

**CALIFORNIA COASTAL COMMISSION**

South Coast Area Office  
 2900 Oceanside, Suite 1000  
 Long Beach, CA 90802-4302  
 (562) 590-5071

Filed: 1/7/2003  
 49th Day: 2/25/2003  
 180th Day: 7/6/2003  
 Staff: CP-LB  
 Staff Report: 3/19/2003  
 Hearing Date: April 8, 2003  
 Commission Action:


**Tu10c****STAFF REPORT: MATERIAL AMENDMENT****APPLICATION NUMBER:** 5-02-397-A1 (Amending Permit P-78-4413)**APPLICANT:** Armand J. DeWeese**RECORD PACKET COPY****AGENT:** N/A**PROJECT LOCATION:** 84-86 64<sup>th</sup> Place, City of Long Beach.

**PROJECT DESCRIPTION:** Delete Special Condition Two of Coastal Development Permit P-78-4413 (which required the applicant to record a deed restriction that limits the use of the two-unit residential building to rental use only), and extinguish the recorded deed restriction.

Lot Area	3,888 square feet
Building Coverage	2,388 square feet (approx.)
Pavement Coverage	1,000 square feet (approx.)
Landscape Coverage	500 square feet (approx.)
Parking Spaces	6
Zoning	R2
Plan Designation	Low Density Residential
Ht above final grade	29.5 feet

**LOCAL APPROVAL:** N/A.**SUBSTANTIVE FILE DOCUMENTS:**

1. City of Long Beach certified Local Coastal Program (LCP), 7/22/80.
2. Coastal Development Permit P-78-4413 (Armand J. DeWeese).
3. Los Angeles County Recorders Office Instrument No. 79-103452.
4. Coastal Development Permit P-78-4419 (Bodenburg).
5. Coastal Development Permit A-78-4637 (Haendiges).

**SUMMARY OF STAFF RECOMMENDATION:**

Staff is recommending that the Commission grant the permit amendment request to delete Special Condition Two of Coastal Development Permit P-78-4413 and extinguish the recorded deed restriction that limits the use of the two-unit residential building to rental use only. No development or change in use is proposed or approved by the permit amendment. No special conditions are being imposed. The applicant agrees with the recommendation. **See Page Two for Motion.**

**PROCEDURAL NOTE:**

The Commission's regulations provide for referral of permit amendment requests to the Commission if:

- 1) The Executive Director determines that the proposed amendment is a material change,
- 2) Objection is made to the Executive Director's determination of immateriality, or
- 3) The proposed amendment affects conditions required for the purpose of protecting a coastal resource or coastal access.

In this case, the Executive Director has determined that the proposed amendment is a material change to the previously approved project. If the applicant or objector so requests, the Commission shall make an independent determination as to whether the proposed amendment is material. [Title 14 California Code of Regulations 13166].

**STAFF RECOMMENDATION:**

The staff recommends that the Commission adopt the following resolution to **APPROVE** the permit amendment request with no special conditions:

**MOTION**

*"I move that the Commission approve the proposed amendment to Coastal Development Permit P-78-4413 (5-02-397-A1) pursuant to the staff recommendation."*

Staff recommends a **YES** vote. Passage of this motion will result in approval of the amendment and adoption of the following resolution and findings. An affirmative vote by a majority of the Commissioners present is needed to pass the motion.

**I. Resolution for Approval**

The Commission hereby approves the coastal development permit amendment on the ground that the development as amended will be in conformity with the policies of Chapter 3 of the Coastal Act and will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3. Approval of the permit amendment complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the amended development on the environment, or 2) there are no feasible mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the amended development on the environment.

## II. Findings and Declarations

The Commission hereby finds and declares:

### A. Project Description and History

The applicant has requested that the Commission delete Special Condition Two of Coastal Development Permit P-78-4413 and allow the applicant to extinguish the recorded deed restriction that limits the use of the two-unit residential building to rental use only. Special Condition Two of Coastal Development Permit P-78-4413 (Exhibit #5) states:

2. **PRIOR TO THE ISSUANCE OF PERMIT**, applicant shall submit: a deed restriction for recording limiting the use of the structure to rental use only, one of which may be occupied by owner.

Coastal Development Permit P-78-4413 was approved by the South Coast Regional Commission on December 18, 1978. As required, the applicant recorded the deed restriction on January 24, 1979 (L.A. Co. Instrument No. 79-103452). Coastal Development Permit P-78-4413 was issued on February 20, 1979, and the applicant completed the approved development consisting of:

Construction of an additional dwelling unit on a 3,888 square foot lot adjacent to Alamitos Bay, resulting in two dwelling units with a total square footage of 4,699, 29.5 feet in elevation above the centerline of the frontage road.

The existing duplex is located on the southern shoreline of Alamitos Bay, immediately inland of the sandy beach and public pedestrian walkway known as Bayshore Walk (Exhibit #2). The neighborhood is primarily comprised of two and three-story single family homes and apartment buildings. Pursuant to the Commission's certification of the Long Beach LCP in 1980, the City of Long Beach has permitting jurisdiction for the project area, including the site. The City, however, does not have jurisdiction over the 1978 permit that is the subject of this permit amendment request. Only the Commission can delete a condition of a Commission-approved permit as requested. No development or change in use is proposed as part of this permit amendment request.

### **Background**

Commission staff has researched the permit's records in order to determine why the Commission in 1978 imposed the special condition that is the subject of this permit amendment request. Neither the permit application file or the audio tape recording of the Commission's December 18, 1978 public hearing provide any basis for the imposition of the special condition. There was no discussion of the application at the Commission's December 18, 1978 public hearing because the Commission approved Coastal Development Permit P-78-4413 as a Consent Calendar item. A one-page staff document dated November 27, 1978 and entitled, "Notice of Proposed Permit Conditions" recommends a condition to require "a deed restriction for recording limiting the structure to apartment use", but does not include any findings or explanation as to why such a condition was recommended. The coastal development permit, issued on February 20, 1979 and attached to this report as Exhibit #5,

includes the list of special conditions of approval and the Commission's general findings of consistency with Chapter 3 of the Coastal Act, but also does not include any explanation for Special Condition Two. Nowhere does the written or audio record for the coastal development permit identify a coastal resource that needs the protection of the restriction imposed by the special condition. [Note: Severe staff shortages in the late 1970's resulted in many permit applications being processed and approved with abbreviated findings and staff reports.]

In order to identify potential reasons for the imposition of the special condition, staff also researched seven hundred other permit application files that were processed in late 1978 and early 1979. The records show that the Commission often required, as conditions of permits, the recording of deed restrictions that limited the use of approved residential developments to the specific type of use that was being permitted. For example, the required deed restriction would simply recite that the approved structure was limited to use as a "single family residence" or "three condominium units" or "two rental units", whichever was the case (as described in the development description section of the permit). In these cases, it was clear that the required deed restriction was merely recording the number (and type) of residential units being permitted by the coastal development permit. The deed restriction that is subject to this permit amendment request, however, does not state how many rental units were being permitted (in fact, two), and it does not even state that the approved use is "residential". So staff concludes that the special condition was not merely a recital of the type of development being approved by Coastal Development Permit P-78-4413, but an actual restriction imposed on the two residential units being approved.

The most likely reason for limiting a development to rental use only is the fact the Coastal Act, in 1978, required that housing for low and moderate income persons be protected and encouraged.

In 1978, Section 30213 of the Coastal Act stated, in part:

" . . . housing opportunities for persons of low and moderate income shall be protected, encouraged, and where feasible provided... New housing in the coastal zone shall be developed in conformity with the standards, policies and goals of local housing elements adopted in accordance with the requirements of subdivision c) of Section 65302 of the Government Code."

The Commission's records show that the Commission did not have a general prohibition on condominium units (non-rental units), but that rental units were preferred because they were more accessible to low and moderate-income persons than condominium units. The findings for Coastal Development Permit P-78-4419 state that, "...condominium units, in part because a purchase price is involved, are less accessible to lower income persons than in apartments."

The Commission, at that time, did approve permits for new condominium buildings and for the conversion of existing apartment units to condominiums. For instance, Coastal Development Permit P-78-4419 was approved for the conversion of two existing apartment units in Seal Beach to condominium units. The Commission approved Coastal Development Permit P-78-4419 with the finding that the rental units were not low or moderate-income rental units. Most of the new residential development approved in 1978-79 (other than single family residences) was overwhelmingly rental units rather than condominium units, and the Commission was

consistent in imposing requirements for deed restrictions on these new apartment developments. The deed restrictions usually stated exactly how many units were being approved and that they were, in fact, rental units.

In three cases where the Commission denied the conversion or demolition of apartment buildings to make way for proposed new condominium units (P-78-2906, P-79-4536 & P-79-4630), the findings stated that the loss of the existing rental units would be inconsistent with Section 30213 of the Coastal Act.

Also, staff did find a coastal development permit approving two rental units in Long Beach (A-78-4637) that included a special condition similar to the one that is the subject of this permit amendment. A special condition of Coastal Development Permit A-78-4637 required "a deed restriction for recording limiting the use of the structure to two rental units". The findings for Coastal Development Permit A-78-4637 state:

"The proposed project should be limited to a rental unit (sic), which would make it consistent with Section 30213 of the Coastal Act."

Therefore, staff concludes that the Commission was carrying out the requirements of the 1978 version of Section 30213 when it limited the use of residential units to rental units only. Consequently, the Commission would only approve new condominium units if such development did not displace existing low or moderately priced rental units. This would not be an issue if an applicant was proposing rental units, whether new units or replacement units, as was the case with Coastal Development Permit P-78-4413. The Commission would then rather routinely require a deed restriction for recording that limited the use of the structure to what was being proposed, whether it was two rental units or more.

### **Conclusion**

The 1978 version of Section 30213 has since been deleted from the Coastal Act (c.1979-1981). Section 30213 of the Coastal Act currently states:

Lower cost visitor and recreational facilities shall be protected, encouraged, and, where feasible, provided. Developments providing public recreational opportunities are preferred. The commission shall not: (1) require that overnight room rentals be fixed at an amount certain for any privately owned and operated hotel, motel, or other similar visitor-serving facility located on either public or private lands; or (2) establish or approve any method for the identification of low or moderate income persons for the purpose of determining eligibility for overnight room rentals in any such facilities.

Although the record for Coastal Development Permit P-78-4413 does not explain the need for Special Condition Two, which the applicant wants deleted, staff's research supports a conclusion that the condition was imposed as part of the Commission's policy of not approving non-rental housing unless the applicant could prove that the proposed development did not displace existing low or moderately-priced rental units. In 1978, the applicant (Mr. DeWeese) proposed and received approval for two residential units. Since he was not proposing any condominium units, he was not required to prove whether the development would displace any

rental units. The applicant, not wanting to complicate his permit application, did not object to the Commission's imposition of the requirement for the deed restriction that limited the use to rental use only. Special Condition Two was imposed and accepted without discussion.

Now, the applicant is asking the Commission to delete Special Condition Two. Section 30213 of the Coastal Act no longer protects rental housing or low or moderate income housing. No Coastal Act policy currently would require a condition to limit the residential use to rental use only. Residential development is permitted throughout the coastal zone with no consideration as to whether the units are available for rent or not. Therefore, there would be no reason for the Commission to impose the same condition on the applicant's development today.

Of course the deletion of a special condition that was imposed by a previous Commission is permitted only in certain circumstances.

Section 30607.2 of the Coastal Act states:

**Section 30607.2 Low or moderate income housing; incorporation of conditions into coastal development permits; amendment or modification**

(a) Conditions requiring housing for persons and families of low or moderate income, as defined in Section 50093 of the Health and Safety Code, which were incorporated into a coastal development permit issued prior to January 1, 1982, may, at the request of the permittee, be amended or modified by the commission or by a local government having the authority to issue coastal development permits. In approving such amendments or modifications, only those conditions and requirements authorized by Section 65590 of the Government Code may be imposed on the permittee.

(b) Any person who, prior to January 1, 1982 has been issued a coastal development permit which contains requirements for low and moderate-income housing but who, prior to January 1, 1982, has not performed substantial work on the development site (such as grading, installation of streets, sewers or utilities or construction of major buildings) may elect to proceed under either of the following options:

(1) To proceed pursuant to all of the requirements of the coastal development permit, in which event the provisions of subdivision (a) shall apply to any subsequent request to amend or alter the coastal development permit in regard to housing requirements.

(2) To proceed without complying with the housing requirements contained in the coastal development permit, in which event the housing requirements for the development shall be governed by Section 65590 of the Government Code.

(c) No new coastal development permit or amendment to any existing permit for a sewer project shall be denied, restricted, or conditioned in order to implement housing policies or programs.

(d) Nothing in this section shall authorize or require the modification or amendment to any terms or conditions of any previously issued coastal development permit which guarantees housing opportunities for persons and families of low or moderate income where the term or condition has been met through an agreement executed and recorded on or before January 1, 1982, between an applicant and the commission. For previously approved or issued permits which involve new construction of less than 10 residential units, an executed and

recorded agreement guaranteeing housing opportunities for persons or families of low or moderate income, which has not been implemented by the transfer of an interest in real property or payment of a fee to a public agency or non profit association for the purpose of providing these housing opportunities, shall be voided if the applicant records the notice provided by the executive director of the commission. Further, nothing in this section shall impair the commission's authority to deny, restrict, or condition new permits or amendments to existing permits based on any requirement of this division.

(e) Nothing in this section authorizes or requires the modification of or amendment to any terms or conditions in Permit No.P-80-419 issued by the commission with respect to the reservation or administration of sewer capacity for affordable housing in the San Mateo County local coastal program.

Even if Special Condition Two of Coastal Development Permit P-78-4413 was imposed to protect low and moderate income housing opportunities, as surmised, the condition does not refer to low or moderate-income housing or protect it in any way. There was no limit imposed on the amount of rent that could be charged to the renter. Therefore, no part of Section 30607.2 is applicable to Coastal Development Permit P-78-4413 or this amendment request. If, however, the Commission does conclude that the condition was somehow related to low or moderate income housing rather than rental housing in general, then Section 30607.2(a) allows the condition to be removed.

Section 30609 of the Coastal Act states:

**Section 30609 Permits under prior law; modification; continuation**

Where, prior to January 1, 1977, a permit was issued and expressly made subject to recorded terms and conditions that are not dedications of land or interests in land for the benefit of the public or a public agency pursuant to the California Coastal Zone Conservation Act of 1972 (commencing with Section 27000), the owner of real property which is the subject of such permit may apply for modification or elimination of the recordation of such terms and conditions pursuant to the provisions of this division. Such application shall be made in the same manner as a permit application. In no event, however, shall such a modification or elimination of recordation result in the imposition of terms or conditions which are more restrictive than those imposed at the time of the initial grant of the permit. Unless modified or deleted pursuant to this section, any condition imposed on a permit issued pursuant to the former California Coastal Zone Conservation Act of 1972 (commencing with Section 27000) shall remain in full force and effect.

Coastal Development Permit P-78-4413 was not issued prior to January 1, 1977. Therefore, Section 30609 does not apply to this permit amendment request.

No coastal resource and no low or moderate-income housing is being protected by Special Condition Two of Coastal Development Permit P-78-4413. No part of the Coastal Act prevents this Commission from granting the applicant's amendment request. Therefore, Special Condition two of Coastal Development Permit P-78-4413 and the required deed restriction can be deleted consistent with the Coastal Act and with no effect on coastal resources. Amendment Request No. 5-02-397-A1 is approved.

**B. Public Access and Recreation**

The permit amendment will not affect the public's ability to gain access to, and/or to make use of, the coast and nearby recreational facilities. Thus, the permit amendment conforms with Sections 30210 through 30214, Sections 30220 through 30224, and 30252 of the Coastal Act.

**C. 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 based on the Commission's typically applied standards. Therefore, the Commission finds that the permit amendment and existing development conforms with Sections 30250, 30251 and 30252 of the Coastal Act.

**D. Deed Restriction**

The Commission, by approving this permit amendment request, authorizes the applicant to extinguish the deed restriction previously required by Special Condition Two of Coastal Development Permit P-78-4413 and recorded on January 24, 1979 as Los Angeles County Instrument No. 79-103452.

**E. Local Coastal Program**

The City of Long Beach LCP was effectively certified on July 22, 1980. As proposed, the amendment request is consistent with Chapter 3 of the Coastal Act and with the certified LCP for the area. Approval of the permit amendment will not prejudice the ability of the local government to prepare a Local Coastal Program that is in conformity with the provisions of Chapter 3 of the Coastal Act.

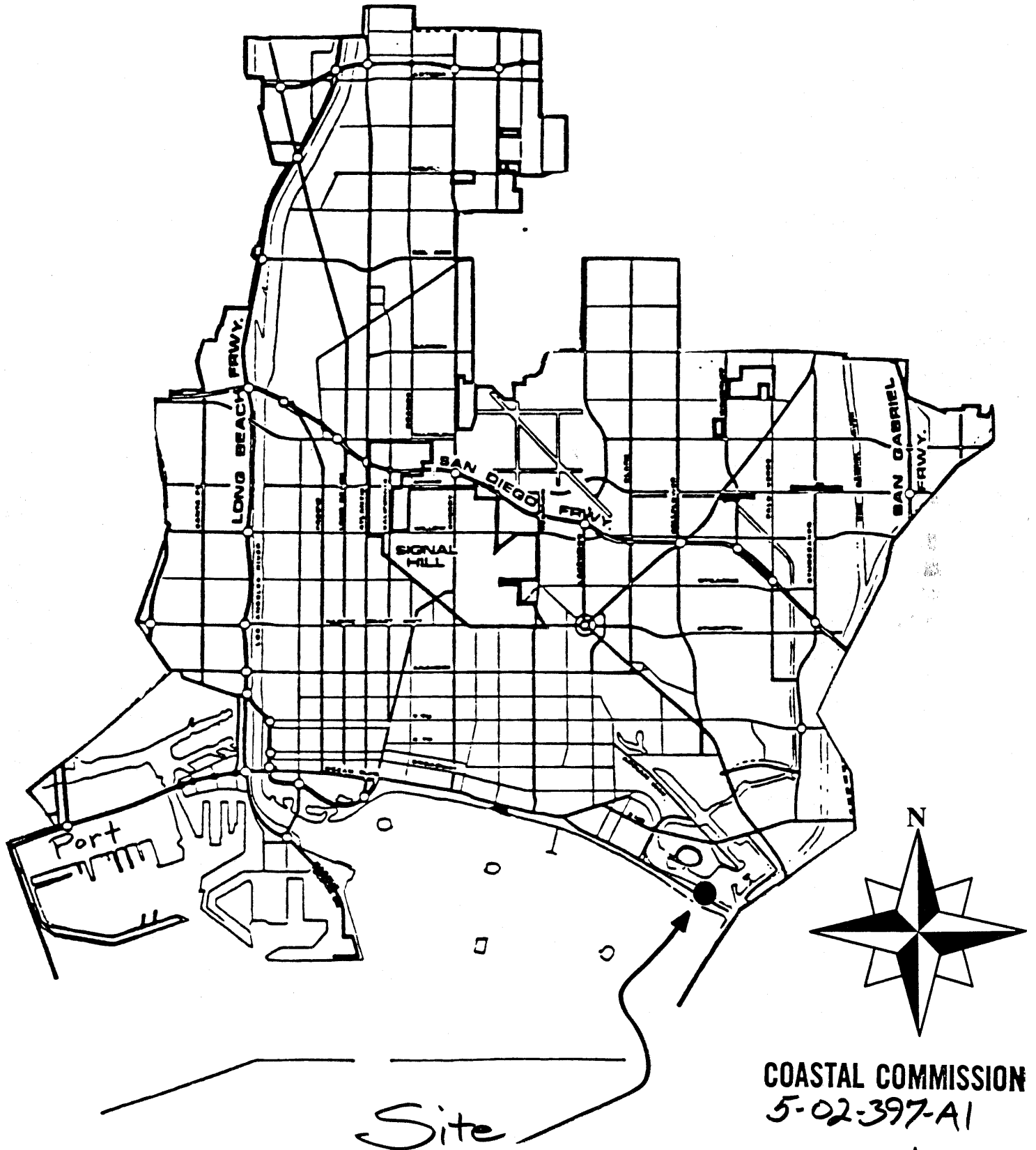
**F. California Environmental Quality Act (CEQA)**

There are no feasible alternatives or 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 permit amendment request, as submitted, is the least environmentally damaging feasible alternative and can be found consistent with the requirements of the Coastal Act to conform to CEQA.

End/cp



# City of Long Beach

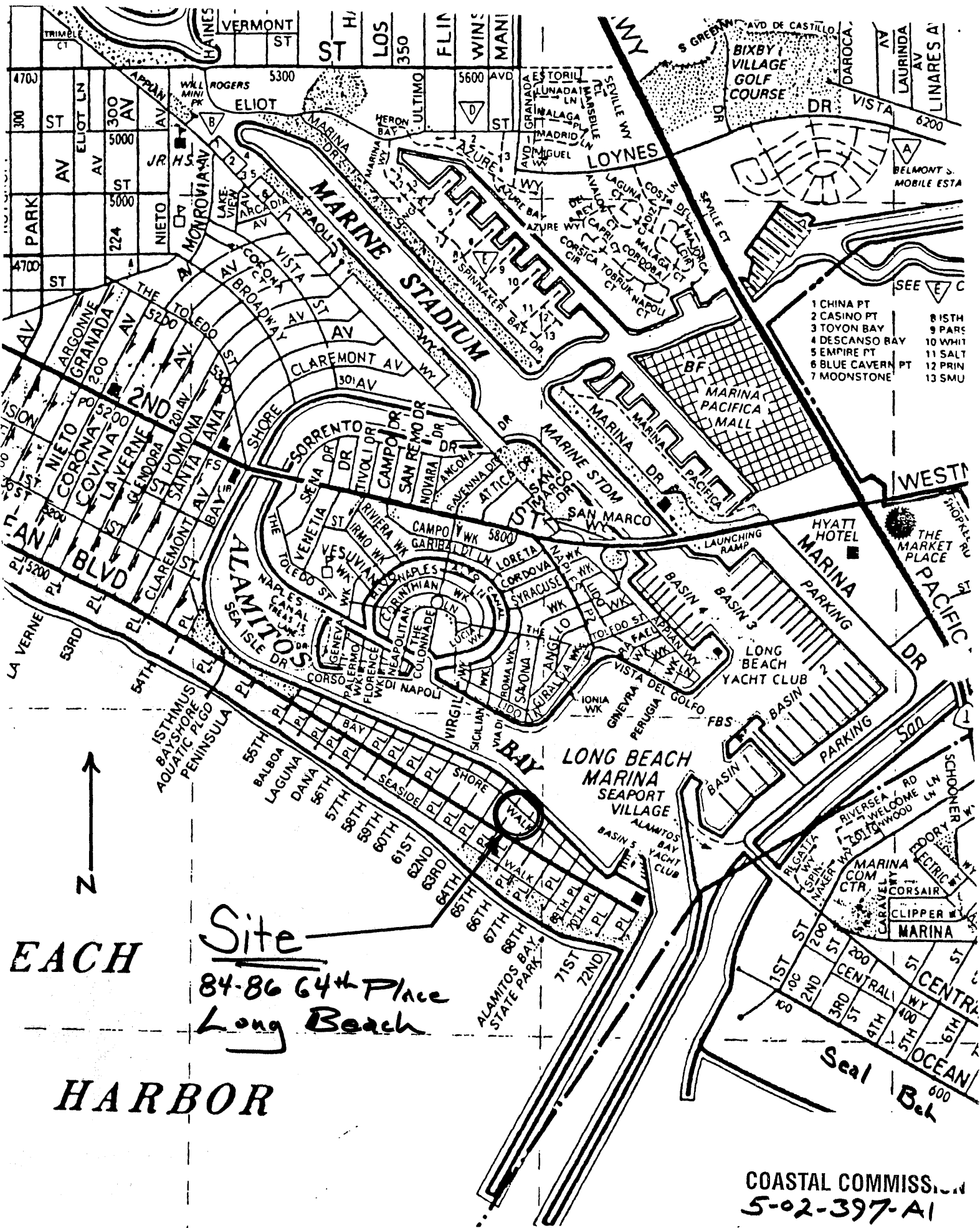


COASTAL COMMISSION

5-02-397-A1

EXHIBIT # 1

PAGE 1 OF 1



- 1 CHINA PT
- 2 CASINO PT
- 3 TOYON BAY
- 4 DESCANSO BAY
- 5 EMPIRE PT
- 6 BLUE CAVERN PT
- 7 MOONSTONE
- 8 15TH
- 9 PARS
- 10 WHIT
- 11 SALT
- 12 PRIN
- 13 SMU

**EACH**

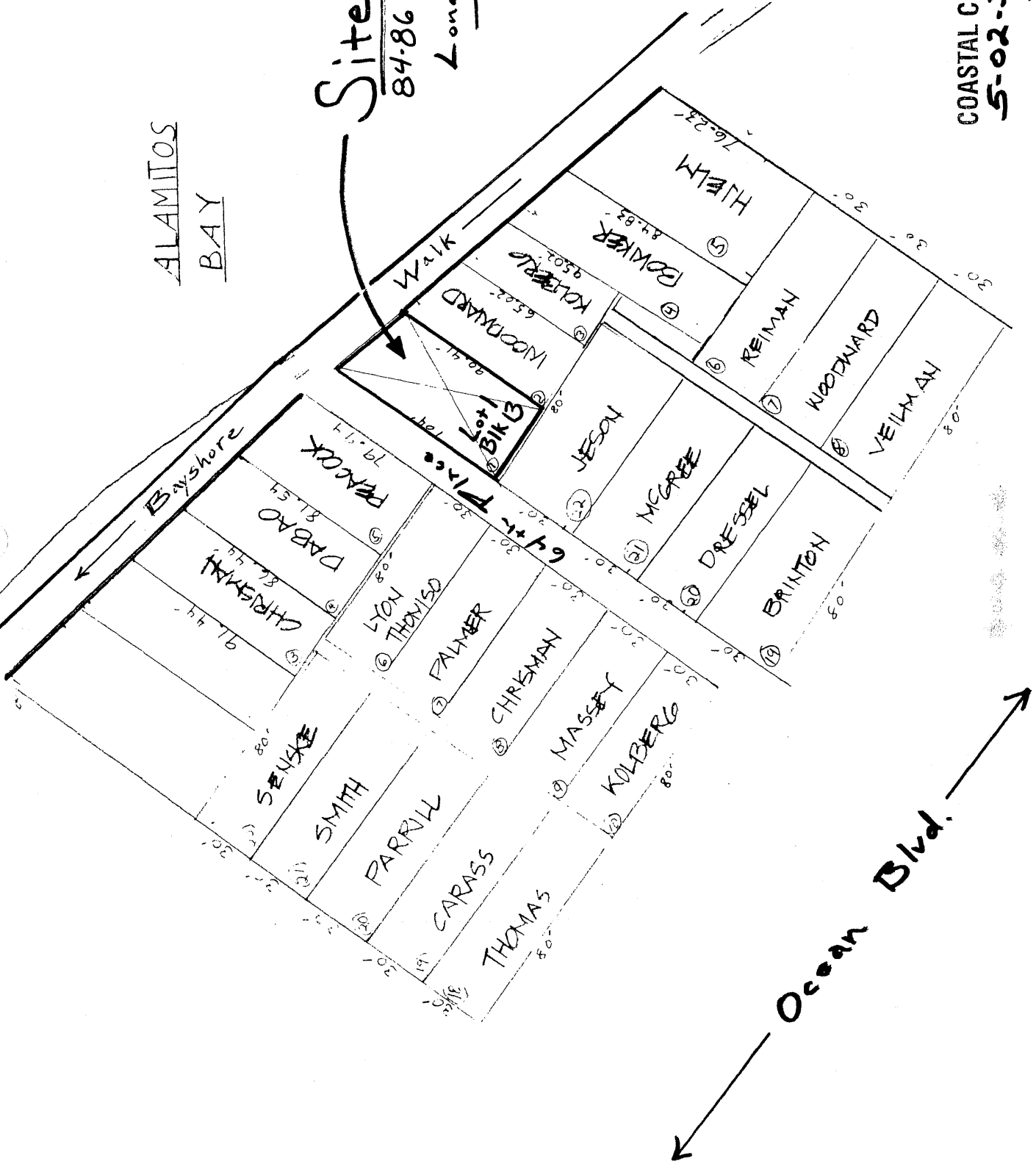
Site  
 84-86 64th Place  
 Long Beach

**HARBOR**

COASTAL COMMISS. 5-02-397-A1  
 EXHIBIT # 2  
 PAGE 1 OF 1

ALAMITOS  
BAY

Site  
84-86 64th Place  
Long Beach



COASTAL COMMISSION  
5-02-397-A1

EXHIBIT # 3  
PAGE 1 OF 1

CALIFORNIA COASTAL COMMISSION  
SOUTH COAST REGIONAL COMMISSION  
666 E. OCEAN BOULEVARD, SUITE 3107  
P.O. BOX 1450  
LONG BEACH, CALIFORNIA 90801  
(213) 590-5071 (714) 846-0648

January 9, 1979



Armand J. DeWeese  
3035 S. Deolinda Dr.  
Hacienda Heights, CA 91745

1. Your permit application No. P-78-4413 was approved by the South Coast Regional Commission on 12-18-78 with the following conditions:

"Prior to issuance of permit, applicant shall submit:

1. revised plans that conform to the 1.5 criteria plus 300 sq. ft. and limit the height of the structure to 29.6' above average finished grade and:
2. a deed restriction for recording limiting the use of the structure to rental use only, one of which may be occupied by owner.

2. As soon as you submit evidence to show that you have complied, or will comply, with the condition/s set forth in Paragraph (1), your permit No. P-78-4413 will be issued.

Very truly yours,

SOUTH COAST REGIONAL COMMISSION

  
M. J. Carpenter  
Executive Director

MJC:mr

3/29/77

COASTAL COMMISSION  
5-02-397-A1  
EXHIBIT # 4  
PAGE 1 OF 1

CALIFORNIA COASTAL COMMISSION  
SOUTH COAST REGIONAL COMMISSION

OCEAN BOULEVARD, SUITE 3107  
BOX 1450  
LONG BEACH, CALIFORNIA 90801  
(213) 590-5071 (714) 846-0648



FILE COPY

COASTAL DEVELOPMENT PERMIT

Application Number: P-78-4413

Name of Applicant: Armand J. DeWeese

3035 S. Deolinda Dr., Hacienda Heights, CA 91745

Permit Type:  Emergency  
 Standard  
 Administrative

Development Location: 84 - 64th Place, Long Beach

Development Description: Construct an additional dwelling unit on a  
3888 sq. ft. lot adjacent to Alamitos Bay, new construction will result  
in two dwelling units with a total square footage of 4690; 29 ft. 6 in  
above centerline of frontage road.

I. The proposed development is subject to the following conditions imposed pursuant to the California Coastal Act of 1976:

Prior to issuance of permit, applicant shall submit:

1. revised plans that conform to the 1.5 criteria plus 300 sq. ft.  
and limit the height of the structure to 29.6' above average finished  
grade and;

2. a deed restriction for recording limiting the use of the structure  
to rental use only, one of which may be occupied by owner.

COASTAL COMMISSION

Condition/s Met On Feb. 20, 1979 By mn J/R EXHIBIT # 5

PAGE 1 OF 2

II. The South Coast Commission finds that:

A. The proposed development, or as conditioned;

1. The developments are in conformity with the provisions of Chapter 3 of the California Coastal Act of 1976 and will not prejudice the ability of the local government to prepare a local coastal program that is in conformity with the provisions of Chapter 3 of the California Coastal Act of 1976.
2. If located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, the development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act of 1976.
3. There are no feasible alternatives, or feasible mitigation measures, as provided in the California Environmental Quality Act, available for imposition by this Commission under the power granted to it which would substantially lessen any significant adverse impact that the development, as finally proposed may have on the environment.


II. Whereas, at a public hearing, held on December 18, 1978 at Torrance by a unanimous vote permit application number P-78- 4413 is approved.

IV. This permit may not be assigned to another person except as provided in Section 13170, Coastal Commission Rules and Regulations.

V. This permit shall not become effective until a COPY of this permit has been returned to the Regional Commission, upon which copy all permittees or agent(s) authorized in the permit application have acknowledged that they have received a copy of the permit and have accepted its contents.

VI. Work authorized by this permit must commence within two years from the date of the Regional Commission vote upon the application. Any extension of time of said commencement date must be applied for prior to expiration of the permit.

VII. Issued on behalf of the South Coast Regional Commission on February 20, 1979.

  
M. J. Carpenter  
Executive Director

I, \_\_\_\_\_, permittee/agent, hereby acknowledge receipt of Permit Number P-78- 4413 and have accepted its contents.

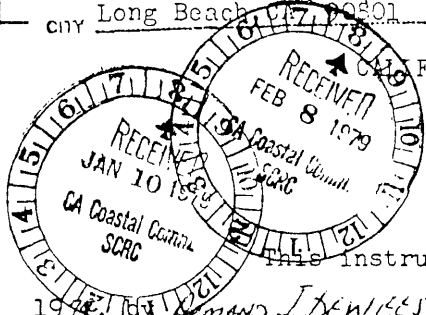
COASTAL COMMISSION  
5-02-397-A1

EXHIBIT # 5

PAGE 2 OF 2

RECORDING REQUESTED BY AND MAIL TO  
NAME CCC/SCR  
STREET PO Box 1450  
CITY Long Beach, CA 90801

RECORDED IN OFFICIAL RECORDS  
OF LOS ANGELES COUNTY, CA  
27 MIN. PAST 12 P.M. JAN 24 1979  
Recorder's Office



CALIFORNIA COASTAL COMMISSION  
SOUTH COAST REGION  
DEED RESTRICTION

FEE  
\$5  
3N

This instrument, made this 9<sup>th</sup> day of January,  
1979, by EDMUND J. DEWEESE and DORIS L. DEWEESE, of the City  
or Cities of HACIENDA HEIGHTS, State of California, hereinafter  
collectively referred to as "the Permittee;"

WHEREAS, pursuant to the California Coastal Act of 1976,  
Sections 30000 through 30900 of the California Public Resources Code,  
the Permittee has made Application No. P-14413 to the California Coastal  
Commission, South Coast Region, for the issuance of a permit for the  
construction of A FOUR BED ROOM HOME  
IN ADDITION TO THE EXISTING FOUR BED ROOM  
HOME

(Describe Proposed Project)

on certain real property owned/~~leased~~/JOINTLY AS HUSBAND  
AND WIFE (Other - state Permittee's  
interest in subject property)

by the Permittee and more particularly described below; and

WHEREAS, said Commission has determined to grant said  
application and issue a permit for the construction of THE NEW  
HOME

(Describe Approved Project)

on said real property, subject to the following conditions, imposed  
for the benefit of the Public, and without agreement to which by  
Permittee, said Commission could not grant the permit:

- FILL ) The use of the structures is limited to rental use
- IN ) only, one of which may be occupied by the owner.
- CONDITIONS )
- )
- )
- )

COASTAL COMMISSION  
5-02-397-A1

EXHIBIT # 6

PAGE 1 OF 3

NOW, THEREFORE, in consideration of the issuance of said development permit, and of the benefit conferred thereby on the subject property, Permittee agrees that there shall be, and hereby is, created the following restriction on the use and enjoyment of said property, to be attached to and become a part of the deed to the property: 84 & 86 64th PLACE LONG BEACH CALIF.

Permittee acknowledges that any violation of this deed restriction shall be constitute a violation of the permit and shall subject Permittee or any other violator thereof to civil action for violation of the terms of said permit and of the Coastal Act of 1976. Said deed restriction shall apply to the EITHER OR BOTH UNITS (Project)

ONE UNIT IS EXISTING AND THE OTHER to be constructed/~~remodeled~~/ (other)

on that certain real property in the City of LONG BEACH, County of LOS ANGELES, State of California, described as: 84 AND 86 64th PLACE LONG BEACH  
LOT 1 IN BLOCK 13 OF ALAMITOS BAY TRACT  
BOOK 5 PAGE 137  
(Legal Description/Address of the Property)

Unless specifically modified or terminated by affirmative vote of the issuing Commission, said deed restriction shall remain in full force and effect during the period that said permit, or any modification or amendment thereof, remains effective, and during the period that the development authorized by said permit, or any modification of said development, remains in existence in or upon any part of, and thereby confers benefit upon, the real property described herein, and to that extent, said deed restriction is hereby deemed and agreed by Permittee to be a covenant running with the land, and shall bind Permittee and all his successors and assigns.

Nothing shall become payable to Permittee, nor to the successors or assigns of Permittee, for the agreement herein set forth.

Executed the date above written. 79- 103452

COASTAL COMMISSION  
5-02-397-AJ  
EXHIBIT # 6  
PAGE 2 OF 3



Donna L. DeWeese

2

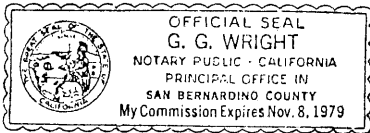
STATE OF CALIFORNIA }  
COUNTY OF Los Angeles } ss.

Donna L. DeWeese  
Armand DeWeese  
Permittee

On Jan. 8th, 1979, before me, the undersigned

Notary Public, personally appeared DONNA L. DEWEESE  
and ARMAND DEWEESE, known to me to be the persons  
whose names are subscribed to the foregoing instrument and acknowledged  
to me that they executed the same.

Witness my hand and official seal the day and year in  
this certificate first above written.



G. G. Wright  
Notary Public, in and for the  
County of SAN BERNARDINO,  
State of California.

TO BE FILLED IN BY COMMISSION \_\_\_\_\_

This is to certify that the deed restriction set forth  
above, dated January 8, 1979, and signed by Donna L.  
DeWeese and Armand DeWeese Permittee,  
is hereby accepted by order of the California Coastal Commission,  
South Coast Region, on January 10, 1979 and said Commission con-  
sents to recordation thereof by its Executive Director, its duly  
authorized officer.

Date January 15, 1979

By Donald E. Wilson  
Chairman, California Coastal  
Commission, South Coast Region

STATE OF CALIFORNIA }  
COUNTY OF Los Angeles } ss.

On this 15th day of January, 1979, before me,  
the undersigned Notary Public, personally appeared Donald E. Wilson  
-----, known to me to be the Chairman of the California  
Coastal Commission, South Coast Region, and known to me to be the  
person who executed the foregoing instrument on behalf of said Com-  
mission, and acknowledged to me that such Commission executed the same.

Witness my hand and official seal the day and year in  
the certificate first above written.



Marilyn L. Mayer  
Notary Public in and for the  
County of  
Los Angeles  
State of California.

79-103452

COASTAL COMMISSION  
5-02-397-A1

EXHIBIT # 6  
PAGE 3 OF 3

