

CALIFORNIA COASTAL COMMISSION

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



W7a

5-21-0022 (Lane)

August 11, 2021

EXHIBITS

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Exhibit 1 – Vicinity Map and Project Site

Exhibit 2 –Project Plans


Exhibit 3- ADU Site Plan



Project Location

Hermosa Beach

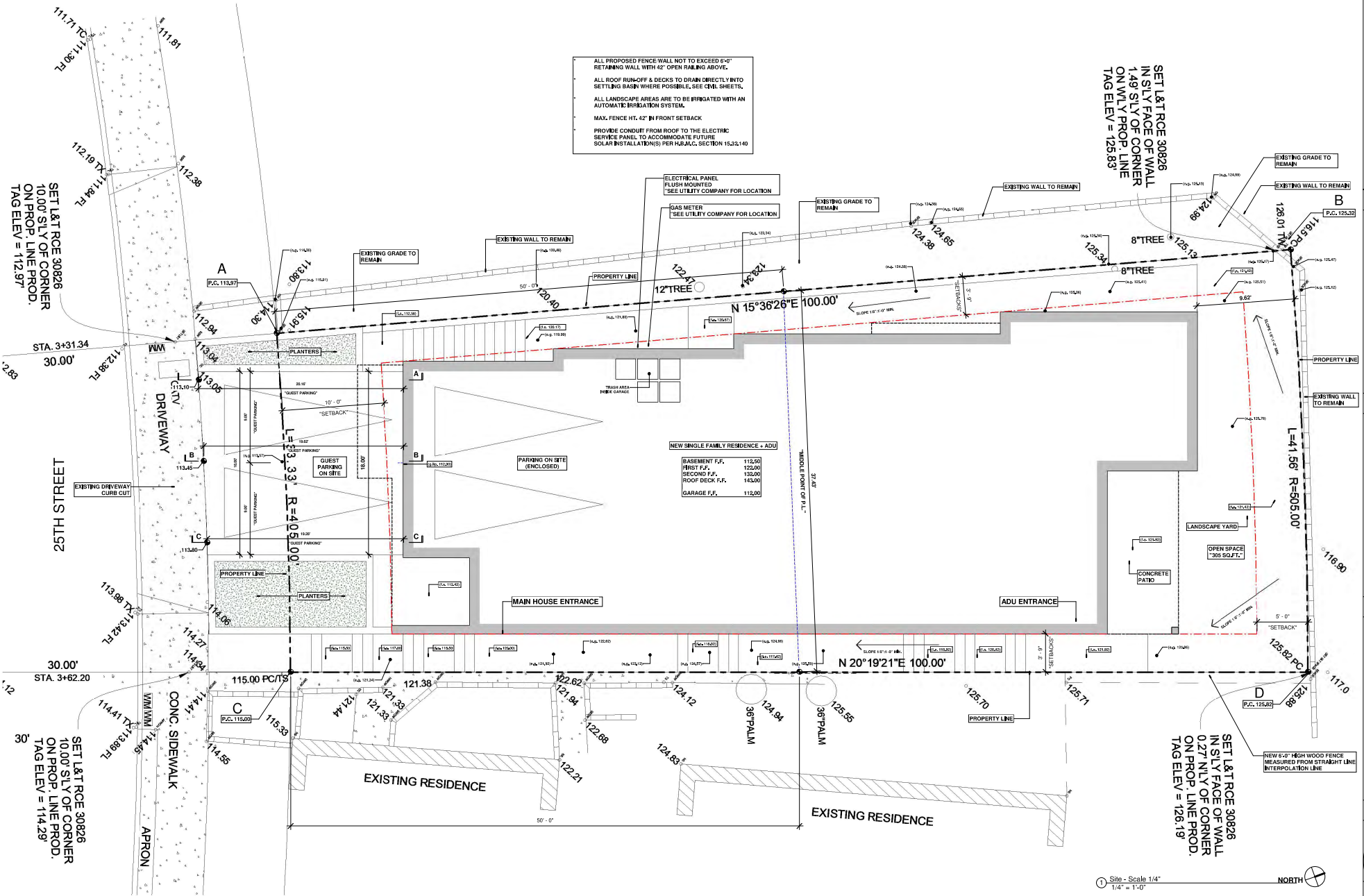
Hermosa Beach Pier

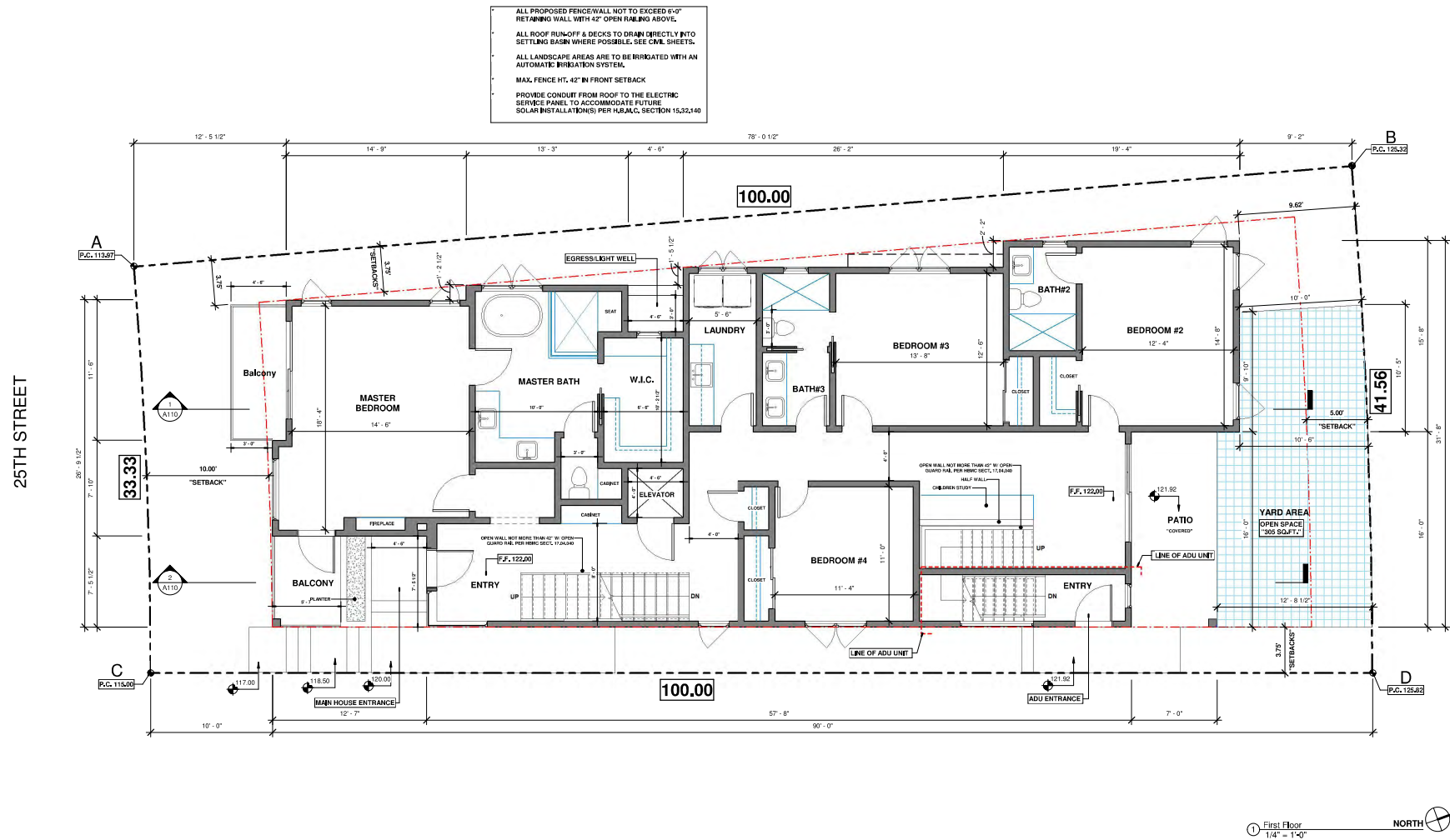


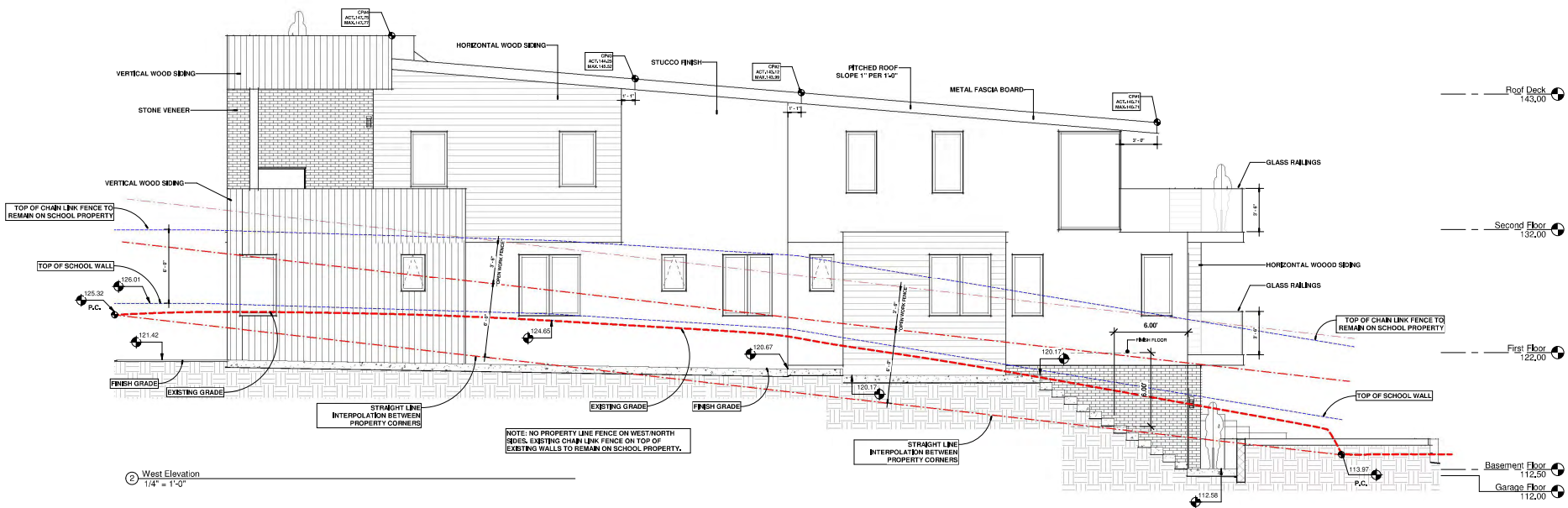
Project Site

25th Street

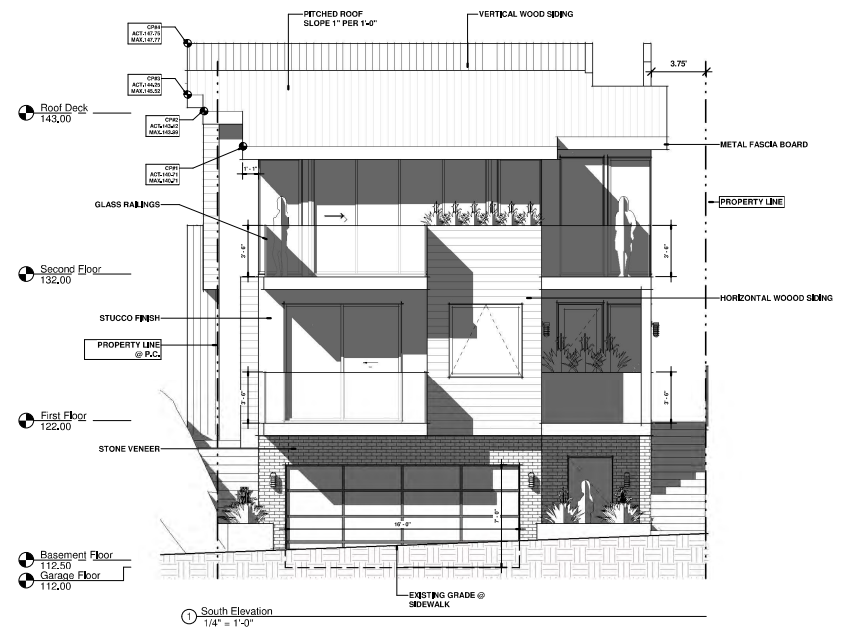
No.	Description	Date	By	Checked by
1			G.T.L.	G.T.L.







ALL PROPOSED FENCE WALL NOT TO EXCEED 6'-6" RETAINING WALL WITH 42" OPEN RAILING ABOVE.
ALL ROOF RUNOFF & DECKS TO DRAIN DIRECTLY INTO SETTLING BASIN WHERE POSSIBLE. SEE CIVIL SHEETS.
ALL LANDSCAPE AREAS ARE TO BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM.
MAX. FENCE HT. 42" IN FRONT SETBACK
PROVIDE CONDUIT FROM ROOF TO THE ELECTRIC SERVICE PANEL TO ACCOMMODATE FUTURE SOLAR INSTALLATION(S) PER H.B.A.C. SECTION 15.32.140



LANE

DESIGN + BUILD

2212 PACIFIC COAST HWY.
HERMOSA BEACH CA 90254
PHONE: 310-907-8881
FAX: 310-907-8888
LANEDESIGNBUILD.COM

SHT. CONTENT

Exterior Elevations

CLIENT

LANE DEVELOPMENT
413 25TH STREET
HERMOSA BEACH CA
June 25, 2021
Date
June 2007
Project number

REVISIONS

No.	Description	Date	By	Checked by

SHT. ID.

A108

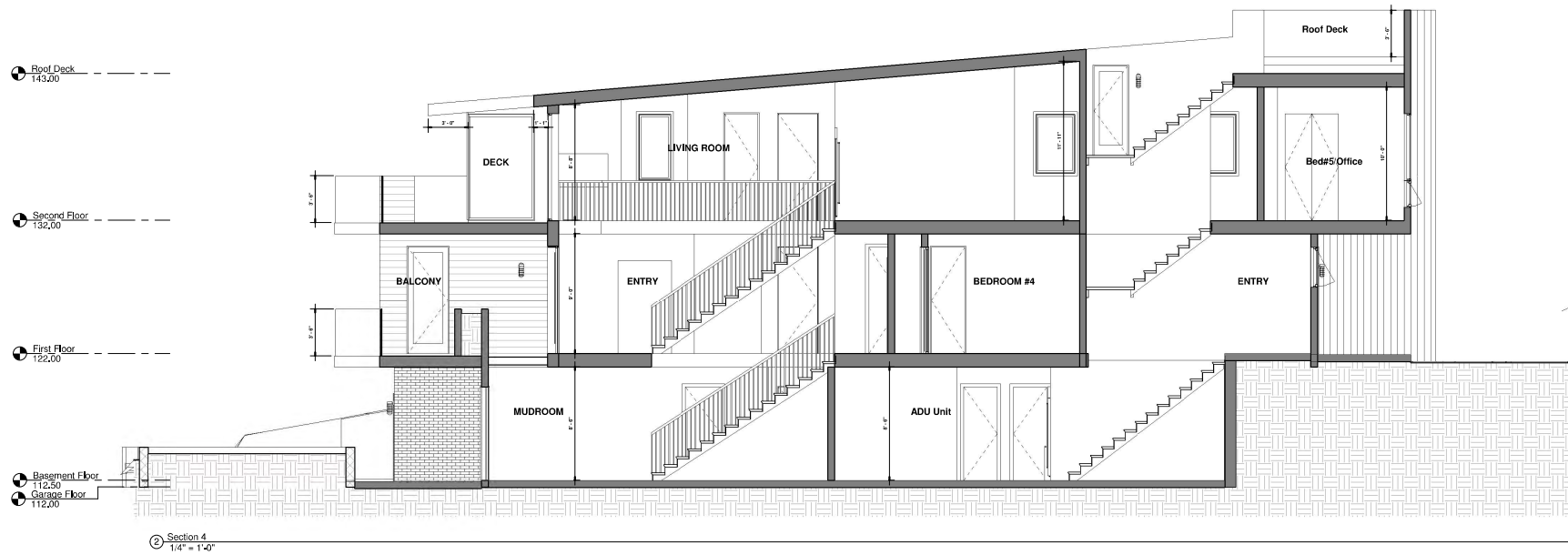
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California Coastal Commission

5-21-0022

Exhibit 2

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No.	Description	Date



⑤ North-West View
12" = 1'-0"



② South-East View
12" = 1'-0"



① North-East View
12" = 1'-0"



③ South-West View
12" = 1'-0"

No.	Description	Date

- * ALL PROPOSED FENCE/WALL NOT TO EXCEED 6'-0" RETAINING WALL WITH 42" OPEN RAILING ABOVE.
- * ALL ROOF RUN-OFF & DECKS TO DRAIN DIRECTLY INTO SETTLING BASIN WHERE POSSIBLE. SEE CIVIL SHEETS.
- * ALL LANDSCAPE AREAS ARE TO BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM.
- * MAX. FENCE HT. 42" IN FRONT SETBACK
- * PROVIDE CONDUIT FROM ROOF TO THE ELECTRIC SERVICE PANEL TO ACCOMMODATE FUTURE SOLAR INSTALLATION(S) PER H.B.M.C. SECTION 15.32.140

