

CALIFORNIA COASTAL COMMISSION

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



Th14e

5-20-0485 (Lopez)

May 13, 2021

EXHIBITS

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Exhibit 1 – Vicinity Map and Project Site

Exhibit 2 – Project Plans

Exhibit 3 – Community Character Analysis

An aerial photograph of a coastal city. The left side of the image shows the ocean with white surf breaking onto a sandy beach. A white circle is drawn on the beach, and a white arrow points from the text 'Project Site' to this circle. The right side of the image shows a dense urban area with many houses and streets. A green park is visible in the middle of the city.

Project Site

An aerial photograph of a coastal residential area. In the foreground, a sandy beach is visible with a few people walking. A concrete sidewalk runs along the beach. Behind the sidewalk is a row of houses. The houses have various roof colors, including grey, brown, and white. Some houses have swimming pools in their backyards. A street runs parallel to the beach, and another street runs perpendicular to it, intersecting the row of houses. The text "The Strand" is overlaid on the image in three locations: at the top left, in the middle right, and at the bottom left. The numbers "2654" and "2666" are overlaid on the roofs of two houses in the middle right area.

The Strand

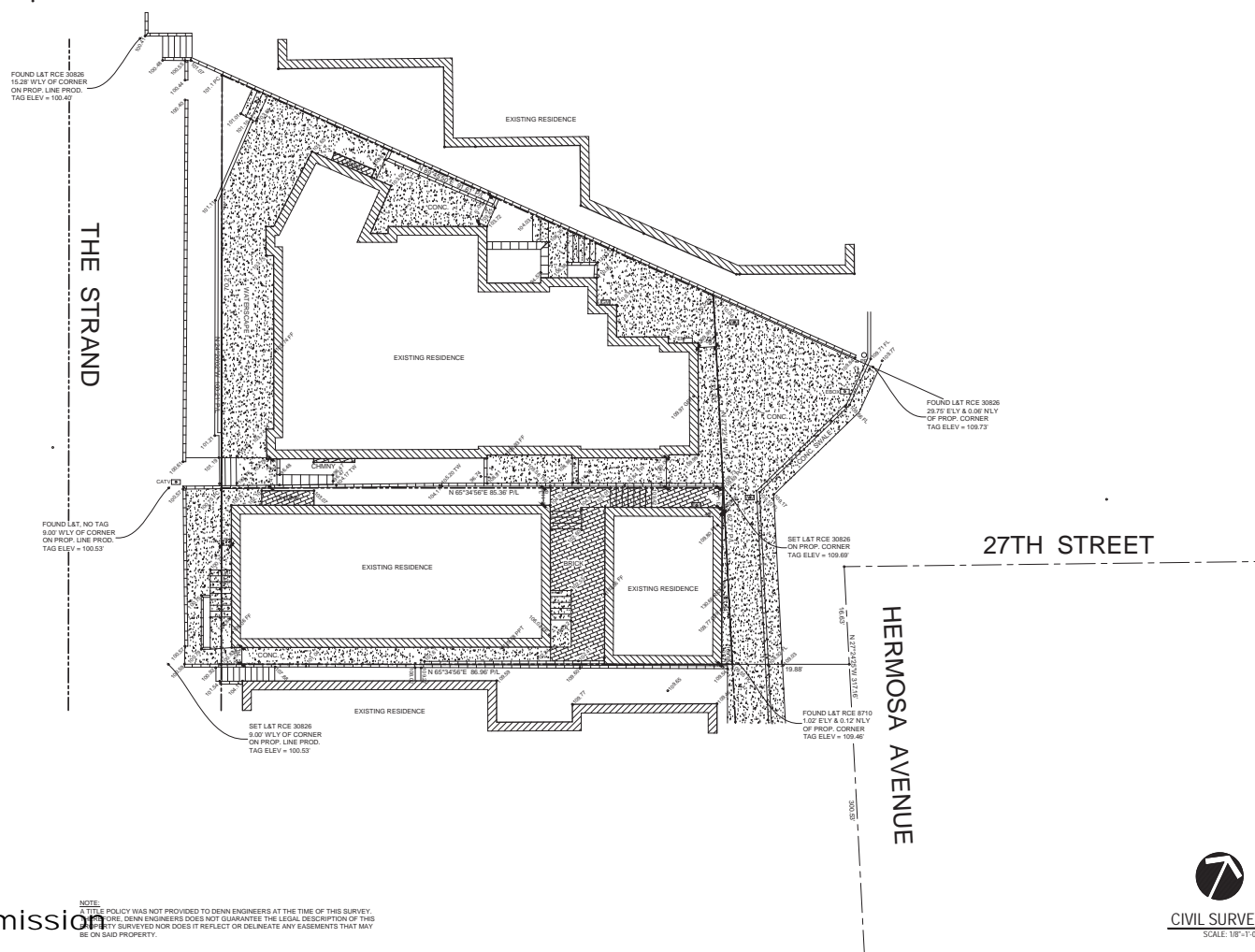
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The Strand

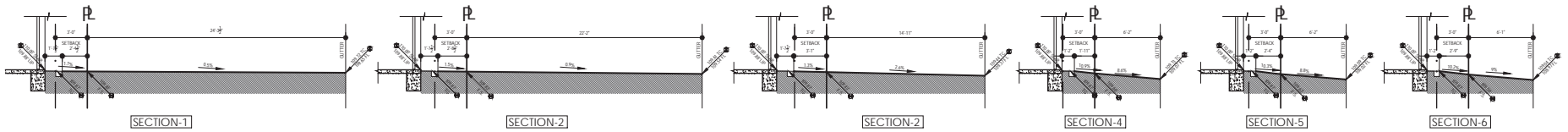
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The Strand

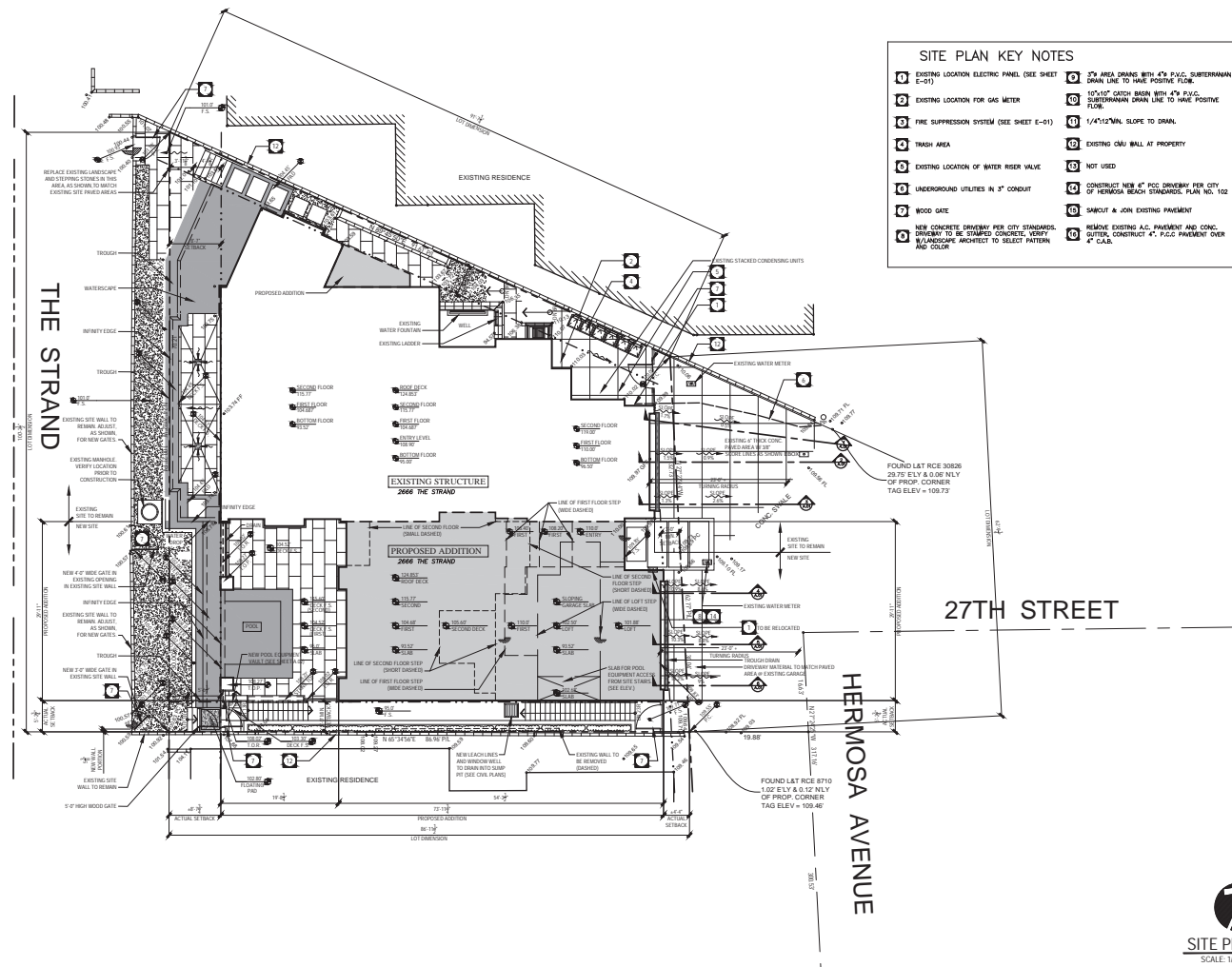
The Strand



5-20-0485
Exhibit 2
Page 2 of



DRIVEWAY SECTIONS
SCALE: 1/4"=1'-0"



PROJECT
LOPEZ RESIDENCE
2666 + 2654 THE STRAND
HERMOSA BEACH
CALIFORNIA 90254

STAMP

PROJECT NUMBER
19001

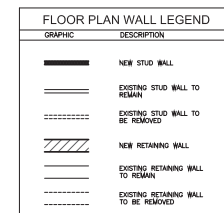
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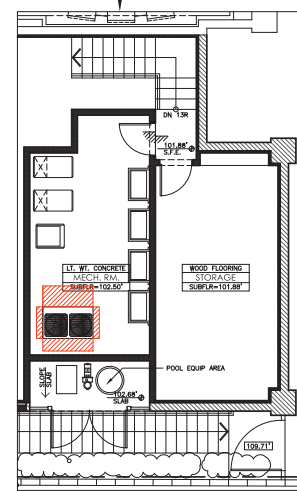
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DRAWING
SITE PLAN

SHEET NUMBER
A.01



LOFT PLAN
SCALE: 1/4"=1'-0"

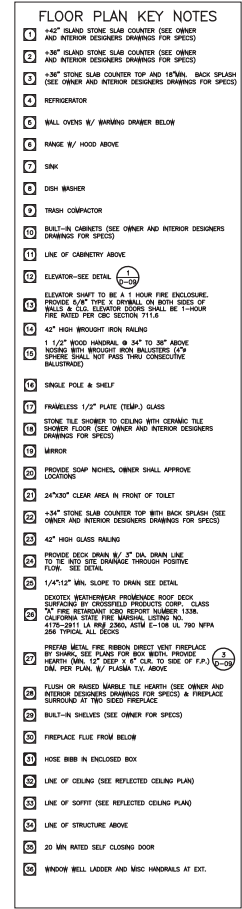








BASEMENT FLOOR PLAN
SCALE: 1/4"=1'-0"



SHEET NUMBER _____

A.03



FLOOR PLAN WALL LEGEND	
GRAPHIC	DESCRIPTION
	NEW STUD WALL
	EXISTING STUD WALL TO REMAIN
	EXISTING STUD WALL TO BE REMOVED
	NEW RETAINING WALL
	EXISTING RETAINING WALL TO REMAIN
	EXISTING RETAINING WALL TO BE REMOVED

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A.03

EXTERIOR FINISH SCHEDULE

1. SLOPED ROOFING:	STANDING SEAM ALUMINUM ROOFING. COLOR TO BE ASK "DARK BRONZE". IT IS TO BE PROVIDED PRIOR TO INSTALLATION. PROVIDE MINIMUM 1/2" COIL FLUWOOD SHAKING OR L.C.B.O. APPROVED U.S. CODE. PROVIDE DRAINAGE OVER FLOOR TO FELL OR EQUIVALENT UNDERLAMENT. SEE MANUFACTURER FOR SPECIFIC INSTALLATION INSTRUCTIONS. CLASS "B" NONCOMBUSTIBLE ROOF COVERING.
2. CAVES:	2X VERTICAL GRAN DOUG. FR. FASCIA. 2X VERT. GRAN DOUG. FR. T & S. SUFFITS
3. CHIMNEY:	1/2" MIN. HORIZONTAL MASONRY BRICK. PROVIDE METAL CHIMNEY. PROVIDE METAL AND CITY APPROVED METAL CAP OVER. ARCHITECT TO SELECT. TOP OF CHIMNEY AT 2'-0" ABOVE ANY PART OF ROOF WITHIN 10'-0". SEE DETAIL.
4. OUTLOOKERS:	6X WOOD OUTLOOKER
5. WOOD BAND:	2 1/4" MIN. HORIZONTAL MASONRY BRICK. PROVIDE SAMPLE FOR APPROVAL PRIOR TO INSTALLATION.
6. WOOD TRIMMED COLUMNS:	2 1/4" MIN. HORIZONTAL MASONRY TRIMMED COLUMNS WITH METEED AND GLAZED CORNERS. PROVIDE SAMPLE FOR APPROVAL PRIOR TO INSTALLATION.
7. DECK RAILING:	CLEAR GLASS RAIL IN METAL BASE CHANNEL.
8. WINDOWS:	DUAL PANE FLEETWOOD ALUMINUM GLAZED WINDOWS. STYLE AND COLOR TO BE SELECTED BY OWNER AND ARCHITECT.
9. DOORS:	DUAL PANE FLEETWOOD ALUMINUM GLAZED DOORS. STYLE AND COLOR TO BE SELECTED BY OWNER AND ARCHITECT.
10. LIGHTING:	EXTERIOR LIGHT FIXTURES. SEE ELECTRICAL PLANS.
11. DECK SURFACE:	STONE TILE APPLIED WITH THINSET OVER DECK. PROVIDE 1/2" MIN. WATERPROOF. BUILDING MEMBRANE OVER FLOOR AND 1/2" MIN. WATERPROOF. L.C.B.O. # 1338 WATER PROOF BUILDING MEMBRANE.
12. STONE VENEER:	CULTURED STONE VENEER ATTACHED TO STUCCO. BRUSH COAT FOR ONE SILENT ALUMINUM. PROVIDE PRECAST CONCRETE LEDGE CAP TO TOP. SEE DETAIL.
13. SKYLIGHTS:	CUSTOM DUAL GLAZED SKYLIGHT. BRONZE ALUMINUM FRAME, VELLOR OR EQUAL. ISO #100-216.
14. GUTTERS AND DOWNSPOUTS:	4" HALF ROUND COPPER GUTTERS WITH 2" COPPER DOWNSPOUT.
15. STUCCO:	3" SMOOTH TROWEL FINISH STUCCO PLASTER OVER WIRE LATH ATTACHED WITH #6 COUPLER NAILS @ 4" O.C. OWNER AND ARCHITECT TO SELECT AND/OR APPROVE COLOR.
16. DECK RAILING:	STEEL CABLE RAILS WITH 1 1/4" SQUARE TUBE POSTS

ELEVATION NOTES:

- THE ROOF VALLEY FLASHING SHALL BE PROVIDED BY THE ROOFER. THE ROOFER SHALL PROVIDE A DRAINAGE CHANNEL AND NOT LESS THAN 1/2" COIL FLUWOOD SHAKING OR L.C.B.O. APPROVED U.S. CODE. PROVIDE DRAINAGE OVER FLOOR TO FELL OR EQUIVALENT UNDERLAMENT. SEE MANUFACTURER FOR SPECIFIC INSTALLATION INSTRUCTIONS. CLASS "B" NONCOMBUSTIBLE ROOF COVERING.
- PROVIDE 1/2" MIN. WATERPROOF. BUILDING MEMBRANE OVER FLOOR AND 1/2" MIN. WATERPROOF. L.C.B.O. # 1338 WATER PROOF BUILDING MEMBRANE.
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ABBREVIATION LEGEND:

PH - ACTUAL POINT HEIGHT

PROJECT

LOPEZ RESIDENCE
2855 + 2854 THE STRAND
HERMOSA BEACH
CALIFORNIA 90254

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19001

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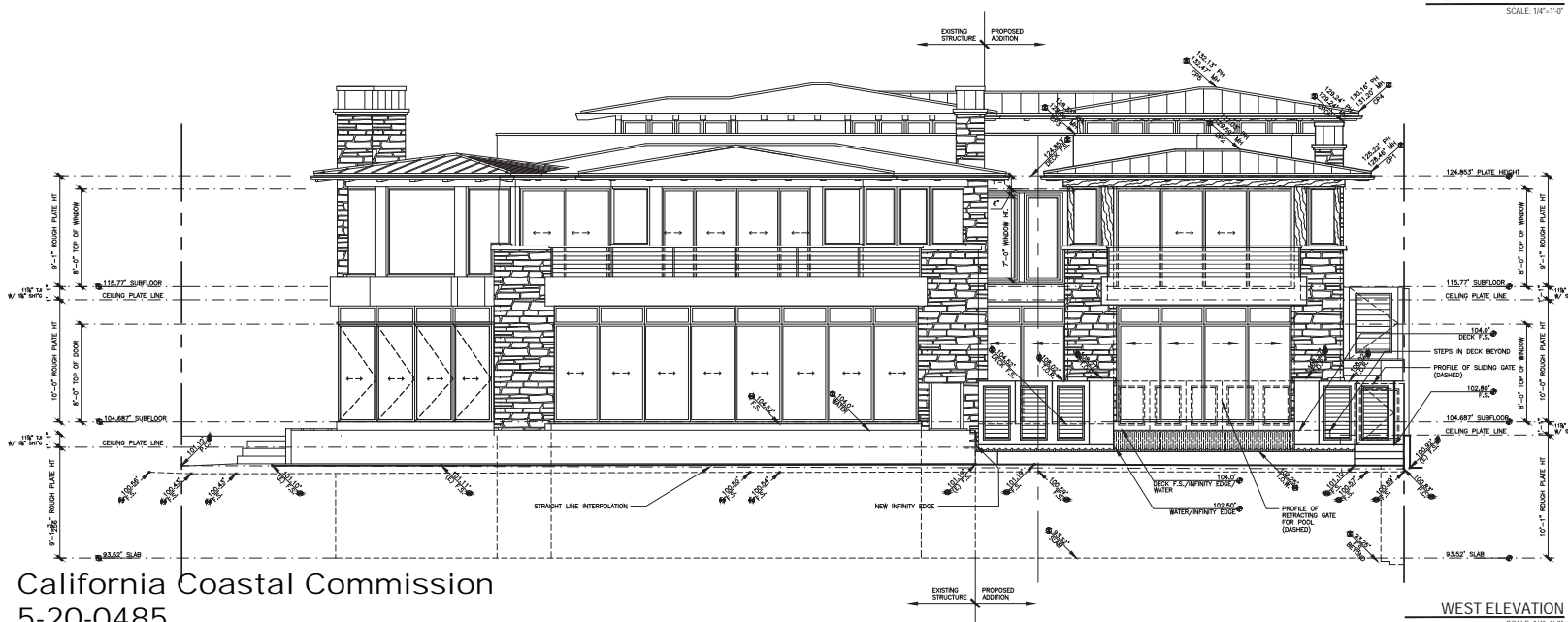
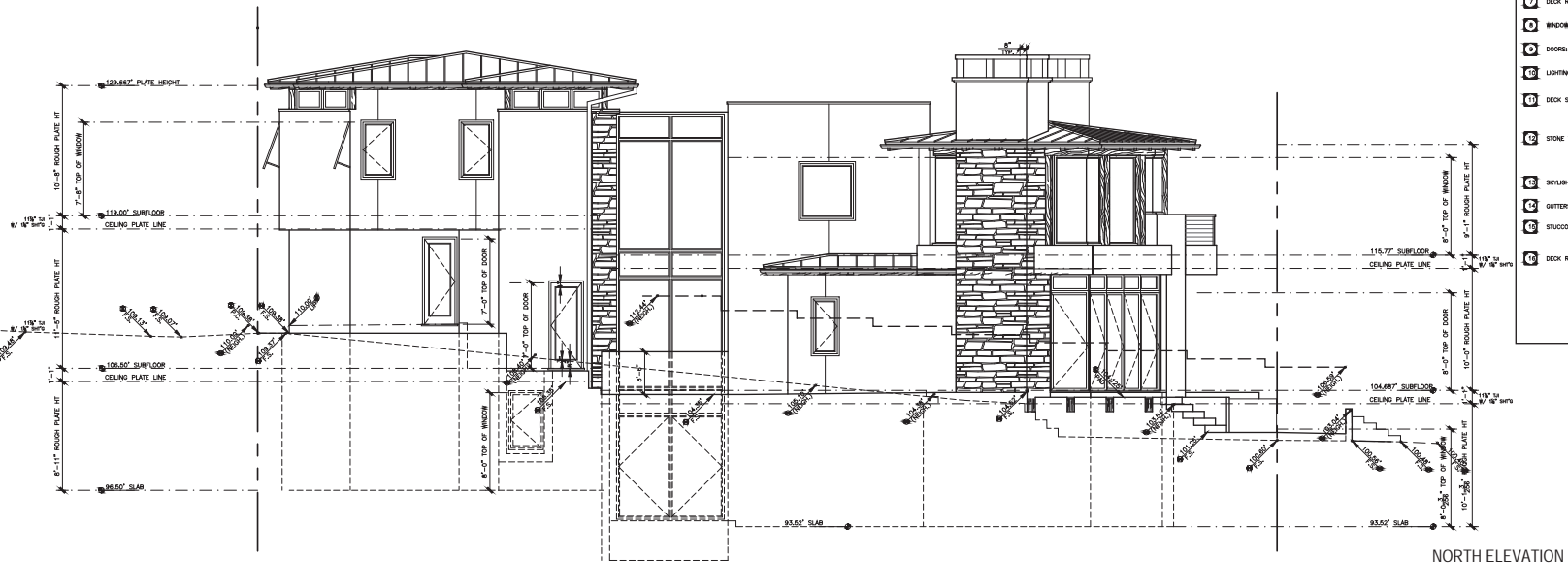
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DRAWING

ELEVATIONS

SHEET NUMBER

A.06



ELEVATION NOTES:

[illegible]

10	SLOPED ROOFING:	STANDING SEAM ALUMINUM ROOFING, COLOR TO BE ATAS TASK 18" MIN. PITCH, CAPABLE TO BE PROVED PRIOR TO INSTALLATION. PROVIDE MAXIMUM 2" COX PLAYBOY SHEDDING ON L.C.B.S. APPROVED C.B.S. DESIGN. PROVIDE 1/2" MIN. OVERLAP TO 3/4" MIN. FLAT OR EXHAUSTING DOWNWARD. SEE MANUFACTURER FOR SPECIFIC INSTALLATION INSTRUCTIONS. CLASS "70" NONCOMBUSTIBLE ROOF COVERING.	CLASS 70 NONCOMBUSTIBLE	CLASS 70 NONCOMBUSTIBLE
20	EAVES:	25 VERTICAL GRAY DODGE PER FACADA 236 VIEW; GRAY DODGE PER F.T.A. 5 DOTTES		
30	CHIMNEYS:	800 APPROVED SPANSE ARRESTER TO TOP OF PREPARE METAL CHIMNEY, PROVIDE WINDY AND CITY APPROVED METAL CAP OVER ARCHITECT TO TOP OF CHIMNEY AT 2'-2" ABOVE ANY PART OF ROOF WITHIN 10'-0". SEE DETAIL.		
40	OUTLOOKERS:	6X WOOD OUTLOOKER		
50	WOOD BAND:	3/4" MIN. HORIZONTAL MANDATORY BAND PROVIDE SAMBLE FOR APPROVAL PRIOR TO INSTALLATION.		
60	WOOD TRIMMED COLUMNS:	3/4" MIN. HORIZONTAL MANDATORY TRIMMED COLUMNS WITH MITERED AND GLUED CORNERS, PROVIDE SAMBLE FOR APPROVAL PRIOR TO INSTALLATION.		
70	DECK RAILING:	CLEAR GLASS RAIL IN METAL BASE CHANNEL.		
80	WINDBOYS:	DUAL ZONE FLEETWOOD ALUMINUM GLAD BROTHERS. STYLE AND COLOR TO BE SELECTED BY OWNER AND ARCHITECT.		
90	DOORS:	DUAL PINK FLEETWOOD ALUMINUM GLAD BROTHERS. STYLE AND COLOR TO BE SELECTED BY OWNER AND ARCHITECT.		
100	LIGHTING:	EXTERIOR LIGHT FIXTURE, SEE ELECTRICAL PLANS.		
110	DECK SURFACE:	STONE TILE APPLIED WITH NASTED OVER DECKTOPS GLOBEFLITE WATERPROOF BALDING MEMBRANE OVER PLAST BED OVER DECKTOPS (C.B.S. # 1508 WIDTH 30") CALUMED STONE. STONE VENEER ATTACHED TO STUCCO FLOWN COAT ON CONC. SECTION TO TOP OF FINISH. PROVIDE PRECAST CONCRETE LEDGE CAP TO TOP.		
120	STONE VENEER:	SEE DETAIL.		
130	SIGHTLIGHTS:	CUSTOM DUAL GLAZED SIGHTLIGHT, BRONZE ALUMINUM FRAME, VELLUX OR EQUAL. I.R.B. PERIN-216.		
140	GUTTERS AND DOWNPOUTS:	4" HALF ROUND COPPER GUTTERS WITH 3/4" COPPER DOWNPOUT		
150	CLIMBER:	3" SMOOTH THINFLI FINISH STUCCO PLASTER OVER WIRE LATH ATTACHED WITH 1/2" COPPER NAILS TO 2" COX. OWNER AND ARCHITECT TO SELECT AND APPROVE COLOR.		
160	DECK RAILING:	STEEL CABLE RAILS WITH 1 1/4" SQUARE WIRE POSTS		

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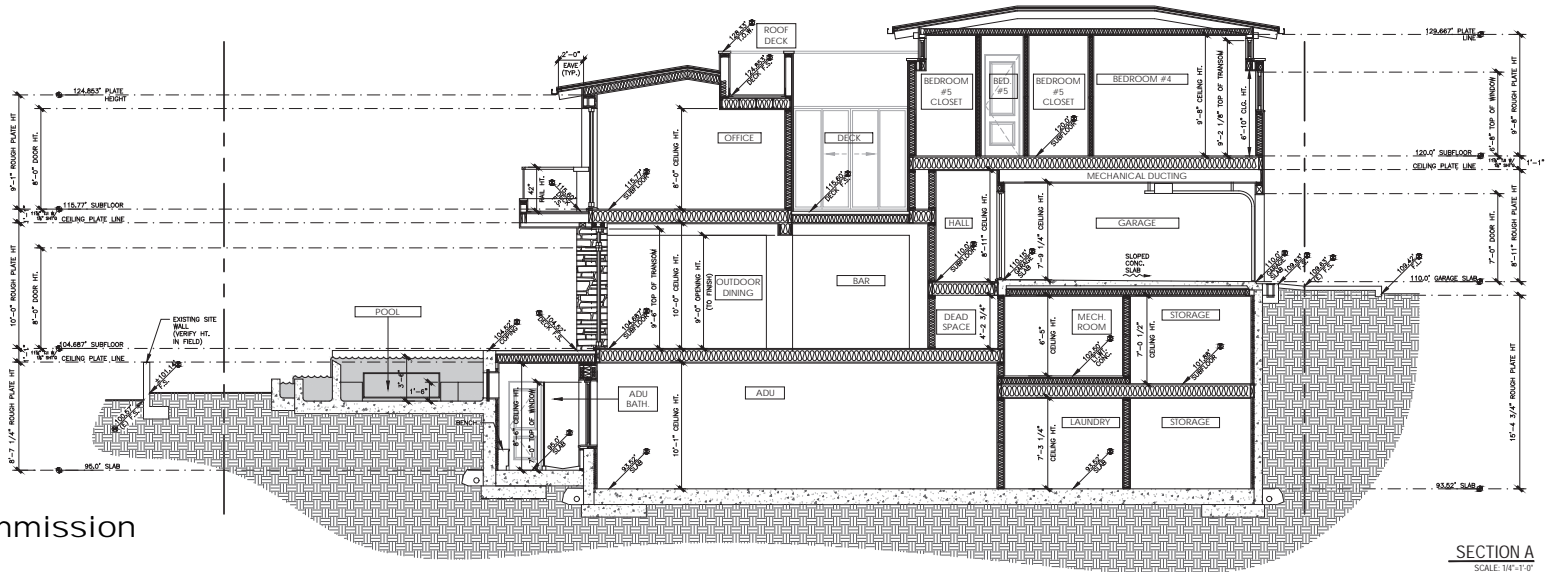
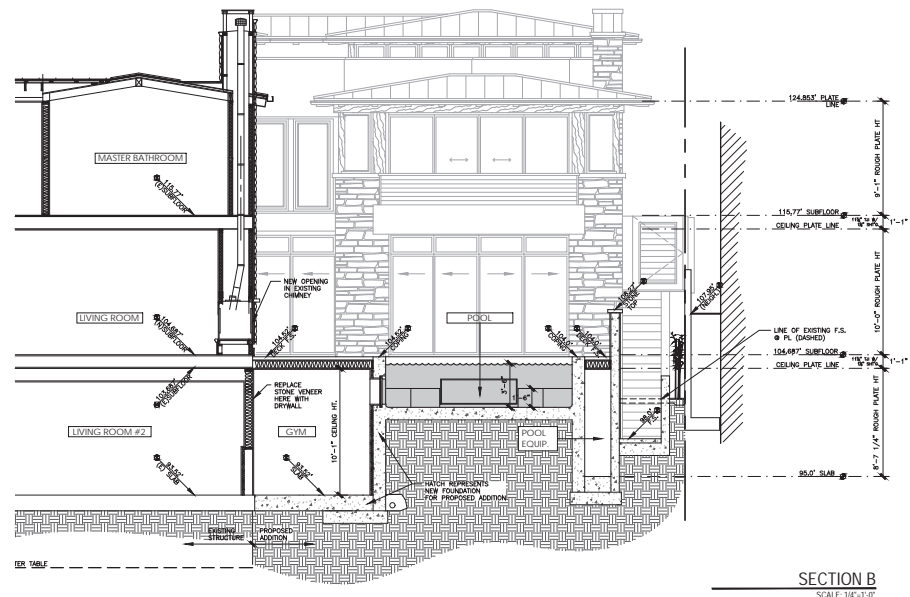
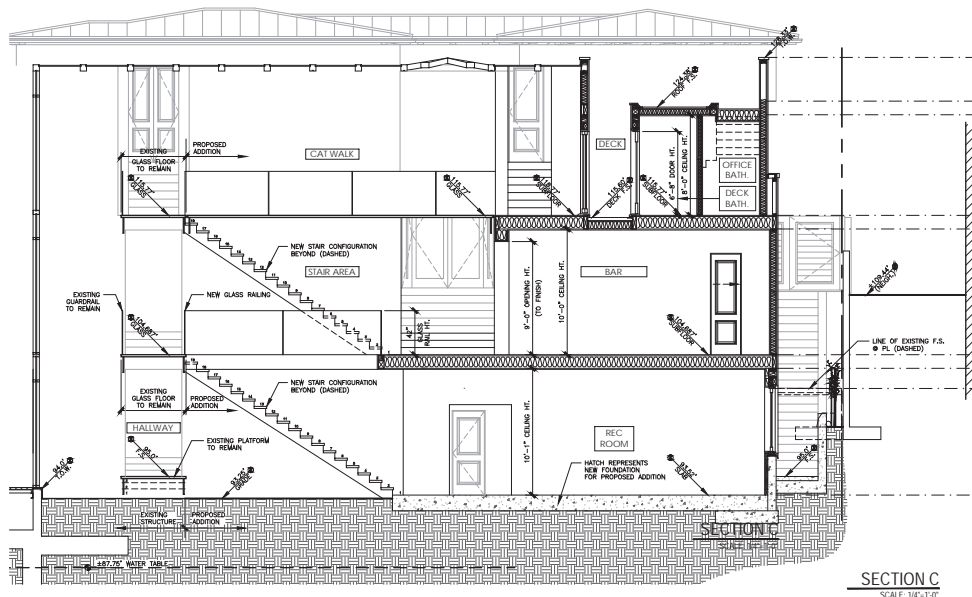
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ELEVATIONS

SHEET NUMBER _____

A.07





PROJECT
LOPEZ RESIDENCE
2885 + 2854 THE STRAND
HERMOSA BEACH
CALIFORNIA 90254

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DRAWING
SECTIONS

SHEET NUMBER
A.08

Community Character Analysis



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.