

CALIFORNIA COASTAL COMMISSION

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



F5.1a

5-18-0682 Seidner

March 8, 2019

EXHIBITS

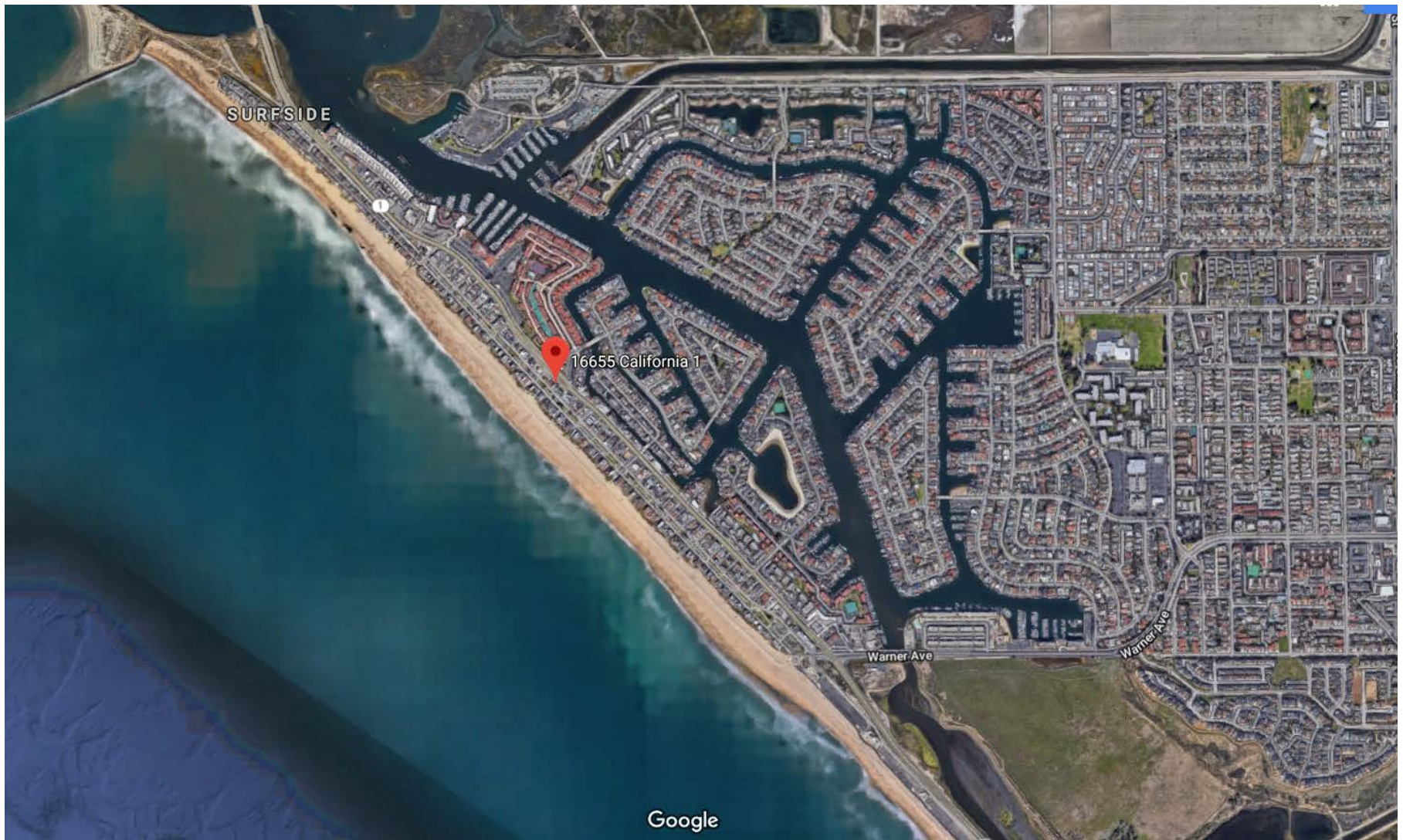
Table of Contents:

Exhibit 1 - Location Map

Exhibit 2 – CoSMoS Maps

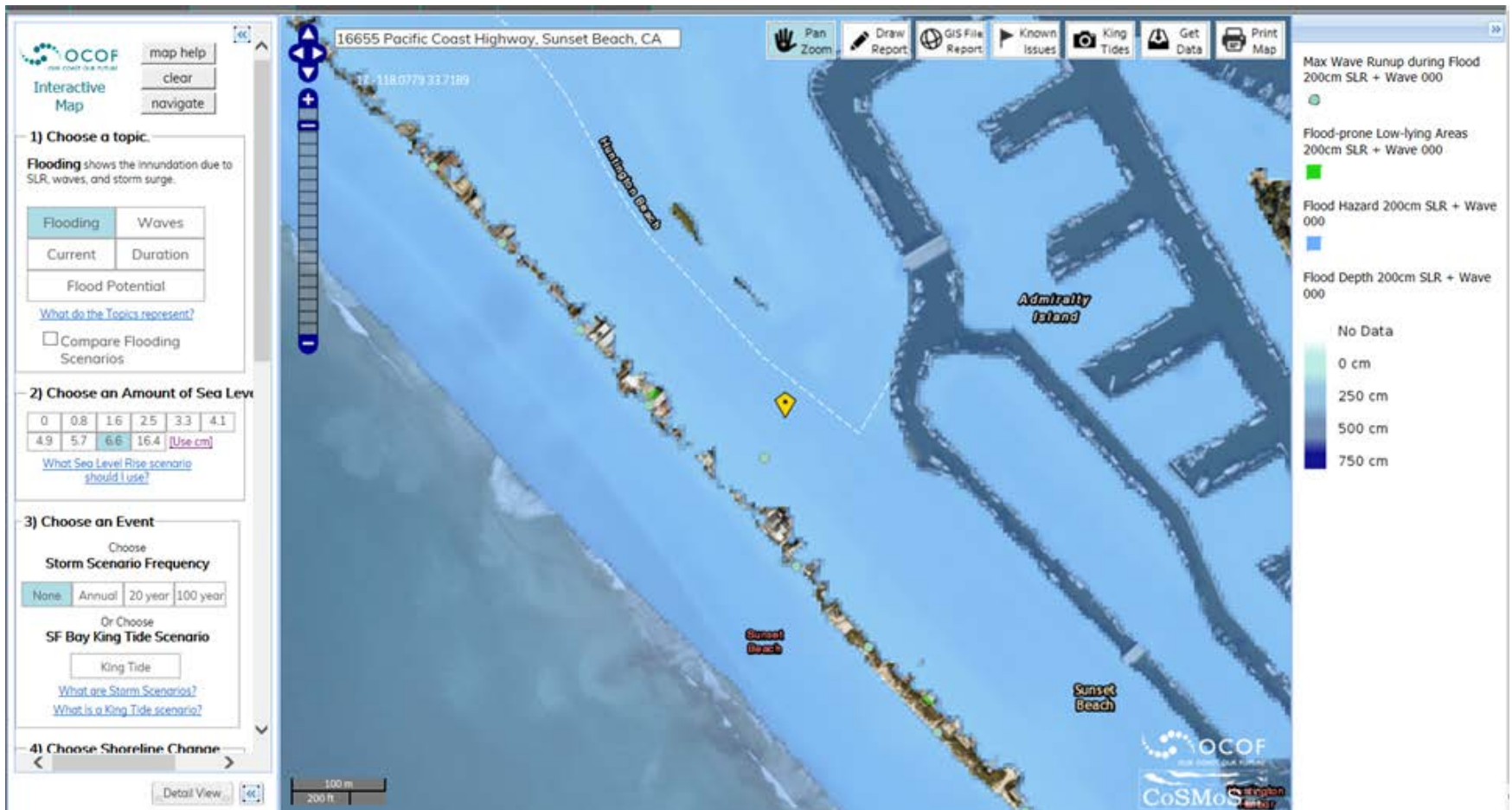
Exhibit 3 – Project Plans

Exhibit 4 – Correspondence from Mr. Tony Selas



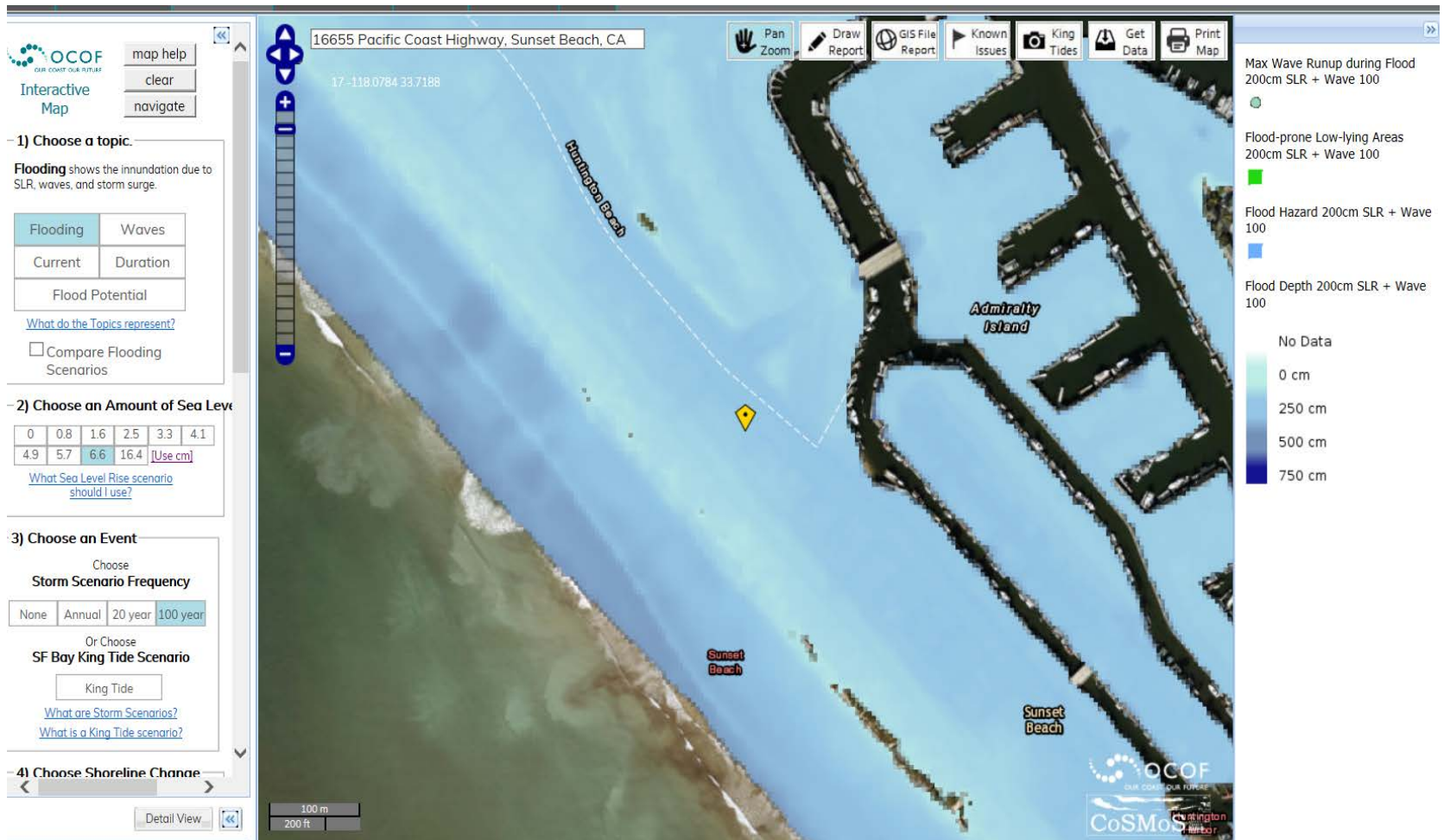
Vicinity Map

5-18-0682 Seidner
Exhibit 1



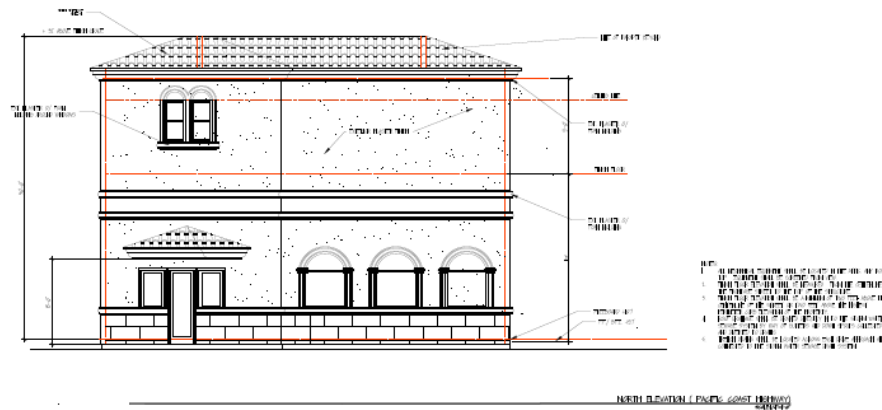
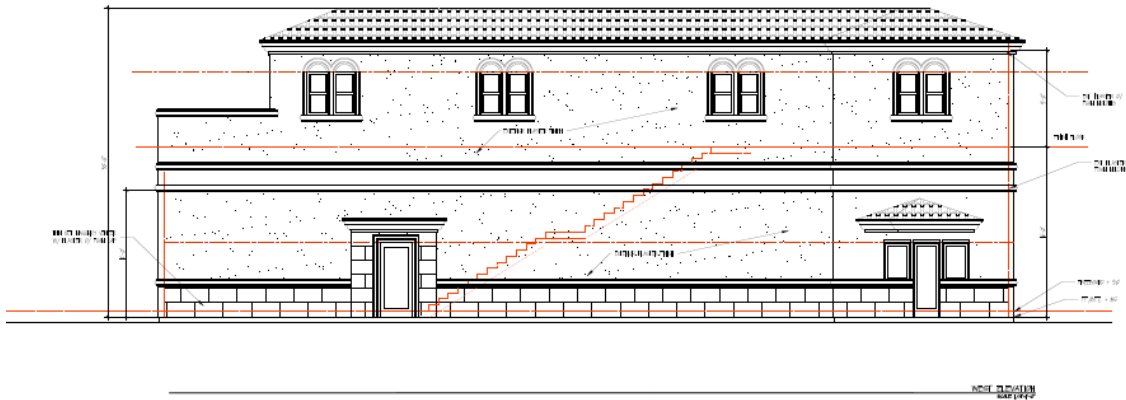
CoSMoS Map Showing Site with 6.6 feet of Sea Level Rise

5-18-0682 Seidner
Exhibit 2.1



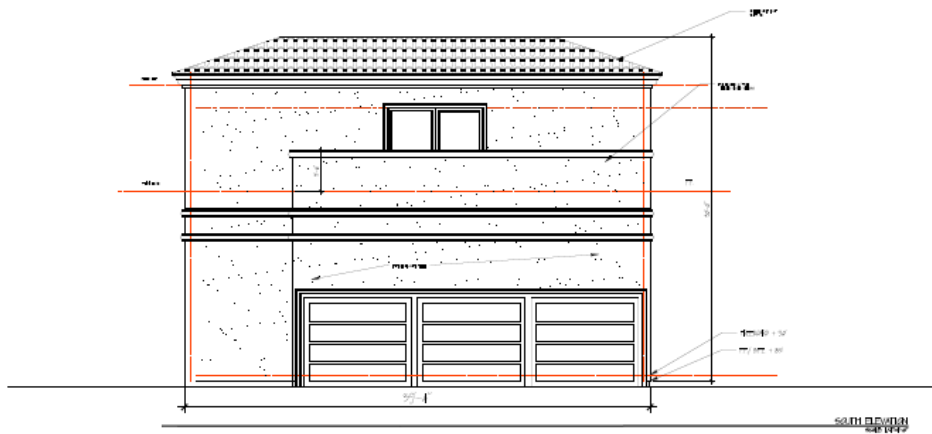
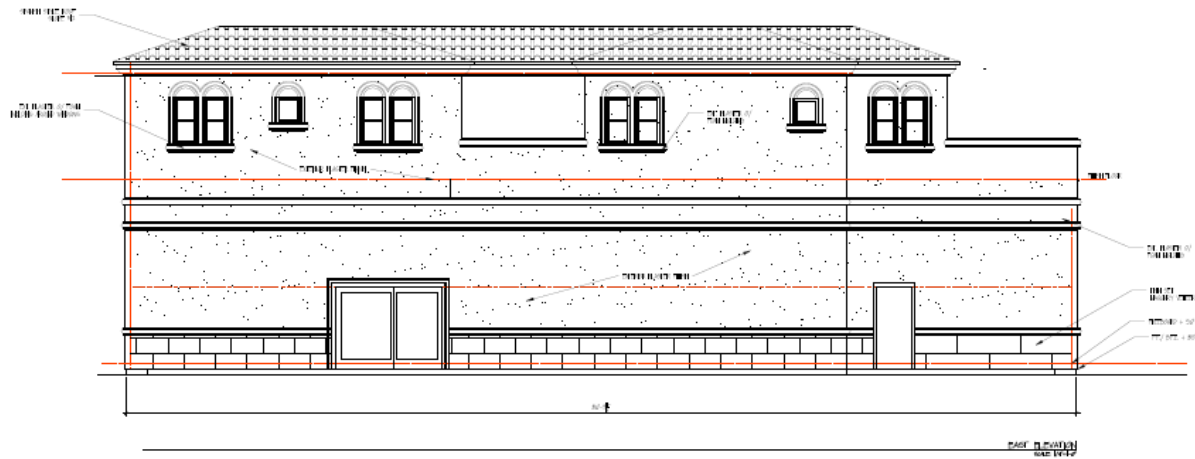
CoSMoS Map Showing the Subject Site with 6.6 Feet of Sea Level Rise and 100 Year Flood Conditions

5-18-0682 Seidner
Exhibit 2.2



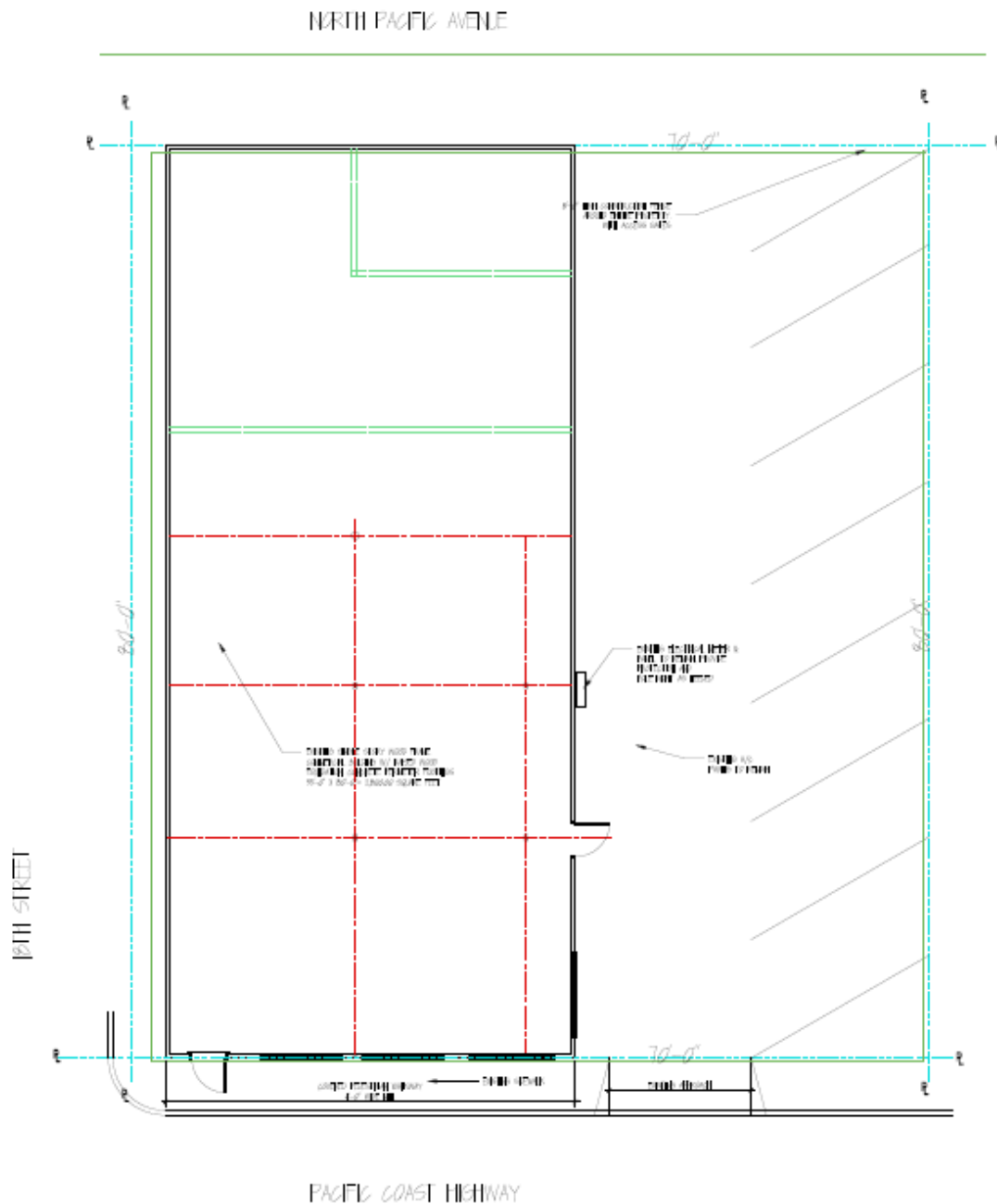
5-18-0682 Seidner
North Elevation & Drainage

Exhibit 3.3



5-18-0682 Seidner
South Elevation

Exhibit 3.4



5-18-0682 Seidner
Demolition Plan

Exhibit 3.5

Address: 16655 Pacific Coast Highway
Sunset Beach, CA. 90742
(There is no application number listed on the public notice)

Dear Coastal Commission,

I am requesting you deny this project based on the six zoning inconsistency per the Sunset Beach Specific Plan. At the Zoning Administration hearing I tried to raise these issues but they did not respond. Later, I requested an email from the Planning Director to justify their reasoning for allowing the inconsistent zoning and their responded did not make since. I will email our conversation once I know who to send it to.

1. **Public notice**- There is no application number printed on the public notice form. See slide #2
 2. **Garages to be accessed from a public street** - Per the Sunset Beach Specific plan, the Tourist District does not permit garages to be accessed from a public street. See slide #3
 - This project was approved by allowing the garages to be access from North Pacific which is a public street.
 - Allowing garages that did not exist before on public streets causes the removal of those public parking spots and privatizes them for the property owner. These public parking spots will be lost forever and are not being replace.
 - This is also happening on in the residential district.
 3. **The rear coverage area** - Per the Sunset Beach Specific plan, The rear yard coverage area for enclosed accessory structure (garages) is limited to 25%. See slide #4
 - This project was approved with 40% of the rear yard coverage area consumed by a enclosed accessory structure (garages)
 4. **Residential is not permitted above garages** - Per the Sunset Beach Specific Plan – Residential is only permitted above the **Principal uses** . See slide #5
 - This project was approved by allowing residential to be built above **Accessory uses / structures which are garages** .
 - Allowing residential above garages and carports greatly increases the intensity and density beyond the Specific plan and consume additional CV parking.
 5. **Residential use shall not exceed 50 percent of the gross square footage of the entire** - See slide #6
 - The residential for this project exceeds over 100% of the total commercial structure.
 6. **Outside car sales and displays** Per the Sunset Beach Specific Plan – only **outside car sales and displays** are permitted. See slide #7
 - This project was approved for **inside car sales and display**.
 - (See page 2 of this document)
- **The square footage of the project based on the drawings. Attached to this email is the drawing I received from the City** See slide #8
 - **The images of the project. Attached to this email is the drawing I received from the City** See slide #9

No application number is printed on the public notice.

**NOTICE OF
PENDING PERMIT**

A PERMIT APPLICATION FOR DEVELOPMENT ON THIS SITE IS
PENDING BEFORE THE CALIFORNIA COASTAL COMMISSION.

PROPOSED DEVELOPMENT: 2-STORY MIXED-USE
4,030 SQ. FT. COMMERCIAL-CLASSIC CAR SALES
• 2 RESIDENTIAL UNITS, INCLUDING 3 GARAGES
& 6 STALLS

LOCATION: 16655 PACIFIC COAST HWY

APPLICANT: SUSAN VANDERPOOL

APPLICATION NUMBER: _____

DATE NOTICE POSTED: 6-24-2018

FOR FURTHER INFORMATION PLEASE PHONE OR WRITE THE
OFFICE LISTED BELOW BETWEEN 8 A.M. AND 5 P.M. WEEKDAYS

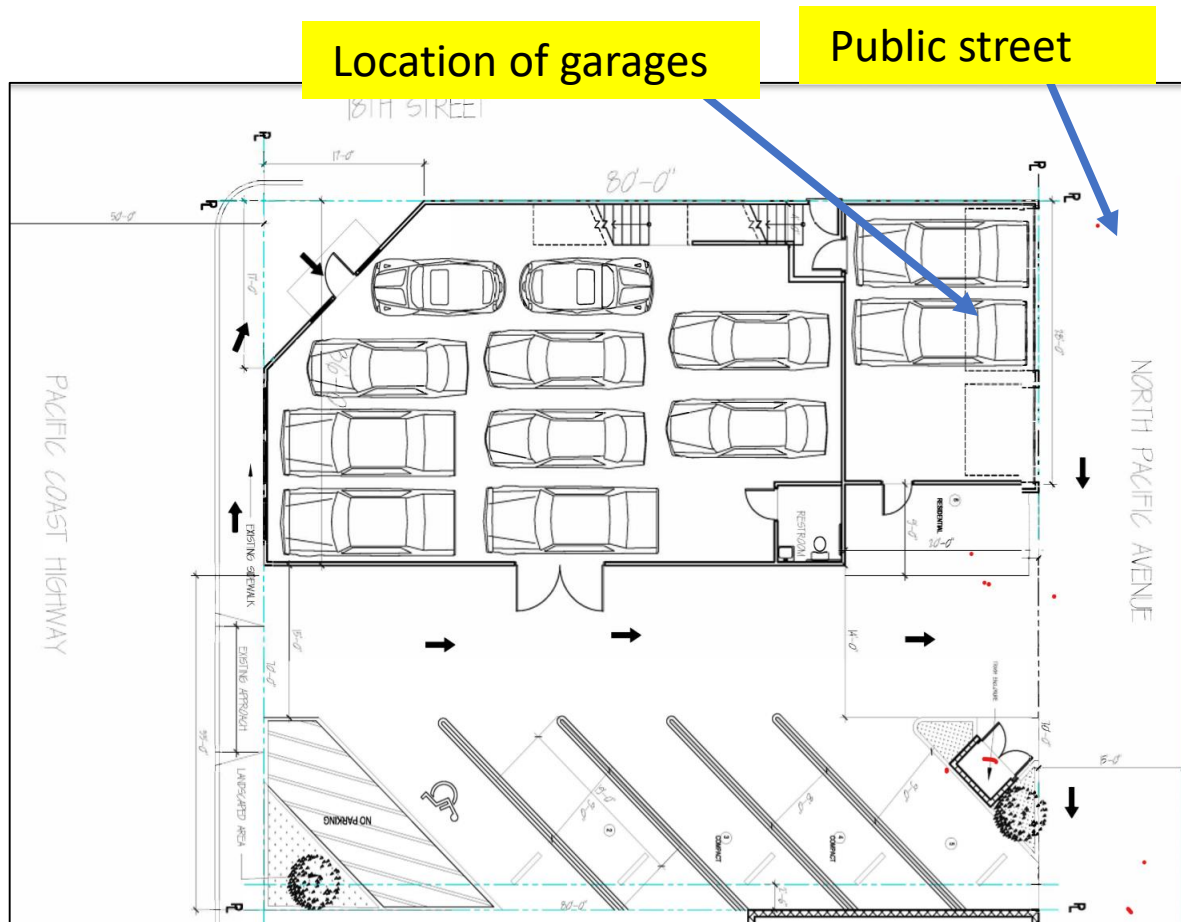
 CALIFORNIA COASTAL COMMISSION
SOUTH COAST DISTRICT OFFICE
590 OCEANVIEW, 10TH FLOOR
LONG BEACH, CA 90802-6402
(562) 590-0011

PRINT ON YELLOW STOCK CARD

Issue: Garage access from a public street.

Please deny this project because.

- 1) Per the Sunset Beach Specific plan, the Tourist District does not permit garages to be accessed from a public street.
- 2) For this project the garages are accessed from a public street which is North Pacific.
- 3) Garages and carports can only be accessed by alleys, private streets, or common driveways and when separate access and circulation systems are provided for pedestrians, guests, and emergency vehicle.



6. **Garages** and carports.

When alleys, private streets, or common driveways are provided specifically as vehicular access to garages and carports and when separate access and circulation systems are provided for pedestrians, guests, and emergency vehicles, attached and detached garages and carports may be placed anywhere within the rear setback area except within those areas where fences and walls are limited to a maximum height of three and one-half feet as specified in Section 3.3.5. See also Section 3.3.4.2.g.

7. Satellite dish antennas.

Satellite dish antennas shall be permitted in any residential district if one meter or less in diameter and permitted in any commercial district if two meters or less in diameter.

8. Swimming pools.

Swimming pools shall not be constructed within three feet of vehicular right-of-way or property line or within those areas described as access intersection areas and street intersection areas per Section 3.3.5.

Issue: The rear coverage area for enclosed accessory structure (garages) is 40%. The SBSP max allowed is 25%

1. Per the Sunset Beach Specific plan, the rear site coverage area for enclosed Accessory structures (garages) shall be limited 25% of the total rear yard area.
2. This project was approved with the enclosed Accessory Structure (garages) consuming 40% of the rear site coverage area.

5. Building site coverage within setback areas.

Accessory structures shall be limited to the following site coverage within the required setback area:

Required Setback Area	Enclosed Structure	Unenclosed Structure
Front	0%	0%*
Rear	25%	50%
Side	25%	50%

*Note: Up to 25 percent building site coverage of the required front setback area shall be allowed for unenclosed structures if provided for by a coastal development permit approved by the Zoning Administrator.

6. Garages and carports.

When alleys, private streets, or common driveways are provided specifically as vehicular access to garages and carports and when separate access and circulation systems are provided for pedestrians, guests, and emergency vehicles, attached and detached garages and carports may be placed anywhere within the rear setback area except within those areas where fences and walls are limited to a maximum height of three and one-half feet as specified in Section 3.3.5. See also Section 3.3.4.2.g.

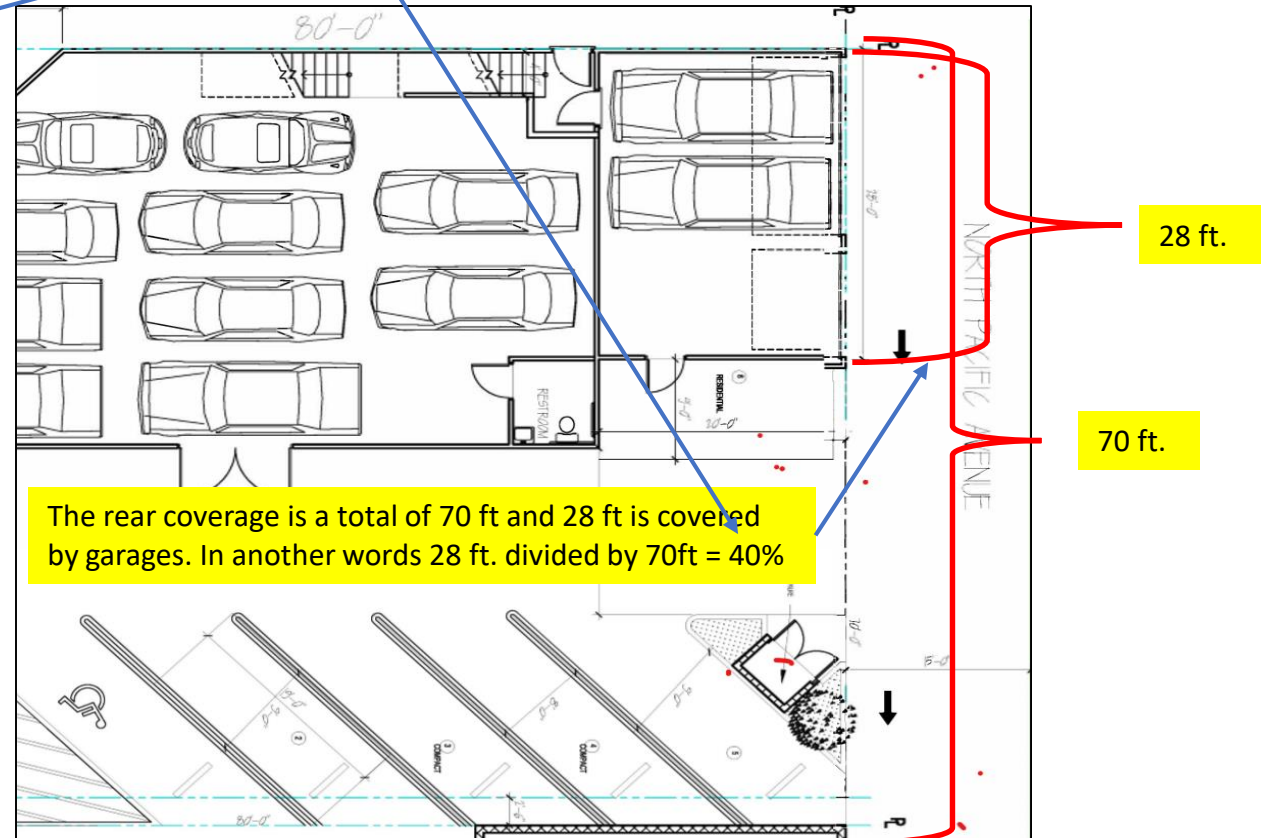
7. Satellite dish antennas.

Satellite dish antennas shall be permitted in any residential district if one meter or less in diameter and permitted in any commercial district if two meters or less in diameter.

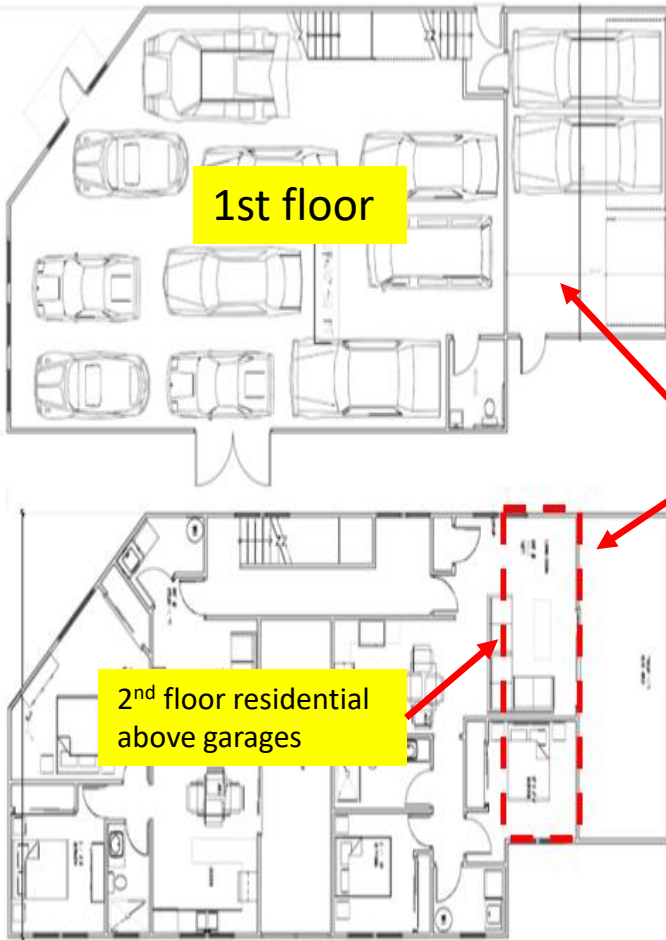
8. Swimming pools.

Swimming pools shall not be constructed within three feet of vehicular right-of-way or property line or within those areas described as access intersection areas and street intersection areas per Section 3.3.5.

PAGE 58



Residential is not permitted above garages



1. Residential uses are not permitted above garages which are Accessory Uses/ structure.
2. Residential is only permitted above the principal permitted use / structure
3. Under Accessory Uses, permitted Accessory dwelling is not listed or permitted. In another words no residential uses above any accessory structures in the Tourist District.
4. Since residential is not permitted it is prohibited

11. Bed and breakfast.

C. Other Permitted Uses

Other permitted uses subject to a Coastal Development Permit and a Conditional Use Permit by the Zoning Administrator.

1. Civic and government uses.
2. Community facility.
3. Public/private utility buildings and structures.

4. Residential Uses:

- a. Located above the first floor of a Principal Permitted Use.
- b. Parking for both the primary commercial uses and the residential use conforms to Section 3.3.4 of these regulations.
- c. Such residential use shall not exceed 50 percent of the gross square footage of the entire structure. Additions to lawful nonconforming residential uses are permitted if their cost does not exceed 50 percent of the market value of the residential use.

D. Temporary Uses Permitted

Seasonal Sales only shall be allowed per the City of Huntington Beach Zoning and Subdivision Ordinance Section 230.86.

E. Accessory Uses Permitted

Accessory uses and structures are permitted when customarily associated with and subordinate to a permitted principal use on the same building site.

1. Garages and carports per Sections 3.3.4 and 3.3.7.
2. Fences and walls per Section 3.3.5.
3. Parking structures.
4. Outdoor dining areas.
5. Signs per Section 3.3.6.

F. Prohibited Uses

1. All uses not permitted above are prohibited.
2. Wholesale businesses.
3. Outdoor advertising signs.

"Gross square feet" or "gsf" means the area of a nonresidential development measured from the exterior building lines of each floor with respect to enclosed spaces but excluding parking spaces whether or not enclosed. For purposes of this chapter, the term "enclosed spaces" specifically includes, but is not limited to, an area available to and customarily used by the general public and all areas of business establishments generally accessible to the public such as fenced, or partially fenced in areas of garden centers attached to and serving the primary structure.

http://www.qcode.us/codes/huntingtonbeach/view.php?topic=municipal_code-17-17_73-17_73_010&highlightWords=gsf

January 2017

Page 40

Sunset Beach Specific Plan

11. Bed and breakfast.

C. Other Permitted Uses

Other permitted uses subject to a Coastal Development Permit and a Conditional Use Permit by the Zoning Administrator.

1. Civic and government uses.
2. Community facility.
3. Public/private utility buildings and structures.
4. Residential Uses:
 - a. Located above the first floor of a Principal Permitted Use.
 - b. Parking for both the primary commercial uses and the residential use conforms to Section 3.3.4 of these regulations.
 - c. Such residential use shall not exceed 50 percent of the gross square footage of the entire structure. Additions to lawful nonconforming residential uses are permitted if their cost does not exceed 50 percent of the market value of the residential use.

Such residential use shall not exceed 50 percent of the gross square footage of the entire. The residential for this project exceeds over 100% of the total commercial structure.

1. Definition for **Gross Square Foot/feet (gsf)** – Per the HB's zoning code **gsf** means the area of a nonresidential development
 - In another words, for a mix-use structure, it refers to the commercial section which is the non-residential development of the structure.
 - The **gsf** only appears once in the entire Specific Plan.
2. This project was approved to allow residential to exceed over 100% of the non-development or commercial Use/structure.
 - How- The complete second floor of the Principal Permitted Use is residential, plus residential was approved over garages which are Accessory Structures. This exceeds 100% of the Principal Structure or Commercial structure.

Below is the information from the drawing. You can see the first floor commercial is equal to the second floor residential.

I believe the first floor total square footage includes the accessory garages because the City passed this project stating that this project has no accessory structures.

PROPERTY TABULATION
ZONE: SP-17
APN: 178-523-09
LOT AREA
PROPOSED:
FIRST FLOOR:
SECOND FLOOR:

5600.00 SQFT.
2-STORY BUILDING MIXED USE
2050.00 SQFT-AUTO SALES
2050.00 SQFT.-2 RESIDENTIAL UNITS
UNIT # 1 335.00 SQFT. + DECK AREA 330.00 SQFT.
UNIT #2 335.00 SQFT + DECK AREA 22.00 SQFT.

Per the Sunset Beach Specific Plan - The Principal use of a INSIDE CAR SALES in not permitted. Only OUTSIDE CAR SALES ARE PERMITTED.

January 2017

Page 49

PAGE 49

Sunset Beach Specific Plan

- h. Aisle width requirements of the City of Huntington Beach Zoning and Subdivision Ordinance shall prevail, except that one-way aisles with parallel parking on one or both sides shall be a minimum of 12 feet.
 - i. Up to 40 percent of the required parking spaces may be tandem parking subject to a Coastal Development Permit by the Planning Commission.
 - j. Subject to a Coastal Development Permit by the Planning Commission, a reduction in the number of required parking spaces may be allowed for uses which utilize shared parking site between uses that have different peak parking periods.
3. Minimum parking stalls required by specific use within Sunset Beach are set out as follows:

<u>Use</u>	<u>Stall Required</u>
a. Automobile, truck, boat, trailer, or similar vehicle sale or rental establishments.	1 space for each 400 sq. ft. of gross floor area, except area used exclusively for storage or loading and 1 space for each 1000 sq. ft. of outdoor sales, display, or service area.

1. The Sunset Beach Specific Plan only permits **outside car sales, display or service.**
2. This project was approved for **inside car sales and display.**
3. There is no office space for this building.
4. In another words this is one large parking garage.
5. Per the [HB's zoning code 204.14](#) garages are Accessory Structures 204.14
6. Per the Sunset Beach Specific Plan residential is not permitted above Accessory structures only above the Principal permitted use.

Below are the 1st floor dimensions. Please see the attachment named drawings.

PROPERTY TABULATION

ZONE: SP-17

APN: 178-513-09

LOT AREA

5600.00 SQFT.

PROPOSED:

2-STORY BUILDING MIXED USE

FIRST FLOOR:

2015.00 SQFT-AUTO SALES

SECOND FLOOR:

2015.00 SQFT.-2 RESIDENTIAL UNITS

UNIT #1 835.00 SQFT. + DECK AREA 330.00 SQFT.

UNIT #2 835.00 SQFT + DECK AREA 22.00 SQFT.

Below are the square footage of the project based on the drawings. Attached to this email is the drawing I received from the City.

PROPERTY INFORMATION
OWNER: SEIDNER AND CO
1949 AUTO CENTER DR.
GLENDCORA, CA 91740
909 305-2000
PROPERTY ADDRESS
16855 PACIFIC COAST HWY
SUNSET BEACH, CA 91768

PROPERTY TABULATION

ZONE: SP-17
APN: 178-523-09
LOT AREA 5600.00 SQFT.
PROPOSED 2-STORY BUILDING MIXED USE
FIRST FLOOR: 2,015.00 SQFT-AUTO SALES
SECOND FLOOR: 2,015.00 SQFT.-2 RESIDENTIAL UNITS
UNIT # 895.00 SQFT. + DECK AREA 330.00 SQFT.
UNIT #2 895.00 SQFT + DECK AREA 22.00 SQFT.

2-CAR GARAGE: 600.00 SQFT.
BUILDING FOOT PRINT: 2,415.00 SQFT.
TOTAL BUILDING AREA: 4,330.00 SQFT
LOT COVERAGE: 47%

PARKING TABULATION 205 / 400 = 5 STALLS
4 SPACES RESID UNIT: (1) 3-CAR GARAGE + 1 STALL
TOTAL REQUIRED: 9 STALLS

TOTAL PARKING PROVIDED: 9 STALLS, 5 STANDARD + 4 COMPACT

LEGAL DESCRIPTION

LOTS 1 AND 2 IN BOOK 119 OF "SUNSET BEACH" IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP, RECORDED IN BOOK 3 PAGE 39 AND 40, MISCELLANEOUS MAPS, RECORDS OF SAN ORANGE COUNTY.

PROPERTY TABULATION

ZONE: SP-17
APN: 178-523-09
LOT AREA 5600.00 SQFT.
PROPOSED 2-STORY BUILDING MIXED USE
FIRST FLOOR: 2,015.00 SQFT-AUTO SALES
SECOND FLOOR: 2,015.00 SQFT.-2 RESIDENTIAL UNITS
UNIT # 895.00 SQFT. + DECK AREA 330.00 SQFT.
UNIT #2 895.00 SQFT + DECK AREA 22.00 SQFT.

PROPERTY TABULATION

ZONE: SP-17
APN: 178-523-09
LOT AREA 5600.00 SQFT.
PROPOSED 2-STORY BUILDING MIXED USE
FIRST FLOOR: 2,015.00 SQFT-AUTO SALES
SECOND FLOOR: 2,015.00 SQFT.-2 RESIDENTIAL UNITS
UNIT # 895.00 SQFT. + DECK AREA 330.00 SQFT.
UNIT #2 895.00 SQFT + DECK AREA 22.00 SQFT.

Below are the drawing of the project. Attached to this email is the drawing I received from the City.

