

**CALIFORNIA COASTAL COMMISSION**

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



# Th5b

Filed: 5/24/16  
180th Day: 11/20/16  
Staff: Z. Rehm-LB  
Staff Report: 8/18/16  
Hearing Date: 9/8/16

## STAFF REPORT: CONSENT CALENDAR

**Application No.:** 5-16-0503

**Applicant:** 58 The Strand, LLC

**Agent:** Srour and Associates

**Location:** 58 The Strand, Hermosa Beach, Los Angeles County  
(APN 4188-002-037)

**Project Description:** Demolish existing duplex and construct approximately 3,600 sq. ft. three-story 30-foot high single family home and attached two-car garage.

**Staff Recommendation:** Approval with conditions.

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### SUMMARY OF STAFF RECOMMENDATION

The applicant requests a permit to demolish a duplex and construct a new single family home on a beachfront lot. The primary Coastal Act issues raised by the application are: 1) beachfront development that could be subject to natural hazards such as wave attack and flooding caused by high tides, severe storms, and sea level rise; 2) shoreline protection; 3) public right-of-way encroachments; and 4) water quality.

Commission staff recommends **approval** of Coastal Development Permit Application 5-16-0503 with six special conditions regarding: 1) final drainage and landscape plans; 2) deviation from approved encroachments; 3) City's right to revoke encroachment permit; 4) waiver of liability and indemnity; 5) no future shoreline protective device; and 6) recordation of a deed restriction against the property, referencing all of the special conditions subject to the approved permit.

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### APPENDICES

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### EXHIBITS

Exhibit 1 – Vicinity Map

Exhibit 2 – Proposed Plans

## 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. Final Drainage and Landscape Plans.**

- A. PRIOR TO ISSUANCE OF THE PERMIT, the applicant shall submit, for the review and written approval of the Executive Director, two sets of Final Drainage and Landscape Plans, which shall be in substantial conformance with the site plan, drainage plan, and landscape plans received on May 24, 2016, showing roof drainage and runoff from all impervious areas directed to landscaped areas, infiltration/retention pits, and permeable surfaces. 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.
- B. If using potable water for irrigation, the project shall use water-conserving emitters (e.g. microspray) and drip irrigation. Use of weather-based irrigation controllers and reclaimed water for irrigation is encouraged.
- C. The applicant shall incorporate Best Management Practices (BMPs) into the construction and post-construction phases of the subject development. The proposed plans also comply with the state of California's CalGreen Standards.

The permittee shall undertake development in conformance with the approved final plans unless the Commission amends this permit or the Executive Director determines that no amendment is legally required for any proposed minor deviations.

#### **2. Deviation from Approved Encroachments.**

- A. An approximately 180 square foot patio, which extends approximately six feet into the public right-of-way for approximately 30 feet along the width of the seaward property line, is the only development within the Hermosa Beach Oceanfront Encroachment Area authorized by Coastal Development Permit 5-16-0503. The Hermosa Beach Oceanfront Encroachment Area extends approximately six feet into the public right-of-way from the seaward property line at 58 The Strand, as generally depicted in **Exhibit 2** of the staff report dated 8/18/16. No new development in the Hermosa Beach Oceanfront Encroachment Area or the public right-of-way identified as The Strand, including additional improvements, repairs, and maintenance, shall occur unless the Commission amends this permit or the Executive Director determines that no amendment is legally required for any proposed minor deviations.
- B. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit evidence, for the review and approval of the Executive Director

that the applicant has made the initial payment to the City's public access impact mitigation program (i.e. annual payment to City for encroachment.) The applicant and all other successors and assigns shall remain enrolled in the City's public access impact mitigation program (i.e. annual payment to City for encroachment) and make the recurring annual payment so long as the encroachment remains in place.

**3. City's Right to Revoke Encroachment Permit.**

Approval of this coastal development permit shall not restrict the City's right and ability to revoke, without cause, the approved City encroachment permit in order to construct public access and recreation improvements within the public right-of-way.

**4. 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.

**5. No Future Shoreline Protective Device(s).**

A. By acceptance of this permit, the applicant agrees, on behalf of itself 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. 5-16-0503 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 itself 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.

## **6. Deed Restriction.**

PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director, for review and written 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 DESCRIPTION AND LOCATION**

The applicant requests a permit to demolish an existing duplex and construct a three-story, 30-foot high single family home with approximately 3,600 square feet of habitable floor area and a 396 square foot two-car garage (**Exhibit 2**). Minimal landscaping is proposed utilizing native or non-native low water use non-invasive plant species. Proposed grading activities consist of 98 cubic yards of cut to a maximum depth of 2-feet 8-inches. No dewatering is proposed or permitted, and all excavated material will be disposed of outside the coastal zone.

The site is a relatively flat 2,394 square foot beachfront lot located within a developed urban residential area along The Strand pedestrian and bicycle path in Hermosa Beach, between the first public road and the sea (**Exhibit 1**). The Strand is used by both residents and visitors for recreational purposes such as walking, jogging, biking, etc., as well as for access to the shoreline. The Strand extends for approximately four miles, from 45<sup>th</sup> Street (the border between El Segundo and Manhattan Beach) to Herondo Street (the border between Hermosa Beach and Redondo Beach). Herondo Street is located approximately 300 feet south of the subject site; the nearest vertical access point is 1<sup>st</sup> Street, 120 feet north of the site. The parcel is zoned High Density Residential (R-3), with a height restriction of 30 feet and a requirement for two covered parking spaces, which is what the Commission has required in previous permit applications for residential development along The Strand, and what the applicant has proposed (a 30 foot high home with two covered parking spaces and a guest parking space).

According to the Coastal Hazard and Wave Runup Study dated May 22, 2016 prepared by Geosols, Inc., because there is an approximately 550 foot wide sandy beach between the subject property and the Pacific Ocean, wave runup and overtopping will not impact this site over the life of the proposed improvements. The analysis identified a potential scenario with the highest

recorded tide in history (8.3 feet NAVD88), plus wave action associated with a 100 year storm, plus 4.75 feet of sea level rise based on the high scenario identified in the California Coastal Commission's Sea Level Rise Policy Guidance document (the National Research Council's 2012 report on Sea-Level Rise for the Coasts of California, Oregon, and Washington: Past, Present, and Future). Even in such a scenario, the applicant's Coastal Hazard and Wave Runup Study indicated that the proposed home would not be subject to flooding or wave attack. Additionally, the study indicated that even with 4.75 feet of sea level rise, the groundwater table will not adversely affect the foundation of the proposed home. Given that the applicant has chosen to implement the project on a beachfront lot despite risks from liquefaction, wave attack, erosion, sea level rise, and storm flooding, the applicant must assume the risks and agree that the property cannot be protected from natural hazards in the future. Therefore, the Commission imposes **Special Condition 4** requiring the applicant to assume the risks and **Special Condition 5** requiring that no future shoreline protective device shall ever be constructed and the development shall be removed in the event that the project site becomes vulnerable to wave runup and overtopping and damages the public beach.

The project site has an existing at grade patio (approximately 6 feet x 30 feet) with pavers, and a 42-inch high wall that currently encroaches into the public right-of-way at the seaward side of the property. The area of the patio encroachment is currently privately developed and is used in tandem with the portion of the patio that is located entirely within the private property. The encroachment area is under a separate lease agreement, and is subject to review, approval, and revocation by the City of Hermosa Beach Public Works Department. The proposed encroachment is landward of the improved portion of the public right-of-way and will not adversely affect pedestrian or cyclist access along The Strand, which is consistent with previously issued coastal development permits in the area. The applicant proposes to re-landscape and hardscape the patio, as well construct a new 42-inch high wall in the encroachment area. To ensure that the applicant maintains their encroachment permit with the City, which is revocable by the City of Hermosa Beach Public Works Department, the Commission imposes **Special Condition 2** and **Special Condition 3** regarding the applicant's rights and obligations related to the encroachment.

The project includes a drainage system to manage and increase on-site percolation of runoff, including gutters and downspouts, which are directed to onsite planters and permeable pavers. In addition, the proposed project includes an infiltration pit at the tank at the southeast side of the property, and overflow will be directed to sump pumps located in the side yards, which will pumped excess water to the public storm drain system. To further preserve and enhance water quality, best management practices will be incorporated throughout the course of construction. To ensure that the development is carried out consistent with the proposed landscape and drainage plan, which will enhance water quality, the Commission imposes **Special Condition 1**.

## **B. PUBLIC ACCESS**

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

### **C. NATURAL HAZARDS**

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 an appropriate set-back from the water; 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.

### **D. WATER QUALITY**

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

### **F. LOCAL COASTAL PROGRAM**

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



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

**G. 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**

1. Hermosa Beach certified Land Use Plan (April 21, 1982)



## Vicinity Map: 58 The Strand, Hermosa Beach



Photo credit: Bing Maps



# Exhibit 2

Page 1 of 4



California Coastal Commission

SDS



NOT FOR CONSTRUCTION

REVISIONS

DATE

9/2/16

SCALE

NOT TO SCALE

PROJECT NUMBER

2016.01

SUBMITTALS

04/29/2016 TO SROUR & ASSOCIATES

PROJECT NAME

KKC  
58 THE STRAND

PROJECT ADDRESS

58 THE STRAND  
HERMOSA BEACH, CA 90254

SHEET NAME

COVER SHEET

SHEET NUMBER

A-0.0

## CITY NOTES & REQ'MENTS

1. NO DISCHARGE OF CONSTRUCTION WASTEWATER, BUILDING MATERIALS, DEBRIS, OR SEDIMENT FROM THE SITE IS PERMITTED.
2. EROSION AND SEDIMENT CONTROL DEVICES MUST BE PLACED AROUND THE CONSTRUCTION SITE TO PREVENT DISCHARGES TO THE STREET. CONTROL MEASURES MUST ALSO BE TAKEN TO PREVENT STREET SURFACE WATER ENTERING THE SITE.
3. ALL SITE DRAINAGE SHALL BE TERMINATED AT PUBLIC WAY VIA A NON-EROSIVE DEVICE PER HB4MC.
4. PROTECT THE PEDESTRIAN WAY PER UBC SECT 3303 DURING CONSTRUCTION.
5. BUILDING ADDRESS SHALL BE PROVIDED ON THE BUILDING IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET PER SECTION 502.
6. THE STRUCTURE SHALL COMPLY WITH THE SECURITY REQUIREMENTS OF 'APPENDIX CHAPTER 10 SECURITY' OF HBMC.
7. BACKWATER VALVE REQUIRED IF DRAINAGE FIXTURE IS LOCATED BELOW THE NEXT UPSTREAM MANHOLE OR BLOW THE MAIN SEWER LEVEL PER CPC SECT 710.0
8. THE DEMOLITION AND SHORING PERMIT TO BE ISSUED UNDER SEPERATE PERMIT.
9. ROOF GUTTERS AND DOWNSPOUTS TO BE CONSTRUCTED PER HBMC.

## TITLE-24 NOTES

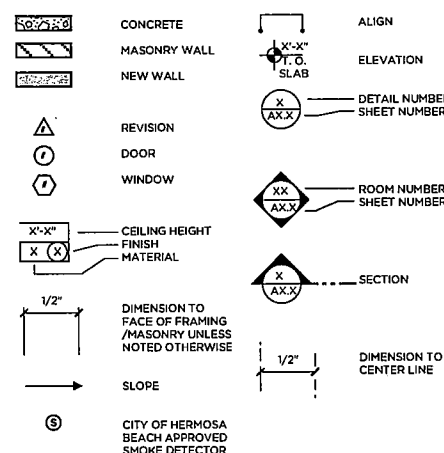
TITLE-24 NOTE:  
CONTRACTOR SHALL POST INSULATION CERTIFICATE (CF-6R) FORM AND INSULATION CERTIFICATE (IC-1) FORM IN A CONSPICUOUS LOCATION OR KEPT WITH PLAN AND MADE AVAILABLE TO THE INSPECTOR

CONTRACTOR SHALL PROVIDE COPIES OF THE CALIFORNIA GUIDE TO HOME COMFORT AND ENERGY SAVINGS, CF-1R, HF-1R/CF-6R AND IC-1 FORMS TO THE BUILDING OWNER.

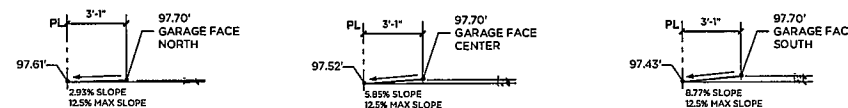
AN APPROVED HERS PROVIDER AND CERTIFIED RATER SHALL CONDUCT THE FIELD VERIFICATION AND DIAGNOSTIC TESTING.

CONTRACTOR SHALL PROVIDE A COPY OF CERTIFICATE OF FIELD VERIFICATION AND DIAGNOSTIC TESTING (CF-4R), SIGNED AND DATED BY THE HERS RATER, TO THE BUILDING DEPARTMENT PRIOR TO FINAL INSPECTION.

## LEGEND



## DRIVEWAY SLOPE PROFILES



## PROJECT CONTACTS

**OWNER**  
KKC Development, INC  
3216 Manhattan Ave, Suite E  
Hermosa Beach, CA 90254

**CONTRACTOR**  
KKC Development, INC  
3216 Manhattan Ave, Suite E  
Hermosa Beach, CA 90254  
(310) 375-6997 tele  
Contact: Jonathan Starr

**DESIGNER**  
SDG Design+Development  
643 Cypress Avenue  
Hermosa Beach, CA 90254  
(310) 375-6997 tele  
Contact: Jonathan Starr

**SURVEYOR**  
Dann Engineers  
3914 Del Amo Blvd., STE 921  
Torrance, CA 90503  
(310) 542-9433

**STRUCTURAL ENGINEER**  
Envision Engineering, Inc.  
1125 West Morena Blvd. Ste. B  
San Diego, CA 92110  
(619) 275-6726 tele  
Contact: Alex Barajas

**SOILS ENGINEER**  
NorCal Engineering

**ENERGY**  
Alternative Energy Systems  
229 North Central Avenue, ste. 406  
Glendale, CA 91203  
(818) 246-2844 tele  
Contact: Troy Lindquist

## PROJECT SUMMARY

**PROJECT ADDRESS:** 58 THE STRAND HERMOSA BEACH, CA 90254

**PROJECT DESCRIPTION:** NEW 3 STORY SINGLE FAMILY RESIDENCE WITH ATTACHED 2 CAR GARAGE + 1 GUEST SPACE

**AREA/ZONING DISTRICT:** R-3 MULTIPLE FAMILY RESIDENCE

**BUILDING TYPE:** SINGLE FAMILY RESIDENCE WITH ATTACHED GARAGE

**OCCUPANCY GROUP:** R3 RESIDENCE / GARAGE-U

**CONSTRUCTION TYPE:** TYPE V-B, SPRINKLERED

**NUMBER OF STORIES:** 3 STORIES

**APPLICABLE CODES:** 2013 California Building Code  
2013 California Residential Code  
2013 California Plumbing Code  
2013 California Mechanical Code  
2013 California Electrical Code  
2013 Energy Code  
2013 California Green Building Standards Code

**LEGAL DESCRIPTION:** LOT 15, BLOCK 1  
HERMOSA BEACH  
M.B. 1-25-26  
APN 4188-002-037

**LOT SIZE:** 79.78' + 79.81' / 2 x 30.00' = 2393.85 SQ. FT.

**SETBACKS:** FRONT 2'-0" (MIN 3'-0" 10 %)  
SIDE 3'-0" IF ALLEY, GROUND: 3'  
REAR 2ND FLOOR: 0'

**HEIGHT RESTRICTION:** 30' (SEE A0.7 FOR CRITICAL POINTS)

## FLOOR AREA CALCS:

FIRST FLOOR:	1012.99 SF
SECOND FLOOR:	1284.36 SF
THIRD FLOOR:	1303.32 SF
<b>TOTAL LIVING:</b>	<b>3600.67 SF</b>
GARAGE:	396.09 SF
DECK- 2 FL:	178.66 SF
DECK- 3 FL:	28.88 SF
<b>TOTAL DECKS:</b>	<b>207.54 SF</b>

## PROJECT SUMMARY FORM

### PROJECT SUMMARY

**PROJECT LOCATION:** 58 THE STRAND HERMOSA BEACH, CA 90254

**LEGAL DESCRIPTION:** LOT 15, M.B. 1-25-26

**APN #:** APN: 4188-002-037

**ZONING:** R-3

**SCOPE OF WORK:** NEW 3 STORY SINGLE FAMILY RESIDENCE WITH ATTACHED 2 CAR GARAGE + 1 GUEST SPACE

GENERAL BUILDING INFORMATION (NOTE: FOR ADDITION AND REMODEL PROJECTS, PLEASE PROVIDE INFORMATION FOR EXISTING AREA AND ADDED AREA.)

<b>GARAGE (INTERIOR DIMENSIONS)</b>	17'-3" X 20'-3 1/2"
1. FLOOR LEVEL / LIVING AREA	1. Floor: 1012.99 SF
2. FLOOR LEVEL / LIVING AREA	2. Floor: 1284.36 SF
DECKS/BALCONIES	178.66 SF
3. FLOOR LEVEL / LIVING AREA	3. Floor: 1303.32 SF
DECKS/BALCONIES	28.88 SF
<b>TOTAL LIVING AREA</b>	<b>3600.67 SF</b>
<b>TOTAL DECKS/BALCONIES</b>	<b>207.54 SF</b>
<b>NO. OF BEDROOMS</b>	<b>4</b>
<b>NO. OF BATHROOMS</b>	<b>4.5</b>

ZONING INFORMATION	REQUIRED	PROVIDED
AREA:		
LOT AREA	2393.85 SF	2393.85 SF
LOT COVERAGE	1856.00 SF MAX	1855.65 SF
YARDS:		
FRONT	2'-0"	8'-9 1/2"
SIDE	3'-0"	3'-0"
REAR	3'-0" / 0'-0" @ 2ND	3'-1" / 2'-9" @ 2ND
PARKING AND DRIVEWAYS:		
NUMBER OF SPACES	2	2
GUEST SPACES	1	1
PARKING SETBACK	3'-0"	3'-1"
PARKING STALL DIMENSION	8'-6" X 20'-0"	8'-2" X 20'-3"
TURNING AREA	23'-0"	23'-1"
DRIVEWAY WIDTH	8'-0" GARAGE DOOR PER CAR	8'-3" GARAGE DOOR PER CAR
DRIVEWAY MAXIMUM SLOPE	12.5%	8.77%
OPEN SPACE:		
ON GRADE	N/A	205.66 SF
DECKS/BALCONIES	100 SF MIN OF MAIN FLOOR	106.12 SF MIN OF MAIN FLOOR
<b>TOTAL</b>	<b>300 SF</b>	<b>311.78 SF</b>

### BASEMENT QUALIFICATION CALCULATION

(REQUIRED FOR ALL PROJECTS PROPOSING TWO STORIES AND BASEMENT)

1ST LEVEL F.F. ELEVATION	N/A
LINEAL FEET (L.F.) OF PERIMETER	
L.F. OF PERIMETER - 48' FROM GRADE TO F.F. ABOVE	
% OF PERIMETER < 8' TO FF ABOVE	

## SHEET INDEX

- A-0.0 COVER SHEET
- A-0.1 SURVEY
- A-0.5 SITE PLAN
- A-0.6 LANDSCAPE PLAN
- A-0.7 CP-PLAN / CP-CALCS
- A-1.0 FIRST FLOOR PLAN
- A-1.1 SECOND FLOOR PLAN
- A-1.2 THIRD FLOOR PLAN
- A-1.3 ROOF PLAN
- A-3.0-ELEVATIONS
- A-4.0 LONGITUDINAL & CROSS BUILDING SECTIONS

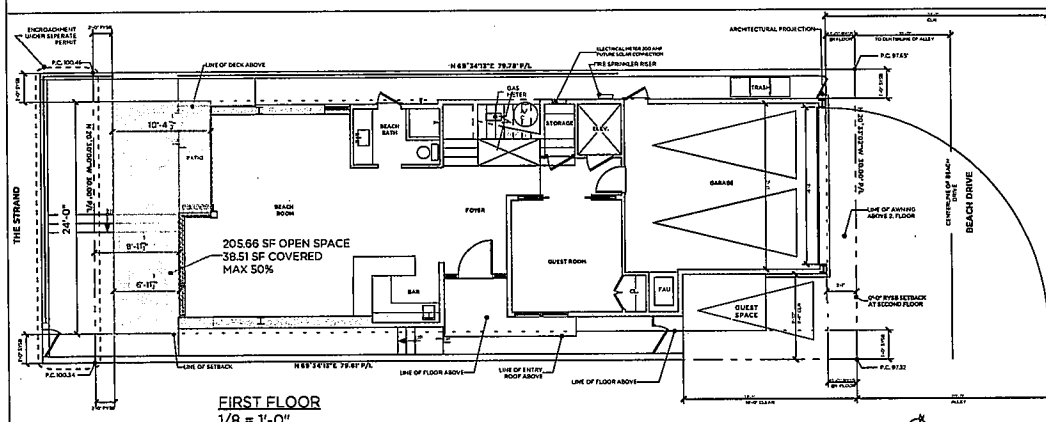
## SEPARATE SUBMITTALS

- STORMWATER INFILTRATION SYSTEM UNDER SEPERATE PERMIT/ SEE C- SHEETS C-1/C-2
- DEMOLITION, AND SEWER CAP OF EXISTING BUILDINGS
- SHORING PLANS
- ENCROACHMENT PLAN

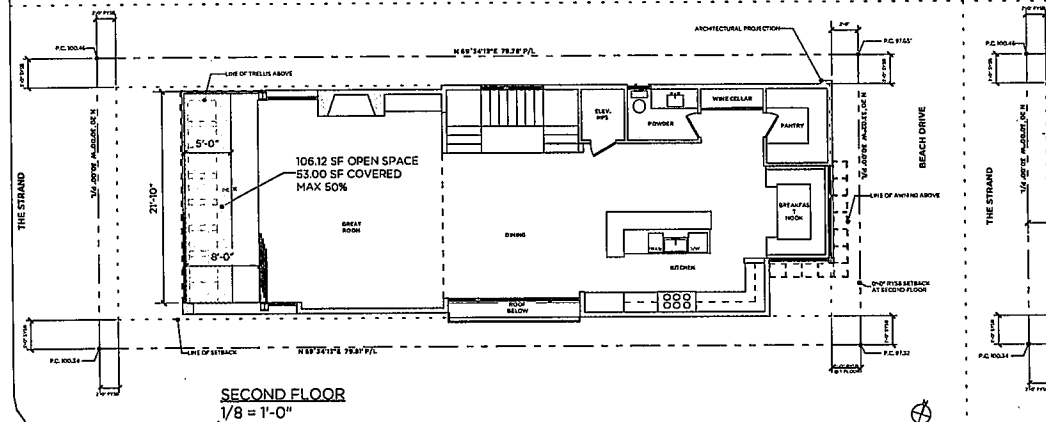
## CRITICAL POINT CALCS.

SEE CALCS AND HEIGHTS SHEET A0.6

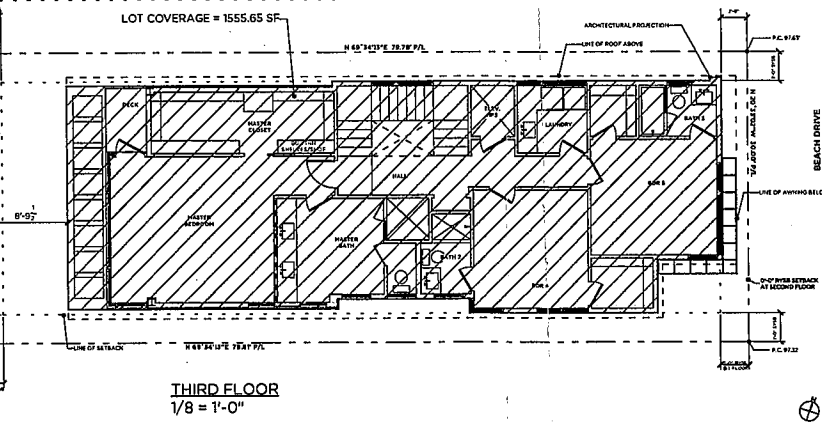
## OPEN SPACE & LOT COVERAGE DIAGRAMS AND CALCS.:



FIRST FLOOR  
1/8" = 1'-0"



SECOND FLOOR  
1/8" = 1'-0"



THIRD FLOOR  
1/8" = 1'-0"

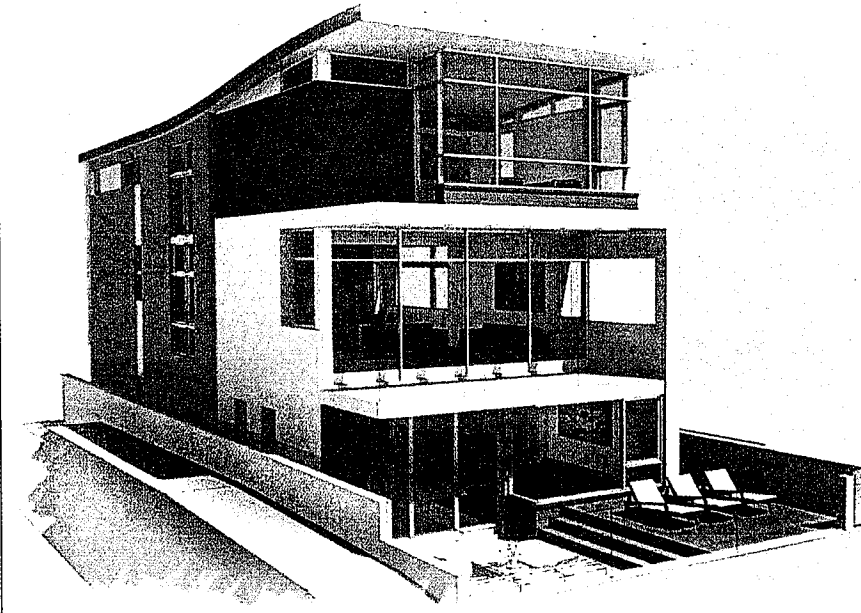
## OPEN SPACE:

FIRST FLOOR:	205.66 SF	MIN. 100.00 SF
SECOND FLOOR:	106.12 SF	
<b>TOTAL OPEN SPACE:</b>	<b>311.78 SF</b>	<b>&gt; 300 REQ. REQ. = OK</b>

## LOT COVERAGE

PROPOSED LOT COVERAGE:	1555.65 SF
MAXIMUM LOT COVERAGE (.65 X 2393.85) =	1556.00 SF
<b>LOT COVERAGE:</b>	<b>1555.65 SF &lt; 1556.00 SF = OK</b>

## RENDERING



RECEIVED  
South Coast Region

MAY 24 2016

CALIFORNIA  
COASTAL COMMISSION

APPROVED IN CONCEPT  
CITY OF HERMOSA BEACH  
By [Signature]  
Dept. Planning  
Date 5/12/16

5-160503

# Exhibit 2

Page 2 of 4



California Coastal  
Commission



NOT FOR  
CONSTRUCTION

## REVISIONS

## DATE

5/12/16

## SCALE

AS NOTED

## PROJECT NUMBER

2016.01

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## SUBMITTALS

04/29/2016 TO SROUR & ASSOCIATES  
05/12/2016 PLANNING CORRECTIONS

## PROJECT NAME

KKC  
58 THE STRAND

## PROJECT ADDRESS

58 THE STRAND  
HERMOSA BEACH, CA 90254

## SHEET NAME

SITE PLAN

## SHEET NUMBER

A-0.5

## COMMUNITY DEVELOPMENT

PROOF OF RECORDATION OF APPROVED CC&RS SHALL BE SUBMITTED TO THE COMMUNITY DEVELOPMENT DIRECTOR WITHIN THREE (3) MONTHS AFTER RECORDATION OF THE FINAL MAP

THE PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF THE BUILDING DIVISION, PUBLIC WORKS DEPARTMENT, AND FIRE DEPARTMENT, AND THE CITY OF HERMOSA BEACH MUNICIPAL CODE.

## SITE DRAINAGE

ALL SITE DRAINAGE SHALL TERMINATE AT PUBLIC RIGHT OF WAY VIA NON-CORROSIVE DEVICE PER HBMC

## SITE IRRIGATION

ALL LANDSCAPING AREAS ARE TO BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM. PLANS MUST BE CONSISTENT WITH MUNICIPAL CODE CHAPTERS 8.56 AND 8.62

## PEDESTRIAN PROTECTION

PEDESTRIAN PROTECTION SHALL BE PROVIDED PER CRC SECTION R318.3 DURING CONSTRUCTION.

## STORM WATER NOTE:

PER HBMC SECTION 8.44.095, 100% OF THE SITE STORM WATER SHALL BE CAPTURED ON SITE VIA PERMEABLE SURFACES AND/OR A WATER INFILTRATION SYSTEM PER CIVIL ENGINEER DRAWINGS (UNDER SEPARATE PERMIT).

## HOUSE ADDRESS

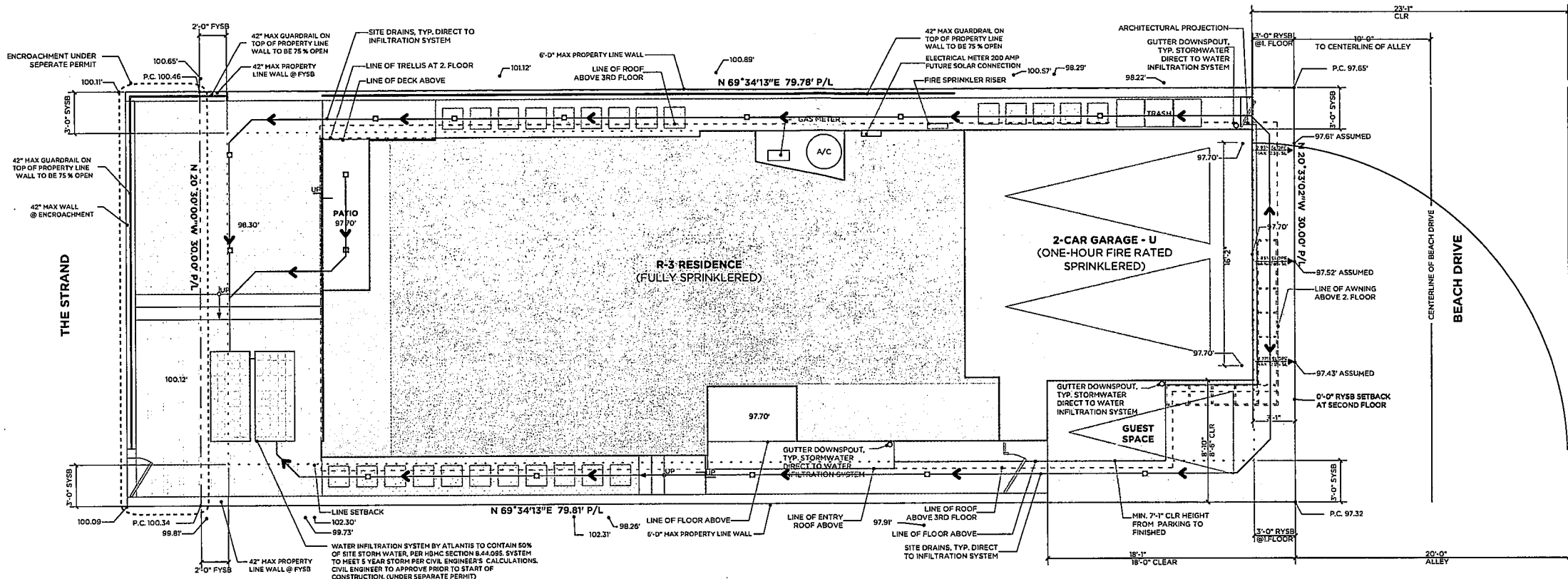
BUILDING ADDRESS SHALL BE PROVIDED IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET PER CRC SECTION 319.1

IS 04.070 PROTECTION OF PRIVATE PROPERTY DURING CONSTRUCTION, CITY MAY REQUIRE POSTING OF A BOND FOR PROPERTY DAMAGE ADJACENT TO CONSTRUCTION SITE.

## LEGEND

- NDN HIGH WATER USE PLANTS/ PERMEABLE
- WOOD/ PERMEABLE
- CONCRETE/ NOT PERMEABLE
- TILE/ NOT PERMEABLE
- PAVEMENT PERMEABLE

SUMP PUMP, DRAINAGE, INFILTRATION SYSTEM AND EROSION CONTROL PER CIVIL DRAWINGS



## SITE PLAN

SCALE 1/4" = 1'-0"

APPROVED IN CONCEPT  
CITY OF HERMOSA BEACH

By

Dept.

Date

Planning  
5/12/16



# Exhibit 2

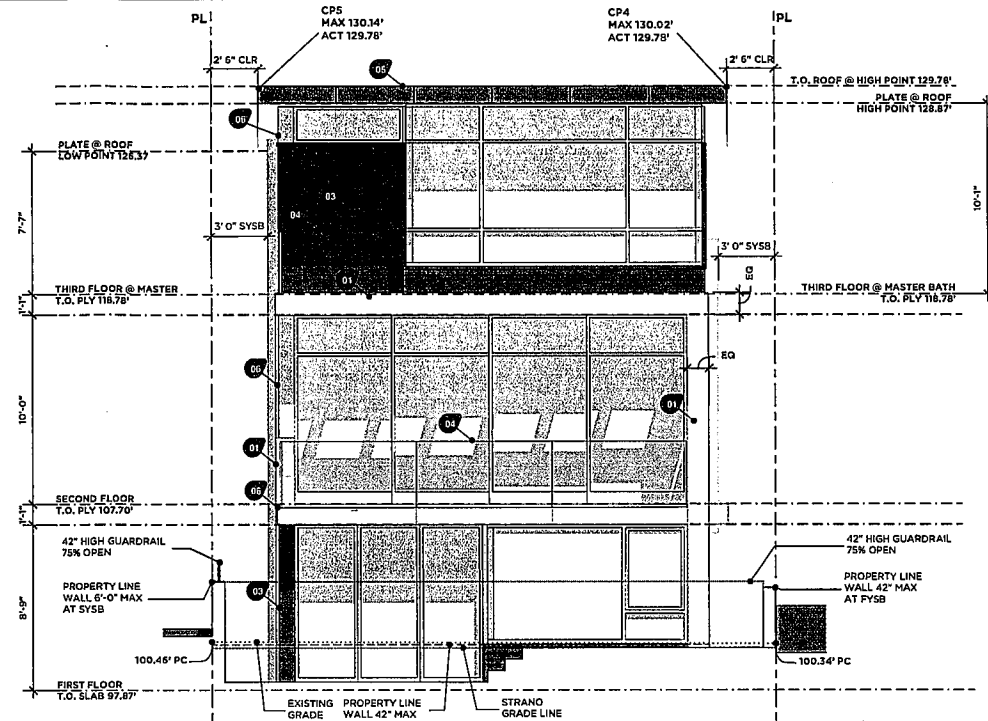
Page 4 of 4



California Coastal  
Commission

## MATERIAL KEY

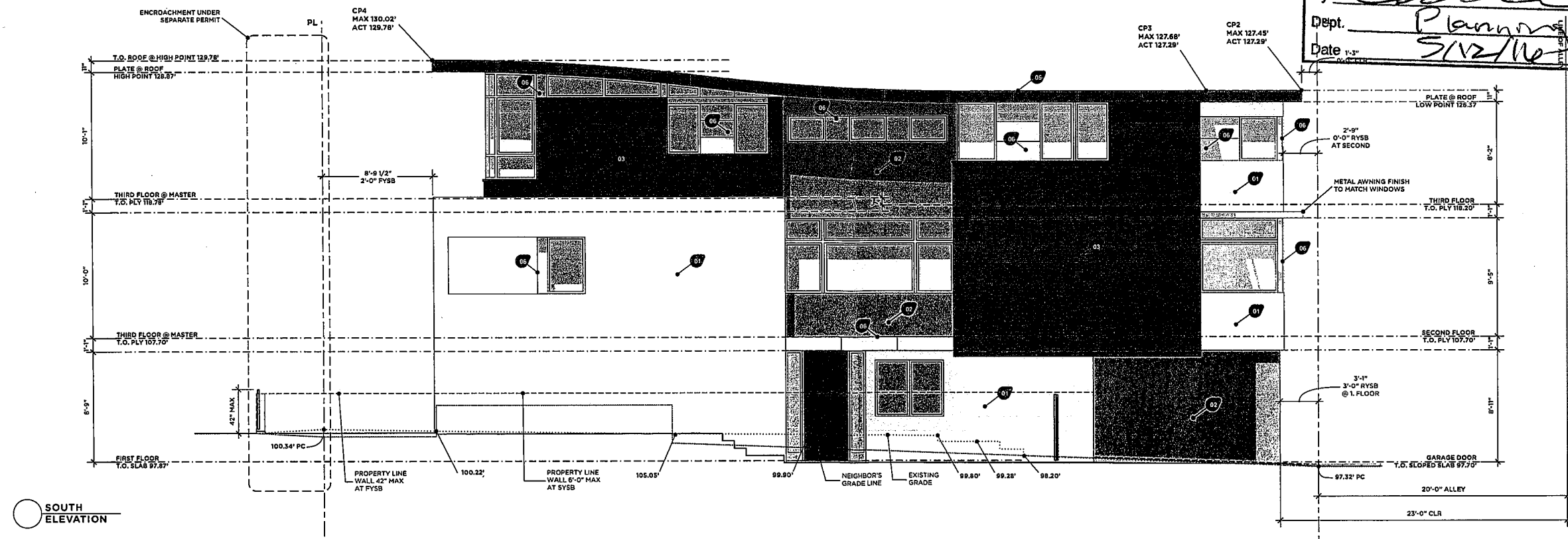
- 01 STUCCO WHITE
- 02 STUCCO GREY
- 03 T&G WOOD SIDING
- 04 GLASS GUARDRAIL MIN 42" / ESR 3269
- 05 SHEET METAL DARK
- 06 SHEET METAL CLADDING / TO MATCH WINDOWS



WEST  
ELEVATION

APPROVED IN CONCEPT  
CITY OF HERMOSA BEACH

By [Signature]  
Dept. Planning  
Date 5/12/16



SOUTH  
ELEVATION

DESIGN DEVELOPMENT  
sdg

FOR  
CONSTRUCTION

REVISIONS
DATE 04/29/2016
SCALE 1/4" = 1'-0"
PROJECT NUMBER 2016.01
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SUBMITTALS
PROJECT NAME <b>KKC 58 THE STRAND</b>
PROJECT ADDRESS 58 THE STRAND HERMOSA BEACH, CA 90254
SHEET NAME <b>ELEVATIONS</b>
SHEET NUMBER <b>A3.0</b>