

CALIFORNIA COASTAL COMMISSION

South Coast District Office  
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Long Beach, CA 90802-4830  
(562) 590-5071



F5a

5-20-0687 (347 29th Street HB, LLC)

June 11, 2021

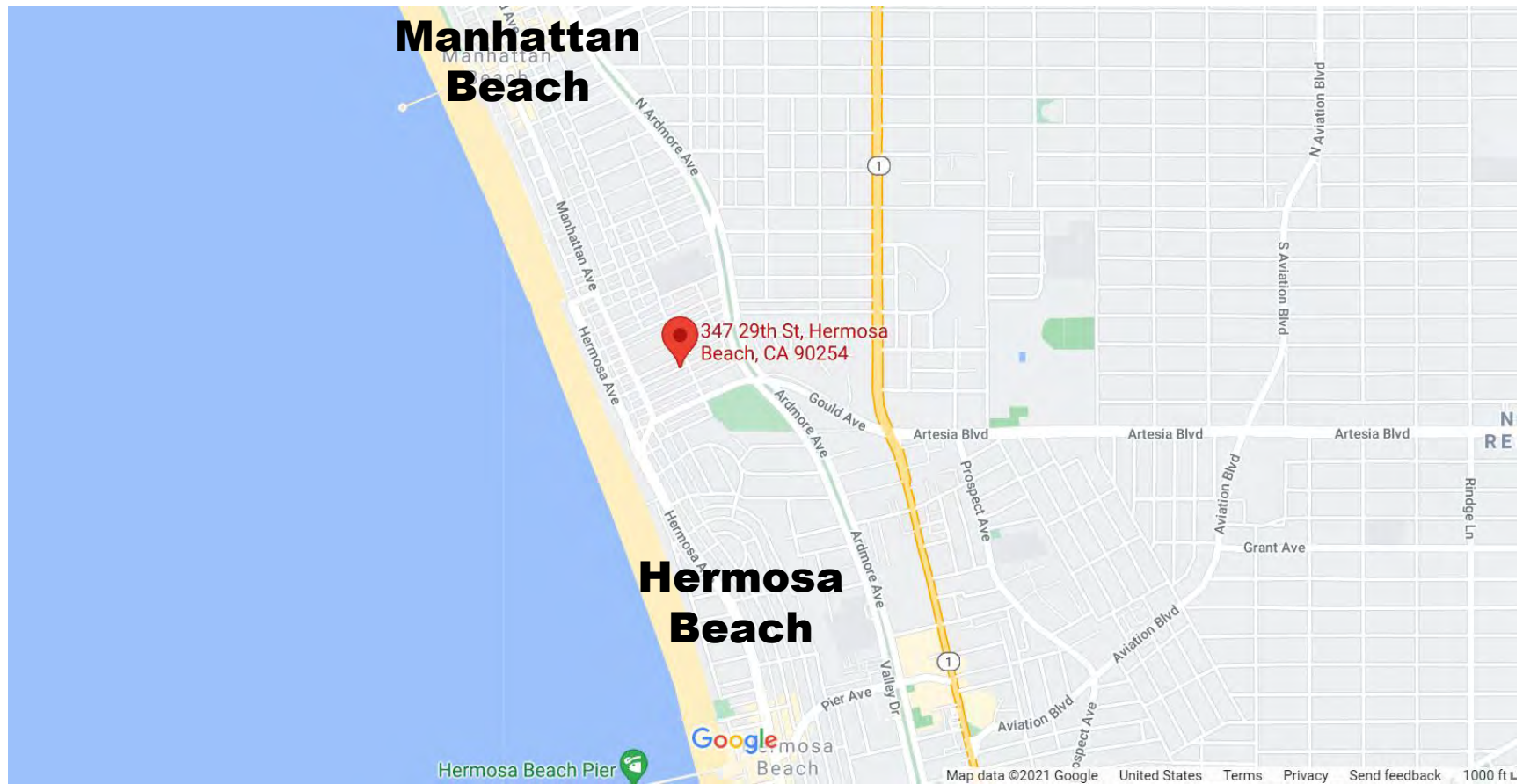
EXHIBITS

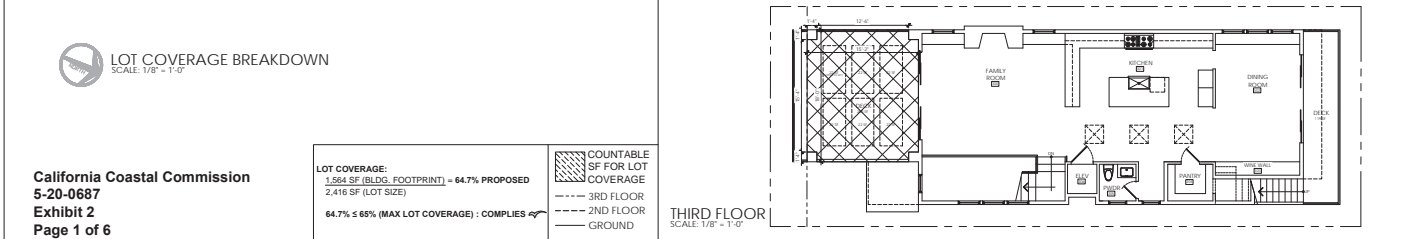
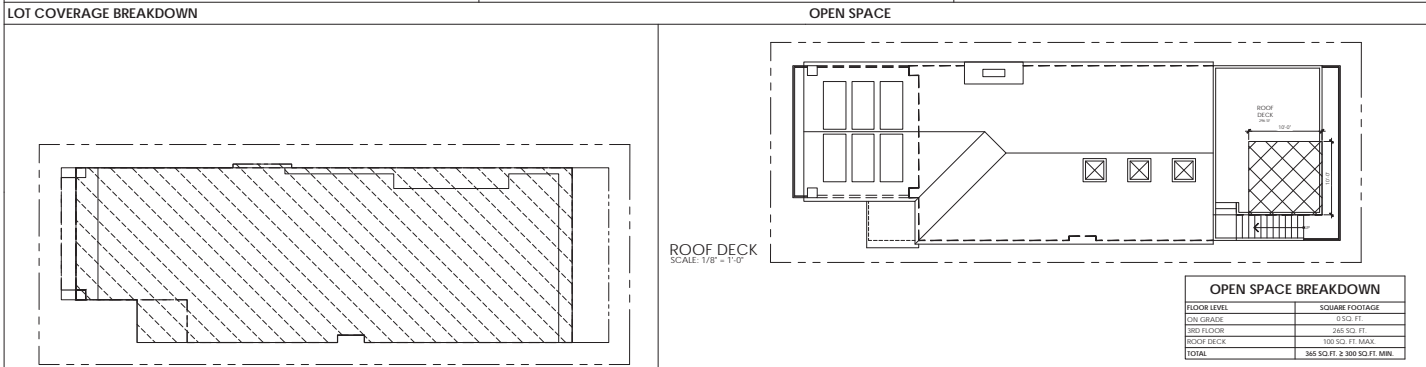
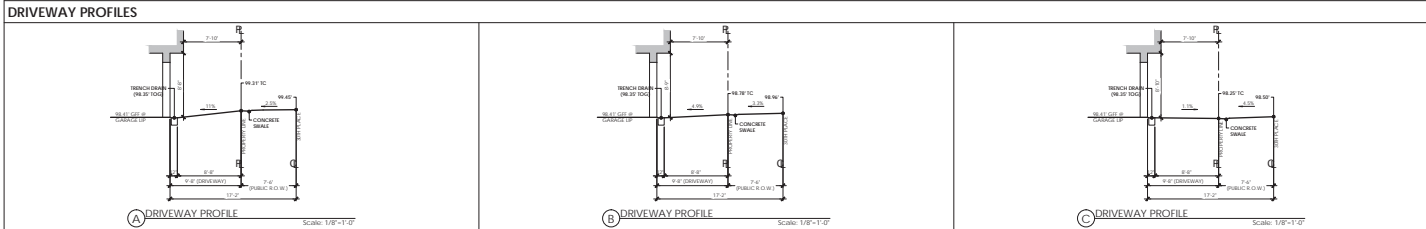
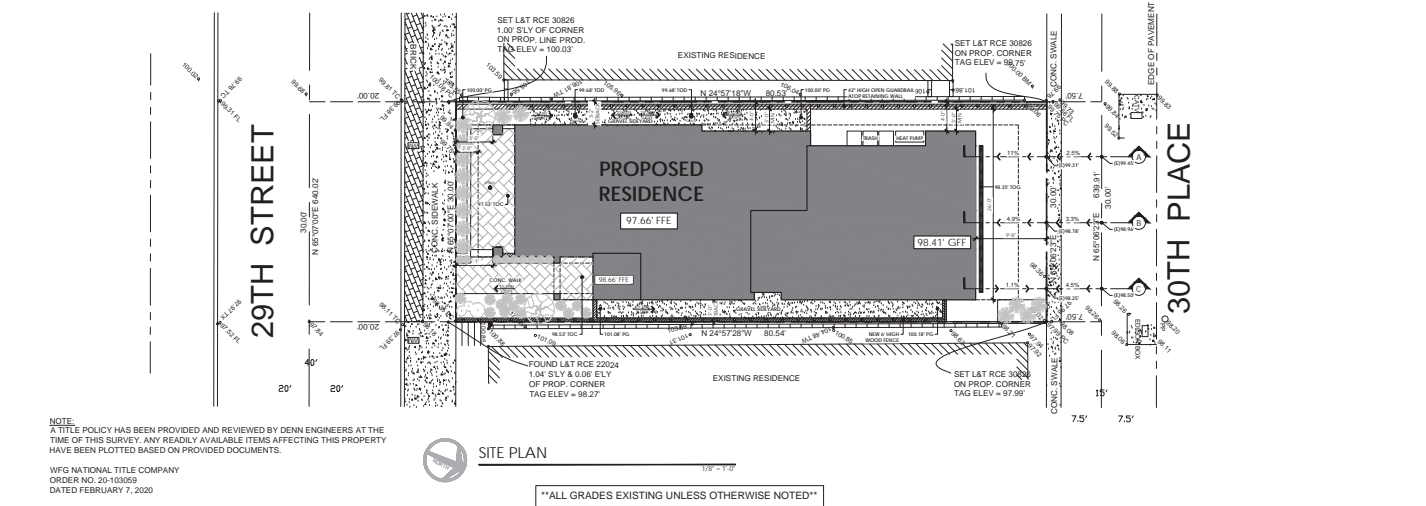
EXHIBIT 1 - PROJECT SITE AND VICINITY MAP .....2

EXHIBIT 2 - PROJECT PLANS.....3

## EXHIBIT 1 – PROJECT SITE AND VICINITY MAP







- ### BEST MANAGEMENT PRACTICES
1. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAIN, NATURAL DRAINAGE COURSE OR WIND.
  2. STOCKPILES OF EARTH AND OTHER CONSTRUCTION-RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY WIND OR WATER.
  3. FUEL, OIL, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL NOR THE SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
  4. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTE ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOILED WASTE.
  5. BRACKEN AND CONSTRUCTION-RELATED SOLID WASTE MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPOSAL BY WIND.
  6. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAYS. ACCIDENTAL EXPOSURES MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR BY ANY OTHER MEANS.

- ### SITE NOTES
1. ALL SITE DRAINAGE SHALL BE TERMINATED AT PUBLIC WAY VIA NON-EROSIVE DEVICE PER HBM.
  2. PROVIDE ROOF GUTTERS AND DOWNPIPES PER GREEN BUILDING CODE SECTION 4.10.
  3. PROVIDE PEDESTRIAN PROTECTION PER CBC SECTION 3003 DURING CONSTRUCTION.
  4. ALL UTILITIES SHALL BE UNDER GROUND. CONTACT SOUTHERN CALIFORNIA Edison FOR THEIR REVIEW AND APPROVAL.
  5. 4" WASTE LINE SHALL BE USED FOR SERVING 4 OR MORE WATER CLOSETS PER CBC TABLE 703.2 FOOTNOTE 4.
  6. PROJECT TO COMPLY WITH **HBMC SECTION 14.4 SURFACEWATER AND URBAN RUNOFF POLLUTION CONTROL REGULATIONS**.
  7. ALL NEW FEATURES SHALL BE WATER CONSERVING (CPC 402.2).
  8. ANY WORK IN THE PUBLIC RIGHT-OF-WAY REQUIRES A SEPARATE PERMIT FROM **PUBLIC WORKS DEPARTMENT**.
  9. CONDUIT WILL BE PROVIDED FROM THE ROOF TO THE ELECTRICAL SERVICE PANEL TO ACCOMMODATE FOR FUTURE SOLAR INSTALLATIONS.
  10. PLANTING MATERIALS LOCATED IN THE PUBLIC RIGHT OF WAY MAY HAVE TO BE SELECTED FROM A LIST OF APPROVED PLANTS/TREES FROM PUBLIC WORKS DEPARTMENT.
  11. REMOVAL OF A TREE WITH A 12 INCH DIAMETER FROM THE PUBLIC RIGHT-OF-WAY MAY REQUIRE APPROVAL FROM PUBLIC WORKS COMMISSION.
  12. ALL PUBLIC UTILITIES SHALL ACCESS THE PROPERTY **PERPENDICULAR** TO PROPERTY LINE. CONDUIT WILL BE PROVIDED FROM THE ROOF TO THE ELECTRICAL SERVICE PANEL TO ACCOMMODATE FOR FUTURE SOLAR INSTALLATIONS PURSUANT TO HBMC SECTION 15.32.140.
  13. IMPERVIOUS SURFACES SHALL BE SLOPED AWAY FROM THE BUILDING @ 2% MIN. SLOPE FOR A MIN. DISTANCE OF 10 FT. LOS SHALL BE GRADUALLY TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS PER SECTION 8001.3.
  14. NEW SEWER LATERAL SHALL BE CONNECTED TO MAIN SEWER LINE WITHIN INCORPORATE SECTION OF MAIN SEWER LINE. SEWER LATERAL SHALL BE PERPENDICULAR TO MAIN SEWER LINE. MINIMUM SEWER LATERAL DIAMETER SHALL BE 8-INCH. NO CONNECTION TO EXISTING SEWER IS ALLOWED UNLESS THE EXISTING SEWER MEETS THE CURRENT CODE REQUIREMENTS AND THE APPROVAL OF THE BUILDING DIVISION. QUALITY/QUANTITY OF SERVICE CONSTITUENTS SHALL COMPLY WITH THE REQUIREMENTS OF THE LATEST EDITION OF THE WASTEWATER ORGANICITY OF THE SANITATION DISTRICT OF LOS ANGELES COUNTY. PROVIDE 4-INCH CLEANOUT IMMEDIATELY BEHIND SEWERAL. INCREASE CLEANOUT IN CONCRETE BOX MANHOLE 7" OR THEREAFTER.
- ### GENERAL INFORMATION
- |   |   |
|---|---|
| OWNER: PLO (PRACTICE AND DEVELOPMENT)   | LEGAL DESCRIPTION: LOT 35, BLOCK 115 OF SHAHAPRAE TRACT AS PER MAP RECORDED IN BOOK 9 PAGE 190 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAG COUNTY |
| ADDRESS: 347 29TH ST, HERMOSA BEACH, CA | APN: 4181-021-035   |
| ZONING: R-2                             | STORIES: 3 STORY + ROOF DECK  |

- ### SITE LEGEND
- |  |                           |  |                        |  |                    |
|--|---------------------------|--|------------------------|--|--------------------|
|  | FIRST FLOOR               |  | PROPOSED GRADE         |  | BLOCK WALL         |
|  | SECOND FLOOR              |  | EXISTING GRADE         |  | FENCE LINE         |
|  | SECOND FLOOR BALCONY/DECK |  | DRIVEWAY PROFILE       |  | PROPERTY LINE      |
|  | EXISTING RESIDENCE        |  | CATCH BASIN/ SUMP PUMP |  | TRENCH DRAIN       |
|  | WALL/PLANTER /CURB        |  | SLOPE OF GRADE         |  | STEP/ GRADE CHANGE |
- ABBREVIATIONS:
- |     |                          |     |                 |     |                 |
|-----|--------------------------|-----|-----------------|-----|-----------------|
| A/C | AIR CONDITIONING UNIT    | PC  | PROPERTY CORNER | TOC | TOP OF CONCRETE |
| CL  | CENTER LINE              | PL  | PROPERTY LINE   | TOG | TOP OF GRADE    |
| FEE | FINISHED FLOOR ELEVATION | PG  | PROPOSED GRADE  | TOW | TOP OF WALL     |
| FS  | FINISHED SLAB            | SB  | SEWER           | WM  | WATER METER     |
| HB  | HIDE BOX                 | TOP | TOP OF CURB     |     |                 |
- ON-STREET PARKING:
- |             |   |
|-------------|---|
| EXISTING:   | T |
| LOSS:       | 0 |
| RELOCATION: | 0 |
- <= 1 (E) ON STREET PARKING SPACE
- ### FIRE NOTES
1. ALL FIRE HYDRANTS SHALL MEASURE 6" X 4" X 1/2" BRASS OR BRONZE, CONFORMING TO **AMERICAN WATER WORKS ASSOCIATION STANDARD C900**, OR APPROVED EQUAL, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE **COUNTY OF LOS ANGELES FIRE DEPARTMENT REGULATION 6**.
  2. AT LEAST ONE EGRESS DOOR SHALL BE PROVIDED FOR EACH DWELLING UNIT. THE EGRESS DOOR SHALL BE SIDE-HINGED AND SHALL PROVIDE A **MINIMUM CLEAR WIDTH OF 32" (8'-4")** IN HEIGHT MEASURED BETWEEN THE JACK OF THE DOOR AND THE STOP. THE MINIMUM CLEAR HEIGHT OF THE DOOR SHALL NOT BE LESS THAN 78" (6'-4") IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP. EGRESS DOORS SHALL BE EASILY OPENABLE FROM INSIDE THE DWELLING WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. **RESIDENTIAL CODE R311.2 & BUILDING CODE 1008.1.1**.
  3. AN AUTOMATIC RESIDENTIAL FIRE SUPPRESSION SYSTEM FOR SINGLE FAMILY HOMES SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH **SECTION R313.3 OR NFPA 13D**.
  4. AN AUTOMATIC RESIDENTIAL FIRE SUPPRESSION SYSTEM FOR ONE- AND TWO- FAMILY DWELLINGS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH **SECTION R313.2 OR NFPA 13D**.

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

CLIENT:  
347 29TH ST HB LLC

JOB SITE:  
347 29TH ST.  
HERMOSA BEACH  
A/C: 8-24-2020  
A/C2: 11-10-2020

REVISIONS:

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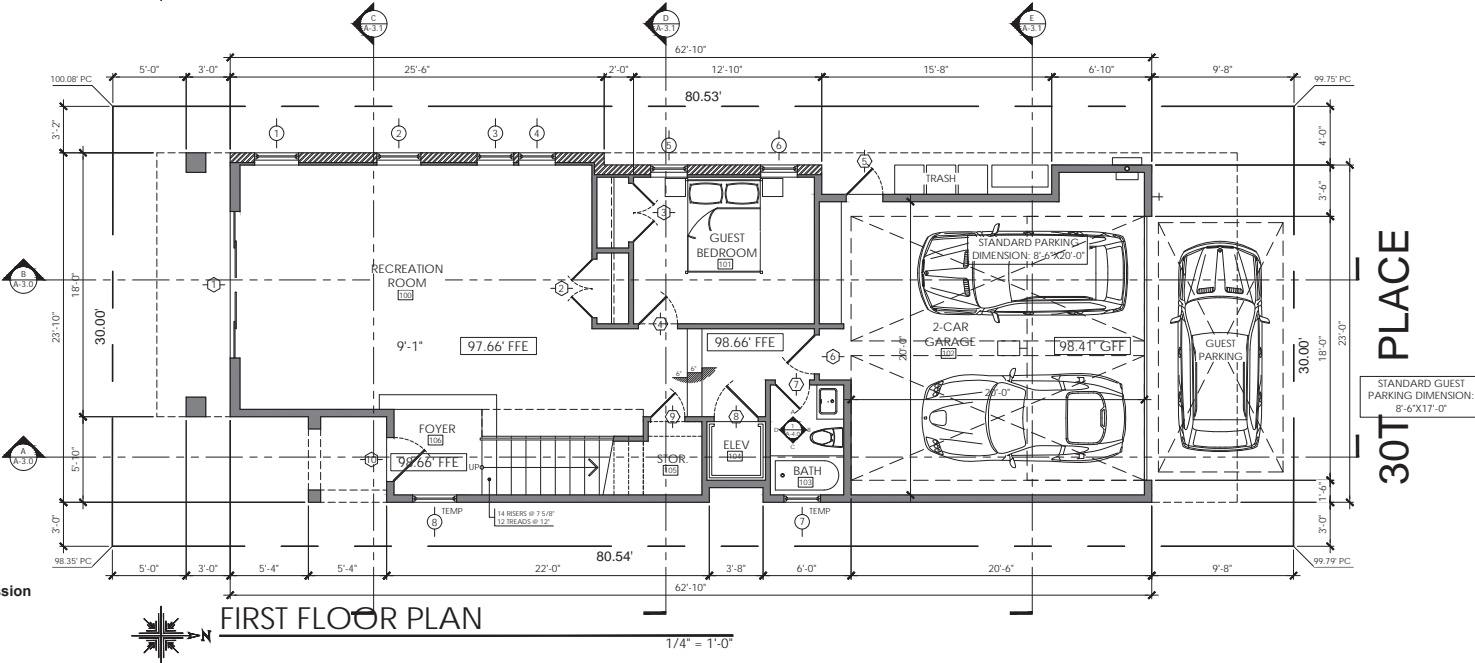
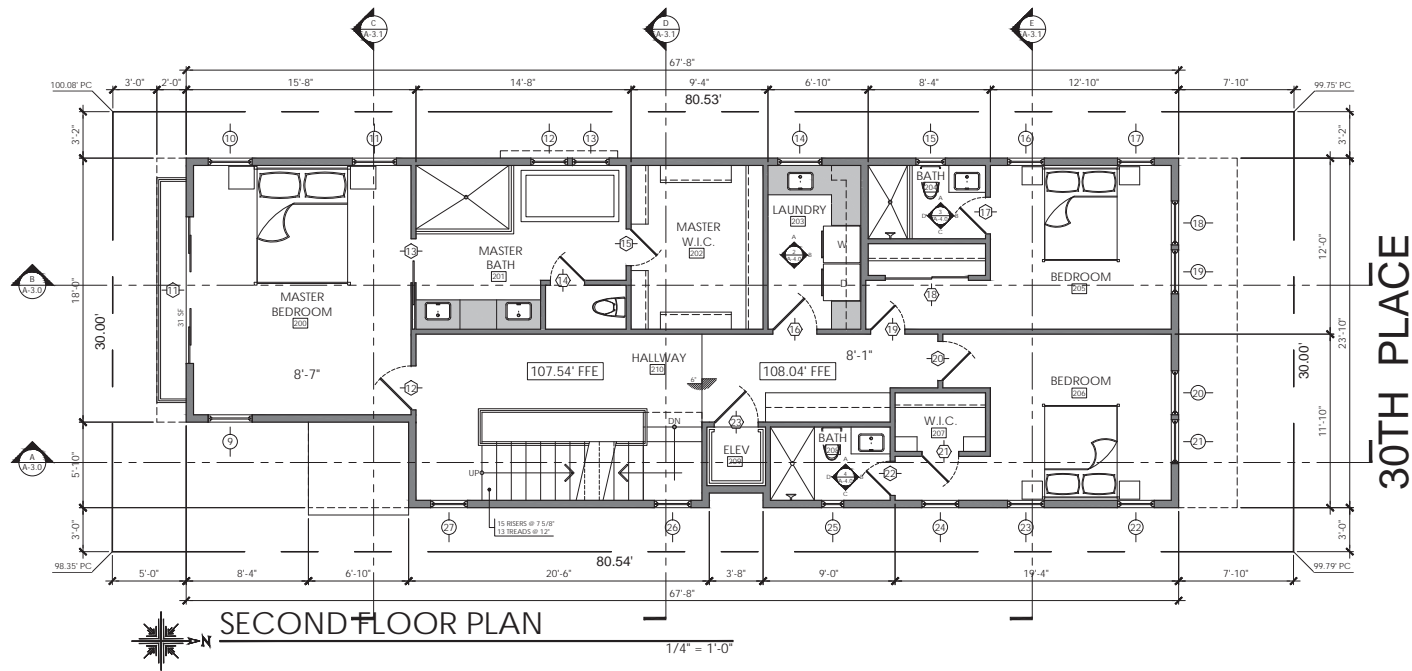
SITE PLAN

JOB NO:  
20-006



29TH STREET

29TH STREET



TROTTER

BUILDING DESIGNS, INC.  
101 MANHATTAN BEACH BLVD., W.

MANHATTAN BEACH  
310-445-7277

CLIENT:

347 29TH ST HB LLC

JOB SITE:

347 29TH ST.  
HERMOSA BEACH  
A/C: 8-24-2020

A/C2: 11-10-2020

A/C3: 11-17-2020

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- 3

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FIRST/SECOND  
FLOOR PLANS

JOB NO:

20-006

AIC2: 11-10-2020

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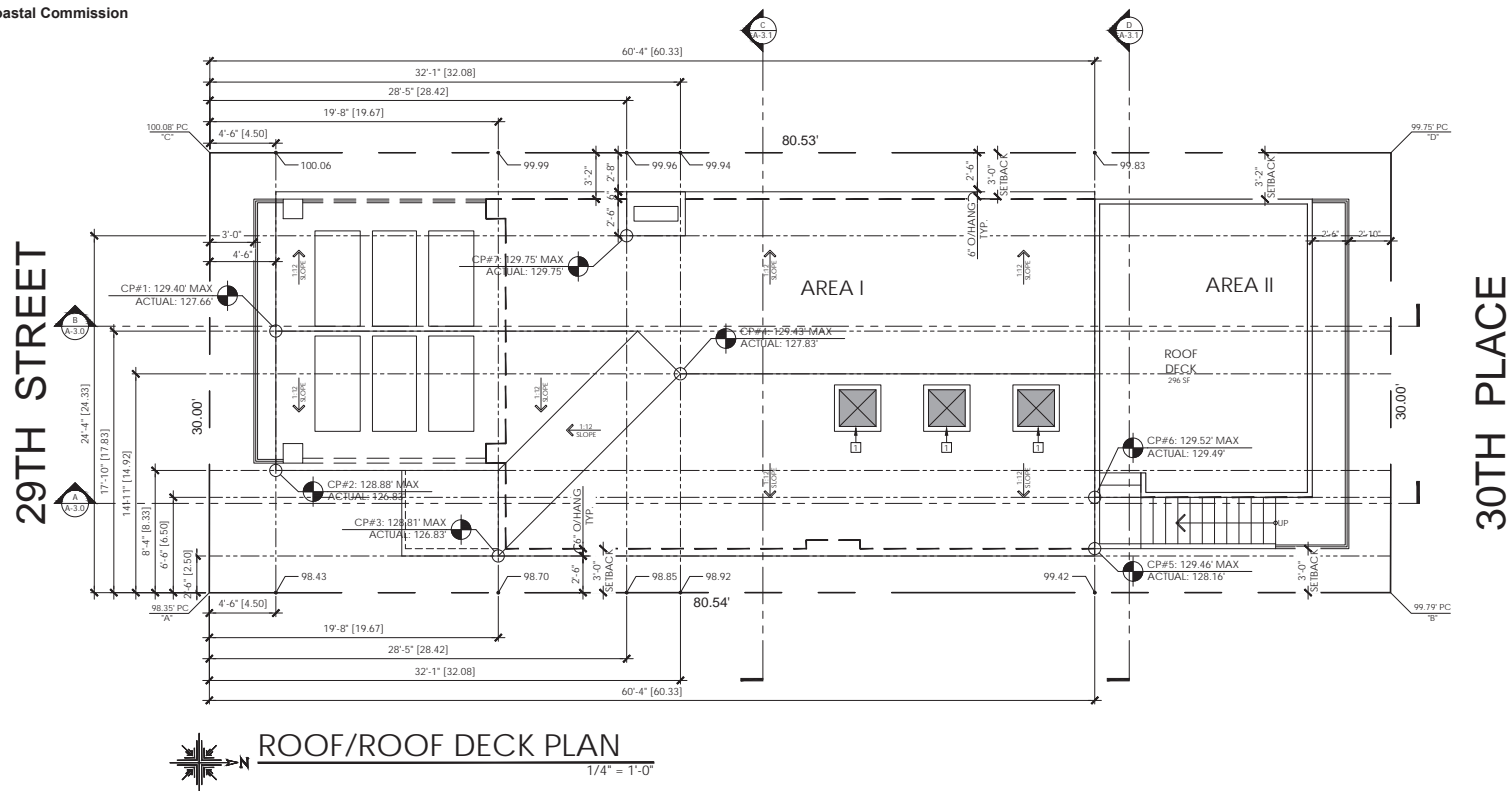
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29TH STREET

30TH PLACE

20-006



ROOF/ROOF DECK PLAN  
1/4" = 1'-0"

ALL DOWNSPOUTS TO BE CONNECTED TO DRAIN LINES

**\*\*CONTRACTOR TO REFER TO FULL T-24 REPORT PRIOR TO SELECTION/INSTALLATION OF ROOFING MATERIALS. MATERIALS CHOSEN MUST CONFORM TO APPLICABLE T-24 GUIDELINES FOR ROOF REFLECTANCE, EMITTANCE AND COOL ROOF COMPLIANCE\*\***

- ROOF MATERIAL @ AREA I (PITCH 1:12):**
- GAF TIMBERLINE ULTRA HD ROOFING SHINGLES, O(2) LAYERS OF 30# FELT LAID WITH 1" OVERLAP, PER CRC SECT. R905.2.2 (ICC# ESR-1475)
  - (MINIMUM CLASS "A" ROOF REQUIRED)
  - PROVIDE RADIANT BARRIER @ ROOF W/ATTC PER T-24
- ROOF DECK (1/4:12):**
- DEX O-TEX WEATHERWEAR WATERPROOFING DECKING ICC, CLASS A, REPORT #158-1757, LOS ANGELES RR#2360 (PLYWOOD ONLY, NO OSB)

**ATTC/ROOF VENTILATION NOTES:**  
(PER CRC R806)

- THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN (PER CRC SECTION R806.2):
  - $\frac{1}{2}$  OF THE ATTC SPACE (APPROX. 10 SQ. IN. FOR EACH 10 SQ. FT. OF ATTC AREA) OR
  - $\frac{1}{2}$  PROVIDED A VAPOR RETARDER IS INSTALLED WITH A TRANSMISSION RATE NOT EXCEEDING 1 PERM MEETING ASTM E96.
- TO ACHIEVE A "BALANCED" ATTC VENTILATION SYSTEM, 50% OF THE REQUIRED VENTILATION AREA MUST BE LOCATED AT LEAST 3" ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE PROVIDED BY EAVE OR CORNICE VENTS. IN NO CASE SHOULD THE AMOUNT OF EXHAUST VENTILATION EXCEED THE AMOUNT OF INTAKE VENTILATION. CONSULT ATTC VENTILATION MANUFACTURER TO ENSURE/VERIFY PROPER PLACEMENT/QUANTITIES/TYPES/USE OF VENTS.
- OPENINGS SHALL HAVE CORROSION-RESISTANT WIRE MESH OR OTHER APPROVED MATERIAL WITH  $\frac{1}{8}$ " MIN. AND  $\frac{1}{2}$ " MAX. OPENING.
- VENT AND INSULATION CLEARANCE, WHERE EAVE OR CORNICE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MINIMUM OF A 1-INCH (25 MM) SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AND AT THE LOCATION OF THE VENT. (PER CRC R806.3)
- THE 2019 CALIFORNIA ENERGY CODE ALSO STATES THAT ATTC SPACE SHALL BE PROVIDED WITH VENTILATORS EQUAL TO OR GREATER THAN 1 SQ. FT. FOR EVERY 150 SQ. FT. OF ATTC SPACE, WITH A MINIMUM 30% OF THE FREE VENTILATION AREA INSTALLED WITHIN 2' VERTICALLY OF THE RIDGE. (CF-18-ALT FORM)
- RAFTERS MAY BE NOTCHED FOR CROSS VENTILATION PROVIDED THE NOTCHES AND ASSOCIATED SAW-BLADE OVER-CUTS DO NOT AFFECT THE STRUCTURAL INTEGRITY OF

THE RAFTERS. (SEE STRUCTURAL NOTES REGARDING NOTCHING & ALLOWABLE HOLES)

**NON-VENTED ROOF ASSEMBLY**

**AREA I & AREA II:** SPRAY FOAM INSULATION (AIR-IMPERMEABLE INSULATION) SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING FOR CONDENSATION CONTROL. SPRAY INSULATION THICKNESS TO ACHIEVE MIN. REQUIREMENTS PER T24. COMPLY WITH CRC R806.5 FOR UNVENTED ATTC AND UNVENTED ENCLOSED RAFTER ASSEMBLIES.

**\*CONTRACTOR TO CONSULT WITH INSULATION MANUFACTURER FOR BEST USE/TYPE OF SPRAY FOAM INSULATION FOR REQUIRED AREAS.\***

- FLUSH MOUNTED SKYLIGHTS
- 
- 
- 
- 
- 

**LEGEND**

- ← 1:12 ROOF SLOPE PITCH  
XXXXX AREA OF ATTC SPACE

**ABBREVIATIONS**

- O/H OVERHANG  
PL PROPERTY LINE

**ROOF PLAN NOTES/KEYNOTES**

Elev. Pt. A	98.35	
Elev. Pt. B	99.79	
Length A-B	80.54	
Length A-AB'	4.5	
Elev. AB'	98.4304569	
Elev. Pt. C	100.08	
Elev. Pt. D	99.75	
Length C-D	80.53	
Length C-CD'	4.5	
Elev. CD'	100.06156	
Length AB'-CD'	30	
Length AB'-CP1	17.83	
Elev. CP1	99.3998757	
Height Limit	30	
Max. Ht. @ CP1:	129.40	
Prposed Ht @ CP1:	127.66	
Elev. Pt. A	98.35	
Elev. Pt. B	99.79	
Length A-B	80.54	
Length A-AB'	60.33	
Elev. AB'	98.4286591	
Elev. Pt. C	100.08	
Elev. Pt. D	99.75	
Length C-D	80.53	
Length C-CD'	60.33	
Elev. CD'	99.8327766	
Length AB'-CD'	30	
Length AB'-CP5	2.5	
Elev. CP5:	99.4623355	
Height Limit	30	
Max. Ht. @ CP5:	129.46	
Prposed Ht @ CP5:	128.16	

Elev. Pt. A	98.35	
Elev. Pt. B	99.79	
Length A-B	80.54	
Length A-AB'	4.5	
Elev. AB'	98.4304569	
Elev. Pt. C	100.08	
Elev. Pt. D	99.75	
Length C-D	80.53	
Length C-CD'	4.5	
Elev. CD'	100.06156	
Length AB'-CD'	30	
Length AB'-CP2	8.33	
Elev. CP2:	98.8833598	
Height Limit	30	
Max. Ht. @ CP2:	128.88	
Prposed Ht @ CP2:	126.83	
Elev. Pt. A	98.35	
Elev. Pt. B	99.79	
Length A-B	80.54	
Length A-AB'	60.33	
Elev. AB'	98.4286591	
Elev. Pt. C	100.08	
Elev. Pt. D	99.75	
Length C-D	80.53	
Length C-CD'	60.33	
Elev. CD'	99.8327766	
Length AB'-CD'	30	
Length AB'-CP6	6.5	
Elev. CP6:	99.5162179	
Height Limit	30	
Max. Ht. @ CP6:	129.52	
Prposed Ht @ CP6:	129.49	

Elev. Pt. A	98.35	
Elev. Pt. B	99.79	
Length A-B	80.54	
Length A-AB'	19.67	
Elev. AB'	98.7016861	
Elev. Pt. C	100.08	
Elev. Pt. D	99.75	
Length C-D	80.53	
Length C-CD'	19.67	
Elev. CD'	99.9993953	
Length AB'-CD'	30	
Length AB'-CP3	2.5	
Elev. CP3:	98.8098285	
Height Limit	30	
Max. Ht. @ CP3:	128.81	
Prposed Ht @ CP3:	126.83	
Elev. Pt. A	98.35	
Elev. Pt. B	99.79	
Length A-B	80.54	
Length A-AB'	28.42	
Elev. AB'	98.8581301	
Elev. Pt. C	100.08	
Elev. Pt. D	99.75	
Length C-D	80.53	
Length C-CD'	28.42	
Elev. CD'	99.9635391	
Length AB'-CD'	30	
Length AB'-CP7	24.33	
Elev. CP7:	99.7546168	
Height Limit	30	
Max. Ht. @ CP7:	129.75	
Prposed Ht @ CP7:	129.75	

Elev. Pt. A	98.35	
Elev. Pt. B	99.79	
Length A-B	80.54	
Length A-AB'	32.08	
Elev. AB'	98.9235684	
Elev. Pt. C	100.08	
Elev. Pt. D	99.75	
Length C-D	80.53	
Length C-CD'	32.08	
Elev. CD'	99.9485409	
Length AB'-CD'	30	
Length AB'-CP4	14.92	
Elev. CP4:	99.4333214	
Height Limit	30	
Max. Ht. @ CP4:	129.43	
Prposed Ht @ CP4:	127.83	

**ROOF CRITICAL POINTS**

TROTTER  
BUILDING DESIGNS, INC.  
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MANHATTAN BEACH  
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CLIENT:

347 29TH ST HT LLC

JOB SITE:

347 29TH ST.

HERMOSA BEACH

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PAGE:

A-1.2

ROOF/ROOF  
DECK PLANS

JOB NO:

20-006

TROTTER

BUILDING DESIGNS, INC.  
101 MANHATTAN BEACH BLVD, W  
MANHATTAN BEACH  
310-457-727

CLIENT:

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REVISIONS:

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- 2
- 3

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PAGE:

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ELEVATIONS

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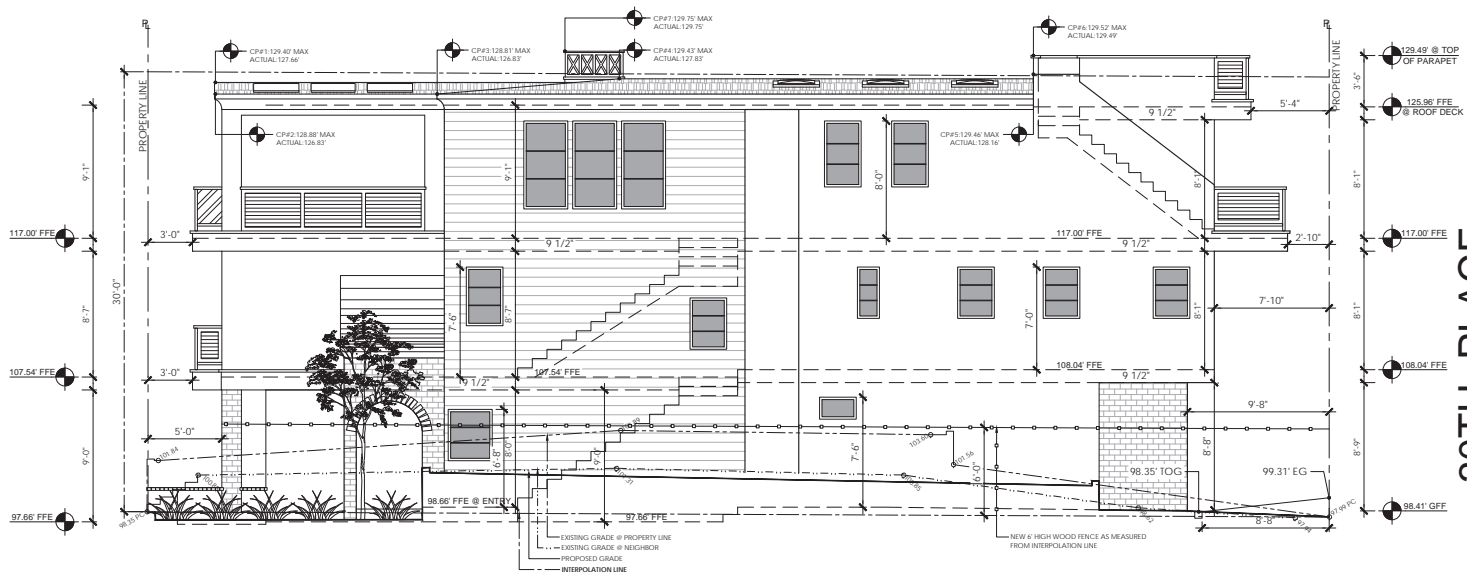
20-006



SOUTH ELEVATION

1/4" = 1'-0"

29TH STREET



EAST ELEVATION

1/4" = 1'-0"



