

CALIFORNIA COASTAL COMMISSION

South Coast District Office
301 E. Ocean Blvd, Suite 300
Long Beach, CA 90802-4325
Voice (562) 590- 5071



F16a

A-5-LOB-20-0012 (Marina Pacific Homeowners Association)

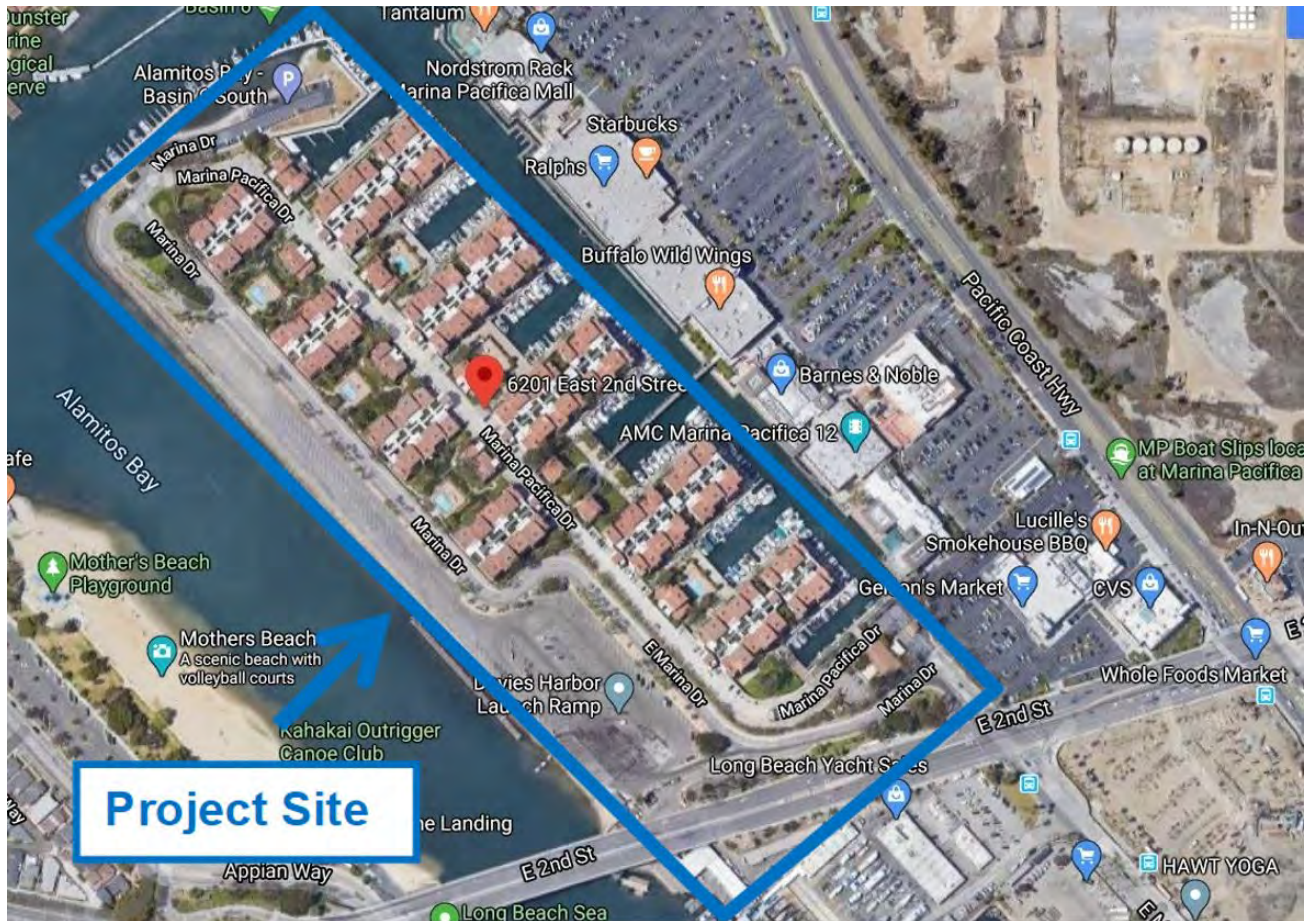
June 12, 2020

EXHIBITS

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NEW SECURITY FENCING AND REMOVAL OF EXISTING FENCING

OWNER: MARINA PACIFICA, H.O.A.
SITE: 6201 E. SECOND STREET
LONG BEACH, CA 90803

RPP
ARCHITECTS
& ASSOCIATES, INC.

3957 E. 7th Street
Long Beach, CA 90804
PHONE: 562.434.8414
Email: rpparchitect@rpparchitect.com

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JOB NO.: 2610

DRAWN BY: J.R.

CHECKED BY: R.P.P.

PROJECT TEAM

OWNER:

MARINA PACIFICA, H.O.A.
6201 E. SECOND STREET
LONG BEACH, CA 90803

MANAGEMENT & CONTACT FOR MARINA PACIFICA, H.O.A.:

MARINA PACIFICA, H.O.A.
CONTACT: JESSE MORENO CMCA
jmoreno@marinapacificahoa.com
6201 E. SECOND STREET
LONG BEACH, CA 90803
TEL: (562) 598-3323
FAX: (562) 598-4198

ARCHITECT-CONSTRUCTION CONSULTANT:

ROGER PETER PORTER, ARCHITECT
CONTACT: ROGER PETER PORTER, AIA, NCARB
3837 E. 7TH STREET
LONG BEACH, CA 90804
TEL: (562) 434-8414
EMAIL: RPPORTER@RPPARCHITECT.COM
REGISTRATION NUMBER: C-7125

STRUCTURAL ENGINEER:

MHP STRUCTURAL ENGINEERS
CONTACT: TERRY FERNANDEZ S.E.
3900 COVER STREET
LONG BEACH, CA 90808
TEL: (562) 985-3200
FAX: (562) 985-1011
EMAIL: mterfer@mhp.com

GENERAL CONTRACTOR:

TO BE SELECTED

CIVIL ENGINEER:
P.A. ARCA ENGINEERING INC.
500 E. CARSON PLAZA DR # 201
CARSON, CA 90746
CONTACT: PERFECTO ARCA
PHONE: 310-768-3828
www.parcengineering.com

ARBORIST BRIGHT VIEW
17813 SOUTH MAIN STREET UNIT #105
GARDENA CA 90248
DUSTIN GILBERT
BA ENVIRONMENTAL SCIENCE AND POLICY CSULB
ISA CERTIFIED ARBORIST
#WE-12032A
ISA TREE RISK ASSESSMENT
QUALIFICATION
310-613-6015 (CELL)
Dustin.Gilbert@BrightView.com
F (310) 327-8767
P (310) 327-8700
www.treecareservices-socal.com

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PROJECT DESCRIPTION

1. REMOVE 7'H WOOD FENCE AND CONSTRUCT A NEW FENCE IN THE SAME LOCATION. EXISTING REMOVAL OF WOOD FENCE 1,400 L.F.
2. CONSTRUCT OF NEW SECURITY FENCE, MAXIMUM HEIGHT 8'-0" CMU AND IRON
3. LINEAL LENGTH APPROX. 2,525' L.F. NEW FENCE
4. PROVIDE CODE COMPLYING GATES, LOCKS & SIGNAGE

CODE PROJECT DATA

BUILDING DATA

TYPE OF CONSTRUCTION:
TYPE V - B

OCCUPANCY:
B

AREA OF MODIFICATION
REFER TO PLOT PLAN/
AREA TO MODIFY

BUILDING HEIGHT:
25'-0"

AUTOMATIC FIRE SPRINKLER:
YES

CODE APPLICATION:
2016 CALIF. BUILDING CODE
2016 CALIF. MECHANICAL CODE
2016 CALIF. PLUMBING CODE
2016 CALIF. FIRE CODE
2016 CALIF. ELECTRIC CODE
2016 CALIF. ENERGY CODE
AND TITLE 18 OF
LONG BEACH MUNICIPAL CODE
CALIF. ADMINISTRATIVE CODE
ALL CURRENT CAL-OSHA LAWS
AND ALL APPLICABLE NATIONAL
AND LOCAL CODES.

ROOF
CLAY TILE

ZONING CODE DATA

ZONING:
R-4

BUILDING USE:
RESIDENTIAL - CONDOMINIUMS
CLUBHOUSE
GUARD STATION

HISTORICAL DISTRICT:
NO

BUILDING HEIGHT:
PER CODE - N.A.
PER PLAN - N.A.

ADDRESS:
6201 E. SECOND STREET
LONG BEACH, CA 90803

LOT SIZE, AREA:
N.A.

LEGAL DESCRIPTION:
TR 30643 CONDOMINIUM
AREA FOR WHARFAGE
PURPOSES AS SHOWN ON
CONDOMINIUM TR MAP
POR OF LOTS 2 AND LOT 3

MAXIMUM LOT COVERAGE:
PER CODE - N.A.
PER PLAN - N.A.

AREA OF MODIFICATION
1,008 SQ. FT (ROOF AREA)

A.P.N.:
7242-010-119

FLOOR AREA RATIO:
PER CODE - N.A.
PER PLAN - N.A.

FRONT YARD:
PER CODE - N.A.
PER PLAN - N.A.

USABLE OPEN SPACE:
PER CODE - N.A.
PER PLAN - N.A.

SIDE YARD:
PER CODE - N.A.
PER PLAN - N.A.

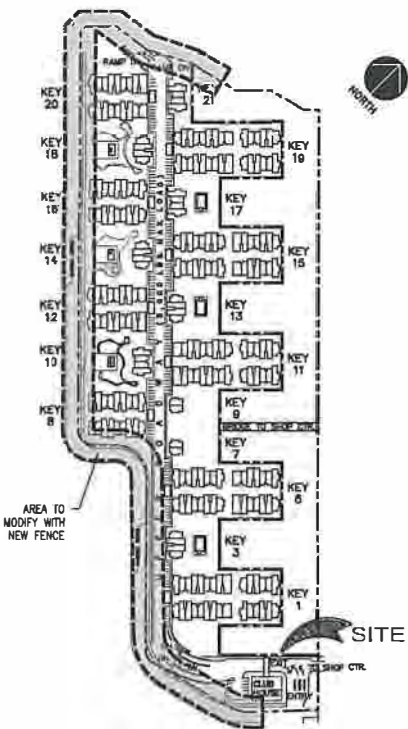
DENSITY:
PER CODE - N.A.
PER PLAN - N.A.

REAR YARD:
PER CODE - N.A.
PER PLAN - N.A.

Revisions:

- 07-25-18 FOR H.O.A. APPROVAL
- 10-28-19 FOR PLANNING SUBMITTAL
- MISC. CORRECTIONS RELATED DRAFTING

PLOT MAP / AREA TO MODIFY



NOTES

1. CONTRACTOR TO CONTACT DIG ALERT PRIOR TO EXCAVATION. ALL UTILITY LINES INCLUDING: WATER, GAS, SEWER, ELECTRICAL, ETC. SHALL BE VERIFIED BY DIG ALERT PRIOR TO EXCAVATION. ALSO SEWER LINES FROM EXISTING LIFT STATION.
2. PROPERTY LINE LOCATION BY SURVEY AND CITY RECORDS IS 16 FT FROM CURB AND 14 FT FROM CURB. REFER TO PLANS.
3. ALL TREES STUMPS AND ROOTS SHALL BE REMOVED PRIOR TO STARTING EXCAVATION FOR FENCE FOUNDATION FOOTING.
4. CLARIFICATION NEW FENCING CONSIST OF FOUR TYPES:
A 3'-0" HIGH MASONRY WITH 5'-0" HIGH PICKETS.
B 5'-0" HIGH MASONRY WITH 3'-0" HIGH PICKETS.
C 8'-0" HIGH MASONRY.
D 8'-0" HIGH PICKETS SPACED BETWEEN 24"x24"x8" HIGH PILASTERS.
- 5.

ARBORIST REPORT



October 25, 2019

- According to the current plan, less trees are going to be affected but trees that fall on the property line and that will be directly compromised by the fence installation are intended to be removed and replaced by the HOA. The trees being removed to accomplish the fence project are numbers 1, 5, 11, 13, 15, 17, 18, 19, 20, 22, 24, 34, 51, 54, 58, 66, 68, 69, 70 and 71. Tree number 30 will require a large lateral removal. Due to the change in construction other trees should not be affected by the fence once in place. Replacement trees will be 48" Boxes and species to vary depending on the request of the HOA and the Coastal Commission. Trees will not be located in the same spot due to overplanting originally causing some of the trees to grow laterally causing too much conflict and may cause additional stress to the new trees.

Tree Treatment Plan

- Irrigation systems are in place and trees will be inspected along the property line for proper soil saturation on a weekly basis during normal landscape maintenance practices. All trees will be inspected on a monthly basis by an arborist during the construction process and current conditions will be noted as per the tree health. This progress report will be provided to HOA Management, any drastic change in health that justifies treatment will be identified in the report and proposed as necessary. If during the digging or grading process roots are exposed an arborist will inspect before backfilling and note the current condition, verifying that proper tools and cuts are done. Root Protection Zone is not possible and because of the lack of heavy equipment will not be necessary; it is recommended to avoid trampling current understory vegetation to minimize damage to the planters.

New Trees

- New trees will be inspected regularly by the on-site maintenance company on a weekly basis. Automatic irrigation systems will be provided at time of installation and functionality will be monitored by the irrigation tech on a quarterly basis. If there is a need for soil sampling due to the known high soil pH or signs of nutrient deficiencies a pathologist will be involved to evaluate and recommend fertilizer or other treatment needed to correct issue.
- If new or adjacent trees require replacement during the five (5) year period, all special conditions of Coastal Permit No. 5-08-187 that can feasibly be applied to the project that is the subject of this permit shall be adhered to.
- All special or conditional Coastal Permit No. 5-08-187 that can feasibly be applied to the project that is the subject of this permit shall be adhered to, in order to conform the potential use activities of this project with the City's and the Coastal Commission's policy objectives for tree work in the Tidelands Area and State Permit Jurisdiction area of the Coastal Zone. However, the subject site is not located in the Tidelands Area or the State Permit Jurisdiction area of the Coastal Zone, and Coastal Permit No. 5-08-187 and its conditions are not legally binding upon the project that is the subject of this permit.

Nesting Survey MBTA Compliance

- Biologists will be used to identify locations of current nests and provide a survey of active and inactive nests. Active nests will be avoided in compliance with the Migratory Bird Treaty Act and the CCC. Arborists and Tree workers will follow recommendations by the CCC and Biologist to avoid damaging active and inactive nests.

Sincerely,

Dustin Gilbert

Dustin Gilbert
BA Environmental Science and Policy CSULB
ISA Certified Arborist #WE-12032A
ISA Tree Risk Assessment Qualification
310-613-6015 (cell)
Dustin.Gilbert@BrightView.com

California Coastal Commission
A-5-LOB-20-0012
Exhibit 2
Page 1 of 6

OWNER:

MARINA PACIFICA
H. O. A.

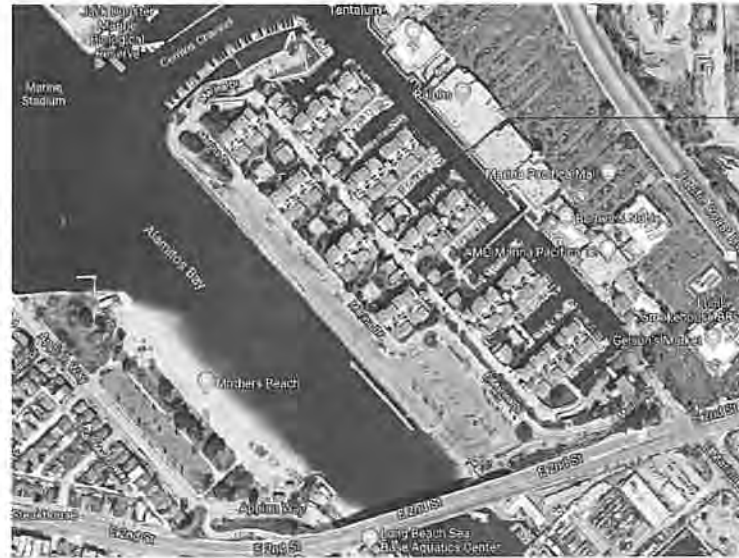
SECURITY
FENCING

6201 E. 2ND. ST
LONG BEACH, CA 90803

SITE PLAN
NEW FENCE

SHEET TITLE

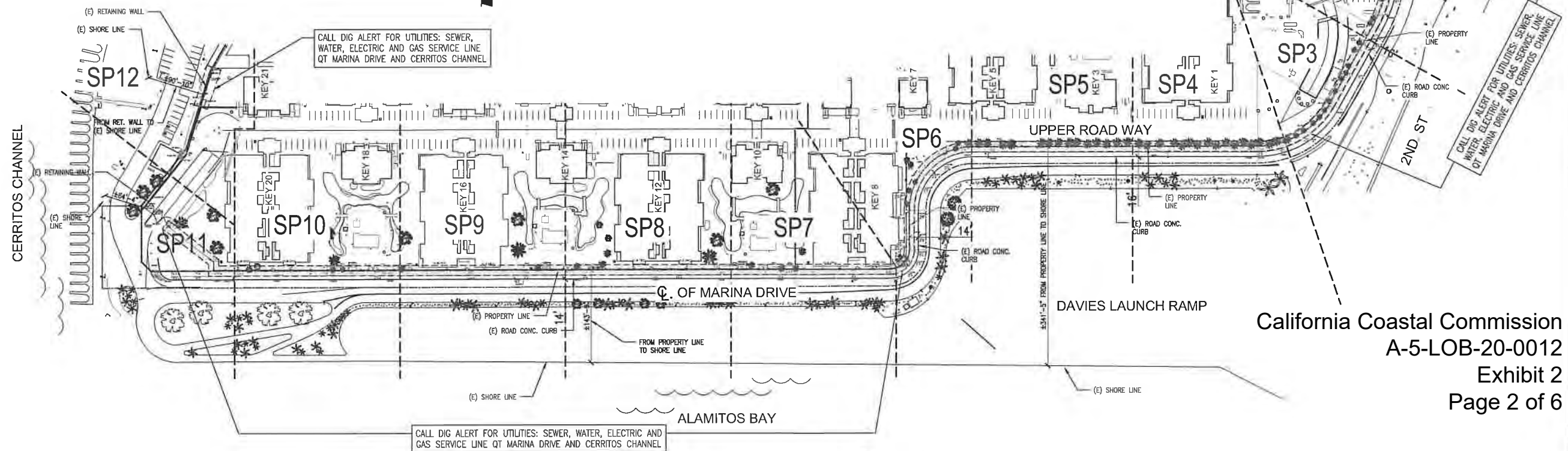
SP0



MARINA PACIFICA
18 BUILDINGS, 570 UNITS
SUBTERRANEAN PARKING GARAGE
BUILDING 43'-3" LENGTH ABOVE MARINA DRIVE

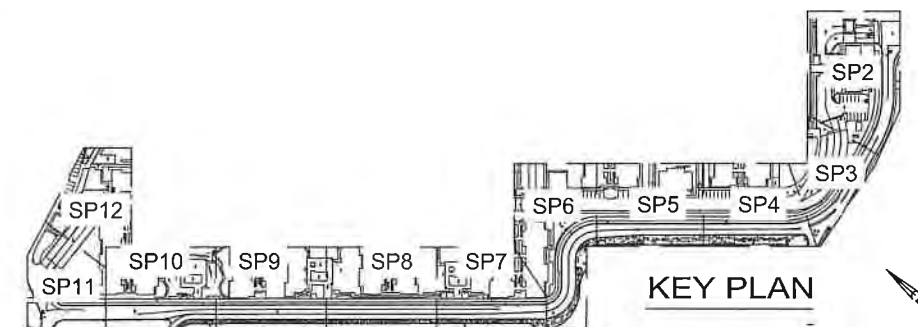
LOCATION

N.T.S.



(N) FENCE SITE PLAN

SCALE 1"=80'



KEY PLAN

RPP ARCHITECTS & ASSOCIATES, INC.

3837 E. 7th Street
Long Beach, CA 90804
PHONE: 562.434.8414
Email: rpparchitects@rpparchitects.com

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DRAWN BY: J.R.

CHECKED BY: R.P.P.

Revisions:

- 07-15-18 FOR H.O.A. APPROVAL
- 10-28-19 FOR PLANNING SUBMITTAL
- MISC. CORRECTIONS RELATED DRAFTING

California Coastal Commission

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Exhibit 2

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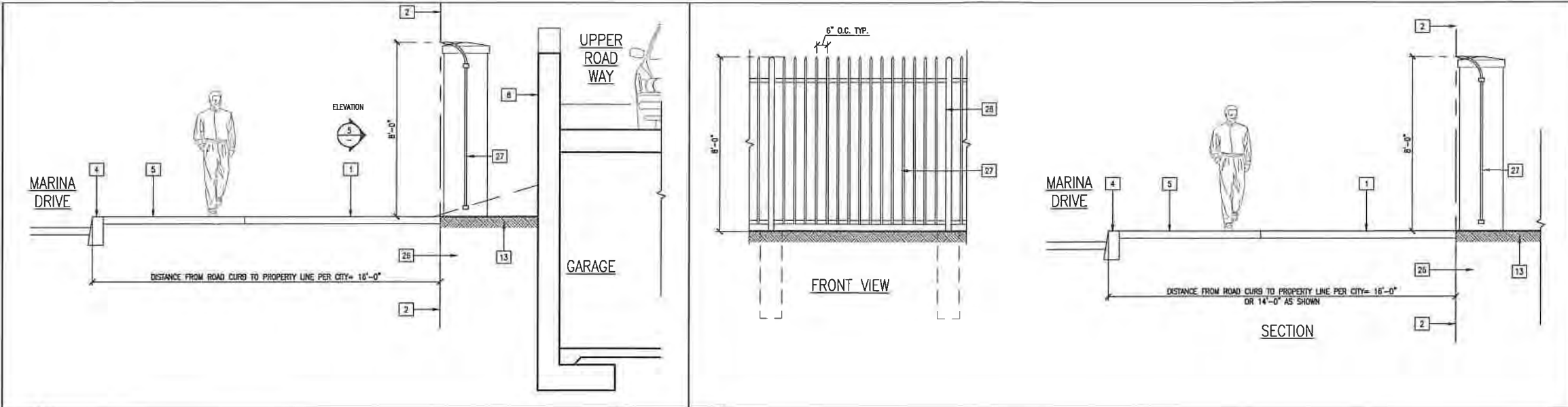
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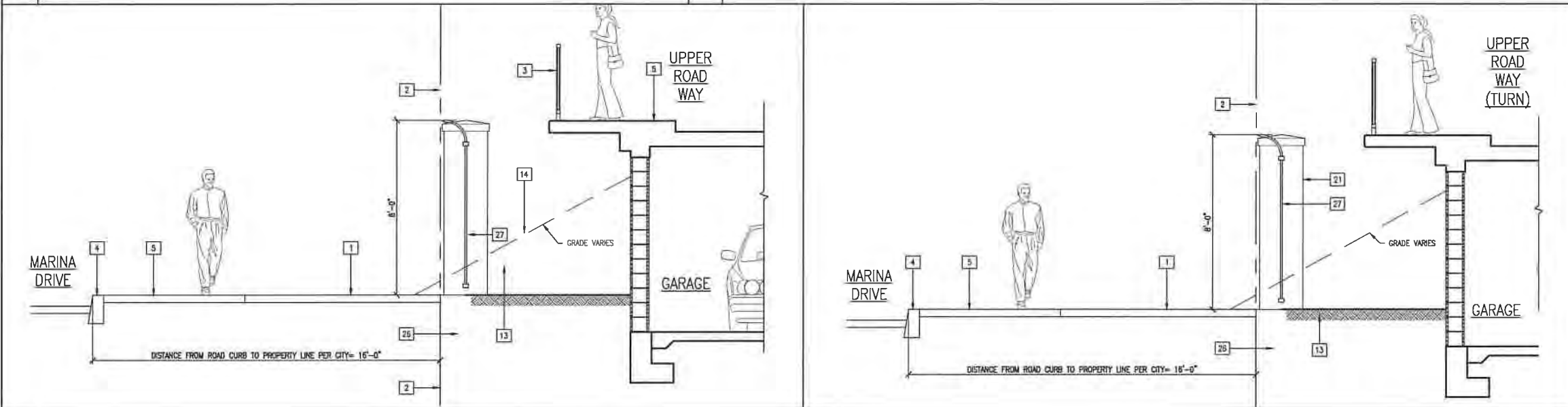
SITE PLAN
NEW FENCE

SHEET TITLE

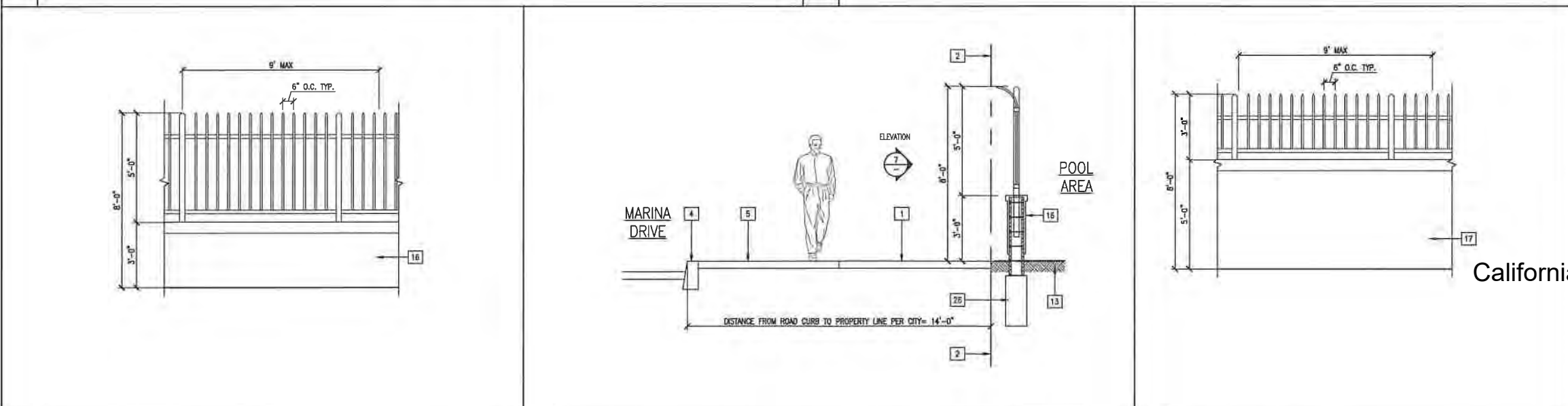
SP1



2 FENCE SECTION AT GARAGE STRUCTURE 1 FENCE FRONT VIEW AND SECTION SCALE 1/2"=1'-0"



4 FENCE SECTION AT SIDEWALK UPPER ROAD WAY 3 FENCE SECTION AT SIDEWALK UPPER ROAD WAY TURN



7 FENCE ELEVATION VIEW (3'H CMU WITH IRON EXTENSION) 6 FENCE SECTION (CMU WALL AND IRON EXTENSION AT POOL AREA) 5 FENCE ELEVATION VIEW (5'H CMU WITH IRON EXTENSION)

- KEY NOTES**
- (E) A.C. PAVING AREA TO REMAIN. 9'-0" A.C. TO BE PATCHED TO MATCH DUE TO TRENCH EXCAVATION.
 - (E) CITY PROPERTY LINE
 - (E) 42"H GUARDRAIL EXISTING
 - (E) SIDEWALK CONCRETE CURB
 - (E) CONCRETE SIDEWALK
 - (E) PINE TREES TO BE REMOVED
 - (E) 18"HX8"W CONC. CURB, STUCCOED W/ 24"H METAL RAILING
 - (E) (42"H TO 56"H) X12"W CONC. RET. WALL WITH 24'-8"H IRON FENCING EXTENSION ON TOP
 - LINE OF (E) WOOD FENCE TO BE REMOVED
 - (E) METAL GATE
 - (E) CONC RAMP
 - (E) VINE PLANTS
 - (E) LANDSCAPE AREA
 - (E) SLOPED GRADE TO BE REMOVED
 - (E) 24 PINE TREES TO BE REMOVED
 - (N) 3'H STUCCOED CMU WALL WITH 5'H IRON FENCING EXTENSIONS AT POOL AREA AND KEY 20 M. ELEV.
 - (N) 5'H STUCCOED CMU WALL WITH 3'H IRON FENCING EXTENSIONS
 - (N) 8'H STUCCOED CMU SECURITY FENCING
 - (N) 12'-6"WX8'H FIRE DEPT. GATE
 - (N) 4'WX8'H PEDESTRIAN GATE (SOLID)
 - (N) 24"x24"x8"H PLASTER STUCCOED AT K8 & K16 BLDGS. USE 24x18x8"H PLASTER STUCCOED.
 - (E) PAVING
 - N/A
 - (N) SECURITY IRON FENCING ON TOP OF (E) RETAINING WALL. HEIGHT 8'H
 - (E) CAR RAMP
 - (N) FOOTING PER ENGINEER
 - (N) 8'H IRON SECURITY FENCE (FROM TOP OF CURB, TYP)
 - (N) 3"x3" METAL POST

RPP ARCHITECTS & ASSOCIATES, INC.
 3837 E. 7th Street
 Long Beach, CA 90804
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 Email: rpparchitects@rpparchitects.com

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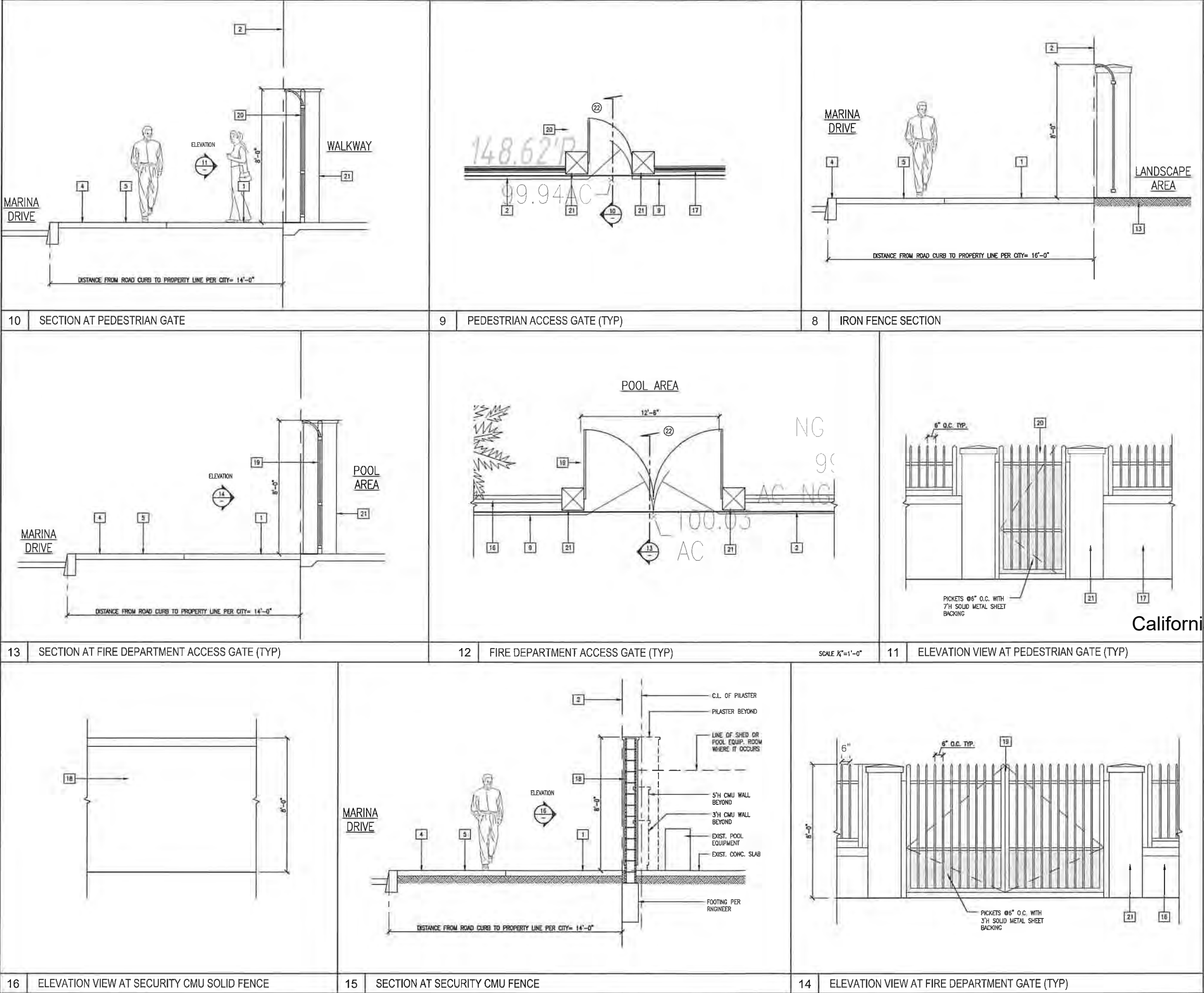
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NEW FENCE DETAILS

SHEET TITLE

SPD1

California Coastal Commission
 A-5-LOB-20-0012
 Exhibit 2
 Page 3 of 6



- KEY NOTES**
- (E) A.C. PAVING AREA TO REMAIN. 9'-0" A.C. TO BE PATCHED TO MATCH DUE TO TRENCH EXCAVATION
 - (E) CITY PROPERTY LINE
 - (E) 42" GUARDRAIL EXISTING
 - (E) SIDEWALK CONCRETE CURB
 - (E) CONCRETE SIDEWALK
 - (E) PINE TREES TO BE REMOVED
 - (E) 18"x18" CONC. CURB, STUCCOED W/ 24" METAL RAILING
 - (E) (42"H TO 56"H) X12"W CONC. RET. WALL WITH 24"-5"H IRON FENCING EXTENSION ON TOP
 - LINE OF (E) WOOD FENCE TO BE REMOVED
 - (E) METAL GATE
 - (E) CONC. RAMP
 - (E) VINE PLANTS
 - (E) LANDSCAPE AREA
 - (E) SLOPED GRADE TO BE REMOVED
 - (E) 24 PINE TREES TO BE REMOVED
 - (N) 3"H STUCCOED CMU WALL WITH 5"H IRON FENCING EXTENSIONS AT POOL AREA AND KEY 20 M. ELEV.
 - (N) 5"H STUCCOED CMU WALL WITH 3"H IRON FENCING EXTENSIONS
 - (N) 8"H STUCCOED CMU SECURITY FENCING
 - (N) 12'-6"W X 8'H FIRE DEPT. GATE
 - (N) 4"W X 8'H PEDESTRIAN GATE (SOLID)
 - (N) 24"x24"x8"H PLASTER STUCCOED. AT K8 & K16 BLDGS. USE 24"x18"x8"H PLASTER STUCCOED.
 - (E) PAVING
 - N.A.
 - (N) SECURITY IRON FENCING ON TOP OF (E) RETAINING WALL. HEIGHT 8'H
 - (E) CAR RAMP
 - (N) FOOTING PER ENGINEER
 - (N) 8'H IRON SECURITY FENCE (FROM TOP OF CURB, TYP)
 - (N) 3"x3" METAL POST

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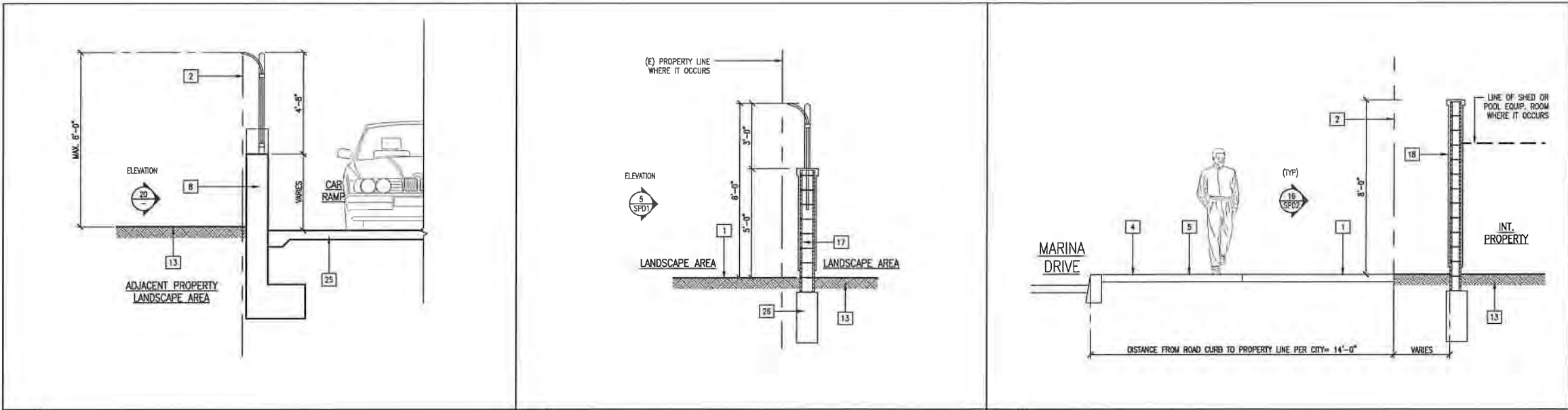
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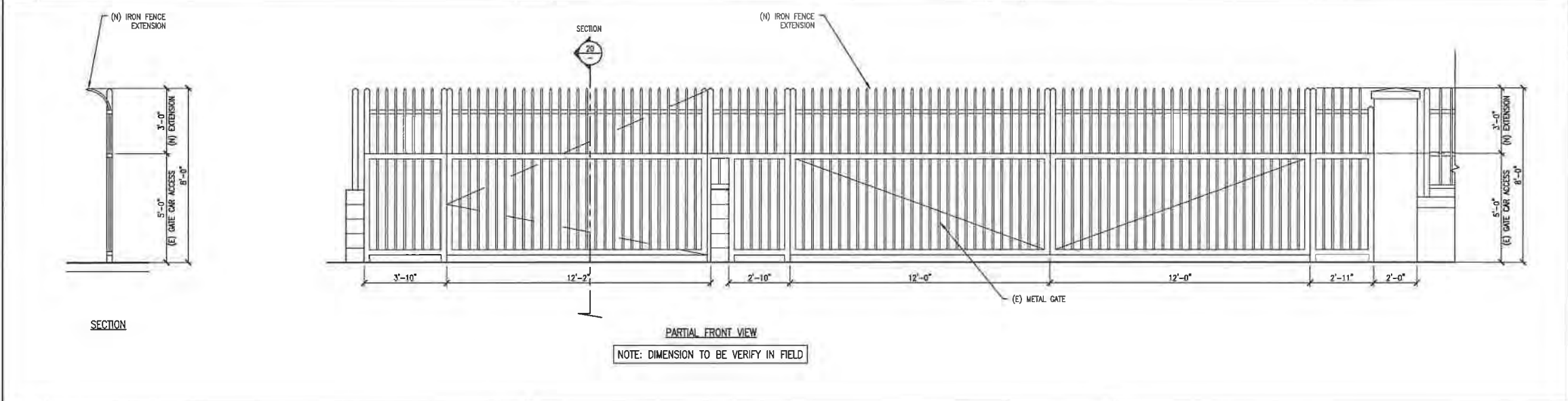
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NEW FENCE DETAILS

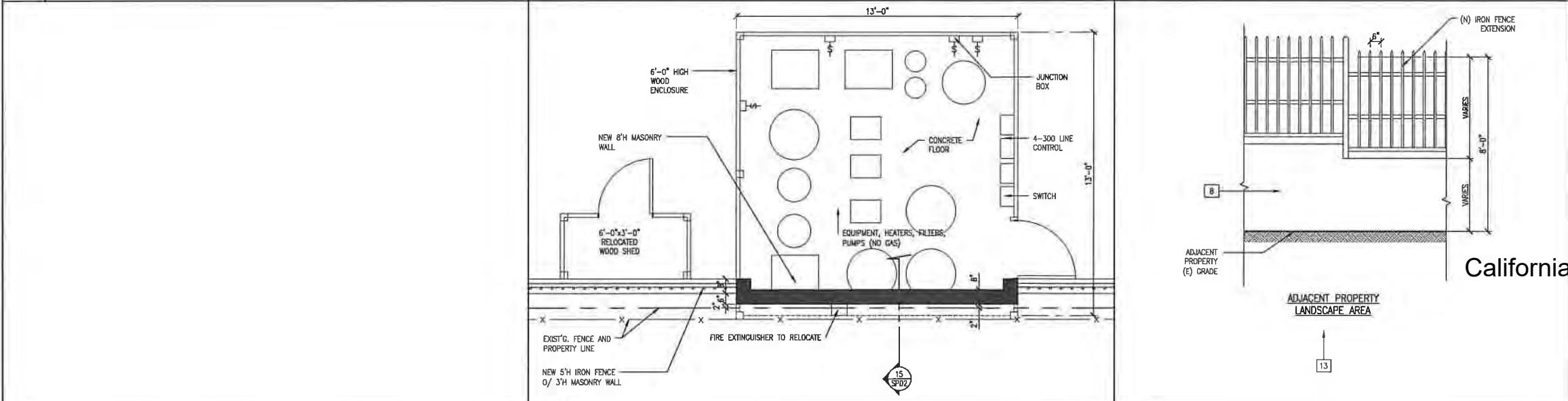
SHEET TITLE
SPD2



19 SECTION FENCE AT (E) RETAINING WALL 18 SECTION FENCE AT LANDSCAPE AREA 17 SECTION AT RECESSED SECURITY CMU FENCE



20 SECTION AND VIEW OF (N) SECURITY EXTENSION AT (E) GATE



22 TYPICAL POOL EQUIPMENT ENCLOSURE TYP. 3 21 VIEW OF (N) FENCE AT TOP OF (E) RET. WALL

- KEY NOTES**
- 1 (E) A.C. PAVING AREA TO REMAIN. 9'-0" A.C. TO BE PATCHED TO MATCH DUE TO TRENCH EXCAVATION.
 - 2 (E) CITY PROPERTY LINE
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 - 9 LINE OF (E) WOOD FENCE TO BE REMOVED
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 - 11 (E) CONC. RAMP
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 - 13 (E) LANDSCAPE AREA
 - 14 (E) SLOPED GRADE TO BE REMOVED
 - 15 (E) 24 PINE TREES TO BE REMOVED
 - 16 (N) 3" H STUCCOED CMU WALL WITH 5" H IRON FENCING EXTENSIONS AT POOL AREA AND KEY 20 M. ELEV.
 - 17 (N) 5" H STUCCOED CMU WALL WITH 3" H IRON FENCING EXTENSIONS
 - 18 (N) 8" H STUCCOED CMU SECURITY FENCING
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 - 20 (N) 4' W X 8' H PEDESTRIAN GATE (SOLID)
 - 21 (N) 24" X 24" X 8" H PILASTER STUCCOED, AT K8 & K16 BLDGS. USE 24" X 18" X 8" H PILASTER STUCCOED.
 - 22 (E) PAVING
 - 23 N.A.
 - 24 (N) SECURITY IRON FENCING ON TOP OF (E) RETAINING WALL HEIGHT 8" H
 - 25 (E) CAR RAMP
 - 26 (N) FOOTING PER ENGINEER
 - 27 (N) 8" H IRON SECURITY FENCE (FROM TOP OF CURB, TYP)
 - 28 (N) 3" X 3" METAL POST

RPP ARCHITECTS & ASSOCIATES, INC.
3837 E. 7th Street
Long Beach, CA 90804
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Email: rpparter@rpparchitectinc.com

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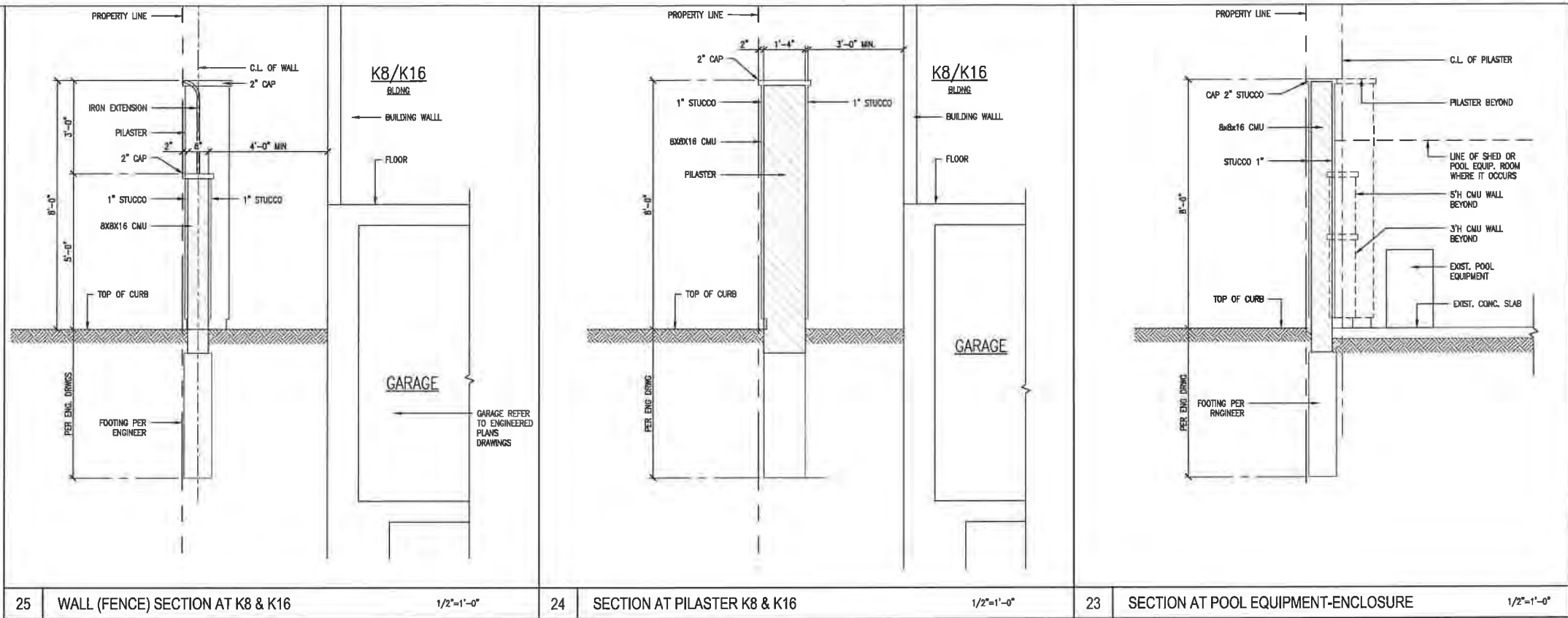
SECURITY FENCING

6201 E. 2ND. ST
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NEW FENCE DETAILS

SHEET TITLE

SPD3



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**SECURITY
FENCING**

6201 E. 2ND. ST.
LONG BEACH, CA 90803

NEW FENCE
DETAILS

SHEET TITLE

SPD4

California Coastal Commission
A-5-LOB-20-0012
Exhibit 2
Page 6 of 6

NOTICE OF FINAL LOCAL ACTION

Application No.: 1903-21 (LCDP19-004)

Project Location: 6201 East 2nd Street

Applicant: Roger Porter
3837 E. 7th Street
Long Beach, CA 90804

Permit(s) Requested: Local Coastal Development Permit

Project Description: The replacement of approximately 2,500 lineal feet of security wall on the north, south, and west property lines of the Marina Pacifica Condominium Development along Marina Drive at 6201 East 2nd Street within the Southeast Area Development and Improvement Plan (SEADIP) (PD-1) area. Tree removal and replacement on private property may be required as part of the fence replacement project.

Action was taken by the: Zoning Administrator on:
January 13, 2020

Decision: Conditionally Approved

Action is final on: January 23, 2020


This project IS in the Coastal Zone and IS appealable to the Coastal Commission.

No appeals were received during the City's designated 10-day appeal period.

"If you challenge the action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or issues raised via written correspondence delivered to the (public entity conducting the hearing) at or prior to the public hearing."

See other side for City of Long Beach and California Coastal Commission appeal procedures and time limits.


Alexis Oropeza
Zoning Administrator


Maryanne Cronin, Planner
Phone No.: (562) 570-5683

District: 3

APPEALS TO THE CITY PLANNING COMMISSION AND/OR TO THE CITY COUNCIL

- A. Any aggrieved person may appeal a decision on a project that required a public hearing.
- B. An appeal must be filed within ten (10) calendar days after decision.
- C. An appeal shall be filed with Long Beach Development Services on a form provided by that Department with the appropriate filing fee.
- D. A public hearing on an appeal shall be held within sixty (60) calendar days after Long Beach Development Services receives a completed appeal form or after the City Clerk receives the appeal from Long Beach Development Services.
- E. A notice of the public hearing on the appeal shall be mailed by Long Beach Development Services to the applicant, all persons entitled to mailed notice, and any known aggrieved person not less than fourteen (14) calendar days prior to the hearing.
- F. The Planning Commission shall have jurisdiction on appeals from the decisions of the Current Planning Officer and the City Council shall have jurisdiction on appeals from the Planning Commission.
- G. Except for appeals to the Coastal Commission for projects located seaward of the appealable area boundary and appeals to the City Council of local coastal development permits on developments regulated under the City's Oil Code, there shall be no further appeals after a decision on an appeal.
- H. You are hereby provided notice that the time within which judicial review of the herein reported decision must be sought is governed by Section 1094.6 of the California Code of Civil Procedure.

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., 3rd Floor
Long Beach, CA 90802

MC

California Coastal Commission
A-5-LOB-20-0012
Exhibit 3
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Conditions of Approval Acknowledgement

January 23, 2020

Application No.: 1903-21 (LCDP19-004)

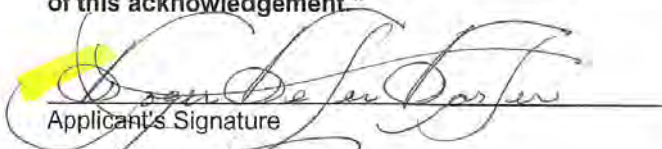
Project address: 6201 East 2nd Street

Roger Porter
3837 E. 7th Street
Long Beach, CA 90804

Dear Applicant:

Please have the owner(s) of the property sign this document. It is vital to your project that this form be returned promptly to the project planner so that it can be placed in the case file and you can initiate the plan review process. Please feel free to make a copy for your files.

"We have read the attached Conditions of Approval and will comply with all such conditions. I realize that violation of any of the conditions is cause for revocation of the approval. I also realize that the approval is based on specific building plans, as indicated in the Conditions of Approval, and that any deviation from these plans without prior written approval from the Site Plan Review Committee will result in denial of final construction approval until such time that the construction is restored to the approved design. Finally, I will notify all architects, designers, contractors, sub-contractors employed by me, and I will notify any successors in interest of all these conditions and of this acknowledgement."


Applicant's Signature

2-3-20
Date


Owner's Signature

2-3-20
Date

Owner's Signature

Date

LOCAL COASTAL DEVELOPMENT PERMIT
CONDITIONS OF APPROVAL
Application No. 1903-21 (LCDP19-004)
Address: 6201 East 2nd Street
Date: January 13, 2020
Revised

Special Conditions:

1. This approval is for the replacement of approximately 2,500 lineal feet of security wall on the north, south, and west property lines of the Marina Pacifica Condominium Development along Marina Drive at 6201 East 2nd Street within the Southeast Area Development and Improvement Plan (SEADIP) (PD-1) area. Tree removal and replacement on private property may be required as part of the fence replacement project.
2. This project shall be undertaken as shown on plans received by the Department of Development Services – Planning Bureau dated December 3, 2019. These plans are on file in this office, except as amended herein.
3. Construction staging, equipment, and materials shall not permanently impede public access to the coast at all locations for both vehicular and pedestrian traffic.
4. All modifications to vegetation shall comply with the Migratory Bird Treaty Act (MBTA), including the completion of nesting bird surveys prior to any tree or vegetation removal:
 - A. If initial clearing activities prior to the start of construction take place during the bird nesting season (generally February 1 through August 31, but variable based on seasonal and annual climatic conditions), a nesting bird survey should be performed by a qualified biologist within three days of such activities to determine the presence/absence, location, and status of any active nests on-site or within 100 feet of the site. The findings of the survey should be summarized in a report to be submitted to the City of Long Beach prior to undertaking construction activities at the site.
 - B. If nesting birds are found on-site, a construction buffer of 500 feet for nesting raptors or threatened or endangered species and 100 feet of all other nesting birds should be implemented around the active nests and demarcated with fencing or flagging. Nests should be monitored at a minimum of once per week by the qualified biologist until it has been determined that the nest is no longer being used by either the young or adults. No ground disturbance should occur within this buffer until the qualified biologist confirms that the breeding/nesting is completed and all the young have fledged. If project activities must occur within the buffer, they should be conducted at the discretion of the qualified biologist.

- C. If no nesting birds are observed during pre-construction surveys, no further actions would be necessary.
- 5. A land survey of the subject property shall be submitted to the Planning Bureau prior to the issuance of building permits. The survey shall be prepared and stamped by a licensed surveyor noting the property lines of the lot, all buildings adjacent to the reconstructed wall, trees, landscape areas, and all existing features and structures within the public right-of-way adjacent to the site.
- 6. The top two feet of the proposed wall shall be visibly open and feature wrought iron fence extensions.
- 7. Any planter tree or landscaped areas removed as part of this project shall be replaced on site at a 1:1 ratio, or equivalent.
 - A. Replacement trees shall be size 48-inch box trees.
 - B. Replacement trees shall be spaced according to the standards outlined in Section 21.42 of the Long Beach Municipal Code.
- 8. All special conditions of Coastal Permit No. 5-08-187 that can feasibly be applied to the project that is the subject of this permit shall be adhered to, in order to conform the tree work activities of this project with the City's and the Coastal Commission's policy objectives for tree work in the Tidelands Area and State Permit Jurisdiction area of the Coastal Zone. However, the subject site is not located in the Tidelands Area or the State Permit Jurisdiction area of the Coastal Zone, and Coastal Permit No. 5-08-187 and its conditions are not legally binding upon the project that is the subject of this permit.
- 9. For all new trees to be installed as part of this project, the tree species shall be selected from a list of trees that are suitable for nesting use by local coastal bird species. The Applicant shall engage a qualified biologist to provide this list. The biologist shall consider which local coastal bird species are most appropriate to be targeted for provision of nesting habitat when determining which tree species to select for the list. This condition does not include trees relocated as part of this project.
- 10. A monitoring program shall be submitted to the Department of Development Services prior to the commencement of tree trimming, relocation, or replacement. The monitoring program shall be in place for a minimum of a five (5) year period to monitor the health of the trimmed, relocated, or replaced trees. If trees require replacement during the five (5) year period, all special conditions of Coastal Permit No. 5-08-187 that can feasibly be applied to the project that is the subject of this permit shall be adhered to.
- 11. Landscape plans shall be submitted as a separate, but concurrent plan check submittals.

12. 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:

13. This permit and all development rights hereunder shall terminate two 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 two-year period as provided in Section 21.21.406 of the Long Beach Municipal Code.
14. 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 community, including public health, safety or general welfare, environmental quality or quality of life, such shall cause the City to initiate revocation and termination 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 appearance.
13. All structures shall conform to the Long Beach Building Code requirements. 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.

**LOCAL COASTAL DEVELOPMENT PERMIT
FINDINGS
6201 East 2nd Street
Application No. 1903-21 (LCDP19-004)
January 13, 2020**

Pursuant to Section 21.25.904 of the Zoning Ordinance, a Local Coastal Development Permit entitlement shall not be approved unless the following findings are made. These findings and staff analysis are presented for consideration, adoption, and incorporation into the record of proceedings.

A. 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 consists of the replacement of approximately 2,500 lineal feet of security wall on the north, south, and west property lines of the Marina Pacifica Condominium Development along Marina Drive at 6201 East 2nd Street within the Southeast Area Development and Improvement Plan (SEADIP) (PD-1). (see plans in project file 1903-21).

The project site is located in the SEADIP (Southeast Area Communities) of the Coastal Zone (Appealable Area) (see map of Coastal Zone in project file 1903-21). The existing condominium development is located north of East 2nd Street at its intersection with Marina Drive. The Local Coastal Program (LCP) characterizes the SEADIP area as the entire southeast corner of Long Beach and consists of the "newest" area of the City in terms of development (LCP Page III-S-1).

The project site is in SEADIP Subarea 2(a), which consists of the Marina Pacifica Condominiums that were constructed in 1974 subject to Special Use Permit S-90-72 and Subdivision Tract No. 30643. According to the LCP, this subarea is intended for residential uses. The project involves the replacement of an existing security wall along Marina Drive, completely on private property. The new fence would be 8-feet high. Some portions of the fence vary in the solid stucco to wrought iron ratio (5 feet of masonry and 3 feet of wrought iron). Segments of wall near the pool areas would feature 3 feet of masonry and 5 feet of wrought iron to allow for the enhancement of private views of Marine Stadium/Alamitos Bay from the onsite open space areas. The new fence would not obstruct public views to water areas and public open spaces.

The installation of fencing may result in damage to trees that would require replacement. As conditioned, surveys will be required to verify the location of trees on private property and the existence of migratory birds prior to any modification to existing trees. In addition, an advisory condition has been included to conduct all tree modifications in accordance with Coastal Development Permit No. 5-08-187,

which applies to the adjacent Tidelands areas. All trees replaced as part of the fence project would be required to be replaced at a 1:1 ratio with 48-inch box trees spaced in accordance with Municipal Code requirements. The conditions of approval require the final tree species to be selected by a biologist and arborist to enable the installation of appropriate coastal species that would provide suitable habitat for nesting birds. A monitoring program shall be submitted to the Department of Development Services prior to the commencement of tree replacement. The monitoring program shall be in place for a minimum of a five (5) year period to monitor the health of the replaced trees.

The project would not modify the character established for the Marina Pacifica Condominiums (Subarea 2[a]) of the Coastal Zone. The existing residential buildings would not be modified as part of this project. In addition, conditions of approval have been incorporated to ensure that the installation of the new security fence would not create any impacts to nesting birds and that the proper procedures are in place for potential tree replacement.

Therefore, as conditioned, the proposed installation of replacement perimeter security fencing conforms to the Certified Local Coastal Program.

No low and moderate-income housing will be removed as a result of the project.

B. 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.

The project site is located at 5201 East 2nd Street, which is landward of the nearest public highway to the shoreline (Marina Drive). The project would consist of the replacement of an existing wood perimeter fence with a masonry and wrought iron perimeter fence. The fence would be entirely on private property.

Chapter 3 of the Coastal Act, (Section 30200 et seq.) protects the California coast in several aspects, including Public Access (Article 2), and Recreation (Article 3). The project involves only the replacement of fencing and modifications to trees on private property. No aspects of public access to the coast or coastal recreation will be affected by the project. The project conforms to the public access and recreation policies of the Coastal Act.

RECEIVED
South Coast Region**CALIFORNIA COASTAL COMMISSION**
South Coast District Office
301 E. Ocean Blvd., Suite 300
Long Beach, CA 90802
(562) 590-5071FEB 14 2020
CALIFORNIA
COASTAL COMMISSION**APPEAL TO THE CALIFORNIA COASTAL COMMISSION
OF A LOCAL COASTAL PERMIT DECISION****TO BE COMPLETED BY COMMISSION STAFF**APPEAL NO: A-5-LOB-20-0012DATE FILED: 2/14/2020DISTRICT: South Coast

APPELLANT: COMPLETE THE INFORMATION BELOW AND SUBMIT TO THE DISTRICT OFFICE WITH JURISDICTION OVER THE LOCAL PERMIT DECISION.

NOTE: To ensure the appeal is adequate for filing, please review the [Appeal Information Sheet](#) located above this form on the Commission website.

NOTE: E-mailed appeals to the South Coast District Office will be accepted **ONLY** at the general e-mail address as follows: SouthCoast@coastal.ca.gov. The Executive Director will reject e-mailed appeals sent to any other address, including addresses of individual staff members.

SECTION I. Appellant Information**1. Contact Information**

Name: Charles Richey
Street Address: 6130 Marina Pacifica Dr. N.
City, Zip: Long Beach CA 90803
Phone: 562 284 9705
E-mail Address: charlesrichey@icloud.com

2. How did you participate during the local government's consideration of the permit application? Check all that apply:

☐ Testified at the first local hearing

Revised 1/1/2020

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- ☐ Submitted a written comment in advance of the first local hearing
☐ Otherwise participated (describe):
☒ Good cause for why I did not participate (describe): *The display posters were posted and installed only one week before the 1-13-20 hearing. Insufficient notice.*
3. Each appellant must supply their individual contact and participation information. To add other appellants, copy this page, fill out, and attach.

SECTION II. Decision Being Appealed

1. Name of local government or port district: *City of Long Beach*
2. Development location (street address, assessor parcel number, cross street, etc.):
6201 E. 2nd Street, Long Beach, CA 90803
3. Brief description of development being appealed:
Construction of 2,500 linear feet of cedar-block wall.
4. Type of appeal (check one):
☒ Approval with special conditions
☐ Approval with no special conditions
☐ Denial – NOTE: appeals for denials are available only for major energy or public works projects denied by jurisdictions with a fully-certified local coastal program (both land use plan and implementation plan are certified).
5. Decision being appealed was made by (check one):
☐ Administrator (e.g. Planning Director)
☐ Planning Commission or equivalent
☐ City Council, Board of Supervisors, or equivalent body
☒ Other (describe): *Homeowner: Charles Richey*
6. Date of latest local government decision: *01-13-2020*
7. Local permit number or other filing number:
City of Long Beach Application # 1903-21

SECTION III. Grounds Supporting this Appeal

State your reasons for this appeal. Include a summary description of Local Coastal Program, Land Use Plan, or Port Master Plan policies and requirements with which you believe the project is inconsistent and why the asserted inconsistencies form a substantial issue for the Commission's consideration. Attach additional pages as necessary. Be concise but complete. The Executive Director may request further information in order to file the appeal. *Please see attached letter & photos.*

NOTE: Each appellant is encouraged to supplement the information in Section IV. Each appellant must fill out Section V, and if necessary, Section VI. To add appellants, copy this page, fill out, sign, and attach.

SECTION IV. Identification of Interested Persons

Please supply the names, mailing addresses, and if available, e-mail addresses of the following persons or entities. Attach pages if necessary.

1. Applicant. Charles Richey
6133 Marina Pacific Dr. N. Long Beach CA 90803
2. Persons who commented, either in person or in writing, at the local hearing.
3. Other persons you know have an interest in the matter.

SECTION V. Certification Signatures

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

Charles Richey

Signature of Appellant or Authorized Agent

Charles Richey

PRINT NAME AND ORGANIZATION

02-14-2020
DATE

SECTION VI. Agent/Organization Authorization

I hereby authorize _____ (print agent name) to act as my or my organization's representative with the power to bind me or my organization in all matters concerning this appeal, including any subsequent Commission actions.

Signature of Appellant

PRINT NAME

DATE

Revised 1/1/2020

RE: Proposed Construction of 2,500 Linear Feet of Security Wall
Project Address
6201 E. 2nd Street
Long Beach, CA 90803

California Coastal Commission
301 E. Ocean Blvd. Suite 300
Long Beach, CA 90802

The Marina Pacifica Homeowners Association is proposing to construct a cinder-block security wall. The proposed wall will be constructed along Marina Drive approximately 2,500 linear feet in total length.

Their proposal is to tear down and replace approximately 2,000 feet of wood fence and replace it with a cinder-block wall.

Also, the proposal is to extend the wall an additional 500 linear feet where there is no existing fence.

The 500 linear feet where they're proposing to build their extension-wall has three significant problems.

First, there was zero disclosure that construction of the wall might severely impact or possibly kill our pine trees along Marina Drive.

Our Homeowners Association held a ballot vote for the wall construction in 2019. The vote passed. However, the Association did not disclose to homeowners that significant excavation work must be completed to build the 500 foot extension wall. The Association failed to disclose that a backhoe will dig a trench directly along the root-line of our 46 pine trees. The backhoe will dig a 2 foot deep by 2 foot wide trench for 500 linear feet and cut out established root structures. Root structures that have been growing for nearly 50 years. They also failed to disclose that a permanent concrete foundation will be poured and constructed along the full length of our pine trees.

Secondly, our Homeowners Association used the ballot vote to influence our homeowners that the wall was the only option to "secure" our property. Our HOA completely failed to disclose that we have existing infrastructure that could serve as an alternative to the "security" wall. Our existing infrastructure consists of a concrete elevated sidewalk and handrail. The elevated sidewalk and handrail runs adjacent-to and along the full length of our pine trees. As an alternative, we could replace our (3 foot-high) and badly worn handrail. In replacing the 3 foot-high handrail we could install a 6 foot-high new aluminum rail with integrated handrail. This would provide the added

security that some homeowners desire for our condo complex. Importantly, the alternative handrail system would have zero impact on our pine trees.

Third, the Marina Pacifica HOA has provided zero guarantee that our 46 pine trees will be protected. They have provided a very weak 5-year concession to the City of Long Beach. The concession states that if any of our pine trees are killed the HOA will replace those trees within 5 years of wall construction. The concession further states that any replacement trees must have a minimum 4 foot diameter root-ball. This equates to a replacement pine tree that's approximately 20 feet in height and a root-ball and total weight in excess of 1,000 pounds. There is a very significant problem with this concession. The problem arises from the fact that the security wall will be constructed parallel to and just 8 feet away from the existing elevated sidewalk. This will result in a very tight corridor of space choking-off our 46 pine trees.

Transporting, maneuvering and planting a new, replacement pine tree inside that tight corridor of space would be logistically impossible. Any replacement pine trees in the future would therefore need to be lifted above the 7 foot high security wall and lowered with a crane into the corridor. The Marina Pacifica HOA has made a concession to the City that would be very expensive to fulfill.

Loosely based concessions are easily promised. Actually fulfilling on their concessions creates too much risk.

It is for these reasons that I am appealing the construction of the security wall. The Marina Pacifica ballot vote failed to disclose to homeowners that our pine trees would be placed at great risk. The wall is unnecessary for property "security" purposes. The wall construction would directly threaten our 46 pine trees.

Thank you for your dedication and service in protecting our natural environment.

Charles Richey
6130 Marina Pacifica Dr. N.
Long Beach, CA 90803
562-284-9705

Enclosed: 3 Photographs.
Photo 1 - Proposed Wall Location
Photo 2 - Existing Infrastructure - Elevated Sidewalk and Handrail
Photo 3 - Rendering of Proposed Wall



Photo 1: Proposed Wall Location



Photo 2: Existing Infrastructure - Elevated Sidewalk and Handrail



Photo 3: Rendering of Proposed Wall

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
301 E. OCEAN BLVD., SUITE 200
LONG BEACH, CALIFORNIA 90802-4830
(562) 588-5071 FAX (562) 599-5064
WWW.COASTAL.CA.GOV

**COMMISSION NOTIFICATION OF APPEAL**

February 14, 2020

To: Maryanne Cronin
City of Long Beach Public Works Department
411 W. Ocean Blvd., 5th Floor
Long Beach, CA 90803

From: Zach Rehm

Re: **Commission Appeal No. A-5-LOB-20-0012**

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 #: **1909-01 (LCDP19-021, SPR19-024)**

APPLICANT(S): **City of Long Beach Public Works Department, Attn: Brian Polivka**

DESCRIPTION: Repave Davies Launch Ramp; replace restroom building, entrance gate, boat wash station, pump out station, trash enclosures, concrete abutment, fire hose system, gangway, guide piles, deck, and utilities; install new benches, sidewalk/curb/gutter, landscape areas, fish cleaning station, and signage; rip rap repair; and parking lot striping. CDP only applies to development within City LCP jurisdiction; separate CDP required for development in Coastal Commission original jurisdiction.

LOCATION: 6204 Marina Dr., Long Beach, CA 90803

LOCAL DECISION: Approval with Special Conditions

APPELLANT(S): Charles Richey

DATE APPEAL FILED: February 14, 2020

The Commission appeal number assigned to this appeal is A-5-LOB-20-0012. 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

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COMMISSION NOTIFICATION OF APPEAL

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 forwarded), all correspondence, and a list, with addresses, of all who provided verbal testimony.

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: City of Long Beach Public Works Department, Attn: Brian Polivka
Attn: Charles Richey