

CALIFORNIA COASTAL COMMISSION

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



W17b

5-21-0022 (Lane)
November 17, 2021

EXHIBITS

Table of Contents

Exhibit 1 – Vicinity Map and Project Site

Exhibit 2 –Project Plans

Exhibit 3- ADU Site Plan


Exhibit 4 – Community Character Analysis



Project Location

Hermosa Beach

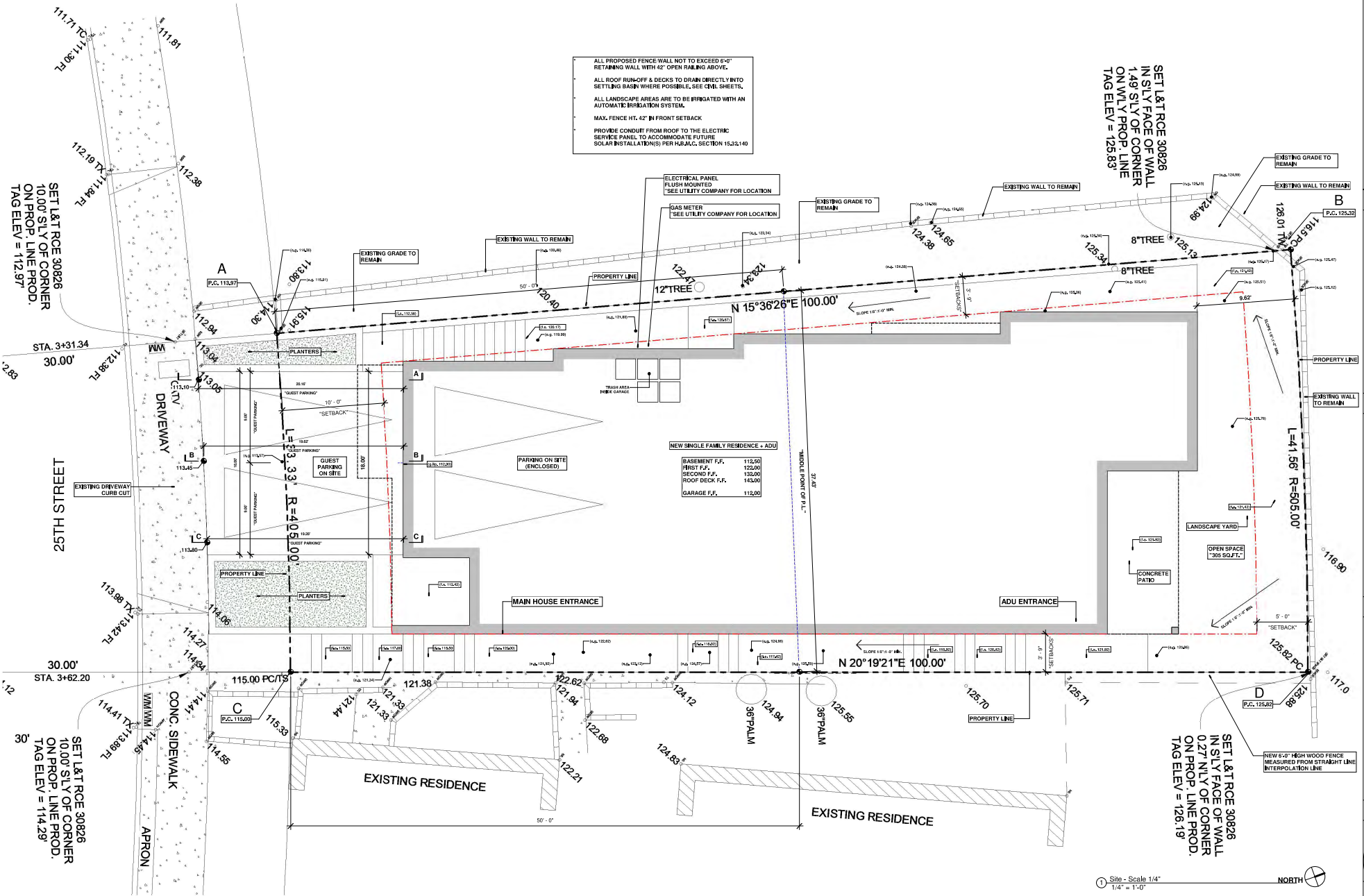
Hermosa Beach Pier

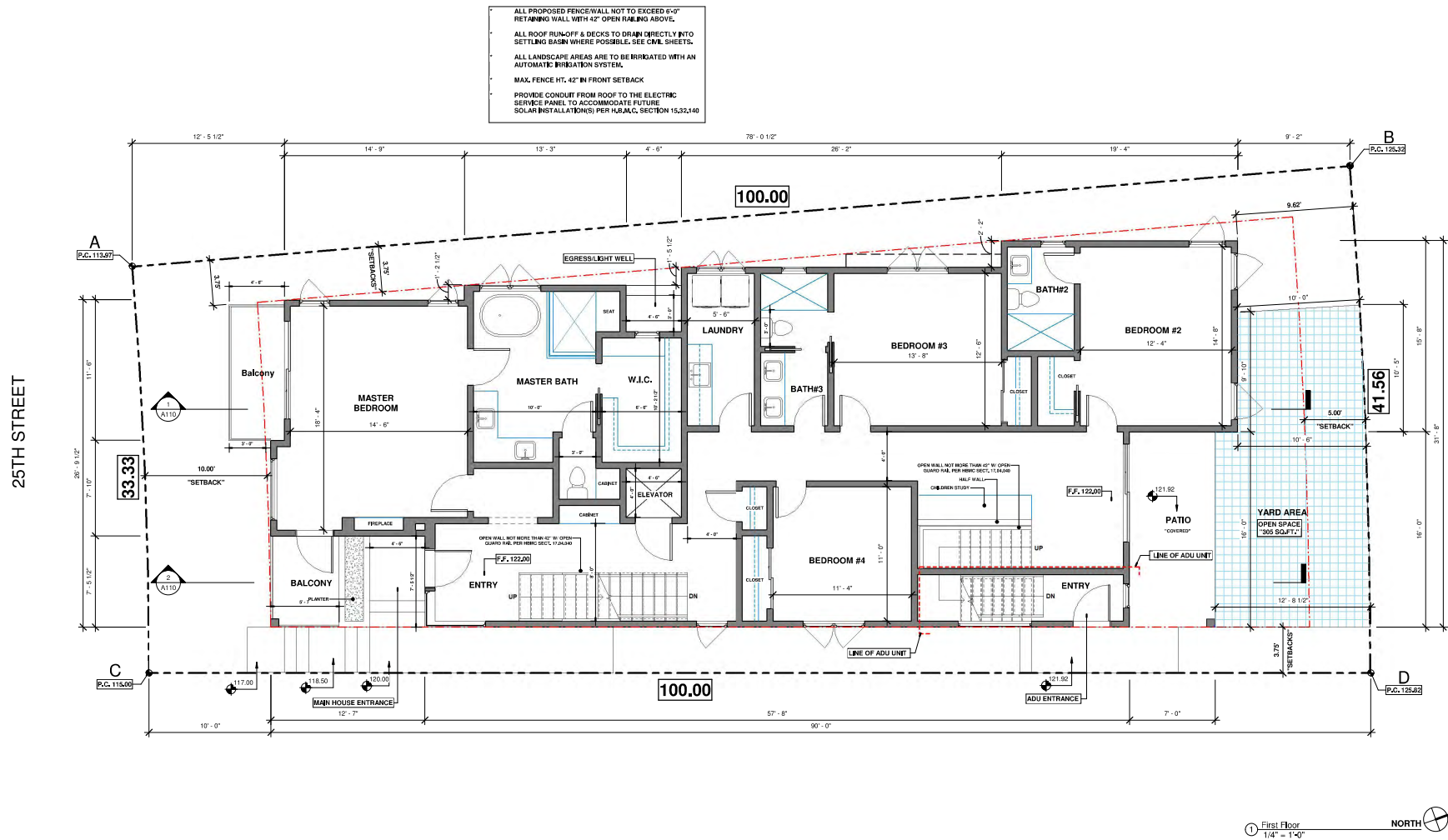


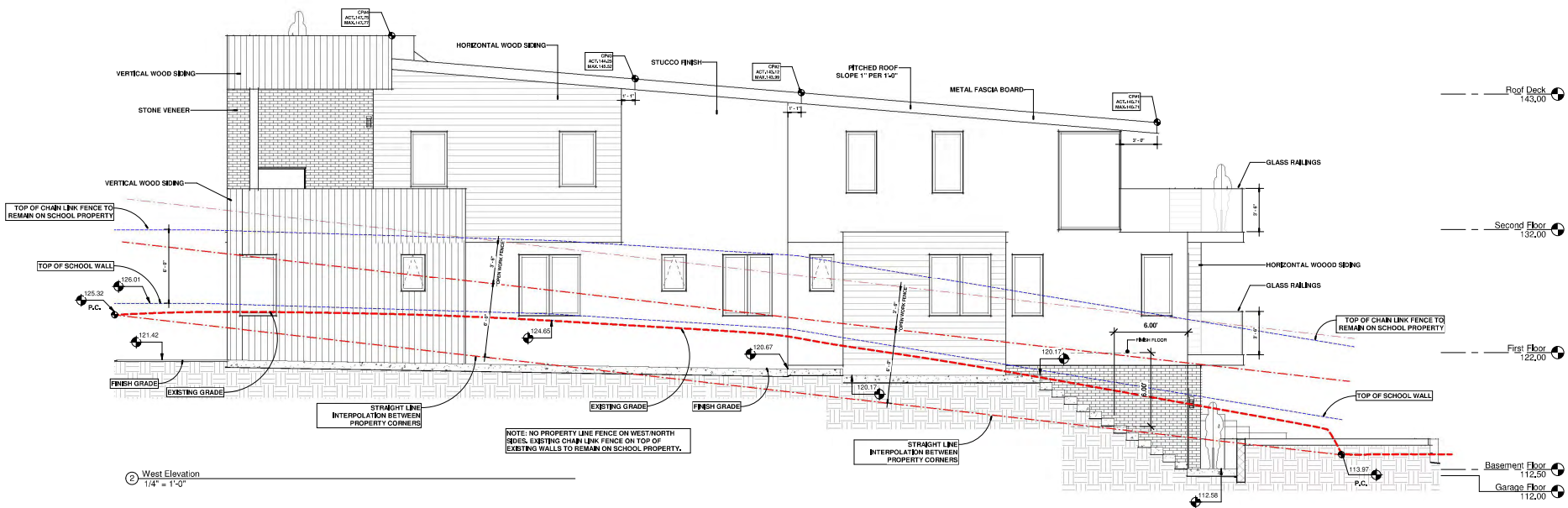
Project Site

25th Street

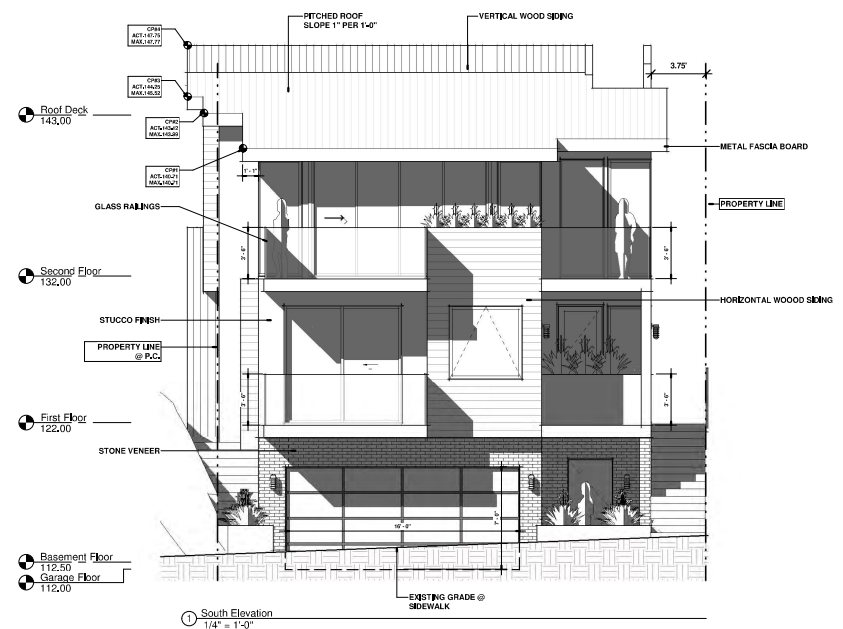
No.	Description	Date	By	Checked by
1			G.T.L.	G.T.L.







ALL PROPOSED FENCE WALL NOT TO EXCEED 6'-6" RETAINING WALL WITH 42" OPEN RAILING ABOVE.
ALL ROOF RUNOFF & DECKS TO DRAIN DIRECTLY INTO SETTLING BASIN WHERE POSSIBLE. SEE CIVIL SHEETS.
ALL LANDSCAPE AREAS ARE TO BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM.
MAX. FENCE HT. 42" IN FRONT SETBACK
PROVIDE CONDUIT FROM ROOF TO THE ELECTRIC SERVICE PANEL TO ACCOMMODATE FUTURE SOLAR INSTALLATION(S) PER H.B.A.C. SECTION 15.32.140



LANE

DESIGN + BUILD

2212 PACIFIC COAST HWY.
HERMOSA BEACH CA 90254
PHONE: 310-907-8881
FAX: 310-907-8888
LANEDESIGNBUILD.COM

SHT. CONTENT

Exterior Elevations

CLIENT

LANE DEVELOPMENT
413 25TH STREET
HERMOSA BEACH CA
June 25, 2021
Date
June 2007
Project number

REVISIONS

No.	Description	Date

SHT. ID.

A108

6/25/2021 10:41:49 AM

California Coastal Commission

5-21-0022

Exhibit 2

Page 3 of 5



LANE
DESIGN + BUILD
2212 PACIFIC COAST HWY.,
HERMOSA BEACH CA 90254
PHONE: 310-907-8881
FAX: 310-907-8889
LANEDESIGNBUILD.COM

SHT. CONTENT

Sections

CLIENT

LANE DEVELOPMENT
413 25TH STREET
HERMOSA BEACH CA
Project number LANE 2007 Date June 25, 2021

REVISIONS

No.	Description	Date

SHT. ID.

A110



⑤ North-West View
12" = 1'-0"



② South-East View
12" = 1'-0"



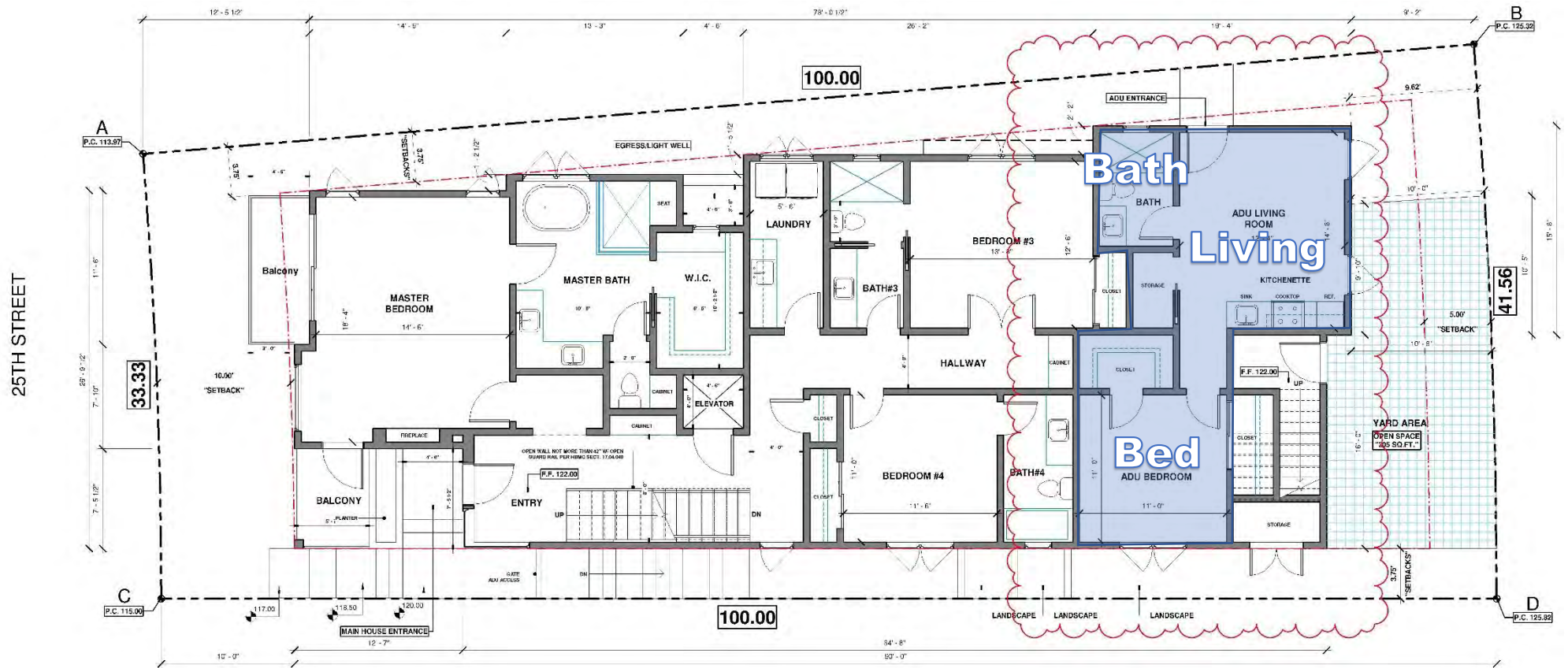
① North-East View
12" = 1'-0"



③ South-West View
12" = 1'-0"

No.	Description	Date

Proposed 511 sq. ft. ADU



First Floor
1/4" = 1'-0"



Community Character Analysis



Community Character Analysis

Lot No.	Address	Residence Type	Structure Size (sq. ft)	Lot Size (sq. ft.)
1	413 25 th Street*	Duplex	1,494	3,698
2	421 25 th Street	Duplex	2,136	3,698
3	423 25 th Street	Duplex	1,590	3,704
4	429 25 th Street	Single-Family	4,158	3,702
5	435 25 th Street	Single-Family	3,870	3,702
6	441 25 th Street	Duplex	3,013	3,700
7	451 25 th Street	Single-Family	3,077	3,702
8	465 25 th Street	Single-Family	1,703	3,651
9	477 25 th Street	Single-Family	3,605	4,123
10	482 25 th Street	Single-Family	4,175	8,873
11	484 25 th Street	Duplex	2,116	4,440
12	489 25 th Street	Single-Family	1,716	7,336
13	485 25 th Street	Single-Family	1,436	8,768
14	2506 Morningside	Single-Family	1,462	7,428
15	2512 Morningside	Duplex	3,484	3,688
16	2516 Morningside	Duplex	2,640	3,861
17	2520 Morningside	Single-Family	1,837	3,683
18	2524 Morningside	Single-Family	2,541	3,589
19	428 25 th Street	Duplex	1,283	1,745
20	424 25 th Street	Duplex	2,239	2,819
21	452 25 th Street	Single-Family	1,453	2,636
22	466 25 th Street	Single-Family	1,489	2,816
23	462 25 th Street	Single-Family	1,107	2,839

*Project Site

Average Structure Size: 2,331 sq. ft. **Average Lot Size:** 4,270 sq. ft.

Max Structure Size: 4,175 sq. ft. **Max Lot Size:** 8,873 sq. ft.

Min Structure Size: 1,107 sq. ft. **Min Lot Size:** 2,636 sq. ft.