

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST DISTRICT OFFICE
89 SOUTH CALIFORNIA STREET, SUITE 200
VENTURA, CA 93001-2801
VOICE (805) 585-1800
FAX (805) 641-1732



F20c

5-21-0882 (Singer)

April 21, 2022

EXHIBITS

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Project Location

Hermosa Beach Pier

**Exhibit 1.
5-21-0882
Singer
Vicinity Map**



Project Site

The Strand

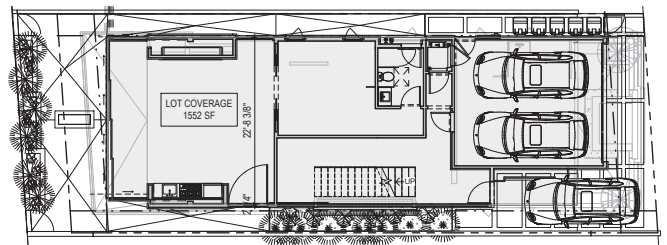
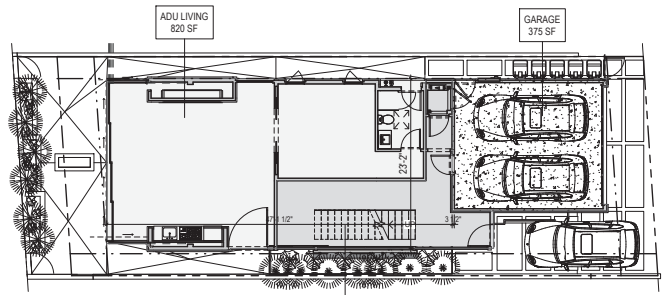
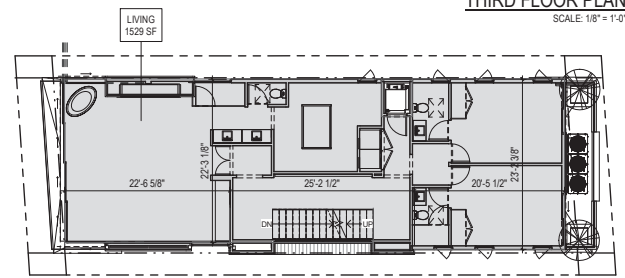
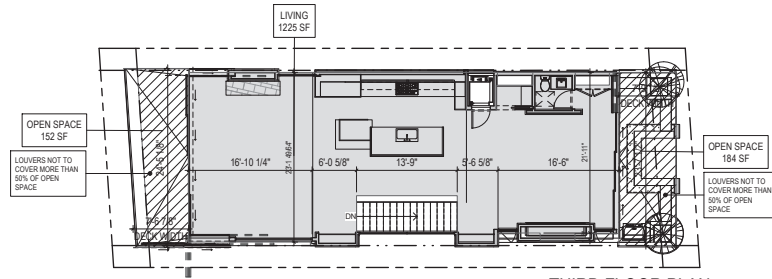
Beach Drive

16th Street

15th Street

Hermosa Avenue

**Exhibit 1.
5-21-0882
Singer
Project Site**



OPEN SPACE CALCS.

OPEN SPACE REQUIRED:	300 SF
THIRD FLOOR: (45% COVERED) 325 SF (141' x 186')	
TOTAL OPEN SPACE PROVIDED:	325 SF

LOT COVERAGE CALCULATIONS

LOT SIZE:	2392 SF
MAXIMUM LOT COVERAGE:	65% (1,555 SF)
PROPOSED LOT COVERAGE:	65% (1,552 SF)

AREA CALCULATIONS

	SFR	ADU
FIRST FLOOR LIVING:	300 SF	820 SF
SECOND FLOOR LIVING:	1,529 SF	
THIRD FLOOR LIVING:	1,225 SF	
TOTAL:	3,054 SF	820 SF
TOTAL LIVING:	3,814 SF	
GARAGE FLOOR:	375 SF	
BALCONIES/DECKS:	693 SF	
TOTAL B.F. A:	4,882 SF	



301 FF HORTON STREET, SUITE 100, NEW YORK, NY 10014
 MANHATTAN, NEW YORK
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PROJECT
SINGER RESIDENCE
 1530 THE STRAND
 HERMOSA BEACH, CA 90254

STAMP

NOT FOR CONSTRUCTION

PROJECT NUMBER
 21020

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DRAWING
AREA CALCULATIONS

SHEET NUMBER
A.00

PLANTING LIST			
SYM	BOTANICAL NAME	QTY	WUODS CLASS
1	CORNYLUS FERTILE GRASS	12	1g
2	WALNUTS THYRSIFLORA / PADDLE PLANT	4	1g
3	AEQUUM TREE HOUSELEEK	15	1g

NOTES:
 * PROVIDE CONDUIT FROM THE ROOF TO THE ELECTRIC SERVICE PANEL TO ACCOMMODATE FOR FUTURE SOLAR INSTALLATIONS

KEYNOTE LEGEND	
SYM	DESCRIPTION
7	GAS METER WITH APPROVED SEISMIC GAS SHUTOFF VALVE
8	WATER MAIN RISER
13	TRASH AREA



TOMARO
ARCHITECTURE

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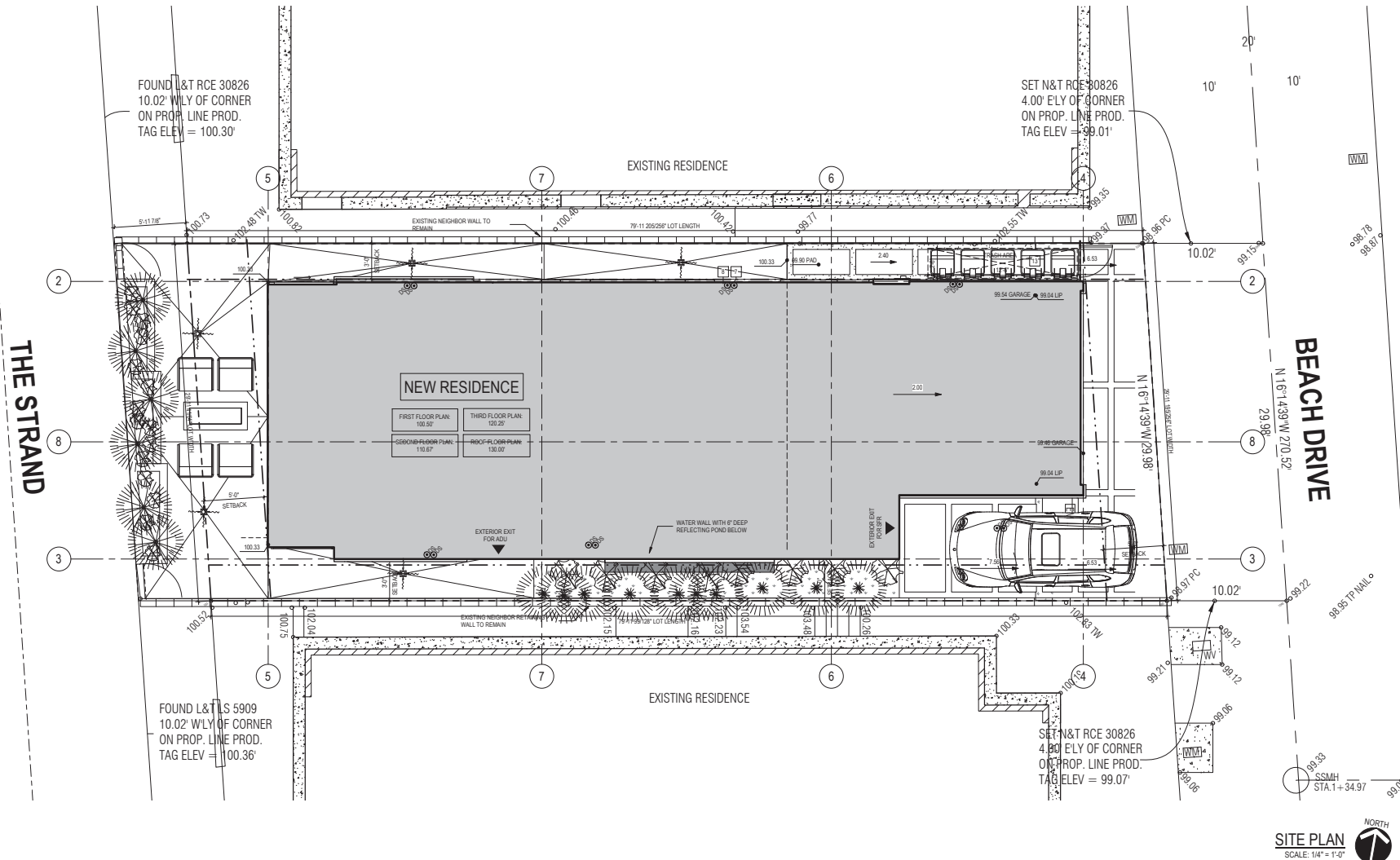
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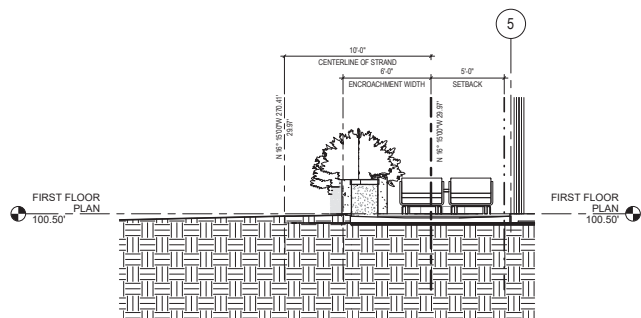
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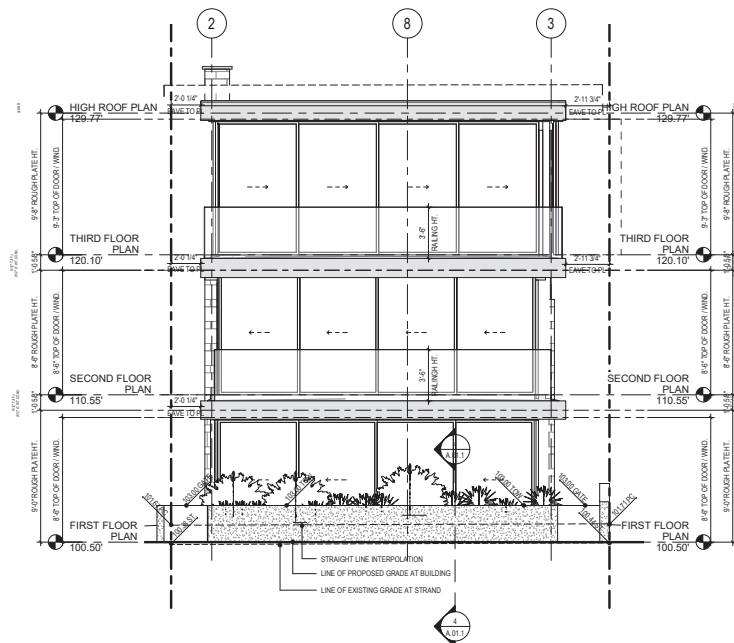
DRAWING
SITE PLAN

SHEET NUMBER
A.01

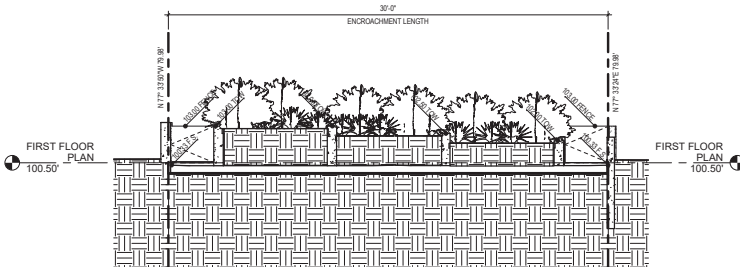




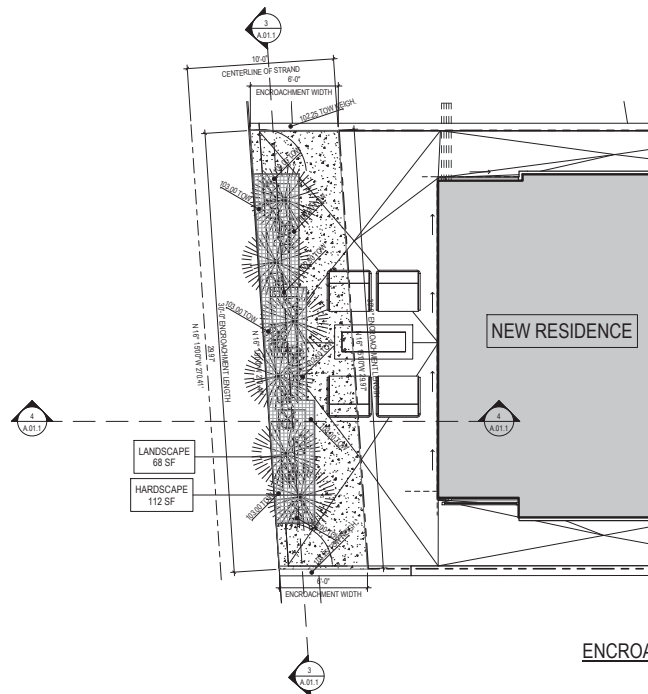
SECTION 2-2
SCALE: 1/4" = 1'-0"



ENCROACHMENT ELEVATION
SCALE: 1/4" = 1'-0"



SECTION 1-1
SCALE: 1/4" = 1'-0"



ENCROACHMENT PLAN
SCALE: 1/4" = 1'-0"

LANDSCAPE NOTES:

- 1) ALL LANDSCAPE IRRIGATION PROVIDED BY POTABLE (NOT RECLAIMED) WATER MUST USE DRIP OR MICROSPRAY IRRIGATION SYSTEMS.

NOTARIZED OWNER'S AGREEMENT

- PROVIDE NOTARIZED OWNER'S ENCROACHMENT PERMIT AGREEMENT AND AGENCY SIGNED INSURANCE ENDORSEMENT FORM #1 (GENERAL) TO COMMUNITY DEVELOPMENT PRIOR TO FINAL INSPECTION.

ENCROACHMENT CALCULATIONS

AREA OF ENCROACHMENT IN PUBLIC RIGHT OF WAY

$$= 30' 0" \times 6' 0" = 180 \text{ SF}$$

LANDSCAPING CALCULATIONS

LANDSCAPING REQUIRED = 1/3 OF ENC. AREA

$$= 1/3 \times 180 = 60 \text{ SF}$$

LANDSCAPING PROVIDED = 68 SF = 68 SF

*ACTUAL LANDSCAPE AREA > REQUIRED LANDSCAPE AREA

ENCROACHMENT NOTES:

- ALL WALLS AND GATES IN ENCROACHMENT AREA TO BE LESS THAN 42"
- CONTRACTOR TO PROVIDE FOR AUTOMATIC IRRIGATION FOR ALL LANDSCAPED AREAS PER MUNICIPAL CODE
- LANDSCAPING WITHIN ENCROACHMENT AREA NOT TO EXCEED 42" MAX HEIGHT PER MUNICIPAL CODE

PLANTING LIST

SYM	BOTANICAL NAME	QTY	SIZE	MUCOLS CLASS
1	CORYLYNE 'FESTIVE GRASS'	12	1g	LM
2	KALANCHOE THYRSIFLORA 'PADDLE PLANT'	4	1g	L
3	AEONUM TREE HOUSELEEK'	15	1g	L

LANDSCAPING LEGEND

1 HARDSCAPE

2 LANDSCAPE



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DRAWING
ENCROACHMENT PLAN

SHEET NUMBER

A.01.1

LANDSCAPE NOTES:

- 1) ALL LANDSCAPE IRRIGATION PROVIDED BY POTABLE (NOT RECLAIMED) WATER MUST USE DRIP OR MICROSPRAY IRRIGATION SYSTEMS.
- 2) PROPOSED LANDSCAPE MUST MEET HERMOSA BEACH MUNICIPAL CODES CHAPTER 8.50 - WATER CONSERVATION AND 8.60 - EFFICIENT LANDSCAPING.

PERMEABLE AREA CALCULATION

LOT AREA	2352 SF
BUILDING FOOTPRINT	1486 SF
EXTERIOR SURFACE AREA	966 SF
LANDSCAPE AREA	116 SF
NON-PERMEABLE SURFACE (HARDSCAPE)	398 SF
PERMEABLE SURFACE (HARDSCAPE)	397 SF
PERMEABLE AREA	513 SF
AT LEAST 50% (483 SF) OF THE EXTERIOR SURFACE AREA MUST BE PERMEABLE AND AN INFILTRATION SYSTEM MUST BE PROVIDED	

PLANTING LIST

SYM.	BOTANICAL NAME	QTY	SIZE	WOODS CLASS
1	CORDYLINE 'EUSTICE GRASS'	12	1g	L/M
2	KALANCHOE THYRSIFLORA 'PADDLE PLANT'	4	1g	L
3	AEONUM TREE HOUSELEEK	15	1g	L



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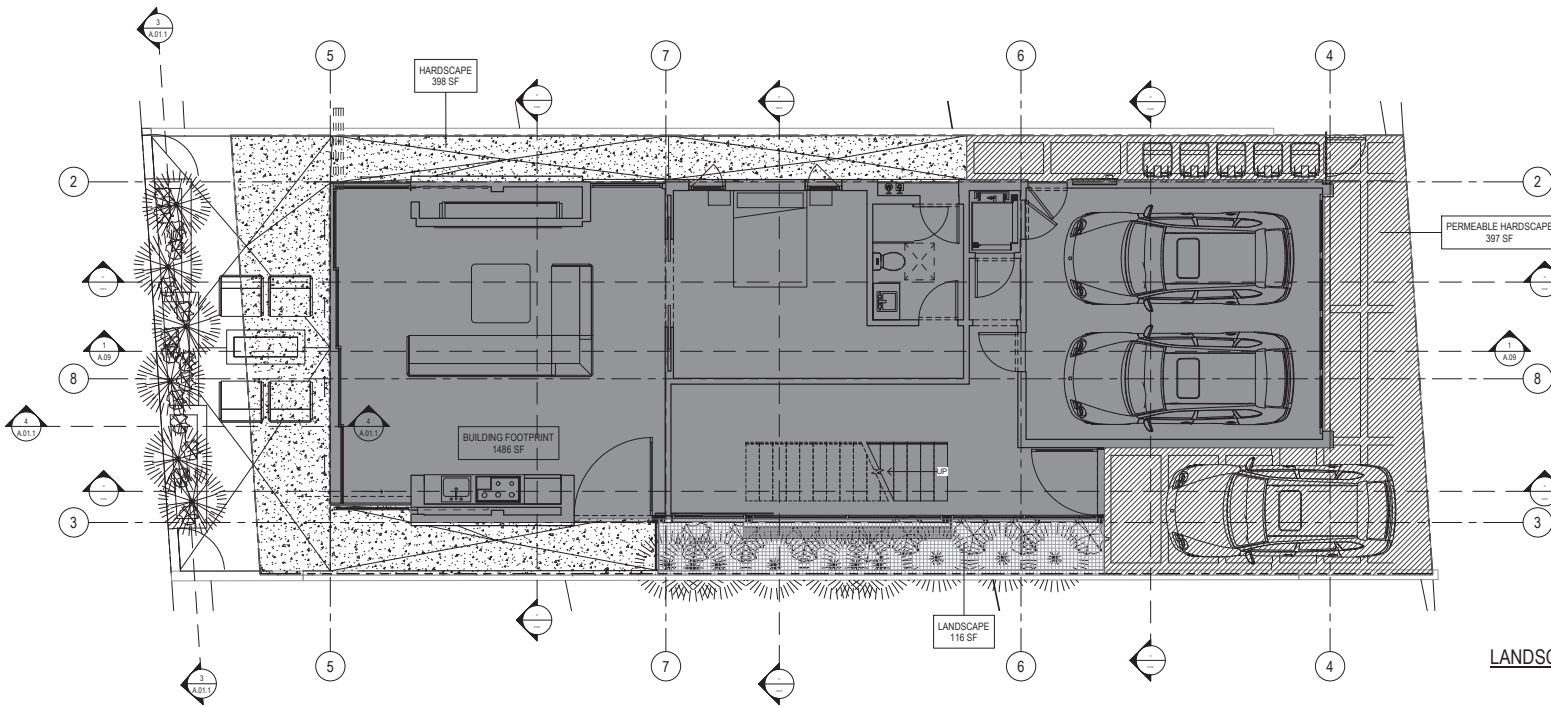
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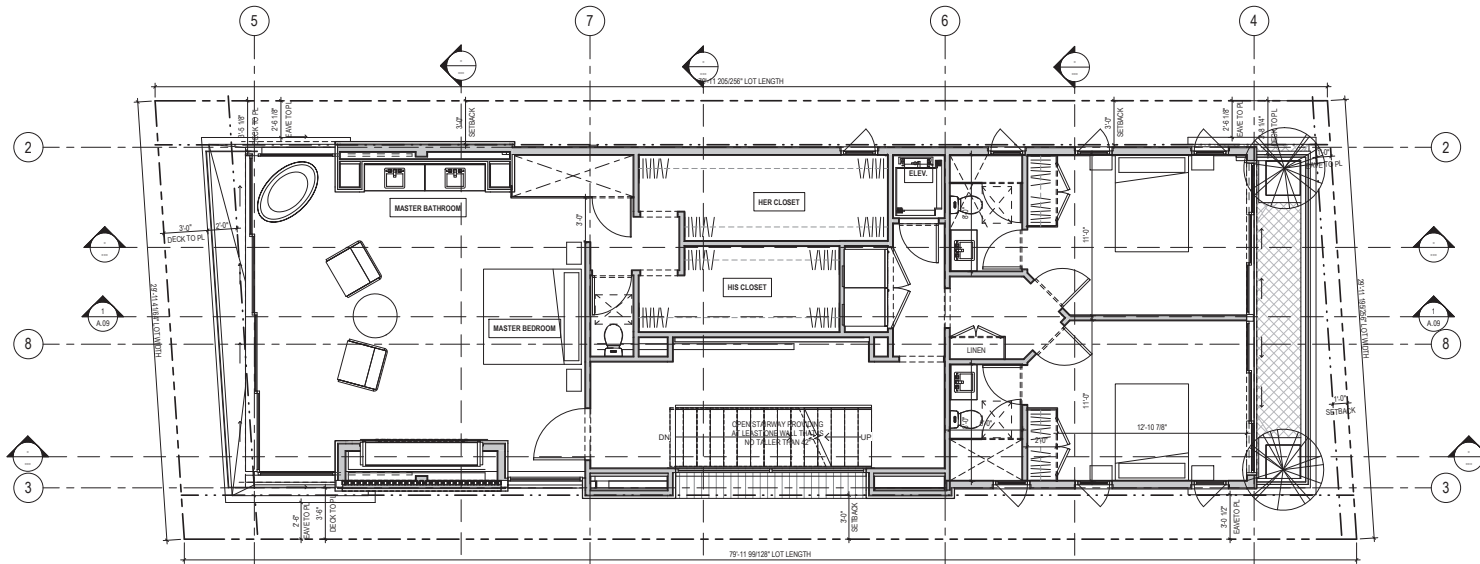
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LANDSCAPE
PLAN****SHEET NUMBER**

A.01.2



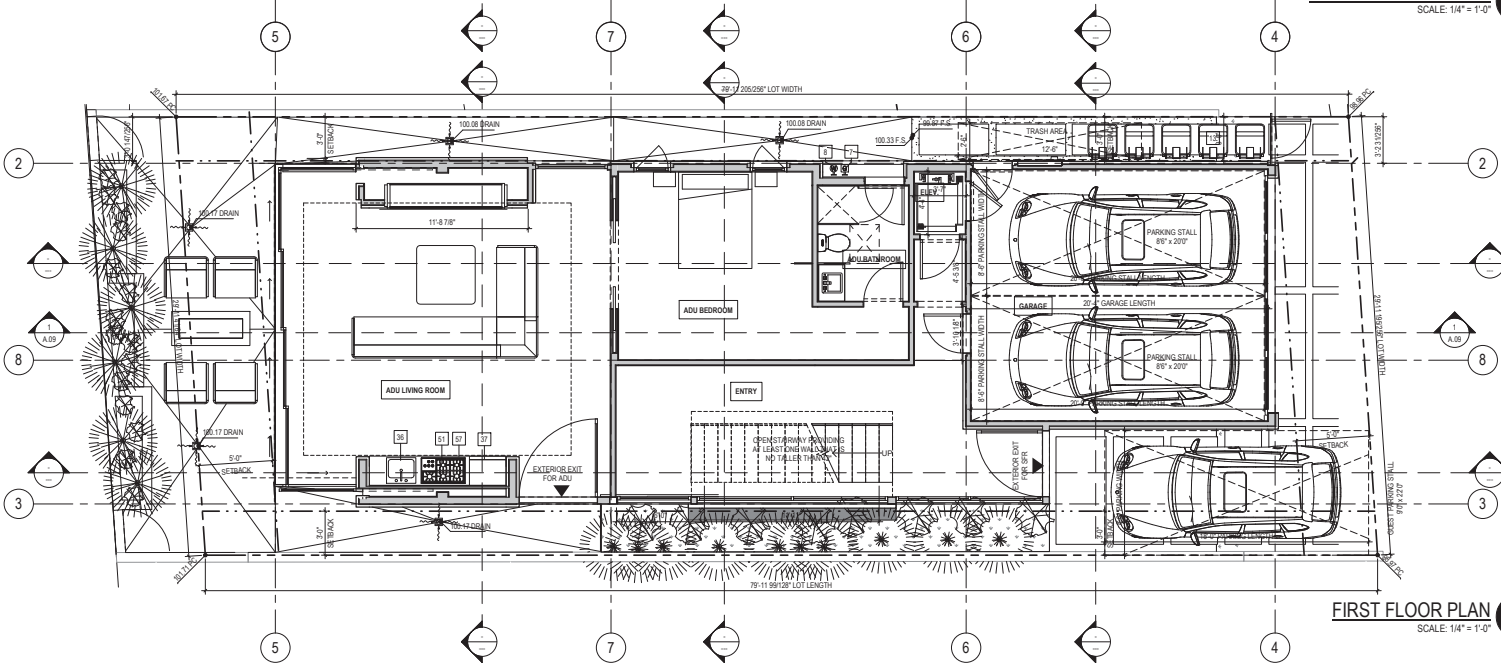
THE STRAND

THE STRAND



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

BEACH DRIVE



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

BEACH DRIVE

KEYNOTE LEGEND	
SYM.	DESCRIPTION
7	GAS METER WITH APPROVED SEISMIC GAS SHUTOFF VALVE
8	WATER MAIN RISER
13	TRASH AREA
36	24" SINK WITH DISPOSAL
37	FULL HEIGHT FRIDGE
51	RANGE- 4 BURNER MIN.
57	MICROWAVE HOOD



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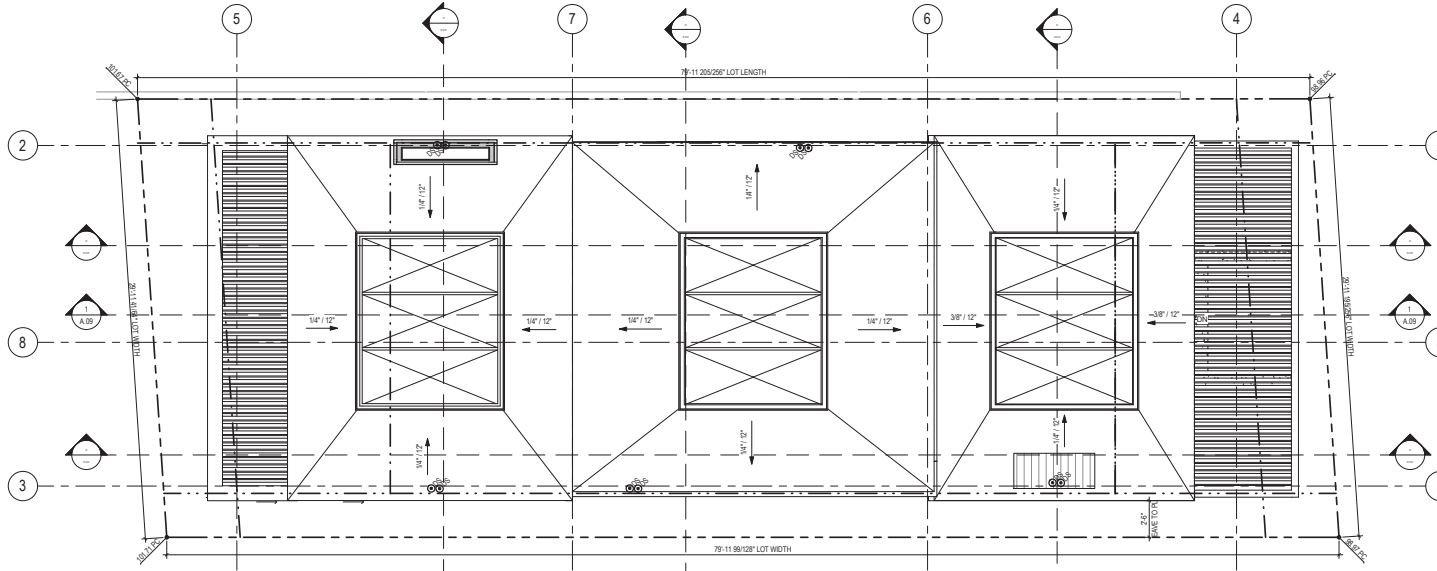
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DRAWING
FIRST / SECOND FLOOR PLAN

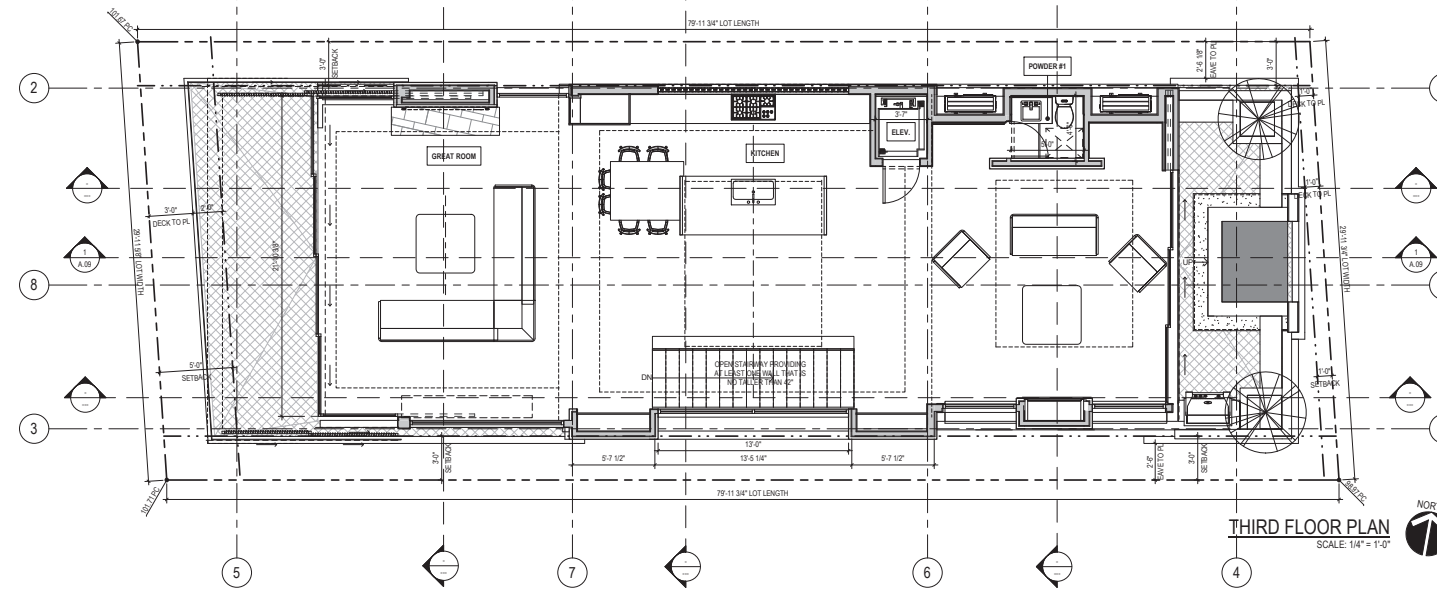
SHEET NUMBER
A.02

THE STRAND

THE STRAND



ROOF PLAN
SCALE: 1/4\"/>



THIRD FLOOR PLAN
SCALE: 1/4\"/>

BEACH DRIVE

BEACH DRIVE

KEYNOTE LEGEND	
SYM.	DESCRIPTION



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DRAWING
THIRD FLOOR / ROOF PLAN

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A.03



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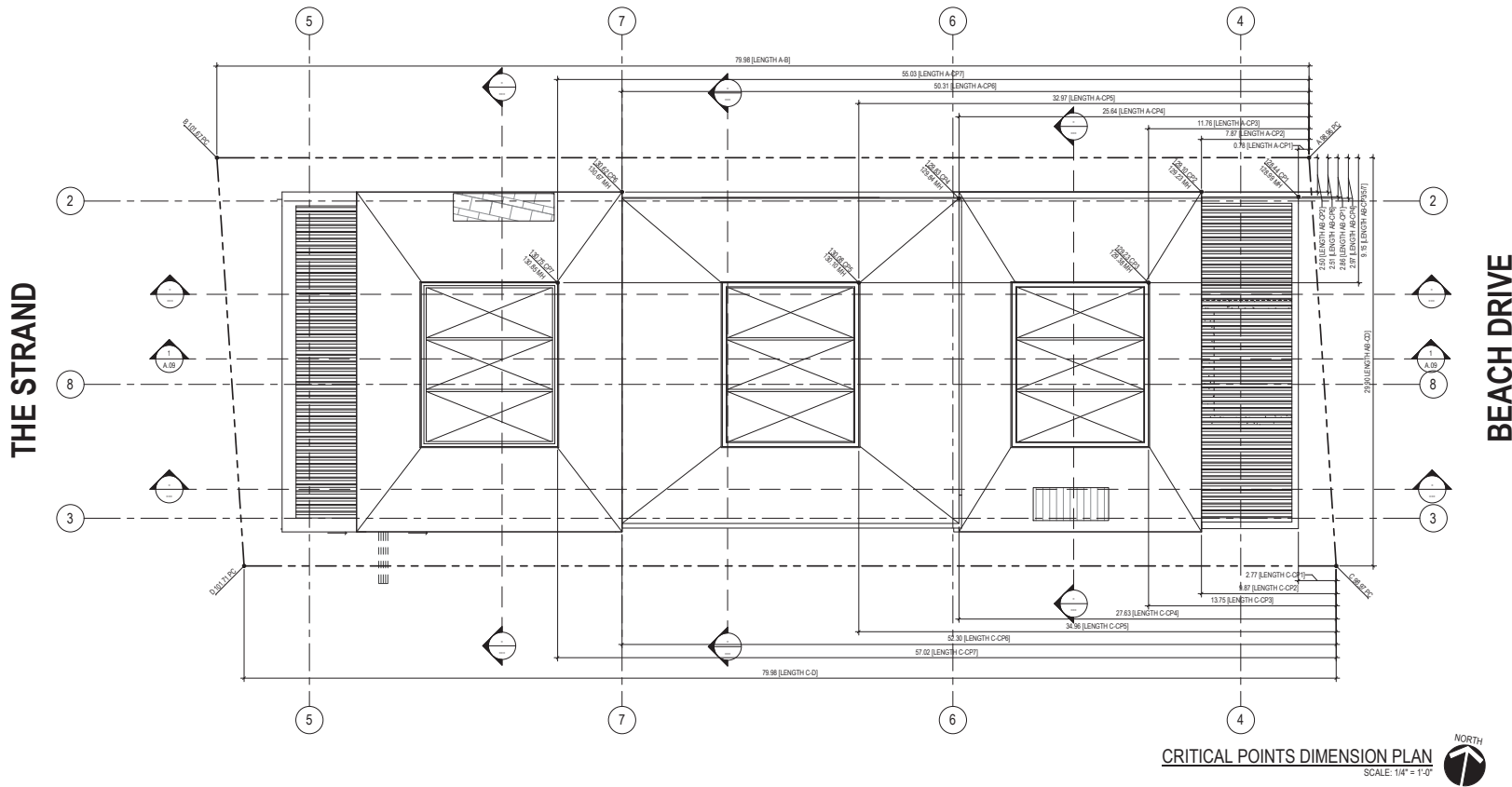
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DRAWING
**CRITICAL POINT
DIMENSION
PLAN**

SHEET NUMBER

A.04



CRITICAL POINTS DIMENSION PLAN
SCALE: 1/4" = 1'-0"

KEYNOTE LEGEND	
SYMBOL	DESCRIPTION
127	EAVES: BONDORIZED METAL FASCIA
129	CHIMNEY: CAP SHALL BE PART OF LISTED ASSEMBLY. ICBO. CHIMNEY SHROUD TO HOUSE ICBO. APPROVED SPARK ARRESTOR TO TOP OF ICBO. PREFAB METAL CHIMNEY FLUE. BOTTOM OF SPARK ARRESTOR AT 2' ABOVE ANY PART OF ROOF WITHIN 10'
130	DECK RAILING: CLEAR GLASS RAILING IN METAL BASE CHANNEL.
132	DOORS: DUAL PANE FLEETWOOD ALUMINUM CLAD SLIDING DOORS. STYLE AND COLOR TO BE SELECTED BY OWNER AND ARCHITECT.
134	STONE VENEER: CULTURED STONE VENEER ATTACHED TO STUCCO BROWN COAT PER CBC SECTION 1403.5.4. PROVIDE PRECAST CONCRETE LEDGE CAP
135	STUCCO: 7/8" SMOOTH TROWEL FINISH STUCCO PLASTER OVER WIRE LATH ATTACHED WITH #4 COOLER NAILS @ 6" O.C. OWNER AND ARCHITECT TO SELECT AND/OR APPROVE COLOR
139	WOOD SIDING: 1X6 WOOD SIDING OVER #15 FELT PAPER



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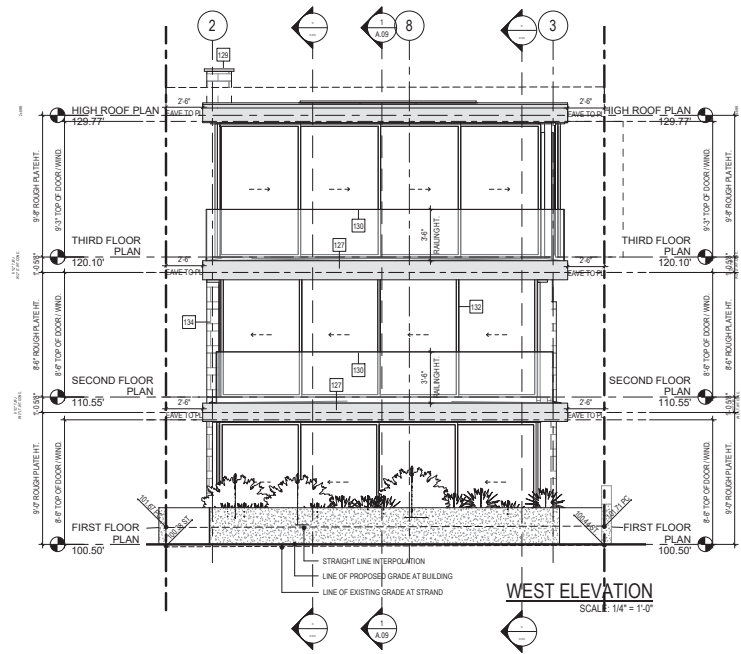
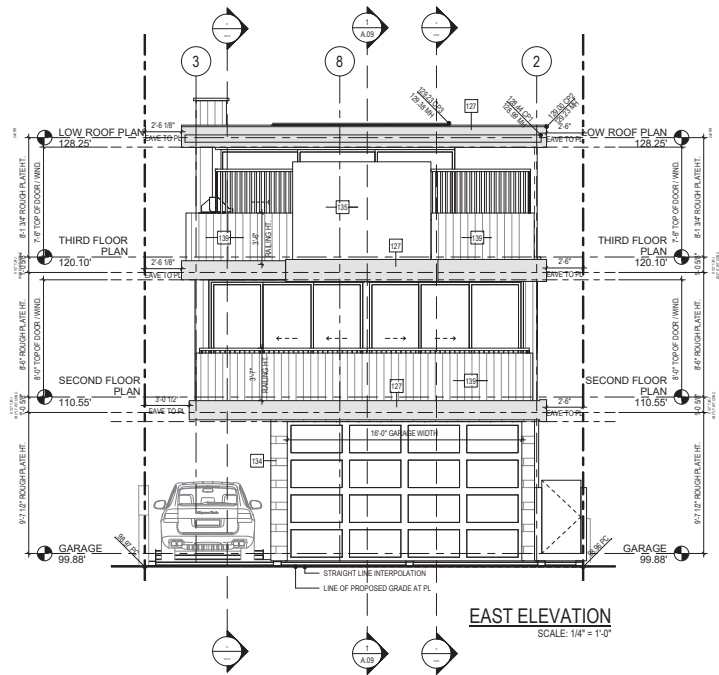
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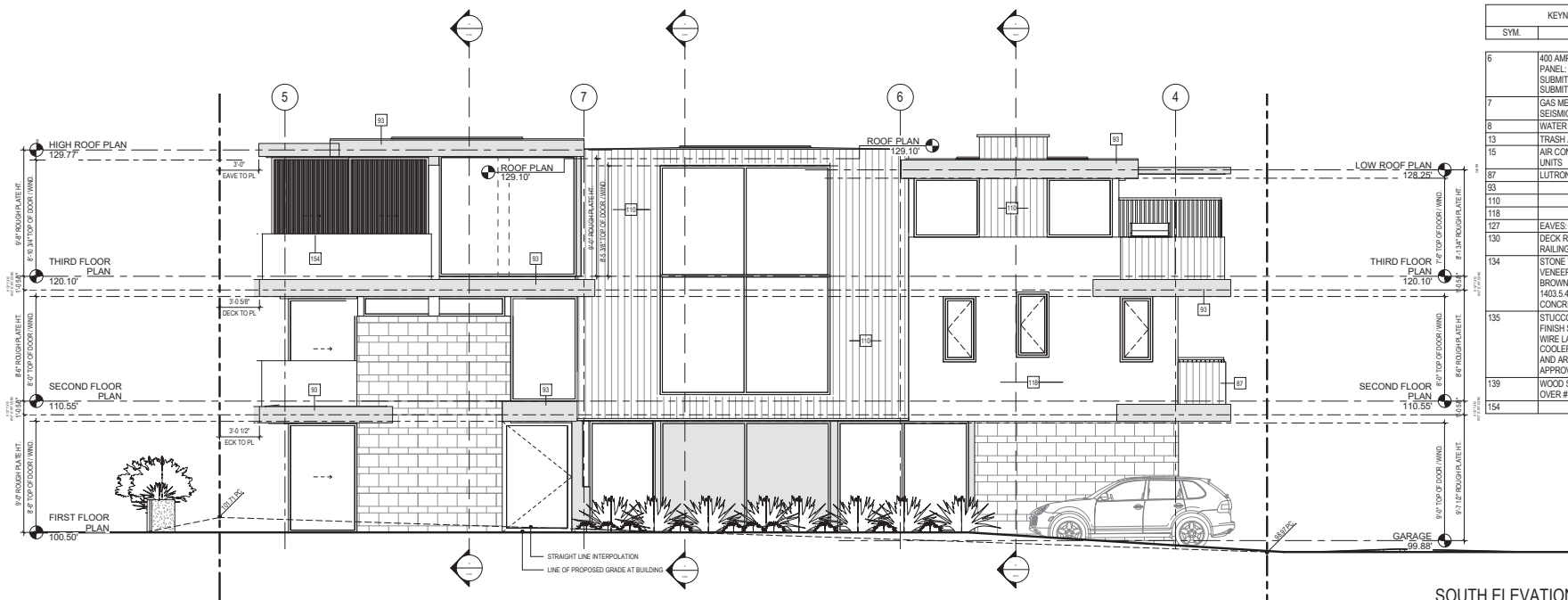
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ELEVATIONS

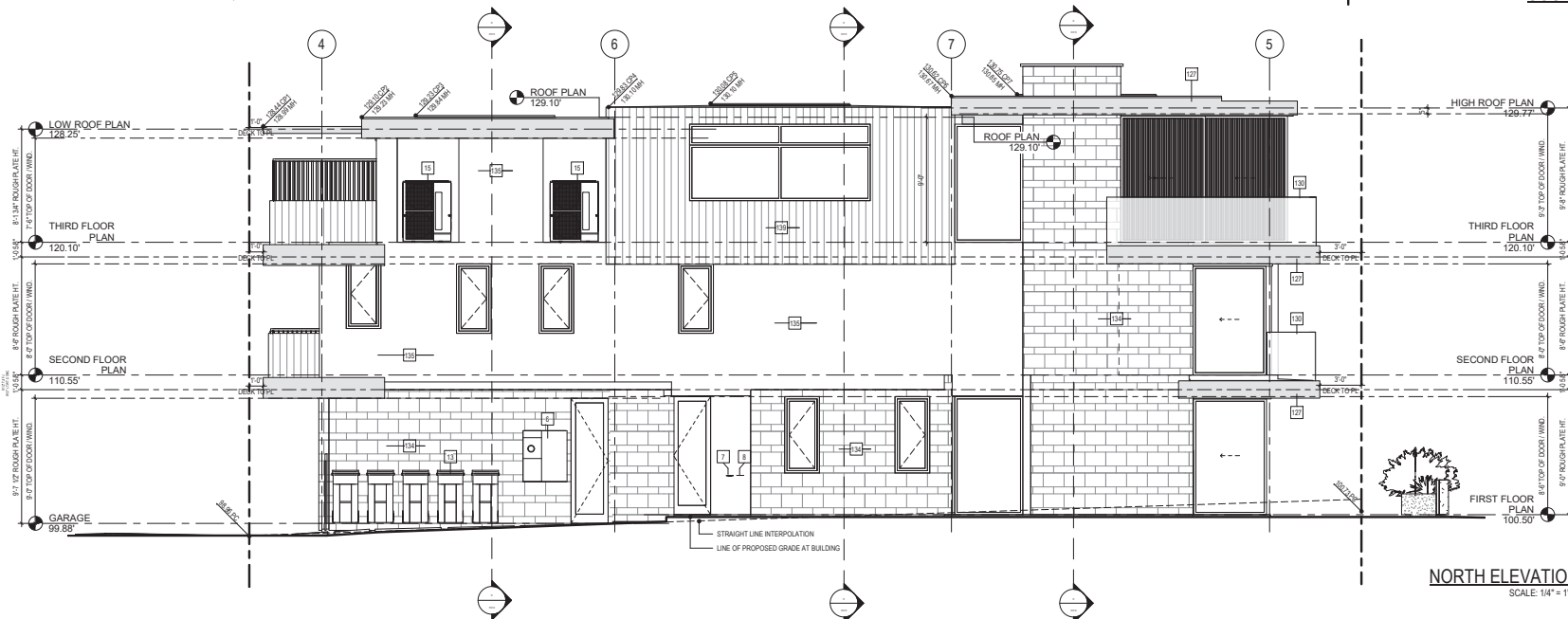
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A.05





SOUTH ELEVATION

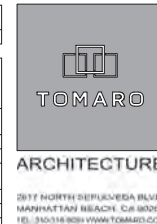
SCALE: 1/4" = 1'-0"



NORTH ELEVATION

SCALE: 1/4" = 1'-0"

KEYNOTE LEGEND	
SYM.	DESCRIPTION
6	400 AMP ELECTRICAL SERVICE PANEL: CALCULATIONS TO BE SUBMITTED AS A DEFERRED SUBMITTAL PER CITY ORDINANCE
7	GAS METER WITH APPROVED SEISMIC GAS SHUTOFF VALVE
8	WATER MAIN RISER
13	TRASH AREA
15	AIR CONDITIONER CONDENSING UNITS
87	LUTRON PANELS
93	
110	
118	
127	EAVES: BONDERIZED METAL FASCIA
130	DECK RAILING: CLEAR GLASS RAILING IN METAL BASE CHANNEL
134	STONE VENEER: CULTURED STONE VENEER ATTACHED TO STUCCO BROWN COAT PER CBC SECTION 1403.5.4. PROVIDE PRECAST CONCRETE LEDGE CAP
135	STUCCO: 7/8" SMOOTH TROWEL FINISH STUCCO PLASTER OVER WIRE LATH ATTACHED WITH 8d COOLER NAILS @ 6" O.C. OWNER AND ARCHITECT TO SELECT AND/OR APPROVE COLOR
139	WOOD SIDING: 1X6 WOOD SIDING OVER #15 FELT PAPER
154	



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DRAWING
ELEVATIONS

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A.06

Explore Scenarios

84 17th street, hermosa be

Legend

Maximum Wave Runup

Flood-prone Low Lying

Flood Extent

Flood Depth

No Data

0 cm (0 ft)

250 cm (8.2 ft)

500 cm (16.4 ft)

750 cm (24.6 ft)

Scenario

6.6 ft

100 year

Sea Level Rise

Storm Frequency

Use cm

100 year

20 year

Annual

None

Project Site

16th street Lifeguard Station, Hermosa Beach

Christian Science Church

First Church of Christ Scientist

Chef Melba's Bistro Fine Dining • SS

Crush Salon - Hermosa Beach

Noble Park

La Playita Mexican • SS

Hermosa Beach

Hermosa Brewing Company

Underground Pub & Grill • SS

Agave Azul • SS

Agave Azul • SS

Agave Azul • SS

Agave Azul • SS

Agave Azul • SS

Agave Azul • SS

Agave Azul • SS

Agave Azul • SS

Agave Azul • SS

Exhibit 3.

5-21-0882

Singer

CosMos Flooding Analysis

Explore Scenarios

1530 the strand, hermosa b

Legend

Groundwater Hazard

- Marine Inundation (MHHW sea level)
- Water Table at Surface (Emergent)
- Water Table Between 0-1m Depth (Very Shallow)
- Water Table Between 1-2m Depth (Shallow)
- Water Table Between 2-5m Depth (Moderate)

Scenario

6.6 ft 100 year

Sea Level Rise Storm Frequency

Use cm

16.4 ft 100 year

9.8 ft 8.2 ft 6.6 ft 5.7 ft 4.9 ft 4.1 ft 3.3 ft 2.5 ft 1.6 ft 0.8 ft 0 ft

20 year

Annual

None

Sea Level Rise Storm Frequency

Groundwater Geology

- More permeable / deeper water table
- Moderate
- Less permeable / shallower water table

Project Site

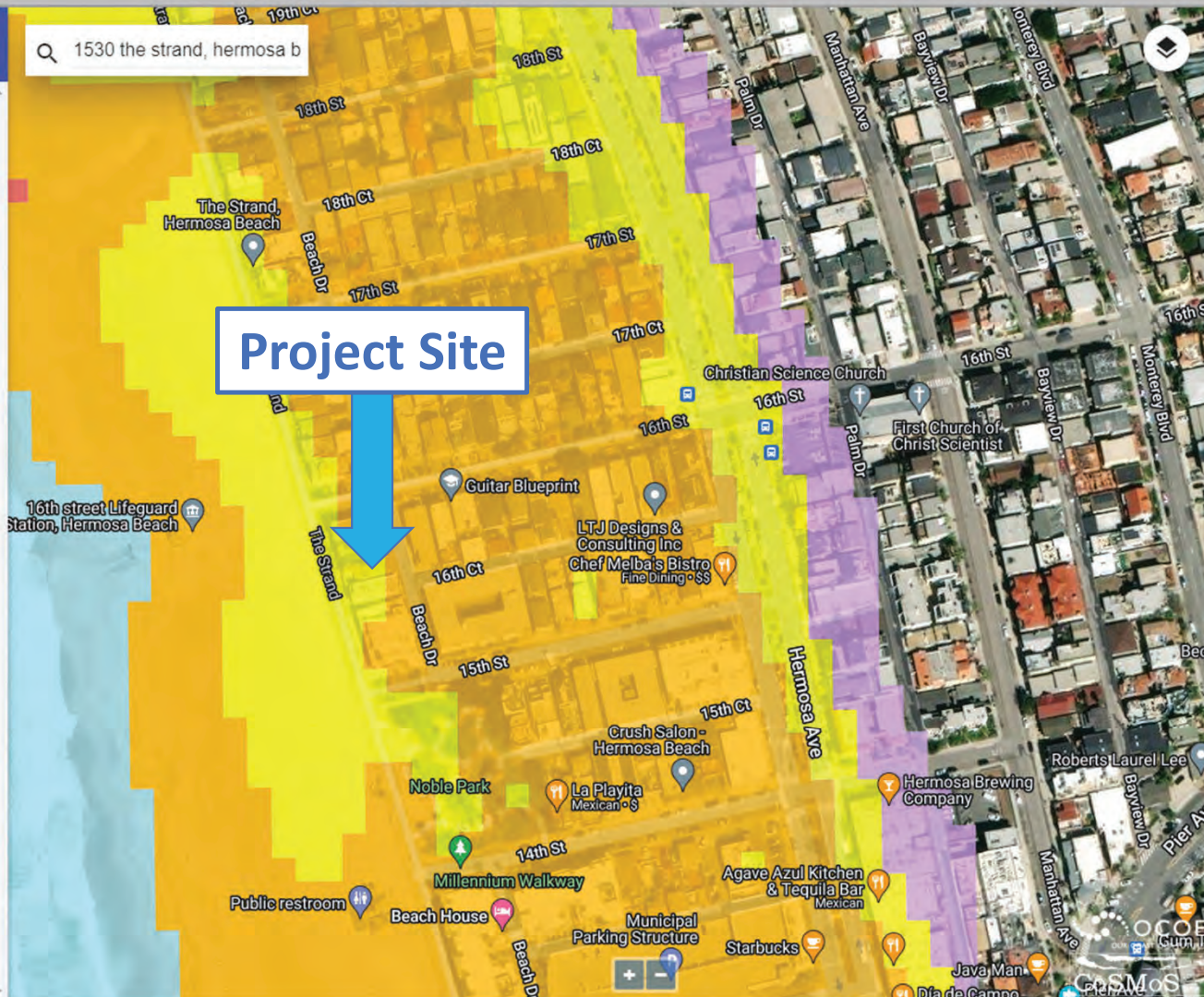


Exhibit 4.
5-21-0882
Singer
CosMos Groundwater Analysis

Community Character Survey

Address	Residence Type	Structure Size (sq. ft.)	Lot Size (sq. ft.)
1502 The Strand	condo (7 units)	9,506	7,176
1522 The Strand	single-family	3,817	2,392
1530 The Strand*	duplex	2,906	2,412
1534 The Strand	single-family	2,918	2,392
1540 The Strand	single-family	5,168	4,180
16 16 th St.	duplex	3,518	3,918
26 16 th St.	triplex	3,168	2,851
32 16 th St.	multi-family residential (5 units)	3,786	3,531
44 16 th St.	single-family	1,393	3,799
50 16 th St.	duplex	2,740	2,869
56 16 th St.	single-family	2,600	2,846
60 16 th St.	duplex	1,497	2,852
66 16 th St.	duplex	2,094	2,847
74 16 th St..	duplex	3,149	2,845
82 16 th St.	duplex	2,994	2,846
84 16 th St.	duplex	3,054	2,852
92 16 th St.	single-family	4,284	2,845
1517 Hermosa Ave.	condo (2 units)	5,120	3,878
15 15 th St.	condo (27 units)	23,958	13,409
49 15 th St.	triplex	3,729	2,836
53 15 th St.	condo (2 units)	4,114	2,847
59 15 th St.	condo (2 units)	4,114	2,873
77 15 th St.	condo (14 units)	15,256	8,560
85 15 th St.	duplex	4,689	2,854
89 15 th St.	multi-family residential (5 units)	3,003	2,849

* Project Site

**Exhibit 5.
5-21-0882
Singer
Community Character Analysis**