

**CALIFORNIA COASTAL COMMISSION**

South Coast District Office  
301 E Ocean Blvd., Suite 300  
Long Beach, CA 90802-4830  
(562) 590-5071



# W17d

**5-21-0422 (Ledford)**

**November 17, 2021**

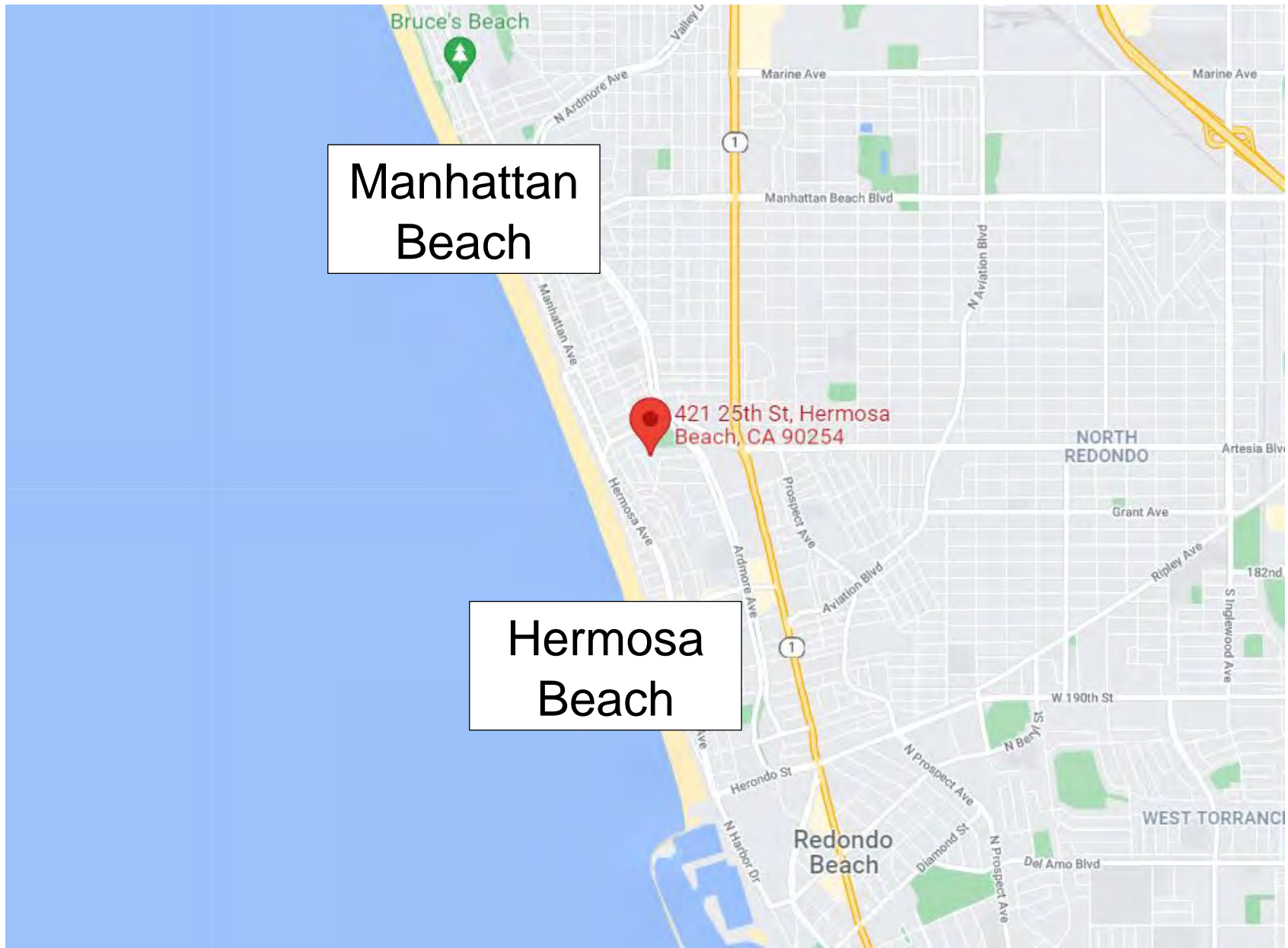
## **EXHIBITS**

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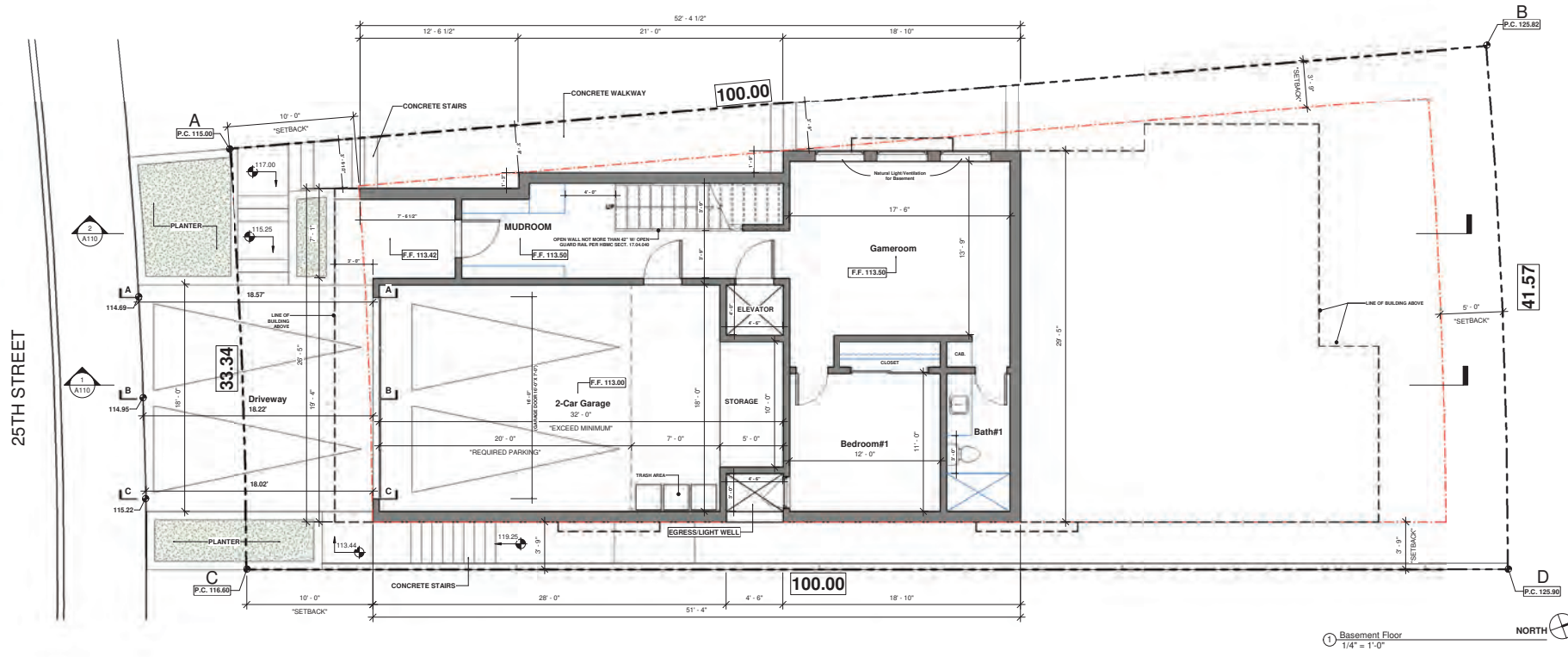


Manhattan  
Beach

Hermosa  
Beach



ALL PROPOSED FENCE WALL NOT TO EXCEED 6'-0" RETAINING WALL WITH 42" OPEN RAILING ABOVE.  
 ALL ROOF RUN-OFF & 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.M.C. SECTION 15.32.140



① Basement Floor  
 1/4" = 1'-0" NORTH



SHT. CONTENT

Basement Floor Plan

CLIENT

LEDFORD RESIDENCE  
 421 25TH STREET  
 HERMOSA BEACH CA  
 Project Number: LEDF-2009 Date: OCTOBER 1, 2021

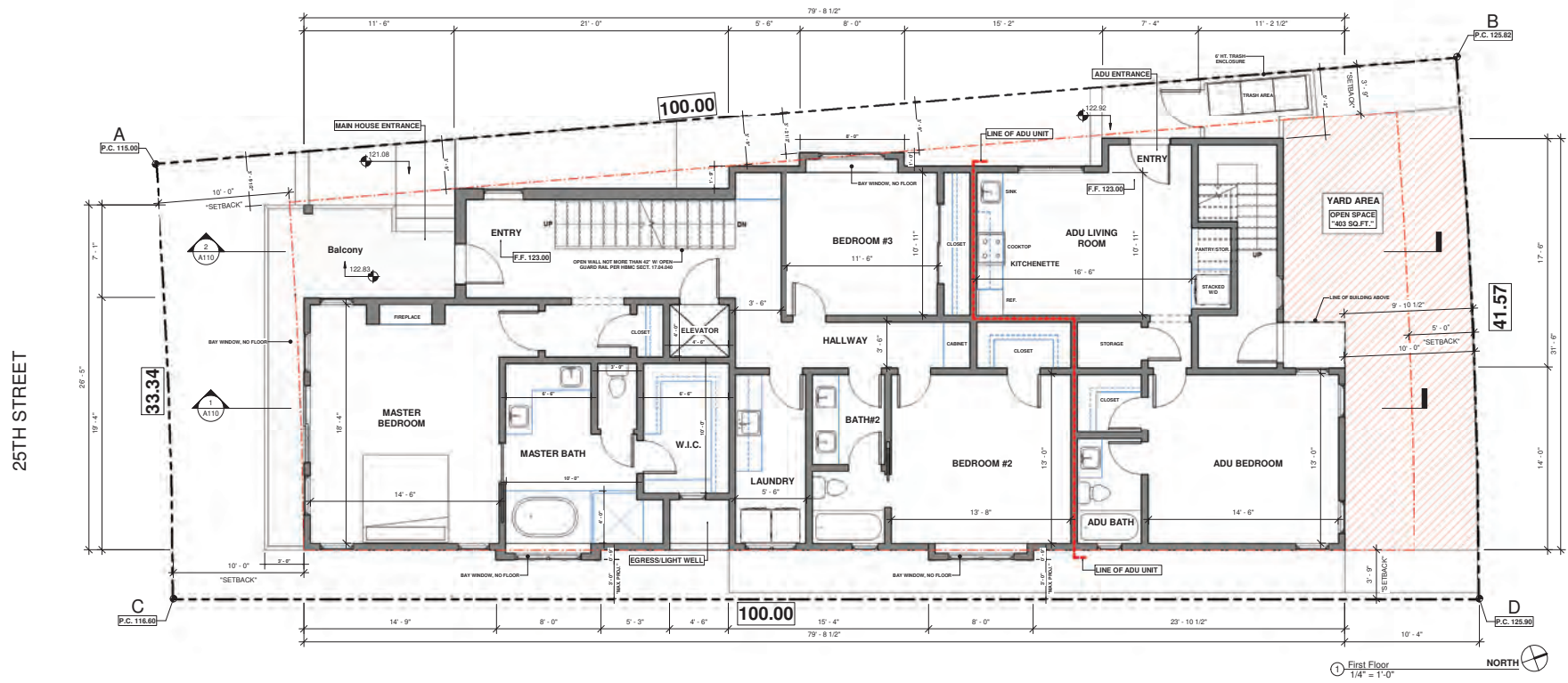
REVISIONS

No.	Description	Date

SHT. ID.

A103

ALL PROPOSED FENCE WALL NOT TO EXCEED 6'-0" RETAINING WALL WITH 42" OPEN RAILING ABOVE.  
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1 First Floor  
 1/4" = 1'-0"  
 NORTH



SHT. CONTENT

First Floor Plan

CLIENT

LEDFORD RESIDENCE  
 421 25TH STREET  
 HERMOSA BEACH CA  
 Date: OCTOBER 1, 2021  
 Project Number: LEDF-2009

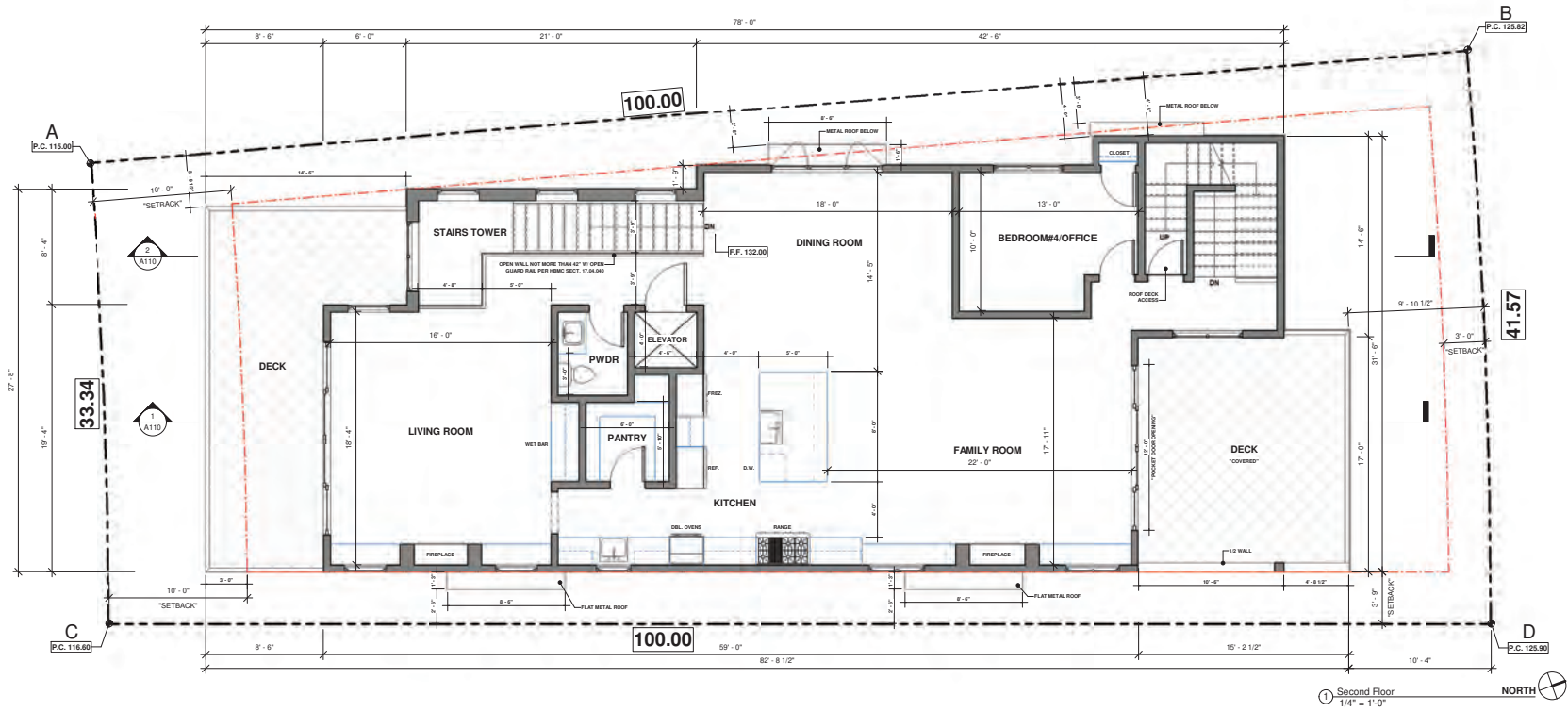
REVISIONS

No.	Description	Date

SHT. ID.

A104

25TH STREET



① Second Floor  
 1/4" = 1'-0" NORTH



SHT. CONTENT

Second Floor Plan

CLIENT

LEDFORD RESIDENCE  
 421 25TH STREET  
 HERMOSA BEACH CA

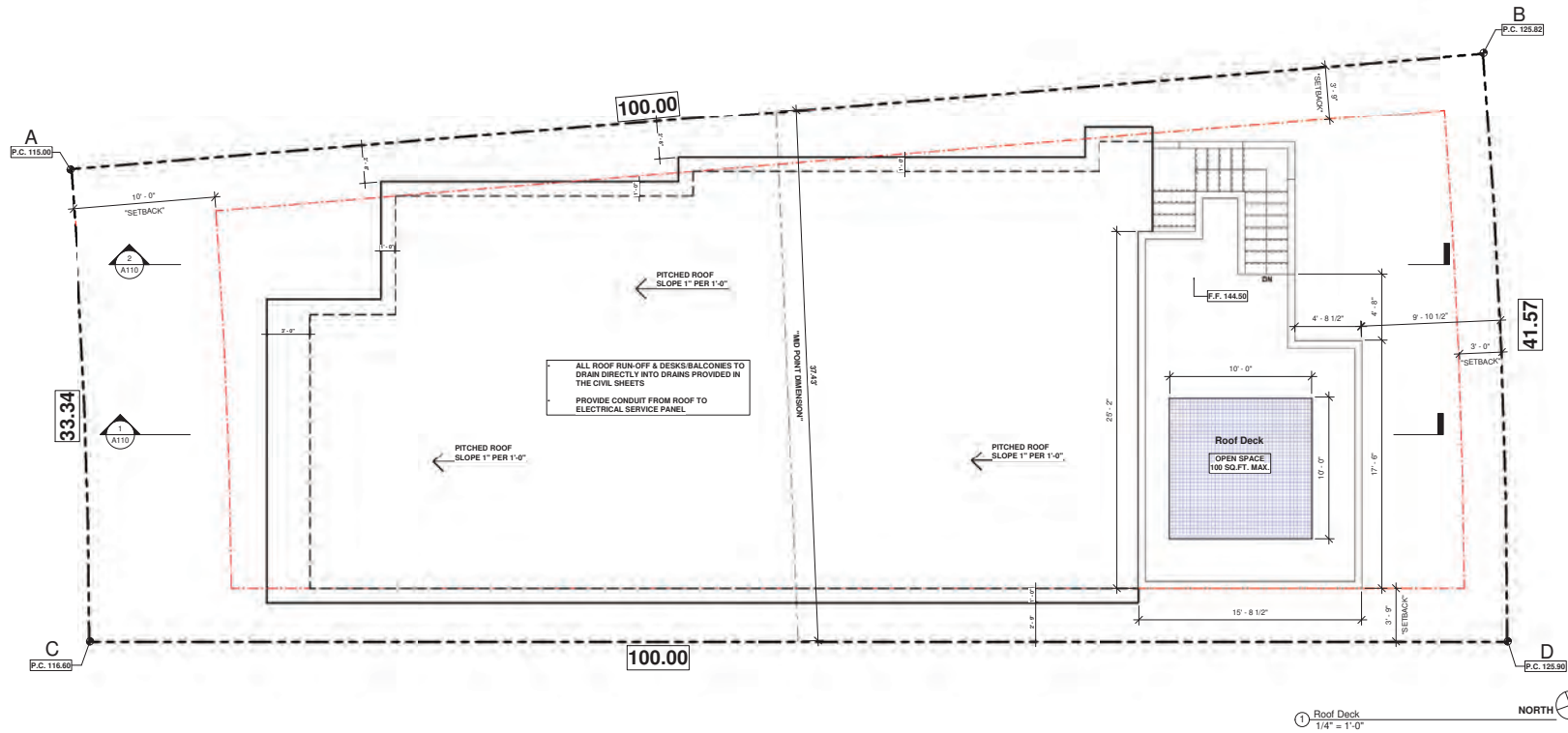
REVISIONS

No.	Description	Date

SHT. ID.

A105

25TH STREET



SHT. CONTENT

Roof Deck Plan

CLIENT

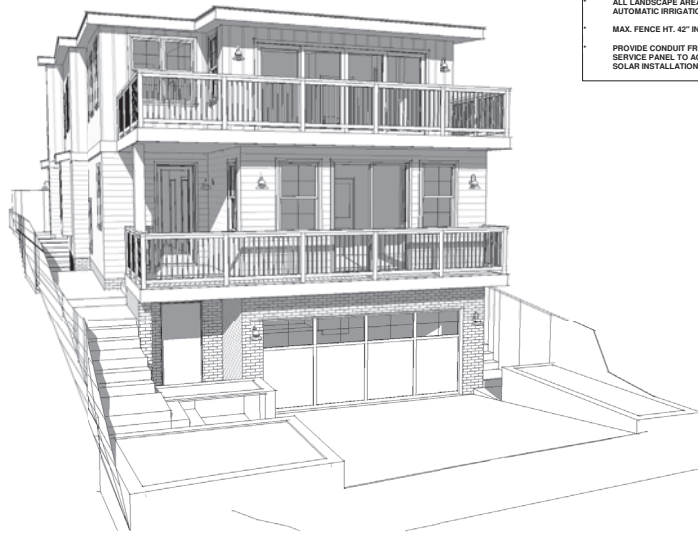
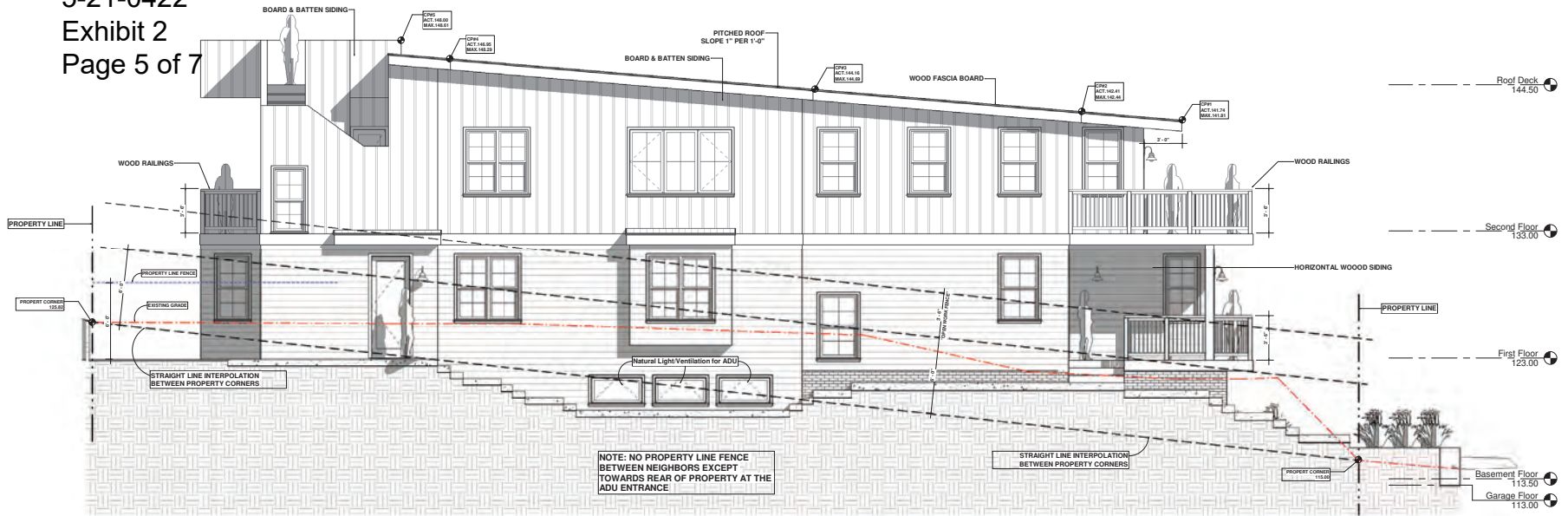
**LEDFORD RESIDENCE**  
 421 25TH STREET  
 HERMOSA BEACH CA  
 Project Number: LEDF-2009 Date: OCTOBER 1, 2021

REVISIONS

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

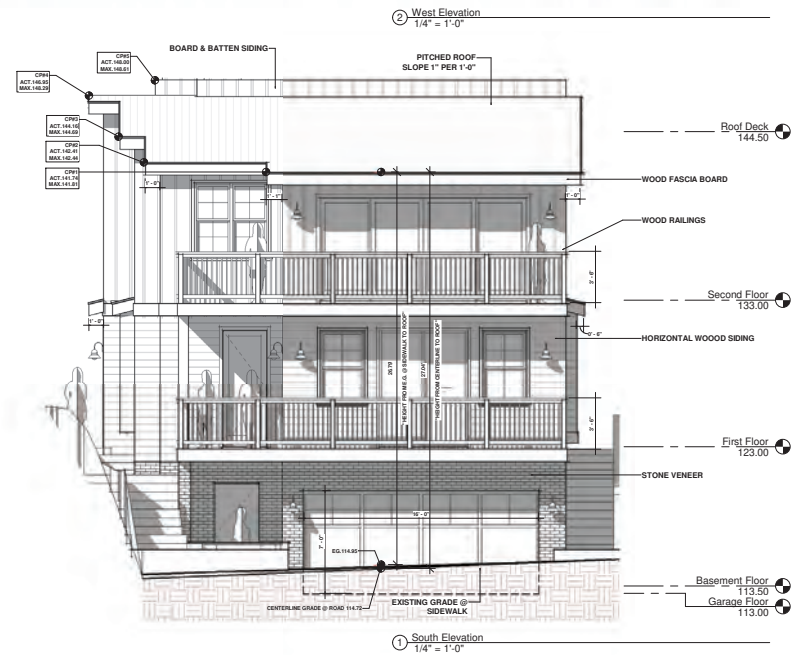
SHT. ID.

**A106**



3D View 1

ALL PROPOSED FENCE/WALL NOT TO EXCEED 6'-0" RETAINING WALL WITH 42" OPEN RAILING ABOVE.  
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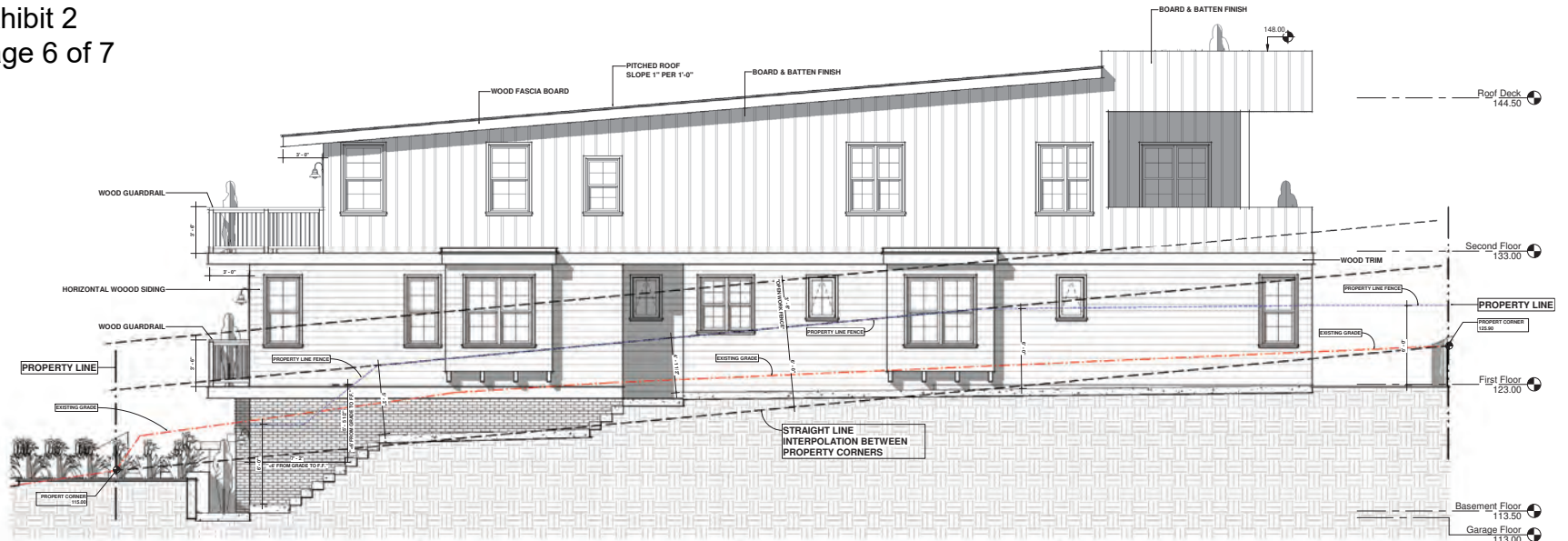
1 South Elevation  
1/4" = 1'-0"

REVISIONS	
No.	Description

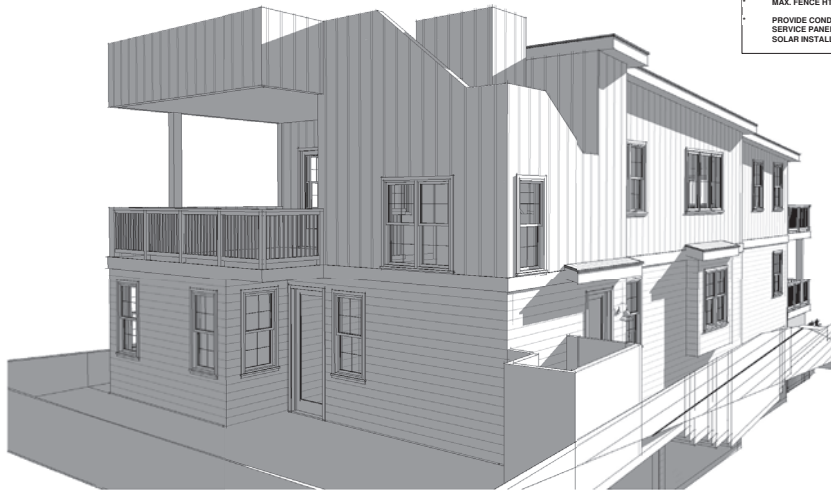
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**A108**

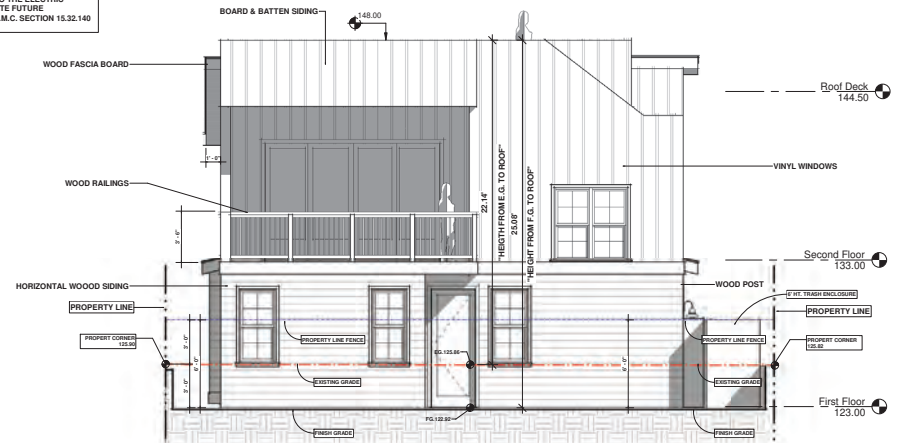




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3 - 3D View 2



2 - North Elevation  
 1/4" = 1'-0"

SHT. CONTENT

Exterior Elevations

CLIENT

LEDFORD RESIDENCE  
 421 25TH STREET  
 HERMOSA BEACH CA  
 Project Number: LEDF-2008 Date: OCTOBER 1, 2021

REVISIONS

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

SHT. ID.

A109



Section 1  
 1/4" = 1'-0"



Section 2  
 1/4" = 1'-0"



SHT. CONTENT

Sections

CLIENT

**LEDFORD RESIDENCE**  
 421 25TH STREET  
 HERMOSA BEACH CA  
 Project Number: LEDF-2009 Date: OCTOBER 1, 2021

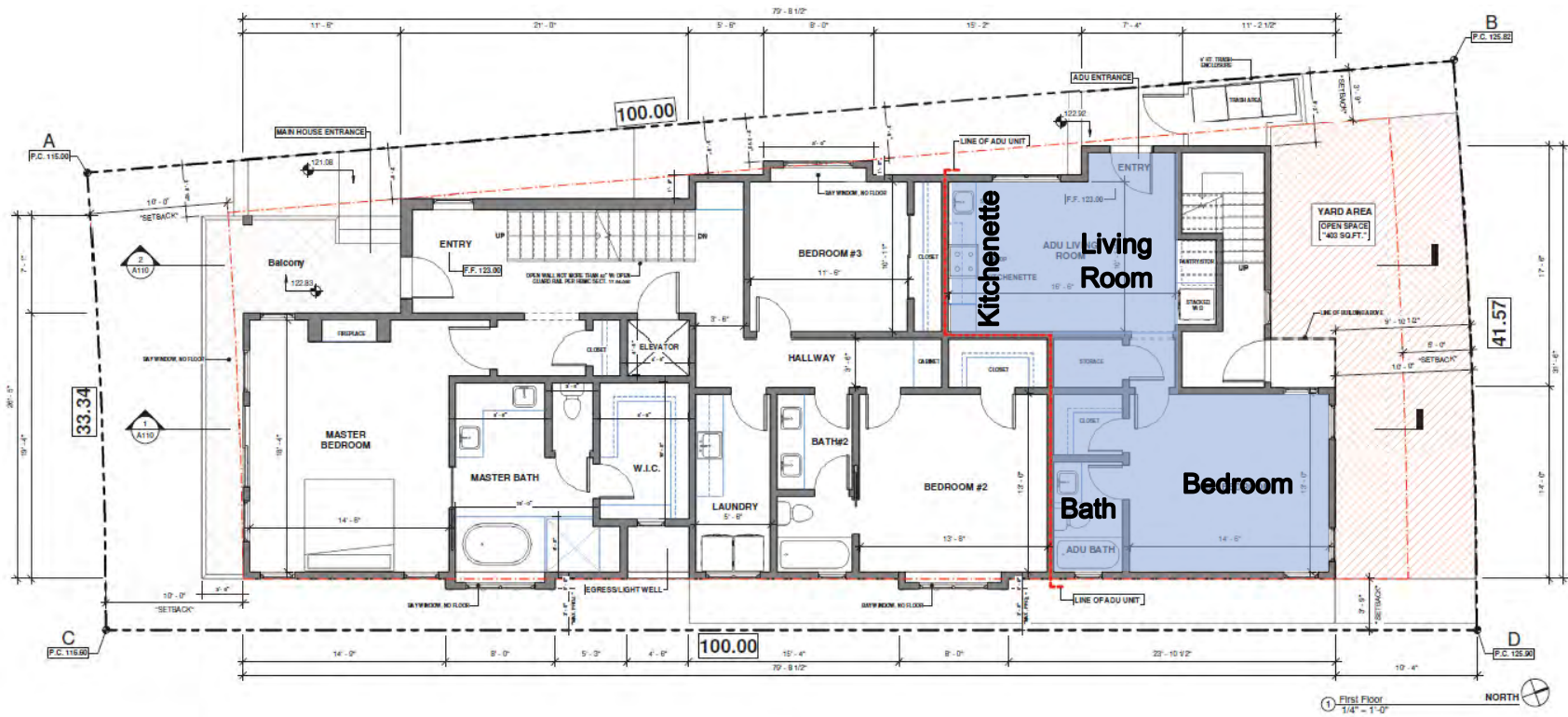
REVISIONS

No.	Description	Date	Drawn by	Checked by

SHT. ID.

**A110**

25TH STREET



# Community Character Analysis



Lot No.	Address	Residence Type	Structure Size (sq. ft)	Lot Size (sq. ft.)
1	413 25 <sup>th</sup> Street*	Duplex	1,494	3,698
2	421 25 <sup>th</sup> Street	Duplex	2,136	3,698
3	423 25 <sup>th</sup> Street	Duplex	1,590	3,704
4	429 25 <sup>th</sup> Street	Single-Family	4,158	3,702
5	435 25 <sup>th</sup> Street	Single-Family	3,870	3,702
6	441 25 <sup>th</sup> Street	Duplex	3,013	3,700
7	451 25 <sup>th</sup> Street	Single-Family	3,077	3,702
8	465 25 <sup>th</sup> Street	Single-Family	1,703	3,651
9	477 25 <sup>th</sup> Street	Single-Family	3,605	4,123
10	482 25 <sup>th</sup> Street	Single-Family	4,175	8,873
11	484 25 <sup>th</sup> Street	Duplex	2,116	4,440
12	489 25 <sup>th</sup> Street	Single-Family	1,716	7,336
13	485 25 <sup>th</sup> 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 <sup>th</sup> Street	Duplex	1,283	1,745
20	424 25 <sup>th</sup> Street	Duplex	2,239	2,819
21	452 25 <sup>th</sup> Street	Single-Family	1,453	2,636
22	466 25 <sup>th</sup> Street	Single-Family	1,489	2,816
23	462 25 <sup>th</sup> 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.