

CALIFORNIA COASTAL COMMISSION

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



Th5a

5-19-1212 (Santa Monica Beach Club)

May 13, 2021

Correspondence

SROUR & ASSOCIATES
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May 5, 2021

California Coastal Commission
301 E. Ocean Blvd., Suite 300
Long Beach, CA 90802

RE: Application No. 5-20-0652 – Th5a (Triwest Development - 231 26th Street,
Hermosa Beach, Los Angeles County)

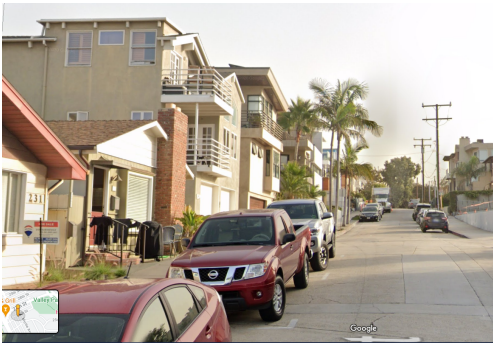
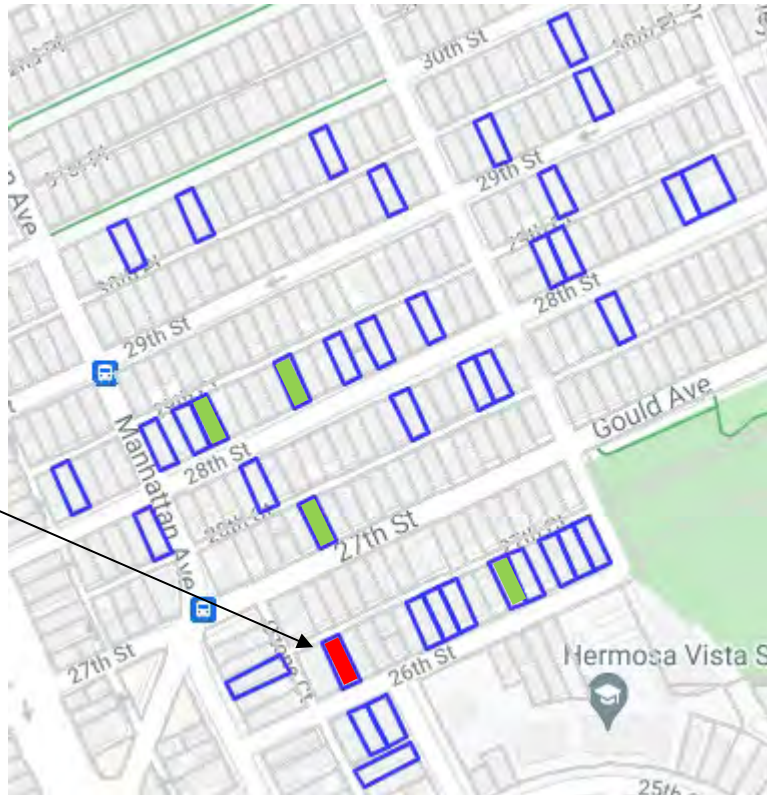
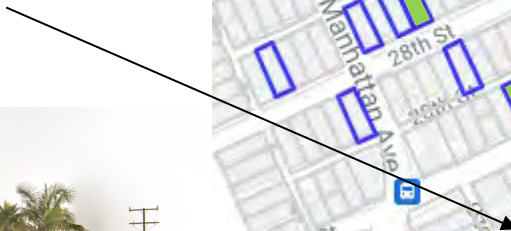
Dear Commissioners:

The Applicant supports the Staff determination that this application is consistent with the California Coastal Act and should be approved. The Staff's conclusion is supported by the 78 instances from 2001 to 2020 where the Commission approved a permit or permit waivers for the construction of single-family homes between 25 and 30 feet high in the R-2 zone of Hermosa Beach. Below is a map showing the location of 39 of those sites, which are in the neighborhood of the Applicant's property. The Commission's most recent approvals in 2019 and 2020 are marked in green. A full list of all 78 referenced cases is set forth on page 2.

Approved
2019 - 2020



231 26th Street



Single-Family Homes over 25 feet high approved in the R-2 Zone (2001 – 2020)

5-01-318-W	5-06-487-W	5-13-0035-W	5-17-0030-W
5-02-091-W	5-07-062-W	5-13-0378-W	5-17-0035-W
5-02-399-W	5-07-071-W	5-14-0235-W	5-17-0040-W
5-03-367-W	5-07-145-W	5-14-0248 -W	5-17-0222-W
5-03-368-W	5-07-208-W	5-14-0453-W	5-17-0691-W
5-03-380-W	5-07-297-W	5-14-0922-W	5-17-0719-W
5-03-381-W	5-07-347-W	5-14-0930-W	5-17-0822-W
5-03-436 -W	5-07-423-W	5-14-1056-W	5-17-0928-W
5-03-470-W	5-08-166-W	5-14-1769-W	5-18-0118-W
5-03-494-W	5-10-250-W	5-14-1823-W	5-18-0407-W
5-04-046-W	5-11-104-W	5-15-0487-W	5-18-0652-W
5-05-011-W	5-11-188-W	5-15-0698-W	5-18-0653-W
5-05-012-W	5-12-018-W	5-15-1899-W	5-18-0902-W
5-05-057-W	5-12-212-W	5-15-1953-W	5-19-0095-W
5-05-120-W	5-12-299-W	5-16-0124-W	5-19-0329-W
5-05-228-W	5-12-307-W	5-16-0176-W	5-19-0967-W
5-06-173-W	5-12-309-W	5-16-0296-W	5-19-1021-W
5-06-251-W	5-12-342-W	5-16-0563-W	5-19-1220
5-06-290-W	5-13-007-W	5-16-0979-W	
5-06-459-W	5-13-0253-W	5-16-1087-W	

In sum, the Staff's recommendation for approval of this application is supported not only by its analysis set forth in the Staff report, but also the history of the Commission's actions over the past 20 years. Approval of the project will not prejudice the ability of the local government to prepare a Local Coastal Program that is in conformity with the provisions of Chapter 3 of the Coastal Act. For these reasons, we request your approval of the application.

Sincerely,

Brandon Straus

Brandon Straus