
CALIFORNIA COASTAL COMMISSION

South Coast District Office
301 E Ocean Blvd., Suite 300
Long Beach, CA 90802-4302
(562) 590-5071



W15b

5-20-0205 (OFIPLEX, LLC)

November 4, 2020

EXHIBITS

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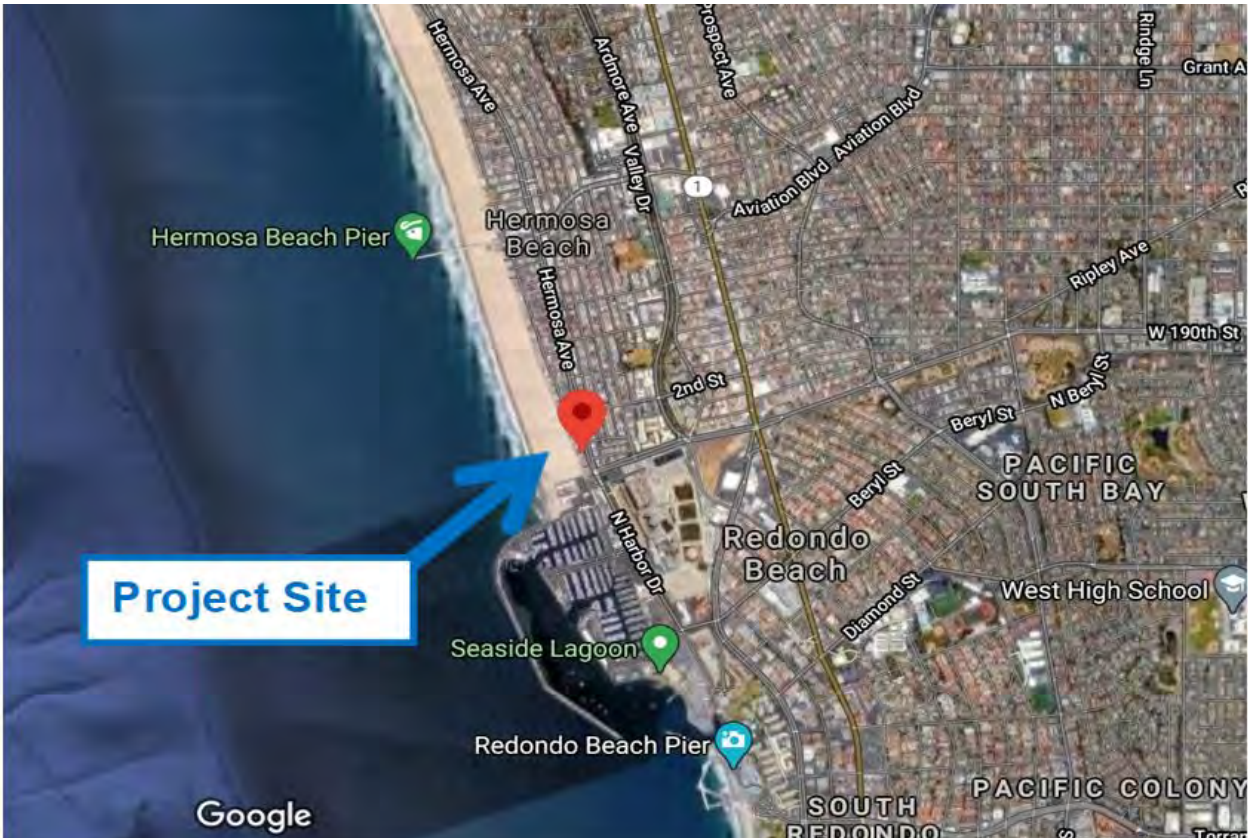
Exhibit 1 – Vicinity Map and Project Site

Exhibit 2 – Project Plans

Exhibit 3 – CoSMoS Analysis

Exhibit 4 – Letter from the City of Hermosa Beach on ADUs

Exhibit 5 – Commission-Approved Density Reduction Projects



CITY NOTES & REQ'MENTS	LEGEND	PROJECT CONTACTS	PROJECT INFORMATION	PROJECT SUMMARY FORM	SHEET INDEX
1. THE PROJECT IS TO BE A 4-UNIT RESIDENCE WITH A TOTAL FLOOR AREA OF 752 SQ. FT. (4-UNIT RESIDENCE) AND A TOTAL DECK AREA OF 622.42 SQ. FT. (4-UNIT RESIDENCE) AND A TOTAL GARAGE AREA OF 410.60 SQ. FT. (4-UNIT RESIDENCE). 2. THE PROJECT IS TO BE A 4-UNIT RESIDENCE WITH A TOTAL FLOOR AREA OF 752 SQ. FT. (4-UNIT RESIDENCE) AND A TOTAL DECK AREA OF 622.42 SQ. FT. (4-UNIT RESIDENCE) AND A TOTAL GARAGE AREA OF 410.60 SQ. FT. (4-UNIT RESIDENCE). 3. THE PROJECT IS TO BE A 4-UNIT RESIDENCE WITH A TOTAL FLOOR AREA OF 752 SQ. FT. (4-UNIT RESIDENCE) AND A TOTAL DECK AREA OF 622.42 SQ. FT. (4-UNIT RESIDENCE) AND A TOTAL GARAGE AREA OF 410.60 SQ. FT. (4-UNIT RESIDENCE). 4. THE PROJECT IS TO BE A 4-UNIT RESIDENCE WITH A TOTAL FLOOR AREA OF 752 SQ. FT. (4-UNIT RESIDENCE) AND A TOTAL DECK AREA OF 622.42 SQ. FT. (4-UNIT RESIDENCE) AND A TOTAL GARAGE AREA OF 410.60 SQ. FT. (4-UNIT RESIDENCE). 5. THE PROJECT IS TO BE A 4-UNIT RESIDENCE WITH A TOTAL FLOOR AREA OF 752 SQ. FT. (4-UNIT RESIDENCE) AND A TOTAL DECK AREA OF 622.42 SQ. FT. (4-UNIT RESIDENCE) AND A TOTAL GARAGE AREA OF 410.60 SQ. FT. (4-UNIT RESIDENCE). 6. THE PROJECT IS TO BE A 4-UNIT RESIDENCE WITH A TOTAL FLOOR AREA OF 752 SQ. FT. (4-UNIT RESIDENCE) AND A TOTAL DECK AREA OF 622.42 SQ. FT. (4-UNIT RESIDENCE) AND A TOTAL GARAGE AREA OF 410.60 SQ. FT. (4-UNIT RESIDENCE). 7. THE PROJECT IS TO BE A 4-UNIT RESIDENCE WITH A TOTAL FLOOR AREA OF 752 SQ. FT. (4-UNIT RESIDENCE) AND A TOTAL DECK AREA OF 622.42 SQ. FT. (4-UNIT RESIDENCE) AND A TOTAL GARAGE AREA OF 410.60 SQ. FT. (4-UNIT RESIDENCE). 8. THE PROJECT IS TO BE A 4-UNIT RESIDENCE WITH A TOTAL FLOOR AREA OF 752 SQ. FT. (4-UNIT RESIDENCE) AND A TOTAL DECK AREA OF 622.42 SQ. FT. (4-UNIT RESIDENCE) AND A TOTAL GARAGE AREA OF 410.60 SQ. FT. (4-UNIT RESIDENCE). 9. THE PROJECT IS TO BE A 4-UNIT RESIDENCE WITH A TOTAL FLOOR AREA OF 752 SQ. FT. (4-UNIT RESIDENCE) AND A TOTAL DECK AREA OF 622.42 SQ. FT. (4-UNIT RESIDENCE) AND A TOTAL GARAGE AREA OF 410.60 SQ. FT. (4-UNIT RESIDENCE). 10. THE PROJECT IS TO BE A 4-UNIT RESIDENCE WITH A TOTAL FLOOR AREA OF 752 SQ. FT. (4-UNIT RESIDENCE) AND A TOTAL DECK AREA OF 622.42 SQ. FT. (4-UNIT RESIDENCE) AND A TOTAL GARAGE AREA OF 410.60 SQ. FT. (4-UNIT RESIDENCE).	LEGEND 1. 4-UNIT RESIDENCE 2. 4-UNIT RESIDENCE 3. 4-UNIT RESIDENCE 4. 4-UNIT RESIDENCE 5. 4-UNIT RESIDENCE 6. 4-UNIT RESIDENCE 7. 4-UNIT RESIDENCE 8. 4-UNIT RESIDENCE 9. 4-UNIT RESIDENCE 10. 4-UNIT RESIDENCE	PROJECT CONTACTS OWNER: OFIPLEX, LLC DESIGNER: [Firm Name] DATE: [Date]	PROJECT INFORMATION PROJECT NAME: 44 THE STRAND PROJECT ADDRESS: [Address] PROJECT CITY: [City] PROJECT COUNTY: [County] PROJECT ZIP: [ZIP] PROJECT TYPE: 4-UNIT RESIDENCE PROJECT STATUS: [Status] PROJECT DESCRIPTION: [Description]	PROJECT SUMMARY FORM DEVELOPMENT PROGRAM PROJECT NAME: 44 THE STRAND PROJECT ADDRESS: [Address] PROJECT CITY: [City] PROJECT COUNTY: [County] PROJECT ZIP: [ZIP] PROJECT TYPE: 4-UNIT RESIDENCE PROJECT STATUS: [Status] PROJECT DESCRIPTION: [Description]	SHEET INDEX 44 THE STRAND 44 THE STRAND 44 THE STRAND 44 THE STRAND 44 THE STRAND 44 THE STRAND 44 THE STRAND 44 THE STRAND 44 THE STRAND 44 THE STRAND

OPEN SPACE & LOT COVERAGE DIAGRAMS AND CALC:

LOT COVERAGE

LOT AREA: [Area]

LOT COVERAGE: [Coverage]

LOT COVERAGE CALC: [Calculation]

OCUPANCY & FLOOR AREA CALC.

OCUPANCY GROUP: R3 RESIDENCE

FLOOR AREA: [Area]

FLOOR AREA CALC: [Calculation]

OPEN SPACE:

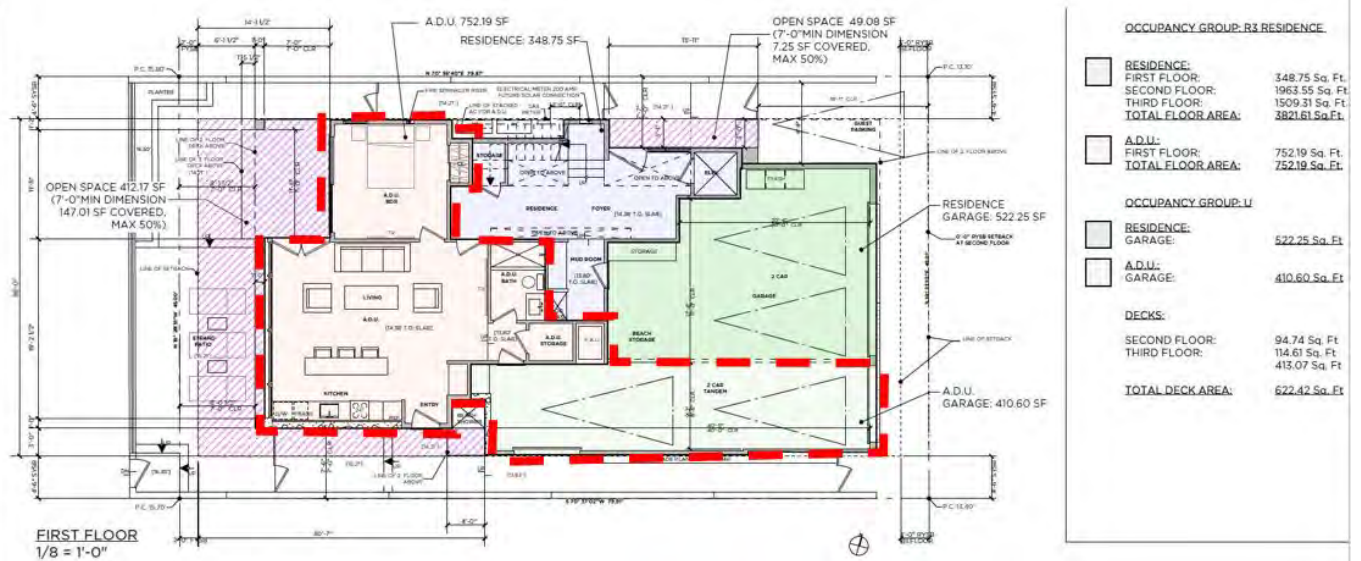
OPEN SPACE: [Area]

OPEN SPACE CALC: [Calculation]

SEPARATE SUBMITTALS

SEPARATE SUBMITTALS: [List of submittals]

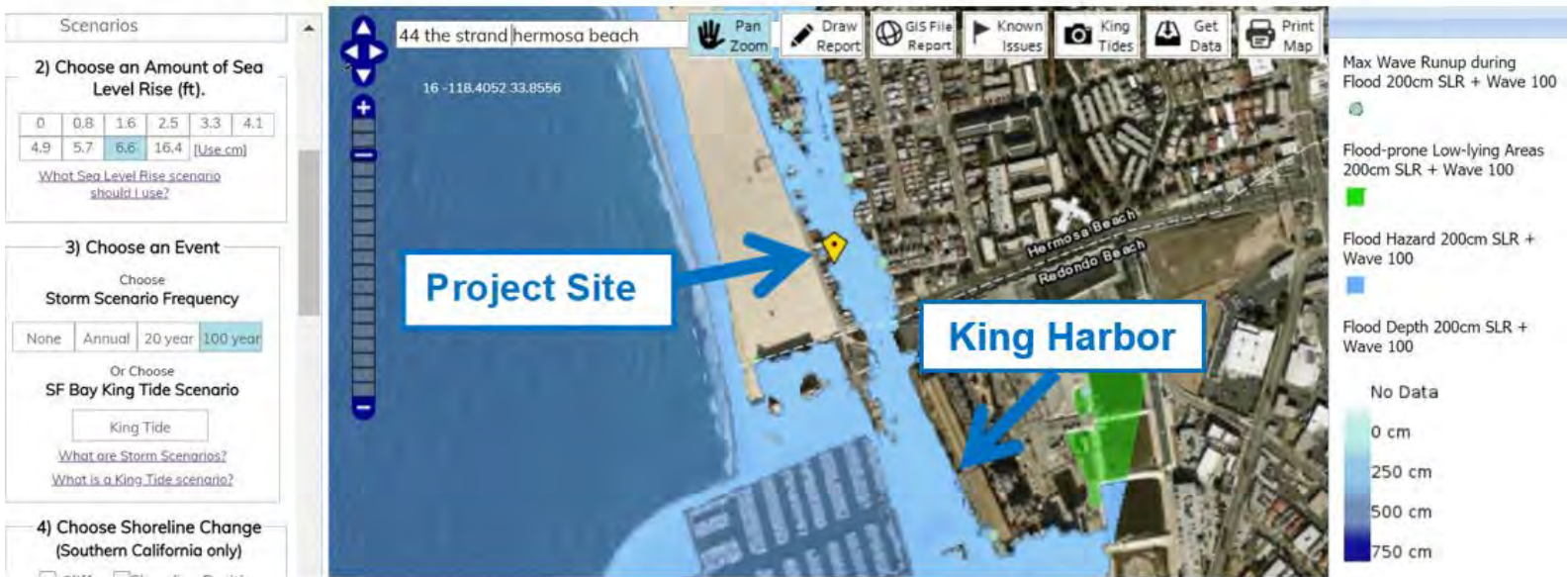
RENDERING



752 sq. ft. ADU + 2-car tandem garage for ADU = Red dashed line

[illegible]

Projected Flooding with 6.6 Feet of Sea Level Rise and 100-Year Storm Scenario



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City of Hermosa Beach

Civic Center, 1315 Valley Drive, Hermosa Beach, CA 90254-3885

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

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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

City of Hermosa Beach



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'.

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

5-20-0205 (OFIPLEX, LLC)

Permit Number	Date Approved	Units Before Project	Units After Project	Net Unit Loss
5-18-0651	11/7/2018	3	1	-2
5-18-0949	3/6/2019	2	1	-1
5-18-0827	2/7/2019	2	1	-1
5-17-1005	7/11/2018	2	1	-1
5-17-0823-W	11/9/2017	2	1	-1
5-17-0822-W	10/27/2017	2	1	-1
5-17-0802-W	11/9/2017	2	1	-1
5-17-0691-W	10/12/2017	2	1	-1
5-17-0792	3/8/2018	2	1	-1
5-17-0285-W	6/7/2017	3	1	-2
5-17-0040-W	5/12/2017	2	1	-1
5-17-0100-W	5/12/2017	5	1	-4
5-17-0016-W	2/8/2017	1	0	-1
5-17-0030-W	2/8/2017	2	1	-1
5-16-0628-W	9/8/2016	2	1	-1
5-16-0153	7/14/2016	2	1	-1
5-15-1969-W	2/11/2016	2	1	-1
5-15-1799	4/14/2016	2	1	-1
5-15-1234-W	10/9/2015	2	1	-1
5-15-0968-W	9/15/2015	2	1	-1
5-15-0612-W	8/12/2015	2	1	-1
5-15-0552-W	8/12/2015	3	2	-1

5-20-0205 (OFIPLEX, LLC)

5-15-0619-W	7/9/2015	2	1	-1
5-14-1687-W	11/18/2014	2	1	-1
5-14-1056-W	8/13/2014	2	1	-1
5-14-0528-W	4/11/2014	2	1	-1
5-14-0006-W	3/12/2014	3	1	-2
5-14-0002-W	3/12/2014	2	1	-1
5-13-1348-W	2/13/2014	2	1	-1
5-13-1239-W	2/13/2014	2	1	-1
5-19-0137	09/12/2019	2	1	-1
5-19-0955	06/12/2020	2	1	-1
5-19-0195	10/17/2019	2	1	-1
5-19-1209	11/13/2019	3	2	-1
5-19-1244	09/10/2020	2	1	-1
5-20-0142	09/10/2020	2	1	-1
5-20-0223	09/10/2020	2	1	-1
5-19-1215	10/8/2020	3	2	-1
5-19-1220	10/8/2020	2	1	-1