

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
301 E. OCEAN BLVD, SUITE 300
LONG BEACH, CA 90802-4325
VOICE (562) 590-5071
FAX (562) 590-5084



Th13e

ADDENDUM

December 4, 2020

TO: Coastal Commissioners and Interested Parties

FROM: South Coast District Staff

SUBJECT: **ADDENDUM TO ITEM Th13e, APPLICATION NO. 5-20-0530 (Stabler & English) FOR THE COMMISSION MEETING OF THURSDAY, DECEMBER 10, 2020.**

I. CHANGES TO STAFF REPORT

This addendum modifies the staff report dated November 20. Language removed from the staff report is identified in ~~strike through~~ and added language is identified in **bold underline**.

a) Modify the Project Description on page 1 as follows:

Demolish an existing 2,816 sq. ft. 2-story duplex and construct a 3,755 sq. ft. 3-story single family residence with a 310 sq. ft. roof deck, a ~~460~~ **800** sq. ft. attached junior accessory dwelling unit (JADU), an attached 2-car garage, and one guest parking space in the driveway.

b) Modify the second complete paragraph on page 3 as follows:

In this case, the applicants propose to offset the loss of a residential unit of 1211 sq. ft. by constructing a smaller unit (~~460~~ **800** sq. ft. JADU that has its own separate entrance, full kitchen, bathroom, **living room**, and multiple windows). ADUs/JADUs are important mechanisms to increase the potential number of independent housing units that can be rented out separately from the primary residence. However, ADUs are dependent on the primary residence to serve as a housing unit and cannot be sold separately from the primary residence. In addition, it may be difficult to enforce the continuous provision of an ADU and ADUs are more easily left vacant or used by the occupants of the primary residence. ~~The applicants propose multiple interior ingress and egress (doors) between the JADU and the primary residence; however, staff recommends removal of the interior~~

~~doors such that the JADU is only accessible through an external door, intended to create a unit for separate use from the primary residence.~~ **Since the publication of staff report dated 11/20/20, the applicants have revised their project plan to incorporate a bigger ADU (from 460 to 800 sq. ft.). The revised plan has not yet been reviewed by the local government.** Therefore, the Commission imposes **Special Condition 1** requiring the applicants to submit revised final plans **that have been reviewed and approved by the City of Hermosa Beach** without the interior ingress and egress between the JADU and the primary residence. Additionally, the Commission imposes **Special Condition 2** requiring the applicants to maintain a single-family residence and a JADU on-site **and prohibiting ingress or egress (doors) between the ADU and the primary residence.** **The Hermosa Beach ADU ordinance prohibits short term rental of ADUs (Ref: Urgency Ordinance No.20-1403-U). Special Condition 6 is included to memorialize this City requirement and to further mitigate the loss of housing density on the subject site.** To ensure that any prospective future owners of the property are made aware of the applicability of the conditions of this permit, the Commission imposes **Special Condition 5** requiring that the property owners record a deed restriction against the property, incorporating all of the Special Conditions of this permit.

c) Modify Special Condition 1 on page 6 as follows:

1. **~~Revised-Final Plans.~~** PRIOR TO THE ISSUANCE OF THIS COASTAL DEVELOPMENT PERMIT, the applicants shall submit, for the review and written approval of the Executive Director, two sets of final ~~revised~~ project plans that have been reviewed and approved by the City of Hermosa Beach. The final ~~revised~~ plans shall conform with the preliminary plans submitted to the Commission and prepared by Michael Lee Architects, Inc dated 9/8/2020 **and 11/18/2020.** ~~except that it shall be modified as required below.~~
 - a) ~~The plan shall not include the interior ingress and egress (door) between the ADU and the primary residence.~~

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

d) Modify Special Condition 2 on page 6 as follows:

2. **Retention of a Single-Family Residence and Junior Accessory Dwelling Unit On-Site.** The development approved by Coastal Development Permit No. 5-20-0530 is for construction of a single-family residence with a ~~460~~ **800** square foot junior accessory dwelling unit (JADU). The applicants and all assigns/successors shall maintain the JADU as a separate residential unit. At no point may the JADU be incorporated into the single-family residence or converted to a non-residential use. **Ingress and egress (doors) between the ADU and the primary residence are prohibited.**

e) Include Special Condition 6 on page 8 as follows:

6. No Short Term Rentals. BY ACCEPTANCE OF THIS COASTAL DEVELOPMENT PERMIT, the applicants and all assigns/successors agree to prohibit short term rental (less than 30 days) of the approved ADU for the life of the development.

f) Modify the first complete paragraph under Section A on page 8 as follows:

The applicants are proposing to demolish a 2,816 sq. ft. duplex, and to construct a 3,755 sq. ft., three-level single-family residence with a 310 sq. ft. roof deck and an attached two-car garage ([Exhibit 2](#)). As originally proposed, the residence included an attached 460 sq. ft. junior accessory dwelling unit (JADU) with a separate entry, bedroom, kitchen, bathroom, and a 122 sq. ft. private outdoor patio. **Since the publication of the staff report dated 11/20/2020, the applicants have modified the proposed project to increase the size of the 460 sq. ft. JADU. As now proposed, the proposed unit is 800 sq. ft. (Updated Exhibit 2) The maximum size of a JADU is 500 sq. ft. Therefore, each reference to the term “JADU” in the staff report shall be replaced with the term “ADU”.** Non-invasive, drought tolerant landscaping is proposed for the project. One hundred and five cu. yds. of grading is proposed to be exported outside the coastal zone.

g) Modify the last incomplete paragraph on page 14 as follows:

In this case, the applicants have proposed to construct an attached ~~460~~ **800** square foot JADU located on the lowest level of the residence that features a separate exterior entry (pursuant to the State’s ADU requirements), its own kitchen and dining area, bathroom, **living room,** and bedroom ([Exhibit 2](#)). The bedroom and bathroom will have windows. The JADU design resembles a full residential unit and can be a reasonable residence for an individual or a couple. ~~However, although the proposed JADU would have a separate exterior entrance (pursuant to the state’s ADU requirements),~~ **Although** the applicants **have previously** proposed an interior ingress and egress (door) between the JADU and the primary residence, **since the publication of the staff report dated 11/20/2020, they have revised their plan to incorporate a larger ADU with no interior ingress and egress.** ~~Enabling access through an interior door between the primary residence and the JADU increases the likelihood that the JADU will not be rented out and instead would be used by the residents of the primary residence, a risk that is more pronounced than if the applicants had proposed a detached ADU. To address this concern,~~ **The revised plan has not yet been reviewed by the local government. Therefore,** staff recommends **Special Condition 1,** requiring the applicants to submit revised final plans that have been reviewed and approved by the City of Hermosa Beach. ~~without the interior ingress and egress between the JADU and the primary residence of the interior door, providing access to the JADU only through an external ingress and egress.~~ Additionally, the Commission imposes **Special Condition 2** which requires the applicants to retain the single-family home and the attached JADU **and prohibits ingress or egress (doors) between the ADU and the primary residence. The Hermosa Beach ADU ordinance prohibits short term rental of ADUs (Ref: Urgency Ordinance No.20-1403-U). Special Condition 6 is included to memorialize this City requirement and to further mitigate the loss of housing density on the subject site.** To ensure that any prospective future owners of the property are made aware of the applicability of the conditions of this permit, the Commission imposes

Special Condition 5 requiring that the property owners record a deed restriction against the property, referencing all of the Special Conditions of this permit.

h) Replace page 7 of Exhibit 2 with the site plan in the next page.

PARKING GARAGE NOTES:

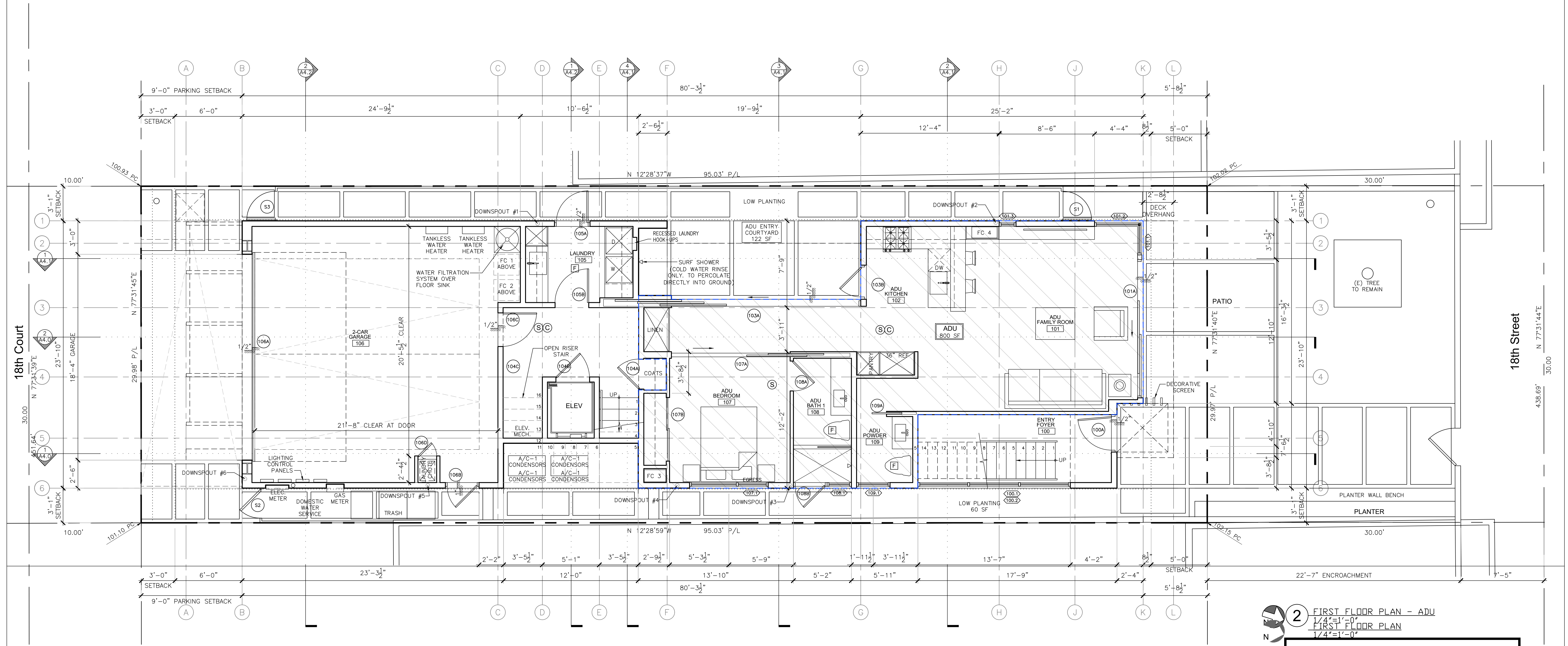
1. PARKING AREA IS TO BE CLEAR OF ANY OBSTRUCTIONS NOT LESS THAN (7') ABOVE F.F. TO ANY CLG., BEAM, PIPE, VENT, MECH. EQUIP. OR SIM. CONSTRUCTION.
2. PROVIDE ONE-HOUR OCCUP. SEPARATION ON GARAGE SIDE BETWEEN GARAGE AND DWELLING AND CEILING ABOVE.
3. DOORS BETWEEN GARAGE AND THE DWELLING UNIT SHALL HAVE A MINIMUM FIRE PROTECTION RATING OF 20 MIN AND SELF-CLOSING AND SELF-LATCHING DEVICES, OR SOLID WOOD OR SOLID OR HONEYCOMB CORE STEEL NOT LESS THAN 1-3/8" INCHES THICK.
4. GARAGE FLOOR SURFACES SHALL BE OF AN APPROVED NONCOMBUSTIBLE MATERIAL, AND THE AREA USED TO PARK VEHICLES SHALL BE SLOPED TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY.
5. THE GARAGE SHALL BE SEPARATED FROM THE DWELLING AND ITS ATTIC AREA IN ACCORDANCE WITH TABLE R302.6 (R302.6)
6. VISIBILITY OF A DRIVEWAY CROSSING A STREET PROPERTY LINE SHALL NOT BE BLOCKED BETWEEN A HEIGHT OF 3 FEET AND 9 FEET FOR A DEPTH OF 5 FEET FROM THE STREET PROPERTY LINE AS VIEWED FROM THE EDGE OF THE RIGHT-OF-WAY ON EITHER SIDE OF THE DRIVEWAY AT A DISTANCE OF 15 FEET OR AT THE NEAREST PROPERTY LINE INTERSECTING THE STREET PROPERTY LINE, WHICHEVER IS LESS.

GENERAL NOTES:

- A. ESCAPE OR RESCUE WINDOWS: SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQUARE FEET, MINIMUM NET CLEAR OPENABLE HEIGHT OF 24" AND MINIMUM NET CLEAR OPENABLE WIDTH 20" AND HAVE A SILL HEIGHT NOT MORE THAN 44" ABOVE FINISH FLOOR.
- B. KITCHEN RANGE HOOD EXHAUST VENTILATION: MIN. EXHAUST RATE OF 100 CFM, MAX. SOUND RATING OF 3 SONES @ 100 CFM AND VENTING DIRECTLY TO THE BUILDING EXTERIOR. (CMC 504.2, ASHRAE 62.2 AND BEES 150.0(c))
- C. FORCED AIR UNIT (FAU): CONDENSATE LINES FROM MECHANICAL EQUIPMENTS SHALL DISCHARGE TO PLUMBING FIXTURE OR AN APPROVED
- D. WATER CLOSET: SHALL HAVE 15 INCHES TO ANY WALL OR OBSTRUCTION ON EACH SIDE OF IT'S CENTERLINE AND 24 INCHES CLEAR SPACE IN FRONT (402.5 CPC).
- E. TANKLESS WATER HEATER: REGARDLESS OF PROPOSE WATER HEATING SYSTEM, SHALL HAVE (BEES 150.0) ~A120V ELECTRICAL RECEPTACLE THAT IS WITHIN 3 FEET FROM THE WATER HEATER. ~A CATEGORY III OR IV VENT, OR A TYPE B VENT WITH STRAIGHT PIPE. ~CONDENSATE DRAIN THAT IS NO MORE THAN 2 INCHES HIGHER THAN THE FINISH SURFACE BELOW. ~A GAS SUPPLY LINE WITH AVAILABLE CAPACITY FOR NOT LESS THAN 200,000 BTU/ HR SYSTEM.
- F. CLOTHES DRYER DUCT: DUCT SHALL BE METAL WITH MIN. 4 INCHES IN DIAMETER. THE EXHAUST DUCTS SHALL NOT EXCEED A TOTAL COMBINED HORIZONTAL AND VERTICAL LENGTH OF 14 FEET, INCLUDING TWO 90 DEGREE ELBOWS. A LENGTH OF 2 FEET SHALL BE DEDUCTED FOR EACH 90 DEGREE ELBOW IN EXCESS OF TWO. (CMC 04.4.2.1). LAUNDRY VENTILATION EXHAUST TERMINATE AT LEAST 3 FEET FROM PROPERTY LINE AND 3 FEET FROM OPENING INTO ANY BUILDINGS. (CMC. 504.5).
- G. FUTURE WATER HEATER HEATING: INSTALL ON THE COLD WATER SUPPLY PIPE AT THE TOP OF THE WATER HEATER A CAPPED "T" FITTING TO PLUMB FOR FUTURE SOLAR WATER HEATING.

SYMBOLS LEGEND:

- (S) 120-VOLT HARD WIRED & INTERCONNECTED SMOKE DETECTOR (WITH 9-VOLT BATTERY BACK-UP)
 - (C) HARD WIRED & INTERCONNECTED CARBON MONOXIDE ALARM (WITH 9-VOLT BATTERY BACK-UP)
 - (F) EXHAUST FAN - 110CFM & 1.0 SONE MAX. SOUND
- * FANS SHALL BE "ENERGY STAR" COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.
* FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL.



2 FIRST FLOOR PLAN - ADU
1/4"=1'-0"
FIRST FLOOR PLAN
1/4"=1'-0"

LEE
MICHAEL LEE ARCHITECTS, INC.

2200 Highland Avenue
Manhattan Beach, CA 90266
t. 310.545.5771
f. 310.545.4330
www.mleearchitects.com

The drawings and descriptions set forth on this sheet and all copyrights therein are, and shall remain the property of Michael Lee Architects. Use of this drawing is limited to a one-time use on the specific project and for the specific person(s) named herein. Any other use or reuse of said drawings is strictly prohibited without the express written permission of Michael Lee Architects. Copyright © 2008 by Michael Lee Architects. ALL RIGHTS RESERVED.

Stabler / English
Residence
66 18th Street
Hermosa Beach, CA
90254

Professional Seal

Date: 11/18/2020	By	
Revisions	By	
Coastal Comments 11/17/2020	JPT	

Exhibit 2
Page 7 of 16
California Coastal Commission