

**CALIFORNIA COASTAL COMMISSION**

SOUTH COAST DISTRICT OFFICE  
301 E. OCEAN BLVD., SUITE 300  
LONG BEACH, CA 90802-4830  
(562) 590-5071



# Th13c

**5-19-1220 (Dennis)**

**October 8, 2020**

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Manhattan Beach

Roundhouse Aquarium

**Manhattan Beach Pier**



Valley Park

Journey of Faith Church

**Project Location**

Hermosa Beach

**Hermosa Beach Pier**

Our Lady of Guadalupe Church



**Project Site**

**Highland Avenue**

**33<sup>rd</sup> Place**

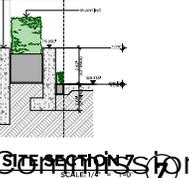
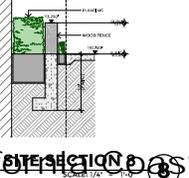
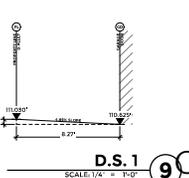
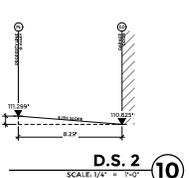
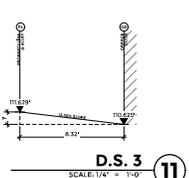
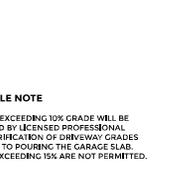
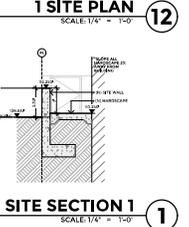
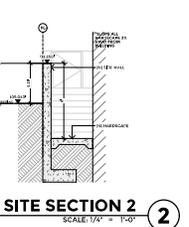
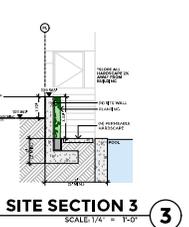
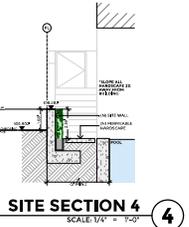
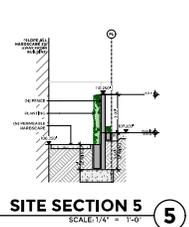
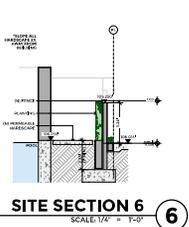
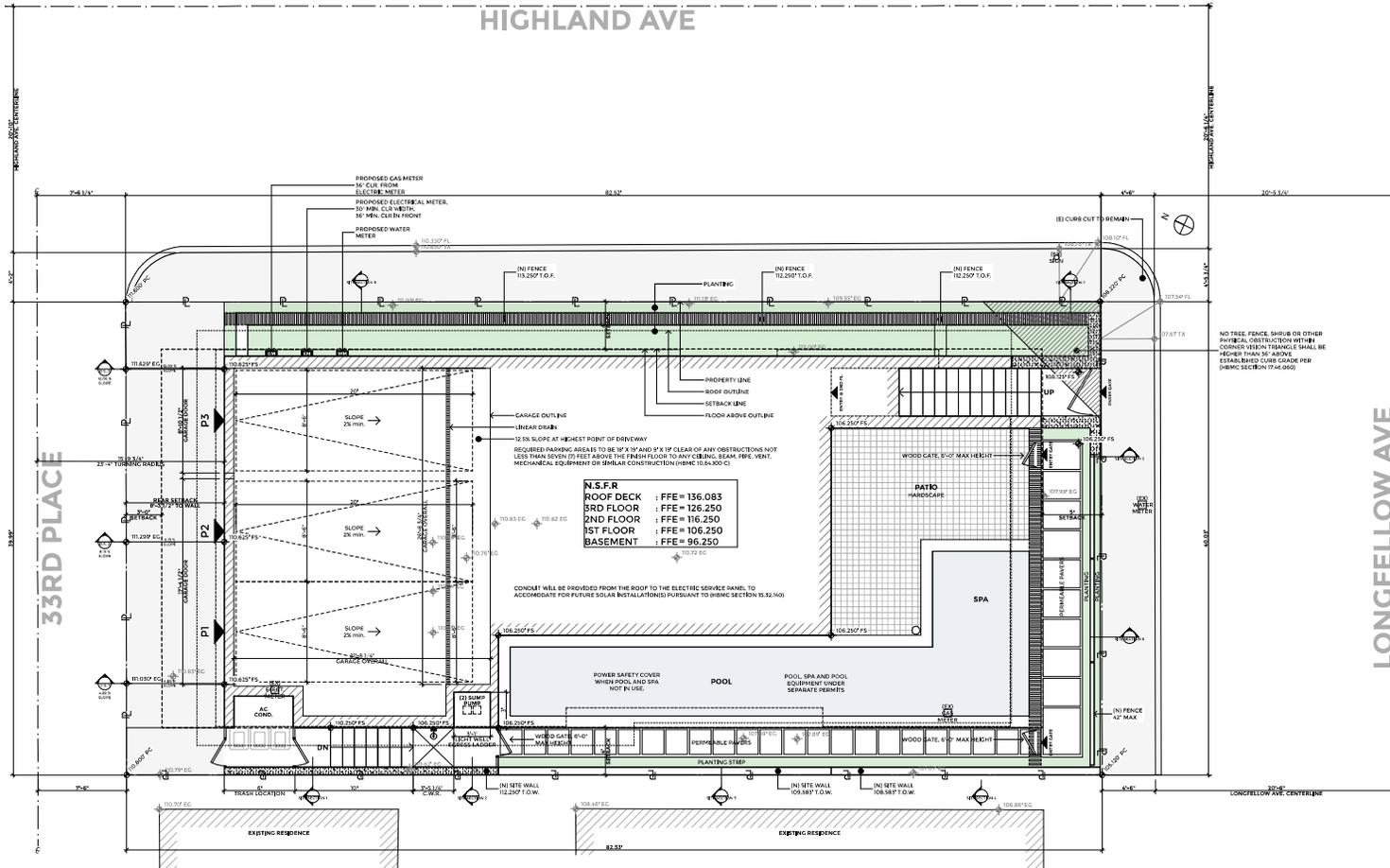
**Longfellow Avenue**



# HIGHLAND AVE

## SITE PLAN NOTES

- EXCAVATIONS, BACKFILL AND COMPACTION REQUIREMENTS**
  - COMPLY WITH ALL REQUIREMENTS OF THE GEOTECHNICAL ENGINEERING REPORT, SOILS REPORT AND USE SHOWING ENGINEERING FOR ALL EXCAVATIONS, BACKFILL AND COMPACTION.
- CONDITIONS DERIVED FROM DRAWINGS OR GEOTECHNICAL REPORTS**
  - IF DURING THE COURSE OF EXCAVATION, SUCH AS BACKFILL OR COMPACTION, ANY CONDITIONS ARE DISCOVERED WHICH DEVIATE FROM ANY CONDITIONS AS DISCLOSED IN THE GEOTECHNICAL OR SOILS REPORT OR SHOWING ENGINEERING OR ANY OTHER ENGINEERING OR GEOTECHNICAL CONSTRUCTION EXPERIENCE, IMMEDIATELY NOTIFY THE ARCHITECT.
- SETBACKS**
  - VERIFY THAT ALL CODE REQUIRED SETBACKS AND HEIGHT LIMITATIONS ARE OBSERVED.
- PROTECTION OF REMAINS AND PROPERTIES**
  - BARRICADE OPEN DEPRESSIONS AND HOLES OCCURRING AS PART OF THE WORK.
  - PROTECT ALL ADJACENT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENT, AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETBACKS, CURBS, OR EXCESSIVE VIBRATIONS UNDER THE SECTION.
- PROTECTION OF EXISTING PLANTING AND TREES**
  - ALL EXISTING PLANT MATERIAL AND TREES NOT INDICATED TO BE REMOVED OR TO BE CUT BACK SHALL BE PROTECTED TO THE MAXIMUM EXTENT POSSIBLE. ANY DAMAGE TO EXISTING PLANTING OR TREES SHALL BE REPAIRED OR REPLACED AT NO COST TO THE OWNER.
- PROTECTION OF EXISTING STRUCTURES**
  - ALL EXISTING STRUCTURES NOT INDICATED TO BE REMOVED OR TO BE CUT BACK SHALL BE PROTECTED TO THE MAXIMUM EXTENT POSSIBLE. ANY DAMAGE TO EXISTING STRUCTURES SHALL BE REPAIRED OR REPLACED AT NO COST TO THE OWNER.
- CONSTRUCTION FENCE**
  - PROVIDE A CONSTRUCTION FENCE TO PREVENT UNAUTHORIZED ENTRY BY THE PUBLIC ON THE SITE AND PROTECTION OF STRUCTURES AND MATERIALS.
  - COORDINATE LOCATION OF ALL NEW UTILITY CONNECTION POINTS AND METERS FROM DAMAGE.
- UTILITIES**
  - PROTECT ALL EXISTING UTILITIES BY TUBES, CONNECTION POINTS AND METERS FROM DAMAGE.
  - ELECTRICAL, TELEPHONE, CABLE, TELEVISION SYSTEMS AND SPLIT AIR SERVICE WIRES AND CABLES SHALL BE INSTALLED UNDERGROUND TO THE FOUNDATION WITH A MINIMUM COVER AND BE PROTECTED BY THE PUBLIC UTILITIES COMMISSION OF THE STATE OF CALIFORNIA AND SPECIFICATIONS OF THE CHANGING OF THE PUBLIC WORKS DEPARTMENTS.
- SEWER CLEAN-OUTS**
  - SEWER CLEAN-OUT REQUIREMENTS SHALL BE IN ACCORDANCE WITH CALIFORNIA DEPARTMENT OF HEALTH SERVICES AND LOCAL ORDINANCES FOR WATER MAINS AND SEWER LINES.
  - COORDINATE LOCATION OF ALL SEWER CLEAN-OUTS WITH ARCHITECT PRIOR TO BEGINNING ANY WORK.
- EXTERIOR PAVING (SEE ITEM 1 BELOW FOR ADDITIONAL NOTES)**
  - ALL EXTERIOR PAVING SHALL BE SLOPED TO DRAIN TO EITHER AN EXISTING DRAIN OR TO AN ADJACENT PLANTING AREAS, DEPENDING ON THE LOCATION AND CONDITION.
  - VERIFY FINISH OF PAVING JOINTS FOR ALL EXTERIOR PAVING AREAS TO BE SMOOTH AND EVEN.
  - VERIFY QUANTITY AND LOCATIONS OF CONTROL JOINTS FOR ALL EXTERIOR PAVING TO BE SMOOTH AND EVEN.
- STORM DRAINAGE/SUMP REQUIREMENTS**
  - VERIFY WITH GOVERNING AGENCIES IF A STORM WATER VESSEL NEARBY FROM PLUMBING OR OTHER POLLUTION PREVENTION SYSTEM IS REQUIRED.
  - ALL DOWNSPUTS AND AREA DRAINS SHALL CONNECT TO THE DRAINAGE SYSTEM THAT TERMINATE AT THE STUMP OUT TO THE STREET AS REQUIRED.
- PATIOS AND PORCHES AT OUTSTANDING DOORS**
  - VERIFY THAT HEIGHT OF THE WALK SURFACE WILL COMPLY WITH THE CODE SPECIFIED MAXIMUM ALLOWABLE HEIGHT AT THE POINT OF ENTRY FROM THE TOP OF THE FOUNDATION AND TOP OF THE EXISTING FLOOR SURFACE. COMPARE WITH THE SPECIFIC STATE AND FEDERAL REQUIREMENTS WITH INSTALLATION OF CURBS. NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK IF THE CONDITION DOES NOT COMPLY WITH CODE.
- YARD WALLS**
  - VERIFY THAT ALL NEW YARD WALLS COMPLY WITH ZONING CODE HEIGHT LIMITATIONS.
- FENCE/WALL/MANORIA AND HEDGE HEIGHTS**
  - AS FROM THE LOWEST FINISH GRADE ADJACENT TO EACH SECTION OF THESE STRUCTURES MAY BE A MAXIMUM OF 6' IN THE FRONT YARD, 4' IN THE REAR YARD, AND 6' IN TRAFFIC VISION CLEARANCE TRIANGLE.
- CURB CUTS AND SETBACKS**
  - CONTRACTOR IS REQUIRED TO OBTAIN A SEPARATE PERMIT FOR ALL CURB CUTS AND SETBACKS PER APPLICABLE BY PROVISIONS OF PUBLIC WORKS DEPARTMENT REQUIREMENTS.
- LANDSCAPE CONTRIBUTION**
  - PROVIDE AND COORDINATE ALL REQUIRED WATER SUPPLIES AND POWER OUTLETS REQUIRED FOR LANDSCAPE IRRIGATION SYSTEM.
- ELECTRICAL METERS**
  - 200 AMP ELECTRICAL PANEL (INDICATE SEPARATE POINT) PROVIDE 36" OFFSET FROM ELECTRIC METER. CONSULT GAS COMPANY FOR DETAILS.
- GAS METER**
  - 60" METER WITH APPROVED DEFIBR GAS SHUT-OFF VALVE PROVIDED 36" OFFSET FROM ELECTRIC METER. CONSULT GAS COMPANY FOR DETAILS.
- VEHICULAR CORNER LOTS**
  - ALL CORNER LOTS SUBJECT TO YARD REQUIREMENTS SHALL OBSERVE THE VEHICLE VISION TRIANGLE AND TRIANGLE AREA ONE ANGLE OF WHICH SHALL BE PROVIDED BY THE FRONT AND REAR LOT LINES AND THE REAR OF SUCH TRIANGLE FORMING THE CORNER ANGLE SHALL LOCATE TO THE FEET LENGTH MEASURED FROM THE AFORESAID ANGLE. (SEE HENC 17A.5.6.3)
- SHORING**
  - IF REQUIRED, TO BE UNDER SEPARATE PERMIT PREPARED BY CIVIL ENGINEER PRIOR TO CONSTRUCTION.
- SEPARATE PERMITS**
  - SEPARATE PERMITS AND PLANS ARE REQUIRED FOR SPAL, CURB CUTS, SETBACKS AND SETBACKS BY SUCH PROVISIONS OF REGULATIONS REGARDING THE CONDITION OF APPROVAL. FOR DISCRETIONARY ACTIONS OR DISCRETIONARY LINES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS BEFORE PROCEEDING.



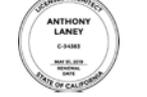
**PROJECT NAME**  
DENNIS RESIDENCE

**PROJECT NUMBER**  
18150

**CLIENT**  
GEORGE AND TALLIE DENNIS

**PROJECT ADDRESS**  
3305 HIGHLAND AVE.  
HERMOSA BEACH, CA 90254

**ARCHITECT**  
ANTHONY LANEY AIA  
LANEY LA, INC.  
1310 HAWTHORNE BLVD.  
HAWTHORNE CA 90250  
(310) 498-2455  
ANTHONY@LANEY.LA



MARK	DATE	DESCRIPTION

**PROJECT NO.:**  
**MODEL FILE:**  
**DRAWN BY:**  
**CHK'D BY:**  
**COPYRIGHT**

**SHEET TITLE**  
SITE PLAN

California Coastal Commission

5-19-1220

Exhibit 2  
Page 2 of 7

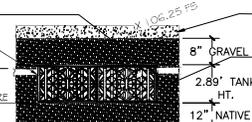
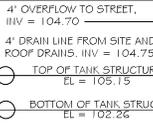
A.012











FINISHED SURFACE, PER STRUCTURAL PLANS.  
SIDE BACKFILL: 6" CLEAN SAND OR GRAVEL, PER ENGINEER, COMPACTED.  
8" GRAVEL  
2.89" TANK HT.  
12" NATIVE

**CONSTRUCTION NOTES:**

- A. Install Tank after other site construction use of heavy equipment that must cross the bed area.
- B. Mark edges of the Tank bed during and after construction to prevent heavy equipment from crossing the Tank bed area.
- C. Stabilize area surrounding the Tank bed to prevent washing of silts/sediment into the bed.
- D. Remove silts/sediment from erosion that washes into the bed during construction.
- E. May use native fill boss material where traffic loads are not expected.
- F. Fill materials shall be per the engineer's specification, clean washed sand/aggregate or gravel, free of lumps, debris or other sharp materials and excess silt.
- G. Do not cut holes into the Tank. See ET-1502 detail.
- H. Read manufacturer's submittal and use the attached checklist to ensure proper installation.

ECORAIN (MODEL NO. ET-1502) LID BMP SECTION 'A' (NTS)  
(DRIVEWAY LID BMP SIMILAR)

SET L&T RCE 30826  
1.00' NLY OF CORNER  
ON PROP. LINE PROD.  
L&T ELEV = 111.63'

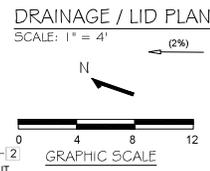
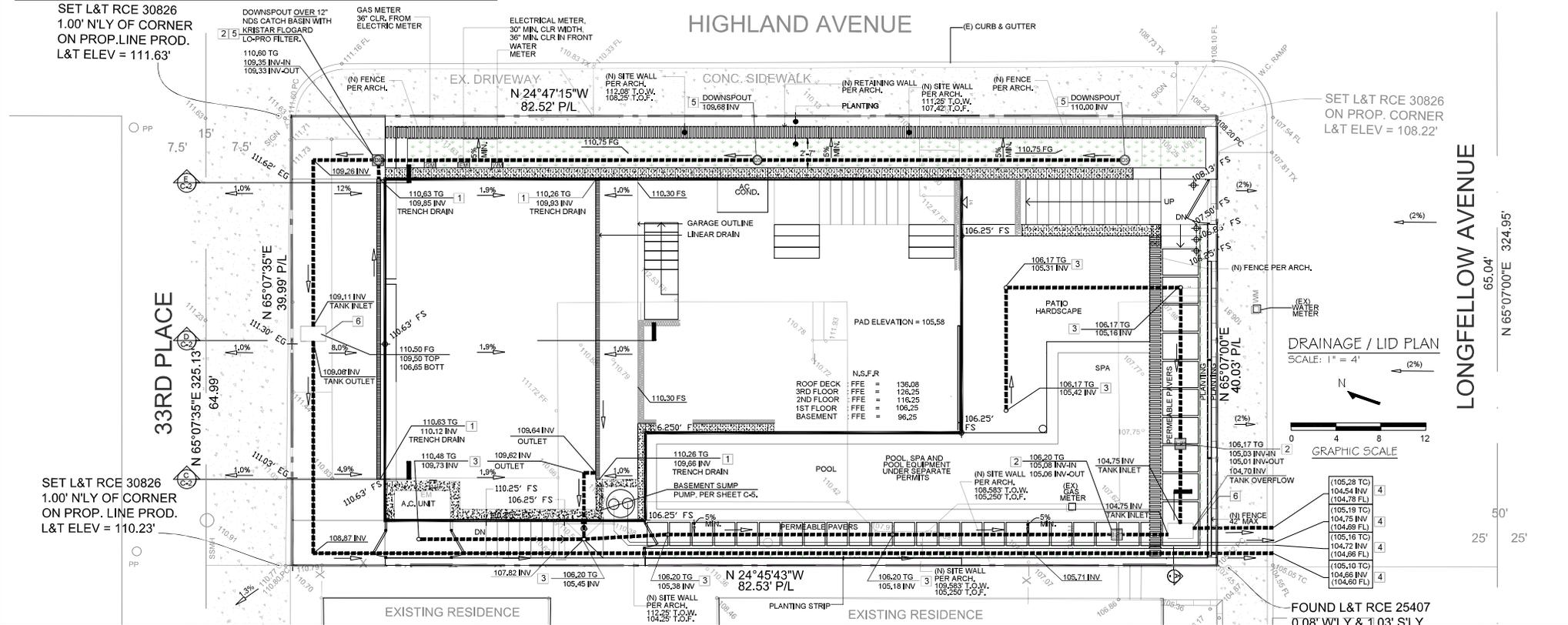
SET L&T RCE 30826  
1.00' NLY OF CORNER  
ON PROP. LINE PROD.  
L&T ELEV = 110.23'

**LEGEND (AS APPLIES)**

- 4" PERFORATED 5CH 40 PVC (OR 5DR 35) DRAIN PIPE, WITH FLOW DIRECTION ARROW. SLOPE = 1% MIN. TOWARD DRAIN.
- 4" 5CH 40 PVC (OR 5DR 35) DRAIN PIPE, SLOPE = 1% MIN. TOWARD DRAIN.
- 6" WIDE NDS (OR SIMILAR) TRENCH DRAIN, BOTTOM SLOPE = 1% MIN. TOWARD DRAIN.
- 12" SQ. NDS (OR SIMILAR) CATCH BASIN, CONNECTING TO SUBDRAINS.
- 4" NDS (OR SIMILAR) AREA DRAIN, CONNECTING TO SUBDRAINS.
- DOWNSPOUT LOCATION. SIZE / MODEL VARIES, SEE DETAIL HEREON.
- PROPERTY LINE
- (N) FENCE PER ARCH.
- TG TOP OF GRATE
- INV INVERT
- FG FINISHED GRADE
- SL SLOPE %
- GFF GARAGE FINISHED FLOOR
- FL FLOWLINE

**DRAINAGE PLAN CONSTRUCTION NOTES:**

- 1 CONSTRUCT 6" WIDE NDS (OR SIMILAR) TRENCH DRAIN.
- 2 CONSTRUCT 12" NDS (OR SIMILAR) CATCH BASIN, CONNECTING TO SUBDRAINS.
- 3 CONSTRUCT 4" NDS (OR SIMILAR) AREA DRAIN, CONNECTING TO SUBDRAINS.
- 4 CONSTRUCT CURB OUTLET PER DETAIL, SEE SHEET C-2.0.
- 5 CONSTRUCT DOWNSPOUT PER DETAIL, SEE SHEET C-2.0.
- 6 CONSTRUCT ECORAIN TANK MODEL NO. ET-1502 PER SECTION 'A'.



**BENCH MARK:**  
NO. QY8381  
PD. MON IN STAIRS AT SOUTHEAST CORNER OF HERMOSA AVENUE AND 25TH STREET  
ELEV. 25.484'  
LAT. 33.971978, LONG. -118.396664

**UNDERGROUND SERVICE ALERT**  
811  
**DIG ALERT**  
PLAY IT SAFE. DIG BEFORE YOU DIG!  
AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION

REV#	DESCRIPTION	APP	DATE

PLANS PREPARED BY:  
**Mc**  
MCGRATH CIVIL, INC.  
CIVIL ENGINEERING  
3780 HUNTER BLVD. SUITE 200  
LONG BEACH, CA 90806  
WWW.MCGRATHCIVIL.COM  
(404) 270-5359

GEOTECHNICAL ENGINEER:  
ENGINEER NAME: \_\_\_\_\_ DATE: \_\_\_\_\_  
REG. LICENSE NO.: \_\_\_\_\_

CITY OF HERMOSA BEACH  
PUBLIC WORKS DEPARTMENT  
APPROVED FOR PUBLIC WORKS PERMIT ISSUANCE:

**DRAINAGE / LID PLAN**  
PROPOSED SINGLE FAMILY RESIDENCE  
3205 HIGHLAND AVE. HERMOSA BEACH, CA 90254  
California Coastal Commission

JOB # 19.042 R3  
DATE 2/29/19  
BUILDING PERMIT # B19-0135  
**C-3**  
SHT 3 OF 6



## Chapter 17.12

# R-2 TWO FAMILY RESIDENTIAL ZONE

Sections:

**17.12.010 Permitted uses.**

**17.12.015 Short term rentals prohibited.**

**17.12.020 Development standards.**

**17.12.030 Off-street parking.**

**17.12.040 Lot area.**

**17.12.050 Lot area per dwelling unit.**

**17.12.060 Permissible lot coverage.**

**17.12.070 Placement of buildings.**

**17.12.080 Open space.**

**17.12.090 Lot width.**

**17.12.100 Sign regulations.**

**17.12.010 Permitted uses.**

In an R-2 zone only the following uses that are hereinafter specifically provided and allowed are permitted, subject to the provisions of Chapter [17.44](#) governing off-street parking requirements:

- A. Any use permitted in the R-1 (one-family) residential zone;
- B. Attached, and/or detached multiple-family dwelling units;
- C. Condominium developments consistent with the provisions of the condominium ordinance of the city;
- D. Conditional uses as set forth in Chapter [17.40](#). (Prior code Appx. A, § 500)

**17.12.015 Short term rentals prohibited.**

It shall be unlawful for any person to offer or make available for rent or to rent (by way of a rental agreement, lease, license or any other means, whether oral or written) for compensation or consideration a residential dwelling, a dwelling unit or a room in a dwelling for less than thirty (30) consecutive days. It shall be unlawful for any person to occupy a residential dwelling, a dwelling unit or a room in a dwelling for less than thirty (30) consecutive days pursuant to a rental agreement, lease, license or any other means, whether oral or written, for compensation or consideration. (Ord. 16-1365 §4, 2016)

#### **17.12.020 Development standards.**

- A. Building Height. Any building shall not exceed a maximum of thirty (30) feet in height. Refer to Chapter [17.22](#) for additional height requirements for condominiums.
- B. Front Yard. Every lot shall have a front yard setback equal to at least five (5) feet unless a greater than five (5) foot setback is indicated on the official zoning map of the city, in which case, the larger figure shall apply.
- C. Side Yards. Every lot shall have a side yard on each side of the lot equal to ten (10) percent of the width of the lot, provided such side yard shall not be less than three (3) feet in width and need not exceed five (5) feet in width.
- D. Rear Yard. Every lot shall have a rear yard not less than five (5) feet in depth. The second floor can be three (3) feet from the property line. On any alley the rear yard requirement is a depth of three (3) feet from the property line on the first floor and one (1) foot from the property line on the second floor.
- E. Additional Yard Regulations. R-2 zones shall be subject to additional yard regulations as provided in Chapter [17.46](#).
- F. Residential Planned Development (RPD-2). Upon application any property owner may cause a change of land use to RPD-2 whereupon the planning commission may, at its discretion and upon good cause shown, vary the provisions of subsections (A) through (E) of this section, subject to the final approval of the city council. (Ord. 00-1199, §4 (part), 2000); prior code Appx. A, § 501)

#### **17.12.030 Off-street parking.**

Off-street parking requirements and regulations for the R-2 zone are provided in Chapter [17.44](#). (Prior code Appx. A, § 502)

#### **17.12.040 Lot area.**

The minimum lot area for new lots in the R-2 zone created by subdivision or other means shall be four thousand (4,000) square feet. (Prior code Appx. A, § 503)

**17.12.050 Lot area per dwelling unit.**

The minimum lot area per dwelling unit shall be not less than one thousand seven hundred fifty (1,750) square feet. (Prior code Appx. A, § 504)

**17.12.060 Permissible lot coverage.**

All buildings, including accessory buildings, shall not cover more than sixty-five (65) percent of the area of the lot. (Prior code Appx. A, § 505)

**17.12.070 Placement of buildings.**

Placement of buildings on any lot shall conform to the following:

A. No building may occupy any portion of the required yard.

B. Any building used for human habitation shall not be located closer to the rear property line than a distance of five (5) feet; however, where a rear yard abuts a street or alley, the building may be located three (3) feet from the rear property line on the first floor and one (1) foot from the property line on the second floor.

C. The distance between any buildings used for human habitation shall be not less than six (6) feet. The distance between a main building and an accessory building shall be not less than six (6) feet. (Prior code Appx. A, § 506)

**17.12.080 Open space.**

There shall be a minimum of three hundred (300) square feet of usable open space per dwelling unit.

A. One hundred (100) square feet of the required open space shall be directly accessible to and at the same floor level of the primary living area of each unit.

B. Each qualifying open space area may be covered up to fifty (50) percent but shall not be enclosed on more than two (2) sides by building walls or guardrails greater than forty-two (42) inches in height. A trellis may be allowed to cover an entire open area so long as the open areas between the trellis beams is equal to or exceeds the area required to remain open and uncovered.

C. The minimum dimension of open space areas shall be seven (7) feet by seven (7) feet.

D. Open space areas may include pools, spas, gardens, play equipment, decks over non-living areas, and decks over living areas of the same dwelling unit but shall not include driveways, turning areas, parking areas and required front, rear and side yard areas.

E. Roof Decks. A maximum of one hundred (100) square feet of required open space may be provided on a roof deck, with minimum dimension of seven (7) feet by seven (7) feet. For the purposes of this section, "roof deck" is defined as the walkable or otherwise usable open space area located above the roof framing of the building, the only access to which is from the floors below.

F. When computing open space in conjunction with yard areas, only an area which exceeds the minimum required yard area may be counted toward open space and only if the overall dimension of the required setback and the exceeding area together has a dimension of at least seven (7) feet in width and length.

G. Circular, triangular, odd and/or unusual shaped open space areas shall have a minimum of forty-nine (49) square feet in area as well as minimum seven (7) foot dimensions.

H. Decks, balconies or similar areas which extend over more than one (1) dwelling unit shall have a minimum S.T.C. rating of fifty-eight (58).

I. Each development of five (5) or more units shall provide one hundred (100) square feet of common open space area or facility per unit in addition to required open space. The common open space area may include play area, pool, spa, recreation room, gym, garden and similar amenities for the common use of all owners, but shall not include driveways, turning areas, parking areas, and required front, rear and side yard areas. (Ord. 00-1207, §4 (part), 2000; prior code Appx. A, § 507)

#### **17.12.090 Lot width.**

Every lot shall have a width of not less than forty (40) feet at the rear line of the required front yard; provided, that any lot existing on the effective date of the ordinance codified in this chapter and having a substandard width of less than thirty (30) feet can be utilized for a single-family dwelling only. (Prior code Appx. A, § 508)

#### **17.12.100 Sign regulations.**

All signs in the R-2 zone shall conform to the requirements and regulations of this code. (Prior code Appx. A, § 509)

The Hermosa Beach Municipal Code is current through Ordinance 20-1409, passed May 26, 2020.

Disclaimer: The City Clerk's Office has the official version of the Hermosa Beach Municipal Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

City Website: <https://www.hermosabeach.gov/>

City Telephone: (310) 318-0204

[Code Publishing Company](#)

# Community Character Analysis

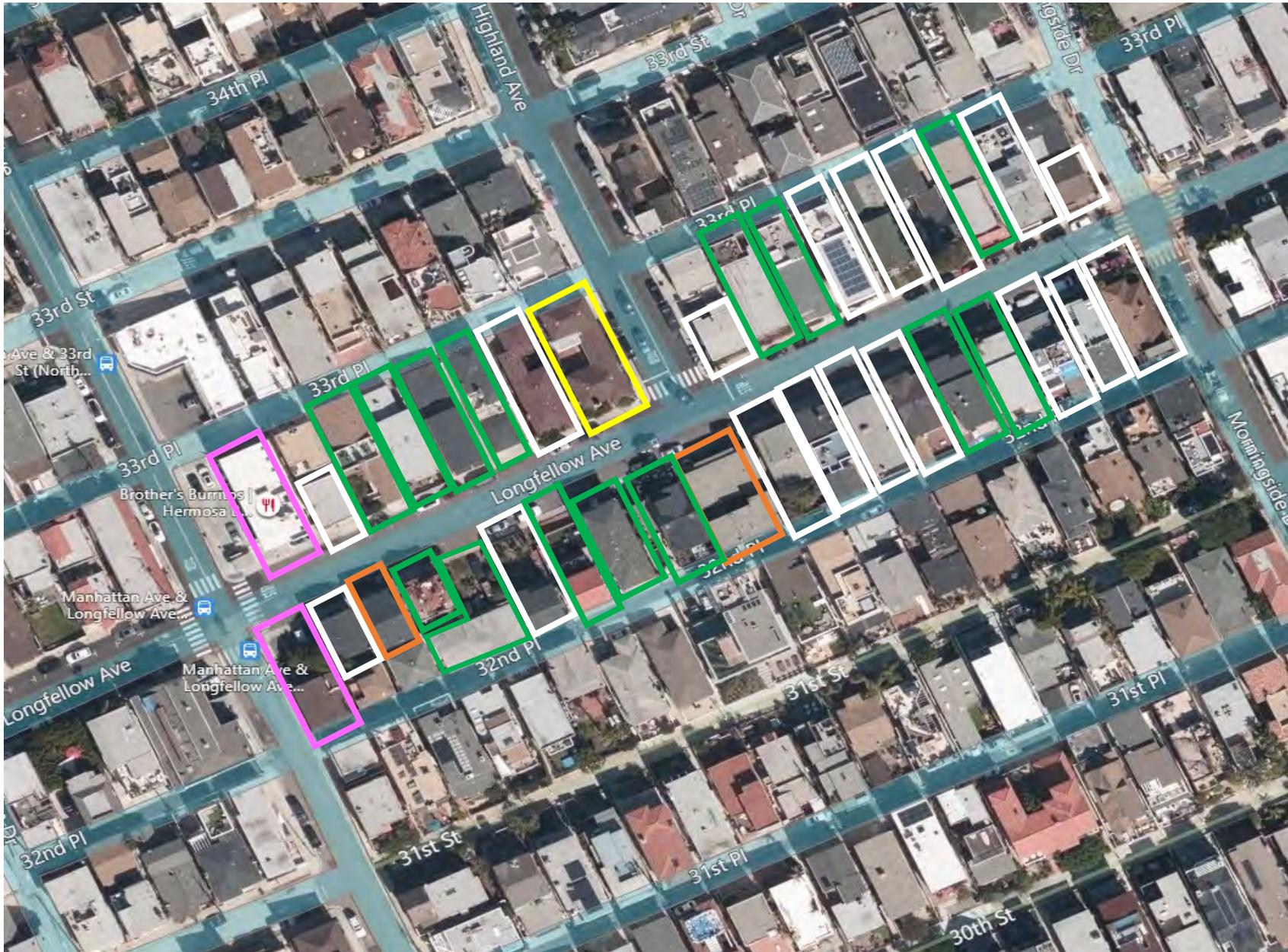
Yellow Box: Project Site

Orange Box: Triplex

Blue Box: Single-Family Residence

Green Box: Duplex

Pink Box: Commercial



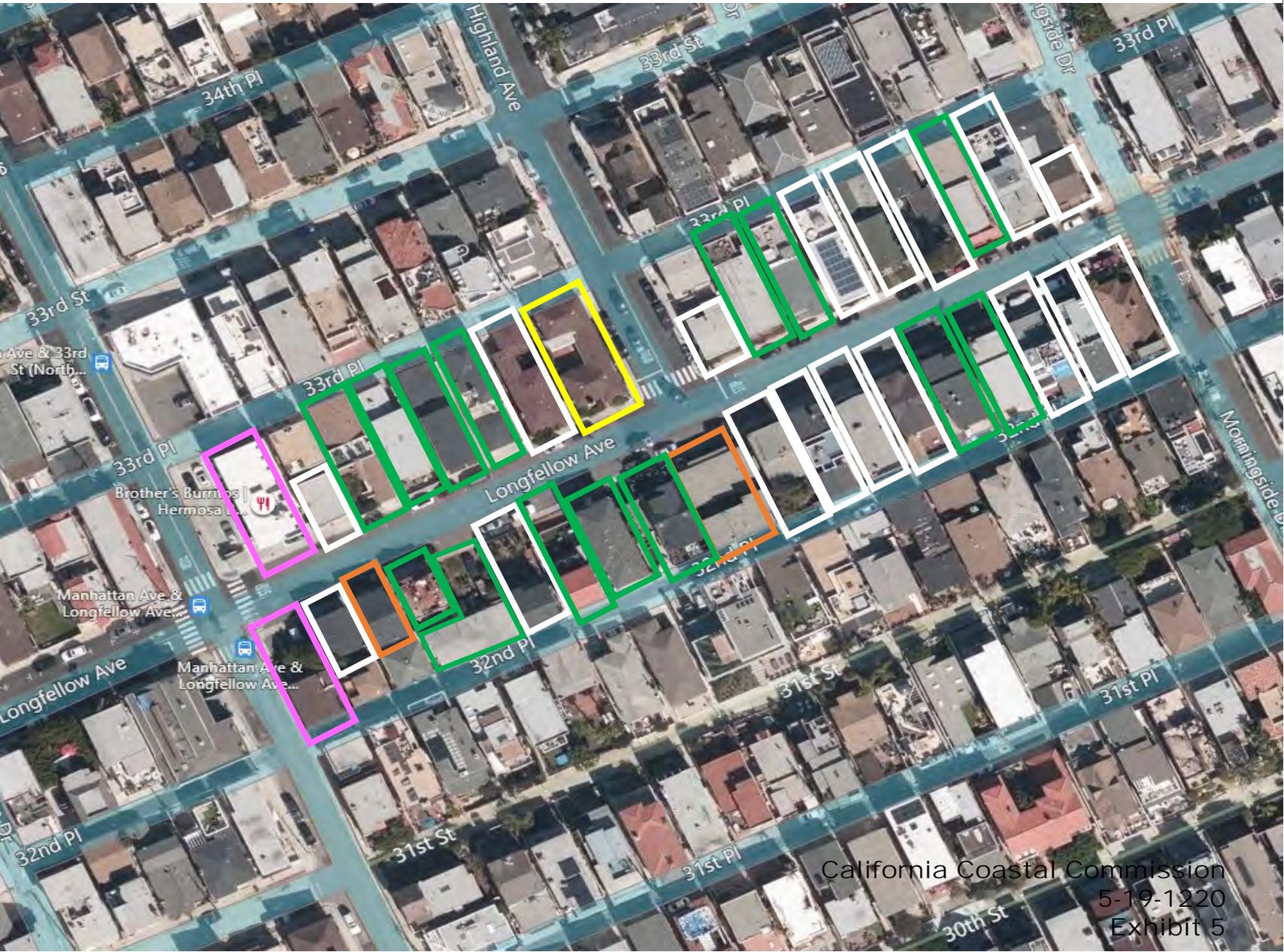
Yellow Box: Project Site

Orange Box: Triplex

Blue Box: Single-Family Residence

Green Box: Duplex

Pink Box: Commercial



SROUR & ASSOCIATES  
Real Estate Development Services Group, Inc.  
2447 Pacific Coast Highway, Suite 200  
Hermosa Beach, CA 90254  
310/372-8433 ▪ brandon@esrou.com

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July 22, 2020

Amrita Spencer  
Coastal Program Analyst  
California Coastal Commission  
301 E. Ocean Blvd, Suite 300  
Long Beach, CA 90802

Re: Application No. 5-19-1220 / 3205 Highland Avenue, Hermosa Beach

Dear Ms. Spencer:

The purpose of this letter is to address the concern raised by the applicant's neighbor at the July 10, 2020, Coastal Commission hearing regarding the construction process. Specifically, the neighbor was concerned that construction on the applicant's property could cause damage to their property.

The applicant heard and fully understands the neighbor's concern and wants to make clear that the applicant's builder will take all appropriate steps to protect against property damage, noise, dust, and other construction issues in strict compliance with State and City requirements.

The California Building Code requires the applicant to protect the neighbor's property from damage during construction, including controlling water runoff and erosion during construction or demolition activities. Prior to the commencement of any demolition, excavation that requires shoring, sandblasting or other exterior construction activities, the applicant is required to provide written notice to the property owners and occupants located within one hundred (100) feet of the construction site at least 5 days prior to any construction taking place. A protective screen will be erected between the construction site and neighboring properties. Prior to approval of temporary shoring, a geotechnical report must be provided certifying that the temporary shoring has been installed according to the shoring plan and specifying the time period for the integrity of the temporary shoring. Work will be inspected by the City to ensure it is maintaining the integrity of the neighbor's property.

The applicant will maintain open communication with neighbors to ensure issues of concern are addressed in a timely manner.

Sincerely,

*Brandon Straus*

Brandon Straus

cc: Owners of 245 Longfellow Ave.



August 18, 2020

Jack Ainsworth, Executive Director  
California Coastal Commission  
[John.Ainsworth@coastal.ca.gov](mailto:John.Ainsworth@coastal.ca.gov)

Dear Mr. Ainsworth:

I write today to address one issue: how units are replaced following the demolition of non-conforming dwelling units in the coastal zone. This issue has come up repeatedly over the past few years and warrants the City explaining its position and approach. The purpose of this letter is not to advocate for approval of a coastal development permit for one particular project in Hermosa Beach. Project applicants bear that burden. This letter is written to ensure that the City's land use regulations and policies, which inform the staff recommendation and Commission's decision, are appropriately conveyed and analyzed. The City is in the best position to report on the history and status of our local development standards, and presentation of this information to the Commission is intended to foster the best and more informed decision making.

As the City follows the Commission's various policy and project decisions, we have noticed an evolving (and sometimes inconsistent) position on the use of ADUs (and JADUs) as replacement units (JADUs and ADUs referred to herein together as ADUs). Let me start by saying that the City's position has evolved as well. Simply, the City supports the use of ADUs as replacement dwelling units in the Coastal Zone. As noted in recent staff reports to the Commission, Hermosa Beach recently updated its ADU Ordinance to comply with recent changes in the state law and expanded the locations where ADUs could be sited. I have read that some coastal staff members and some Commissioners do not support use of ADUs for replacement units because "ADUs are dependent on a single-family residence to serve as a housing unit." That is true; an ADU is by its nature accessory to a single-family home. But, they are independent dwelling units and must be treated as such. Frankly, the State has mandated that the City permit these units and as such, they must qualify as replacement dwelling units. The State's ADU program is premised on out of the box solutions to resolving the housing crisis, rethinking existing space to create different housing opportunities for all of California's diverse populations. To suggest that the ADU should not be counted as a replacement unit because the unit may not be rented or is a smaller component of the larger house is immaterial and irrelevant. ADUs are independent dwelling units. See Government Code 65852.2(j)(1). ADUs count towards creating units for the City's RHNA numbers. ADUs actually provide a lower cost housing option in the Coastal

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Exhibit 7

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Zone, and can provide independent housing opportunities for senior citizens, college students, individuals who work at local businesses, and any number of other populations. Housing is not just for families and smaller housing options play an important role in the City and the Coastal Zone. Additionally, the City is now subject to SB 330 (the Housing Crisis Act) and these smaller units provide an important tool for replacement units in this built out, incredibly dense city. The state legislature and the California Department of Housing and Community Development treat ADUs as independent housing units and the Coastal Commission should not treat ADUs different than other state agencies.

Over the past few years, our City's executive team has met with the Coastal Commission's executive team to discuss this very issue. At the last meeting, in the summer of 2019, the parties agreed that ADUs would and should serve as replacement units because they meet the Coastal Commission's goals of providing smaller, lower cost housing units in the Coastal Zone. While the State's ADU laws have eliminated aspects of local control over local zoning decisions, the City evolved its position on second units in order to support solutions to address the statewide housing crisis. Part of the inducement to change policy and accept the mandates of the State ADU law was that it would resolve this replacement issue in the Coastal Zone. In fact, it was the coastal commission staff that originally suggested to local residents that an ADU could be used as a replacement unit, especially on the problematic nonconforming properties where local zoning would not allow for replacement of the number of units being demolished. At the time, the City's ADU law did not allow ADUs on certain lots. But following adoption of AB 881, the City has now expanded the sites on which ADUs are permitted. Accordingly, we urge the staff and commission to apply a consistent approach moving forward and treat ADUs as replacement units.

With respect to the nonconforming parcels mentioned above, I would like to reiterate the City's position concerning its local zoning for the record. Many recent reports to the Commission contain a flawed interpretation of the residential densities established in City's Certified Coastal Land Use Plan. This interpretation, and subsequent statements and reports that rely on that interpretation, are fundamentally flawed and reflect an incomplete review of the policies in the certified LUP. Instead, the City's density standards in the Zoning Ordinance are consistent with the residential density policies of the certified LUP. Therefore, the density standards in the Zoning Ordinance can be used as the standard of review for projects pending in the City.

The commission staff tend to focus on a narrow list of LUP policies as support for its recommendations—taking a broader look at the certified LUP can provide a more balanced view of those policies. The following are the most relevant policies in the City's certified LUP that relate to the maximum residential density requirements (which were omitted or not fully described in recent staff reports).

## “IV Coastal Housing

Policy: To continue the current mix of low, moderate, and high housing densities

Program: The Land Use Element of the General Plan shall continue to define low, medium, and high-density residential areas within the City. (See Appendix J.)”

## VI. Coastal Development and Design

Policy section VI C 1, “Existing Policies and Programs” the third policy and program specifically refers to the 1980 election, where the voters determined to resolve conflicts between zoning and the General Plan with respect to density, the designation which has the lesser density should apply. And further states that “Until such time that consistency is accomplished between the General Plan and zoning, the General Plan will guide land use decisions.”

This policy and program are critical to understanding the applicable density limits in the City, yet its full content is typically omitted. The commission staff suggests that the Commission can only rely on the 1981 certified LUP as guidance in this decision. Here, the 1981 certified LUP says that densities are as defined in Appendix J, where the density ranges of the General Plan are exhibited. As noted, the density ranges in the General Plan in effect at that time of LUP certification were as follows:

- Low Density 0-13 units per acre
- Medium Density 14-25 units per acre
- High Density 26-40 units per acre

Nevertheless, the staff often rely only on Appendix G from the LUP and characterize the zoning standards in place in 1981 as the certified development standards of the LUP. They are not. This appendix G was provided for information purposes and to demonstrate the inconsistencies with the General Plan density standards and the zoning provision in place at the time. However, as stated above the relevant policy certified in the LUP at that time are the density ranges in Appendix J, not the “snap-shot” of what the zoning standards were at that time in Appendix G.

Also, the staff focuses attention to the zoning changes in 1986, characterizing that action as “creating more restrictive standards” and that the action was “uncertified”. However, such a characterization is not accurate. Those 1986 zoning change actions were appropriate and necessary steps to implement the residential density policies in the 1981 LUP. Simply, the certified LUP policy is to make zoning density standards (expressed in lot

area per dwelling unit) consistent with the General Plan and the certified LUP. Therefore, the zone changes were not more or less restrictive than the LUP—the certified LUP provided that the zoning in the future to be made consistent with Appendix J. What the City did in 1986 was to implement this LUP policy, and the policy of the General Plan, to make the zoning density standards (expressed in lot area per dwelling unit) consistent with the General Plan and LUP. These are the current density standards and can be used as a proper standard of review for this project.

Thus, because of this fundamental misinterpretation of the LUP, and reliance on zoning standards that were in effect in 1981 as the standard of review, we believe the analysis applied to certain projects has been flawed.

Notably, the City continues to work toward completion and certification of a Local Coastal Program, which can resolve this misunderstanding in the future. The City does not disagree with Coastal Commission staff's goals of protecting housing resources in the coastal zone. We share those same goals and continue to work with Coastal Commission and Housing and Community Development staff to bring the local context and perspective needed to meet the constantly evolving nature of housing legislation in a manner that minimizes unintended consequences to coastal access and quality of life issues in our community.

We believe the disconnect is in the current mechanisms being used to implementing those goals. From the City's perspective, the best mechanism to implement housing policy in the City is through the long-term planning, such as the General Plan, LUP and LCP processes, not in an ad hoc basis through individual CDP applications. The long-term planning process, which is well underway through adoption of Hermosa's new General Plan, is a better process to identify appropriate locations for housing density or opportunities for more ADUs, as part of a more comprehensive housing analysis for the City. Undoubtedly, responding to the housing crisis will be a critical component of the next statewide Housing Element Cycle, which is in the early stages of the Regional Housing Needs Allocation process. The City is committed to working with our partners such as SCAG and HCD to meet our obligations and will certainly work to continue to balance those objectives with those of the Coastal Act.

In conclusion, the City of Hermosa Beach has embraced and welcomed high housing densities for decades. The City is one of the most dense areas in the coastal zone throughout the State, with 71% of all lots within the Coastal Boundary zone zoned for multi-family use (R-2, R-2B and R-3). In other words, there are areas of the City's coastal zone that can accommodate high density development and address staff's concerns about a reduction in the number of residential units. Ultimately, these projects on tightly constrained lots require a balancing of many competing interests. That balancing can only be done with due respect given to the local conditions and constraints and we hope that this letter

assists in providing that necessary context to allow for a thoughtful discussion and decision by the Coastal Commission.

Thank you for allowing us the opportunity to clarify the City's development and density standards. The staff and Commission's role are critical in the implementation of the Coastal Act. We do not take your duty lightly. If there is anything further we can provide to better inform your decision-making, please do not hesitate to let me know. We believe we can best represent the City's development and density standards and housing policies.

Sincerely,

A handwritten signature in blue ink that reads "Suja". The signature is fluid and cursive, with a long horizontal stroke at the end.

Suja Lowenthal  
City Manager

Copy: Steve Hudson, District Director  
South Central Coast and South Coast, Los Angeles County  
California Coastal Commission  
[Steve.Hudson@coastal.ca.gov](mailto:Steve.Hudson@coastal.ca.gov)