

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

EXHIBITS

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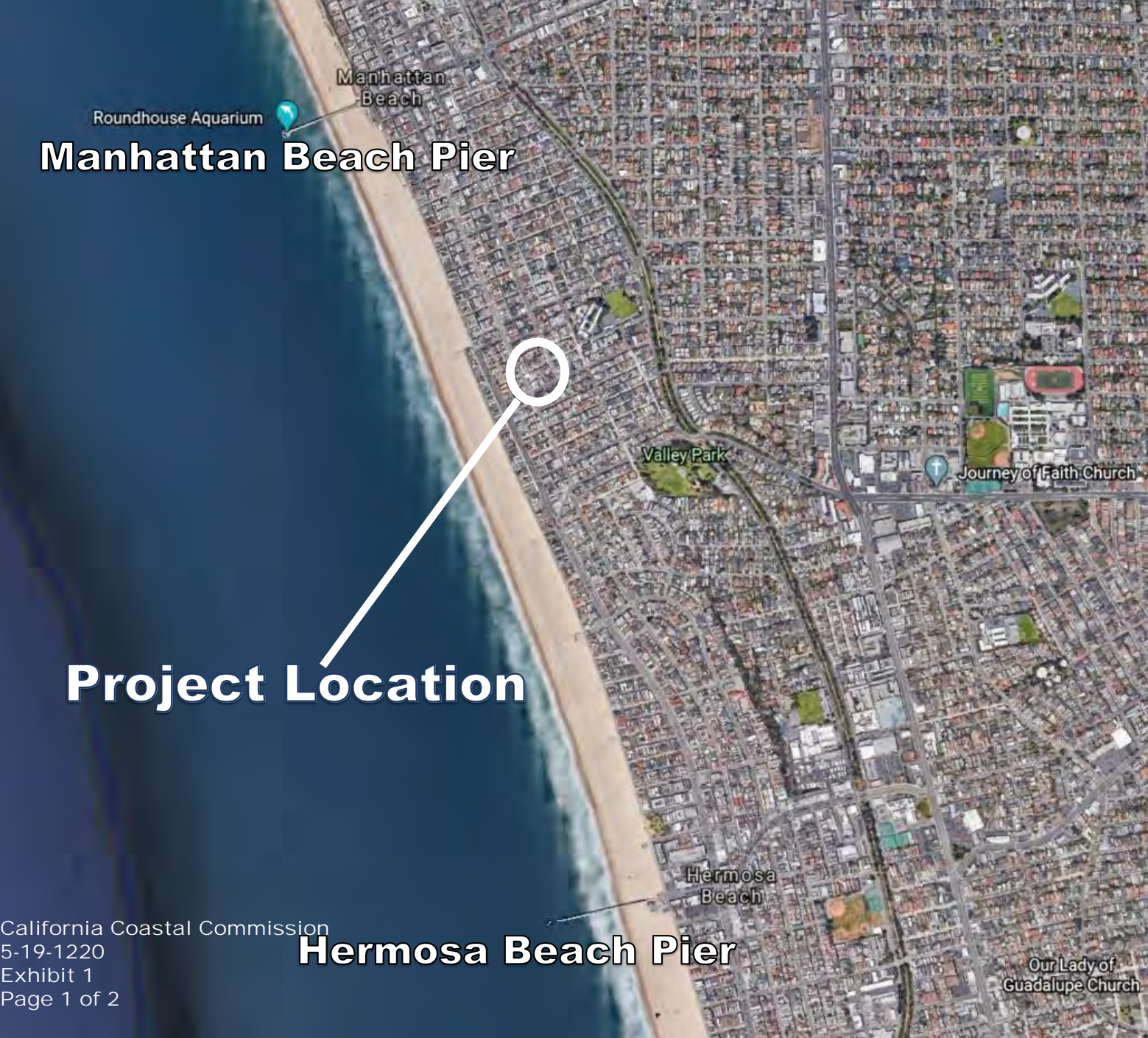
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July 19, 2020)

Exhibit 4 – City Zoning Code Requirements for R-2 Zone (Not
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Hearing

Exhibit 7 - Letter from City of Hermosa Beach Regarding ADUs



Manhattan Beach Pier

Project Location

Hermosa Beach Pier

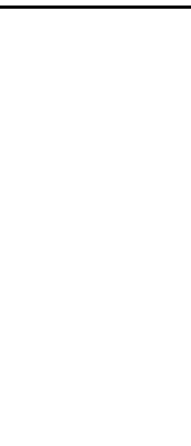


Project Site

Highland Avenue

33rd Place

Longfellow Avenue



PARKING:
3 ENCLOSED AT GARAGE

S1	PRELIMINARY
S2	PRELIMINARY
S3	PRELIMINARY

S1
S2
S3

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1. EXCAVATIONS, BACKFILL AND COMPACTION REQUIREMENTS:

- COMPLY WITH ALL REQUIREMENTS OF THE GEOTECHNICAL ENGINEERING REPORT, SOIL REPORT AND/OR SHORING ENGINEERING REPORT FOR ALL EXCAVATIONS, BACKFILL AND COMPACTION.

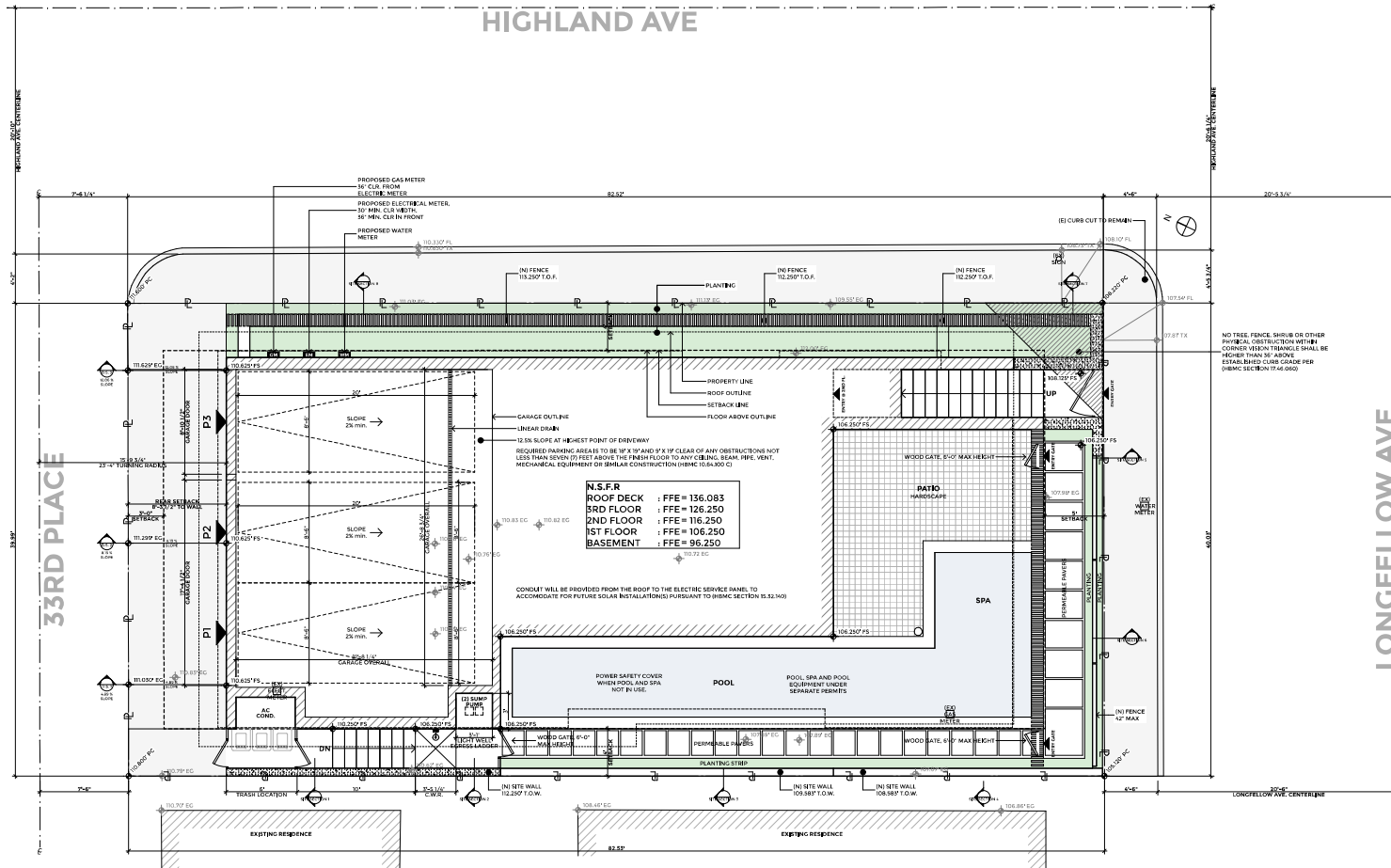
2. CONDITIONS DEVIATING FROM DRAWINGS OR GEOTECHNICAL/SOILS REPORTS:

- IF, DURING THE COURSE OF EXCAVATION, SHORING, BACKFILL OR COMPACTION, ANY CONDITIONS ARE UNCOVERED WHICH DEVIATE FROM WHAT IS SHOWN ON THE DRAWINGS, GEOTECHNICAL/SOILS REPORT OR SHORING ENGINEERING (IF ANY) THAT IS OTHER THAN ANTICIPATED BY NORMAL CONSTRUCTION EXPERIENCE, IMMEDIATELY NOTIFY THE

- [illegible]

- 18. VIOLENCE ON CORNER LOTS:**
- ALL CORNER LOTS SUBJECT TO YARD REQUIREMENTS SHALL BE REQUIRED TO PROVIDE A TRIANGULAR AREA ONE ANGLE OR WHICH SHALL BE FORMED BY THE FRONT AND SIDE LOT LINES AND THE SIDES OF SUCH TRIANGLE FORMING AN ANGLE OF NOT LESS THAN 30 DEGREES. THE MINIMUM MEASURE FROM THE AFORESAID ANGLE, PER ITEM 17.48.D.001.
- 20. SHADING:**
- IF REQUIRED, TO BE UNDER SEPARATE PERMIT PREPARED BY CIVIL ENGINEER PRIOR TO CONSTRUCTION.
- 21. SEPARATE PERMITS:**
- SEPARATE PERMITS AND PLANS ARE REQUIRED FOR SPAS, POOLS, SCRAP SYSTEMS, DEMOLITION AND SEWER CAPS OR EXISTING BAYS, SHEDS AND RETAINING WALLS. IF SUCH IMPROVEMENTS OR DEMOLITION IS REQUIRED AS A CONDITION FOR APPROVAL FOR DISCRETIONARY ACTIONS OR TO COMMENCE BUILDING, THEN SUCH PERMITS MUST BE OBTAINED BEFORE OR AT THE TIME THIS PROPOSED BUILDING

DRIVEWAY PROFILES EXCEEDING 10% GRADE WILL BE STAKED AND VERIFIED BY LICENSED PROFESSIONAL LAND SURVEYOR. VERIFICATION OF DRIVEWAY GRADES WILL BE DONE PRIOR TO POURING THE GARAGE SLAB. DRIVEWAY GRADES EXCEEDING 15% ARE NOT PERMITTED.



SITE SECTION 6 6

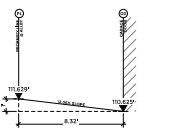
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SITE SECTION 4 4
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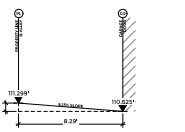
SITE SECTION 3 3

SITE SECTION 2 2
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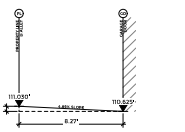
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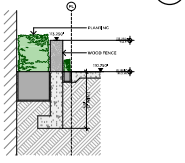
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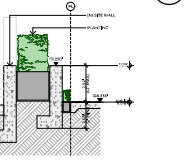
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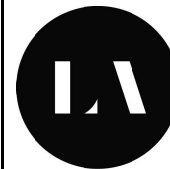
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SCALE: 1/4" = 1'-0"



SITE SECTION 8



SITE SECTION 7
SCALE: 1/4" = 1'-0"

LANEY LA
LIFESTYLE + ARCHITECTURE

PROJECT NAME
DENNIS RESIDENCE

PROJECT NUMBER
18150

CLIENT
GEORGE AND TALLIE DENNIS

PROJECT ADDRESS
3205 HIGHLAND AVE.
HERMOSA BEACH, CA 90254

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SHEET TITLE
SITE PLAN

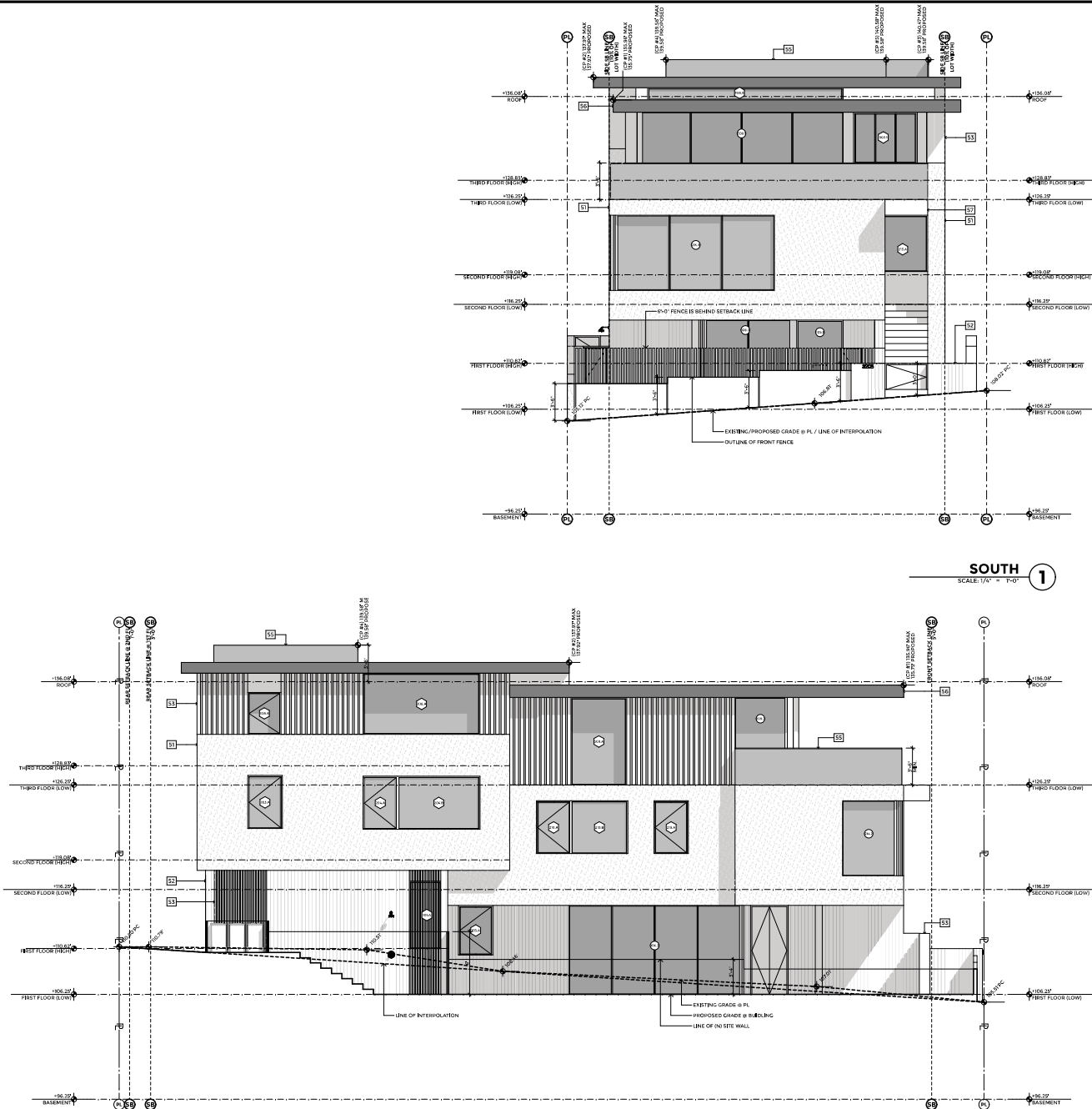
A.012

5-19-1220

Exhibit 2
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KEYNOTES

- 01 ALL EXTERIOR WOOD STUDS TO BE 2x6 @ 16" O.C., U.O.D. ALL INTERIOR WOOD STUDS/FRAMING WALLS TO BE MINIMUM 2x6 @ 16" O.C. - CBC SECTION 2202.11.10 ALL OTHER INTERIOR STUD WALLS TO BE MIN. 2x4 @ 16" O.C. - TYP. UNLESS INSULATION REFER TO WALL ASSEMBLY.
- 02 ALL WALLS AND CEILING IN USABLE SPACE, GARAGE, UTILITY, MECHANICAL, UNDER STAIR AND CLOSETS SHALL HAVE 5/8" TYPE-X FIRE RESISTANT Gypsum BOARD.
- 03 PROVIDE ONE-HOUR FIRE RATED - 5/8" TYPE X GYP. BOARD AT ALL WALLS, CEILING AND UNDER STAIRS.
- 04 ALL EXTERIOR WALLS LOCATED WITHIN 5' OF PROPERTY LINE SHALL BE ONE HOUR FIRE RATED PER CBC TABLE 602.1(1).
- 05 REQUIRED RAINING AREA IS TO BE CLEAR OF ANY OBSTRUCTIONS NOT LESS THAN 7'-0" ABOVE THE FINISH FLOOR TO ANY CEILING, BEAM, VENT, MECHANICAL EQUIPMENT OR SIMILAR CONSTRUCTION.
- 06 INTERIOR AND EXTERIOR STAIR 11" MIN. TREAD AND 7 3/4" MAX. RISE.
- 07 ALL EXTERIOR HARDSCAPE OR LANDSCAPE TO SLOPE MIN. 2% AWAY FROM BUILDING.
- 08 SLOPE DECK SURFACE TO DECK DRAINS TYP. 1/4" PER FT. MINIMUM. PROVIDE SCURPER OR OVERFLOW 2" ABOVE DECK SURFACE.
- 09 42" MIN. HIGH GUARDRAIL.
- 10 3/4" x 38" MIN. STAIR RAIL ABOVE NOISEL.
- 11 ELECTRICAL SERVICE PANEL LOCATION TO INCLUDE A 3" DIAMETER STUB-OUT CONDUIT.
- 12 GAS-FIRED WATER HEATER WITH RISCIC PUMP AS PER ENERGY REQ. PROVIDE 18" HIGH PLATFORM FOR MECHANICAL EQUIP. SEE TITLE-24 NOTES. VENT TO OUTSIDE.
- 13 PROVIDE MECHANICAL VENTILATION IN ADDITION TO NATURAL VENTILATION PER CBC 402.3 (SEE ELECTRICAL PLAN FOR SIZING).
- 14 AC CONDENSER PER SPECIFICATIONS.
- 15 RECYCLE/TRASH CAN.
- 16 TILED SHOWER W/ RECESSED SHELF 3" ABOVE FLOOR. TILE HEIGHT TO BE 72" ABOVE FLOOR MINIMUM PER SECTION 610.2.2.
- 17 ARTIFICIAL LIGHT IN BASEMENT SHALL PRODUCE AN AVERAGE ILLUMINATION OF 6 FOOT CANDLES (60 LUX) OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE FLOOR LEVEL - PER CBC (303.30). COPY OF LIGHT METERS TEST REPORT SHALL BE SUBMITTED TO CITY INSPECTOR FOR APPROVAL.
- 18 ELEVATOR PER MANUFACTURER SPEC. ONE-HOUR CONSTRUCTION AT ELEVATOR SHAFT SEE ASME/ANSI A17.1.
- 19 DOORS WITH DIRECT ACCESS TO THE POOL SHALL BE EQUIPPED WITH AN ALARM THAT PRODUCES AN AUDIBLE WARNING WHEN THE DOOR AND/OR SCREEN, IF PRESENT, ARE OPENED. THE ALARM SHALL BE LISTED IN ACCORDANCE WITH UL 2017. THE DISARM/TEST SWITCHES SHALL BE LOCATED AT LEAST 34 INCHES (875 mm) ABOVE THE THRESHOLD OF THE DOOR. PER CBC AND 105.2, SEE DOOR SCHEDULE FOR APPLICABLE DOORS.
- 20 SUMP PUMP - AUTO PUMP TEST OR APPROVED EQUAL.
- 21 5/8" TYPE X GYP. BOARD AT ALL GARAGE WALLS AND CEILING PER ONE-HOUR FIRE RATED DETAIL.
- 22 SLOPE CONCRETE SLAB MINIMUM 2% TO DRAIN.
- 23 ALL ROOF SEE ROOF PLAN A110.
- 24 CHIMNEY, NOT TO EXCEED 9' ABOVE THE HEIGHT LIMIT AND NOT TO EXCEED 3" IN WIDTH AND 9" IN LENGTH.
- 25 DECKING ASSEMBLY WITH DECK-IT-TEX WATERPROOF MEMBRANE OR APPROVED EQUAL, ECC # 1797.
- 26 PARABOLIC, SATELLITE ANTENNA, RAILS, SKYLIGHTS, ROOF EQUIPMENT MUST BE WITHIN THE HEIGHT LIMIT.
- 27 FLOOR/ROOF JOIST PER STRUCTURAL.
- 28 FINISHED CONCRETE FLOOR.
- 29 CONCRETE FOUNDATION WALL.
- 30 FINISHED WOOD FLOOR.
- 31 TILE FLOOR.
- 32 LANDSCAPING.
- 33 POCKET SHADE.
- 34 DRAIN.
- 35 DRIVEWAY, SLOPE 2% MIN. TO DRAIN.
- 36 SOFFIT.
- 37 BUILT-IN REFRIGERATOR AND FREEZER W/ WATER LINE - SELECTED BY OWNER.
- 38 DISHWASHER SPACE.
- 39 GAS RANGE WITH OVERHEAD HOOD.
- 40 WASHER AND DRYER.
- 41 CABINETS W/ STONE COUNTERTOP.
- 42 WATERCLOSET - SELECTED BY OWNER.
- 43 SHOWER NOZZLE.
- 44 FIREPLACE.
- 45 SKYLIGHT.
- 46 INSULATION PER T-24.
- 47 BUILT-IN CABINET.
- 48 EMERGENCY EXIT LADDER TO GRADE ABOVE.
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- 53 TEMPERED GLASS RAIL.
- 54 BLACK METAL FASCIA.
- 55 EXTRA FASCIA OR APPROVED EQ.



LANEY LA
LIFESTYLE + ARCHITECTURE

PROJECT NAME
DENNIS RESIDENCE

PROJECT NUMBER
18150

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3305 HIGHLAND AVE.
HERMOSA BEACH, CA 90254

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ELEVATIONS

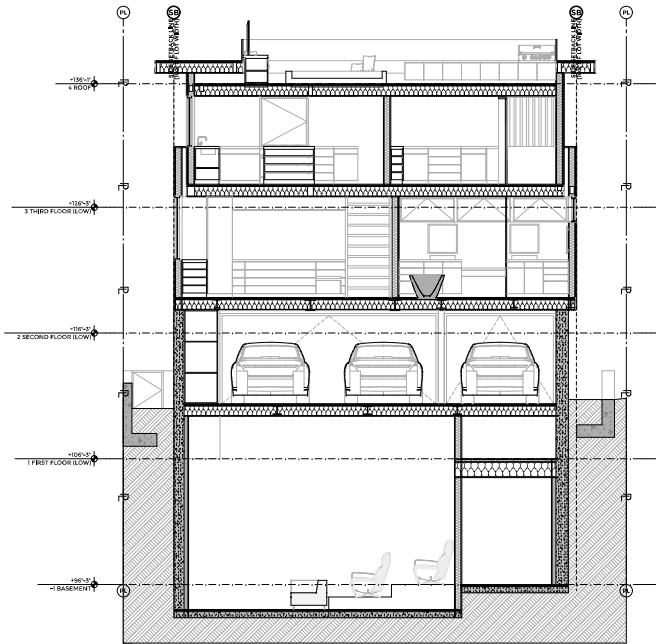
California Coastal Commission
5-19-2220

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A.201

KEYNOTES

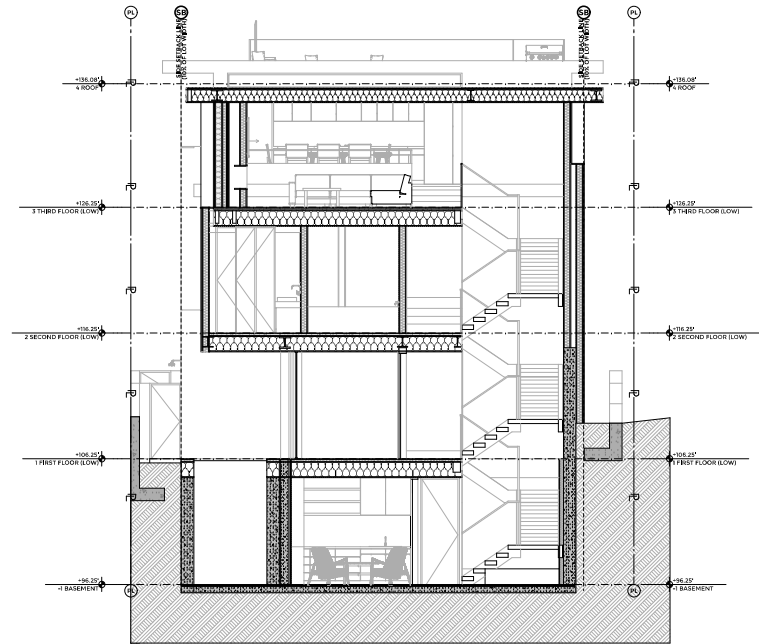
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- 02 ALL WALLS AND CEILING IN USABLE SPACE, GARAGE, UTILITY, MECHANICAL, UNDER STAIR AND CLOSETS SHALL HAVE 5/8" TYPE-X FIRE RESISTANT OPTIMUM BOARD.
- 03 PROVIDE ONE-HOUR FIRE RATED - 5/8" TYPE X GYP. BOARD AT ALL WALLS, CEILING AND UNDER STAIRS.
- 04 ALL EXTERIOR WALLS LOCATED WITHIN 5' OF PROPERTY LINE SHALL BE ONE-HOUR FIRE RATED PER CBC TABLE 602.2(1).
- 05 REQUIRED RAINING AREA IS TO BE CLEAR OF ANY OBSTRUCTIONS NOT LESS THAN 7'-0" ABOVE THE FINISH FLOOR TO ANY CEILING, BEAM, PIPE, VENT, MECHANICAL EQUIPMENT OR SIMILAR CONSTRUCTION.
- 06 INTERIOR AND EXTERIOR STAIR 31" MIN. TREAD AND 7.75" MAX. RISE.
- 07 ALL EXTERIOR HARDSCAPE OR LANDSCAPE TO SLOPE MIN. 2% AWAY FROM BUILDING.
- 08 SLOPE DECK SURFACE TO DECK DRAINS TYP. 1/4" PER FT. MINIMUM. PROVIDE SCUPPER OR OVERFLOW 2" ABOVE DECK SURFACE.
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- 17 ARTIFICIAL LIGHT IN BASEMENT SHALL PRODUCE AN AVERAGE ILLUMINATION OF 6 FOOT CANDLES (60 LUX) OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE FLOOR LEVEL. - PER CMC 303.3(2). COPY OF LIGHT METERS TEST REPORT SHALL BE SUBMITTED TO CITY INSPECTOR FOR APPROVAL.
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- 20 SUMP PUMP - AUTO PUMP TEST OR APPROVED EQUAL.
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- 25 DECKING ASSEMBLY WITH DECK-IT-TEX WATERPROOF MEMBRANE OR APPROVED EQUAL, ICC # 1797.
- 26 PARABOLIC SATELLITE ANTENNA, RAILS, SKYLIGHTS, ROOF EQUIPMENT MUST BE WITHIN THE HEIGHT LIMIT.
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CROSS SECTION 2

SCALE: 1/4" = 1'-0"

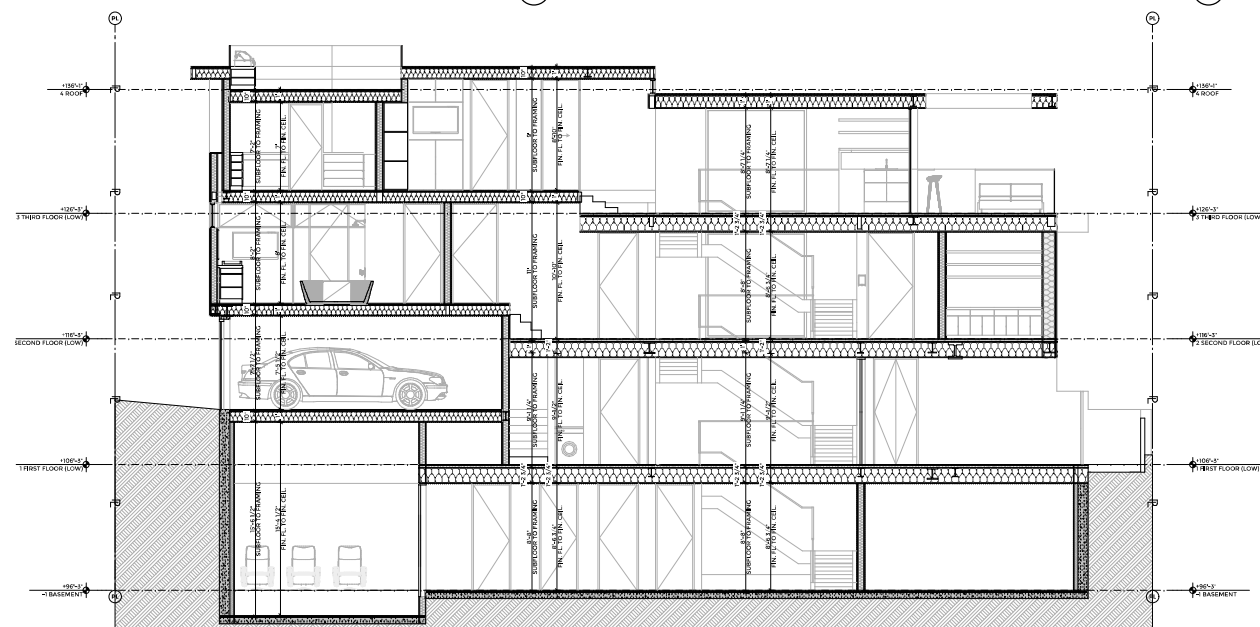
2



CROSS SECTION 1

SCALE: 1/4" = 1'-0"

1



California Coastal Commission

LONG SECTION 3

5-19-1220

Exhibit 2

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LANEY LA
LIFESTYLE + ARCHITECTURE

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.
13110 HAWTHORNE BLVD.
HAWTHORNE CA 90250
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ANTHONY@LANEY.LA



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SECTIONS

A.300

WATER USE CALCULATIONS:

LOT AREA: 3,302 SF
BLDG FOOTPRINT: 1,488 SF
DRIVEWAY: 252 SF

LANDSCAPE/HARDSCAPE AREA

= LOT-BLDG FTRPNT
= 3,302 SF - 1,488 SF
= 1,814 SF

REQUIRED PERMEABLE (50%)

= 1,814 SF X .50(50%)
= 907 SF

PROVIDED PERMEABLE
= 950 SF
= 950 SF > 907 SF

LANDSCAPE CALCULATION

TOTAL PERMEABLE / LANDSCAPE

= 950 SF

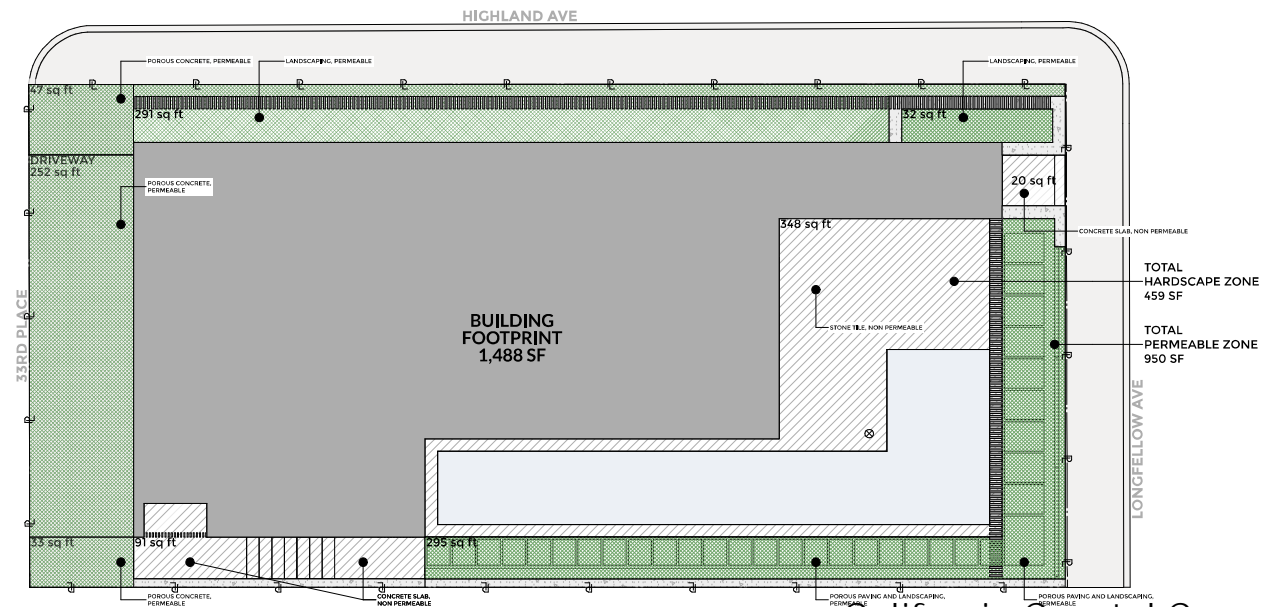
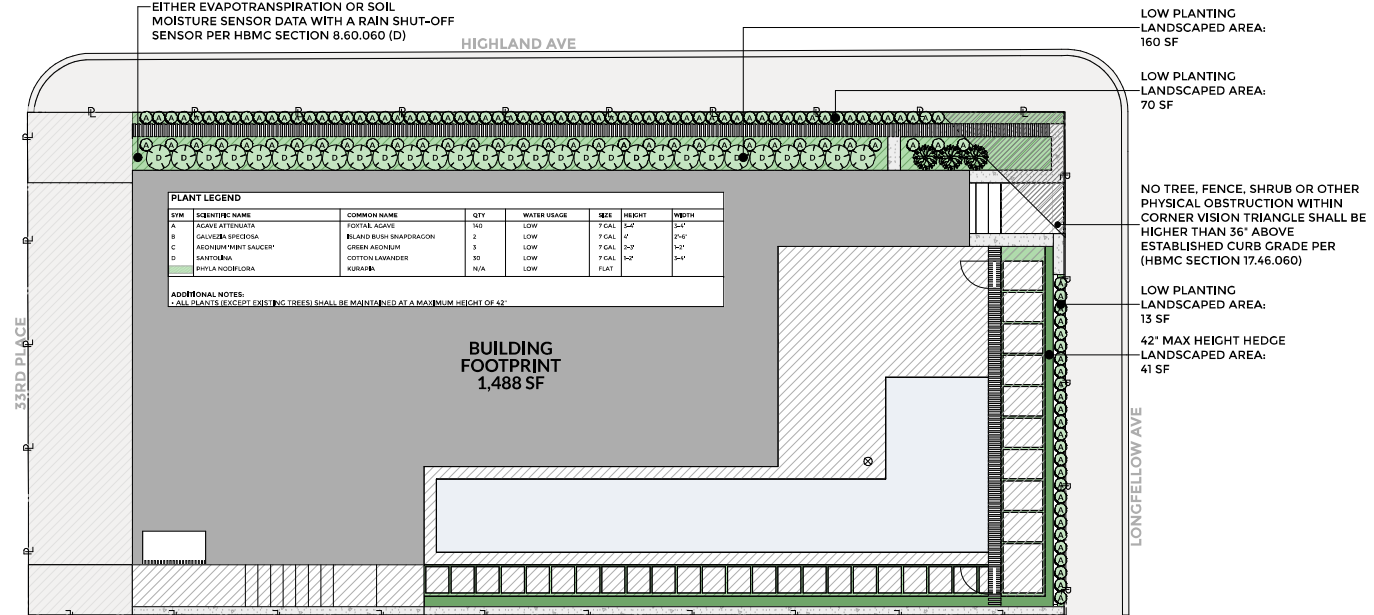
PERMEABLE AREA

= 627 SF

LANDSCAPED AREA

= 323 SF

ALL LANDSCAPED AREAS ARE TO BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM USING EITHER EVAPOTRANSPIRATION OR SOIL MOISTURE SENSOR DATA WITH A RAIN SHUT-OFF SENSOR PER HBMC SECTION 8.60.060 (D)



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LANDSCAPE PLAN

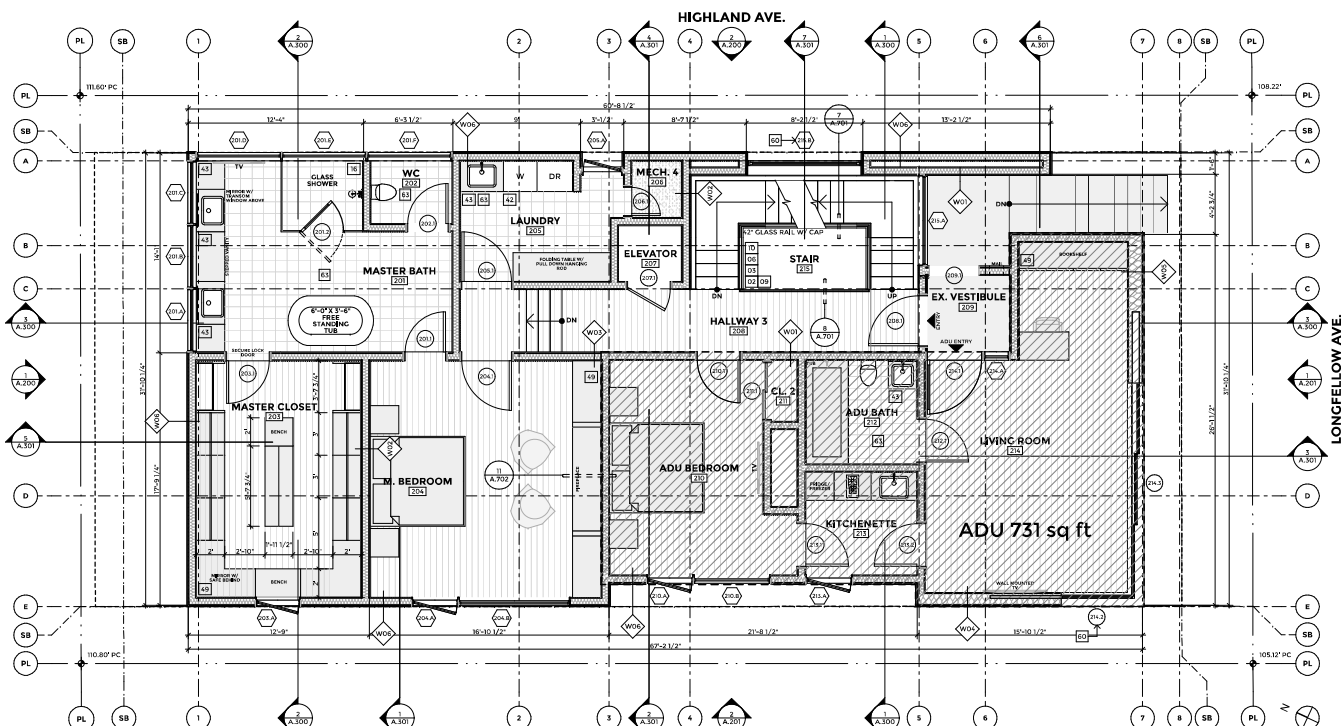
California State Architectural Commission
5-19-1220

Exhibit 2
Page 6 of 7

L.100

F1	1/4" FLOOR SUB-FLOOR 2 x 8 FLOOR JOIST PER STRUCTURAL 5/8" CYP BOARD W/ +/- 1/8" FINISH
F2	1/4" FLOOR SUB-FLOOR 2 x 8 FLOOR JOIST PER STRUCTURAL 5/8" CYP BOARD W/ +/- 1/8" FINISH
F3	1/4" FLOOR SUB-FLOOR 2 x 8 FLOOR JOIST PER STRUCTURAL 5/8" CYP BOARD W/ +/- 1/8" FINISH
F4	1/4" FLOOR SUB-FLOOR 2 x 8 FLOOR JOIST PER STRUCTURAL 5/8" CYP BOARD W/ +/- 1/8" FINISH
F5	1/4" FLOOR SUB-FLOOR 2 x 8 FLOOR JOIST PER STRUCTURAL 5/8" CYP BOARD W/ +/- 1/8" FINISH
F6	1/4" FLOOR SUB-FLOOR 1 1/2" LIGHTWEIGHT CONCRETE W/ EMBEDDED RADIANANT HEATING 1 1/2" FLOOR PER STRUCTURAL 5/8" 1/4" PER STRUCTURAL 5/8" CYP BOARD W/ +/- 1/8" FINISH
F7	1/4" FLOOR SUB-FLOOR 2 x 8 FLOOR JOIST PER STRUCTURAL 5/8" CYP BOARD W/ +/- 1/8" FINISH
F8	3 x 6 WOOD DIMING HIDDEN SLEEPER 5/4" FLOOR PER STRUCTURAL 2 x 8 FLOOR JOIST PER STRUCTURAL 2X6 WOOD TIE
F9	2 x 6 CEILING JOIST 5/4" FLOOR DIMING W/ +/- 1/8" FINISH
F10	STONE TILE PER SPECS 1/8" MORTAR BED 3" CONCRETE SLAB

R1	BUILT UP ROOFING ROOFING 3/4" ROOF SHEATHING SLOPED 2X (SEE DETAIL) 3/4" ROOF SHEATHING/DECKING R-30 BATT INSULATION 16" TJI ROOF RAFTER PER STRUCTURAL 1/2" PLYWOOD SHEATHING 5/8" GYP BOARD W/ +/- 1/8" FINISH
R2	1/2" ASPHALT SINGLE ROOFING WEATHER RESISTANT MEMBRANE 3/4" PLYWOOD PER STRUCTURAL R-30 BATT INSULATION 2X8 ROOF BATTERS DEP. STDBL (CT) (R)



SCALE: 1/4" = 1'-0"



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MARK	DATE	DESCRIPTION
1	12/31/19	PERMIT SUBMITTAL SET
2	5/15/20	100% CD SET

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PROJECT NO:	18150
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SHEET TITLE
SECOND FLOOR

PLAN
5-19-1220
Exhibit 3

A.102

W01	5/8" CVP BOARD W/ +/- 1/8" FNISH 6 2 STUD WALL
W02	5/8" CVP BOARD W/ +/- 1/8" FNISH 1/2" POLYWOOD SHEATHING 6 2 STUD WALL 1/2" POLYWOOD SHEATHING 5/8" CVP BOARD W/ +/- 1/8" FNISH
W03	5/8" CVP BOARD W/ +/- 1/8" FNISH 1/2" POLYWOOD SHEATHING 2 12 STUD WALL 5/8" CVP BOARD W/ +/- 1/8" FNISH
W04	NEOLITH STONE TILE STRONG FIBR BRACKET SYSTEM RIGID INSULATION BOARD WEATHER RESISTANT MEMBRANE 1/2" POLYWOOD SHEATHING 2 X 10 STUD WALL @ 16" O.C. 5/8" CVP BOARD W/ +/- 1/8" FNISH
W05	NEOLITH STONE TILE STRONG FIBR BRACKET SYSTEM RIGID INSULATION BOARD WEATHER RESISTANT MEMBRANE 1/2" POLYWOOD SHEATHING 2 X 12 STUD WALL @ 16" O.C.

W06	NEOLITH STONE TILE STRONG RX BRACKET SYSTEM READ INSULATION BOARD WEATHER RESISTANT MEMBRANE 1/2" PLYWOOD SHEATHING 2 x 6 @ 16" O.C. WALL 5/8" CPY BOARD W/ +/- 1/8" FINISH
W07	10" CONCRETE WALL 2" STUCCO 5/8" CPY BOARD W/ +/- 1/8" FINISH
W08	NEOLITH STONE TILE STRONG RX BRACKET SYSTEM READ INSULATION BOARD WEATHER RESISTANT MEMBRANE 1/2" PLYWOOD SHEATHING 2 x 6 @ 16" O.C. WALL 1/2" PLYWOOD SHEATHING 5/8" CPY BOARD W/ +/- 1/8" FINISH
W09	NEOLITH STONE TILE STRONG RX BRACKET SYSTEM READ INSULATION BOARD WEATHER RESISTANT MEMBRANE 1/2" PLYWOOD SHEATHING 2 x 6 @ 16" O.C. WALL 5/8" CPY BOARD W/ +/- 1/8" FINISH
W10	READ FOAM INSULATION BOARD #10 STEEL BRACKET 2" BLOCKING 5/8" CPY BOARD W/ +/- 1/8" FINISH

W11	8" CONCRETE WALL 2X BLOCKING 5/8" CYP BOARD W/ -1/18" FINISH
W12	8" CONCRETE WALL 2x 4 STUD WALL @ 16" O.C. 5/8" CYP BOARD W/ -1/18" FINISH
W13	8" CYP BOARD W/ -1/18" FINISH 1/2" OSB SHEATHING 2x 6 STUD WALL 5/8" CYP BOARD W/ -1/18" FINISH
W14	8" CONCRETE WALL 8" AIR SPACE 2x 4 STUD WALL @ 16" O.C. 5/8" CYP BOARD W/ -1/18" FINISH
W15	8" CONCRETE WALL 2x 4 STUD WALL @ 16" O.C. 5/8" CYP BOARD W/ -1/18" FINISH
W16	1" CONCRETE WALL PER STRUCTURAL
W17	10" CONCRETE WALL 2x 4 STUD WALL @ 16" O.C. 5/8" CYP BOARD W/ -1/18" FINISH
W18	8" CONCRETE WALL 2x 4 STUD WALL @ 16" O.C. 5/8" CYP BOARD W/ -1/18" FINISH

1. VERIFY SHEAR WALL LOCATION PER STRUCTURAL, SUB 15/32" SHEAR PANEL FOR 1/2" PLYWOOD SHEATHING WHERE APPLICABLE.
2. VERIFY INSULATION PER LOCATION AS DESCRIBED IN T-24
3. IMPERVIOUS SURFACE SHALL BE SLOPED AWAY FROM THE BUILDING AT 2% MINIMUM SLOPE FOR A MINIMUM DISTANCE OF 10 FEET; LOT SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS - PER C.R.C. SECTION R401.3.

1. EMERGENCY EXIT LADDER TO GRADE ABOVE. EMERGENCY EGRESS LADDER - WINDOW WELLS WITH A VERTICAL DEPTH OF MORE THAN 4 INCHES SHALL BE EQUIPPED WITH AN APPROVED PERMANENTLY ATTACHED LADDER OR STEPS. LADDERS OR RUNGS SHALL BE 12 INCHES WIDE AT THE TOP AND 18 INCHES WIDE AT THE BOTTOM. THE LADDER OR STEPS SHALL BE SPACED NO MORE THAN 18" ON CENTER VERTICALLY. THE LADDER OR STEPS SHALL NOT ENCRUST IN THE REQUIRED DIMENSIONS OF THE WINDOW WELL MORE THAN 6". THE LADDER OR STEPS SHALL NOT BE LOCATED IN THE PATH OF THE FIRE ALARM AND RESCUE OPENING. LADDERS OR STEPS REQUIRED BY THIS SECTION OF CODE (0206.5.2) ARE EXEMPT FROM THE STAIRWAY REQUIREMENTS OF SECTION 0206.5.1. THE WELL WITH AREA ABOVE AS SHOWN-CONNECT TO DRAINAGE SYSTEM.

2. EMERGENCY ESCAPE AND RESCUE OPENING WITH FINISHED SLAB HEIGHT BELOW THE ADJACENT GROUND LEVEL SHALL BE PROVIDED WITH A WINDOW WELL MEETING THE FOLLOWING: HORIZONTAL AREA OF WINDOW WELL SHALL BE NOT LESS THAN THE MINIMUM DIMENSION OF 36 INCHES - PER SECTION R301.01 AND R310.2.

1. PROJECT SHALL USE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM, INSTALLED IN ACCORDANCE WITH THE CALIFORNIA MECHANICAL CODE - PER CMC P103.1(1) AND CMC E105.1.3 AND 2016 RESIDENTIAL COMPLIANCE MANUAL. DEDICATED VENTILATION AIR DUCT TO CONNECT TO RETURN PLENUM OF THE AIR HANDLER AND TO EXHAUST OUTSIDE THE BUILT-UP.

2. CERTIFICATE OF VERIFICATION (CFVR) SHALL BE COMPLETED, REGISTERED AND SIGNED/CERTIFIED BY THE HERS RATER. THE REGISTERED CFVR FORM SHALL BE MADE AVAILABLE TO THE BUILDING DEPARTMENT FOR REVIEW.

PUMPING FIXTURES AND FITTINGS MAX. FLOWRATES

A. WATER CLOSETS	2.0 GPM @ 80 PSI COMBINED
B. SINKS	1.5 GPM @ 80 PSI COMBINED
C. SHOWERSHAWS - MULTIPLE	2.0 GPM @ 80 PSI COMBINED
D. LAVATORY FAUCETS	1.2 GPM @ 60 PSI
E. KITCHEN FAUCETS	1.5 GPM @ 80 PSI

PUMPING NOTE
ALL NEW FIXTURES SHALL BE WATER CONSERVING. CPC 401.3

ENERGY NOTES

1. CERTIFICATE OF INSTALLATION (CFR-IN) - CFR-IN AND CFR-OUT SHALL BE COMPLETED BY THE AIR-CLEARING CONTRACTORS INSTALLING ENERGY FEATURES, WHEN COMPLIANCE REQUIRES HERS FIELD VERIFICATION AND/OR TESTING. ALL CFR-OUT FORMS SHALL BE SUBMITTED ELECTRONICALLY TO AN APPROVED SUBmitter FROM THE DATE RECEIPT. THE CFR-OUT FORMS SHALL BE POSTED AT THE JOB SITE IN A

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@esroure.com

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

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

California Coastal Commission

5-19-1220

Exhibit 7

Page 1 of 5

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, appearing to read 'Suja', with a stylized flourish extending from 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