**CALIFORNIA COASTAL COMMISSION**
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| Hearing Date: | 04/15/26 |

## STAFF REPORT: CONSENT CALENDAR

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| **Application No.:** | **5-26-0068** |
| **Applicant:** | **Barry and Patricia Siegel** |
| **Agent:** | Brandon Straus, Srour & Associates |
| **Location:** | 1630 The Strand, Hermosa Beach, Los Angeles County (APN: 4183-006-005) |
| **Project Description:** | Interior remodel of an existing 25.85 ft. high, 2,439 sq. ft. single family residence and construction of a 439 sq. ft. second floor addition above existing two-car garage. The project includes hardscaping and landscaping to the encroachment area seaward of the residence. |
| **Staff Recommendation:** | Approval with conditions. |

## SUMMARY OF STAFF RECOMMENDATION

The applicant proposes an interior remodel and a second-story addition to an existing single-family residence with an attached two-car garage on a 2,397-square-foot developed beachfront lot at 1630 The Strand in Hermosa Beach **(Exhibit 1)**. The single-family residence will retain its foundation, however the majority of the exterior walls and entire roof of the structure will be demolished and replaced and is therefore considered new development. The project also includes 184 square feet of new hardscaping and landscaping within an existing patio area located in a portion of the public right-of-way, authorized through the City's encroachment program.

The Commission certified the City of Hermosa Beach's Land Use Plan (LUP) in 1982. However, the City does not yet have a certified Local Coastal Program (LCP). Therefore, the Chapter 3 policies of the Coastal Act constitute the standard of review for the project, with the certified LUP used as guidance.

BarrThe primary coastal resource impacts at issue are: beachfront development and natural hazards that may exist, such as flooding, and the public access impacts that may be caused by the retained encroachment in the public right-of-way, and protection of water quality during construction.

With regard to public access, the project site is located adjacent to The Strand, an approximately 26-ft. wide public lateral walkway that extends for approximately four miles between 45th Street (the border between El Segundo and Manhattan Beach) to Herondo Street (the border between Hermosa Beach and Redondo Beach). **(Exhibit 1)**. The Strand is approximately 20 feet in width and is developed with a paved multi-use path that accommodates residents and visitors engaging in recreational activities such as walking, jogging, and bicycling, and provides access to the shoreline. The portion of the public right-of-way located inland of The Strand walkway is approximately 5 to 6 feet wide and has historically been developed by adjacent homeowners through the City's encroachment program. In this case, there exists an approximately 27-foot-long by 6.7-foot-wide (approximately 181-square-foot) area of City right-of-way is located between the property and The Strand walkway. This area is currently developed with a concrete patio that directly abuts the walkway. As part of the proposed project, the applicant is proposing to replace approximately 184 square feet of existing concrete work, new concrete patio steps, and 61 sq. ft. lf landscaping. To ensure that the development within the right-of-way is controlled by an encroachment permit with the City, which is revocable by the City of Hermosa Beach Public Works Department, staff recommends **Special Condition 2**, which describes the applicants' obligations related to the encroachment and imposes a 5-year authorization on the development within the encroachment area. At the end of the 5-year term, an amendment to the subject CDP must be sought and approved in order to retain the encroachment or remove the development from the public right of way.

With regard to potential hazards related to new development on an oceanfront lot, the project is located adjacent to the sandy beach along the Strand, a shoreline area subject to coastal hazards including waves, flooding, erosion, and sea level rise. Thus, staff recommends **Special Condition 1,** which requires the applicant to assume the hazards associated with development in this location, and **Special Condition 4,** which requires a waiver of rights to future shoreline protective devices.

During construction, the proposed project has potential for adverse impacts to water quality and marine resources. Therefore, staff recommends the Commission impose **Special Condition 5**, which provides standards for the safe storage of construction materials and the safe disposal of construction debris. In order to ensure these conditions are enforced and future owners are made aware of the conditions; **Special Condition 6** requires a deed restriction.

Staff is recommending **approval** of the proposed coastal development permit with **six** special conditions. The special conditions would address: 1) waiver of liability and indemnity; 2) public access mitigation; 3) future development; 4) shoreline protective device; 5) construction BMP's on the property; and 6) a deed restriction recorded against the property imposing all of the Special Conditions contained in this staff report as restrictions. The motion can be found on page 4.

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## APPENDICES

Appendix A - Substantive File Documents

## EXHIBITS

Exhibit 1 - Vicinity Map

Exhibit 2 - Proposed Plans

Exhibit 3 – Encroachment Area

# I. MOTION AND RESOLUTION

**Motion:**

I move that the Commission approve the coastal development permit applications included on the consent calendar in accordance with the staff recommendations.

Staff recommends a **YES** vote. Passage of this motion will result in approval of all the permits included on the consent calendar. The motion passes only by affirmative vote of a majority of the Commissioners present.

# II. STANDARD CONDITIONS

1. **Notice of Receipt and Acknowledgment**. The permit is not valid and development shall not commence until a copy of the permit, signed by the applicant or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.

2. **Expiration**. If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.

3. **Interpretation**. Any questions of intent of interpretation of any condition will be resolved by the Executive Director or the Commission.

4. **Assignment**. The permit may be assigned to any qualified person, provided that the assignee files with the Commission an affidavit accepting all terms and conditions of the permit.

5. **Terms and Conditions Run with the Land**. These terms and conditions shall be perpetual, and it is the intention of the Commission and the applicant to bind all future owners and possessors of the subject property to the terms and conditions.

# III. SPECIAL CONDITIONS

This permit is granted subject to the following special conditions:

1. **Assumption of Risk, Waiver of Liability and Indemnity.** By acceptance of this permit, the applicant acknowledges and agrees (i) that the site may be subject to hazards from flooding, sea-level rise, erosion and wave uprush; (ii) to assume the risks to the applicant and the property that is the subject of this permit of injury and damage from such hazards in connection with this permitted development; (iii) to unconditionally waive any claim of damage or liability against the Commission, its officers, agents, and employees for injury or damage from

such hazards; and (iv) to indemnify and hold harmless the Commission, its officers, agents, and employees with respect to the Commission's approval of the project against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement arising from any injury or damage due to such hazards.

**2. Encroachment and Public Access Mitigation**

a. The proposed hardscaping and landscaping, and within the 184 sq. ft. are the only development allowed by this Coastal Development Permit (5-26-0068) in the City of Hermosa Beach Oceanfront Encroachment Area at 1630 The Strand, as shown in **Exhibit 2.** Any development in the public right-of-way, including additional improvements, repairs, and maintenance, cannot occur without an amendment to this coastal development permit or a new coastal development permit from the Coastal Commission, unless the Executive Director determines through written confirmation that no amendment or new permit is legally required.
b. **Length of Authorization**. The authorized development described in Special Condition 2A shall only be authorized for five (5) years. Upon expiration of this authorization period, the permittee shall either A) remove all development within the public right-of-way; or B) apply to the California Coastal Commission for a CDP Amendment to extend the authorization period for the development within the public right-of-way.

**3. Future Development.** This permit is only for the development described in coastal development permit (CDP) No. 5-26-0068. Pursuant to Title 14 California Code of Regulations (CCR) Section 13253(b)(4), the exemptions that would otherwise be provided in Public Resources Code (PRC) Section 30610(b) shall not apply to the development governed by CDP No. 5-26-0068. Accordingly, any future improvements to this structure authorized by this permit shall require an amendment to CDP No. 5-26-0068 from the Commission or shall require an additional CDP from the Commission or from the applicable certified local government. In addition, thereto, an amendment to CDP No. 5-26-0068 from the Commission or an additional CDP from the Commission or from the applicable certified local government shall be required for any repair or maintenance identified as requiring a permit pursuant to PRC Section 30610(d) and Title 14 CCR Sections 13252(a).

**4. Waiver of Rights to Future Shoreline Protective Device.** By acceptance of this permit, the applicant acknowledges that this project constitutes new development under the Coastal Act and is therefore not entitled to a shoreline protective device under Section 30235 of the Coastal Act. Thus, by acceptance of this permit, the applicant hereby waives, on behalf of itself and all successors and assigns, any rights to construct such devices that may exist under applicable law. The applicant further agrees, on behalf of itself and all successors and assigns, that the landowner(s) shall remove the development authorized by this

permit, including the residence, garage, foundations, permitted encroachments, and patio if: (a) any government agency has ordered that the structures are not to be occupied due to coastal hazards, or if any public agency requires the structures to be removed; (b) essential services to the site can no longer feasibly be maintained (e.g., utilities, roads); (c) the development is no longer located on private property due to the migration of the public trust boundary; (d) removal is required pursuant to LCP policies for sea-level rise adaptation planning; or (e) the development would require a shoreline protective device that is inconsistent with the coastal resource protection policies of the Coastal Act or certified LCP to prevent a-d above. In the event that portions of the development fall to the beach before they are removed, the landowner(s) shall remove all recoverable debris associated with the development from the beach and ocean and lawfully dispose of the material in an approved disposal site. Such removal shall require a coastal development permit.

5. **Storage of Construction Materials, Mechanized Equipment, and Removal of Construction Debris.** By acceptance of this permit, the permittee agrees that:

    a. No demolition or construction materials, debris, or waste shall be placed or stored where it may enter sensitive habitat, receiving waters or a storm drain, or be subject to wave, wind, rain, or tidal erosion and dispersion;

    b. No demolition or construction equipment, materials, or activity shall be placed in, or occur in any location that would result in impacts to, environmentally sensitive habitat areas, streams, wetlands or their buffers;

    c. Any and all debris resulting from demolition or construction activities shall be removed from the project site within 24 hours of completion of the project;

    d. Demolition or construction debris and sediment shall be removed from work areas each day that demolition or construction occurs to prevent the accumulation of sediment and other debris that may be discharged into coastal waters;

    e. All trash and debris shall be disposed in the proper trash and recycling receptacles at the end of every construction day;

    f. The applicant shall provide adequate disposal facilities for solid waste, including excess concrete, produced during demolition or construction;

    g. Debris shall be disposed of at a legal disposal site or recycled at a recycling facility. If the disposal site is located in the coastal zone, a coastal development permit or an amendment to this permit shall be required before disposal can take place unless the Executive Director determines that no amendment or new permit is legally required;

h. All stockpiles and construction materials shall be covered, enclosed on all sides, shall be located as far away as possible from drain inlets and any waterway, and shall not be stored in contact with the soil;

i. Machinery and equipment shall be maintained and washed in confined areas specifically designed to control runoff. Thinners or solvents shall not be discharged into sanitary or storm sewer systems;

j. The discharge of any hazardous materials into any receiving waters is prohibited;

k. Spill prevention and control measures shall be implemented to ensure the proper handling and storage of petroleum products and other construction materials. Measures shall include a designated fueling and vehicle maintenance area with appropriate berms and protection to prevent any spillage of gasoline or related petroleum products or contact with runoff. The area shall be located as far away from the receiving waters and storm drain inlets as possible;

l. Best Management Practices (BMPs) and Good Housekeeping Practices (GHPs) designed to prevent spillage and/or runoff of demolition or construction-related materials, and to contain sediment or contaminants associated with demolition or construction activity, shall be implemented prior to the on-set of such activity; and

m. All BMPs shall be maintained in a functional condition throughout the duration of construction activity.

**6. Deed Restriction.** PRIOR TO ISSUANCE OF THIS COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and approval documentation demonstrating that the applicant has executed and recorded against the parcel(s) governed by this permit a deed restriction, in a form and content acceptable to the Executive Director: (1) indicating that, pursuant to this permit, the California Coastal Commission has authorized development on the subject property, subject to terms and conditions that restrict the use and enjoyment of that property; and (2) imposing the Special Conditions of this permit, as covenants, conditions and restrictions on the use and enjoyment of the Property. The deed restriction shall include a legal description of the entire parcel or parcels governed by this permit. The deed restriction shall also indicate that, in the event of an extinguishment or termination of the deed restriction for any reason, the terms and conditions of this permit, shall continue to restrict the use and enjoyment of the subject property so long as either this permit or the development it authorizes, or any part, modification, or amendment thereof, remains in existence on or with respect to the subject property.

# IV. FINDINGS AND DECLARATIONS

## A. Project Description and Location

The subject site is a 2,397 square-foot beachfront lot located within a developed urban residential area, approximately 1260 feet north of the Hermosa Beach Pier, between the first public road and the sea (**Exhibit 1**). The project site is designated in the certified LUP as a Medium Density Residential, which corresponds to the R-2 zone in the City's uncertified zoning code. The LUP establishes that the R-2 zone allows for the development of single-family dwelling units, condominium developments, and duplexes. The site is currently developed with a single-family dwelling with an existing patio area in an encroachment area located along The Strand.

The applicant proposes a major remodel and addition to the existing 2,439 sq. ft. 25.85 ft. high, two-story residence, including a substantial interior renovation and an addition of approximately 439 square feet of living area to create a remodeled residence totaling approximately 2,878 square feet with an attached 470 sq. ft. garage, totaling 3,348 square feet including covered parking and accessory areas (**Exhibit 2**). The interior renovation will include a remodeled entry area, an addition of an elevator, and new windows and doors throughout the residence. The project will remain the same 25.85 feet in height and would retain two on-site parking spaces. No grading is proposed as part of the project. Off-site improvements include repaving of the right-of-way behind the lot and installation of new sewer lateral and underground utilities. The applicant also proposes new concrete steps, installation of permeable pavers, 61 sq. ft. of landscaping and a new drainage system with catch basins and on-site retention features designed to capture and filter stormwater runoff prior to discharge to the municipal system.

### Public Access

The project site is located adjacent to The Strand, an approximately 26-ft. wide public lateral walkway that extends for approximately four miles between 45th Street (the border between El Segundo and Manhattan Beach) to Herondo Street (the border between Hermosa Beach and Redondo Beach). (**Exhibit 1**). The Strand is developed with a paved multi-use path used by both residents and visitors for recreational purposes such as walking, jogging, biking, etc., as well as for access to the shoreline. Portions of The Strand contains approximately 5-6 ft. of private encroachments that have been developed by adjacent homeowners pursuant to the City's encroachment permit program. The encroachment permit program is not included in the City's certified LUP. In order to participate in the encroachment permit program, the applicant is required to submit an application to the City and pay a one-time encroachment fee. As of 2025, the encroachment permit fee is $1,590 plus an additional 7% processing fee ($111.30) for a total of $1,701.30.

In 2021, Staff received additional information on the use of the fees that are paid to the current encroachment program. According to the City, the fees are used for covering staff time for engineers to review, process, and approve the encroachment permit

application (including plan check, plan check revisions, and an inspection of the encroachment area). The City has confirmed that no portion of the fee funds public access benefits to mitigate for the loss of public land. The Coastal Act's emphasis on public access strongly discourages policies and programs that grant certain private individuals exclusive use of public lands, particularly when coastal beaches and beach adjacent recreation areas are expected to diminish considerably over time as a result of sea level rise. Individually and cumulatively, the private encroachments into the City's right-of-way have the potential to make it more difficult to relocate The Strand walkway landward in the future, if it becomes necessary to do so due to sea level rise. Therefore, based on the information received from City about the program, staff determined that the fee is currently not proportionate to the value of exclusive private use of the public lands, and since the fee does not go towards any public benefit, the private use of the public land is not properly mitigated by the encroachment permit fee.

Notwithstanding the information above, it is apparent that a predominant line of development has been established over several decades which incorporates the use of the 6-ft wide encroachment into the Strand right-of-way. Staff has started to coordinate with the City on redeveloping its encroachment permit program to sufficiently address and mitigate public access impacts that have occurred through the utilization of 6-ft. encroachment areas. While a redeveloped program could take several forms, one meaningful approach could include instituting a higher annual fee (as opposed to only a small one-time payment) which could go into a dedicated funding source to be used for public access improvements in the coastal zone. At this time, there is no finalized plan for a redeveloped encroachment permit program.

As mentioned above, the project proposes to maintain an approximately 184 sq. ft., private encroachment into the City's right-of-way located directly in front of the project site and improve it with hardscaping and landscaping within the encroachment area. The proposed improvements in the encroachment area do not extend further than 6 ft. into the Strand public right-of-way, which would leave 20 feet of public right-of-way available for public access and recreation along the Strand. Moreover, the proposed development is consistent with the predominant line of development along the Strand. The encroachment area is subject to review, approval, and revocation by the City of Hermosa Beach Public Works Department (**Exhibit 3**)**.** The applicant has applied for an encroachment permit with the City. To ensure that the applicant maintains the encroachment permit with the City, staff recommends the Commission impose **Special Condition 2**, laying out the applicant's rights and obligations related to the encroachment. Pursuant to **Special Condition 2**, the approval for these improvements in the right of way is limited to 5 years, which is intended to provide Commission staff time to coordinate with the City of Hermosa Beach to develop an Encroachment Permit program that adequately addresses public access. Prior to expiration of this authorization period, the permittee shall either remove all development within the public right-of-way or apply to the California Coastal Commission for a CDP amendment to extend the authorization period for the development within the public right-of-way. The limited authorization period allows for continued discussions between the City and the

Coastal Commission to address the City's encroachment program and the fees assessed for the use of public land.

**Hazards**

With regard to coastal hazards, the proposed project is sited on a beachfront location in a low-lying area that is inherently vulnerable to flood hazards that will likely be exacerbated by sea level rise from the ocean and more frequent and severe storm events.

Section 30253 prohibits new development that would require construction of a protective device that would substantially alter natural landforms. Here, the single-family residence will retain its foundation, however the majority of the exterior walls and entire roof of the structure will be demolished and replaced, and is therefore considered new development. The applicant has not proposed to construct a shoreline protection device and no shoreline protection would be authorized by this permit, nor is the proposed development expected to require shoreline protection over the life of the development; however, it must be clear that, as new development, the entire development approved by this permit is not entitled to a shoreline protection device now or in the future. Therefore, **Special Condition 4** requires the applicant to agree that no future shoreline protective device is allowed to protect the development authorized by this permit. In addition, this condition requires that if any part of the proposed development becomes threatened by coastal hazards in the future, then the threatened development must be removed rather than protected in place. **Special Condition 1** requires the applicant to assume the potential risk of injury and damage arising from coastal hazards that may threaten the development. Since coastal processes are dynamic and structural development may alter the natural environment, future development adjacent to the beach could adversely affect future shoreline conditions if not properly evaluated and thus **Special Condition 3** requires the applicant obtain a permit amendment or new permit for any future improvements to the residence, garage, patio, decks or foundations.

To ensure that any prospective future owners of the property are made aware of the applicability of the conditions of this permit, **Special Condition 6** requires the property owners to record a deed restriction against the property, referencing all of the above special conditions of this permit and imposing them as covenants, conditions and restrictions on the use and enjoyment of the property.

Section 30600(c) of the Coastal Act provides for the issuance of coastal development permits directly by the Commission in regions where the local government having jurisdiction does not have a certified Local Coastal Program. The City of Hermosa Beach does not have a certified Local Coastal Program, however there is a certified Land Use Plan (LUP). Therefore, the Coastal Commission is the permit issuing entity, and the standard of review is Chapter 3 of the Coastal Act, with the LUP policies used as guidance.

The Commission certified the City's LUP in 1982. However, the City does not yet have a certified Local Coastal Program (LCP). Therefore, the Chapter 3 policies of the Coastal Act constitute the standard of review for the project, with the certified LUP used as guidance.

## B. Development

As proposed, the development is located within an existing developed area and is compatible with the character and scale of the surrounding area. The project provides adequate parking. Therefore, the Commission finds that the development conforms with Sections 30250, 30251, and 30252 of the Coastal Act.

## C. Public Access and Recreation

The proposed development will not affect the public's ability to gain access to, and/or to make use of, the coast and nearby recreational facilities. The project provides adequate off-street parking. As conditioned, the proposed development will not have any new adverse impact on public access to the coast or to nearby recreational facilities. Thus, as conditioned, the proposed development conforms with Sections 30210 through 30214 of the Coastal Act.

## D. Water Quality

The proposed development has a potential for a discharge of polluted runoff from the project site into coastal waters. The development, as proposed, incorporates design features to minimize the effect of construction and post-construction activities on the marine environment. These design features include, but are not limited to, the appropriate management of equipment and construction materials, reducing runoff through the use of permeable surfaces, and for the use of post-construction best management practices to minimize the project's adverse impact on coastal waters. Therefore, the Commission finds that the proposed development, as conditioned, conforms with Sections 30230 and 30231 of the Coastal Act regarding the protection of water quality to promote the biological productivity of coastal waters and to protect human health.

## E. Hazards

Development adjacent to the ocean is inherently hazardous. Development which may require a protective device in the future can not be allowed due to the adverse impacts such devices have upon, among other things, public access, visual resources and shoreline processes. To minimize the project's impact on shoreline processes, and to minimize risks to life and property, the development has been conditioned to: require an appropriate set-back from the water; require a drainage and runoff control plan to direct, treat, and minimize the flow of water offsite; prohibit construction of protective devices (such as a seawall) in the future; and to require that the landowner and any successor-in-interest assume the risk of undertaking the development. As conditioned, the Commission finds that the development conforms to the requirements of Sections

30235 and 30253 of the Coastal Act regarding the siting of development in hazardous locations.

## F. Deed Restriction

To ensure that any prospective future owners of the property are made aware of the applicability of the conditions of this permit, the Commission imposes a condition requiring that the property owner record a deed restriction against the property, referencing all of the above Special Conditions of this permit and imposing them as covenants, conditions and restrictions on the use and enjoyment of the Property. Thus, as conditioned, this permit ensures that any prospective future owner will receive notice of the restrictions and/or obligations imposed on the use and enjoyment of the land, including the risks of the development and/or hazards to which the site is subject, and the Commission's immunity from liability.

## G. Local Coastal Program (LCP)

Coastal Act Section 30604(a) states that, prior to certification of a local coastal program ("LCP"), a coastal development permit can only be issued upon a finding that the proposed development is in conformity with Chapter 3 of the Act and that the permitted development will not prejudice the ability of the local government to prepare an LCP that is in conformity with Chapter 3. The Land Use Plan (LUP) for Hermosa Beach was effectively certified on April 21, 1982; however, because Hermosa Beach does not have a certified LCP, the Coastal Act is the standard of review for this project. As conditioned, the proposed development is consistent with Chapter 3 of the Coastal Act and with the certified Land Use Plan for the area. Approval of the project, as conditioned, will not prejudice the ability of the local government to prepare an LCP that is in conformity with the provisions of Chapter 3 of the Coastal Act.

## H. California Environmental Quality Act (CEQA)

Section 13096 of Title 14 of the California Code of Regulations requires Commission approval of Coastal Development Permit applications to be supported by findings showing the approval, as conditioned, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment. The Commission's regulatory program for reviewing and granting CDPs has been certified by the Resources Secretary to be the functional equivalent of CEQA. (14 CCR § 15251(c).)

In this case, the City of Hermosa Beach is the lead agency and the Commission is a responsible agency for the purposes of CEQA. The City of Hermosa Beach determined that the proposed development is statutorily exempt from CEQA under Section 15268(a), which exempts ministerial projects from CEQA requirements. As conditioned, there are no feasible alternatives or additional feasible mitigation measures available

that would substantially lessen any significant adverse effect that the activity may have on the environment. Therefore, the Commission finds that the proposed project, as conditioned to mitigate the identified impacts, is the least environmentally damaging feasible alternative and can be found consistent with the requirements of the Coastal Act to conform to CEQA.

# APPENDIX A – SUBSTANTIVE FILE DOCUMENTS

- Coastal Development Permit Application Number 5-26-0068 and associated file documents