

CALIFORNIA COASTAL COMMISSION

South Coast District Office
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Voice (562) 590- 5071



W16e

5-21-0076 (OFIPLEX, LLC)

September 8, 2021

EXHIBITS

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Hermosa Beach Pier

Hermosa Beach

Hermosa Ave

Pier Ave

Valley Dr

Prospect Ave

Ripley

190th St

Flagler Ln

N Beryl St

2nd St

44 The Strand, Hermosa Beach, CA 90254

Project Location

KING HARBOR

PACIFIC SOUTH BA

Redondo Beach

Shade Hotel Redondo Beach

N Harbor

N Catalina Ave

Beryl St

Del Amo St

N Prospect Ave

West H

Diamond St

N Catalina Ave

Redondo Beach Pier

Google

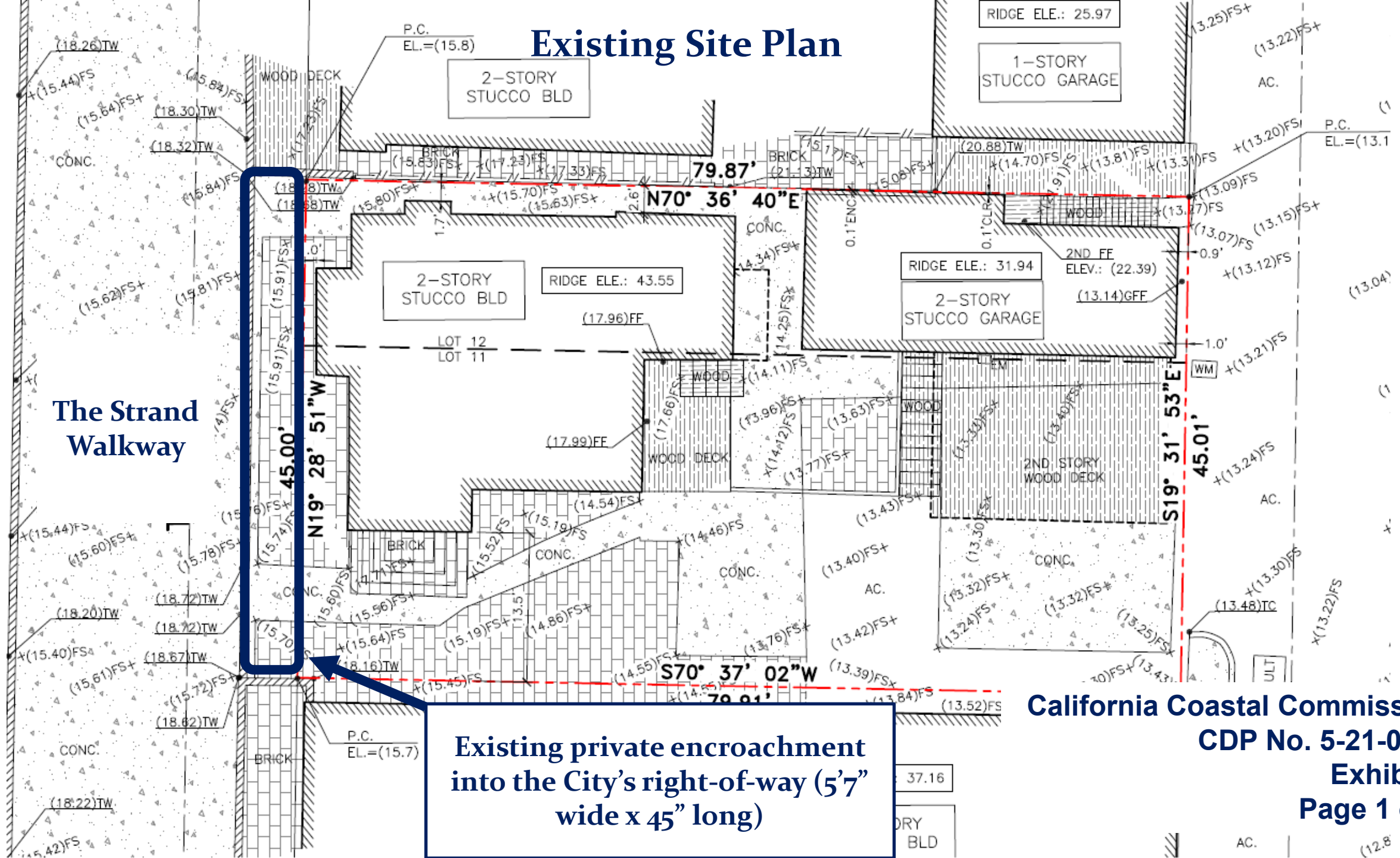
PACIFIC



Project Location

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Existing Site Plan



The Strand Walkway

Existing private encroachment into the City's right-of-way (5'7" wide x 45" long)

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Photos of the Existing Site (Private Encroachment into the City's Right-of-Way)



**Proposed Project
Rendering**

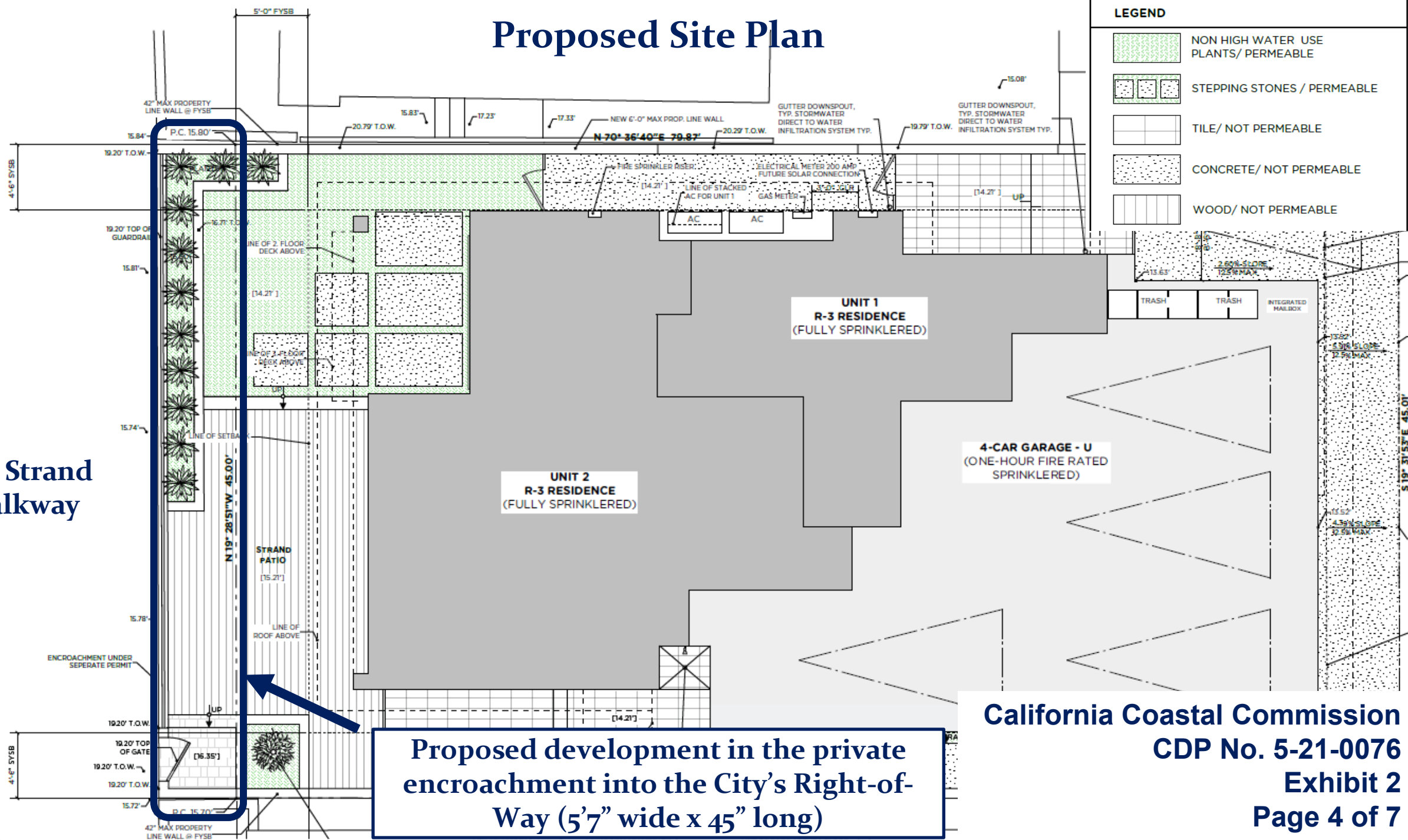


Proposed Site Plan

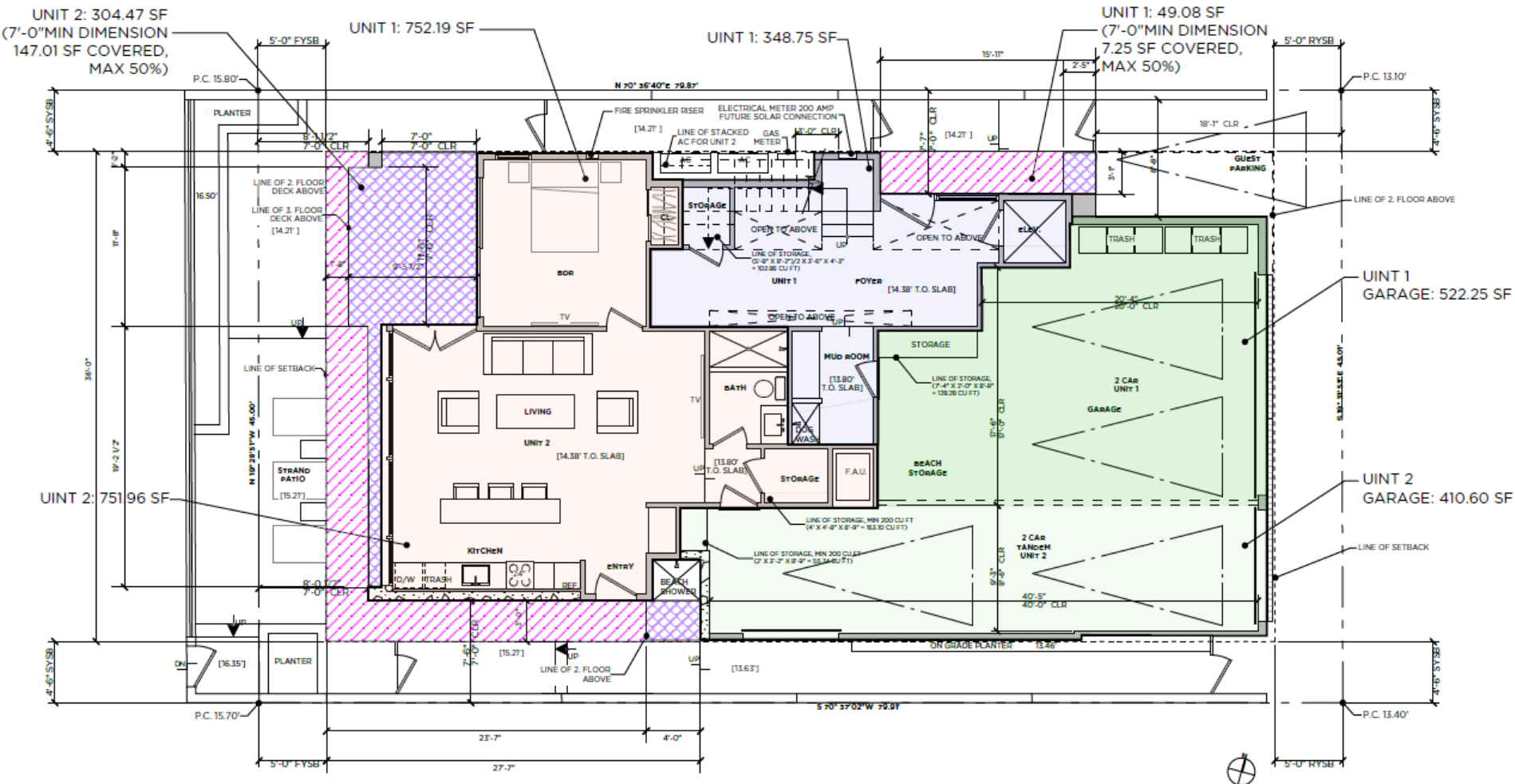
LEGEND

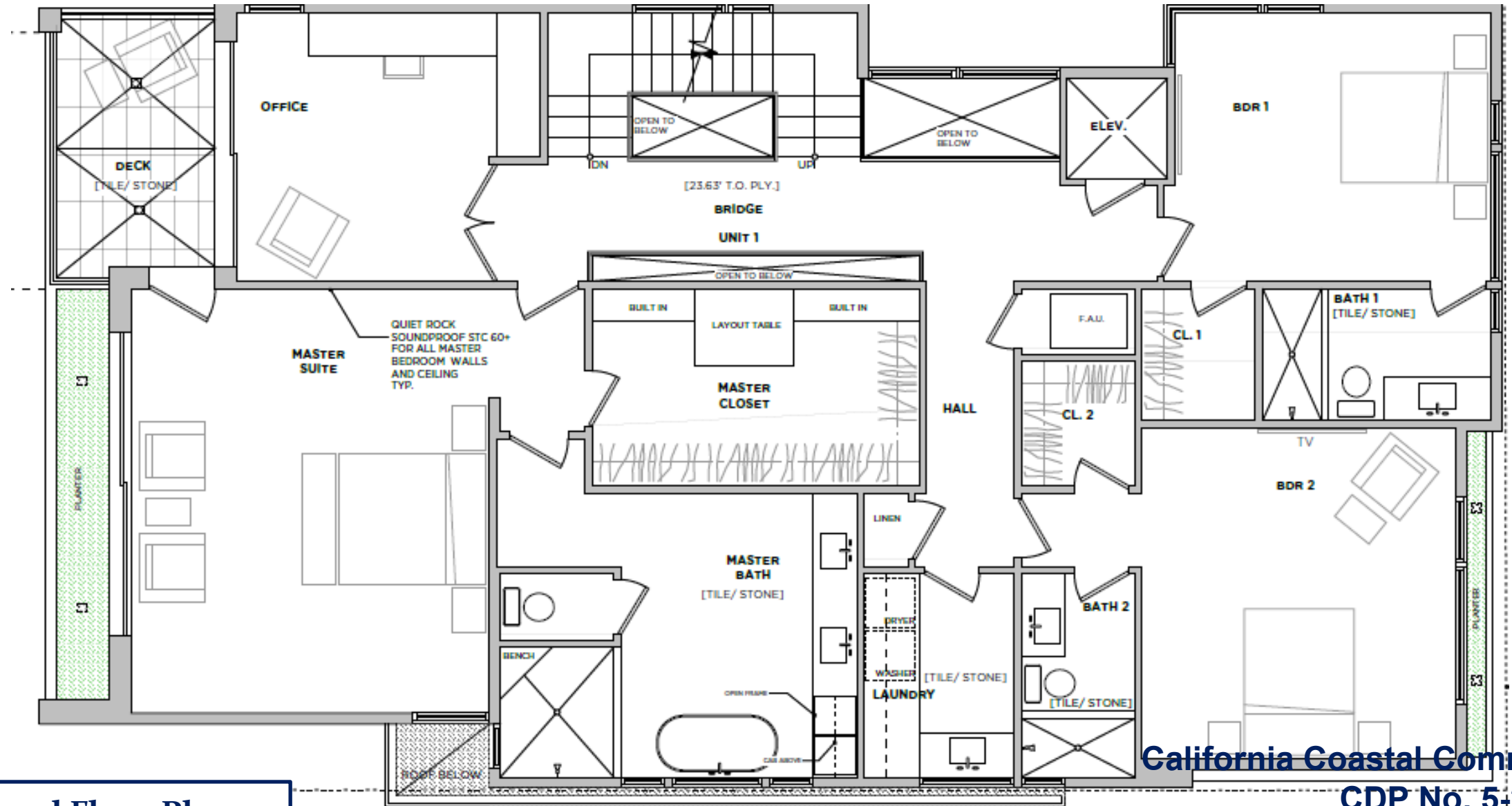
-  NON HIGH WATER USE PLANTS/ PERMEABLE
-  STEPPING STONES / PERMEABLE
-  TILE/ NOT PERMEABLE
-  CONCRETE/ NOT PERMEABLE
-  WOOD/ NOT PERMEABLE

The Strand Walkway

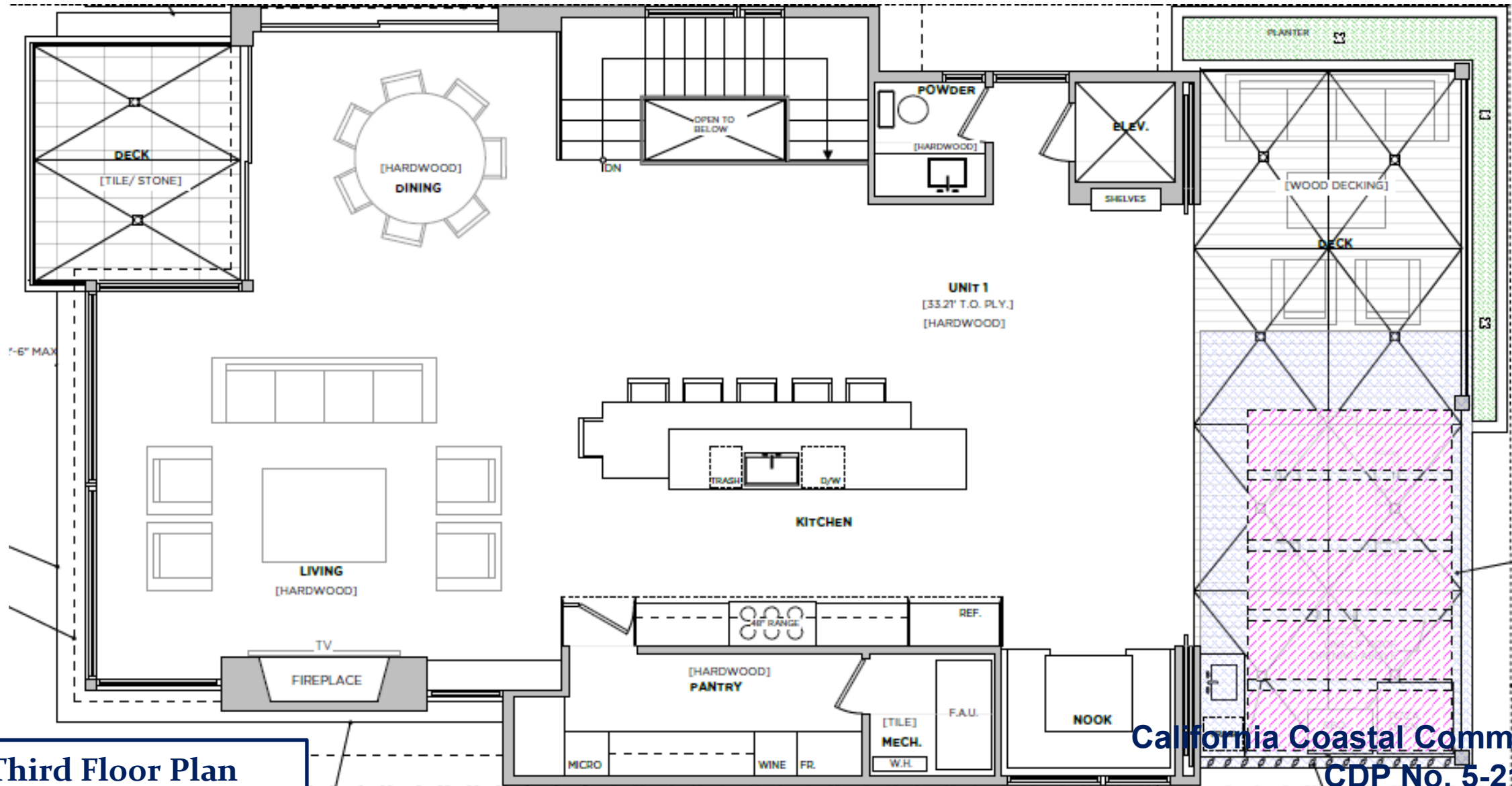


Proposed development in the private encroachment into the City's Right-of-Way (5'7" wide x 45" long)





**Second Floor Plan
(Unit 1)**



**Third Floor Plan
(Unit 1)**

Projected flooding with 6.6 ft. of sea level rise
and a 100 yr. storm

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HOME

ABOUT

HAZARD MAP

CASE STUDIES

SCIENCE AND MODELING

Scenario



6.6 ft

Sea Level Rise



Flooding

100 year

Storm
Frequency



44 the strand hermosa beach



< SHOW LEGEND

Project Location

