

## **CALIFORNIA COASTAL COMMISSION**

South Coast District Office  
301 E Ocean Blvd., Suite 300  
Long Beach, CA 90802-4302  
(562) 590-5071



# Th12d

**A-5-LOB-20-0040 (City of Long Beach)**

**October 7, 2020**

### **EXHIBITS**

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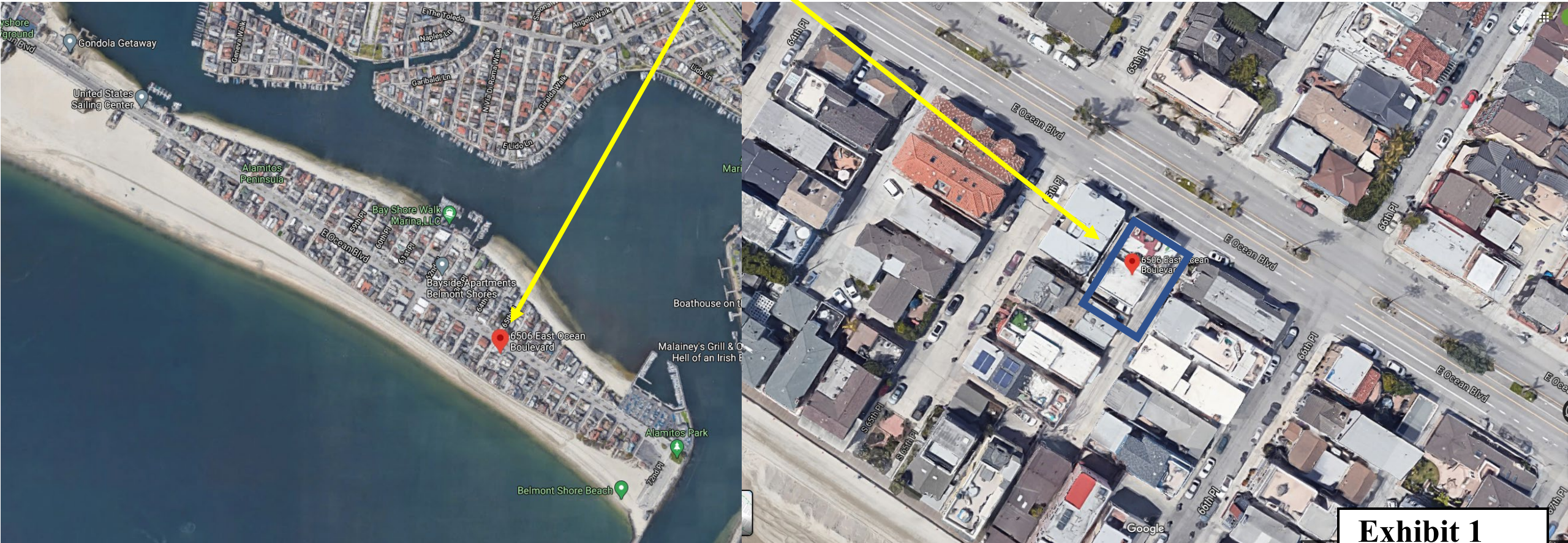
Exhibit 5 – Public Parking Lots in Project Vicinity

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Parking Lots

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# Project Location



**Exhibit 1**

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## Exhibit 1

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AREA OF  
EXISTING  
BUILDINGS

AREA OF FIRST  
FLOOR GARAGE AND  
OFFICE CONVERSION  
TO ADU

SCOPE OF THE WORK

CONVERSION OF EXISTING 2 CAR GARAGE  
AND EXISTING LEGAL OFFICE INTO AN  
ACCESSORY DWELLING UNIT

USABLE OPEN SPACE

Roof decks + Patio + Balcony = 1338.45 sq.ft.

Lot coverage = 1263.2 = 48% of lot

FAR = 2,545.73 / 2,400.0 = 1.06%

LIST OF DRAWING  
ARCHITECTURAL

- A-1 PLOT PLAN, NOTES
- A-2 FIRST FLOOR PROPOSED ADU AND EXISTING FLOOR PLAN  
AND SECOND LEVEL FLOOR PLAN
- A-3 FOUNDATION PLAN, FRAMING PLAN ELECTRICAL PLAN,  
DETAILS AND NOTES
- A-4 ELEVATION PLANS PROPOSED AND EXISTING - SECTION
- A-5 WINDOW AND ROOF FLASHING DETAIL, NOTES

EXISTING BUILDING DATA

PROPERTY ADDRESS  
6506-6508-6510-6512 E. OCEAN BLVD  
LONG BEACH, CA 90803

TWO STORY 3-UNITS DEWLLING WITH 1 OFFICE  
SPACE AND TWO CARS ATTACHED GARAGE

LOT 2400.0 SQ.FT.  
BUILDINGS SQUARE FOOTAGE 2,587.0 SQ.FT.

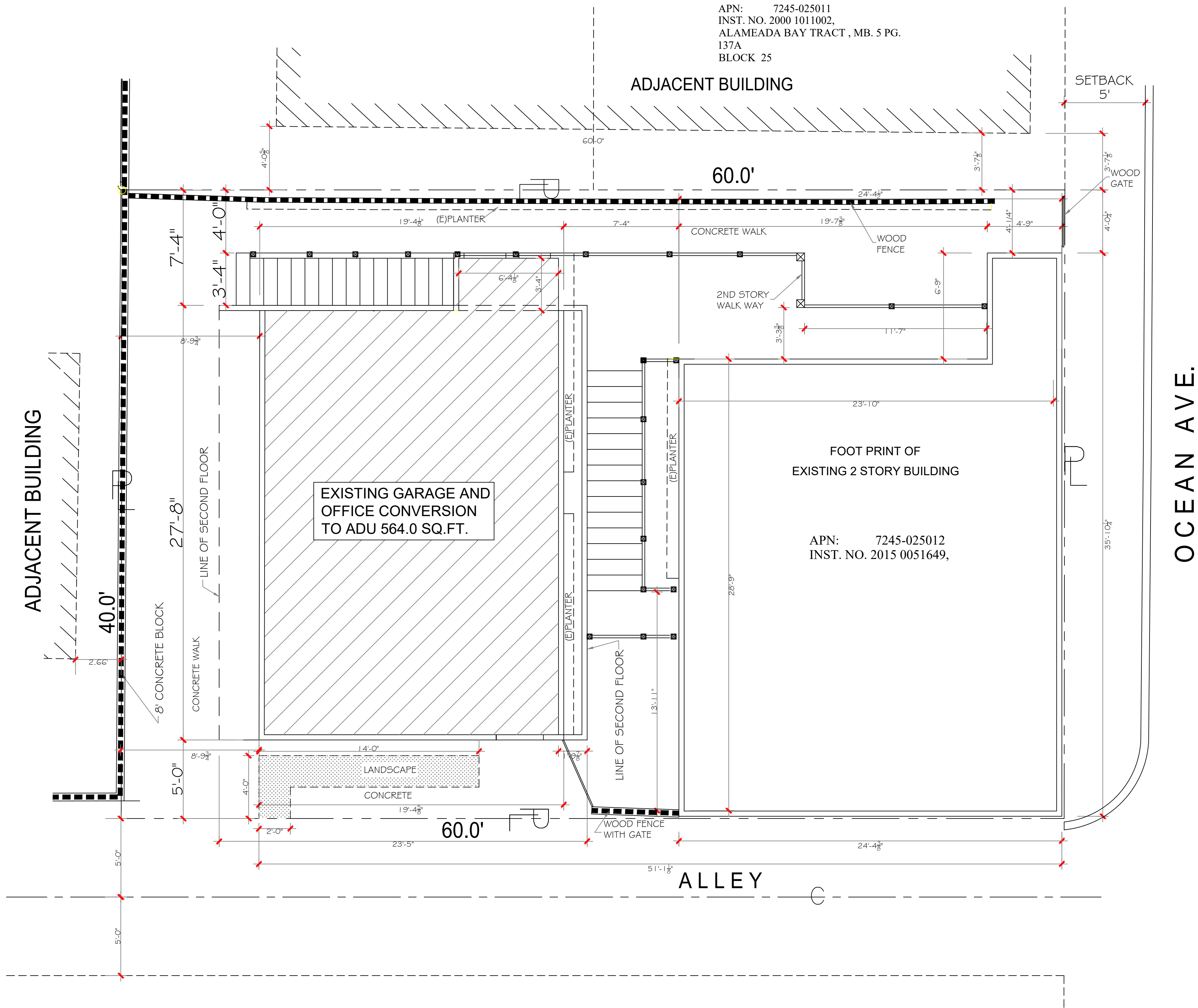
PROPERTY INFORMATION

ZONING - EXISTING R-2-1

APN: 7245025012  
ALAMEADA BAY TRACT ,SOUTH EAST  
4 FEET OF LOT 11 AND 12 LOT 25

SCOPE OF THE WORK

CONVERSION OF EXISTING 2 CAR GARAGE AND EXISTING  
OFFICE INTO AN ACCESSORY DWELLING UNIT



LEGEND, SYMBOLS AND NOTES

- S.D. HARD WIRED SMOKE DETECTOR W/ BATTERY BACK UP  
SMOKE DETECTORS SHALL BE FIELD VERIFIED THROUGHOUT  
THE EXISTING DWELLING.  
SMOKE DETECTORS SHALL BE INSTALLED IN ALL SLEEPING  
ROOMS AND HALLWAYS SERVING SLEEPING ROOMS.
- CO CARBON MONOXIDE DETECTOR
- a. EXHAUST FANS- SHALL BE ENERGY STAR  
COMPLIANT AND BE DUCTED TO TERMINATE TO THE  
OUTSIDE OF THE B
- b. EXHAUST FANS,  
OF A WHOLE HOUS  
CONTROLLED BY A  
READILY ACCESSI
- NEW 2 X 4 STUD W  
AND EXTERIOR ST
- EXISTING WALL

Exhibit 2

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California Coastal  
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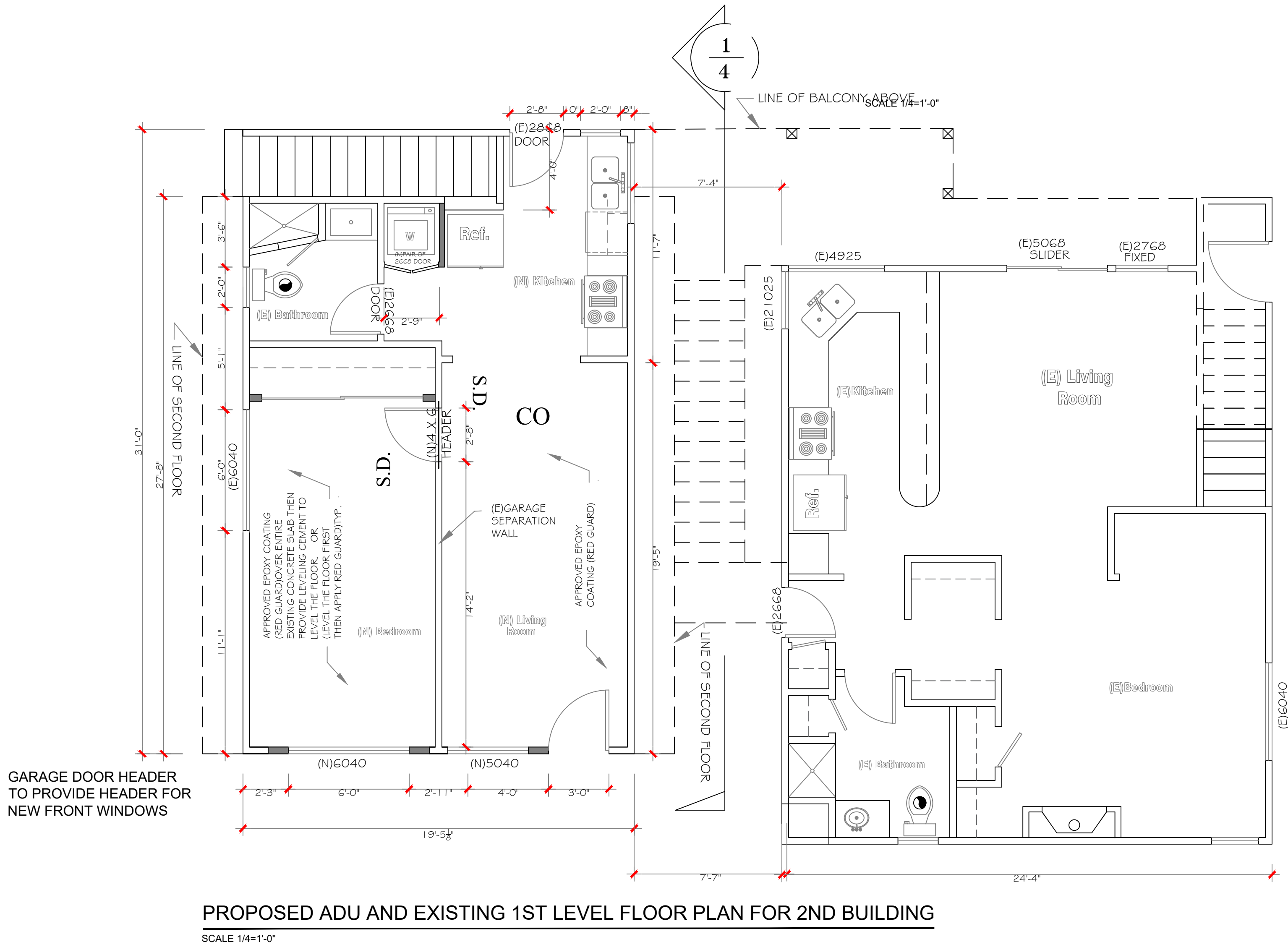
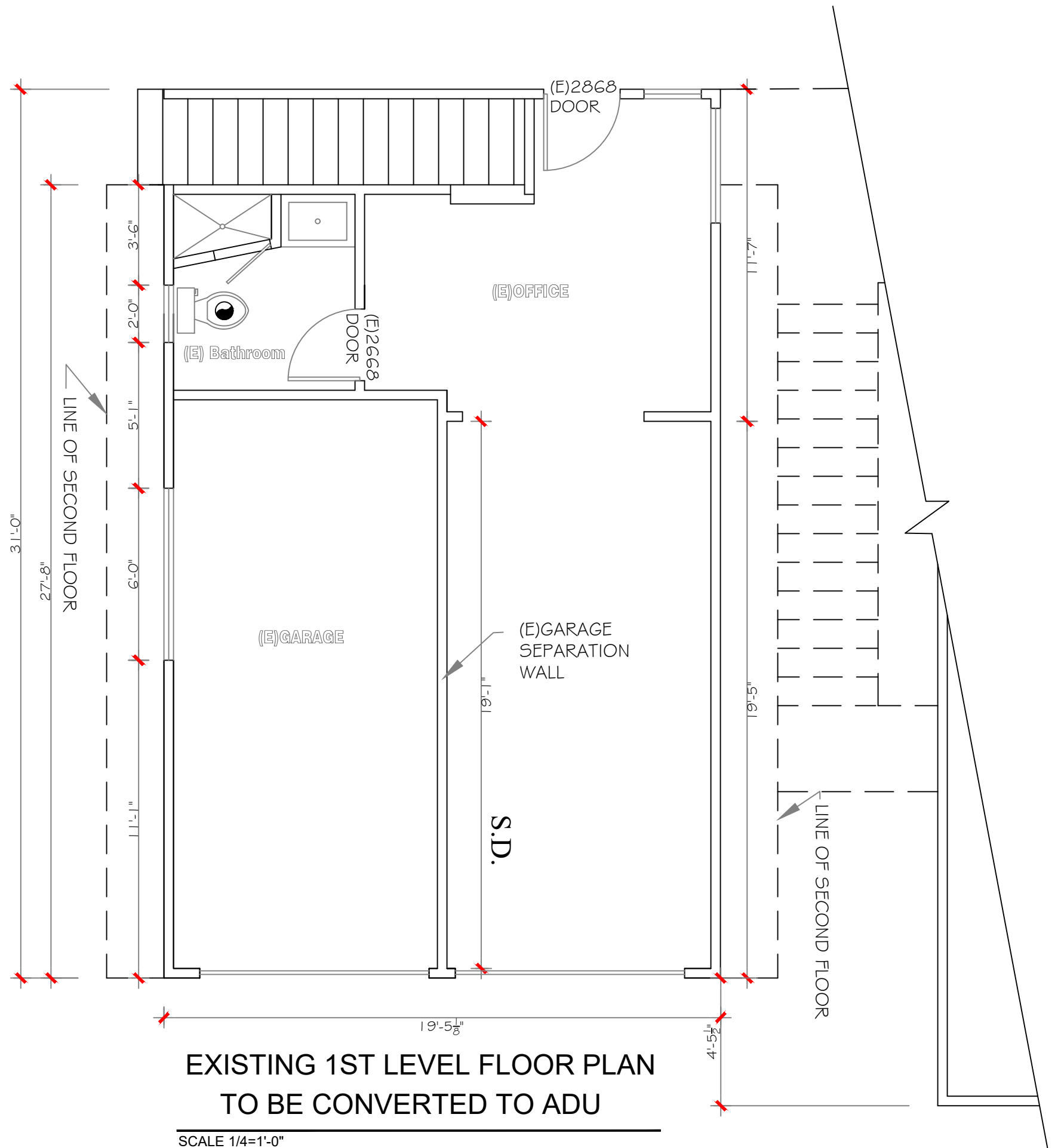
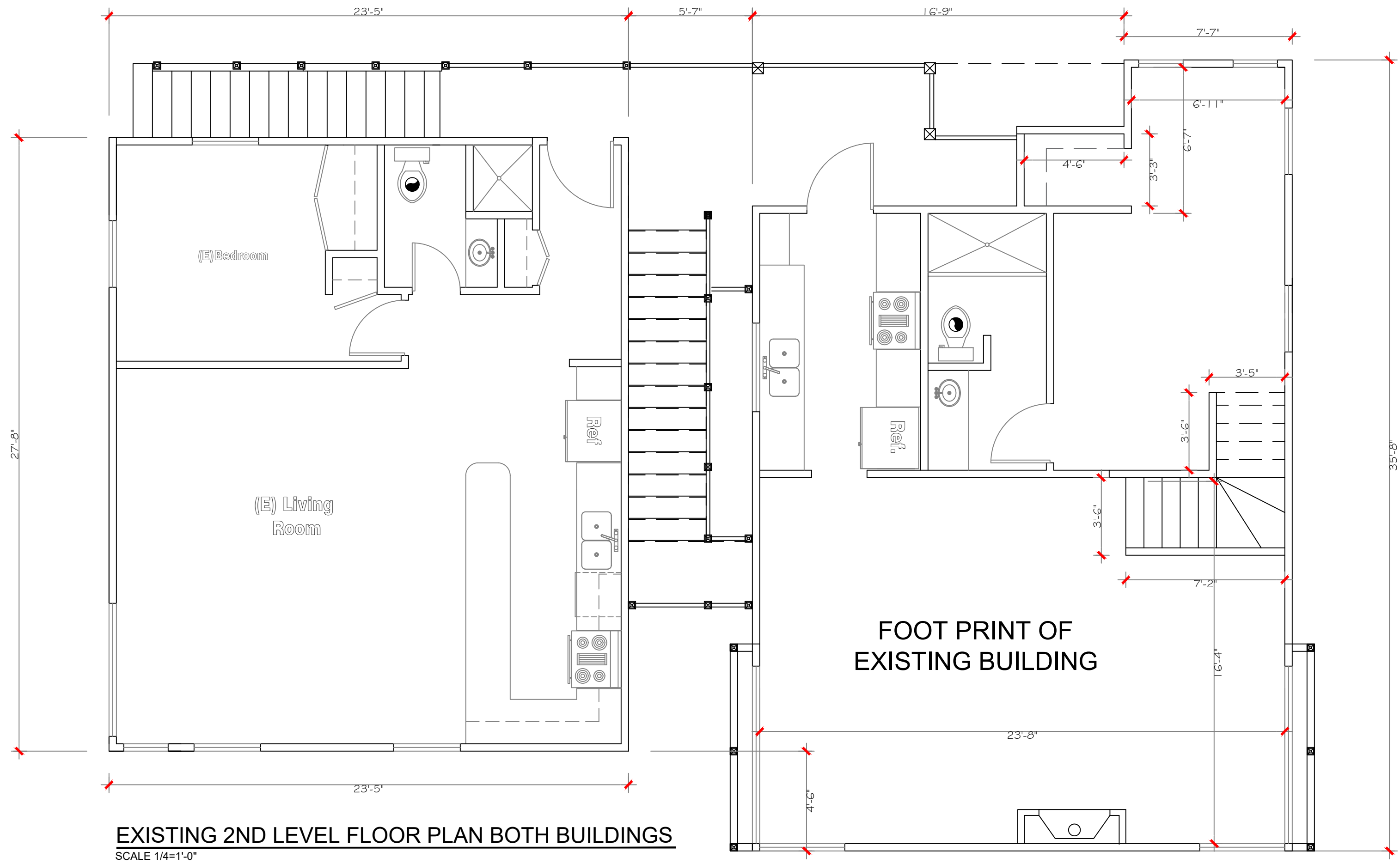
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&  
Drawing  
By  
Michael  
Yaghoubian

PROPOSED GARAGE CONVERSION TO ADU FOR  
MR. JAMES C.WALD  
6510 E. OCEAN BLVD.  
LONG BEACH, CALIFORNIA 90803

SHEET TITLE	PLOT PLAN & ELEVATION PLAN
DATE	12-25-19
SCALE	AS NOTED
DRAWN	MY
JOB	JAMES
SHEET	A-1
OF 1 SHEETS	5






LEGEND, SYMBOLS AND NOTES

- S.D. HARD WIRED SMOKE DETECTOR W/ BATTERY BACK UP  
SMOKE DETECTORS SHALL BE FIELD VERIFIED THROUGHOUT THE EXISTING DWELLING.  
SMOKE DETECTORS SHALL BE INSTALLED IN ALL SLEEPING ROOMS AND HALLWAYS SERVING SLEEPING ROOMS.
- CO CARBON MONOXIDE DETECTOR  
a. EXHAUST FANS- SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.  
b. EXHAUST FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE..
- NEW 2 X 4 STUD WALL W/ D AND EXTERIOR STUCCO PER  
EXISTING WALL

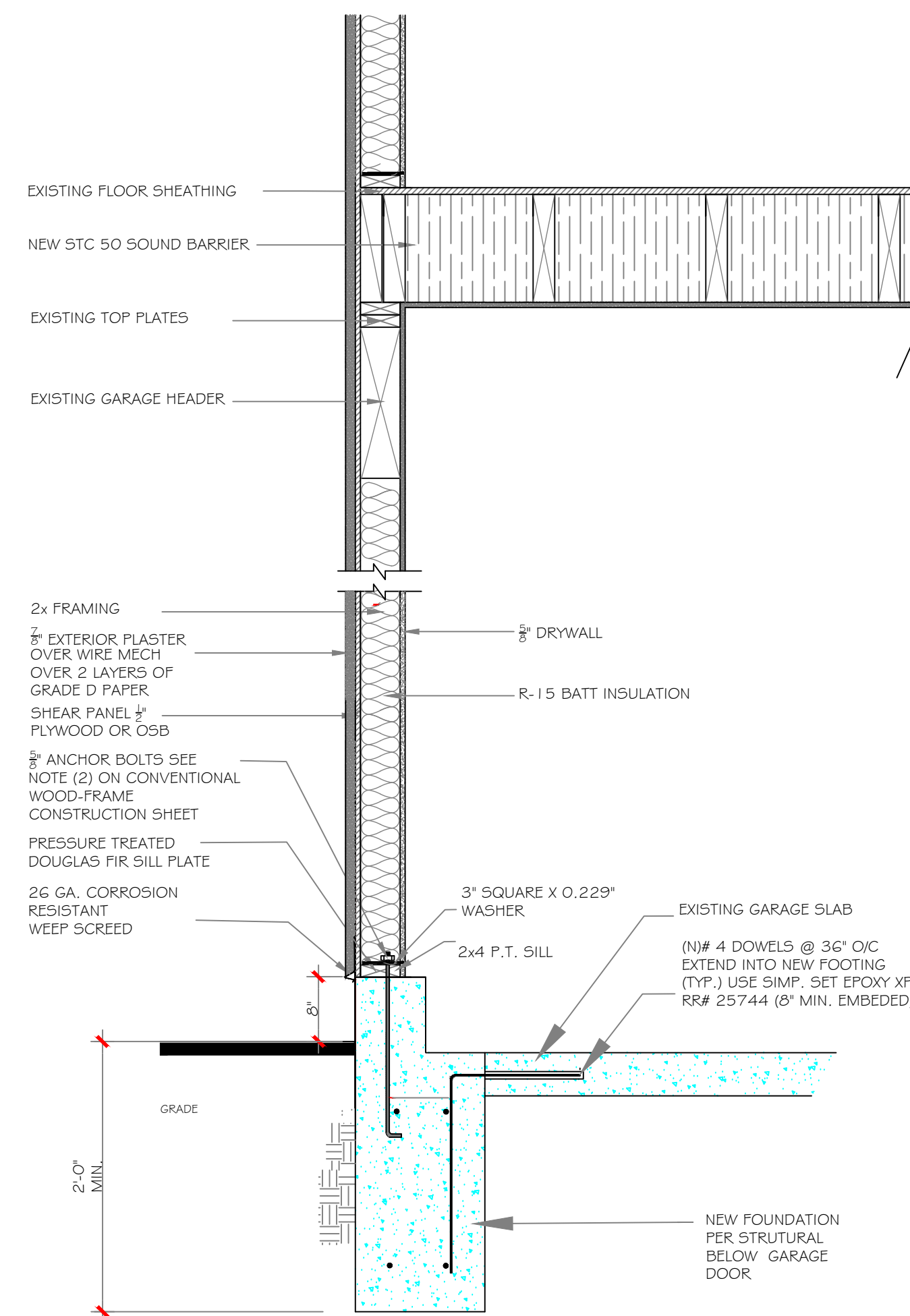
Exhibit 2

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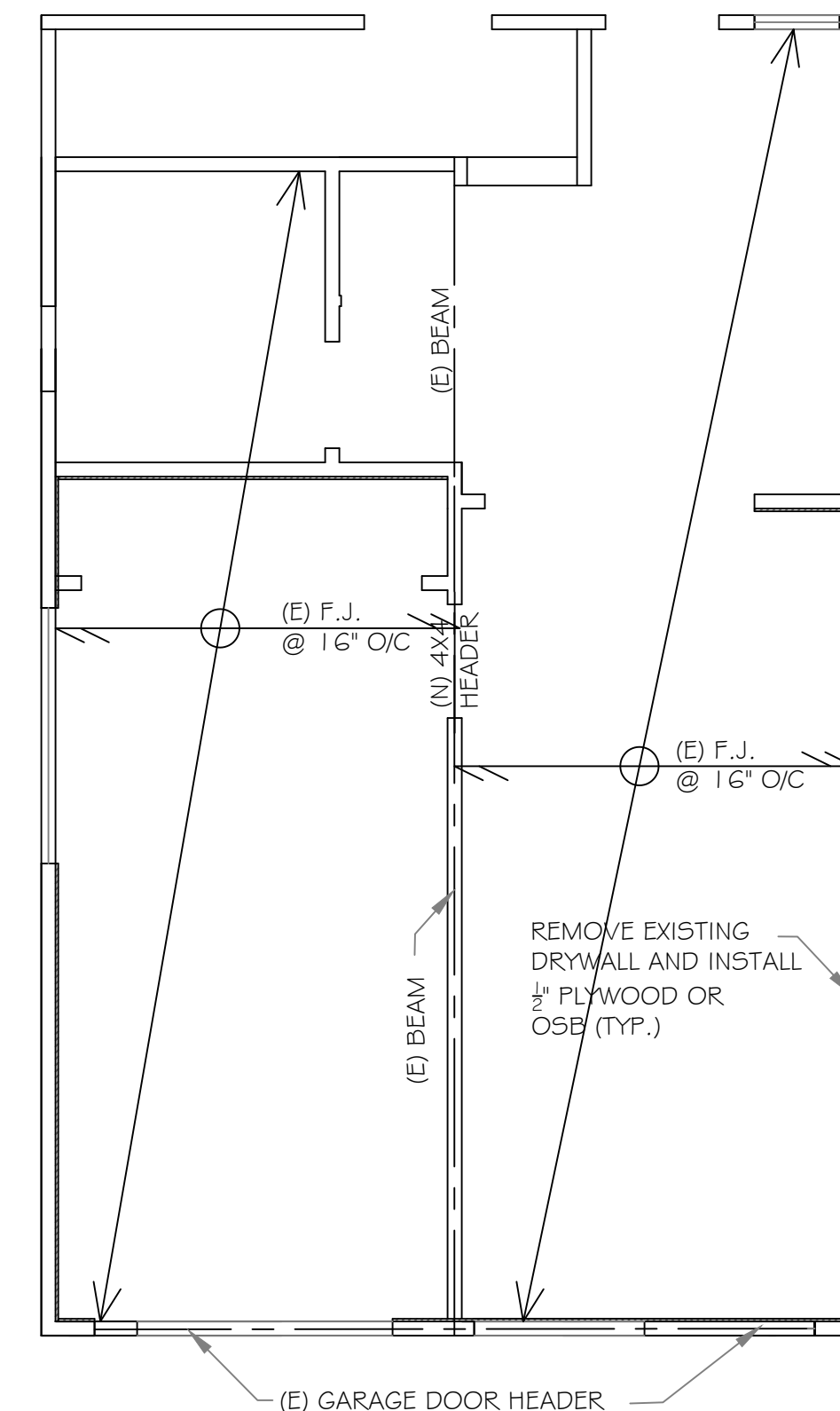
California Coastal Commission



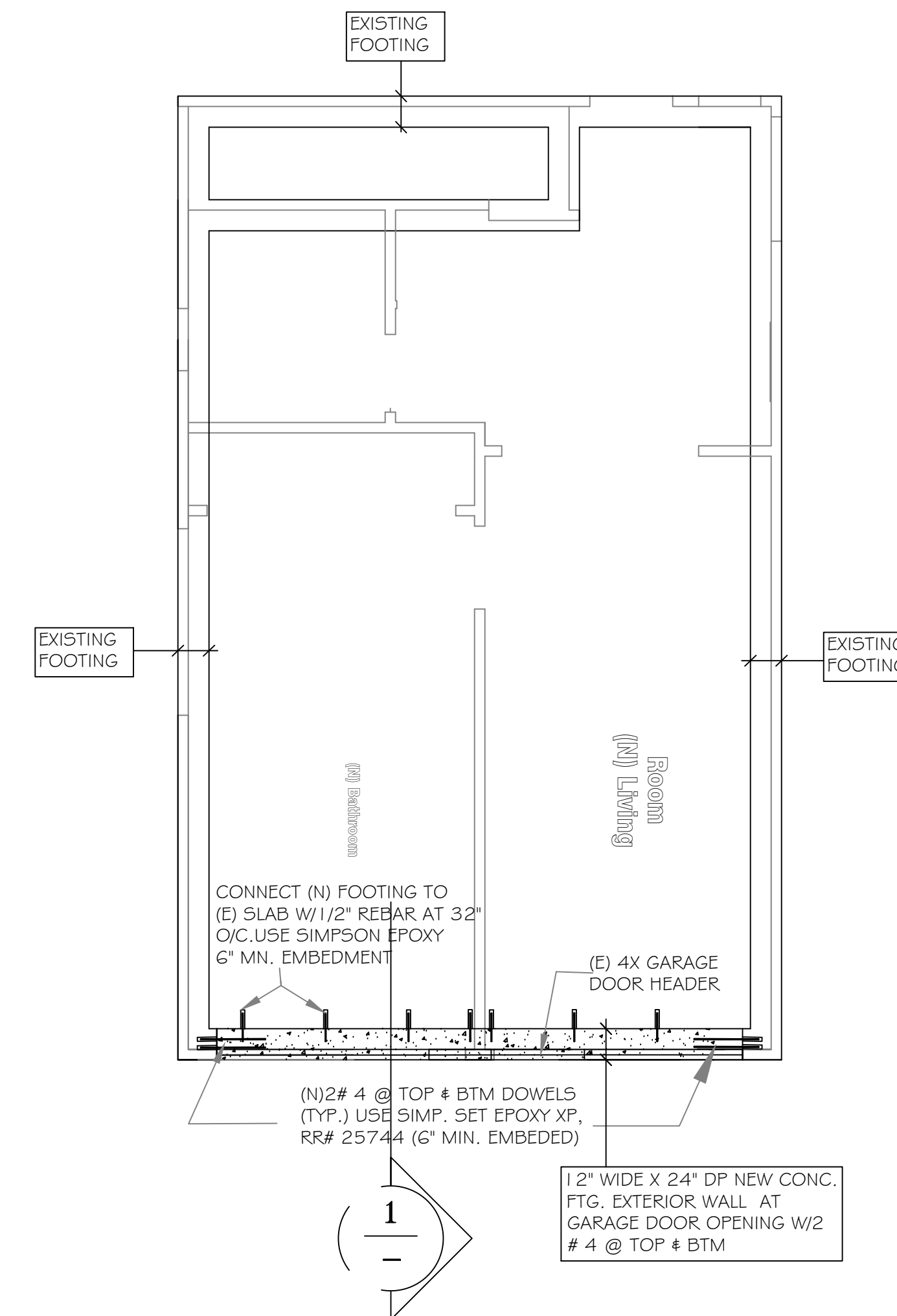
N.T.S.



STEM WALL DETAIL ① N.T.S.



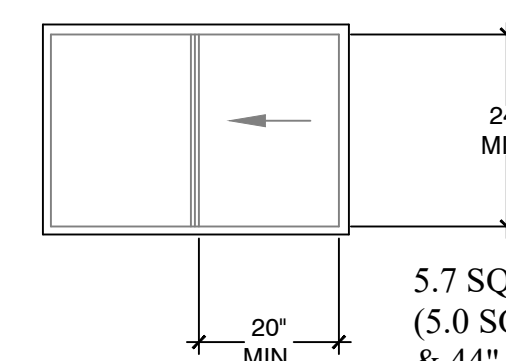
SCALE 1/4"=1'-0"



SCALE 1/4"=1'-0"

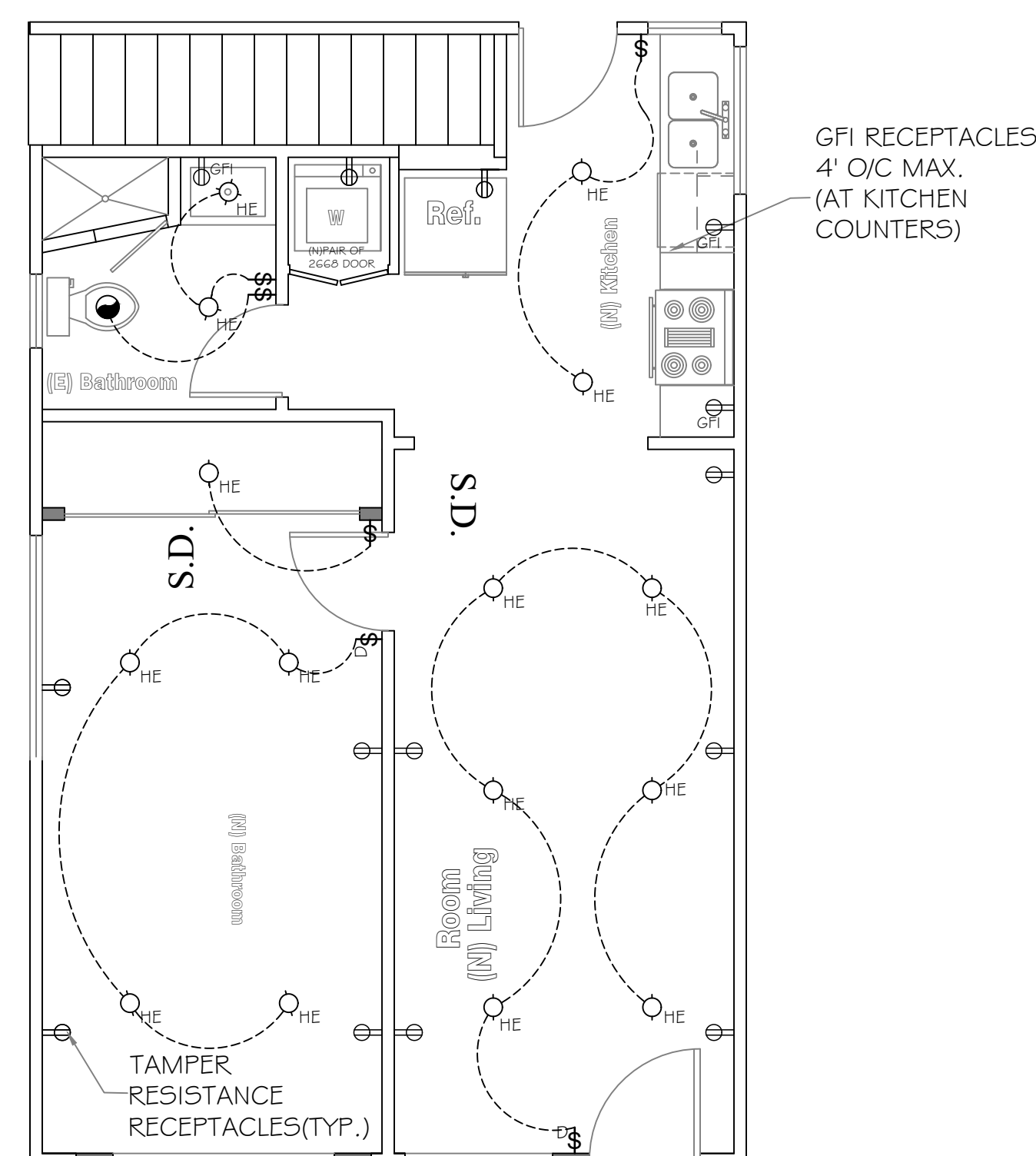
ALL WINDOWS  
TO BE DOUBLE  
GLAZED

5.7 SQ.FT. MIN. AREA  
(5.0 SQ.FT. AT GRADE AREA)  
& 44" MAX. TO SILL

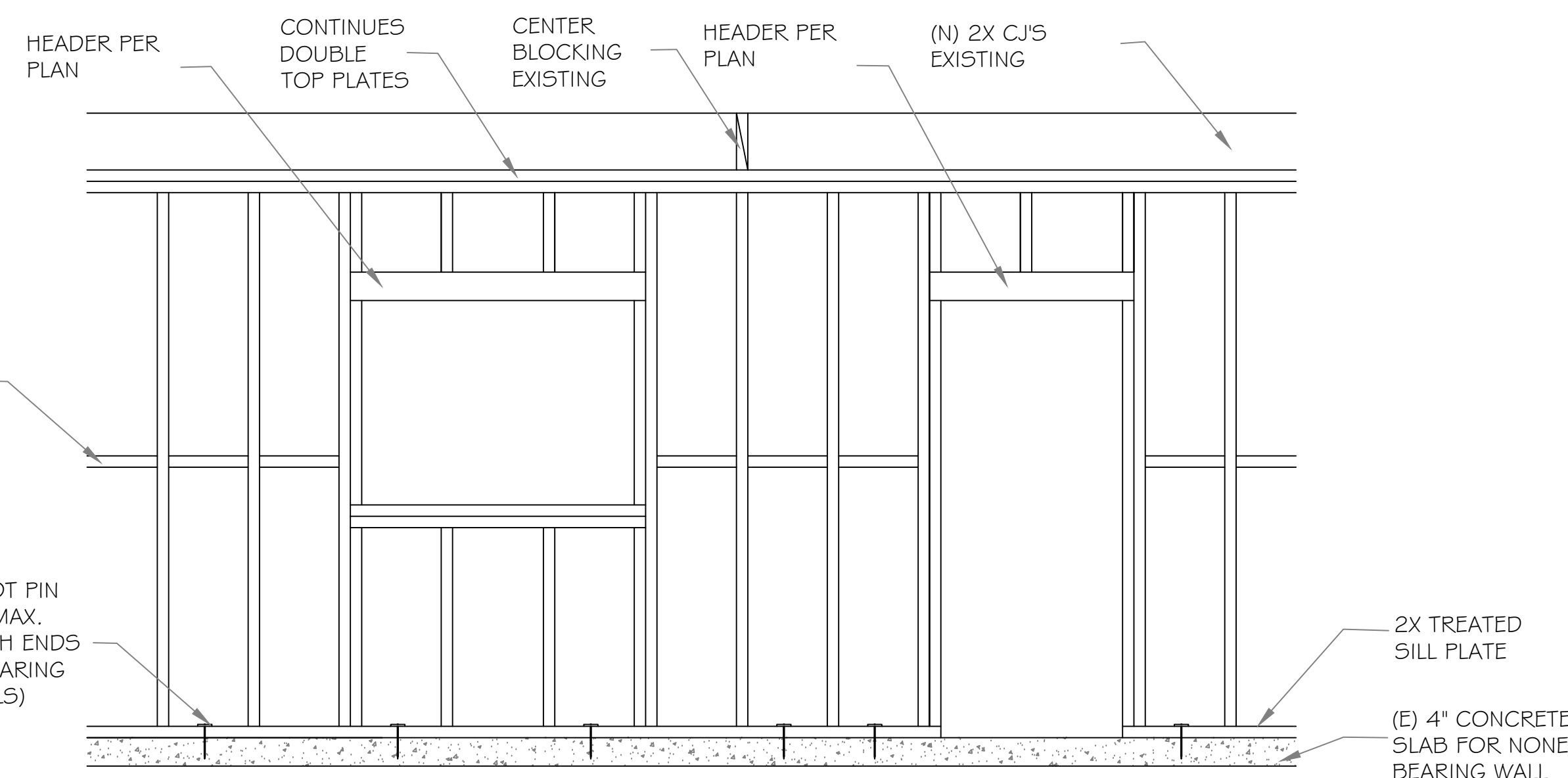


## ELECTRICAL SYMBOLS

- |                  |  |
|------------------|--|
| \$               | SWITCH   |
| \$ <sup>D</sup>  | SWITCH WITH DIMMER                               |
| ⊖                | TAMPER RESISTANCE RECEPTACLE                     |
| ⊖ <sub>GFI</sub> | GROUND FAULT CIRCUIT INTERRUPTER                 |
| ⦿ <sub>HE</sub>  | LIGHT FIXTURE<br>(HIGH EFFICIENCY LIGHT FIXTURE) |



SCALE 1/4"=1'-0"



N.T.S.

2 1/2" LONG SHOT PIN  
32" O/C AND MAX.  
12" FROM EACH ENDS  
(FOR NONE BEARING  
INTERIOR WALLS)

NOTE:  
FOR EXTERIOR AND BEARING WALLS  
USE ANCHOR BOLTS PER STRUTURAL  
WITH MIN. 1' WIDE X 2' DEEP  
CONTINUES FOOTING

CalHomeDesign  
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**Design  
&  
Drawing  
By  
Michael  
Yaghoubian**

MR. JAMES C. WALD  
6510 E. OCEAN BLVD.  
LONG BEACH, CALIFORNIA 90803

SHEET TITLE
FOUNDATION PLAN
FRAMING PLAN
ELECTRICAL PLAN
DETAILS & NOTE
DATE 10-11-19
SCALE AS NOTED
DRAWN BY MY
JOB
SHEET
A-3
OF 3 SHEETS 5





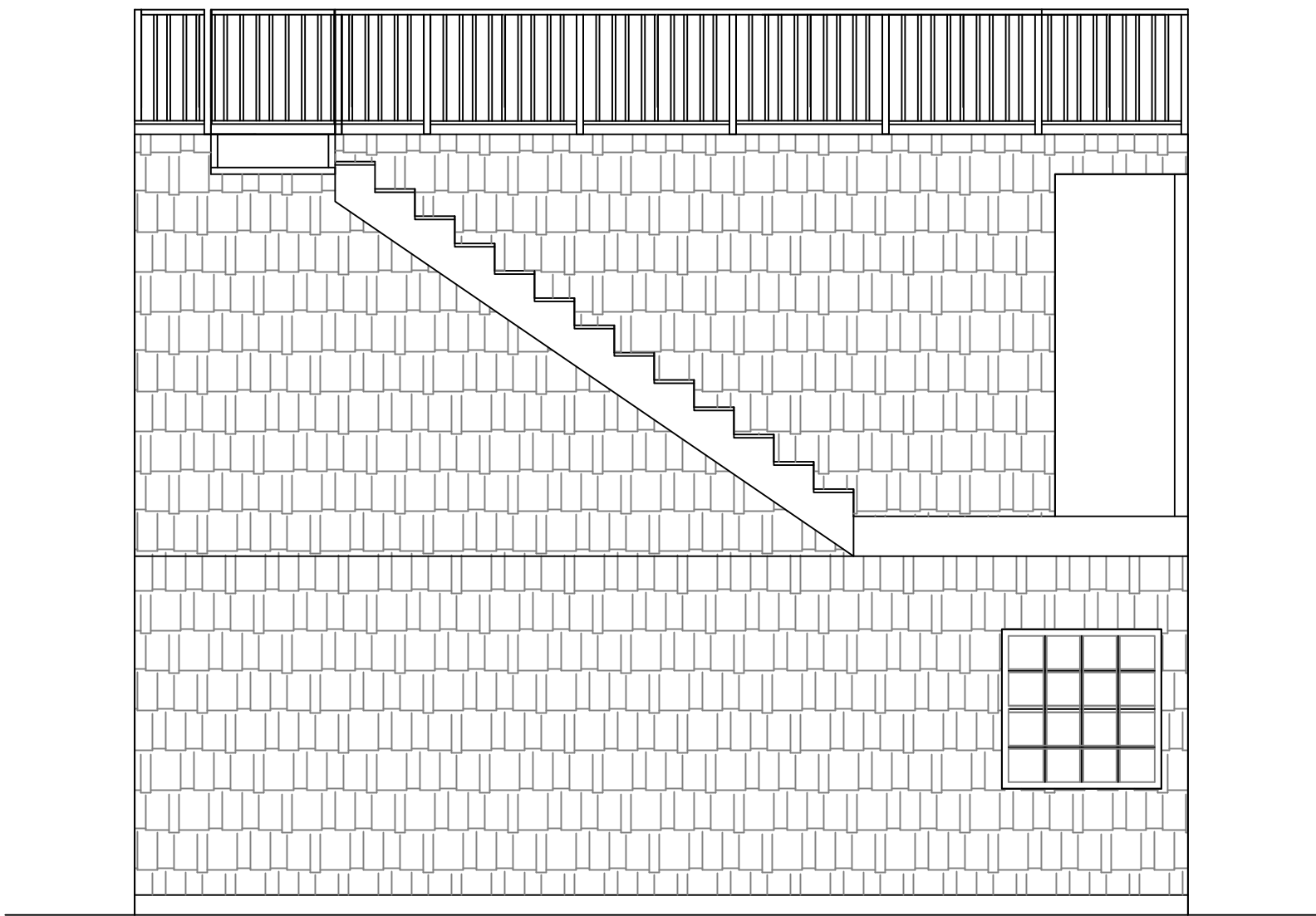
EXISTING (SOUTH) FRONT ELEVATION

SCALE 1/4=1'-0"



PROPOSED (SOUTH) FRONT ELEVATION

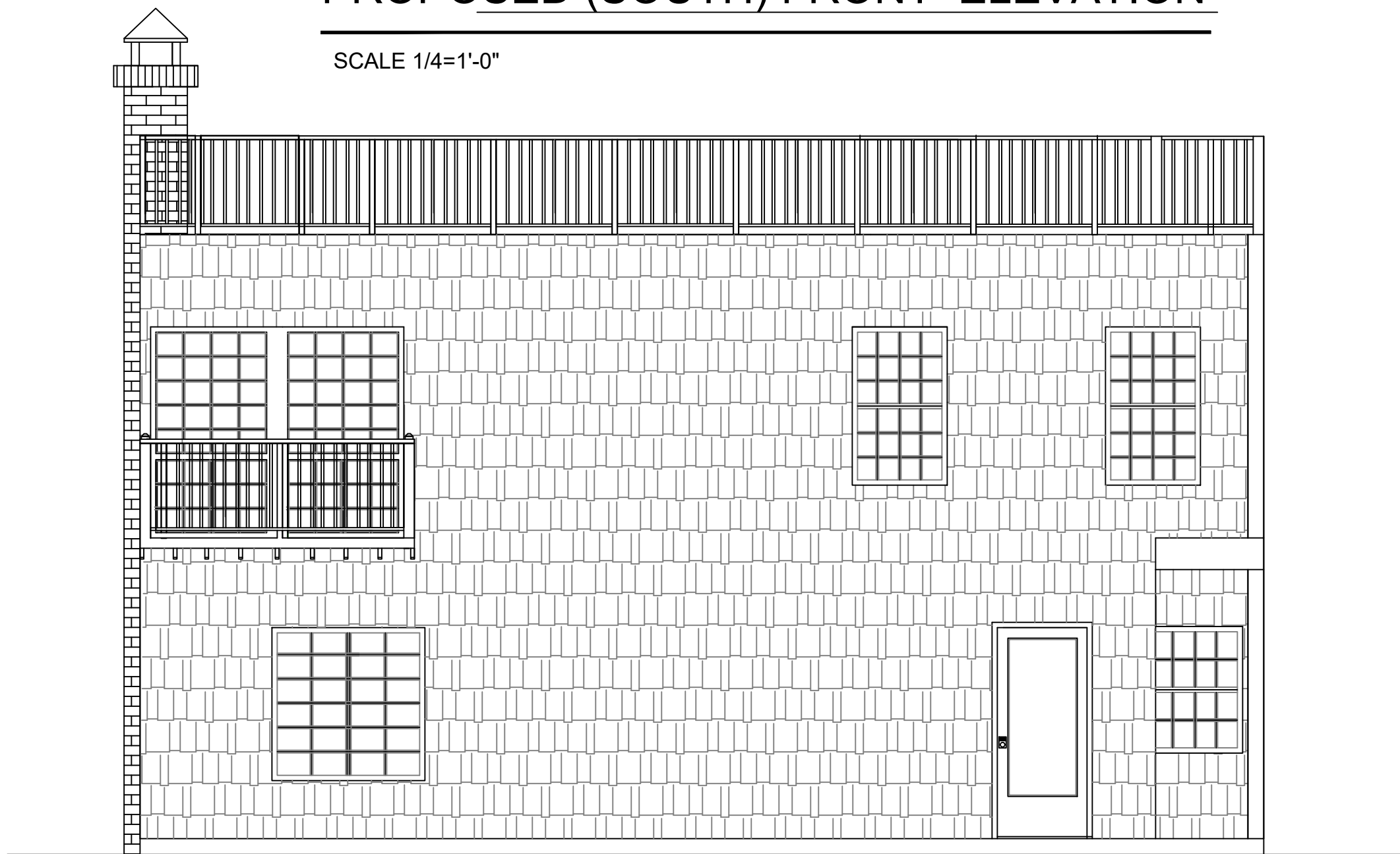
SCALE 1/4=1'-0"



(EAST) SIDE ELEVATION

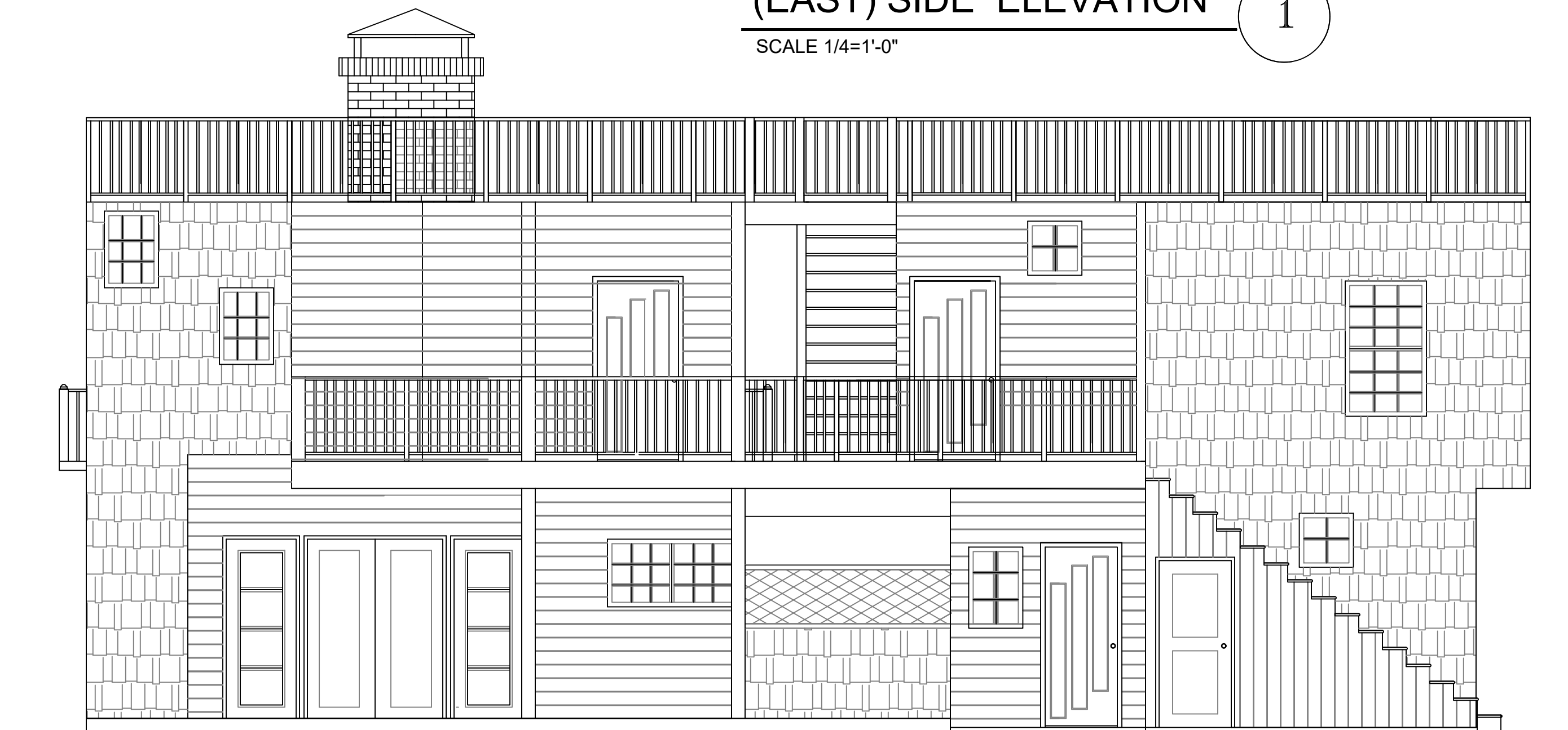
SCALE 1/4=1'-0"

1



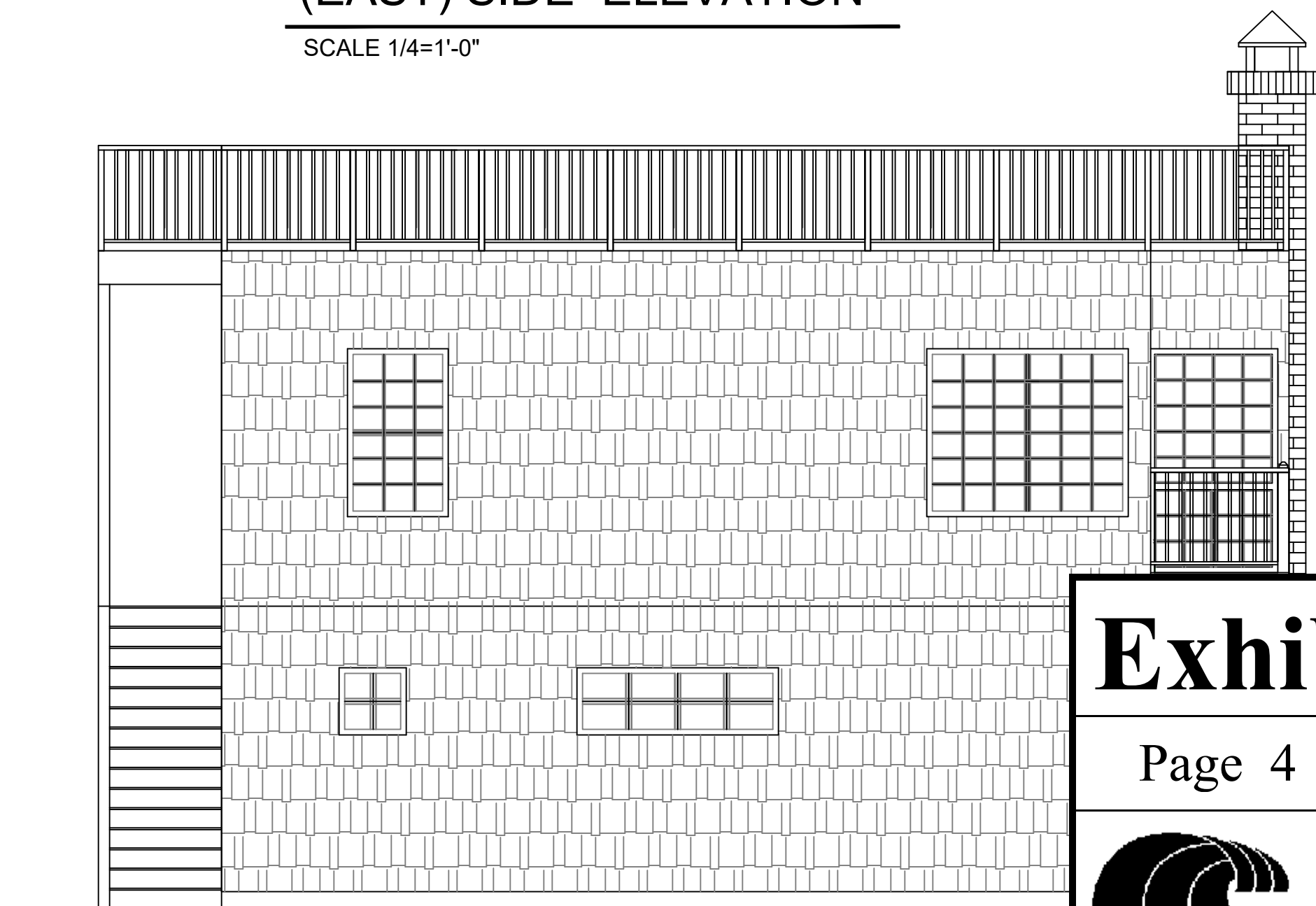
(EAST) SIDE ELEVATION

SCALE 1/4=1'-0"



PROPOSED AND EXISTING (NORTH) REAR ELEVATION

SCALE 1/4=1'-0"



(WEST) SIDE ELEVATION

SCALE 1/4=1'-0"

Exhibit 2

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Design & Drawing By Michael Yaghoubian	
PROPOSED GARAGE CONVERSION TO ADU FOR MR. JAMES C. WALD 6510 E. OCEAN BLVD. LONG BEACH, CALIFORNIA 90803	
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SHEET	A-4
OF 4 SHEETS	5



NOTES	
1."The construction shall not restrict a five-foot clear and unobstructed access to any water or power distribution facilities (power poles, pull boxes, transformers, vaults, pumps, valves, meters, appurtenances, etc.) or to the location of the hook up. The construction shall not be within ten feet of any power lines-whether or not the lines are located on the property. Failure to comply may cause construction delays and/or additional expenses."	19. Glazing in in the following locations shall be safety glazing conforming to the human impact loads of section R308.3 (see exceptions) (R308.4): a. Fixed and operable Panels of swinging sliding and bifold door assemblies. b. Glazing in an individual fixed or operable panel adjacent to a door where the nearest vertical edge is within a 24 inch of the arc of the door in a closed position and whose bottom edge is less than 60 inches above the floor or walking surface. c. Glazing in an individual fixed or operable panel that meets all of the following conditions: 1) exposed area of an individual pane greater than 9 square feet. 2) bottom edge less than 18 inches above the floor. 3) top edge greater than 36 inches above the floor. 4) one or more walking surfaces within 36 inches horizontally of the glazing g. Glazing adjacent stairways, landings and ramps within 36 inches horizontally of a walking surface when the surface of the glazing is less than 60 inches, above the plane of the adjacent walking surface. d. Glazing in railing. e. Glazing in enclosures for or walls facing hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers where the bottom edge of the glazing is less than 60 inches measured vertically above any standing or walking surface. f. Glazing walls and fences adjacent to indoor and outdoor swimming pools, hot tubs and spas where the bottom edge of glazing is less than 60 inches above a walking surface and within 60 inches, measured horizontally and in a straight line, of the water edge. g. Glazing adjacent stairways, landings and ramps within 36 inches horizontally of a walking surface when the surface of the glazing is less than 60 inches, above the plane of the adjacent walking surface. h. Glazing adjacent stairways, within 60 inches horizontally of the bottom tread of stairway in any direction when the expose surface of the glazing is less than 60 inches above the nose of the tread. 20. Attic area having a clear head room of 30" must have an access opening (20"x3" min.). (R807.1) 21. Provide 15" min. between the center of water closet to any side wall. (Calif. Plumb. Code 407.6) 22. Provide 24" min. clear space in front of any water closet. (Calif. Plumb. Code 407.6) 23."Roof diaphragm nailing to be inspected before covering" 24.Provide 32" wide doors to all interior accessible rooms. G304.1 25."Water heater must be strapped to wall" Sec. 507.3,UPC
2."An approved Seismic Gas Shutoff Valve will be installed on the fuel line on the down stream side of the utility meter and be rigidly connected to the exterior of the building or structure containing the fuel gas piping." (Per Ordinance 170,158) (Includes Commercial additions and TIM work over \$10,000.) Separate plumbing permit is required. 3.Plumbing fixtures are required to be connected to a sanitary sewer or to an approved sewage disposal system (R306.4) 4. Kitchen sinks, lavatories, bathtubs, showers, bidets, laundry tubs, and washing machine outlets shall be provided with hot and cold water and connected to and approved water supply. (R307.4) 5. Bathtub and shower floors, walls above bathtubs with a shower head, and shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet above the floor. (R307.2 6. Provide ultra low flush water closets for all new construction. existing shower heads and toilets must be adapted for low water consumption. 7. Provide 70 inch high nonabsorbent wall adjacent to shower and approved shatter resistant materials for shower enclosure. (R308) 8. Unit Skylights shall be labeled by a LA City Approved Labeling Agency. such label shall state the approved labeling agency name, product designation and performance grade rating. (research record not required).(R308) 9."Water heater must be strapped to wall" Sec. 507.3, LAPC 10.For existing pool on site, provide an alarm for doors to the dwelling that form a part of the pool enclosure. the alarm shall sound continuously for a min. of 30 seconds when the door is opened. it shall automatically reset and be equipped with a manual means to deactivate (for 15 secs.max.) For a single opening . The deactivation switch shall be at least 54" above the floor. P/B/C 2008-014 11.For existing pool on site provide anti entrapment cover meeting the current ASTM or ASME is required for the suction outlets of the swimming pool, toddler pool and spa for single family dwellings per the Assembly Bill (AB)No. 2977 12.Smoke detectors shall be provided for all dwelling units intended for human occupancy, upon the owner application for a permit for alterations, repairs, or additions, exceeding one thousand dollars \$(1 000.) (R314.6.2) 13.An approved smoke alarm shall be installed in each sleeping room & hallway or area giving access to sleeping room, and on each story and basement within dwelling more than one story Smoke alarm shall be incorporated so that activation of on alarm activate all the alarms within the individual dwelling unit. In new construction smoke alarms shall receive their primary power source from the building wiring and shall be equipped with battery backup and low battery signal. (R314.4) 14.Where a permit is required for alterations, repairs and additions exceeding one thousand dollars (\$1 000.), existing dwelling or sleeping units that have attached garages or fuel burning appliances shall be provided with a carbon monoxide alarm in accordance with Section R315.1. Carbon monoxide alarms shall only be required in the specific dwelling unit or sleeping unit for which the permit was obtained. (R303.2) 15. An approved carbon monoxide alarm shall be installed in dwelling units and in sleeping units within which fuel-burning appliances are installed and in dwelling units that have attached garages. Carbon monoxide alarm shall be provided outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedroom(s) and on every level of a dwelling unit including basement. (R315) 16.Every space intended for human occupancy shall be provided with natural light by means of exterior glazed openings in accordance with section R303.1 or shall be provided with artificial light that is adequate to provide an average illumination of 6 foot candles over the area of the room at the height of 30 inches above the floor level. (R303.1) 17. Automatic garage door openers, if provided shall be listed in accordance with UL325 18.A copy of the evaluation report and/or conditions of listing shall be made available at the job site	

NOTE:  
1. "A COPY OF CONSTRUCTION DOCUMENTS OR A COMPARABLE DOCUMENT INDICATING THE INFORMATION FROM ENERGY CODE SECTION 110.10(a) THROUGH 110.10(c) SHALL BE PROVIDED TO THE OCCUPANT."

2. "THE FLOW RATE FOR ALL PLUMBING FIXTURE SHALL COMPLY WITH THE MAXIMUM FLOW RATE OF ALL SHOWERHEADS AND FOR OTHER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 2.0 GALLONS PER MINUTE AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ONLY ALLOW ONE SHOWER HEAD TO BE IN OPERATION AT A TIME."

3. "THE PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION, FORM GREEN 12, SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL" STATE ASSEMBLY BILL NO. 1881

4. FOR SITES OVER 500 SQUARE FEET OF LANDSCAPE AREA , ALTERNATE WASTE PIPING SHALL BE INSTALLED TO PERMIT DISCHARGE FROM THE CLOTHS WASHER, BATHTUB, SHOWERS AND BATHROOMS/RESTROOMS WASH BASINS TO BE USED FOR A FUTURE GRAYWATER IRRIGATION SYSTEM.

5. WATER USED IN BUILDING FOR WATER CLOSETS, URINALS, FLOOR DRAINS, AND PROCESS COOLING AND HEATING SHALL COME FROM CITY RECYCLE WATER IF AVAILABLE FOR USE WITHIN 200 FEET OF THE PROPERTY LINE.

6. WHEN GROUNDWATER IS BEING EXTRACTED AND DISCHARGED, A SYSTEM FOR ONSITE REUSE OF THE GROUNDWATER SHALL BE DEVELOPED AND CONSTRUCTED IF THE GROUNDWATER WILL NOT BE DISCHARGED TO THE SEWER.

7. THE HOT WATER SYSTEM SHALL NOT ALLOW MORE THAN 0.6 GALLONS OF WATER TO BE DELIVERED TO ANY FIXTURE BEFORE HOT WATER ARRIVES OR SHALL COMPLY WITH EITHER LOS ANGELES PLUMBING CODE SECTION 610.4.1.2.OR 610.4.1.3.

NOTE.  
PROTECTION OF WOOD AND WOOD BASE PRODUCT FROM DECAY SHALL BE PROVIDED IN THE LOCATION SPECIFIED PER SECTION R317-1 BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE -TREATED IN ACCORDANCE WITH AWPA U1 FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END USE. PRESERVATIVE SHALL BE LISTED IN SECTION 4 OF AWPA U1 .

8. ANNUAL SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUITS, OR OTHER OPENING IN THESE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENT BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY, OR METAL PLATES. PIPING PRONE TO CORROSION SHALL BE PROTECTED IN ACCORDANCE TO THE SECTION 313.0 OF THE LOS ANGELES PLUMBING CODE. (4.406.1)

9. "MATERIALS DELIVERED TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM RAIN OR OTHER SOURCES OF MOISTURE"

10. CONSTRUCTION WAIST SHALL BE REDUCED BY 50% AND WOULD BE HANDLED BY THE CITY OF LOS ANGELES CERTIFIED HAULER

11. "FORM GREEN 6 AND AN OPERATION AND MAINTENANCE MANUAL, INCLUDING, AT THE MINIMUM, THE ITEMS LISTED IN SECTION 4.410.1 SHALL BE COMPLETED AND PLACED IN THE BUILDING AT THE TIME OF FINAL INSPECTION" (4.410.1)

12. "ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENING SHALL BE COVERED WITH TYF, PLASTIC, OR SHEET METAL UNTIL THE FINAL STAT UP OF THE HEATING , COOLING AND VENTILATING EQUIPMENT" (4.504.1)

13. "ARCHITECTURAL PAINTS AND COATINGS, ADHESIVES CALKS AND SEALANTS SHALL COMPLY WITH THE VOLATILE ORGANIC COMPOUND (VOC) LIMITS LISTED IN TABLES 4.504.1- 4.504.3 "

14. THE VOC CONTENT VERIFICATION CHECK LIST, FORM GRN 2, SHALL BE COMPLETED AND VERIFIED PRIOR TO FINAL INSPECTION APPROVAL. THE MANUFACTURER'S SPECIFICATIONS SHOWING VOC CONTENT FOR ALL APPLICABLE PRODUCT SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FIELD INSPECTOR FOR VERIFICATION. ((4.504.2,4)

15. ALL NEW CARPET INSTALLED IN THE INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENT OF ONE OF THE FOLLOWING:  
a. CARPET AND RUG INSTITUTES GREEN LABEL PLUS PROGRAM.  
b. CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S SPECIFICATION 01350  
c. NSF/ANSI 140 AT THE GOLD LEVEL  
d. SCIENTIFIC CERTIFICATIONS SYSTEMS IN DOOR ADVANTAGE GOLD

16. ALL NEW CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE GREEN LABEL PROGRAM (4.504.3.1)

17. 80% OF TOTAL AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING.  
a. CERTIFIED AS CHIP LOW -EMITTING MATERIAL IN THE CHIPS LOW EMITTING MATERIAL IN THE CHIPS HIGH PERFORMANCE PRODUCTS DATA BASE  
b. CERTIFIED UNDER UL GREENGUARD GOLD  
c. CERTIFIED UNDER RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM  
d. MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S SPECIFICATION 01350

## GARAGE AND CARPORT

- Opening from a private garage directly into a room used for sleeping purposes are not permitted (R302.5.1)
- Doors between garage and the dwelling unit shall be self-closing and self-latching, solid wood or solid or honeycomb core steel not less than 1 3/8 inches thick, or have a minimum fire protection rating of 20 minutes. (R302.5.1)
- The garage shall be separated from the dwelling and its attic area in accordance with table R302.6 (R302.6)
- Ducts penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of a minimum No. 26 gage sheet steel or other approved material and there shall be no opening from the ducts into the garage (R302.5.2)
- Other penetrations of garage/dwelling ceilings and walls are to be protected as required by Section R302.111, item 4 (R302.5.2)
- Garage floor surfaces shall of an approved noncombustible material, and the area used to park vehicles shall be sloped to a drain or toward the main vehicle entry (r309.1).

## NOTE

HEATER SHALL BE CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68 F°AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPRATURE (R03.8)

## GLAZING

GLAZING IN THE FOLLOWING LOCATIONS SHALL BE SAFETY GLAZING CONFORMING TO THE HUMAN IMPACT LOADS OF SECTION R308.3 (SEE EXCEPTIONS) (R308.4):

FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOOR ASSEMBLIES.

GLAZING IN ENCLOSURES FOR OR WALLS FACING HOT TUBS WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.

ATTIC VENTS SHALL BE PROTECTED W/A CORROSION RESISTANT WIRE MESH HAVING 1/8" - 1/4" OPENINGS

## WINDOW SECURITY REQUIREMENTS

- ALL OPENABLE WINDOWS SHALL BE PROVIDED WITH SUBSTANTIAL LOCKING DEVICES.
- SLIDING WINDOWS SHALL BE PROVIDED WITH A DEVICE IN THE UPPER CHANNEL OF THE MOVING PANEL TO PROHIBIT RAISING AND REMOVING OF THE MOVING PANEL IN THE CLOSED OR PARTIALLY OPEN POSITION.
- SLIDING WINDOWS SHALL BE EQUIPPED WITH LOCKING DEVICES AND SHALL BE SO CONSTRUCTED AND INSTALLED THAT THEY REMAIN INTACT AND ENGAGED WHEN SUBJECTED TO THE TESTS SPECIFIED IN 91.6717.2

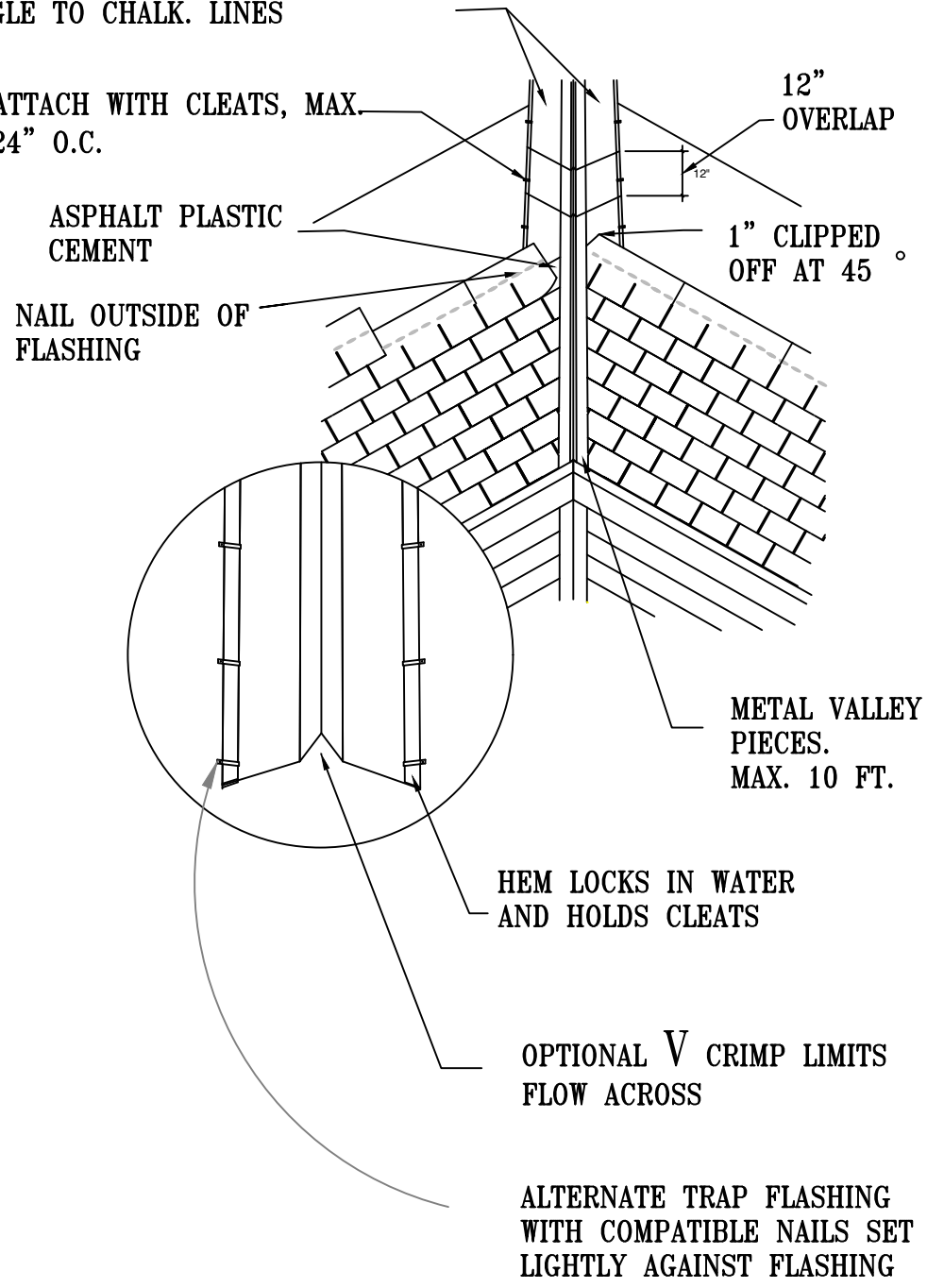
## DOOR SECURITY REQUIREMENTS

- ALL PIN-TYPE DOOR HINGES ACCESSIBLE FROM OUTSIDE SHALL HAVE NON-REMOVABLE HINGE PINS. HINGES SHALL HAVE MIN. 1/4" DIA STEEL JAMB STUD WITH 1/4" MIN. PROTECTION. THE STRIKE PLATE FOR LATCHES AND HOLDING DEVICE FOR PROJECTING DEAD BOLTS IN WOOD CONSTRUCTION SHALL BE SECURED TO THE JAMB AND THE WALL FRAMING WITH SCREWS NO LESS THAN 2-1/2" LONG.
- PROVIDE DEAD BOLTS WITH HARDENED INSERTS; DEADLOCKING LATCH WITH KEY-OPERATED LOCKS ON EXTERIOR. LOCKS MUST BE OPENABLE FROM INSIDE WITHOUT KEY. SPECIAL KNOWLEDGE OR SPECIAL EFFORT.
- STRAIGHT DEAD BOLTS SHALL HAVE A MIN. THROW OF 1" AND AN EMBEDMENT OF NOT LESS THAN 5/8", AND A HOOK-SHAPED OR AN EXPANDING-LUG DEAD BOLT SHALL HAVE A MIN. THROW OF 3/4".
- THE USE OF A LOCKING SYSTEM WHICH CONSISTS OF A DEADLOCKING LATCH OPERATED BY A DOORKNOB AND A DEAD BOLT OPERATED BY A NON-REMOVABLE THUMB TURN WHICH IS INDEPENDENT OF THE DEADLOCKING LATCH AND WHICH MUST BE SEPARATELY OPERATED, SHALL NOT BE CONSIDERED AS A SYSTEM WHICH REQUIRES SPECIAL KNOWLEDGE OR EFFORT WHEN USED IN DWELLING UNITS. THE DOOR KNOB AND THE THUMB TURN WHICH OPERATES THE DEAD BOLT SHALL NOT BE SEPARATED BY MORE THAN 8 INCHES.

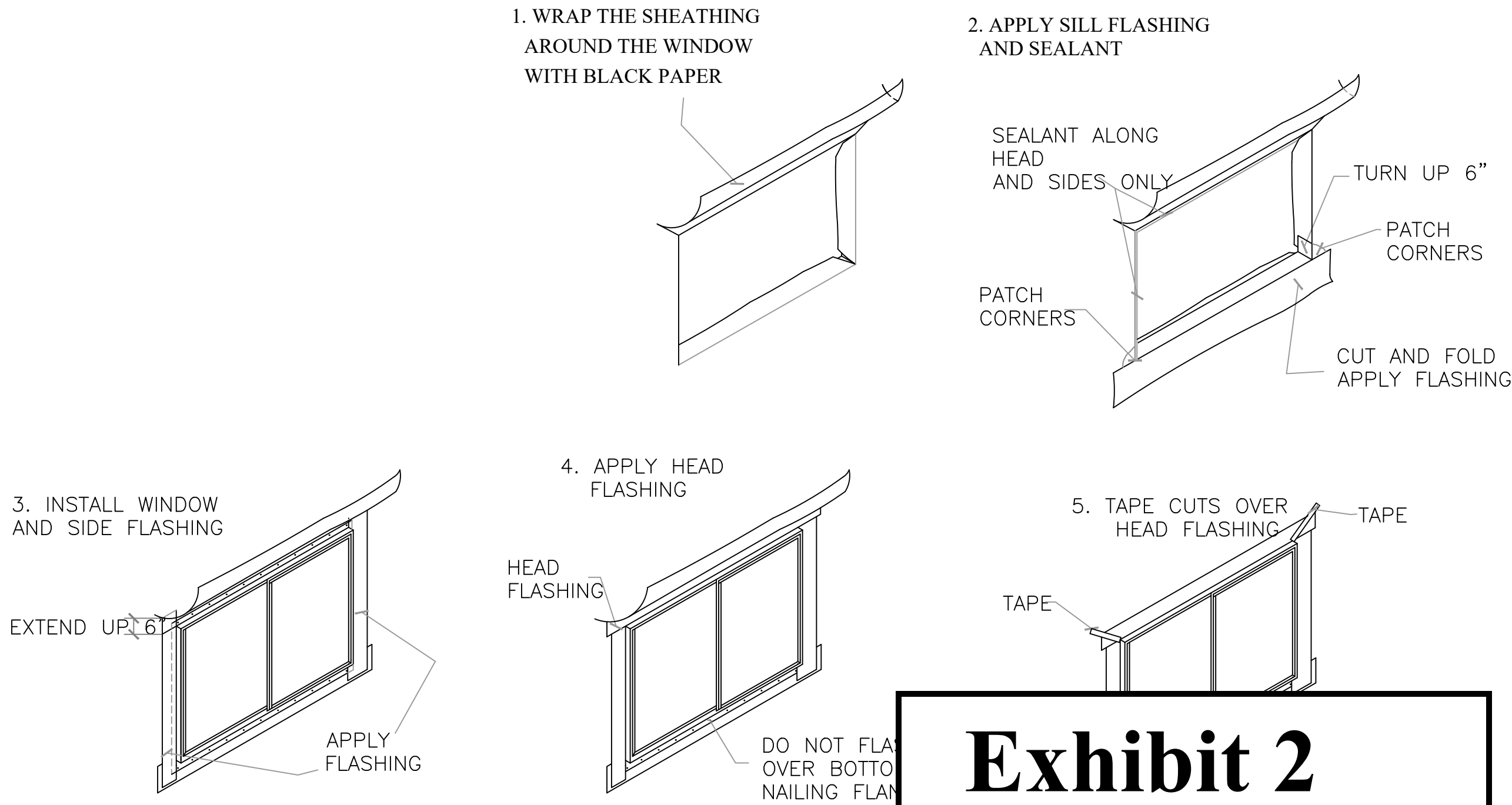
- SLIDING DOORS SHALL BE PROVIDED WITH A DEVICE IN THE UPPER CHANNEL OF THE MOVING PANEL TO PROHIBIT RAISING AND REMOVING OF THE MOVING PANEL IN THE CLOSED OR PARTIALLY OPEN POSITION.
- SLIDING GLASS DOORS SHALL BE EQUIPPED WITH LOCKING DEVICES AND SHALL BE SO CONSTRUCTED AND INSTALLED THAT THEY REMAIN INTACT AND ENGAGED WHEN SUBJECTED TO THE TEST SPECIFIED IN 91.6717.1

- METAL OVERHEAD GARAGE DOOR SHALL BE SECURED WITH A CYLINDER LOCK, PADLOCK WITH A MIN. 9/32" DIAMETER HARDENED STEEL SHACKLE AND BOLTED, HARDENED STEEL HASPS, METAL SLIDE BOARD, BOLT OR EQUIVALENT DEVICE UNLESS SECURED ELECTRICALLY OPERATED.

OPEN VALLEY 6" AT TOP INCREASING BY 1/8" PER FOOT OF VALLEY RUN. SHINGLE TO CHALK. LINES



## ROOF PLASHING DETAIL #2



# Exhibit 2

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California Coastal  
Commission

REVISIONS	BY
05-01-20	
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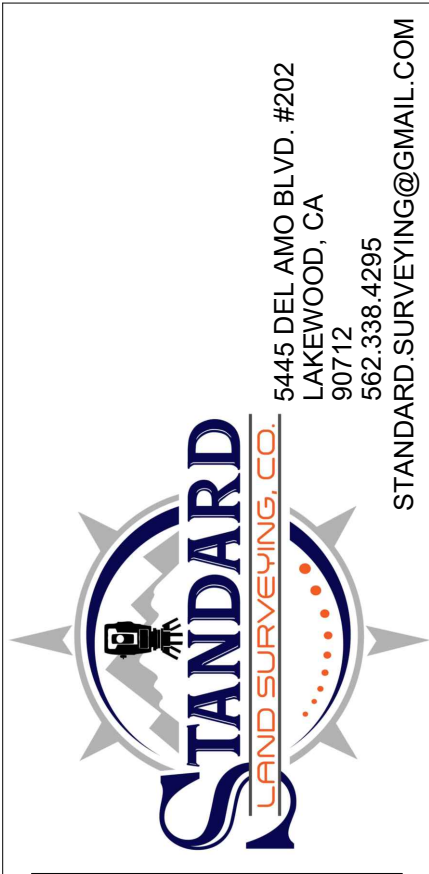
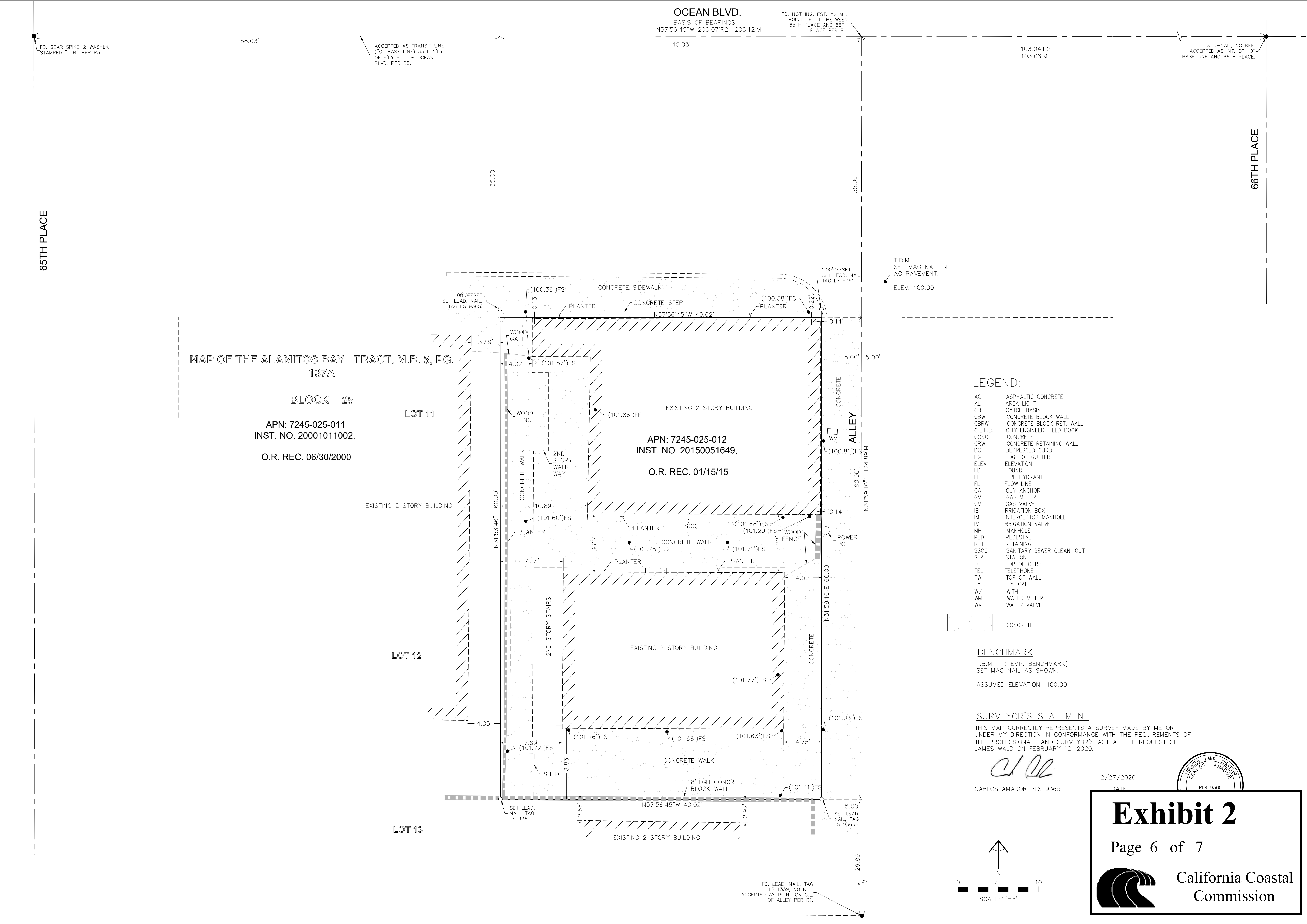
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TEL. 818 209 5599

Design  
&  
Drawing  
By  
Michael  
Yaghoubian

PROPOSED GARAGE CONVERSION TO ADU FOR  
MR. JAMES C. WALD  
6510 E. OCEAN BLVD.  
LONG BEACH, CALIFORNIA 90803

SHEET TITLE	
NOTES & FLASHING DETAIL	
DATE	08-07-19
SCALE	AS NOTED
DRAWN	MY
JOB	
SHEET	
A-5	
OF 5	SHEETS 5





TOPOGRAPHIC SURVEY MAP  
6506 E. OCEAN BLVD.  
LONG BEACH, CA.

#	DATE	DESCRIPTION	BY

DATE	02/27/2020
DRAWN	C.A.
SURVEYOR	C.A.
CHECKED	C.A.
PROJECT #	04-031

SHEET TITLE	6506 E. OCEAN BLVD
SHEET NUMBER	1 OF 1







## **NOTICE OF LOCAL ADMINISTRATIVE APPROVAL<sup>1</sup>**

**Application No.:** 2002-20 (LCDP20-009)

**Project Location:** 6506-6512 East Ocean Boulevard

**Applicant:** Michael Yaghoubian  
8545 Saturn Street  
Los Angeles, CA 90035

**Application Approved:** Local Coastal Development Permit

**Project Description:** Local Coastal Development Permit for the conversion of one two-car garage and accessory space into an Accessory Dwelling Unit (ADU) (564 square feet) at a property with three existing dwelling units is consistent with the certified Local Coastal Program, located at 6506-6512 East Ocean Boulevard in the R-2-I Zoning District. (District 3)

**Administrative Action was taken by the:** Zoning Administrator on:  
July 20, 2020

**Decision:** Administrative Approval with Standard Conditions<sup>2</sup>

*Pursuant to California Government Code Section 65852.2, the approval process for the above ADU application shall not be construed to supersede or in any way alter or lessen the effect or application of the California Coastal Act of 1976 (Division 20 (commencing with Section 30000) of the Public Resources Code), except that the local government shall not be required to hold public hearings for coastal development permit applications for accessory dwelling units.*

This project **IS** in the Coastal Zone and **IS** appealable to the Coastal Commission. Appeals to the Coastal Commission must be filed within 10 working days of the Zoning Administrator's approval.

**See other side for California Coastal Commission appeal procedures and time limits.**



Alexis Oropeza  
Zoning Administrator



Sergio Gutierrez, Planner  
Phone No.: (562) 570-5934

District: 3

<sup>1</sup> The approvals described above have been made at the administrative level, but no public hearing was held pursuant to State law.

<sup>2</sup> The review process is required to be ministerial Pursuant to Assembly Bill No. 881 (Chapter 6, Division 2, Title 2, Part 1, Section 26100) of the California Government Code, which requires only conformance with a fixed standard or objective measurement and requires no exercise of discretion or judgment by a public official as to the wisdom or manner of carrying out the project. Generally, the review is ministerial, and the public official to determine only that the project conforms with applicable zoning and building code requirements and that applicable fees have been paid.

**Exhibit 3**

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## **APPEALS TO THE COASTAL COMMISSION**

All actions on local coastal development permits seaward of the appealable area boundary may be appealed by any aggrieved person to the Coastal Commission according to the procedures of the Coastal Commission, provided that all local appeals have been exhausted and no fee was charged the appellant for such appeal, by filing such appeal at the Coastal Commission offices, 301 E. Ocean Blvd., Suite 300, Long Beach, CA 90802.

### **LONG BEACH DEVELOPMENT SERVICES**

411 W. Ocean Blvd., 3<sup>rd</sup> Floor

Long Beach, CA 90802

## **Exhibit 3**

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California Coastal  
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**LOCAL COASTAL DEVELOPMENT PERMIT FINDINGS**  
**6506-6512 E. OCEAN BOULEVARD**  
**APPLICATION 2002-20 (LCDP20-009)**  
**July 20, 2020**

**THE PROPOSED DEVELOPMENT CONFORMS TO THE CERTIFIED LOCAL COASTAL PROGRAM INCLUDING BUT NOT LIMITED TO ALL REQUIREMENTS FOR REPLACEMENT OF LOW AND MODERATE-INCOME HOUSING; AND**

The project site is located on the south side of East Ocean Boulevard, between 65<sup>th</sup> Place and 66<sup>th</sup> Place. The project site falls within Area E – Naples/Alamito Peninsula Communities – of the Local Coastal Program. Area E, within the peninsula, is developed with single family, duplex and apartment development radiating out toward the Bay and ocean from Ocean Boulevard, the only thoroughfare. The lifestyle is very influenced by the beaches which virtually surround it. It has a feeling of privacy which is fostered by its having only one access point to the rest of the community. The property is zoned R-2-I, which is described as a two-family residential district with intensified developed on the lots and is designated as Founding and Contemporary Neighborhood (FCN) Placetype in the General Plan Land Use Element.

The property is developed with two, two-story detached structures with a total of three dwelling units on the property. The structure fronting East Ocean Boulevard was originally developed as a two-story, single family dwelling which was later modified to create a two-story duplex in 1953 (one unit is located on the first floor and the second unit is located on the second floor), and the detached two-story structure to the rear of the property has a ground level garage with accessory space (proposed to be converted into an accessory dwelling unit) with a unit on the second floor constructed in 1947. The proposed project consists of converting the ground level two-car garage and accessory space into a 564 square foot accessory dwelling unit (ADU). The ADU will feature a kitchen, a dining room, bedroom and a bathroom.

The specific Local Coastal Program provision of low and moderate-income housing replacement would not apply to this development proposal, as the proposed improvements would occur on a privately-owned parcel that is currently not deed restricted to any income group(s).

**THE PROPOSED DEVELOPMENT CONFORMS TO THE PUBLIC ACCESS AND RECREATION POLICIES OF CHAPTER 3 OF THE COASTAL ACT. THIS SECOND FINDING APPLIES ONLY TO DEVELOPMENT LOCATED SEAWARD OF THE NEAREST PUBLIC HIGHWAY TO THE SHORELINE.**

Chapter 3 of the Coastal Act deals with the public's right to use beach and water resources for recreational purposes. The chapter provides the basis

**Exhibit 3**

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California Coastal  
Commission



local government beach access requirements with a stated objective of prohibiting development projects that restrict public access to the beach and/or water resources.

The project site is located on the south side of East Ocean Boulevard, between 65<sup>th</sup> Place and 66<sup>th</sup> Place, within the Naples/Alamito Peninsula Communities (Area E). The proposed project to convert of the existing ground level two-car garage and accessory space into an Accessory Dwelling Unit (ADU) would occur entirely upon a privately-owned parcel of land and will not restrict access to coastal or recreational amenities.

## **Exhibit 3**

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California Coastal  
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**LOCAL COASTAL DEVELOPMENT PERMIT  
CONDITIONS OF ADMINISTRATIVE APPROVAL**

**Application No. 2002-20 (LCDP20-009)**

**Address: 6506-6512 East Ocean Boulevard**

**Date: July 20, 2020**

**Special Conditions:**

1. This approval is for the conversion of a two-car garage and accessory space into an Accessory Dwelling Unit (ADU) (564 square feet) at a property with three existing dwelling units, located at 6506-6512 East Ocean Boulevard in the R-2-I Zoning District, shown on plans received by the Department of Development Services – Planning Bureau dated February 27, 2020. These plans are on file in this office, except as amended herein.
2. Construction staging, equipment, and materials shall not permanently impede public access to the coast at all locations for both vehicular and pedestrian traffic.
3. The Applicant is hereby advised that sea level rise could potentially cause physical hazards, such as beach erosion, flooding, and saltwater intrusion upon the subject property. This condition of approval serves in an advisory capacity, and does not constitute a vulnerability assessment. The Applicant is encouraged to include adaptive capacity in development with measures such as waterproofing, flood shields, water tight doors, moveable flood walls, partitions, and other flood proofing techniques.

**Standard Conditions:**

4. This permit and all development rights hereunder shall terminate three years from the effective date of this permit unless construction is commenced, or a time extension is granted, based on a written and approved request submitted prior to the expiration of the three-year period as provided in Section 21.21.406 of the Long Beach Municipal Code.
5. This permit shall be invalid if the owner(s) and/or applicant(s) have failed to return written acknowledgment of their acceptance of the conditions of approval on the *Conditions of Approval Acknowledgment Form* supplied by the Planning Bureau. This acknowledgment must be submitted within 30 days from the effective date of approval (final action date or, if in the appealable area of the Coastal Zone, 21 days after the local final action date). Prior to the issuance of a building permit, the applicant shall submit a revised set of plans reflecting all the design changes, if any, set forth in the conditions of approval to the satisfaction of the Zoning Administrator.
4. If, for any reason, there is a violation of any of the conditions of this permit or if the use/operation is found to be detrimental to the surrounding area, including public health, safety or general welfare, environmental quality of life, such shall cause the City to initiate revocation and

**Exhibit 3**

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California Coastal  
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- procedures of all rights granted herewith.
5. In the event of transfer of ownership of the property involved in this application, the new owner shall be fully informed of the permitted use and development of said property as set forth by this permit together with all conditions, which are a part thereof. These specific requirements must be recorded with all title conveyance documents at time of closing escrow.
  6. All conditions of approval must be printed verbatim on all plans submitted for plan review to the Planning and Building Bureaus. These conditions must be printed on the site plan or a subsequent reference page.
  7. All plans submitted for plan review must explicitly call out and describe all materials, textures, and colors approved by the Zoning Administrator. No substantial changes shall be made without prior written approval of the Zoning Administrator.
  8. The Director of Long Beach Development Services is authorized to make minor modifications to the approved design plans or to any of the conditions of approval if such modifications shall not significantly change/alter the approved design/project. Any major modifications shall be reviewed by the Zoning Administrator.
  9. Site development, including landscaping, shall conform to the approved plans on file in Long Beach Development Services. At least one set of approved plans containing Planning, Historic Preservation, Building, Fire, and, if applicable, Redevelopment and Health Department stamps shall be maintained at the job site, at all times for reference purposes during construction and final inspection.
  10. All landscaped areas must be maintained in a neat and healthy condition. Any dying or dead plants materials must be replaced with the minimum size and height plant(s) required by Chapter 21.42 (Landscaping) of the Zoning Regulations. At the discretion of City officials, a yearly inspection shall be conducted to verify that all irrigation systems are working properly and that the landscaping is in good healthy condition. The property owner shall reimburse the City for the inspection cost as per the special building inspection specifications established by the City Council.
  11. The property shall be developed and maintained in a neat, quiet, and orderly condition and operated in a manner so as not to be detrimental to adjacent properties and occupants. This shall encompass the maintenance of exterior facades of the building, designated parking areas serving the use, fences and the perimeter of the site (including all public parkways).
  12. Any graffiti found on site must be removed within 24 hours of its a
  13. All structures shall conform to the Long Beach Building Code rec

**Exhibit 3**

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California Coastal  
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Notwithstanding this subject permit, all other required permits from the Building Bureau must be secured.

14. Separate building permits are required for fences, retaining walls, and flagpoles.
15. Approval of this development project is expressly conditioned upon payment (prior to building permit issuance or prior to Certificate of Occupancy, as specified in the applicable Ordinance or Resolution for the specific fee) of impact fees, connection fees and other similar fees based upon additional facilities needed to accommodate new development at established City service level standards, including, but not limited to, sewer capacity charges, Park Fees and Transportation Impact Fees.
16. The applicant shall file a separate plan check submittal to the Long Beach Fire Department for their review and approval prior to the issuance of a building permit.
17. Demolition, site preparation, and construction activities are limited to the following (except for the pouring of concrete which may occur as needed):
  - a. Weekdays: 7:00 a.m. to 7:00 p.m.;
  - b. Saturday: 9:00 a.m. - 6:00 p.m.; and
  - c. Sundays and Federal Holidays: not permitted
18. Any off-site improvements found to be damaged shall be replaced to the satisfaction of the Director of Public Works.
19. All unused curb cuts shall be replaced with full height curb, gutter and sidewalk and shall be reviewed, approved and constructed to the specifications of the Director of Public Works.
20. The applicant shall defend, indemnify, and hold harmless the City of Long Beach, its agents, officers, and employees from any claim, action, or proceeding against the City of Long Beach or its agents, officers, or employees brought to attack, set aside, void, or annul an approval of the City of Long Beach, its advisory agencies, commissions, or legislative body concerning this project. The City of Long Beach will promptly notify the applicant of any such claim, action, or proceeding against the City of Long Beach and will cooperate fully in the defense. If the City of Long Beach fails to promptly notify the applicant of any such claim, action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Long Beach.

## Exhibit 3

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**CALIFORNIA COASTAL COMMISSION**

SOUTH COAST DISTRICT OFFICE  
301 E. OCEAN BLVD., SUITE 300  
LONG BEACH, CALIFORNIA 90802-4830  
(562) 590-5071 FAX (562) 590-5084

WWW.COASTAL.CA.GOV

**COMMISSION NOTIFICATION OF APPEAL**

August 10, 2020

To: Sergio Gutierrez  
City of Long Beach, Development Services  
411 W. Ocean Blvd., 3<sup>rd</sup> Floor  
Long Beach, CA 90802

From: Shannon Vaughn, Coastal Program Manager

Re: **Commission Appeal A-5-LOB-20-0040**

Please be advised that the coastal development permit decision described below has been appealed to the California Coastal Commission pursuant to Public Resources Code Sections 30603 and 30625. Therefore, the decision has been stayed pending Commission action on the appeal pursuant to the Public Resources Code Section 30623.

LOCAL PERMIT #: **LCDP 20-009**

APPLICANT: **Michael Yaghoubian**

DESCRIPTION: Appeal of local government approval for the conversion of one two- car garage and accessory space into an Accessory Dwelling Unit (ADU) (564 square-feet) at a property with three existing dwelling units.

LOCATION: 6506 Ocean Blvd, Long Beach, CA 90803 (Los Angeles County)  
(APN: 06037-7245025012))

LOCAL DECISION: Approval; with Special Conditions

APPELLANT(S): Peninsula Neighborhood Association, c/o Robert Bellevue

DATE APPEAL FILED: 08/07/2020

The Commission appeal number assigned to this appeal is A-5-LOB-20-0040. The Commission hearing date has not been scheduled at this time. Within 5 working days of receipt of this Commission Notification of Appeal, copies of all relevant documents and materials used in the City of Long Beach's consideration of this coastal development permit must be delivered to the South Coast District Office of the Coastal Commission (California Administrative Code Section 13112). Please include copies of plans, relevant photographs, staff reports and related documents, findings (if not already for correspondence, and a list, with addresses, of all who provided verbal testimony.

**Exhibit 4**

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California Coastal  
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## COMMISSION NOTIFICATION OF APPEAL

A Commission staff report and notice of the hearing will be forwarded to you prior to the hearing. If you have any questions, please contact Zach Rehm at the South Coast District Office.

cc: Michael Yaghoubian  
Peninsula Neighborhood Association, attn: Robert Bellevue  
Braden Phillips  
Dave Huff  
Merle Asper  
File

**Exhibit 4**

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California Coastal  
Commission



**CALIFORNIA COASTAL COMMISSION**

SOUTH COAST DISTRICT OFFICE  
301 E. OCEAN BLVD., SUITE 300  
LONG BEACH, CA 90802  
(562) 590-5071  
SOUTHCOAST@COASTAL.CA.GOV

**APPEAL FORM****Appeal of Local Government Coastal Development Permit****Filing Information (STAFF ONLY)**

District Office: South Coast

Appeal Number:

A-5-LOB-20-0040

Date Filed:

08-07-2020

Appellant Name(s):

Robert Bellevue**RECEIVED**  
South Coast Region

AUG 07 2020

CALIFORNIA  
COASTAL COMMISSION**APPELLANTS**

**IMPORTANT.** Before you complete and submit this appeal form to appeal a coastal development permit (CDP) decision of a local government with a certified local coastal program (LCP) to the California Coastal Commission, please review the appeal information sheet. The appeal information sheet describes who is eligible to appeal what types of local government CDP decisions, the proper grounds for appeal, and the procedures for submitting such appeals to the Commission. Appellants are responsible for submitting appeals that conform to the Commission law, including regulations. Appeals that do not conform may not be accepted. If you have any questions about any aspect of the appeal process, please contact staff in the Commission district office with jurisdiction over the area in question (see the Commission's contact page at <https://coastal.ca.gov/contact/#/>).

**Note regarding emailed appeals.** Please note that emailed appeals are accepted ONLY at the general email address for the Coastal Commission district office with jurisdiction over the local government in question. For the South Coast district office, the email address is [SouthCoast@coastal.ca.gov](mailto:SouthCoast@coastal.ca.gov). An appeal emailed to some other email address, including a different district's general email address or a staff email address, will be rejected. It is the appellant's responsibility to use the correct email address, and appellants are encouraged to contact Commission staff with any questions. For more information, see the Commission's contact page at <https://coastal.ca.gov/contact/#/>.

**Exhibit 4**

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## Appeal of local CDP decision

Page 2

### 1. Appellant information<sup>1</sup>

Name: Robert Bellevue for the Peninsula Neighborhood Assoc.  
Mailing address: 6516 E Bay Shore Walk  
Phone number: 562-433-6423  
Email address: rob@granitegroupinc.com

How did you participate in the local CDP application and decision-making process?

☒ Did not participate    ☐ Submitted comment    ☐ Testified at hearing    ☐ Other

Describe:

If you did *not* participate in the local CDP application and decision-making process, please identify why you should be allowed to appeal anyway (e.g., if you did not participate because you were not properly noticed).

Describe: There was no hearing. There was no way to participate. The only notice sent was a Local Administrative Approval mailed 7-31-20.

Please identify how you exhausted all LCP CDP appeal processes or otherwise identify why you should be allowed to appeal (e.g., if the local government did not follow proper CDP notice and hearing procedures, or it charges a fee for local appellate CDP processes).

Describe: See the above. There were NO hearings or Notices.  
This is our only chance to be heard.

<sup>1</sup> If there are multiple appellants, each appellant must provide their own contact and participation information. Please attach additional sheets as necessary.

**Exhibit 6**

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California Coastal  
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## Appeal of local CDP decision

Page 4

### 3. Identification of interested persons

On a separate page, please provide the names and contact information (i.e., mailing and email addresses) of all persons whom you know to be interested in the local CDP decision and/or the approved or denied development (e.g., the applicant, other persons who participated in the local CDP application and decision making process, etc.), and check this box to acknowledge that you have done so.

☒ Interested persons identified and provided on a separate attached sheet

### 4. Grounds for this appeal<sup>4</sup>

For appeals of a CDP approval, grounds for appeal are limited to allegations that the approved development does not conform to the LCP or to Coastal Act public access provisions. For appeals of a CDP denial, grounds for appeal are limited to allegations that the development conforms to the LCP and to Coastal Act public access provisions. Please clearly identify the ways in which the development meets or doesn't meet, as applicable, the LCP and Coastal Act provisions, with citations to specific provisions as much as possible. Appellants are encouraged to be concise, and to arrange their appeals by topic area and by individual policies.

Describe: This project will cause reduced public access to the beach.  
This property is currently a 3 unit building with 1 two car garage  
This project will be a 4 unit building with NO on site parking.  
4 residential units (with at least 4 cars) will be forced to park  
on the street in this parking impacted area.  
This will deny visitor access to the beach.  
This project reduces visitor parking and visitor access.  
Taking already substandard parking away and adding more  
residential units should not be allowed.  
No parking equals no beach access

<sup>4</sup> Attach additional sheets as necessary to fully describe the grounds for appeal.

**Exhibit 4**

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California Coastal  
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**Appeal of local CDP decision**  
**Page 5**

**5. Appellant certifications**

I attest that to the best of my knowledge, all information and facts in this appeal are correct and complete.

Print name Robert Bellevue

  
Signature \_\_\_\_\_

Date of Signature 8-7-20

**5. Representative authorization**

While not required, you may identify others to represent you in the appeal process. If you do, they must have the power to bind you in all matters concerning the appeal. To do so, please complete the representative authorization form below and check this box to acknowledge that you have done so.

☐ I have authorized a representative, and I have provided authorization for them on the representative authorization form attached.

§ If there are multiple appellants, each appellant must provide their own certification. Please attach additional sheets as necessary.

§ If there are multiple appellants, each appellant must provide their own representative authorization form to identify others who represent them. Please attach additional sheets as necessary.

**Exhibit 4**

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California Coastal  
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## **Interested Persons**

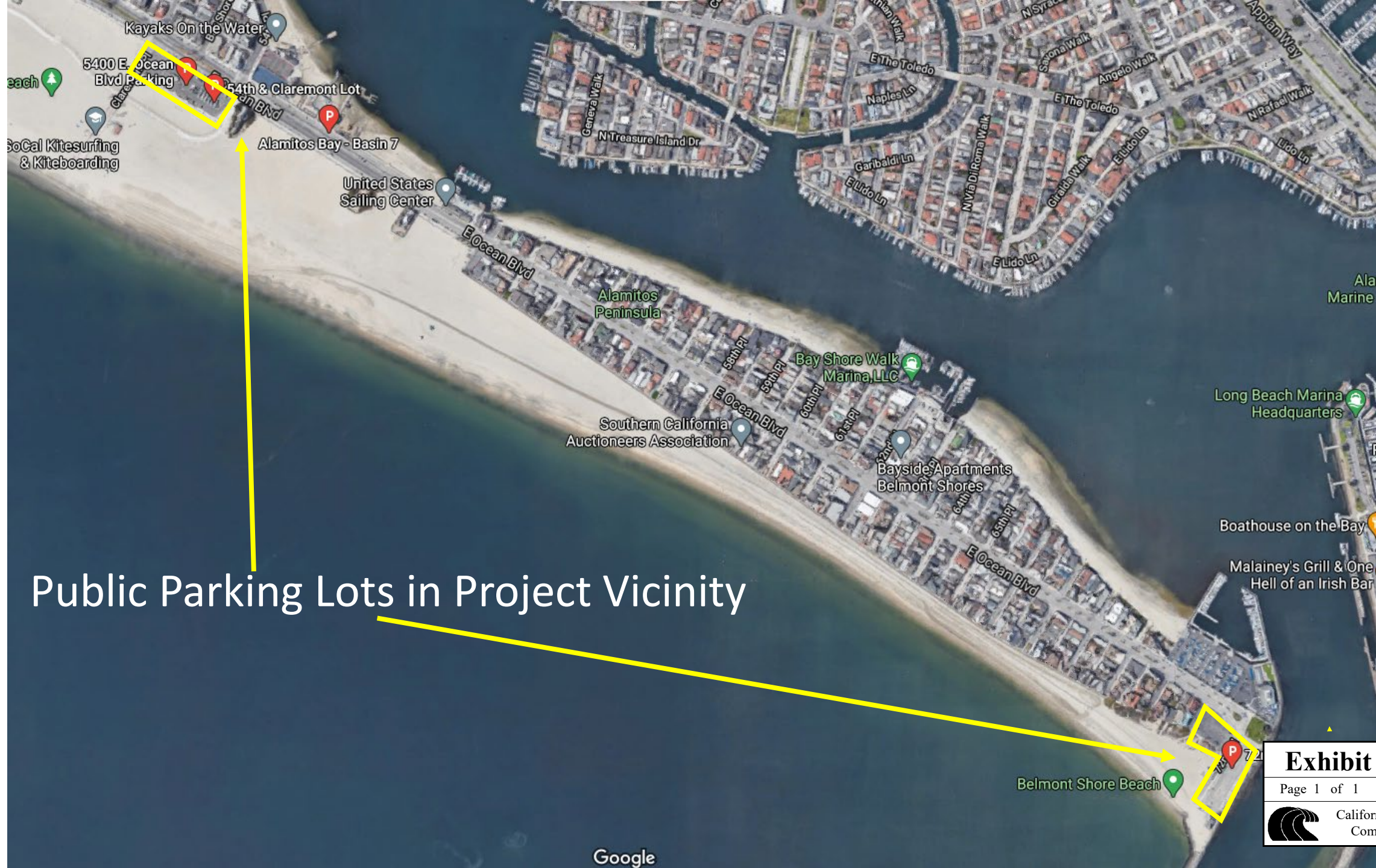
Braden Phillips	6125 East Ocean Blvd. Long Beach CA 90803	bradenp741@aol.com
Dave Huff	45 63rd Place Long Beach, CA 90803	dwpdavehuff@gmail.com
Merle Asper	49 65th pl. Long Beach CA 90803	merleasper@gmail.com

## **Exhibit 4**

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Public Parking Lots in Project Vicinity



## 72nd Place

Capacity: 150

### Daily Average Occupancy - Weekdays

Hour	Occupancy	% Occupied
0:00	0	0.00%
1:00	0	0.00%
2:00	0	0.00%
3:00	0	0.00%
4:00	0	0.00%
5:00	0	0.00%
6:00	0	0.00%
7:00	1	0.67%
8:00	2	1.33%
9:00	4	2.67%
10:00	10	6.67%
11:00	14	9.33%
12:00	15	10.00%
13:00	15	10.00%
14:00	16	10.67%
15:00	16	10.67%
16:00	17	11.33%
17:00	17	11.33%
18:00	17	11.33%
19:00	13	8.67%
20:00	11	7.33%
21:00	0	0.00%
22:00	0	0.00%
23:00	0	0.00%

### Daily Average Occupancy - Weekends

Hour	Occupancy	% Occupied
0:00	0	0.00%
1:00	0	0.00%
2:00	0	0.00%
3:00	0	0.00%
4:00	0	0.00%
5:00	0	0.00%
6:00	1	0.67%
7:00	3	2.00%
8:00	11	7.33%
9:00	22	14.67%
10:00	40	26.67%
11:00	54	36.00%
12:00	77	51.33%
13:00	97	64.67%
14:00	112	74.67%
15:00	123	82.00%
16:00	121	80.67%
17:00	108	72.00%
18:00	90	60.00%
19:00	57	38.00%
20:00	41	27.33%
21:00	0	0.00%
22:00	0	0.00%
23:00	0	0.00%

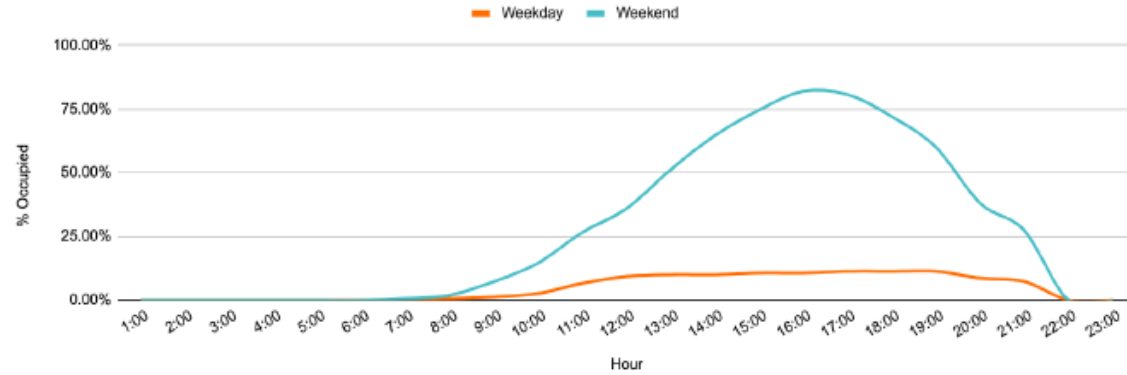
### Peak Occupancy - Weekdays

Date	Peak Hour	Peak Occupancy	% Occupied
2019-08-01	18:00	21	14.00%
2019-08-02	17:00	38	25.33%
2019-08-05	13:00	16	10.67%
2019-08-06	14:00	12	8.00%
2019-08-07	14:00	7	4.67%
2019-08-08	17:00	15	10.00%
2019-08-09	18:00	26	17.33%
2019-08-12	16:00	14	9.33%
2019-08-13	13:00	8	5.33%
2019-08-14	16:00	13	8.67%
2019-08-15	18:00	11	7.33%
2019-08-16	18:00	27	18.00%
2019-08-19	16:00	28	18.67%
2019-08-20	17:00	52	34.67%
2019-08-21	18:00	53	35.33%
2019-08-22	12:00	18	12.00%
2019-08-23	11:00	51	34.00%
2019-08-26	12:00	7	4.67%
2019-08-27	18:00	6	4.00%
2019-08-28	14:00	6	4.00%
2019-08-29	11:00	9	6.00%
2019-08-30	11:00	16	10.67%

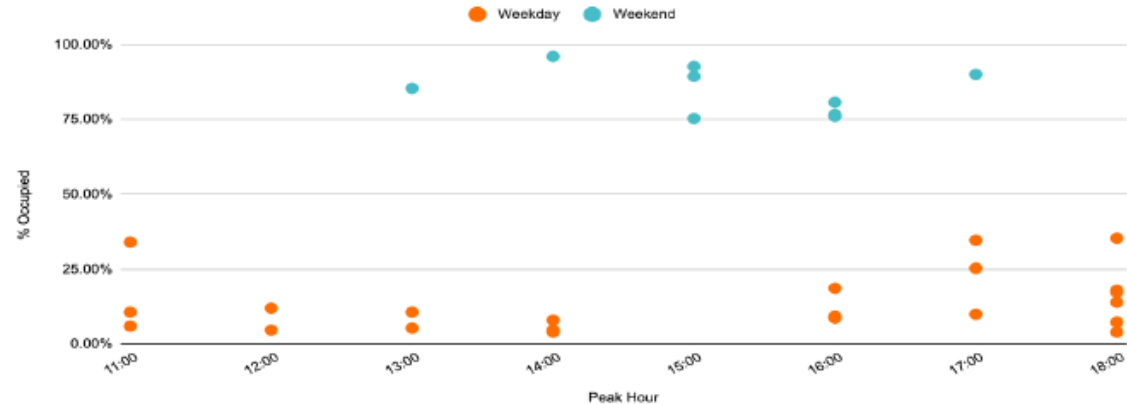
### Daily Average Occupancy - Weekends

Date	Peak Hour	Peak Occupancy	% Occupied
2019-08-03	16:00	114	76.00%
2019-08-04	15:00	139	92.67%
2019-08-10	14:00	144	96.00%
2019-08-11	17:00	135	90.00%
2019-08-17	13:00	128	85.33%
2019-08-18	15:00	113	75.33%
2019-08-24	16:00	121	80.67%
2019-08-25	16:00	115	76.67%
2019-08-31	15:00	134	89.33%

72nd Place - Daily Average Occupancy



72nd Place: Peak Occupancy



## Exhibit 6

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California Coastal  
Commission

# 54th & Claremont

Capacity: 146

## Daily Average Occupancy - Weekdays

Hour	Occupancy	% Occupied
0:00	0	0.00%
1:00	0	0.00%
2:00	0	0.00%
3:00	1	0.67%
4:00	1	0.67%
5:00	1	0.67%
6:00	1	0.67%
7:00	1	0.67%
8:00	2	1.33%
9:00	6	4.00%
10:00	11	7.33%
11:00	13	8.67%
12:00	15	10.00%
13:00	18	12.00%
14:00	21	14.00%
15:00	25	16.67%
16:00	26	17.33%
17:00	23	15.33%
18:00	17	11.33%
19:00	12	8.00%
20:00	8	5.33%
21:00	5	3.33%
22:00	5	3.33%
23:00	5	3.33%

## Peak Occupancy - Weekdays

Date	Peak Hour	Peak Occupancy	% Occupied
2019-09-01	16:00	40	27.40%
2019-09-02	16:00	54	36.99%
2019-09-05	16:00	49	33.56%
2019-09-06	16:00	40	27.40%
2019-09-07	17:00	19	13.01%
2019-09-08	17:00	21	14.38%
2019-09-09	16:00	111	76.03%
2019-09-12	16:00	9	6.16%
2019-09-13	16:00	19	13.01%
2019-09-14	16:00	25	17.12%
2019-09-15	15:00	16	10.96%
2019-09-16	17:00	31	21.23%
2019-09-19	16:00	18	12.33%
2019-09-20	14:00	14	9.59%
2019-09-21	16:00	20	13.70%
2019-09-22	15:00	8	5.48%
2019-09-23	14:00	7	4.79%
2019-09-26	17:00	19	13.01%
2019-09-27	16:00	7	4.79%
2019-09-28	12:00	4	2.74%
2019-09-29	17:00	13	8.90%
2019-09-30	17:00	21	14.38%

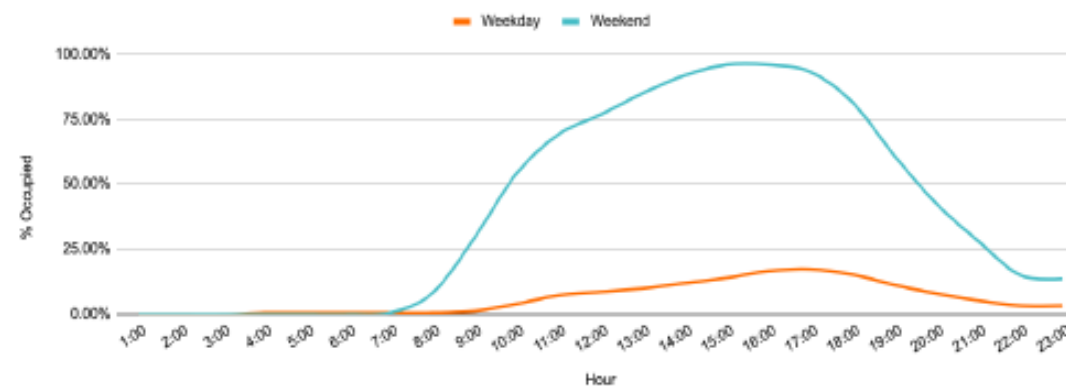
## Daily Average Occupancy - Weekends

Hour	Occupancy	% Occupied
0:00	0	0.00%
1:00	0	0.00%
2:00	0	0.00%
3:00	0	0.00%
4:00	0	0.00%
5:00	0	0.00%
6:00	1	0.68%
7:00	12	8.22%
8:00	43	29.45%
9:00	79	54.11%
10:00	101	69.18%
11:00	112	76.71%
12:00	124	84.93%
13:00	134	91.78%
14:00	140	95.89%
15:00	140	95.89%
16:00	136	93.15%
17:00	119	81.51%
18:00	89	60.96%
19:00	62	42.47%
20:00	41	28.08%
21:00	22	15.07%
22:00	20	13.70%
23:00	20	13.70%

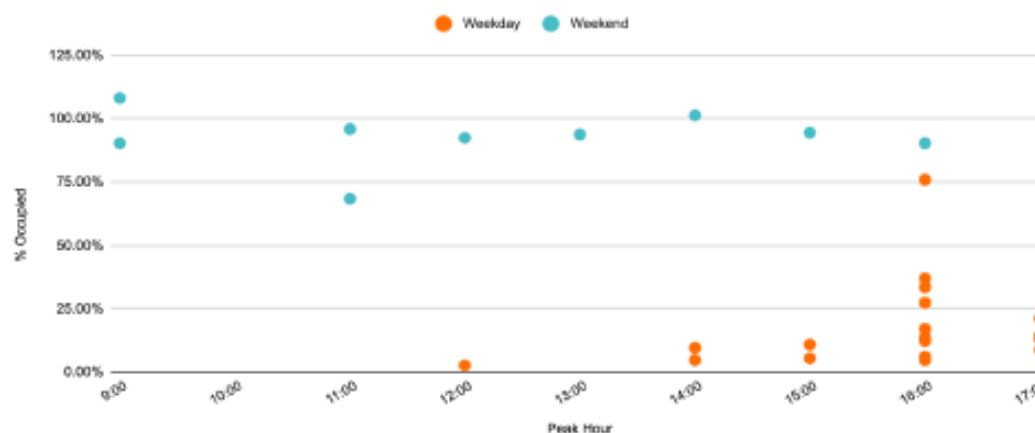
## Daily Average Occupancy - Weekends

Date	Peak Hour	Peak Occupancy	% Occupied
2019-08-03	11:00	100	68.49%
2019-08-04	12:00	135	92.47%
2019-08-10	9:00	158	108.22%
2019-08-11	11:00	140	95.89%
2019-08-17	13:00	137	93.84%
2019-08-18	9:00	132	90.41%
2019-08-24	16:00	132	90.41%
2019-08-25	14:00	148	101.37%
2019-08-31	15:00	138	94.52%

54th & Claremont - Daily Average Occupancy



54th & Claremont: Peak Occupancy



## Exhibit 6

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California Coastal  
Commission

James C. Wald, Esq.  
Owner of 6508 E. Ocean Blvd.  
Long Beach, CA 90803

Via Email

August 26, 2020

California Coastal Commission  
c/o: Vince Lee and Birma Gonzalez  
South Coast District Office  
301 E. Ocean Blvd, Suite 300  
Long Beach, CA 90802

Re: Coastal Commission Appeal No. A-5-LOB-20-0040  
Proposed Development at 6506 E. Ocean Blvd., Long Beach, California 90803

Dear Commissioners:

My wife and I own 6506 E. Ocean Blvd., Long Beach, California 90803 (the “Property”) and are excited about the opportunity to develop a one-bedroom Additional Dwelling Unit (“ADU”) there (the “Project”). I am writing in response to the appeal submitted to the California Coastal Commission (the “Commission”) concerning the Project. We respectfully request that the Commission allow this Project to proceed for at least the following reasons:

1. **The State of California, including the Commission, supports the development of ADUs.** *See, e.g.,* Memorandum dated April 21, 2020, from John Ainsworth, Executive Director of the Coastal Commission, at p. 1 (“[t]he Coastal Act *requires* the Coastal Commission to encourage housing opportunities for low- and moderate-income households. The creation of new ADUs in existing residential areas is a promising strategy for increasing the supply of lower-cost housing in the coastal zone in a way that may be able to avoid significant adverse impacts on coastal resources.”) (emphasis added). The Project satisfies the Coastal Commission’s policy of supporting “lower-cost” housing. The Project is a one-bedroom ADU, not a large luxury home.
2. **The impact of the proposed project on parking is de minimis.** (a) There are only two garage spaces at issue. (b) Those garages have not housed cars for years, and (c) we have no plans to use the garages to store vehicles going

**Exhibit 7**

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California Coastal  
Commission



- forward.<sup>1</sup> (d) Contrary to the appellants' contentions, we are not eliminating "all" parking on the Property. The Property contains a tandem parking space for two cars accessed through an alley.<sup>2</sup> Our plans do not alter that tandem parking space in any way. (e) Any new ADU tenant(s) would likely have only one or two cars, if any, and would not place dozens of vehicles on the street.
3. **The proposed project will increase beach access.** Allowing the Project to proceed will increase the supply of available dwellings to allow additional one or two people to live near the beach. A greater housing supply could result in more reasonable prices, allowing more people the ability to afford beach-living.
  4. **The Coastal Commission Staff favors the Project.** I have spoken with Vince Lee about this merits of the Project and the appellant's objection regarding parking. Mr. Lee stated to me that the Coastal Commission Staff was already preparing a report recommending that the project proceed and confirmed that the parking impact (if any) is de minimis. Mr. Lee's assessment was consistent with the clerk whom I spoke with at the Coastal Commission months ago, before I spent funds for an architect and survey of the Property.
  5. **The City of Long Beach favors the Project.** Sergio Gutierrez, a level III Planner with the Planning Bureau at the City of Long Beach has already found that the project satisfies the City's planning criteria. The City is in favor of having the Project proceed because it will contribute toward making additional housing available, which is especially important during the midst of a housing shortage.
  6. **Our tenants at the Property favor of the Project.** My wife lost her job. I received a large pay cut at work. The additional revenue stream from the ADU will allow us to more easily afford making repairs, afford keeping up with preventative maintenance, and afford responding to tenant needs, without facing as much pressure to increase rent once the pandemic is over. The

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<sup>1</sup> One garage stores our kayak. The other garage stores a few boxes for a tenant who has lived in the building for approximately twenty years. Although we have found him alternative storage on-site, he has no plans of parking his car inside going forward. The garages are small and can be challenging to fit a vehicle, let alone open car doors once a vehicle is inside.

<sup>2</sup> See <https://www.google.com/maps/place/6506+E+Ocean+Blvd,+Long+Beach,+CA+90803/@33.7473256,118.1210234,45m/data=!3m1!1e3!4m5!3m4!1s0x80dd3018f841cef5:0xb0e668642a276dcf!8m2!3d33.7473155!4d-118.1209773> (showing a satellite photograph of the property, including the tandem parking spaces accessed from the alley) (last visited on August 26, 2020).



additional revenue will also help us pay the mortgage, increasing property taxes, and rising utility costs on the Property.

For these and other reasons, we respectfully request that the Commission approve the proposed Project. Please do not hesitate to contact me if you have any questions or if I can be of further assistance.

Respectfully submitted,



James C. Wald, Esq.  
jamescwald@gmail.com  
(323) 287-7555

**Exhibit 7**

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California Coastal  
Commission

August 15, 2020

**RECEIVED**  
South Coast Region

AUG 24 2020

To: Long Beach Development Services & CA Coastal Commission

CALIFORNIA  
COASTAL COMMISSION

Regarding: Local Coastal Development Permit for 6506-6512 E. Ocean Blvd., APN: 7245-025-012)

I object to Michael Yaghoubian's development of a conversion of his garages to an ADU – Additional Dwelling Unit, without additional parking developed to support the displaced parking spots of the current tenants and the additional parking needed for additional residents.

This development is located in a **parking impacted area** within the city of Long Beach on the Alamitos Bay Peninsula. This area is in the Coastal Zone and must allow for public access to the beach. There is no public transportation to this area and is not on a city bus route allowing for residents to live in the area without cars.

I request that for this project not be approved without provisions of additional parking made for each resident at the addresses of 6506-6512 E. Ocean Blvd. including additional ADU tenants or guests.

A potential solution would be the conversion of unneeded red curbs to legal parking. There are red painted curbs existing unnecessarily from prior to Ocean Blvd's conversion from two lanes in each direction to one lane. A bike lane provides visibility for drivers to see around corners for oncoming traffic and none of this has been updated. Nearby at the SW corner of 66<sup>th</sup> Pl. and Ocean Blvd. is one such red zone that could be converted into a parking space.

Without mitigating the additional cars this project will put on the public streets, this project will cause an additional burden on residents in the area that already struggle to find parking.

More about the area of 6506-6512 E. Ocean Blvd.:

- This is a designated impacted parking area.
- There are no resident parking passes.
- This area is in the coastal zone with public access to the beach and highly trafficked by beach goers and people recreating.
- This project is surrounded by multifamily units without adequate parking, in fact, I live at 30 66<sup>th</sup> place in a triplex with 4 tenants, each with a car and no garages.
- Residents with garages use them for storage instead of parking vehicles inside.
- This area is affluent with many homes having more than 2 cars.
- There is no public transportation to the area thus not allowing residents to easily live in the area without a car.

Thank you for your consideration.

Sincerely,

Kellie Canning

30 66<sup>th</sup> Pl.,

Long Beach, CA 90803

**Exhibit 8**

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California Coastal  
Commission