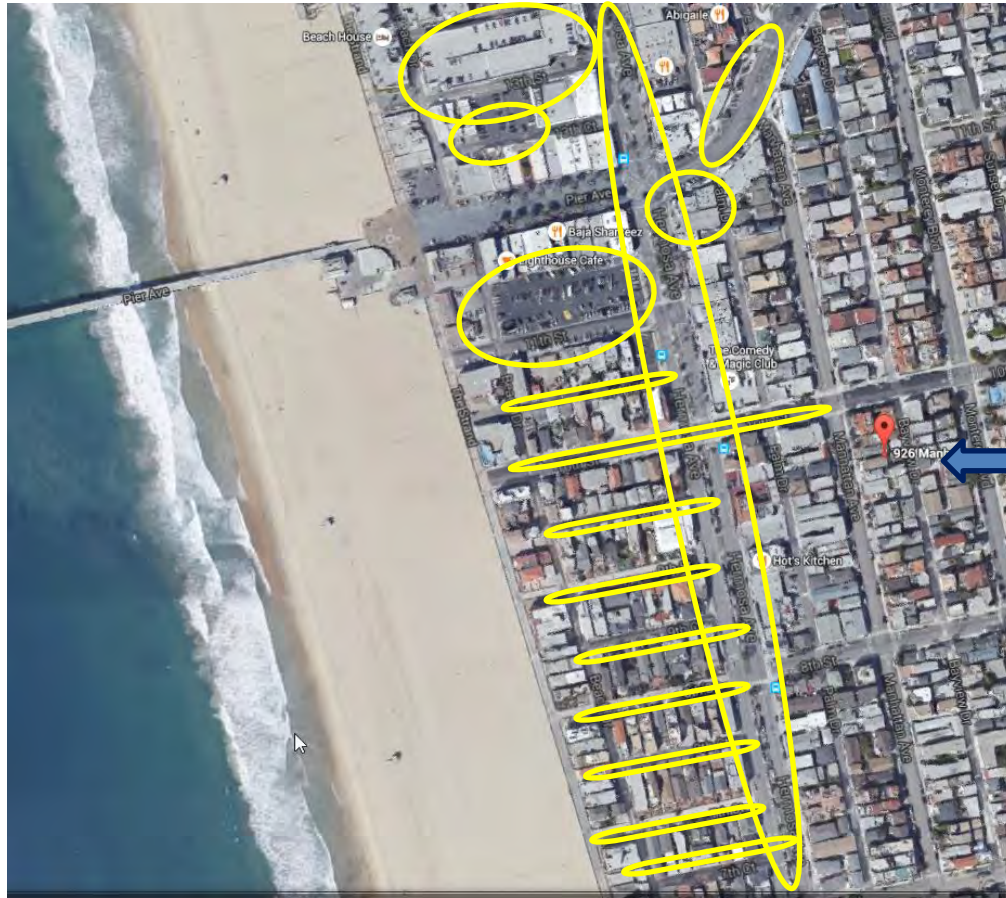
Proposed design **impacts one restricted parking space** along the street

**Impacted parking is restricted** - residents (unlimited time), or non residents (1 hour) – requires resident sticker in the windshield for more than one hour



# Plenty of public parking close to this property and closer to the beach and that is longer than 1 hour

 = Parking Lot or Structure For Public Parking  
 = Public Metered Parking



926  
Manhattan

Surrounding Streets 1 hour only parking or Residential Permit Parking

# Proposed Design Will Add Parking

- Property Parking
  - Current property provides (2) spaces on the property
  - Proposed design **increases property parking to 4 spaces = 100% increase in parking**
- Street Parking
  - Current street provides 1 restricted parking space which will be impacted
  - Proposed design will free up 2 spots on the street
  - Hermosa Beach allows for resident to park in front of driveway
- Parking Impact
  - 2 parking on street + 4 parking on driveway = 6 parking spaces
  - This doubles the parking currently available

Driveway in **Front is safer** than in back alley



926 Manhattan Ave.


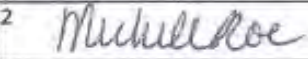


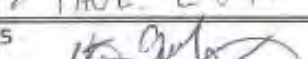
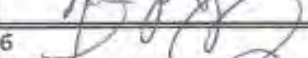


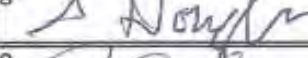


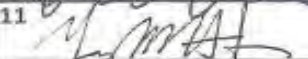


Image of alley, back of house at night. Safety is a major concern. We've been residents since 1998. Safety issues occur at night.

# Neighbors have signed in support of the proposed design

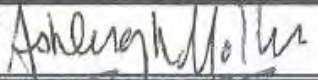



Dear Coastal Commision,

As a neighbor to Scott and Janine McMurrey at 926 Manhattan Ave, Hermosa Beach, CA, we support the new home construction design as proposed. The design allows for the driveway to be in front on Manhattan Ave.

Signature	Print Name	Address
	Rich Roe	902 Manhattan Ave, Hermosa Beach, CA 90254
	Michele Roe	902 Manhattan Ave, Hermosa Beach 90254
	Kyle Matheson	908 Manhattan Ave Hermosa Beach
	Paul Lupi	991 Manhattan Ave Hermosa Beach
	STEVEN GREENBERG	214 10 <sup>th</sup> ST HERMOSA BEACH CA 90254
	Lauren Greenberg	214 10 <sup>th</sup> Hermosa Beach CA 90254
	Owen Smith	934 Manhattan Ave
	Steve Douglas	216 Bayview
	Cassio Olsav	918-920 MANHATTAN AVE, HB, 90254
	Michael Asakawa	924 Bayview Dr
	YVONNE HARDT	915 MANHATTAN AVE, HB 90254
	Hal Schmidt	925 Manhattan Ave, Hermosa Beach CA 90254

# More Neighbors in Support of Design as Proposed

As a neighbor to Scott and Janine McMurrey at 926 Manhattan Ave, Hermosa Beach, CA, we support the new home construction design as proposed. The design allows for the driveway to be in front on Manhattan Ave.

Signature	Print Name	Address
<sup>13</sup> 	Ashleigh Moller	908 Manhattan Ave unit B. Hermosa Beach
<sup>14</sup> 	Michael Baggett	928 Manhattan Ave Hermosa Beach
<sup>15</sup> 	CHARLES LATIBEAUDIERE	210 10 <sup>TH</sup> ST. HERMOSA BEACH
<sup>16</sup> 	BARBARA A SWERDLOW	210 10 <sup>TH</sup> ST. HERMOSA BEH 90254
<sup>17</sup>		
<sup>18</sup>		
<sup>19</sup>		
<sup>20</sup>		

Similar Properties  
With Similar Designs  
Previously Approved

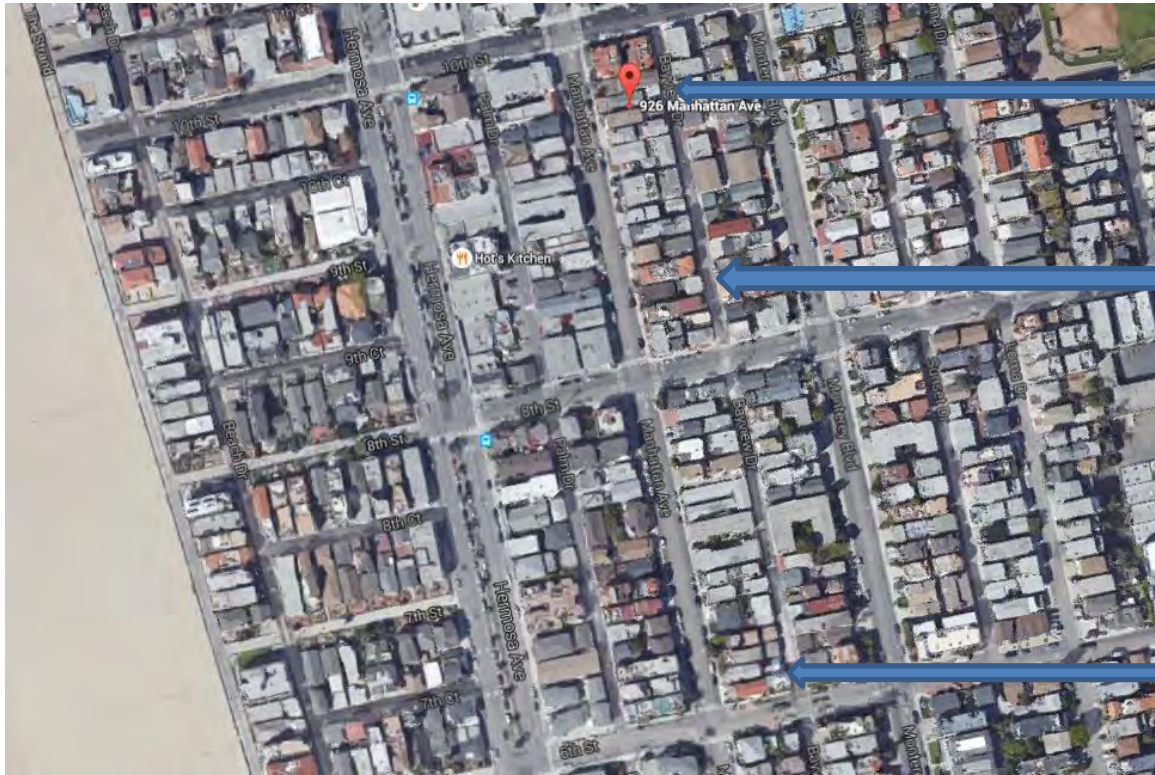


# Approved Front Driveway 602 Manhattan Ave, Hermosa Beach



# Approved Front Driveway 810 Manhattan Ave, Hermosa Beach





926 Manhattan Ave.

810 Manhattan Ave.

602 Manhattan Ave.

Similar Properties With Similar Designs  
Previously Approved

# Permit Request 5-15-0744 Summary

- New Construction Does Not Block Coastal Access
- Affected 1 Space Parking is 1 Hour Parking or Residential Parking
- Many Other Public Parking Options Available Near Property for Longer Than 1 Hour
- New Construction Will Add 100% More Parking
- Front Driveway is Safer
- Neighbors in Support of Design
- City of Hermosa Beach Has Approved Design as Proposed

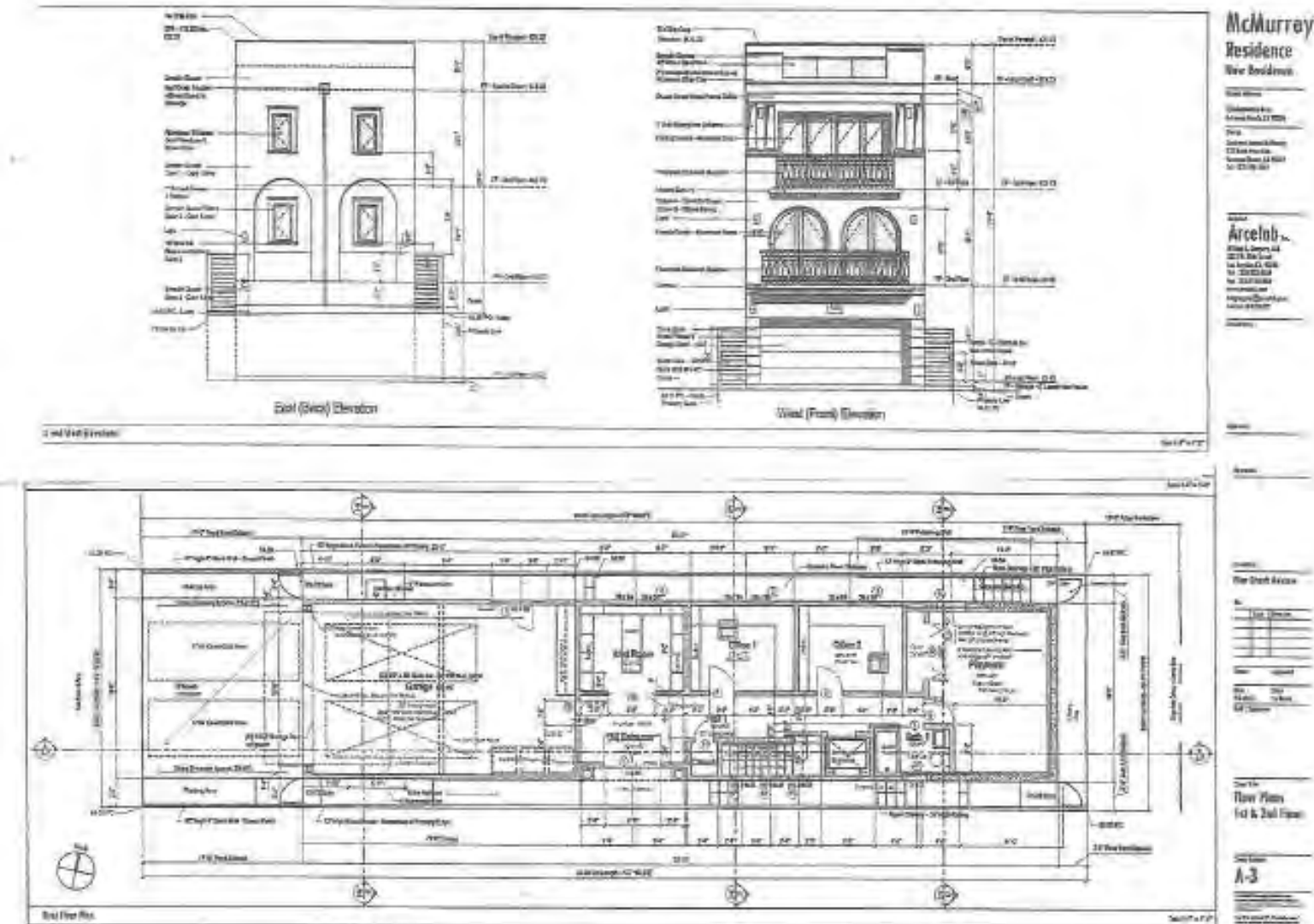




Thank you for your consideration



- Architectural Design For Front Driveway



**CALIFORNIA COASTAL COMMISSION**

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



# W20c

Filed:	8/31/2015
180th Day:	2/27/2016
Staff:	Z. Rehm-LB
Staff Report:	12/18/2015
Hearing Date:	1/13/2016

## STAFF REPORT: REGULAR CALENDAR

<b>Application No.:</b>	<b>5-15-0744</b>
<b>Applicant:</b>	<b>Scott and Janine McMurrey</b>
<b>Agent:</b>	Bill Gregory, Architect
<b>Location:</b>	926 Manhattan Avenue, Hermosa Beach, Los Angeles County (APN 4187-008-034)
<b>Project Description:</b>	Demolish existing two-story 1,832 square foot single-family home and detached 410 square foot garage; and construct three-story plus roofdeck, 30-foot high, 3,604 square foot single-family home and attached 551 square foot garage.
<b>Staff Recommendation:</b>	Approval with conditions.

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## SUMMARY OF STAFF RECOMMENDATION

Scott and Janine McMurrey propose to demolish an existing home and construct a new home in a built out residential neighborhood in Hermosa Beach. The subject site is a 2,494 sq. ft. lot sloping downward toward the coast, approximately 600 feet inland of the public beach. The parcel has a land use designation of R-3 (Multiple Family Residential). Both adjacent parcels as well as the majority of the surrounding parcels accommodate single family residences, but there are also some duplexes and three unit condominiums in the area. The size, mass, and scale of the proposed home are consistent with other homes the Commission has approved in Hermosa Beach. The applicants have proposed construction best management practices to preserve water quality. All proposed landscaping consists of drought tolerant non-invasive species irrigated with a drip or microspray system. An on-site drainage system features gutters and downspouts directed towards the landscaped areas and permeable pavers.

The primary issue raised by the application is the parking plan, which proposes the removal of an on-street public parking space on Manhattan Avenue, which would adversely affect public access to

the coast. The Coastal Act is the standard of review and Sections 30210, 30211, and 30252 require new development to provide maximum public access to the coast. Hermosa Beach does not have a certified Local Coastal Program (LCP), but Section III (A) of the certified Land Use Plan (1981) requires new development to “preserve and increase where feasible, residential, commercial, and general public parking within the Coastal Zone.” The City is in the process of preparing an LCP, which will include parking regulations and standards for new development.

The area is a built out residential neighborhood with severe parking conflicts between residents and coastal visitors. All on-street parking along the 900 block of Manhattan Avenue, where the development is proposed, is free for public and residential use, although a resident or guest parking permit is required in order to park for more than one hour between 10:00 a.m. and midnight. There is one hour metered parking on 10<sup>th</sup> Street (the nearest vertical beach access street), two hour metered parking on Hermosa Avenue (the nearest street running laterally to the beach), and four hour paid parking in City-operated parking lots adjacent to Pier Avenue, approximately 1,000 feet northwest of the site. Because of the one hour parking restriction between 10:00 a.m. and midnight, the subject block is not ideally suited for coastal visitors, but may be used for longer periods before 11:00 a.m., and for short trips to the beach or the strand on busy days when all other parking in the area is consumed by residents and coastal visitors.

The existing residence includes a detached two car garage accessed from the rear public alley designated as Bayview Drive. Most single family homes on the subject block also take garage access from the alley, where there is no public parking. The proposed plans for the new home relocate the driveway and garage access from the alley to Manhattan Avenue, which would require the removal of an on-street public parking space and private alterations to the public curb and sidewalk. The proposed curbcut and removal of a public parking space in the coastal zone would not be consistent with the public access policies of the Coastal Act and would not be consistent with Section III (A) of the City’s certified Land Use Plan which requires new development to “preserve and increase where feasible, residential, commercial, and general public parking within the Coastal Zone.”

In this case, there is an alternative to the proposed development which would be consistent with the Coastal Act and the certified Land Use Plan. The applicants have submitted alternative plans showing how the home could be redesigned to take garage access from the alley, which would not require the removal of a public parking space. The applicants have indicated in a letter to the Commission: “The alley is a safety concern for us. Having three young girls under 12, we are very cautious. The alley is dark and is not safe. We have seen many transient and suspicious people in the alley going through trash cans and hiding between the houses. Many of them are not from the area because when we see them, they run away. In fact, there have been assaults and attempted rapes reported behind our house in that alley way.” The applicants’ safety concern could be addressed through a revised design featuring secure (automatic locking) garage doors, visual screening, and improved lighting at the rear of the home along the alley.

Staff is recommending **approval** of the coastal development permit with special conditions requiring the applicants to submit, prior to issuance of the permit, **1)** a revised site plan and floor plans providing a minimum of two covered parking spaces and a minimum of one additional guest parking space, all of which shall be accessed from the alley designated as Bayview Drive; and **2)** a revised landscape and drainage plan which includes only drought tolerant non-invasive plant species irrigated by a drip or microspray system and which shall include infrastructure designed to capture and filter irrigation and stormwater on-site.

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Appendix A - Substantive File Documents

## EXHIBITS

Exhibit 1 - Vicinity Map

Exhibit 2 – Site Photos

Exhibit 3 – Proposed Site Plan

Exhibit 4 – Alternative Site Plan

Exhibit 5 – Applicants’ Letter

## I. MOTION AND RESOLUTION

### Motion:

*I move that the Commission **approve** Coastal Development Permit Application No. 5-15-0744 pursuant to the staff recommendation.*

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.

### Resolution:

*The Commission hereby approves Coastal Development Permit 5-15-0744 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. **Revised Site Plan and Floor Plans.** PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicants shall submit, for the written review and approval of the Executive Director, two copies of a revised site plan and floor plans that shall have been approved in concept by the City of Hermosa Beach and shall demonstrate the following:
  - a. A minimum of two covered parking spaces and a minimum of one additional guest parking space shall be provided on-site; and
  - b. All parking spaces shall be accessed from the alley designated as Bayview Drive.
2. **Revised Landscape and Drainage Plan.** PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicants shall submit, for the written review and approval of the Executive Director, two copies of a revised landscape and drainage plan that shall have been approved in concept by the City of Hermosa Beach and shall demonstrate the following:
  - a. 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 (<http://www.CNPS.org/>), the California Invasive Plant Council (formerly the California Exotic Pest Plant Council) (<http://www.cal-ipc.org/>), 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. All plants shall primarily be low or very low water plants as identified by California Department of Water Resources for South Coastal Region Three (See: <http://www.water.ca.gov/wateruseefficiency/docs/wucols00.pdf>).
  - b. All irrigation shall be delivered by a drip or microspray system.
  - c. The plans shall include drainage features which ensure that all irrigation and stormwater runoff from an 80% percentile storm shall be captured and filtered into the soil on-site.

### IV. FINDINGS AND DECLARATIONS

#### A. PROJECT LOCATION & DESCRIPTION

Scott and Janine McMurrey propose to demolish an existing two-story 1,832 square foot single-family home and detached 410 square foot garage constructed in 1918 and construct a three-story plus roofdeck, 30-foot high, 3,604 square foot single-family home and attached 551 square foot garage. The subject site is a 2,494 sq. ft. lot sloping downward toward the coast, approximately 600 feet inland of the public beach in a built out residential neighborhood in Hermosa Beach (**Exhibit 1**). The parcel has a land use designation of R-3 (Multiple Family Residential). Both adjacent parcels as well as the majority of the surrounding parcels accommodate single family homes, but

there are also duplexes and three unit condominiums in the area. The size, mass, and scale of the proposed home is consistent with other homes the Commission has approved in Hermosa Beach. The applicants have proposed construction best management practices to preserve water quality. All proposed landscaping consists of drought tolerant non-invasive species irrigated with a drip or microspray system. An on-site drainage system features gutters and downspouts directed towards the landscaped areas and permeable pavers. The proposed home includes two covered parking spaces in a garage accessed from Manhattan Avenue and two guest parking spaces in the driveway apron between the public sidewalk and the garage (**Exhibit 2** and **Exhibit 3**). The Hermosa Beach Department of Community Development approved the project in concept on June 1, 2015.

## **B. PUBLIC ACCESS AND RECREATION**

Coastal Act section 30210 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 people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.*

Coastal Act section 30211 states:

*Development shall not interfere with the public's right of access to the sea where acquired through use of legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.*

Coastal Act section 30252 states, in part:

*The location and amount of new development should maintain and enhance public access to the coast by... (4)providing adequate parking facilities or providing substitute means of serving the development with public transportation...*

Hermosa Beach certified Land Use Plan Section III (A) includes a statement of philosophy:

*To preserve and increase where feasible, residential, commercial, and general public parking within the Coastal Zone.*

Hermosa Beach certified Land Use Plan Section III (C) 1 states:

*Policy: That the City shall not allow the elimination of existing on-street parking or existing off-street parking spaces in the coastal zone. Future residential and commercial construction should provide the actual parking necessary to meet the demand generated.*

The proposed single family home includes two covered parking spaces in a garage accessed from the frontage street Manhattan Avenue and two guest parking spaces in the driveway apron between the public sidewalk and the garage. The proposal to provide two covered parking spaces and two guest parking spaces is consistent with Coastal Act requirements and the requirements of the Hermosa Beach certified Land Use Plan. However; the proposal to construct a curbcut on the public sidewalk and remove an on-street public parking space on Manhattan Avenue would adversely affect public access to the coast because the public would no longer be able to park their vehicles

there and walk to the public beach approximately 600 feet away. The loss of a public parking space would have an individual and cumulative effect on public access.

The area is a built out residential neighborhood with severe parking conflicts between residents and coastal visitors. All on-street parking along the 900 block of Manhattan Avenue is free for public and residential use, although a resident or guest parking permit is required in order to park for more than one hour between 10:00 a.m. and midnight. There is one hour metered parking on 10<sup>th</sup> Street (the nearest vertical beach access street), two hour metered parking on Hermosa Avenue (the nearest street running laterally to the beach), and four hour paid parking in City-operated parking lots adjacent to Pier Avenue, approximately 1,000 feet northwest of the site. Because of the one hour parking restriction between 10:00 a.m. and midnight, the subject block is not ideally suited for coastal visitors, but may be used for longer periods before 11:00 a.m., and for short trips to the beach or the strand on busy days when all other parking in the area is consumed by residents and coastal visitors.

The existing residence includes a detached two car garage accessed from the rear public approximately 20-foot wide alley designated as Bayview Drive. Most other single family homes on the subject block also take garage access from the alley, where there is no public parking. The proposed plans for the new home would relocate the driveway and garage access from the alley to Manhattan Avenue, which would require the removal of an on-street public parking space and private alterations to the public curb and sidewalk. The proposed curbcut and removal of a public parking space near the coast would not be consistent with the public access policies of the Coastal Act and is explicitly prohibited by the policies of the Hermosa Beach certified Land Use Plan.

In this case, there is an alternative to the proposed development which would be consistent with the Coastal Act and the certified Land Use Plan. The applicants have submitted alternative plans showing how the home could be re-designed to take garage access from the rear alley, which would not require the removal of a public parking space (**Exhibit 4**). The alternative design (or a similar alternative design subject to revisions by the applicants and their architect) would be consistent with the Coastal Act and the certified Land Use Plan. Additionally, a new home with garage access from the alley would be consistent with recent Commission-approved projects in the area and would not prejudice the City's ability to prepare a local coastal program, which the City is currently in the process of preparing. The Commission approved five new homes on Manhattan Avenue in 2014 and 2015 (none were approved in 2013). The owners/builders of two of the new homes closed pre-existing curbcuts, repaired the sidewalks, and took garage access from the alley; the owners/builders of two other new homes maintained pre-existing garage access from the alley; and the owners/builders of the fifth home maintained pre-existing garage access from Manhattan Avenue. None of them constructed a new curbcut or removed any public parking spaces.

- 2216 Manhattan Avenue; permit no. 5-14-0453-W; demolished single family home and constructed new single family home; closed pre-existing curbcut along Manhattan Avenue, repaired sidewalk, and took garage access from rear alley
- 1901 Manhattan Avenue; permit no. 5-14-0756-W; demolished single family home and constructed new single family home; closed pre-existing curbcut along Manhattan Avenue, repaired sidewalk, and took garage access from rear alley

- 2215 Manhattan Avenue; permit no. 5-14-1056-W; demolished duplex and constructed new single family home; took garage access from side alley
- 1530 Manhattan Avenue; permit no. 5-15-0819-W; demolished duplex and constructed new single family home; maintained pre-existing garage access from Manhattan Avenue via pre-existing curbcut
- 322 Manhattan Avenue; permit no. 5-15-0968-W; demolished duplex and constructed new single family home; took garage access from rear alley

The Commission has approved permits which included new curbcuts in other parts of Hermosa Beach in cases where it determined that an alternative design was not feasible. The most common condition for such determinations has been when a parcel only abuts one street and does not have a rear alley – in which case the only way to access a new garage has been to install a new curbcut from the street. There have also been several cases when providing garage access from an alley has been determined to be unfeasible because of substandard alley widths or turning radii – sometimes caused by utilities or other infrastructure in the right-of-way. Such conditions are not present at the subject site; the rear alley designated as Bayview Drive is a standard approximately 20-foot width and is not obstructed by utilities. The applicants have indicated in a letter to the Commission (**Exhibit 5**): “The alley is a safety concern for us. Having three young girls under 12, we are very cautious. The alley is dark and is not safe. We have seen many transient and suspicious people in the alley going through trash cans and hiding between the houses. Many of them are not from the area because when we see them, they run away. In fact, there have been assaults and attempted rapes reported behind our house in that alley way.” The applicants have not submitted any evidence documenting the stated crimes. The applicants’ safety concern could be addressed through a revised design featuring secure (automatic locking) garage doors, visual screening, and improved lighting at the rear of the home along the alley.

To ensure that the new development provides maximum public access to the coast consistent with the Coastal Act and recent Commission actions in the area, and will not prejudice the City’s ability to prepare a local coastal program, the Commission imposes **Special Condition 1** requiring the applicants to submit a revised site plan and floor plans that shall have been approved in concept by the City of Hermosa Beach. The revised plans shall demonstrate that a minimum of two covered parking spaces and a minimum of one additional guest parking space shall be provided on-site and all parking spaces shall be accessed from the alley designated as Bayview Drive. The Commission finds that only as conditioned will the proposed development avoid new adverse impacts to public access to the coast or to nearby recreational facilities. Thus, as conditioned, the proposed development conforms with Sections 30210, 30211, and 30252 of the Coastal Act.

## **C. WATER QUALITY AND BIOLOGICAL PRODUCTIVITY**

Coastal Act section 30231 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 water flow, encouraging waste water reclamation, maintaining*

*natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.*

The application includes construction best management practices to preserve water quality. All proposed landscaping consists of drought tolerant non-invasive species irrigated with a drip or microspray system. An on-site drainage system features gutters and downspouts directed towards the landscaped areas and permeable pavers. All new plumbing fixtures will be water efficient and all new appliances will be energy efficient. These elements of the proposed development will have the effect of enhancing water quality and saving water during periods of drought in California, which may become more frequent over the life of the development.

The proposed plans include 150 cubic yards of grading; however, the floor plans may be modified subject to **Special Condition 1** which requires that the new home be designed to take garage access from the alley. The redesigned plans may involve some additional grading, which is not unusual for new construction in Hermosa Beach and which would occur at a high enough elevation to avoid impacts to the water table. In order to ensure that the new plans also include elements to enhance water quality and biological productivity, the Commission imposes **Special Condition 2** requiring the applicants to submit a revised landscape and drainage plan which includes only drought tolerant non-invasive plant species irrigated by a drip or microspray system and which shall include infrastructure designed to capture and filter irrigation and stormwater on-site. As conditioned, the Commission finds that the development is consistent with Section 30231 of the Coastal Act.

#### **D. DEVELOPMENT**

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 30250, 30251, 30252, 30253 and the public access provisions of the Coastal Act.

#### **E. LOCAL COASTAL PROGRAM (LCP)**

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 Hermosa Beach Land Use Plan was effectively certified in 1981. 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.

#### **F. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

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 to maximize public access and enhance water quality and biological productivity, 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, is the least environmentally damaging feasible alternative and can be found consistent with the requirements of the Coastal Act to conform to CEQA.

## **SUBSTANTIVE FILE DOCUMENTS**

1. City of Hermosa Beach Land Use Plan (Commission Certified 1981)



# 926 Manhattan Ave., Hermosa Beach



Photo credit: Bing Maps

# View of Existing Home and Street Frontage



## Exhibit 2

Page 1 of 3



California Coastal  
Commission

Photo credit: Applicants

# View of Alley and Existing Garage

## Exhibit 2

Page 2 of 3



California Coastal  
Commission

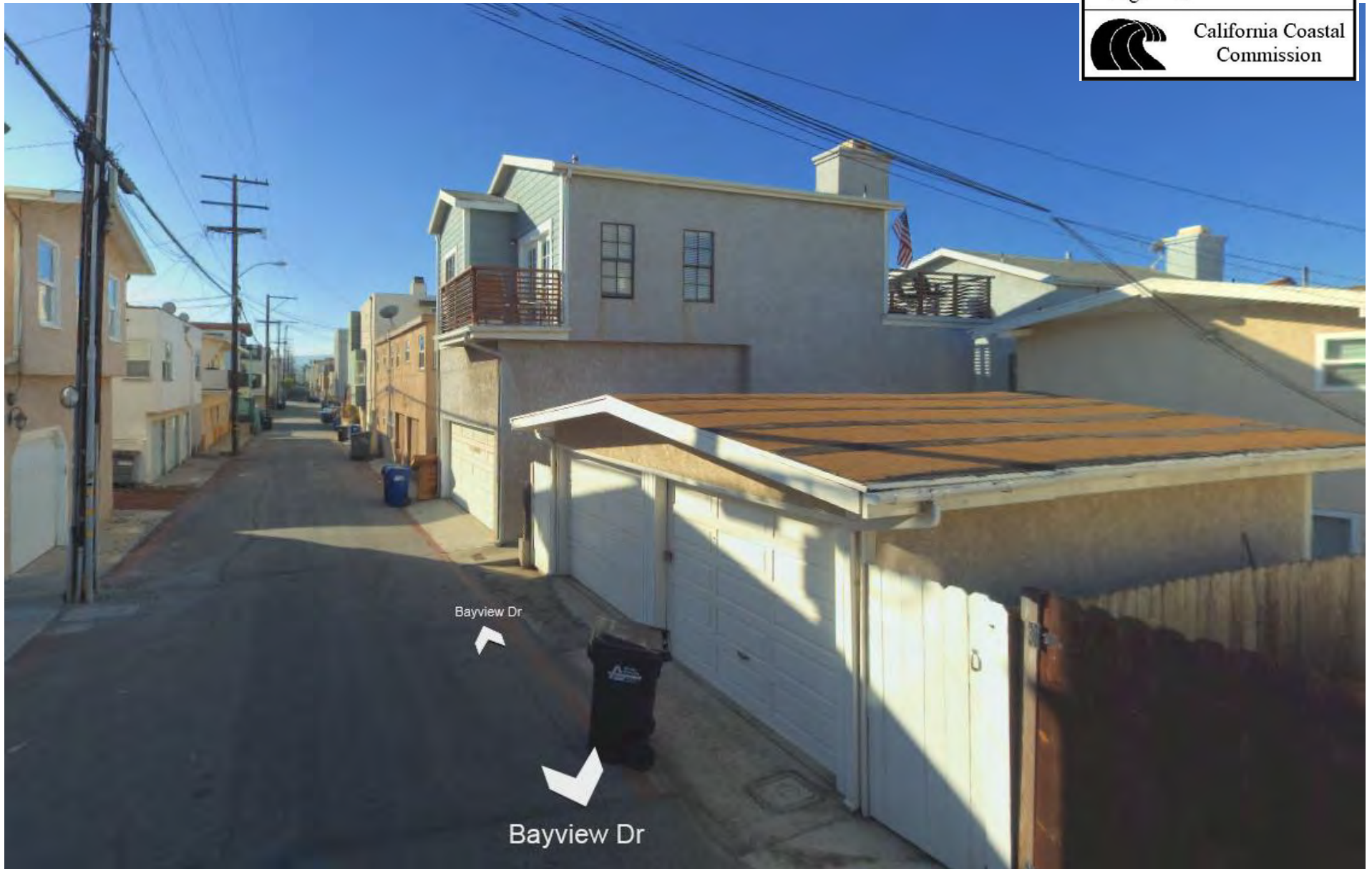


Photo credit: Bing Maps

# Existing Parking Regulations



## Exhibit 2

Page 3 of 3



California Coastal  
Commission

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South Coast Region

JUN 12 2015

# McMurrey Residence - New Residence

Exhibit 3

Page 1 of 4



California Coastal  
Commission

McMurrey  
Residence  
New Residence

Project Address  
925 Manhattan Ave.  
Hermosa Beach, CA 90254  
Owner  
Scott and Judith McMurrey  
925 Manhattan Ave.  
Hermosa Beach, CA 90254

Architect  
Arcelab, Inc.  
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Tel - 310-207-4244  
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www.arcelab.com  
lgregory@arcelab.com  
Lizette W. C. SANCHEZ

Comments  
Approved  
Issued For:  
Construction Documents

Revised  
Date  
Revision

Drawn  
Scale  
4:20-2015  
As Noted

Sheet Title  
Cover Sheet  
Site Plan  
A-1

California Coastal Commission

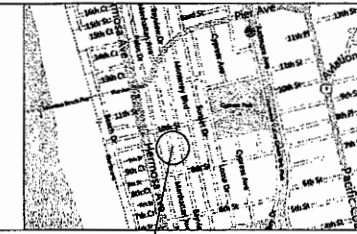
Legend	Sheet Schedule
Existing Walls to be Demolished	Sheet No. Sheet Title
New 2nd Deck @ 14" OC Wals	A-1 Cover Sheet - Site Plan
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5-150744

RESUBMITTAL

MAY 04 2015

COMMUNITY DEV. DEPT



Vicinity Map - Project Location

GENERAL NOTES  
1. All work shall comply with the 2013 edition of the California Building Code based on the CBC, CBC, CBC, CBC, CBC as adopted and amended by the State of California in Title 24 CCR and this jurisdiction.  
2. Separate permits may be required for mechanical, electrical, plumbing, heating, cooling, and fire protection.  
3. All property lines, easements, and existing buildings have been indicated on this site plan.  
4. A survey has been performed and the boundaries are shown. The survey is for information only and is not a legal document.  
5. Water shall be provided on the site and used to meet the needs of the project.  
6. Temporary utility facilities shall be provided on site.  
7. The building grade shall be 1/4" or 1/2", or 3/4", or 1" or 1 1/2" or 2" or 3" or 4" or 5" or 6" or 7" or 8" or 9" or 10" or 11" or 12" or 13" or 14" or 15" or 16" or 17" or 18" or 19" or 20" or 21" or 22" or 23" or 24" or 25" or 26" or 27" or 28" or 29" or 30" or 31" or 32" or 33" or 34" or 35" or 36" or 37" or 38" or 39" or 40" or 41" or 42" or 43" or 44" or 45" or 46" or 47" or 48" or 49" or 50" or 51" or 52" or 53" or 54" or 55" or 56" or 57" or 58" or 59" or 60" or 61" or 62" or 63" or 64" or 65" or 66" or 67" or 68" or 69" or 70" or 71" or 72" or 73" or 74" or 75" or 76" or 77" or 78" or 79" or 80" or 81" or 82" or 83" or 84" or 85" or 86" or 87" or 88" or 89" or 90" or 91" or 92" or 93" or 94" or 95" or 96" or 97" or 98" or 99" or 100" or 101" or 102" or 103" or 104" or 105" or 106" or 107" or 108" or 109" or 110" or 111" or 112" or 113" or 114" or 115" or 116" or 117" or 118" or 119" or 120" or 121" or 122" or 123" or 124" or 125" or 126" or 127" or 128" or 129" or 130" or 131" 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# Exhibit 3

Page 2 of 4



California Coastal  
Commission

## McMurrey Residence New Residence

Project Address  
425 Manhattan Ave.  
Hermosa Beach, CA 90254

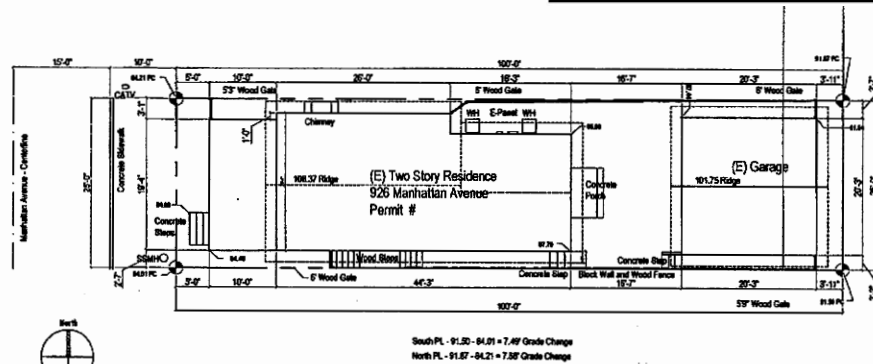
Owner  
Scott and Audrey McMurtry  
425 Manhattan Ave.  
Hermosa Beach, CA 90254

Architect  
**Arcelab, Inc.**  
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Consultants

APPROVED IN CONCEPT  
CITY OF HERMOSA BEACH

by Aaron Gudelj AB  
Dept. Community Development  
Date 6/1/15

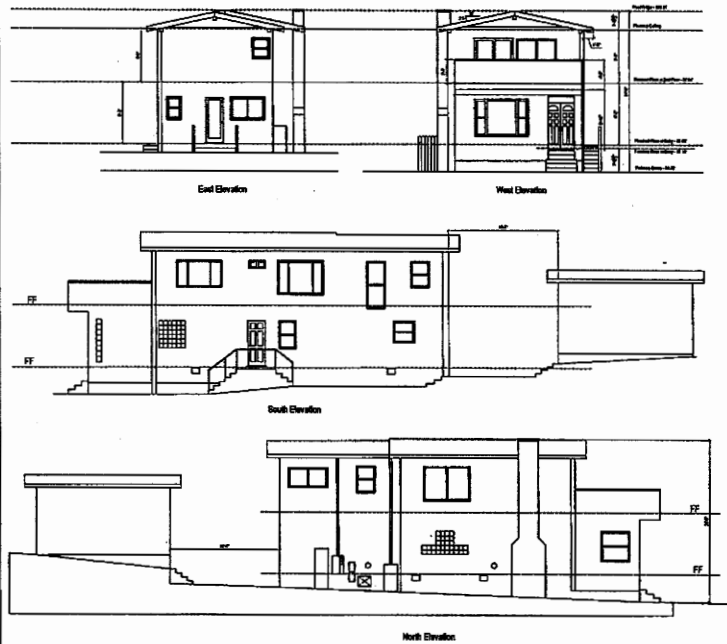


Elevations - Existing Garage

Scale 1/8" = 1'-0"

Site Plan - Existing Conditions

Scale 1/8" = 1'-0"

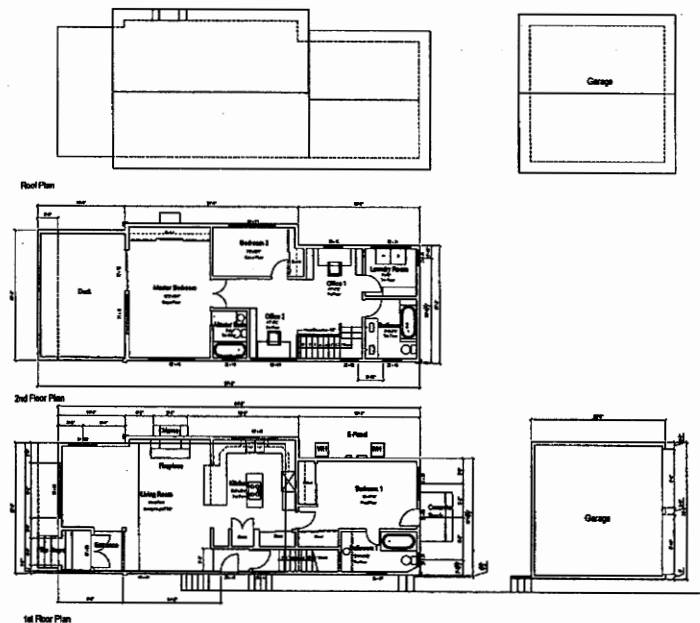


Elevations

Scale 1/8" = 1'-0"

Site Plan

Scale 1/8" = 1'-0"



Approvals

Issued For:  
Construction Documents

No.	Date	Revisions

Drawn: Approved:

Notes: Scale: As Noted  
Scale / Signature:

Sheet Title:  
Existing Conditions  
Demolition Plan

Sheet Number:  
**A-2**

See Appendix for Project Description and other information.

**McMurrey**  
Residence  
New Residence

**Project Address**  
326 Mainbottom Ave.  
Germosa Beach, CA 90254

**Driver:**  
Scott and Jonina McIlhenny  
326 Manhattan Ave.  
Hermosa Beach, CA 90254  
Tel - 310-748-5469

**Architect**  
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## Contributors

APPROVED IN CONCEPT  
CITY OF HERMOSA BEACH

by AE Scale 1/4" = 1'-0"

Dept. Perm Dev

Date 6/1/15

Issued For:  
Construction Documents

[illegible]

	DATE	DIVISION


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Sheet Title

## Floor Plans

### 1st & 2nd Floor

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**Chart Header**

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A-3

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1999-2000

**Note:** In the standard 200' x 20' size, the building can be expanded or reduced easily.

2nd Floor Plan

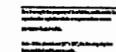
## Second Floor

### 1st Floor Plan

### First Floor Plan

Scale 1/4" = 1'-0"

### Cosponsors



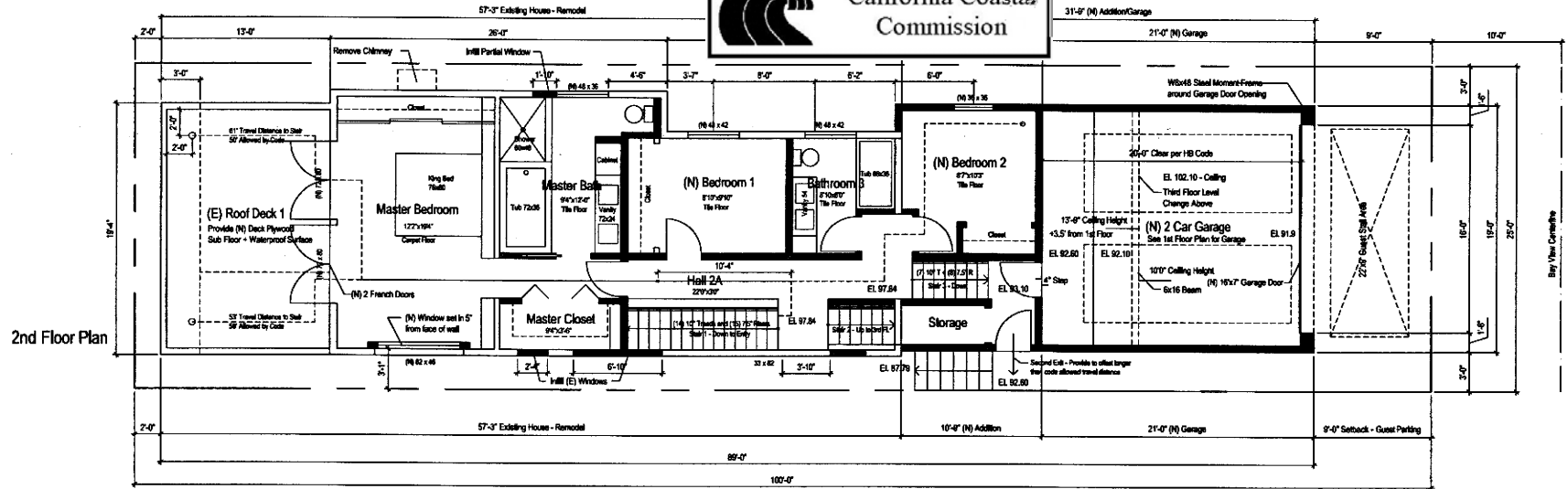
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# Exhibit 4

Page 1 of 2

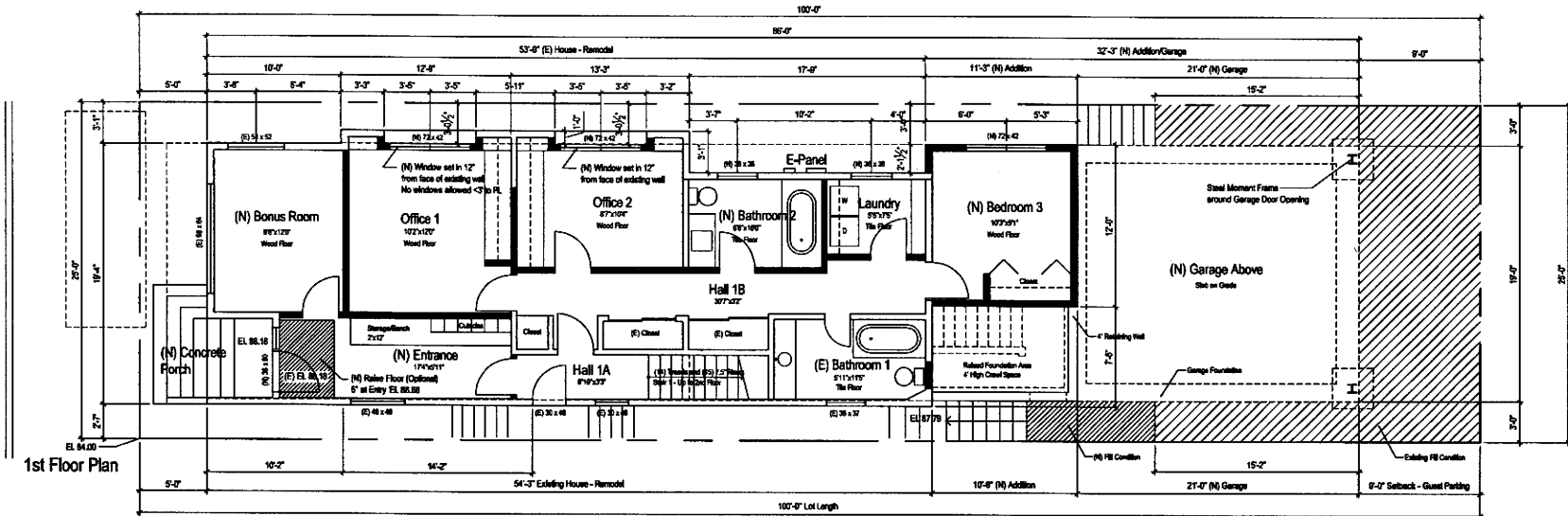


California Coastal  
Commission



Second Floor Plan

Scale 1/4" = 1'-0"



First Floor Plan

Scale 1/4" = 1'-0"

## McMurrey Residence

### Addition/Remodel

Project Address

195 Manhattan Ave.  
Marine Beach, CA 90254

Owner

Scott and Janice McMurrey  
195 Manhattan Ave.  
Marine Beach, CA 90254  
Tel - 310-748-5469

Architect

Arrelab, Inc.

William L. Gregory, AIA  
5555 W. 10th Street  
Los Angeles, CA 90045  
Tel - 310-597-5434  
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www.arrelab.com  
billgregory@arrelab.com  
License # C-24382

Consultants

Approvals

Issued For:

Schematic Design

No.	Date	Revisions

Drawn

Approved

Date

Scale

1-28-2014 A1 Final

Seal / Signature

Sheet Title

Proposed Floor Plans  
1st & 2nd Floors  
Option A3

Sheet Number

A-3

Not to be used for any other project without the written consent of the architect.

Not to be used for any other project without the written consent of the architect.



7/24/15

To The California Coastal Commission

Reference: Application # 05-15-0744

926 Manhattan Ave. / Hermosa Beach / CA / 90254

## Exhibit 5

Page 1 of 1



California Coastal  
Commission

Dear Coastal Commission,

Thank you for your review of our Residential New Construction application at 926 Manhattan Ave. in Hermosa Beach, CA. We wanted to add more information to our application for your consideration.

Our home was built in 1918 as a 2 story unit with a detached garage in the back alley on Bayview. We have designed our new construction of have a garage in the front of the house instead of the alley for 2 main reasons.

1. The alley is a safety concern for us. Having 3 young girls under 12, we are very cautious. The alley is dark and is not safe. We have seen many transient and suspicious people in the alley going through trash cans and hiding between the houses. Many of them are not from the area because when we see them, they run away. In fact, there have been assaults and attempted rapes reported behind our house in that alley way. Moving the parking to the front of the house, on a bright wide street will make it safer for our family as we go in and out of the garage.
2. The front entry will allow us to add additional parking to our home. The alley allows for a 2 car garage. Moving the garage to the front will give us a large driveway and can hold 2 additional parking spots for guests, making it a 4-car parking instead of 2. This will free up other public parking for other residences.

At the moment, there is parking on the street directly in front of our house, which we use 99% of the time. We park in front for safety reasons. This parking spot in the front is a ONE HOUR ONLY parking for the public, but designed specifically for the residences. A residential car permit is required and monitored 24 hours a day. (Annual renewals are required for the permits.) Public parking is not allowed on our street beyond an hour.

Currently we both park our cars on the street. When we have our driveway, both cars can be parked in front of our home, freeing up a spot for our neighbors.

We have attached pictures to the front space of our home.

Picture 1 shows the front of our residence without a car parked, and the designated painted parking space is visible. Picture 2 shows the front of our resident with a car parked, and the designated painted parking space is visible. Picture 3 shows the parking sign for the parking spaces our south side of Manhattan Avenue south of 10th street in Hermosa Beach, which relates to the front of our residence.

Thanks again for your consideration. Please feel free to call us with any questions. My family and I look forward to your feedback and approval.

Warm Regards,

Scott and Janine McMurrey

Scott's Cell: (310) 529.0787