

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
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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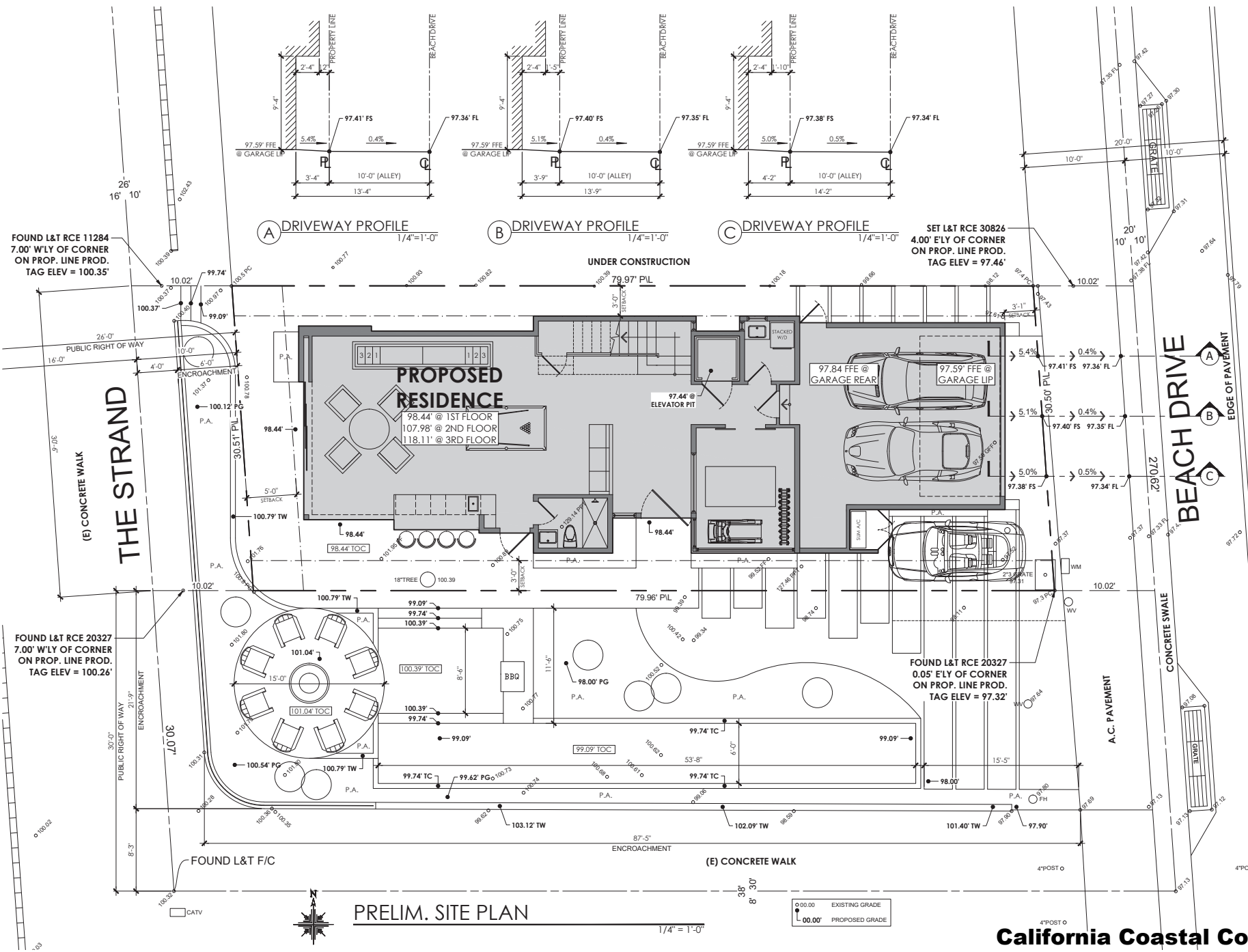
Project Location



The Strand

Project Site

8th Street



TROTTER
 BUILDING DESIGNS, INC.
 101 MANHATTAN BEACH BLVD., W.
 MANHATTAN BEACH, CA 90266
 310-445-7272

CLIENT:
 CURCIO RESIDENCE

JOB SITE:
 802 THE STRAND
 HERMOSA BEACH, CA

AIC #1: 05-12-2020

REVISIONS:

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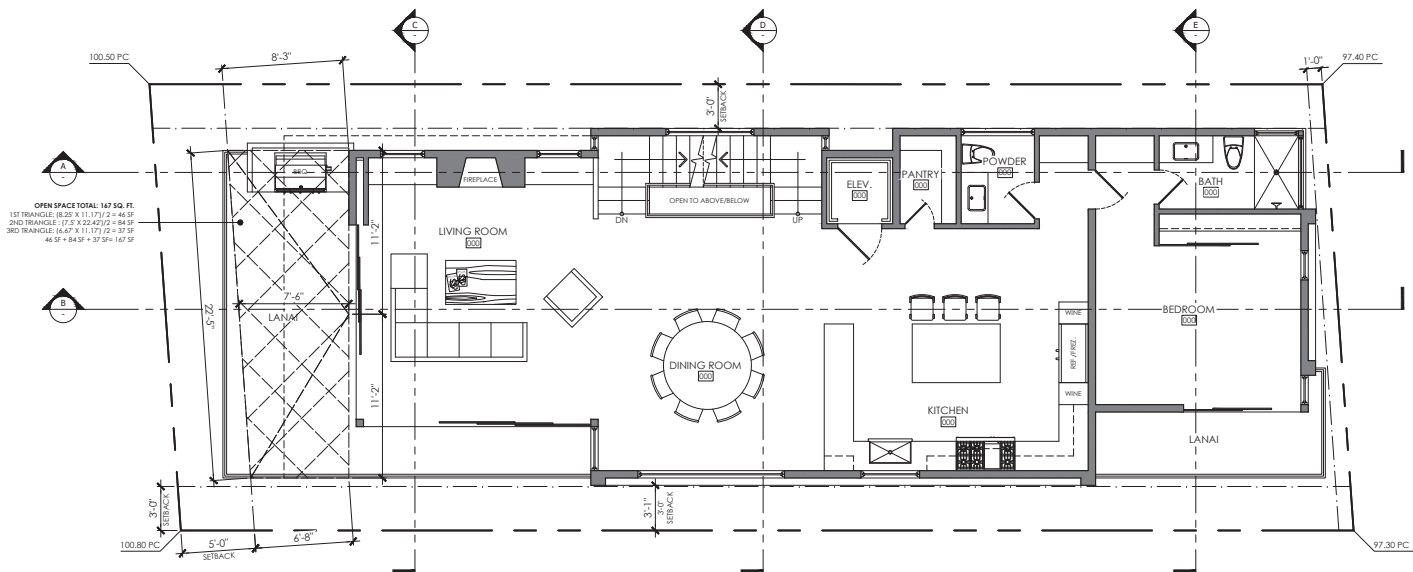
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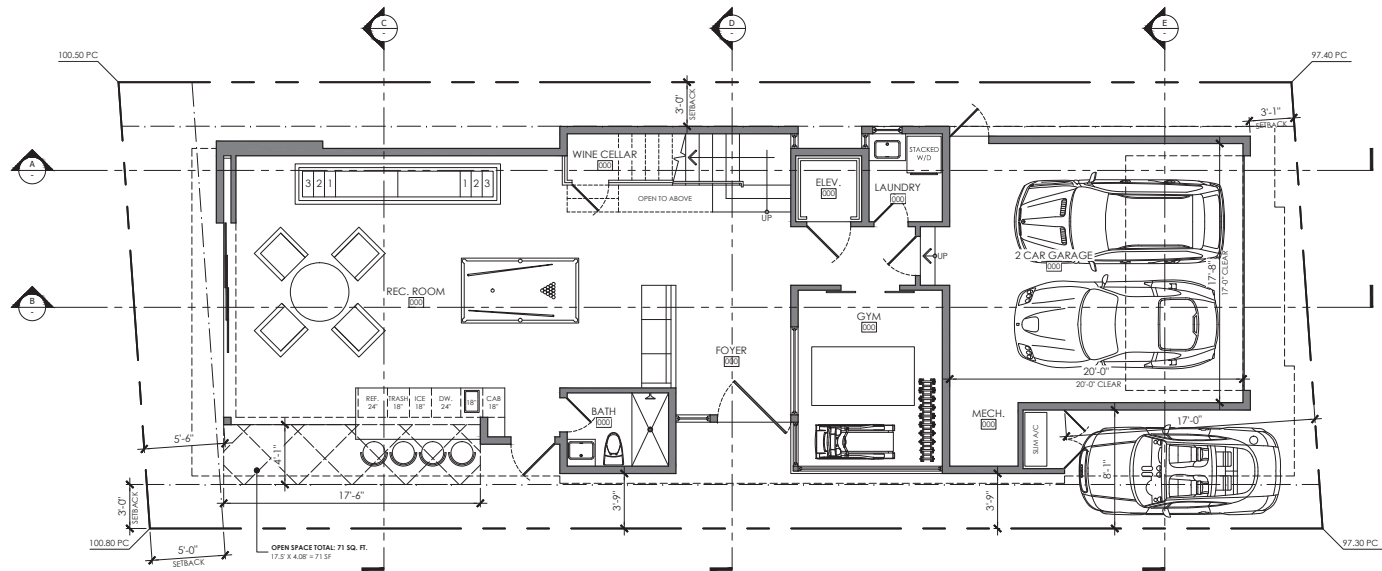
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SITE PLAN

JOB NO:
 19-019



SECOND FLOOR PLAN



FIRST FLOOR PLAN

TROTTER

BUILDING DESIGNS, INC.
 101 MANHATTAN BEACH BLVD., 9TH FLOOR
 MANHATTAN BEACH, CA 90266

CLIENT:

CURCIO RESIDENCE

JOB SITE:

802 THE STRAND
 HERMOSA BEACH, CA

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FIRST &
 SECOND
 FLOOR PLAN

JOB NO:

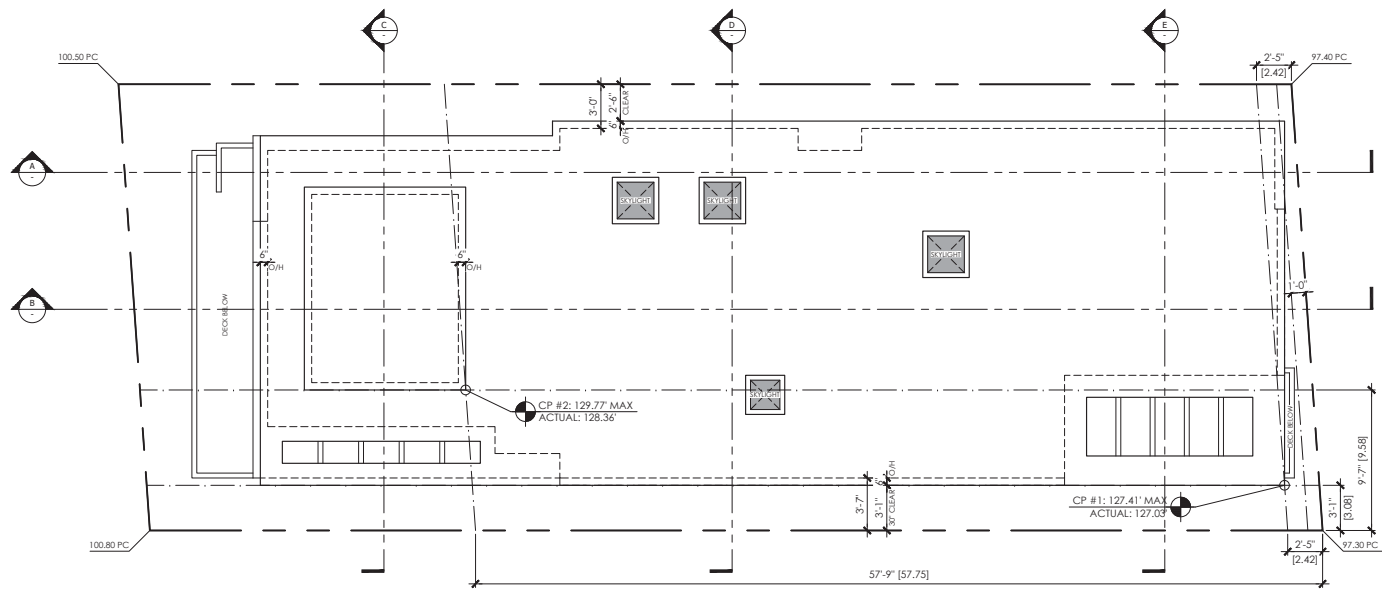
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California Coastal Commission

5-20-0503

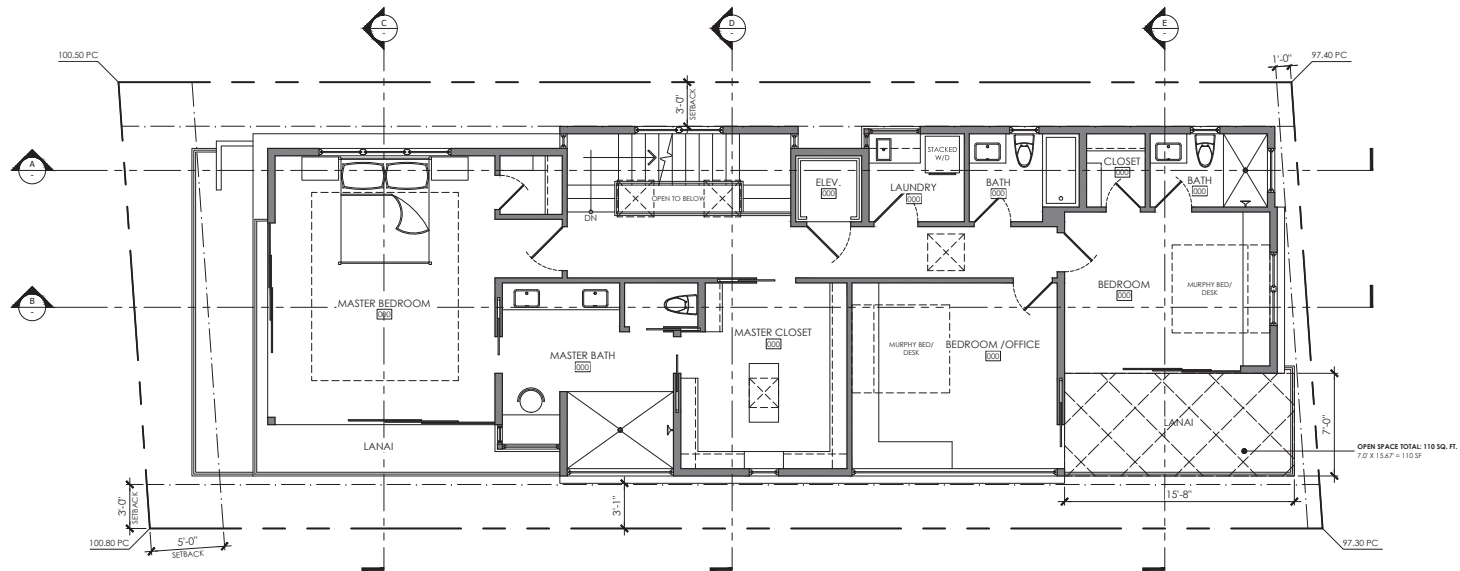
Exhibit 2

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ROOF PLAN

1/4" = 1'-0"



THIRD FLOOR PLAN

1/4" = 1'-0"

TROTTER

BUILDING DESIGNS, INC.

101 MANHATTAN BEACH BLVD., 9TH

MANHATTAN BEACH

310-445-7277

CLIENT:

CURCIO RESIDENCE

JOB SITE:

802 THE STRAND

HERMOSA BEACH, CA

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THIRD FLOOR
& ROOF PLAN

JOB NO:

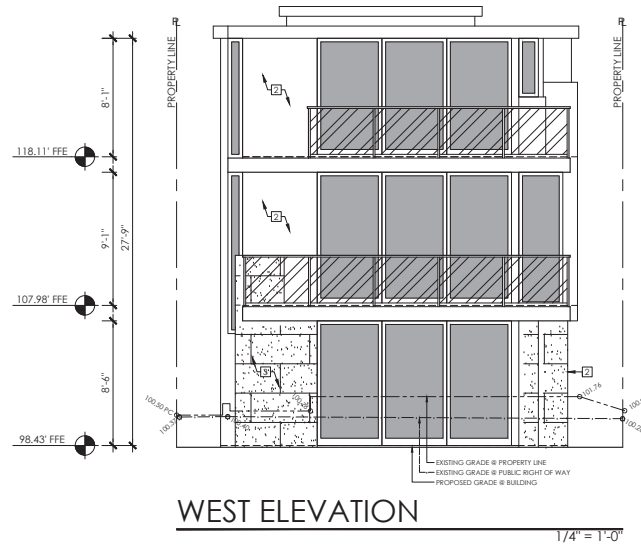
19-019

California Coastal Commission

5-20-0503

Exhibit 2

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- GENERAL NOTES:**
1. PARAPETS, RAILS AND SKYLIGHTS MUST BE WITHIN THE HEIGHT LIMIT.
 2. GUARDRAILS TO BE 42" HIGH MIN. HANDRAILS TO BE 34" - 38" HIGH. NEITHER SHALL HAVE OPENING LARGER THAN 4" Ø. (CBC §312)
 3. GLAZING WITHIN 18" OF THE ADJACENT FLOOR WALKING SURFACE SHALL BE FULLY TEMPERED. (CBC §208.4)
 4. ALL CHIMNEYS ATTACHED TO ANY APPLIANCE OR FIREPLACE THAT BURNS SOLID FUEL SHALL BE EQUIPPED WITH AN APPROVED SPARK ARRESTER. (CBC §1003.7.2)
 5. TOP OF CHIMNEY SHALL BE 2' MIN. ABOVE ANY POINT OF THE ROOF WITHIN 10' BUT SHALL NOT BE LESS THAN 3' ABOVE THE HIGHEST POINT WHERE THE CHIMNEY PASSES THROUGH THE ROOF. (CBC §1003.9)
 6. CONTRACTOR TO SURVEY EACH FLOOR AS COMPLETED TO INSURE OVERALL BUILDING HEIGHT DOES NOT EXCEED MAX. HEIGHT PERMITTED.
 7. SEE CTR FOR SOLAR REQUIREMENTS

- HERMOSA BEACH CITY NOTES:**
1. PARAPETS, SATELLITE ANTENNAE, RAILS, SKYLIGHTS, AND ROOF EQUIPMENT MUST BE WITHIN THE HEIGHT LIMIT. (HBMC 17.4A.210)
 2. SOLAR COLLECTORS AND SOLAR ENERGY ENERGY SYSTEMS MAY EXCEED THE HEIGHT LIMIT MANDATED BY THIS CODE TO THE MINIMUM EXTENT NECESSARY FOR THEIR SAFE AND EFFICIENT OPERATION IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE AND OTHER APPLICABLE PROVISIONS OF THE STATE LAW. (HBMC 17.4A.220)
 3. THE BUILDING, WHILE UNDER CONSTRUCTION AND AT THE ROOF FRAMING INSPECTION STAGE, SHALL BE SURVEYED TO DETERMINE BUILDING HEIGHTS AT CRITICAL POINTS ON THE ROOF (OR UPPERMOST PORTION OF THE BUILDING ROOF SHEATHING) CORRESPONDING TO APPROVED PLANS.

- ELEVATION KEYNOTES:**
- 1 VERTICAL WOOD SIDING
 - 2 SMOOTH STEEL TROWEL STUCCO
 - 3 CULTURED STONE VENEER
 - 4 GLASS GUARDRAIL TO BE 42" HIGH, NEITHER SHALL HAVE OPENING LARGER THAN 4" Ø SEE GENERAL NOTE #2 ABOVE (SEE STRUCT. PLAN FOR DETAIL)
 - 5 TONGUE & GROOVE CEILING
 - 6 16'-0" X 8'-0" GARAGE DOOR

TROTTER
BUILDING DESIGNS, INC.
101 MANHATTAN BEACH BLVD, 9TH FLOOR

MANHATTAN BEACH
310-445-7277

CLIENT:

CURCIO RESIDENCE

JOB SITE:

802 THE STRAND
HERMOSA BEACH, CA

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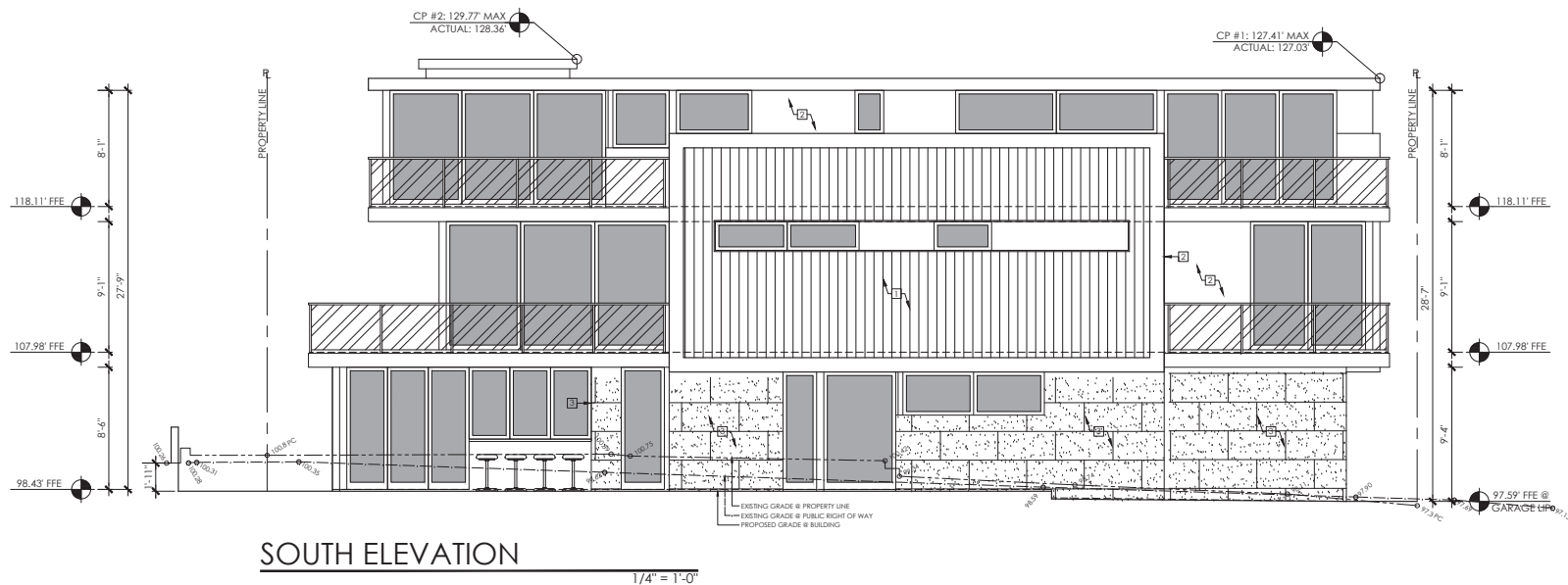
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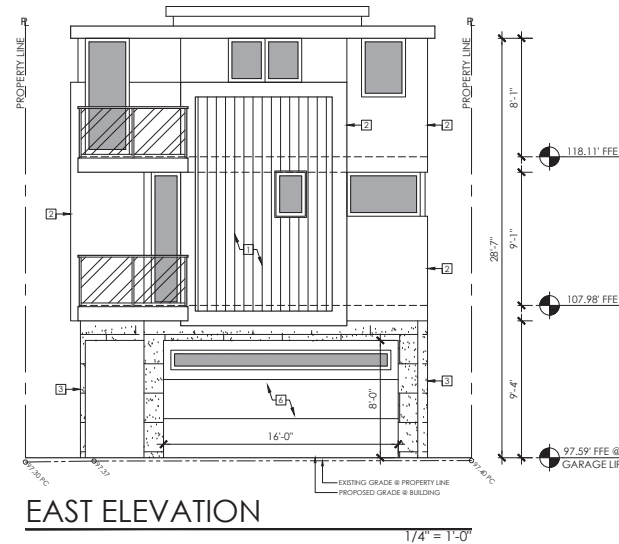
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WEST & SOUTH ELEVATIONS

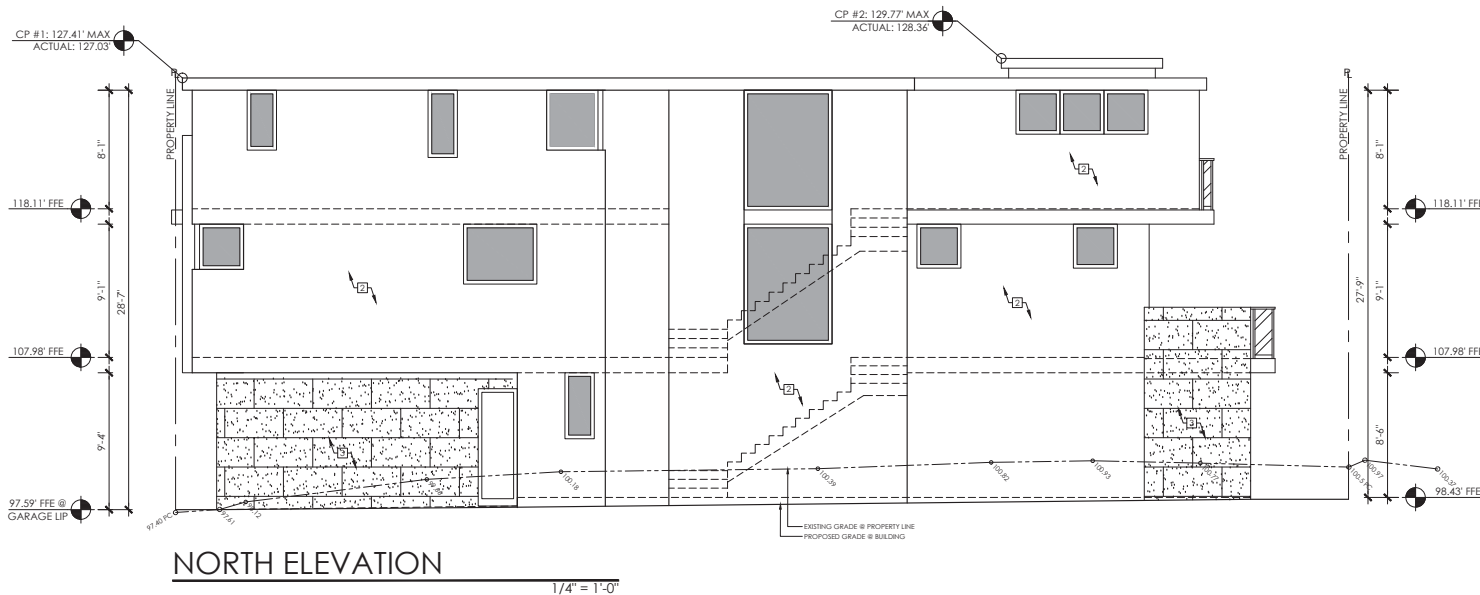
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 4. ALL CHIMNEYS ATTACHED TO ANY APPLIANCE OR FIREPLACE THAT BURNS SOLID FUEL SHALL BE EQUIPPED WITH AN APPROVED SPARK ARRESTER. (CBC R303.2.2)
 5. TOP OF CHIMNEY SHALL BE 2' MIN. ABOVE ANY POINT OF THE ROOF WITHIN 10' BUT SHALL NOT BE LESS THAN 3' ABOVE THE HIGHEST POINT WHERE THE CHIMNEY PASSES THROUGH THE ROOF. (CBC R303.9)
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TROTTER

BUILDING DESIGNS, INC.
101 MANHATTAN BEACH BLVD., 9TH FLOOR
MANHATTAN BEACH, CA 90266-4572

CLIENT:

CURCIO RESIDENCE

JOB SITE:

802 THE STRAND
HERMOSA BEACH, CA

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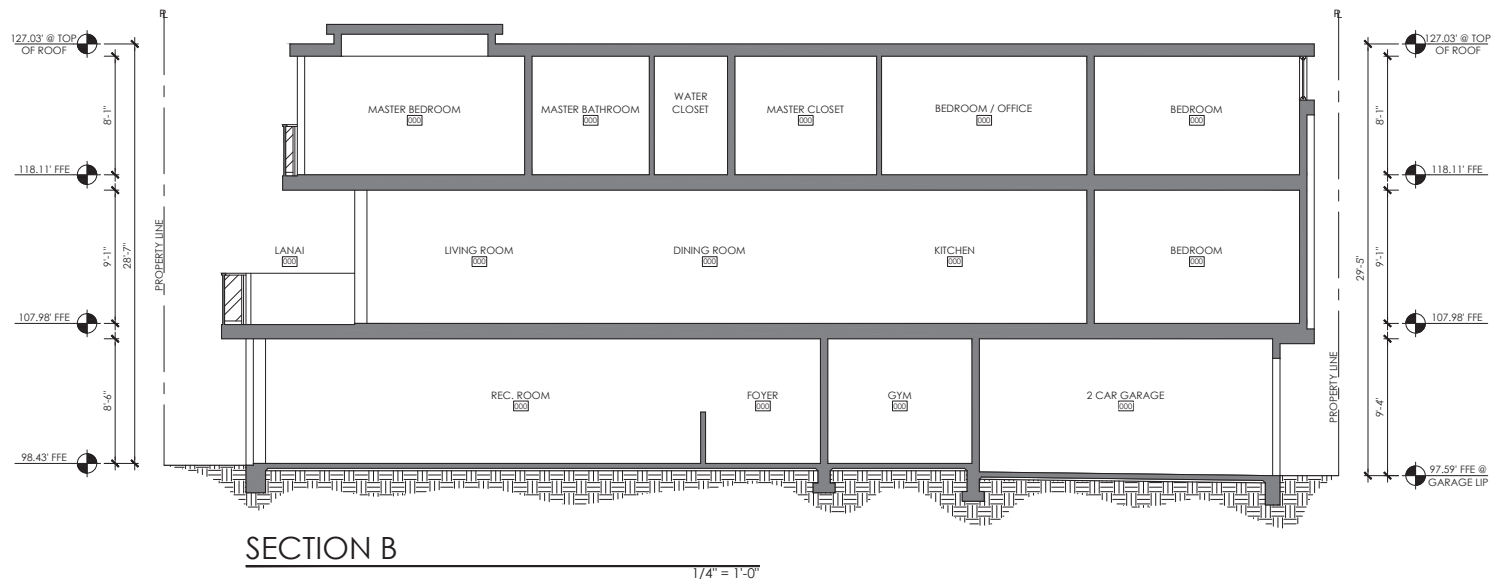
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EAST & NORTH ELEVATIONS

JOB NO:

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TROTTER

BUILDING DESIGNS, INC.

310 S. 4TH ST. SUITE 202

MANHATTAN BEACH, CA 90266

CLIENT:

CURCIO RESIDENCE

JOB SITE:

802 THE STRAND

HERMOSA BEACH, CA

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A & B
SECTION CUTS

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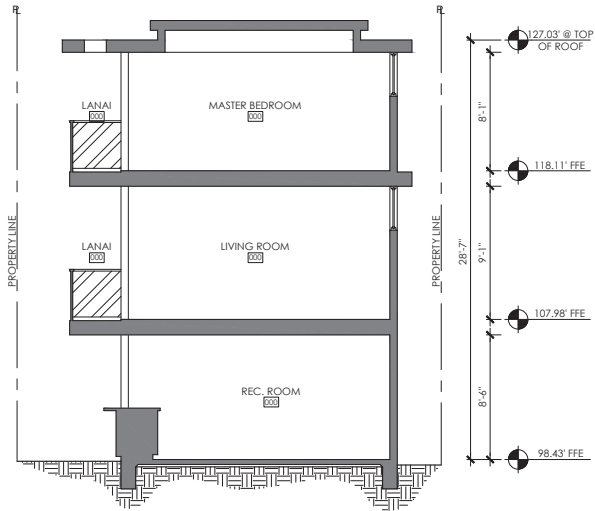
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California Coastal Commission

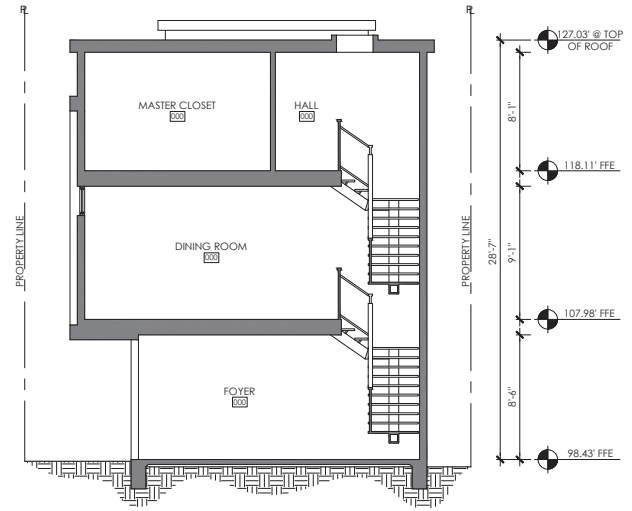
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Exhibit 2

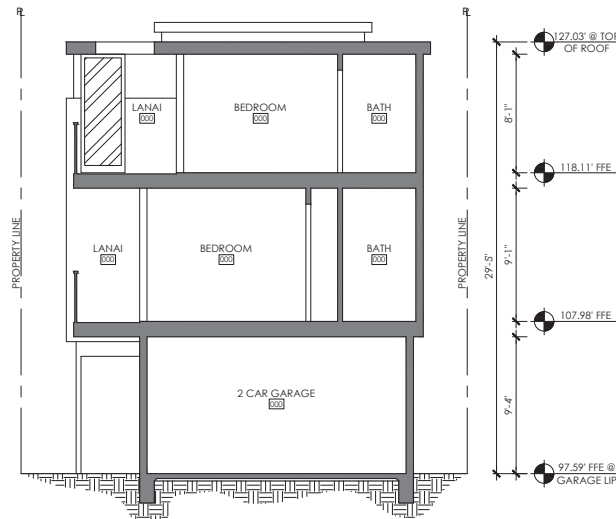
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SECTION C
1/4" = 1'-0"



SECTION D
1/4" = 1'-0"



SECTION E
1/4" = 1'-0"

TROTTER
BUILDING DESIGNS, INC.
310-450-7277
MANHATTAN BEACH, CA

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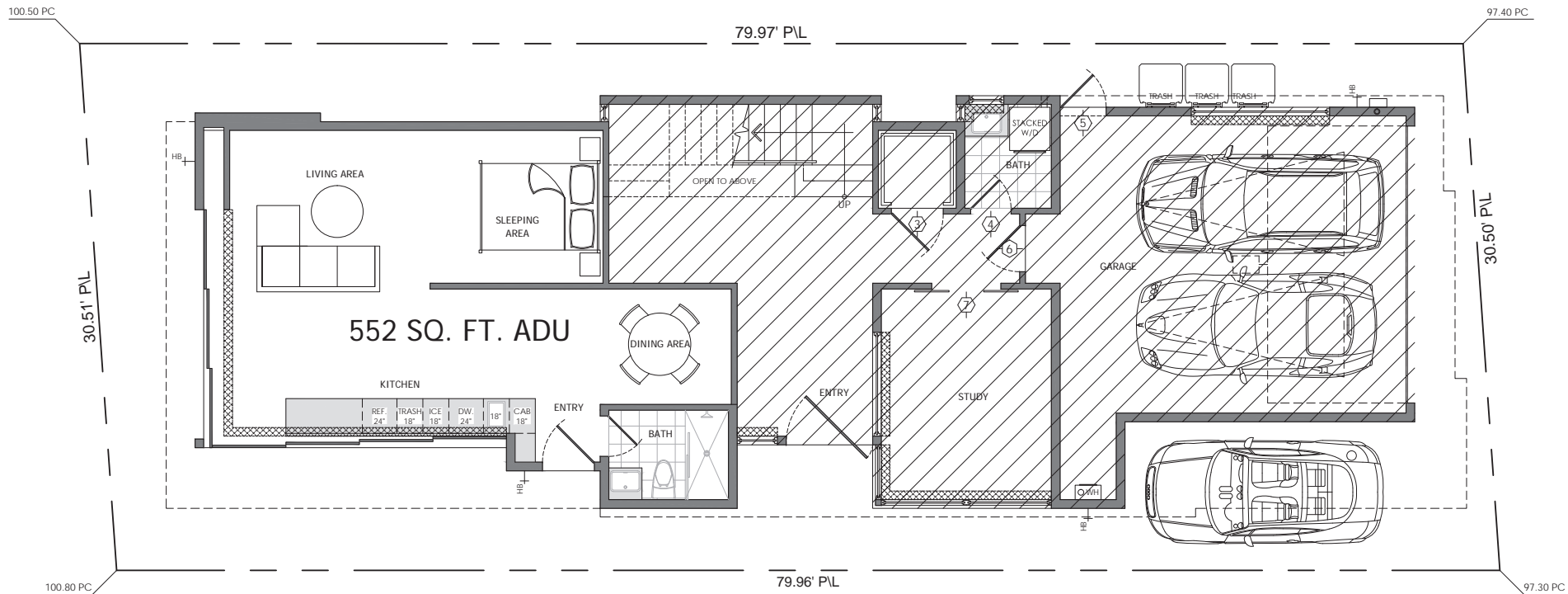
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C, D & E
SECTION CUTS






JOB NO:

19-019



PROPOSED FIRST FLOOR PLAN WITH ADU UNIT

Community Character Analysis

-  **Single-Family Residence**
-  **2 Units**
-  **3+ Units**
-  **Vacant**
-  **Project Site**



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