

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
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F5a

**5-20-0687 (Hermosa Beach)
JUNE 11, 2021**

CORRESPONDENCE

E-mail from Brandon Straus
dated June 4, 2021

SROUR & ASSOCIATES
Real Estate Development Services Group, Inc.
2447 Pacific Coast Highway, Suite 200, Hermosa Beach, CA 90254
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June 4, 2021

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

RE: Application No. 5-20-0687 – Fr5a (347 29th Street HB LLC - 347 29th 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 2021 where the Commission approved permits or permit waivers for the construction of single-family homes in the R-2 zone of Hermosa Beach that were between 25 and 30 feet high and had less than 400 square feet of open space. 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 from 2019 to 2021 are marked in green. A full list of all 78 referenced cases is set forth on page 2.



Single-Family Homes over 25 feet high with less than 400 square feet of open space
approved in the R-2 Zone (2001 – 2021)

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	5-20-0652
5-06-459-W	5-13-0253-W	5-16-1087-W	
5-06-487-W	5-13-0035-W	5-17-0030-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