CALIFORNIA COASTAL COMMISSION

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



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5-20-0485 (Lopez) May 13, 2021

EXHIBITS

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Project Site

California Coastal Commission Data USGS Image © 2021 Terra Merrice Exhibit

2654 The Strand

2666 The Strand

The Strand

The Strand

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A REMODEL AND ADDITION TO: EXISTING RESIDENCE

> 2654 & 2666 THE STRAND HERMOSA BEACH, CA. 90254

> > ABBREVIATION





SHEET INDEX

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PROJECT INFORMATION

AREA CALCULATIONS SHEET

EXISTING FIRST FLOOR PLAN

EXISTING ROOF PLAN

EXISTING ELEVATIONS

EXISTING ELEVATIONS

FIRST FLOOR PLAN

SECOND FLOOR PLAN

CRITICAL POINT PLAN

BASEMENT FLOOR PLANS

SITE PLAN

ROOF PLAN

ELEVATIONS

ELEVATIONS

SECTIONS

LANDSCAPE PLAN

EXISTING SECOND FLOOR PLAN

EXISTING BASEMENT FLOOR PLAN

CIVIL SURVEY

GENERAL NOTES

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CONCRETE Fe'>2,500 PSI FIELD WELDING . CONDUIT FROM ROOF TO ELECTRIC SERVICE PANEL WILL BE

CITY OF HERMOSA BEACH DEPT. OF PUBLIC WORKS PUBLIC RIGHT OF WAY REQUIREMENTS

THE FOLLOWING STANDARD COMERCING JAPAN TO ALL POLICITS ENDURING A BRUING PART MALESS OF IS ENTIMATED INACISSARY IT THE PRIVAC WORKS DRECTOR. A GROUND FAMI IS REQUERD FOR ANY PROJECT INCOMPAN A BRUING PERMIT UNLESS WAVE BY THE DRECTOR OF PUBLIC RECENTION A BRUING PERMIT UNLESS WAVE BY THE DRECTOR OF PUBLIC RECENTION AND ADDRESS WAVE BY THE DRECTOR OF PUBLIC RECENTION AND ADDRESS WAVE BY THE DRECTORS.

PLAN REQUIREMENTS

ALL PLANS FOR NEW AND/ OR ADDITIONS OVER FOUR HUNDRED (400) SQLAKE FEET MUST BE SUBMITTED TO THE PUBLIC WORKS DEPARTMENT, PRIOR TO CONSTRUCTION, FOR PUBLIC ROUTE OF WAY REQUIRED.

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PERMIT REQUIREMENTS

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I. A degra of privile Martin Kouther Broter, A Dixanda Holff, A. Barrow, S. B. Barrow, S. Barrow, S.

PERMIT. A CONSTRUCTION PERMIT WILL NOT BE ISSUED UNTIL PROPER PERMITS HAVE BEEN ISSUED FROM OTHER AGENCES SUCH AS CALTRANS, LOS AVGELES OFMANY, SAMITATION DESTRICT, WATER QUALITY CONTROL BOARD, ETC. IF SAD

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CURR. 10. SEWER LATERALS MUST BE A MINIMUM 4" V.C.P. PIPE FOR SINGLE FAMILY HOME'S ONE LATERAL PER LINIT.

- HOMES ONE THITSWITCHE A WINNAW 4' V.C.P. PPE FOR SNOLE FAMILY 1. SOBEL AUTOMUS FOR CONSIGNANCE SHULL BE A MANAUN 6' V.C.P. PPE WITH A NUMBUR 0' A UNIS PER LITERAL 2. DISTING SEMER LITERAL SWITCHE USED IF THE CONTERA COULINED IN NOTES (10) AND (1) ANE ME AT AND VICEO THYE HAS ENDER PROVIDED TO THE FAULUE HOMES EXPERIMENT AND # THE VOED SHOW THE LATERAL TO BE IN GOOD CONTINUE.

DAMAGE TO PUBLIC PROPERTY

Any Asphart or concrete street within the property using that is publication from to construction shall be readyed and represent to their ordered or strandards. Summary and the representation of the strength of the strength of the strength of the any of the strength of the strength

ACRES OR MORE. 4. STORM WATER MITIGATION PLANS ARE REQUIRED FOR THE FOLLOWING PROJECTS: A SHOLE FAMILY HLISIDE DEVELOPMENTS WITH A SLOPE GREATER THAN 25%. B. 10+ HOME DEVELOPMENTS C. PARKNO LOTS, 25 SPACES OR WORE.

. PANENNE LOIS, zo spines on mune. Restaurants Service Stations, Auto Repair Facilities, 100,000 Square Feet Colavercial Developments.

STORM RUNOFF REQUIREMENTS

SUCH PROJECTS MUST CAPTURE AND TREAT THE FIRST 3/4" INCH OF RAIN RUNOFF FROM THEIR SITE.

INSPECTION REQUIREMENTS

UTILITY REQUIREMENTS

JOB SAFETY REQUIREMENTS

1. ANY UTLITY CUT WITHIN CITY STREETS SHALL BE DITHOR PERPENDICULAR OR PARALLEL TO THE CENTER OF THE STREET. DIAGONAL CUTS WILL NOT BE

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Loss SAFETY RECURRENTS
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b) ACCUMENT INCLUSION SUBJECT TO PLATPACE PARTY AND A CONTRACT AND A CONTRACT

CONSTRUCTION. 14. ALL ACTIVITIES PERFORMED IN PUBLIC RIGHT OF WAY DURING THE COURSE OF CONSTRUCTION REQUIRE PUBLIC WORKS PERMIT.

CALL FOR REPECTION 24 HOURS IN ADVANCE (310) 316-0214.
 Respectively BLL, DRIV BE CORE, MARKAY REPORT, HARGAY READ, AN ITO 1230 BPI AND 150 API 10. 500 API 00. FOR COUNTRY BLD. BLL RAMARLE, IRON 1500, API 00. FOR COUNTRY BLD. BLL DRIVE BEAN FORMER ATTEND FOR APILATE BLD. REVOLUTION ANY CONFERT BEAN FORMER ATTEND. IPARTIS BLL NOT BE TINKL INCLSS A STRIPT LATERAL DORRAM ING BEST CONFLICTION OF REVOLUTION.

A.H. ACTUAL HEIGHT B'-0" FLAT CLG. LIVING ROOM 105:00" S.F.E. SUB-FLOOR ELEVATION A.W. AWNING WINDOW B.O.W. BOTTON OF WAL DIFFERENTIAL IN FLOOR ELEWITION, FINISH SURFACE, OR CHANGE IN WALL PLAN V 12*-C.H. ORITICAL HEIGHT CLG. CELING ELEVATION SUB FLOOR ELEVATION 100.00° CLR. CLEAR COL. COLUMN 100.00'- LIGHT BEDGHT CONCRETE FLOOR ELEVATION CONC. CONCRETE c.w. CASEMENT WINDOW ŵ Sheet Nuivber Elevation designation DIMENSION DIM. DN. ELEV. ELEVATION KA:12 - SLOPED SUBFACE FA SURFACE DESCRIPTION (ARROW POINTS DOWN SLOPE) FROM ABOVE RR. FLOOR FLOW LINE (ARROW POINTS DOWN SLOPE) ROOF SLOPE DESCRIPTION FX. FIXED HORZ. HORIZONTAL - SLOPE RUN HT. HEIGHT LAND. LANDING SLOPE RISE LANDING A. - WINDOW LETTER DESIGNATION LT.WT. LIGHT WEIGHT CONCRETE NAXIVUM NINIMUM (1) - DOOR NUMBER DESIGNATION MN. A - SKYLIGHT LETTER DESIGNATION OPERABLE PLNE. PROPERTY LINE REQ. REQUIRED SECTION S.F.E. SUB FLOOR ELEVATION - REVISION NUMBER - EXTENTS OF REVISION SUT SHITT SKEWED SLOPED A-00) T.O.W. TOP OF WALL - SECTION MINISTER

SYMBOL LEGEND

PROJECT SUMMARY PROJECT LOCATION: 2886 & 2854 THE STRAND, HERMOSA BEACH, CA. 90254 LEGAL DESCRIPTION: HERMOSA BEACH LOT 10&11 BLOCK 27 ASSESSOR PARCEL NO: APht 4181-037-009/10 ZONING: R-1 SCOPE OF WORK:

A REMODEL AND ADDITION TO 2006 THE STRAND AND LOT MERGE WITH 2854 THE STRAND, DEMOLITION OF EXISTING BUILDING GENERAL BUILDING INFORMATION (NOTE: FOR ADDITION AND RELIVODEL PROJECTS, PLEASE PROVIDE INFORMATION FOR EXISTING AREA AND ADDED AREA) EXISTING ADDITION ADU TOTAL

NO. OF BEDROOMS NO. OF BEDROOMS NO. OF BATHROOMS 5 FULL 2 HALF 6 FULL 6 HALF 1 FULL 7 FULL 6 HALF CONSULTANTS CIVIL SURVEY CONSULTANT DENN ENDINEERS 310.542.9433 3914 DEL AND BLVD. SUITE 921 TORRANCE, CA. 90503 ZONING INFORMATION AREA LOT AREA LOT COVERAGE REQUIRED PROVIDED 6916 S.F. MAX 4495 S.F. (65% OF LOT) 4493 S.F. (64.97% OF LOT) STRUCTURAL CONSULTANT 5(151 FL); 1(280 FL & A604) 3(151 FL); 1(280 FL & A604) REAR PARENCE AND DRYFWAYS NUMBER OF SPACES CUEST SPACES PAGING SETUKCK PAGING STALL DATASION TURING AREA M.S. STRUCTURAL ENGINEERING, INC. 310.809.7061 3719 EMERALD ST. APT. A TORRANCE, CA 90503 4 (2 GAMAGE AND 2 GUEST) 4 (2 GAMAGE AND 2 GUEST) GEO-TECHNICAL CONSULTANT 8'-6'x22'-0" 10-0'x22'-0" NORCAL ENGINEERING 562.799.9469 10641 HUMBOLT STREET LOS ALAMITOS, CA. 90720 DRIVENAY WOTH DRIVENAY MAXIMUM SLOPE 21-6

UN GRADE DECKS/ BALCONES TOTAL 937 100 CIVIL CONSULTANT - DRAINAGE 400 B.A. SIMS ENGINEERING, INC. 5150 E. PACIFIC COAST HWY, SUITE 209 LONG BEACH, CA 90804 BASEMENT QUALIFICATION CALCULATION
 15T LEVEL F.F. ELEVATION
 106.00//

 UNRAL FEET (LF) OF PERMETER
 351'-4''

 LF OF PERMETER <6' TO F.F. ABOVE</td>
 300'-7''

 X OF PERMETER <6' TO F.F. ABOVE</td>
 67%
 108.00'/107.40'/106.45'/105.50'/104.55' 35.1'-4*

PROJECT DATA PROPERTY OWNER LISA AND JOHNNY LOPEZ 2666 THE STRAND HERMOSA BEACH, CA 90254 (310)614-1972 LEGAL DESCRIPTION LOT 10&11, BLOCK 27 HERMOSA BEACH TRACT M.B. 1-25-26 APN: 4181-037-009/10 OCCUPANCY AND ZONING OCCUPANCY: R3/U ZONING: R1 CONSTRUCTION TYPE: TYPE V-B, SPRINKLERED NO. OF UNITS: I NO. OF STORIES: 2 + BASEWENT CITY, STATE, NATIONALLY APPLICABLE CODES 2016 CBC, 2016 CRC, 2016 CMC, 2016 CPC, 2016 CEC, 2016 CGBSC, 2016 CALFORNIA ENERGY CODE, STATE OF CALFORNIA, AND THE CITY OF HERMOSA BEACH

AREA CALCULATIONS = 6916 SF LOT SIZE BASEMENT FLOOR LIVING = 4401 S.F. FIRST FLOOR LIVING = 3267 S.F. SECOND FLOOR LIVING = 3660 S.F.

= 11,328 S.F. TOTAL LIVING GARAGE FLOOR BALCONIES/DECKS = 850 S.F. = 1221 S.F. LOT COVERAGE CALCULATIONS

MAXIMUM ALLOWED LOT COVERAGE: LOT SIZE × 65% MAXIMUM ALLOWED LOT COVERAGE = 6916 S.F. x 65% = 4495 S.F. ACTUAL LOT COVERAGE = 4491 S.F. (64.94%)

EXISTING LOT COVERAGE AT 2666 THE STRAND = 2640 S.F. / 4325 S.F. = 61.04%

OPEN SPACE CALCULATIONS OPEN SPACE REQUIRED = 400 S.F.

 OPEN SPACE PROVIDED = 931 S.F.

 FIRST FLOOR
 = 831 S.F.

 SECOND FLOOR
 = 0 S.F.

 ROOF
 = 100 S.F.

 TOTAL
 = 931 S.F.
 HEIGHT LIMIT

WAX. ALLOWABLE HT.= 30'-0" ACTUAL HT.= SEE SHEET A.05.1 FOR HEIGHT INFO.

VICINITY MAP

Real Design

-PRO IECT

🕋 HERMOSA BEACH, CA.

PROJECT INFORMATION

SHEET NUMBER

California Coastal Commission 5-20-0485

Exhibit 2

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PROJECT

STAMP

PROJECT NUMBER

PRINT DATE 7/23/2020 9:20:08 AM

REVISIONS NUMBER DESCRIPTION DATE

LOPEZ

RESIDENCE

HERMOSA BEACH CALIFORNIA 90254

ARCHITECTURE



ARCHITECTURE

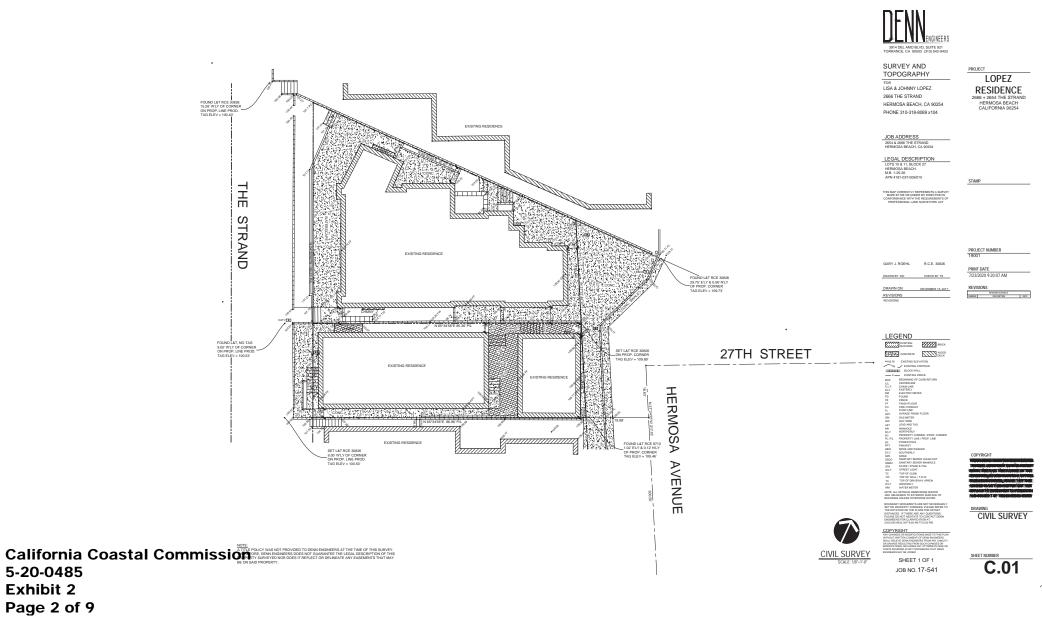
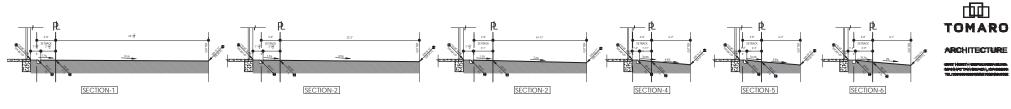
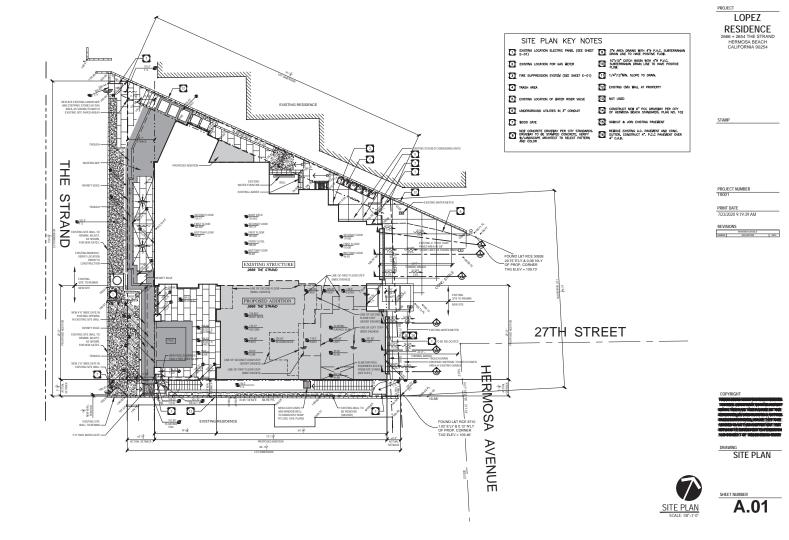


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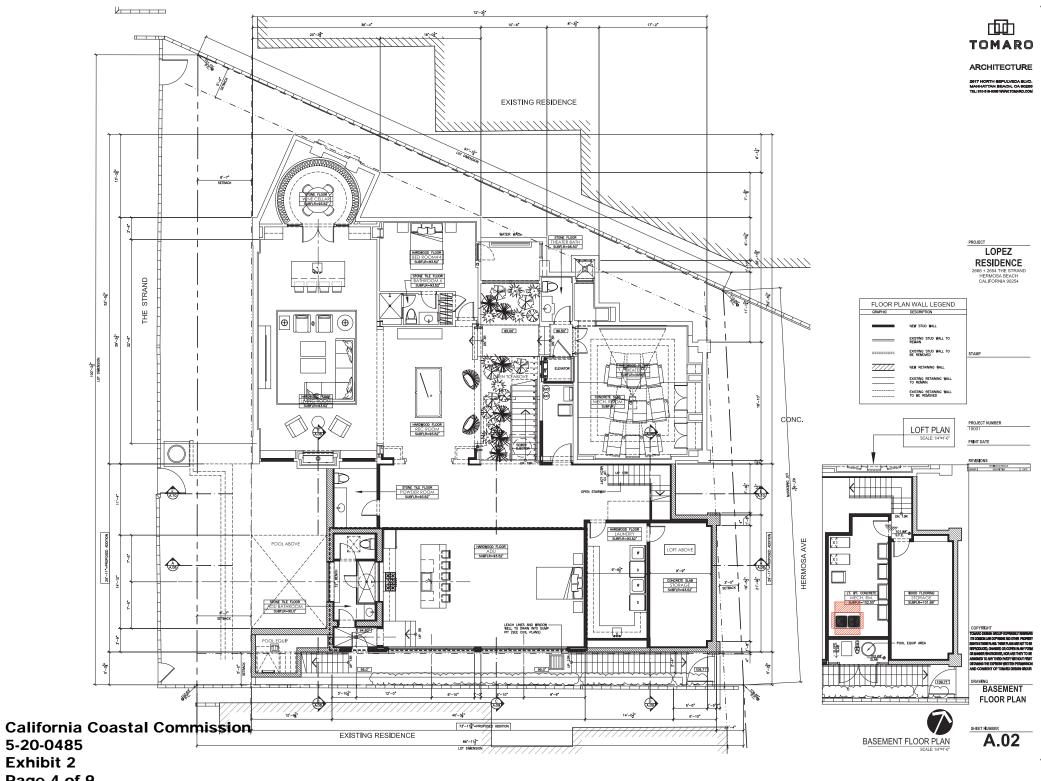
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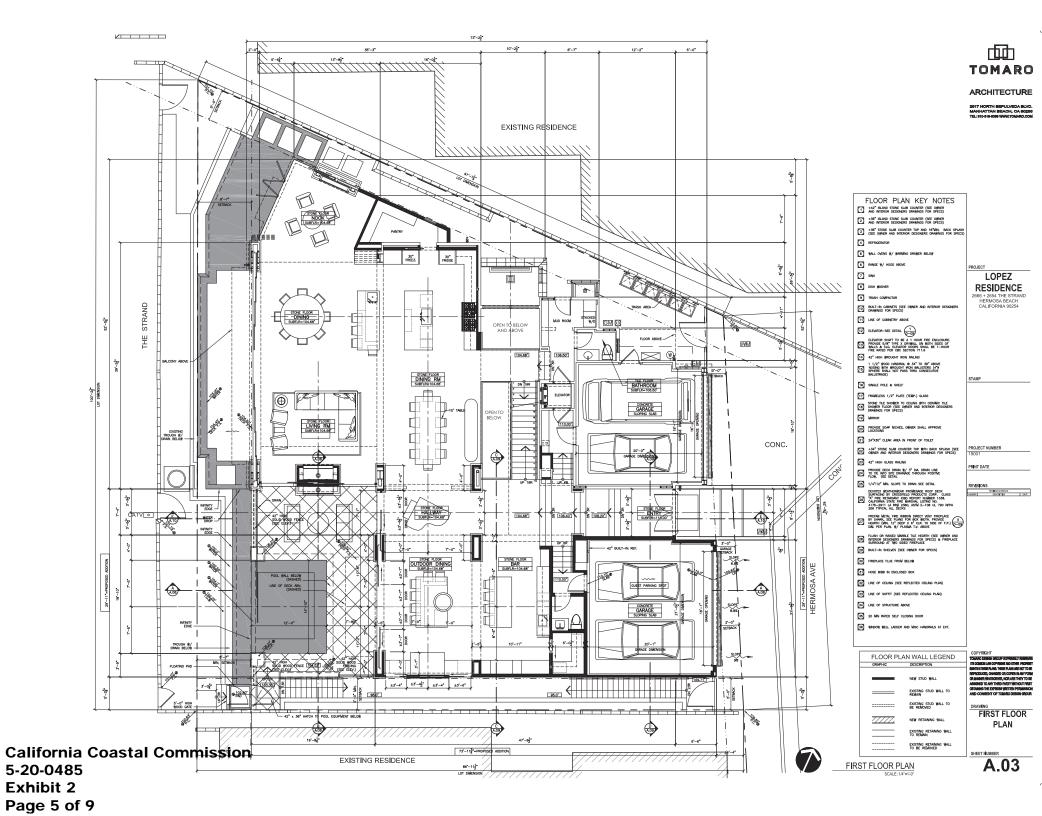
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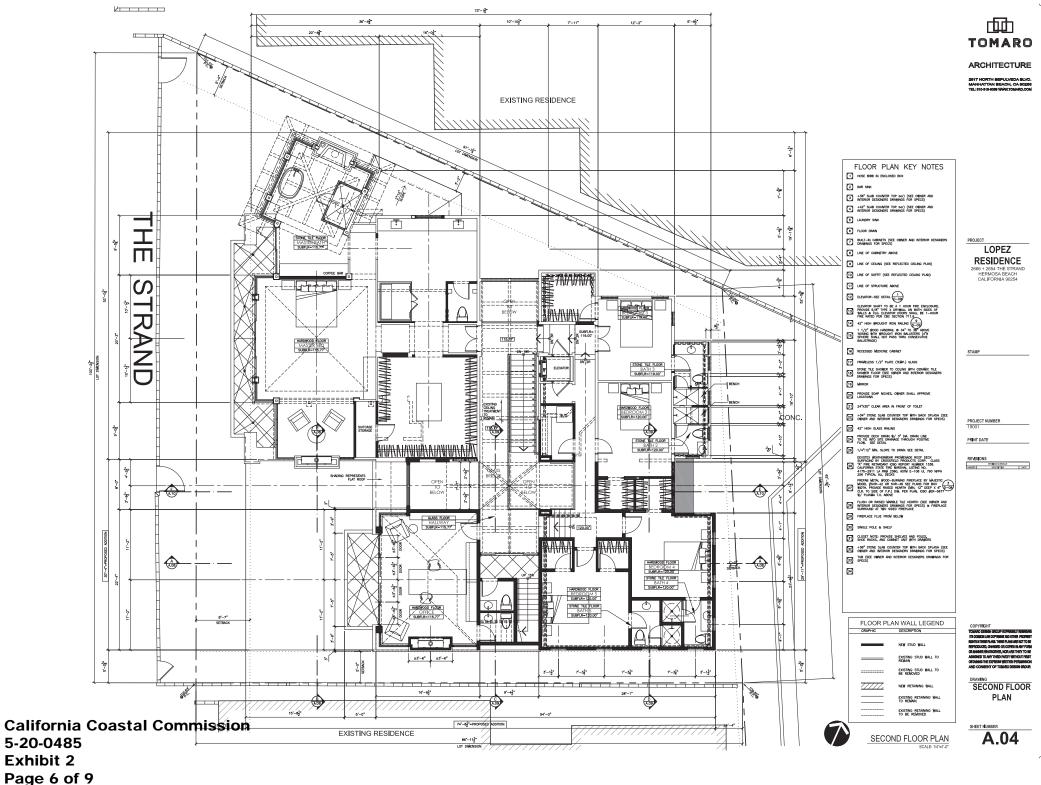


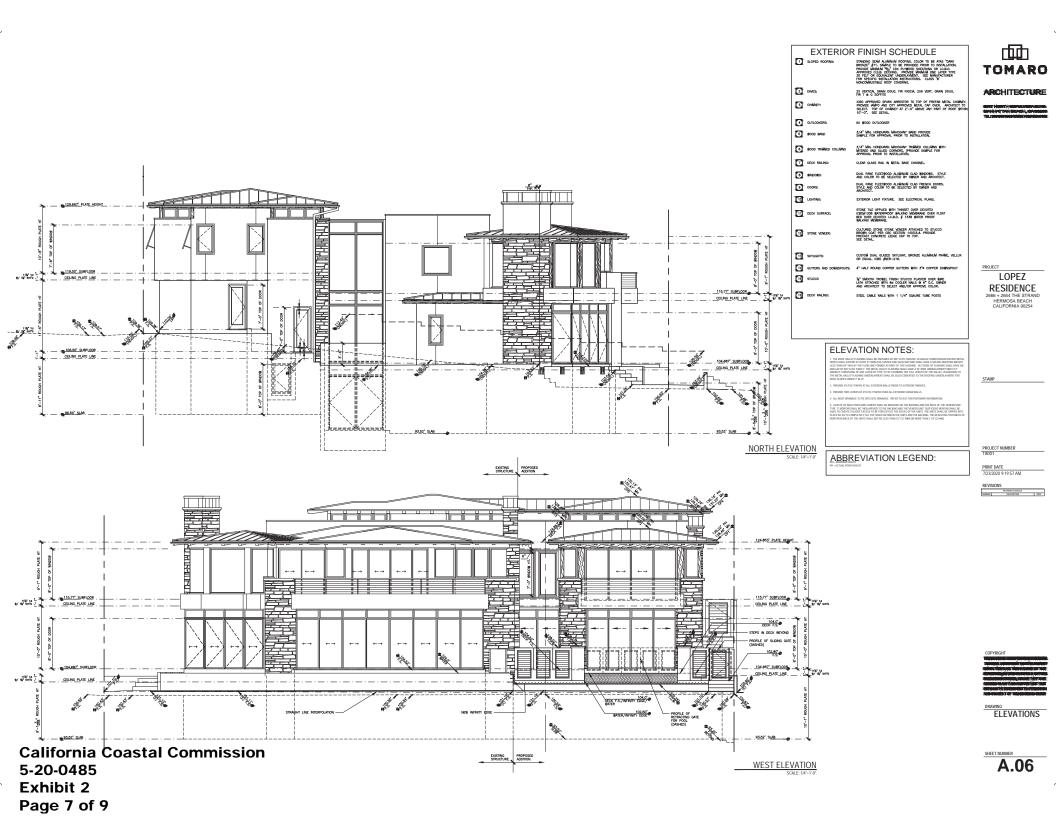
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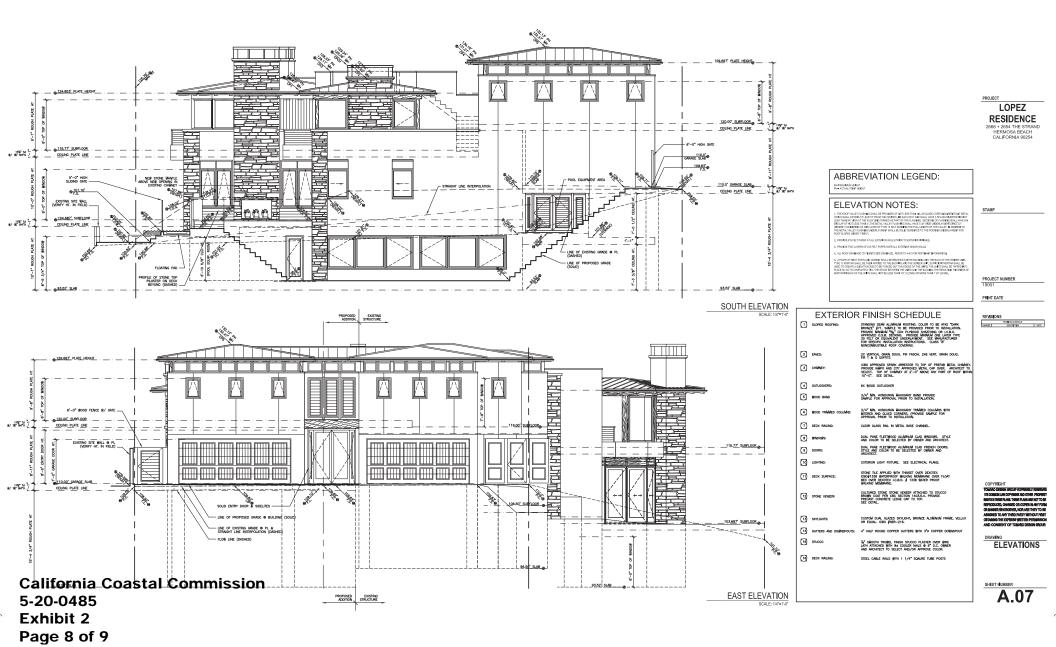




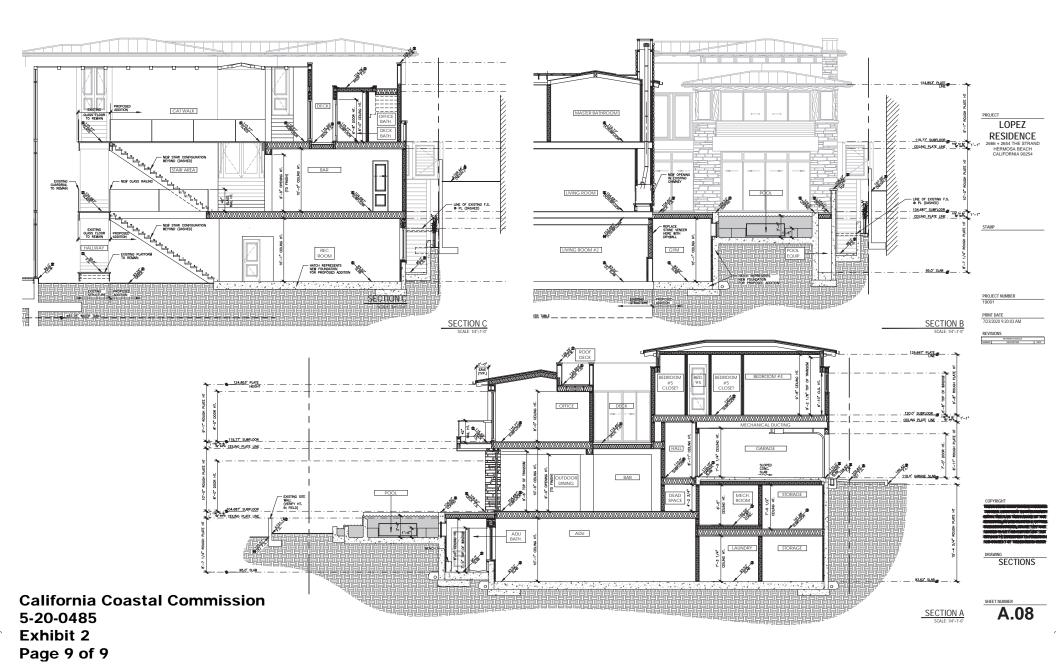


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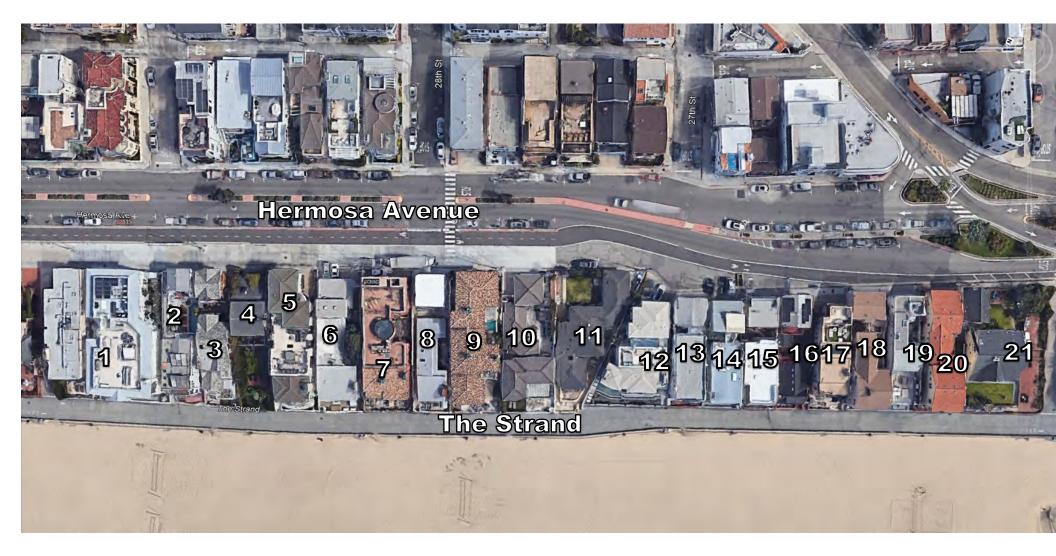
2617 NORTH SEPULVEDA BLVD. MANHATTAN BEACH, CA 90266 TEL 210,309,000 WWW TOMPS COM







Community Character Analysis



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Lot No.	Address	Residence Type	Structure Size (sq. ft)	Lot Size (sq. ft.)
1	2909 The Strand	Single-Family	9713	6595
2	2840 The Strand	Single-Family	2341	3475
3	2838 The Strand	Single-Family	3506	3536
4	2831 The Strand	Duplex	1606	3552
5	2826 The Strand	Single-Family	7846	4618
6	2810 The Strand	Single-Family	2381	4530
7	2806 The Strand	Single-Family	6857	5317
8	2800 The Strand	Duplex	1599	3617
9	2728 The Strand	Single-Family	5872	5452
10	2724 The Strand	Single-Family	2769	5454
11	2702 The Strand	Single-Family	2245	5734
12	2666 The Strand*	Single-Family	7008	4380
13	2654 The Strand*	Single-Family	3180	2597
14	2652 The Strand	Single-Family	3107	2652
15	2648 The Strand	Single-Family	3795	2685
16	2642 The Strand	Duplex	1384	2738
17	2634 The Strand	Single-Family	4409	2775
18	2630 The Strand	Triplex	4375	2824
19	2621 The Strand	Single-Family	3758	2871
20	2617 The Strand	Single-Family	4858	2935
21	2601 The Strand	Triplex	4540	5992

*Project Site

Average Structure Size: 4150 sq. ft.	Average Lot Size: 4016 sq. ft.
Max Structure Size: 9713 sq. ft.	Average Lot Size: 6595 sq. ft.
Min Structure Size:1384 sq. ft.	Average Lot Size: 2597 sq. ft.