

**CALIFORNIA COASTAL COMMISSION**

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# Th14d

## ADDENDUM

February 9, 2021

TO: Coastal Commissioners and Interested Parties

FROM: South Coast District Staff

SUBJECT: **ADDENDUM TO ITEM Th14d, APPLICATION NO. 5-20-0595 (Baboolal)  
FOR THE COMMISSION MEETING OF THURSDAY, FEBRUARY 11, 2020.**

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### I. RESPONSE TO CORRESPONDENCE

Since the publication of the staff report, the Commission received two public comments in support and one public comment in opposition to staff's recommendation of approval of a coastal development permit for the above referenced application. The comments are included within the Public Correspondence for this item. The public comments and staff's responses are hereby added to the proposed findings included in the January 21, 2021 staff report. The comment in opposition can be summarized into three main points:

**(1) The existing duplex is potentially a Historical Beach Property.**

No evidence has been presented to indicate that the existing duplex is a historic resource. The proposed development is consistent with the mix of styles in the neighborhood and the City. As explained at page 15 of the staff report, given the fairly even split of single-family residences and multi-family residences, and the inclusion of an ADU as part of the project, the project will not have a significant adverse impact on the community character of the area, even accounting for the apparent trend in Hermosa Beach of converting duplexes and other multi-family residences to single-family residences.

**(2) The project raises concerns for impact to adjacent properties.**

The comment asserts that the lot size is narrow and there are concerns on setbacks for the new structure as they relate to adjacent properties, and that potential pile driving, heavy equipment, and other operations may structurally cause permanent damage to adjacent properties. Staff clarified with the project applicant that the project's design meets all City-required setbacks, and that the contractors will follow all City code requirements for shoring while under inspection by the City.

The comment asserts that utility ties for new construction will cause impacts to utilities in adjacent properties, including sewer backups and drainage pipe flow. The applicant clarified that a new sewer lateral will be installed which will increase the efficiency of the sewer system. As two units are currently on the site and two units are proposed, no additional load on the sewer is anticipated.

The comment also asserts that construction of the new home will create noise and disruption to adjacent neighbors. The applicant clarified that the contractors would follow all noise restrictions and work-hour limitations, and would be cognizant of the neighbors' requests.

**(3) The project will remove an on-street handicap parking spot.** Staff clarified with the project applicant that there will be no removal of street parking as a result of this project.