CALIFORNIA COASTAL COMMISSION SOUTH COAST DISTRICT OFFICE

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



Th14f

5-20-0503 (802 Strand Investments, LLC) February 11, 2020

EXHIBITS

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- Exhibit 1 Vicinity Map and Project Site
- Exhibit 2 Project Plans
- Exhibit 3 Proposed 552 sq. ft. ADU
- Exhibit 4 Community Character Analysis
- Exhibit 5 Commission Approvals of Density Reduction Projects in Hermosa Beach since 2014

Hermosa Beach

Project Location

Pter Ave

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tal Commission 5-20-0503 Exhibit 1 Page 1 of 2

Project Site

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Stram

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California Coastal Commission

8th Street

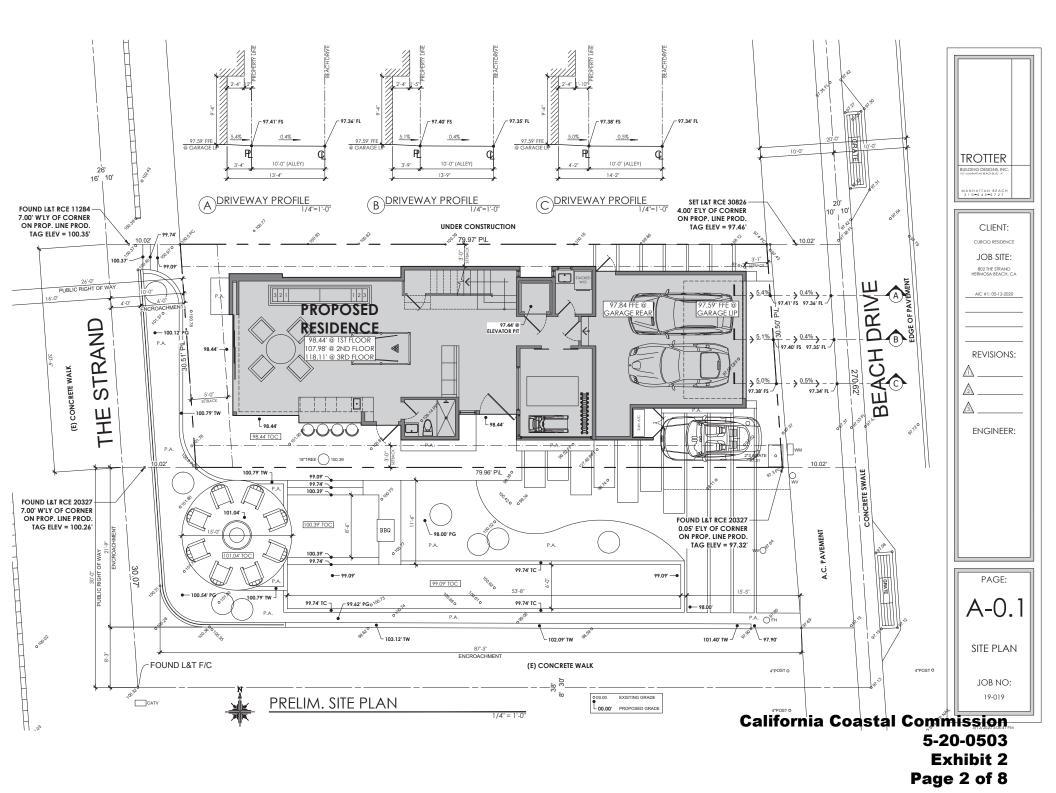
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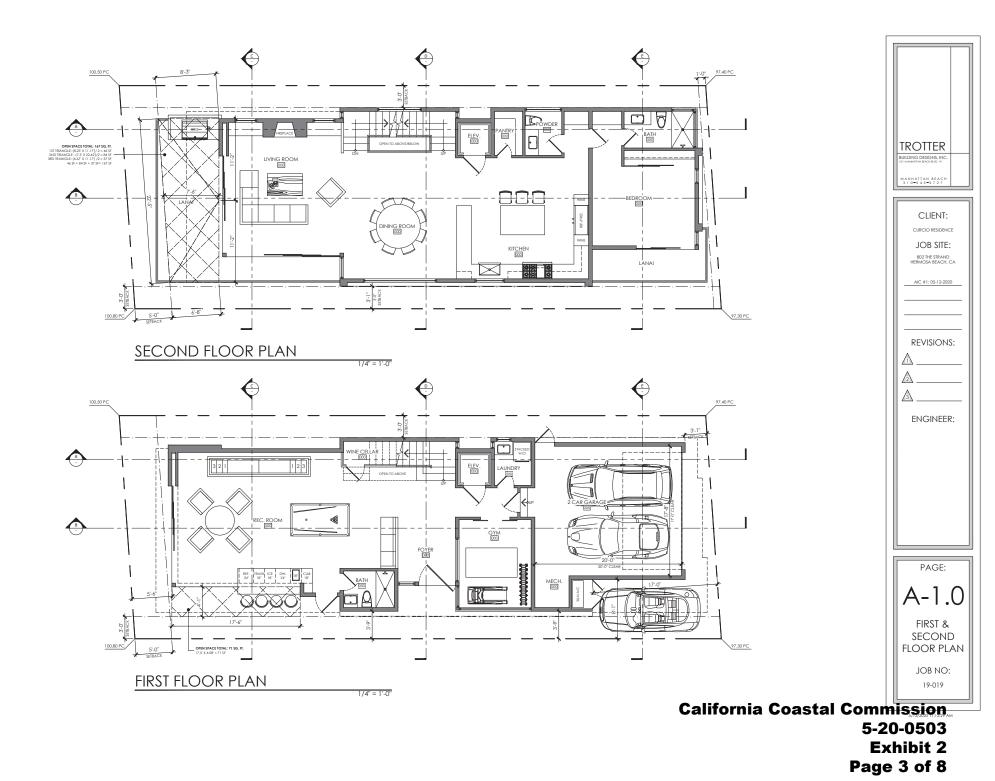
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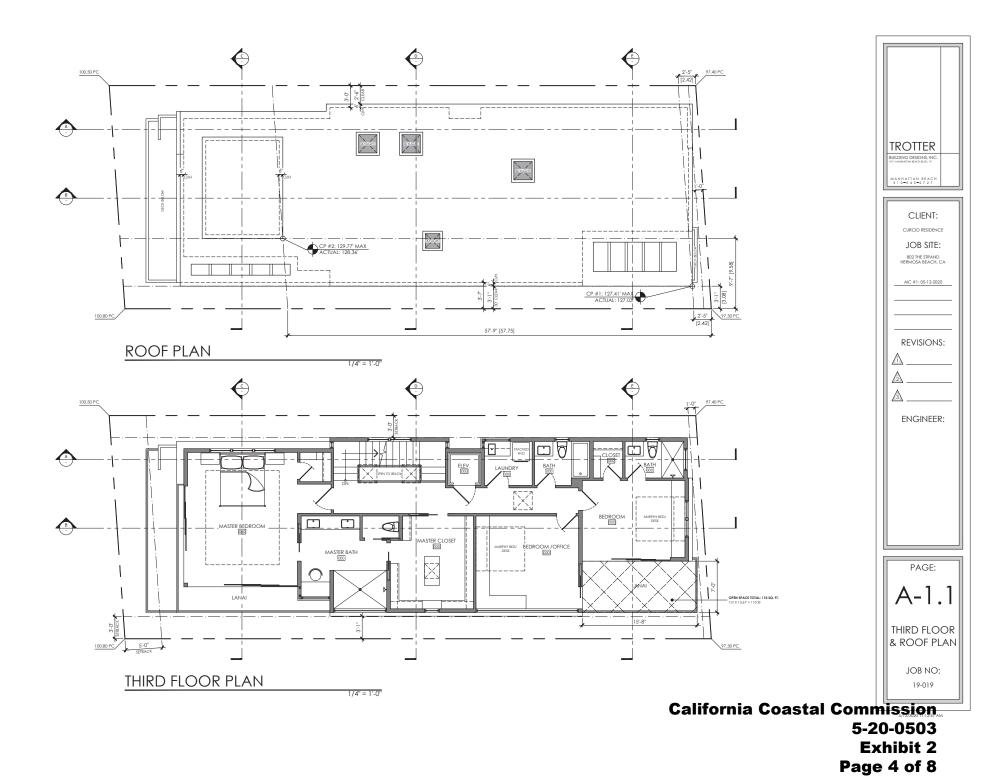
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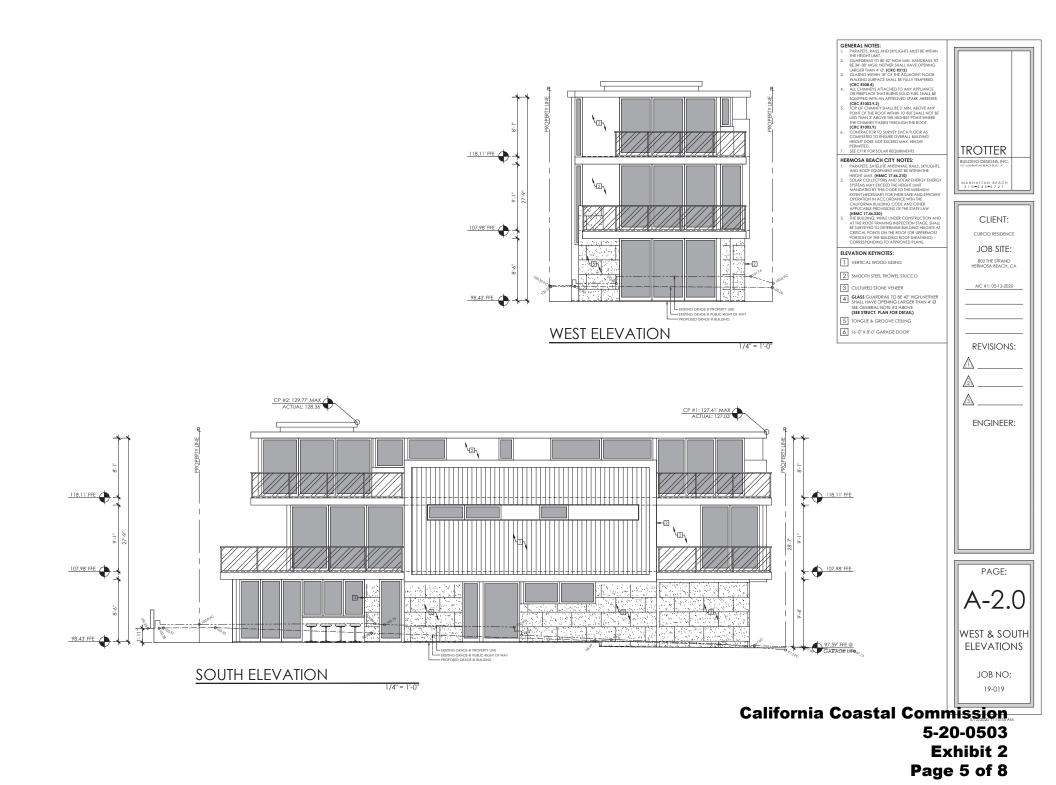
A PROPOSED SINGLE FAMIL THE CURCIO RE AT 802 THE STRAND, HERM PROJECT CONTACTS OWNERT: SHERYL & DOMINIC CURCIO Primo	ESIDENCE	ad	Barrier () Brend () Herrinossa () Brach	Mail Jan	CENERAL NOTES // Provide Transmittion and Control and Con	<u>SUSTAINABLE GREEN BUILDING PROCRAM AND ENERGY EFFICIENCY STANDARDS</u> Beglements for LOW HER BESIDNA BELDRICK A NAMERY STANDARDS India Sis does not be not a non-to-to-to-only develop or botholo. I. The Following Beguliements Apply to AI STD Project. (New Dwellings, Additions, and Remodels.)	
THE CURCIO RE AT 802 THE STRAND, HERM PROJECT CONTACTS	ESIDENCE	ASpark Re and	Herness	From 1	 Instruct (a) INVERTIGATION TO WAIKE HEALED, (LPC-310.5) RECEPTACE CONTESTSANLE ELOCATED WITHIN 127 O IS INCRESS OFF THE FLOOR. [CEC 210-50 [D]]. LIGHT SWITCHS MULE BINTALLED WITHIN 34 TO 48 INCRESS OFF THE FLOOR. THE USE OF ALLIANNUM, WHER IS NOT FEMALTED. 	Requirements for LOW-RISE RESIDENTIAL BUILDING. A building that is of Occupancy Group R and is sk stories or less, or that is a one- or two-family dwelling or townhouse.	
AT 802 THE STRAND, HERM PROJECT CONTACTS		-		MR PR MR	5. THE USE OF ALUMINUM WIRE IS NOT PERMITTED.	1. The Following Requirements Apply to All SFD Project: (New Dwellings, Additions, and Remodels.)	
AT 802 THE STRAND, HERM PROJECT CONTACTS					GAS HIGD APPLIANCES EQUIPPED WITH INTERMITENTIGNITION DEVICES. "AN EXCAVATION/CONSTRUCTION" PERMIT SHALL BE OBTAINED PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS WITHIN PUBLIC		
PROJECT CONTACTS	105A BEACH, CA		802 The Strand	Q Our I Guar	UNDERGROUNDING OF UILTIES.	Water Efficiency Index Water Use 4.301.1 The provisions shall establish the means of conserving water used indoors, outdoors, and in wastewater conveyance. Indoor Water Use Section 4.303 requirements shall apply to any new indoor water fishures to obtain 20% savings	
					FACTORY REPEACES SHALL HAVE: CONTROL AND A CONTRO	compared to the baseline provided in Table 4303.1 Indoor water fixtures must incorporate the fixture flow rates of Table 4.303.2	
				Rook Q unit	10. NO CONTINUOUS BURNING GAS PILOTS ALLOWED.	FIXTURE TYPE	
			Sant Rocke W		 C DUANETER SPHERE MAY NOT PASS TREOUGH THE INTERNETION FRAME. FINCE THEORIES, AS MEASURED FROM THE LOWEST INSHED GRADE DUALCENT TO EACH SECTION OF THESE STRUCTURES, MAY BE A MAXIMUM OF: 42 IN THE RRONT YARD SEBACE, AND 6 AT OTHER LOCADIOS ON SITE [3 F OBSTRUCTING DRIVEWAY VORSITI']. ROVIDE LUMISCARE BRIGHTAND STSTEM BACE, AND 6 AT OTHER LOCADIOS ON SITE [3 F OBSTRUCTING DRIVEWAY INVESTIGATION OF THE AND ADDRIVED ADDRIVED AND ADDRIVED AND ADDRIVED AND ADDRIVED AND ADDRIVED AND ADDRIVED ADDRIVED AND ADDRIVED AND ADDRIVED ADDRIVED AND ADDRIVED AND ADDRIVED ADDRIVEDAD	Lavatory Faucets 1.50 GPM Kitchen Faucets 1.80 GPM Water Closets (Ideat) 1.28 GPM	
Owner: Sheryl & Dominic Curcio Primc				A A A A A A A A A A A A A A A A A A A	 PROVIDE DIVIDE/APE INIXIAIUM 31520 BACA FC/PF REVENIUM DEVICE. UNLI LCS ANABLES COUNT I REALTH DEPARTMENT APPROVED DEVICES MAY BUSED. ALL HOSE BIS ARE TO PROTECTED BY A BACK FLOW PREVENTION DEVICE. REVOLVES MAKE DEFECTORS IN FURIT VENE PRE CBC SECTIONS 310.9. SMOKE DEFECTORS SHALL BE ON PERMANENT WIRING 	Showerheads 2.00 GPM Urinals 0.20 GPM	TROTTER
	ary Contact: DOMINIC				15. PROVIDE MOLE DEELCHORS IN EVENT LEVEL PRY CBL SECTION 3107. MOLE DETECTION STALLE ON PROMINENT WIRKING WITHOUT AND DISCONDECTING SWITCH OTHER THAN THOSE FOR OVERCURRENT PROTECTION, NIERCONNECTED AND EQUIPPED WITH BAITERY BACKUP. 16. BUILDING ADDRESS SHALL BE PROVIDED ON THE BUILDING IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE	Alternatively, the applicant can provide a water budget calculation that can demonstrate the 20% savings as per California Energy Code Section 4.30.1.	BUILDING DESIGNS, INC.
Designer: Surve	(312) 560-0772 AES Redordo Basch 🖗 🛀		AES Redordo Beach 🖗 King Harbor 1	Page 9	STREET, CRC SECTION R319.1. 17. WATER CLOSETS SHALL BE EQUIPPED WITH "ULTRA LOW FLUSH" TYPE WITH 1.6 GALLONS MAXIMUM PER FLUSH, SHOWER HEADS (2.5	Outdoor Water Use 4.304.1 Imigation controllers. Automatic imigation system controllers for landscaping provided and installed at the time of that inspection shall comply with the following: 1. Controllers shall be weather or soll motisture-based controllers that automatically adjust imigation in response to changes in	1011 MANHATTAN BEACH BLVD, 'K'
TROTTER BUILDING DESIGNS, INC. DENN			Basn One	Redondo	GPM) AND FAUCETS [2:2 GPM]. 18. CONTROL VALVE FOR SHOWER SHALL BE OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE PER CPC SECTION 410.7	plants' needs as weather conditions change. 2 Weather based controllers without integral rain sensors or communication systems that account for local rainfall shall have a	MANHATTAN BEACH 3 1 0=5 4 5=2 7 2 7
Manhattan Beach, CA 90266 Torranci	Del Amo Blvd., Suite 921 ce, CA 90503		Evente Gri 🤗 🛛 G	Google3each	 A TWO STAGE HERMOSTAT, WACH CONTROLS THE SUPERMEMARY HEAT ON ITS SECOND STAGE. SHALL BE REVISED FOR HEAT PUMES. INFORMOSTATS HALL BE CUPTED WITH AN AUTOMAIC STREAMSC, WHICH THE BUILDING OCCUPANT CAN PROCEEN NO AUTOMATICALLY STE BACK THE HERMOSTAT TWICE IN 24 HOURS. ALL EAVID REUVER SYSTEM STATE REVISED FOR ON THE CONDITIONED BUILDING BIVELOPE TO THE OUTSEE SHALL BE 	separate wired or wireless rain sensor which cannects or communicates wit the controller(s Soil moisture-based controllers are not required to have rain sensor input.	
P: (310) 545-2727 F: (310) 545-2722 P: (310) www.TrotterBuildingDesigns.com) 542-9433	DEFERRED SUBMITTALS			20. ALL FAN OR BLOWER SYSTEMS THAT EXHAUST AIR FROM THE CONDITIONED BUILDING ENVELOPE TO THE OUTSIDE SHALL BE PROVIDED WITH BACKDRAFT DAMPERS. 21. ELECTRICAL CONTRACTOR SHALL SUBMIT LOAD CALCULATIONS TO BUILDING DEPARTMENT TO JUSTFY SIZE OF ELECTRICAL	Material Conservation and Resource Efficiency 4.406.1 Protect annular spaces around pipes, electric cables, conduits at exterior walk against the passage of rodents	
Structural Engineer: Civil I	Civil Engineer:	DEFERRED SUBMITIAL ITEMS SHALL BE REVIEWED BY THE DESIGNER OR ENGINEER OF RECORD AND SHALL FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITIAL DOCUMENTS HAVE BEEN REVIEWED AND THAT THEY HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITIAL IEON SCHALL BE ON SEPARATE PERMIT AND OT BE INSTALLED UNTIL THEIR DEFERRED SUBMITIAL FOR SCHALL BE ON SEPARATE PERMIT AND OT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITIAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL			SERVICE PRIOR TO ISSUANCE OF ELECTRICAL PERMIT. 22. RECIVICE REDECTRICAL RECEPTION DURING CONSTRUCTION IS THERE IS A RUBLIC SUDEWALK & STREET SIDE	Environmental Quality, 4901. The groundward for the chapter shall outline means of reducing the quantity of air contaminants that are advorus, initiating and/or horm/uf to the comfort and well-being of a building's installars, accupants and neighbors. Requirements for adhesives, sections, could, and thinks shall peoply to any control unctainer.	CLIENT:
AZAD	CONSULTING ENGINEERS				22. ALL WORK SHALL CONFORM TO THE STANDARDS SET FORTH IN THE 2016 C.B.C., C.P.C., C.A.C., CE.C., 2013 T-24 & CALFORNA CREEN BUILDING CODE: 24. THS PROJECT COMPLES WITH THE 24 REQUIREMENTS FOR ZONE 6 USING THE COMPUTER PERFORMANCE METHOD. SEE		CURCIO RESIDENCE
Contac 10636 W	ict: Jila Azad Wilshire Blvd. #408				COMPLIANCE CHECKLIST AND FORM CF-IK.	Pollution Control 4.564 Pollution control must be provided as follows. 1. All duct and related distribution component openings must be covered with tope or other approved means to prevent dust	JOB SITE:
Los Ang	geles, Ca 90024 : (818) 497-2923				 ALL ROORET UNES LEASUMENTS AND PROFOSIDS STRUCTURES, OVERHAD FOWR LINS AND ANNICOME DU WELLS ARE SHOWN ON THE STRUKAL SHOWN ON THE STRUKAL SHOWN ON THE STRUKAL STRUKAL SHOWN ON THE SHOWN OF ANY FARMALIZED WORK THE SHOWN OF SHOWN OF SHOWN ON THE STRUKAL SHOWS OF WALLS CHARACTER SHOWN OF ANY FARMANIES OF DODGE OFENDING INFO CHARACTER SHOWN ON THE STRUKAL SHOWN OF ANY SHOWN OF ANY SHOWN OF ANY SHOWN OF THE SHOWN OF	accumulation. 2. Adhesives, sealants, and caulis must be meet minimum VOC limits (see VOC Limits Handout).	BO2 THE STRAND
Geotech Engineer: Title 2						 Peints and coalings must meet minimum VOC limits (see VOC Limits Handsul). Aerosol Peints and coalings that limese the Photocus-Weighted MR Wints & ROC in Section 9452(a)(3) and other requirements, including prohibitions on use of certain taxic compounds and acome depleting substances. In Sections 9422(a)(2) and (a)(2) of California Code of Regulations, Titii 17, commercing with Section 9430. 	HERMOSA BEACH, CA
NORCAL ENGINEERING					28 USE 324 MAXIMUM STUDS FOR RULEWAY SWALLS	 All carpet installed in the building interior shall meet the testing and product requirements of one of the following: a. Carpet and Rua institute's Green Label Plus Program. 	AIC #1: 05-12-2020
10641 Humboldt Street Los Alamitos, CA 90720		GENERAL BUILDING INFORMATION		ATION	20. STUCCO LATH AND DRYWALL SHALL BE HALED TO ALL STUDS AND OF PUTTOM PLATS. 30. STUCCO LATH AND DRYWALL SHALL BE HALED TO ALL STUDS AND OF PUTTOM. PLATS. 31. USZ 3-18 FEB LACCES WHEN ENCOCOL S APPELED OF WRITEWARD, OF SCI.2014. A DATO CONCEALED SPACES, AND AT 20. REB LACCES WHEN THE AND CONCEALED SPACES. AND STURS. 30. STUDE AND ATO TO ALL AND VERTICAL SPACES. 30. STUDE AND ATO ALL AND VERTICAL AND VERTICAL AND VERTICAL SPACES. 30. STUDE AND ATO ALL AND VERTICA	 b. California Department of Public Health Standard Practice for the testing of VOCs (Specification 01330). c. NSF/ANS1 H4 at the Gold Level. d. d. Scientific Certifications Systems Indoor Advantage Gold. 	AIC #1:05-12-2020
P: (562) 799-9469 F: (562) 799-9459		GARAGE	412	-	PPUALES AT CELING. 33. CHECK DTR RECORD FOR THE EXISTENCE OF ABANDONED CESSPOOL/SEPTIC TANKS. ANY EXISTING ABANDONED CESSPOOL OR SEPTIC TANK SHALL BE LOCATED, CITY INSPECTION SHALL ALSO BE REQUIRED PRIOR TO THE ISSUANCE OF DEMO OR BUILDING PERMIT.	All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug institute Green Label program. All carpet adhesive shall meet minimum VOC limits (see VOC Limits Handout)	
		FIRST FLOOR LIVING AREA	412		PERMIT. 34. AN AUTOMATIC RESIDENTIAL REE SPRINKLER SYSTEM IS REQUIRED PER CITY CODE SECTION 15.06.000 & CITY FRE CODE SECTION 15.20.000 FRE CODE SECTION 94.2.3.4. SUB-CONTRACTOR TO SUBARI PLANS TO CITY FRORT TO PLUING A FRES SPRINKER PERMIT 35. BUILDING ADDRESS SHALL BERVOLED ON THE SUBLIDING IS SUCH A POSITION AS TO BE PUNAT VISIBLE AND LEGBLE FROM THE	 Where resilient flooring is installed, at least 50 percent of floor area receiving resilient flooring shall comply with the VOC emission limits defined in Calaborative for High Performance Schools (CHPS) Low-emitting Materials List or certified under the 	
PROJECT DATA					STREET. ADDRESS NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, 4" HIGH MINIMUM AND WITH A MINIMUM STROKE WIDTH OF 0.5"-CBC SECT. 501.2	Resilent Roor Covering Institute (RCR) Roor Score program. 9. Hardwood phywood, particleboard and medium density Restributionad composite wood products used on the Interior or exterior of the building shall meet the requirements for formidatelyside as specified in ARB's AF Toxics Control Measure for Composite Wood (IF CCR 913) as tessa), joy or before the building specified in those sections, as thorwin Totale ASUS.	
		SECOND FLOOR LIVING AREA 1,404 SF			36. DECORATIVE CHINNEY CAPS SHALL BE A PART OF THE APPROVED CHINNEY ASSEMBLY. 37. PROVIDED SCREENING OF UTILITY METERS (NEED NOT BE SCREENED IF LOCATED ON INTERIOR SIDE OF A SINGLE FAMILY DWELLING, NND DOES NOT ENCERACIEN INTO REQUERD VARIOS.	FORMALDEHYDE LIMITS PER MILLION	REVISIONS:
TO BE FULLY SPRINKLERED.	802 THE STRAND HERMOSA BEACH, CA	DECKS / BALCONIES	249 SF @ LIVING ROOM		AND DOES NOT INCROACH INTO REQUIRED YARDS). 38. INSTALLOR THE COLD YARDS SUPPLY FIRE AT THE TOP OF THE WATER HEATER A CAPPED T' RITING TO PLUME FOR FUTURE SOLAR WATER HEATING. 39. FULUMENC ROTIRES SHALL COMPLY WITH GRC TABLE 4.303.1 4.4303.2 4.4303.3	Hardwood Ply Veneer Core .05	
OCCUPANCY: R3/U	LOT 1, BLOCK 9 HERMOSA BEACH	THIRD FLOOR LIVING AREA	1,32		 FLUMINIST PAULIES SHALL COMPT MITIO GEL FUBLE #3303.1, 43032.2 4 43033.2 ANY INSTALLEG GAS REPEACE SHALL BE A DIRECTIVENT SEALED-COMBUSITION TYPE PER GBC SECTION 4.503.1. PROVIDE DEVICES TO ABSORB HIGH PRESSURES RESULTING FROM THE QUICK CLOSING OF THE QUICK-ACTING VALVES FROM THE WASHER AND DIREMMARKER FLC PER CONSCIDULATE. 	Hardwood My Composite .08 .05 Core .08 Particleboard .09 Hardwood .09	
STORIES: 3 STORIES	M.B. 1-25-26	DECKS / BALCONIES			 Avadeta Abil Doshvidker, RC, PR CPC SECTION 497.10 COORING GUMPERH MIST ESISTED FOR SECTION 497.10 COORING GUMPERH MIST ESISTED FOR SECTION 497.10 COORING GUMPERH MIST ESISTED FOR SECTION FILLA USE. Dahunde Frührer LOCATED BELOW THE NEU UPSTREAM MARHOLE OR BELOW THE MAIN SEVER LEVEL BEQUIES INVESTIGATION TO ACCERTING FILLO SEVER BACKWISTE REVER USE MISTING FOR SECTION TO D. 	Thin Medium Density .21 .13	
COMPL CODES:		TOTAL LIVING AREA 3,762 SF			 ALL NEW FIXTURES SHALL BE WATER CONSERVING. CPC 402.0 ALL SITE DRAINAGE SHALL BE TERMINATED AT PUBLIC WAY VIA NON-EROSIVE DEVICES PER HBMC. 	Documentation for the items listed above must be made available to your inspector upon request.	
ZONING: R-2	CA ENERGY EFFICIENCY CODE, & TITLE 24	TOTAL DECKS / BALCONIES 511 SF		1 SF	BUILDING CODE (C.B.C.) AND SUCH OTHER REGULATING AGENCIES EXERCISING AUTHORITY OVER ANY PORTION OF THE WORK.	2. The Following Requirements Apply Only to New SFD. Material Conservation and Resource Efficiency 43032 Reduction in cement use: Reduce cement in foundation mix design by 20%.	
APN: 4187-002-001	2017 LACOFC	NO. OF BEDROOMS 4		4	 THE CONTRACTOR SHALL EXAMINE THE DRAWINGS AND SPECIFICATIONS (CONTRACT DOCUMENTS) AND VERTE ALL DIMENSIONS AND REPORT ANY DISCEPTINCIES TO THE DESIGNER BERCHER PROCEEDING WITH CONSTRUCTION. THE ARCHITECTURAL PLANS SHALL BE USED FOR ALL DIMENSIONS AND WALL LAYOUTS. 	Note: Products commonly used to replace cement in concrete mix designs include, but are not limited to: Ry Ash, Slag, Silica fume, and Rice hull ash.	
DT COVERAGE: 1,540 SQ. FT. (BLDG FOOTPRINT) = 63.2% LOT COVERAGE 2,433 SQ. FT. (LOT SIZE)		NO. OF BATHROOMS 6 (5 FULL / 1 PWDR)		/ 1 PWDR)	4.6 In a increasion of a province containing a symptomic in regionary and status and status in the region in a metabolic with a status and a stat	4.408.1 The Construction waste reduction requirements shall be required for the following projects: • All dema permits • All re-roading projects.	ENGINEER:
63.2% ≤ 65% (MAX LOT COV 7-3 16-3 €-4	VERAGE) : COMPLIES	ZONING INFORMATION			UNOVESEEN CONDITION MICH OF CONTINUUMS WITH CONSTRUCTION. SHOULD ANY CONDITION AND EVIDENT IN THE DRAWINGS IS IN DOUBT, OR WHERE HERE APPEARS TO BE A DISCREPANCY BETWEEN THE DRAWINGS AND THE CONDITION IN THE FIELD, THE ENGINEER SHALL BE NOTIFIED PRIOR TO CONTINUING WITH WORK.	 All remodeling projects where valuation exceed \$100,000. Construction Waste Reduction of at least 65% Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous 	
		AREA	REQUIRED	PROVIDED	 THERE SHALL BE NO DEVIATION FROM THE POINS, LEDALS, NOTES, AND SPECIFICATIONS WITHOUT THE WITTER APPROVAL OF THE STRUCTURAL ENGINEERS. DO NOT SCALE STRUCTURAL PLANS OR DETAILS. ONLY WRITTEN DIMENSIONS SHALL BE USED. 	construction and demolition debris. See Municipal Code sections: \$28,010. A construction waste management plan shall be submitted to the Waste Management Plan compliance Official.	
	392.5F	LOT AREA	N/A	1,540 SF	51. THE FOLLOWING NOTES, TYPICAL DETAILS, AND SCHEDULES SHALL APPLY TO ALL PHASES OF THIS PROJECT UNLESS NOTED OR SHOWN OTHERWISE ON PLANS. 20. SPECIFIC, NOTES AND DETAILS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.	Interior Molstere Control - CG8C-4.93 A copplice yteek traits be installed and shall consist of the following: a 4-inch thick base of % inch or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, intrividue, and or curing, shall be used. For additional filtermation, see American Concrete Institute AJ 302-846. An equivalent slab	
		LOT COVERAGE	65% MAX	63.2%	52. SPECIFIC NOTES AND DETAILS SHALL TAKE PRECIDENCE OVER GENERAL NOTES AND TYPECAL DETAILS. S. THE CONFERCTOR SHALL IMMERIATE NOTES THE INCIDENCE OF ANY CONTION, WIGHT INDANGER THE STABLITY OF THE STRUCTURE OR CLASE DETRESS OF THE STRUCTURE. 4. ALL WORK SHALL CONFORM TO THE BEST FRACTICE REVAILING IN THE VARIOUS TRADES COMPRENING THE WORK. THE STABLET OF THE STRUCTURE OR CLASE DETRESS OF THE STRUCTURE.	be portacil of the object contraction in the contraction of the object o	
		YARDS	REQUIRED	PROVIDED		Moisture Content of Building Materials - CG83C 4.305.3 Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent motaluse content. Molature content shall be vetified in compliance with the following:	
		FRONT	5'-0"	5'-0"	35. HEIR NOTE, DITAL, BRAVINGS AND SPECICICATION (CONTRACT DOCUMENT) REPRESENT HE REVERD STRUCTURE, AND DO NOT INCIDENT HE MENDO OF CONSTRUCTION. HE CONSTRUCTOR AND REVERSA HO REVERTING HAD INCIDENT SOLET REPORTING CONSTRUCTION HEARS, MENOS, ICCHARGUE, SIQUINCE AND ROCCEDURES COLET REPORTING AND REVERSION OF REVERSION OF REVENSION INCIDENT AND REVERSION AND REVERSA NOTES.		
10 SF	97 SF 62 SF	SIDE	3'-0"	3'-0" (NORTH) 3'-9" (SOUTH)	57. THE CONTRACTOR SHALL PROVIDE THE DESIGN, MATERIALS, AND FABRICATION OF ALL TEMPORARY BRACING AND SHORING FOR ALL STRUCTURAL MEMBERS AS REQUIRED FOR STRUCTURAL STABILITY OF THE STRUCTURE DURING ALL PHASES OF THE CONSTRUCTION	 Molitare readings shall be taken at a point 2 feet to 4 feet from the grade stamped and of each plexe to be welfed, At least three random molitare readings shall be performed on well and floor framing with documentation provided immediately prior to enclosure of the wall and floor framing, documentation to be submitted to the Building Inspector at rough framing. 	
AREA BREAKDOWN			3'-0" (GROUND)	3'-0" (GROUND)	36. THE CONTRACTOR SHALL LIKE ALL SEPS INCESSARY TO POLICE ROOFE ALL/CANNED OF THE STRUCTURE ATTER THE INSTALLATION OF ALL STRUCTURE, AND FIRST INSTALLS, INSTALLINGUE ANT INCESSARY PRE-LOADING OF THE STRUCTURE TO DETERMINE FINAL POSITION OF THE COMPLETED WORK. 9. DESERVICION USES TO DE FEODOLIST EST PRE-DED MORE.	nough in annue. Invalation products which are visibly wet or have high moisture content shall be replaced or allowed to dry prior to prior to enclosure in wall or floor cavities. Wet- applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure	
		REAR	1'-0" (@2ND / 3RD)	1'-0" (2ND FLOOR) 1'-0" (3RD FLOOR)		Indoor Air Quality and Exhaust - CGBSC 4.506	
FIRST FLOOR: 1,032 SF	DECKS	PARKING & DRIVEWAYS	REQUIRED	PROVIDED	SUPPORT SERVICES REPORTED BY THE BIOLERIER DURING ANY PHALE OF THE CONTIDUCTION SHALL BE DESTRUCIBLE DRIV CONTINUOUS AND DETAILED BRECHNISHINGTES DESTRUCTION SHALL BE DESTRUCTION SHALL BE LOCAL AND DESTRUCTION DESTRUCTION SHALL DESTRUCTION SHALL DESTRUCTION SHALL BE LOCAL SOLEY YOR THE PLAPODE OF ASSISTING IN QUALITY CONTECL AND IA ACHIEVING CONFERMANCE TO THE CONSTRUCTION DOCUMENTS, BUT DO NOT QUARANTE THE CONTENCE FOR THE AND HALL DESTRUCTION SHALL DESTRUCTION DOCUMENTS.	Indoor Add Quality and Exhaust - CGBSC 43% For baltnoom containing a balthink, hower, or bub/hower combination, a mechanical exhaust divide whaust directly from the baltnoom must be installed. Form must be BMRKY SIAR complant and be ducted to terminate outside the building. Unless functioning as a component of a whole house ventilation system, form must be controlled by humiddat which had be ready	
SECOND FLOOR: 1,404 SF @ THIRD FLOOR: 1,326 SF	@ LIVING ROOM: 249 SF @ BEDROOM: 73 SF	NUMBER OF SPACES	2	2	CONSTRUCTION.	accessible. Humidistat controls shall be capable of adjustment between a relative humidity range of 50 to 80 percent. Environmental Comfort - CGBSC 4.507	
TOTAL LIVING: 3,762 SF @ MAS	STER BEDROOM: 79 SF @ BEDROOM 110 SF	GUEST SPACES	1	1	40. REQUIRE ORENINGS AND SURPORTS AS REQUIRED REP TYPICAL DETAILS AND NOTES FOR MECHANICAL AND ELECTRICAL	Whole house exhaust fairs shall have insulated louvers or covers which close when the fair is off. Covers or louvers shall have a minimum insulation value of R-4.2.	PAGE:
GARAGE: 412 SF	@ BEDROOM 110 SF	PARKING SETBACK	3'-0"	3'-0"	Telement, VIHTS, DECE, PENCE, PENCE, TEL, MICHANECA, AND BECTRECK EQUIPMENT SHALL BE PROPERTY SWAY BACED AGAINST ALL ISBALL WING, SERVICES, AND SPECIFICATION (CONTRACT, AND BECTRECK), AND SPECIFIC AND	Whole-Building Ventilation Requirements (From ASHRAE 62.2) At least one mechanical ventilation system in the building must be designated for use in compliance with the Whole-Building	
		PARKING STALL DIMENSIONS	17'-0" X 20'-0"	17'-8" X 20'-0"	62. WHERE ANY CONFLICT OCCURS BETWEEN THE REQUIREMENTS OF FEDERAL, STATE, AND LOCAL LAWS, CODES, ORDINANCES, RULES, REGULATIONS AND RESEARCH REPORTS, THE MOST STRINGENT (OR CONSERVATIVE) SHALL GOVERN. THE CONTRACTOR SHALL NOTEY THE DRIVINGER OR STUDY OF CONFLICT MANETARETY.	At least one mechanical ventiliation system in the building must be designated for use in complance with the Whole-Building Ventiliation Requirement. Attenditively, the sund the traced activation from hulliple fains can be utilized to meet the required Whole-Building Ventilation arikow. The system(s) must deliver confinuous ventilation ariticw at a rate gradeter than or equal to the miss specified in decuption 41.0 and in a fore artiging must not be exceed 10 for develing accurated indefinitions to be greater whole specified in a equidant 41.0 and in a fore artiging must not be exceed 10 for develing accurated indefinitions to be greater whole specified in the equidant 41.0 and in a fore artiging must not be exceed 10 for develing accurated indefinitions in the greater that the equivalent and the equivalent activation and the exceed 10 for develing accurate and traditions into we to be greater that the equired 41.0 and the exceed the exceed activation activativation activation activativativativativation activativativativat	A-0.0
INDEX		TURNING AREA	-	23'-0"	63. PRIOR TO COMMENCING WITH THE CONSTRUCTION, THE CONTRACTOR SHALL REFER TO ARCHITECTURAL DRAWINGS TO COORDINATE WITH STRUCTURAL DRAWINGS, AND ANY DISCREPANCY BETWEEN THESE DRAWINGS SHALL BE REFERRED TO THE ENGINEE FOR CLARING TABLOR BEFORE TABLE OF CONSTRUCTION	than (N +1), the rate shall be increased by 7.5 CFM for each additional person.	
A-0.2 SITE PLAN	FLOOR PLAN & ROOF PLAN	DRIVEWAY WIDTH	N/A	N/A	ENSINEER FOR CLAMPICATION BEFORE START OF CURSINGLIDAR. 44. IN THE EVENT HAT CERTINIE FAITURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS OR CALLED FOR IN THE GENERAL NOTES OR SPECIFICATIONS, THEN THER CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR [SM,] CONDITIONS THAT ARE SHOWN OR CALLED FOR.	(Eq. 4.1a) Q ₁₀₁ = 0.01A _{hor} +7.5 (Nu+1) Where: A _{hor} = conditioned floor area, ft ² Eq. 4.1a Calculation: A _{hor} = X st	
L1.00 LAYOUT & MATERIALS COVER SHEET A-2.1	ELEVATIONS ELEVATIONS	DRIVEWAT WIDTH	12.5%	8.3%	65. ASTM DESIGNATIONS AND STANDARDS, ICBO REPORTS, AND CITY OF LOS ANGELES (COLA) RESEARCH REPORTS (RP) REFER TO THE	X CFM = 0.01(X)+7.5(X+1) Nir = number of bedrooms; not to be less than one Nir X Whole-House Ventiliator = X CFM Q _{lin} = ventilation air requirement = fan flow rate, (cfm) Q _{lin} = X CFM	COVER
L1.01 LAYOUT PLAN L1.02 MATERIALS PLAN A-3.0	SECTIONS		12.3%	0.3/6	CONSTRUCTION OF ALL REVEALS OF ANY CONSTRUCTION OF HIS PROJECT. ALL OTHER CONSTRUCTION DOCUMENTS) ARE PERMITTED TO BE USED FOR CONSTRUCTION OF HIS PROJECT. ALL OTHER DRAWINGS ARE DRS/DIEL AND ARE NOT PROVIDED ON THE JOS BEI, NOR SHALL HIT YE USED FOR ANY CONSTRUCTION UPPOSES (INCLUDING THE CAUCUATION OF ALL FINAL ON THE JOS BEI, NOR SHALL HIT YE USED FOR ANY CONSTRUCTION UPPOSES (INCLUDING THE CAUCUATION OF ALL FINAL ON THE JOS BEI, NOR SHALL HIT YE USED FOR ANY CONSTRUCTION UPPOSES (INCLUDING THE CAUCUATION OF ALL FINAL ON THE JOS BEI, NOR SHALL HIT YE USED FOR ANY CONSTRUCTION UPPOSES (INCLUDING THE CAUCUATION OF ALL FINAL DOI: 10.10.10.10.10.10.10.10.10.10.10.10.10.1	Heating and gir-conditioning systems shall be sized, designed and have their equipment selected	SHEET
LI.10 HARDSCAPE PLAN A-3.1 SECTIONS L2.00 PLANTING PLAN					ESTIMATES AND BIDS). ANY CONTRACTOR USING UNAPPROVED DRAWINGS WILL BE HELD SOLELY RESPONSIBLE FOR ALL WORK	using the following methods: 1. The heat loss and heat gain is established according to ACCA Manual J, ASHRAE handbooks or other equivalent design software methods.	
	12.01 PLANTING DETAILS & NOTES C.1 COVER SHEET		ON GRADE 71 SQ. FT.		47. THE TRANSPORTANCE AND ADDRESS TO THE DESCRIPTION OF ADDRESS ACCOMPANY TO THE ACCOMPANY ADDRESS	 Duct systems are sized according to ACCA 29-D Manual D, ASHRAE handbooks or other equivalent design software or methods. Select heating and cooling equipment according to ACCA 36-S Manual S or other equivalent design software or methods. 	JOB NO:
L2.00 PLANTING PLAN L2.01 PLANTING DETAILS & NOTES C.1			DECKS / BALCONIES 167 SF @ LIVING ROOM 110 SF @ BEDROOM		ENGINEER AT THE TIME OF THE REVISIONS. 68. ALL IDEAS, DESIGNS, DETAILS, AND PLANS REPRESENTED BY THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF TROTTER BUILDING		(H H
12:00 PLANTING PLAN 12:01 PLANTING DETAILS & NOTES C.1 13:00 LIGHTING PLAN & NOTES C.2 C.3 SURVEY C.4	GRADING & DRAINAGE PLAN GRADING SECTIONS & DETAILS EROSION CONTROL PLAN	DECKS / BALCONIES			BELICIDES, DESIGNS, DEVICE, AND FOUND REPRESENTED BY THESE DRAWINGS ARE THE PROCEEDING TO INCIDENT OF INCIDIENT OF INCIDIEN	Use of alternate design temperatures necessary to ensure the systems function are acceptable.	19-019
L2.00 PLANTING PLAN L2.01 PLANTING DETAILS & NOTES C.1 L3.00 LIGHTING PLAN & NOTES C.2 SURVEY C.3 C.4 C.5	GRADING & DRAINAGE PLAN	DECKS / BALCONIES		BEDROOM	DESCRI, INC. AND SHALL NOT BE REPROJUCED IN WIGLE OR IN PART WITHOUT THE PROVE WRITEN PERMISSION OF. TROTTE BUILDING DESCRIS, INC. ANY INVENTIONED RE DIREG OF PART PLANT, DESC, DETAILS, OR DESCRIS, (IN WHOLE OR PART) OTHER THAN THAT FOR THE PROJECT AND LOCATION IS STRICTLY PROHEIRED.	California Coastal Comr	

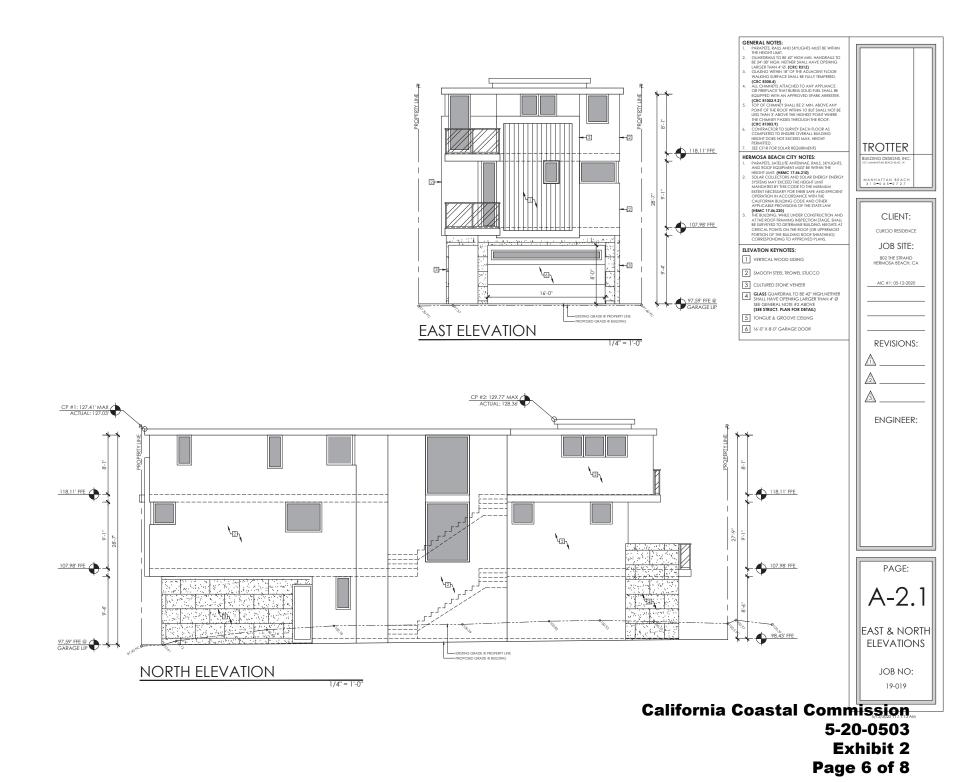
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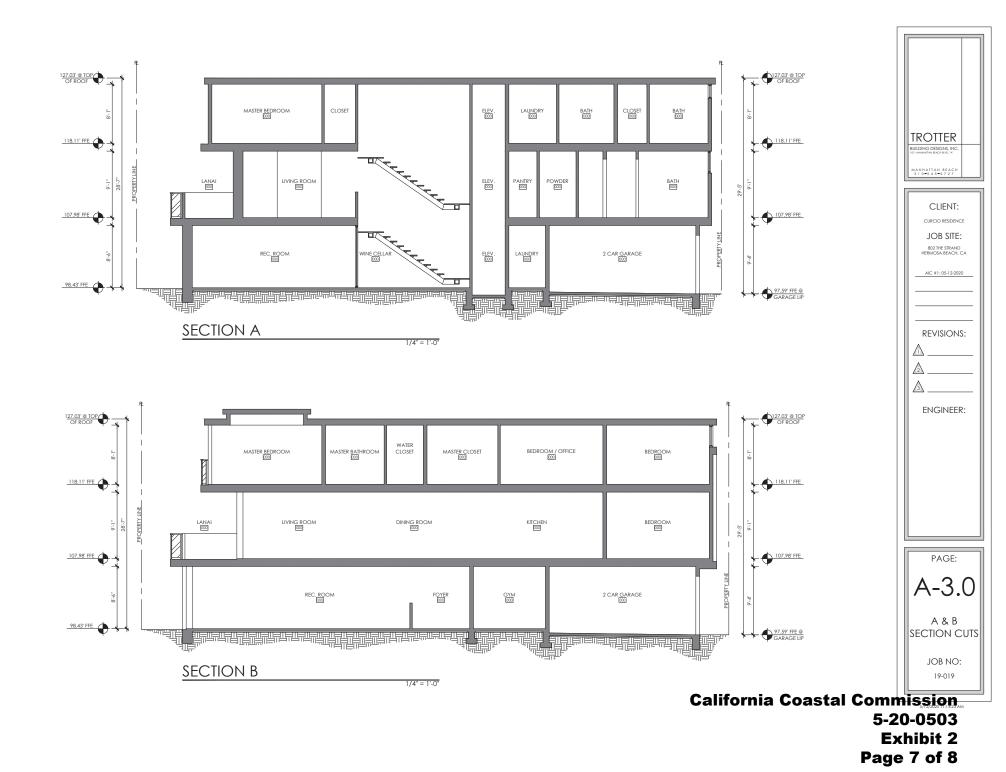


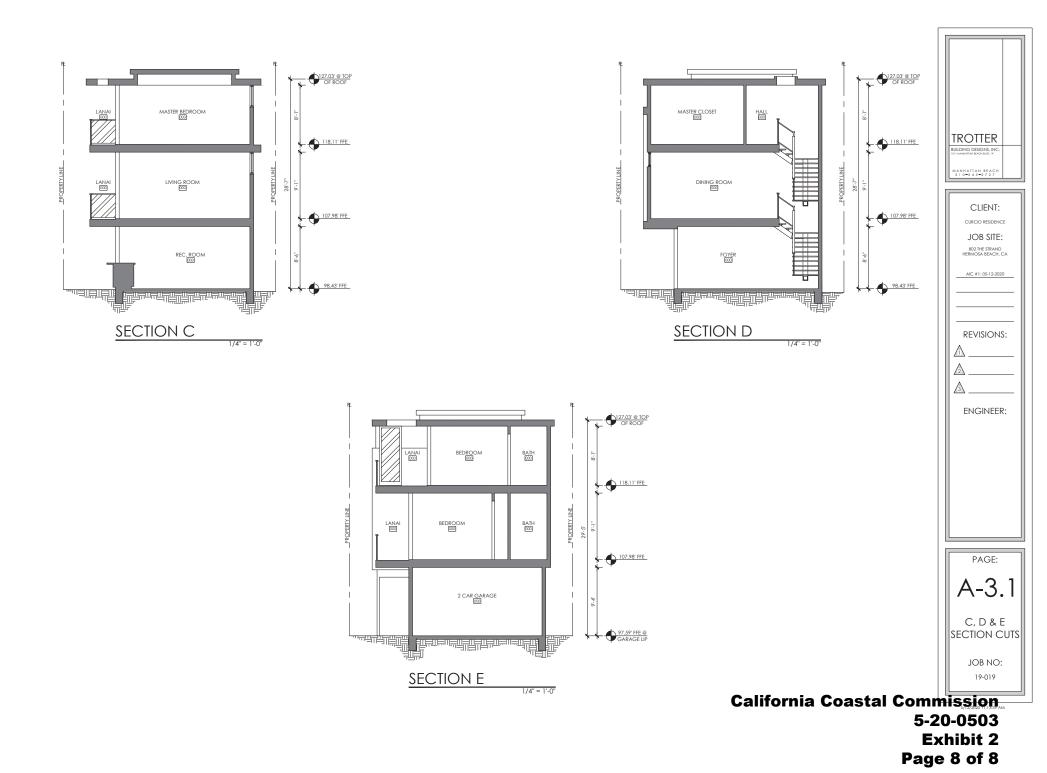


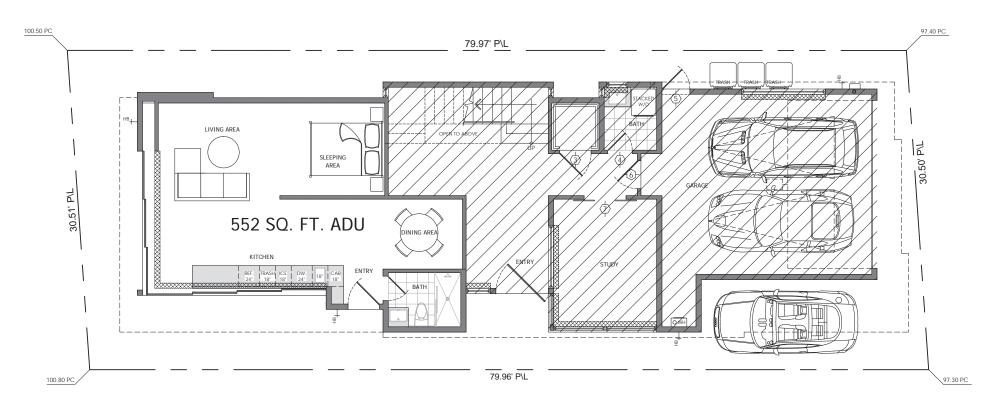








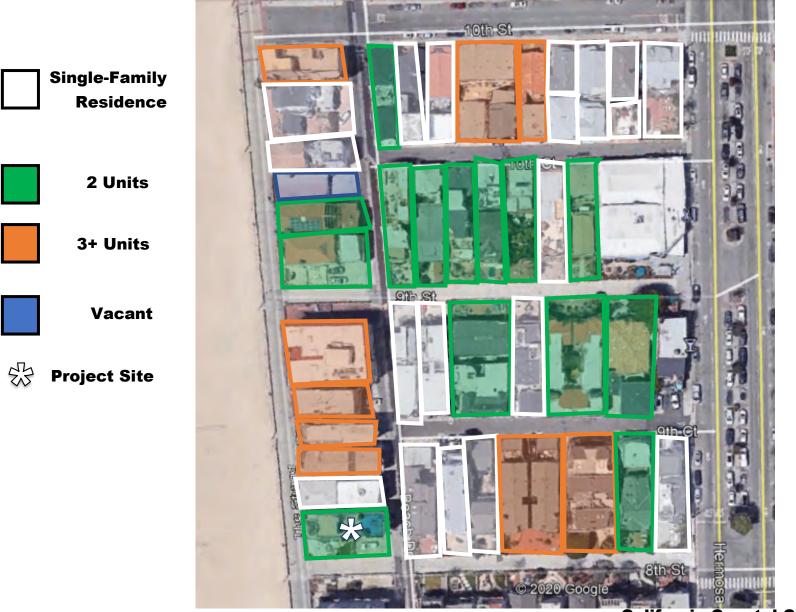




PROPOSED FIRST FLOOR PLAN WITH ADU UNIT

California Coastal Commission 5-20-0503 Exhibit 3

Community Character Analysis



California Coastal Commission 5-20-0503 Exhibit 4

Commission Approvals of Housing Density Reduction Projects in Hermosa Beach Since 2014

Permit Number	Date Approved	Units Before Project	Units After Project	Net Unit Loss
5-13-1348-W	2/13/2014	2	1	-1
5-13-1239-W	2/13/2014	2	1	-1
5-14-0006-W	3/12/2014	3	1	-2
5-14-0002-W	3/12/2014	2	1	-1
5-14-0528-W	4/11/2014	2	1	-1
5-14-1056-W	8/13/2014	2	1	-1
5-14-1687-W	11/18/2014	2	1	-1
5-15-0619-W	7/09/2015	2	1	-1
5-15-0612-W	8/12/2015	2	1	-1
5-15-0552-W	8/12/2015	3	2	-1
5-15-0968-W	9/15/2015	2	1	-1
5-15-1234-W	10/09/2015	2	1	-1
5-15-1969-W	2/11/2016	2	1	-1
5-15-1799	4/14/2016	2	1	-1
5-16-0153	7/14/2016	2	1	-1
5-16-0628-W	9/08/2016	2	1	-1
5-17-0016-W	2/08/2017	1	0	-1
5-17-0030-W	2/08/2017	2	1	-1
5-17-0040-W	5/12/2017	2	1	-1
5-17-0100-W	5/12/2017	5	1	-4
5-17-0285-W	6/07/2017	3	1	-2
5-17-0691-W	10/12/2017	2	1	-1
5-17-0822-W	10/27/2017	2	1	-1
5-17-0823-W	11/09/2017	2	1	-1
5-17-0802-W	11/09/2017	2	1	-1
5-17-0792	3/08/2018	2	1	-1
5-17-1005	7/11/2018	2	1	-1
5-18-0651	11/07/2018	3	1	-2
5-18-0827	2/07/2019	2	1	-1
5-18-0949	3/06/2019	2	1	-1
5-19-0137	9/12/2019	2	1	-1
5-19-0195	10/17/2019	2	1	-1
5-19-1209	11/13/2019	3	2	-1
5-19-0955	6/12/2020	2	1	-1
5-19-1244	9/10/2020	2	1	-1
5-20-0142	9/10/2020	2	1	-1
5-20-0223	9/10/2020	2	1	-1
5-19-1215	10/08/2020	3	2	-1
5-19-1220	10/08/2020	2	1	-1
5-20-0530	12/10/2020	2	1	-1