

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
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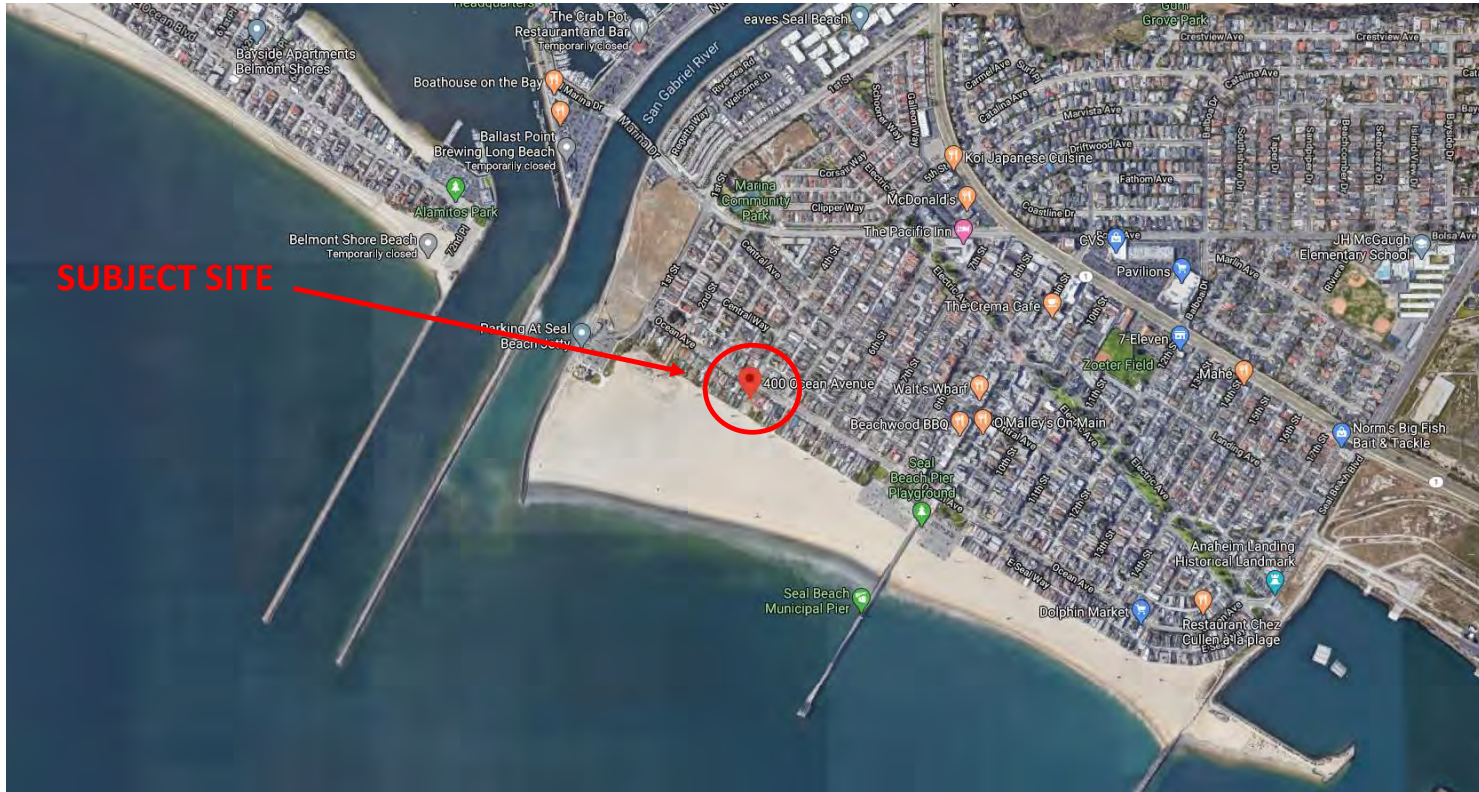
Th12a

5-14-0540-A1 (Twomey)
JUNE 11, 2020

EXHIBITS

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- Exhibit 8 – CoSMoS Maps



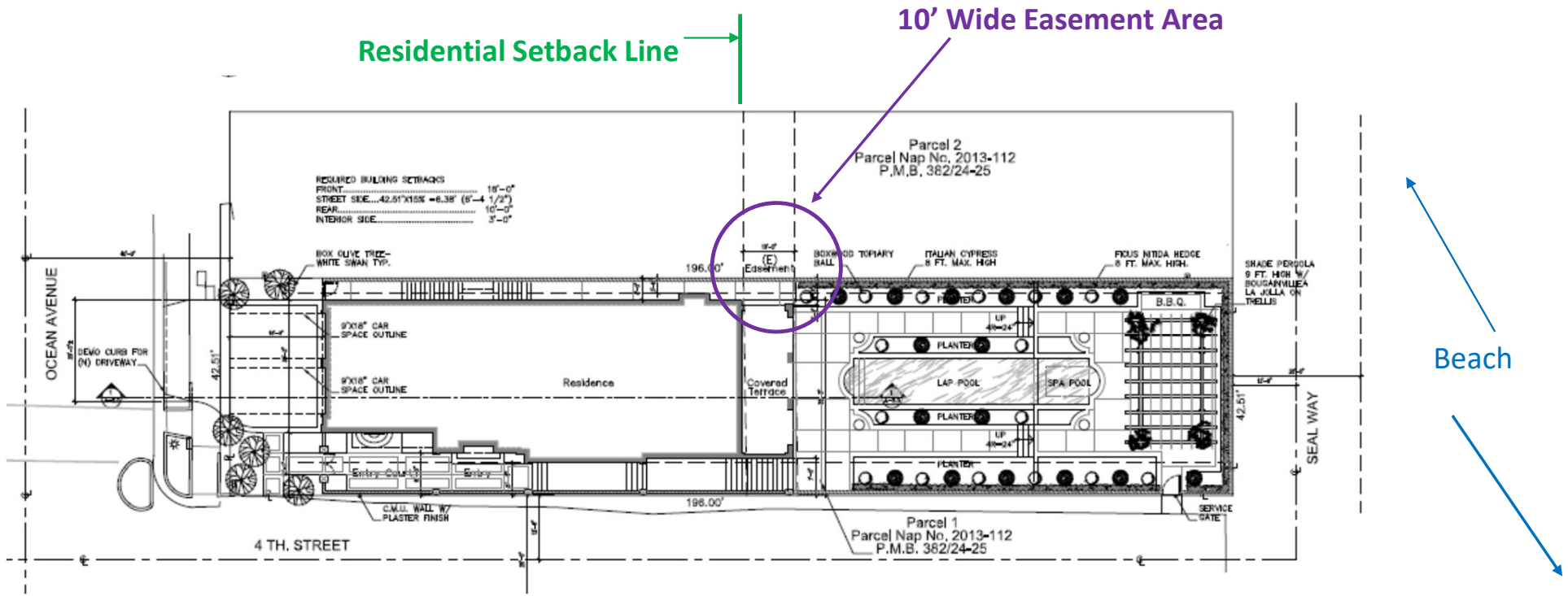
5-14-1540-A1 Twomey
400 Ocean Ave. Seal Beach

Vicinity Map
Exhibit 1.1



Subject Site is Roughly Left Half of
Vacant Lot Depicted.
Entire Lot was subdivided per 5-14-0540

**5-14-0540-A1 Twomey
Vicinity Map
Exhibit 1.2**



Proposed Residence Site Plan

Note: Seal Way is unimproved, sandy beach area

**5-14-0540-A1 Twomey
Project Plans
Exhibit 2.1**



Proposed Twomey Residence: View from Ocean Ave. & 4th Street

<p>EXPLANATION OF NOTES</p> <p>1. All construction shall conform to the City of Seal Beach Building Ordinance, Chapter 16.00, and the California Building Code, 2019 Edition, unless otherwise noted.</p> <p>2. All construction shall conform to the City of Seal Beach Building Ordinance, Chapter 16.00, and the California Building Code, 2019 Edition, unless otherwise noted.</p> <p>3. All construction shall conform to the City of Seal Beach Building Ordinance, Chapter 16.00, and the California Building Code, 2019 Edition, unless otherwise noted.</p> <p>4. All construction shall conform to the City of Seal Beach Building Ordinance, Chapter 16.00, and the California Building Code, 2019 Edition, unless otherwise noted.</p> <p>5. All construction shall conform to the City of Seal Beach Building Ordinance, Chapter 16.00, and the California Building Code, 2019 Edition, unless otherwise noted.</p>	Revision 1	1/1/2020	1/1/2020	1/1/2020	1/1/2020	1/1/2020	1/1/2020	1/1/2020
<p>Twomey Residence 400 East Ocean Avenue Seal Beach, CA 90740</p>								
<p>K&A K&A GROUP PO Box 5209 Santa Barbara, CA 93103 (805) 965-1167</p>								
<p>Proposed Residence</p>								
<p>ALLOT DATE: 1/1/2020</p> <p>DATE: 1/1/2020</p> <p>TIME: 10:00 AM</p> <p>DATE: 1/1/2020</p> <p>TIME: 10:00 AM</p>								
<p>A-0.1</p>								

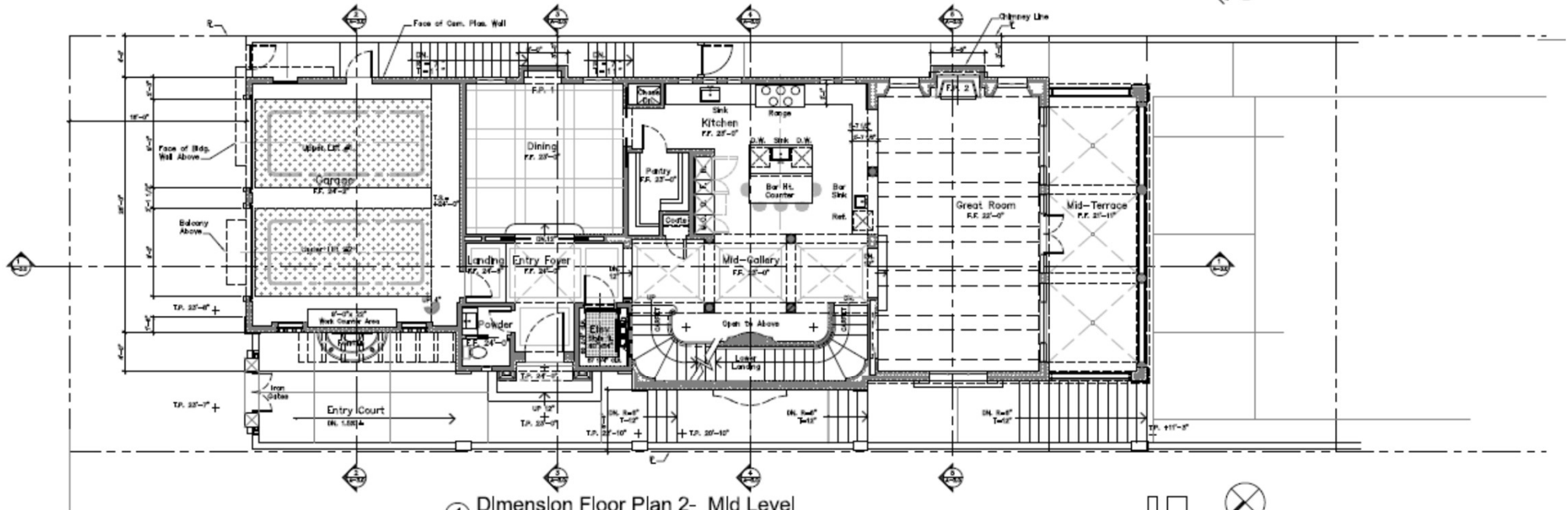
5-14-0540-A1
Project Plans
Exhibit 2.2

A diagram showing a rectangular loop with a north arrow pointing towards it. The loop is labeled with '0 1 2 4 FT.' and 'N.' with an arrow pointing towards the loop.

[illegible]

**5-14-0540-A1 Project Plans
Exhibit 2.3**

② Noted Floor Plan 2- Mid Level
SCALE: 1/4" = 1'-0"

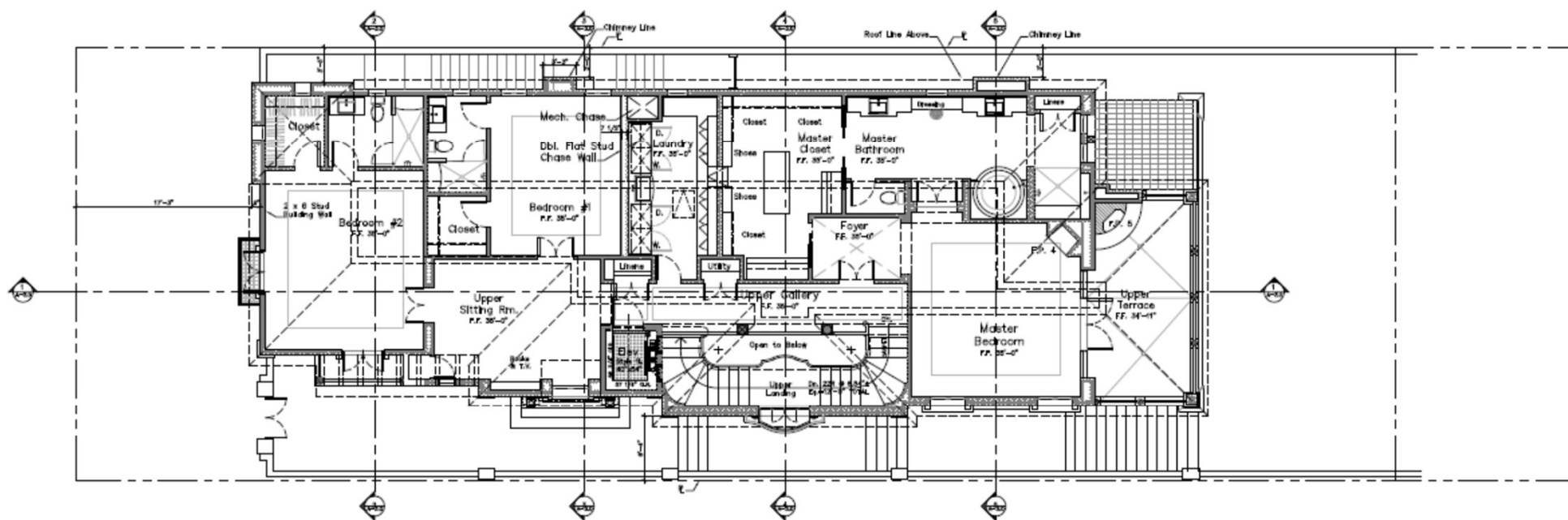
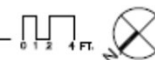


① Dimension Floor Plan 2- Mid Level
SCALE: 1/4" = 1'-0"

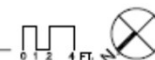
<div>RESTRICTIONS NOTICE The use of these plans and specifications is limited to the project and location shown. No other use, reproduction, or modification is permitted without the written consent of K&A. The user assumes all liability for any errors, omissions, or damages resulting from the use of these plans and specifications. The user also agrees to hold K&A harmless from and against all claims, damages, and expenses, including reasonable attorneys' fees, arising from the use of these plans and specifications.</div>												<div>Revision # Date By</div> <table><tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr></table>																																																														<div>Twomey Residence 400 East Ocean Avenue Seal Beach, CA 90740</div>		<div>K&A Kirkpatrick & Associates PO Box 5248 Santa Barbara, CA 93103 (805) 565-1187</div>		<div>Noted Floor Plan 2 Dimension Floor Plan 2</div>		<div>PLOT DATE: 1/24/2017 Scale: AS NOTED Sheet: A-2.1 Drawn: JUL Of XX W Sheets</div>	

5-14-0540-A1 Project Plans
Exhibit 2.4

② Noted Floor Plan 3- Upper Level
SCALE: 1/4" = 1'-0"



① Dimension Floor Plan 3- Upper Level
SCALE: 1/4" = 1'-0"

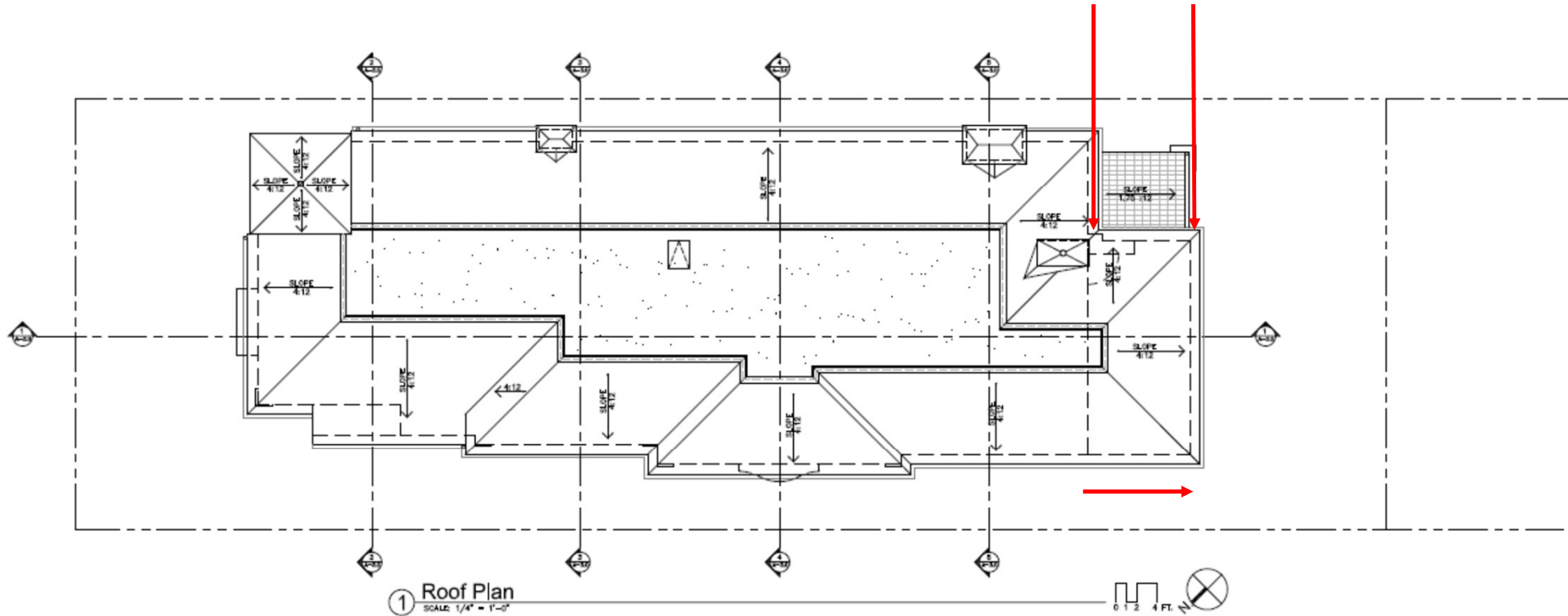


<p>REVISIONS HISTORY</p> <p>This set of plans shall be used for the construction of the project as shown. Any changes to the plans shall be made by a written change order signed by the architect and the owner. The architect shall be responsible for the accuracy of the plans and the owner shall be responsible for the accuracy of the information provided to the architect.</p> <p>Revised: 05/15/2015 By: [Signature]</p>					<table><tr><th>Revision</th><th>Date</th><th>By</th><th>Describe</th></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr></table>	Revision	Date	By	Describe																																									<p>Twomey Residence 400 East Ocean Avenue Seal Beach, CA 90740</p>	<p>K+A Kimberly Architect PO Box 5248 Santa Barbara, CA 93103 (805) 565-1107</p>	<p>Noted Floor Plan 3 Dimension Floor Plan 3</p>	<table><tr><th>Project Name</th><th>Sheet No.</th></tr><tr><td>Twomey Residence</td><td>A-2.2</td></tr><tr><td>Scale: AS NOTED</td><td>OF 20 SHEETS</td></tr></table>	Project Name	Sheet No.	Twomey Residence	A-2.2	Scale: AS NOTED	OF 20 SHEETS
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5-14-0540-A1 Project Plans
Exhibit 2.5

Roof Plan

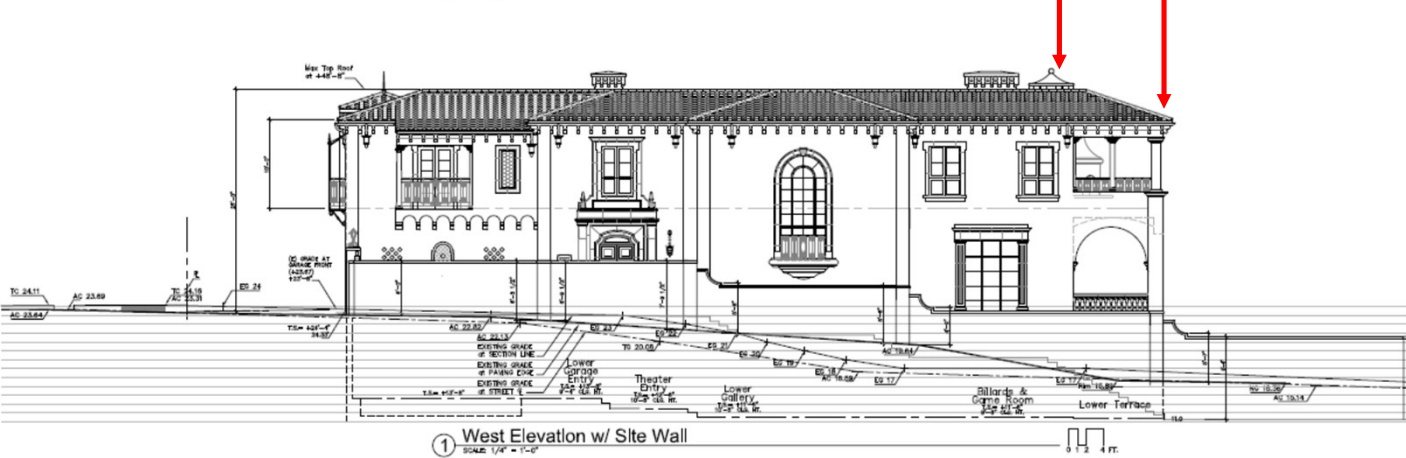
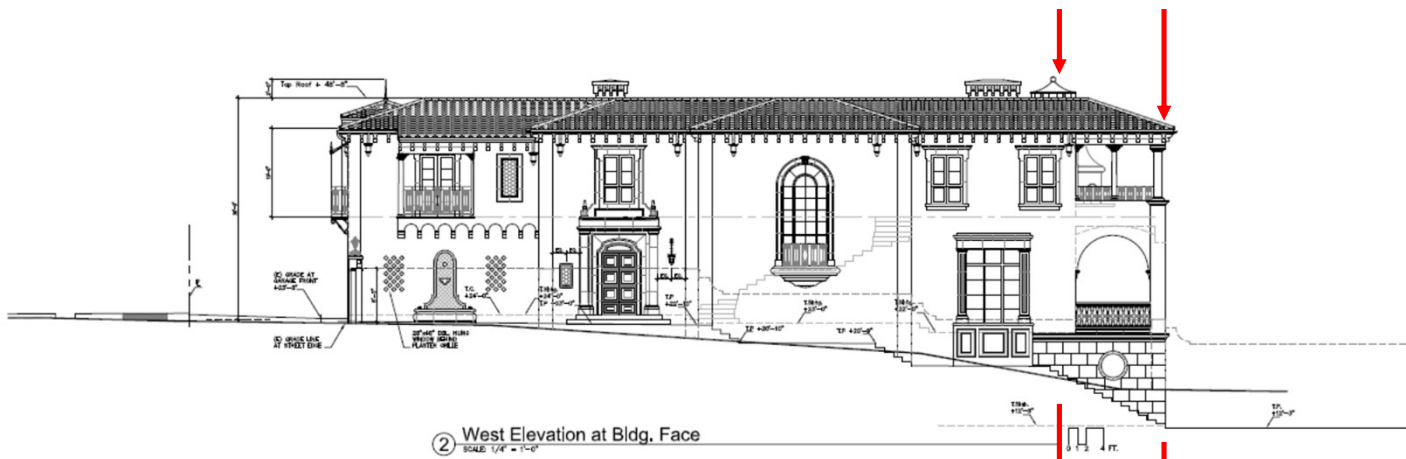
Area of Roof Beyond
Residential Setback Line
Spec Cond 4 Requires Removal



1 Roof Plan SCALE: 1/4" = 1'-0"						Twomey Residence 400 East Ocean Avenue Seal Beach, CA 90740		K+A CONSULTING GROUP PO Box 6249 Santa Barbara, CA 93103 (805) 566-4167		Roof Plan Roof Details		PLOT DATE: 11/06/2018 SHEET: 10/17/18 SCALE: AS NOTED DRAWN: G.S. OF 38 SHEETS		A-2.3
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5-14-0540-A1 Project Plans
Exhibit 2.6

Area of Roof Beyond
Residential Setback Line
Spec Cond 4 Requires Removal

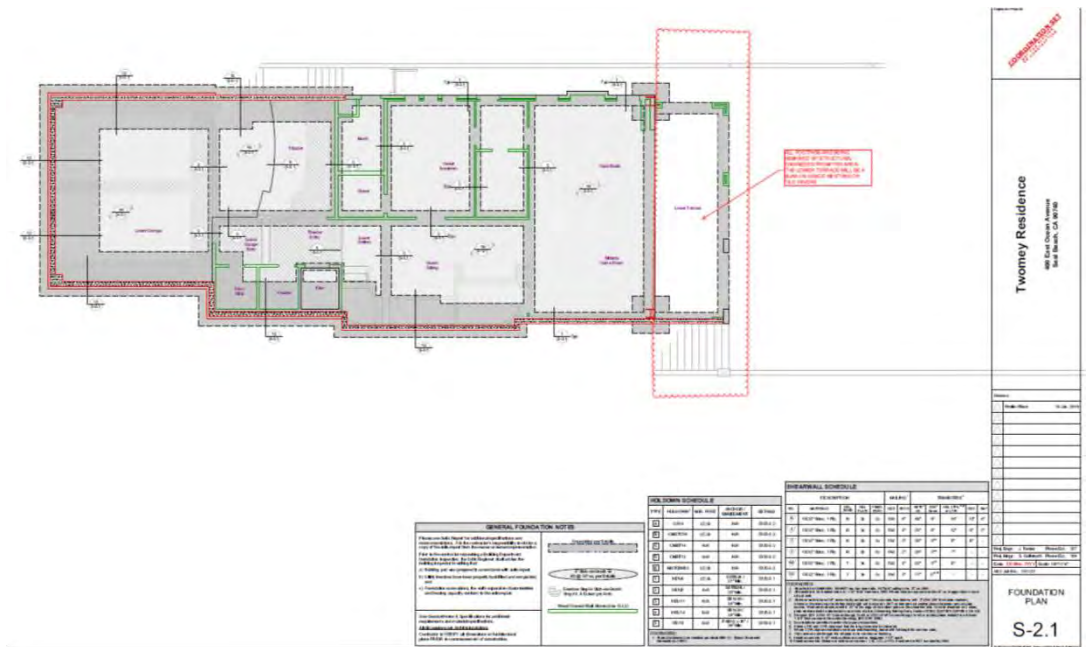


5-14-0540-A1 Project Plans
Exhibit 2.7

<p>Twomey Residence 400 East Ocean Avenue Seal Beach, CA 90740</p>				<p>KA K&A ARCHITECTS PO Box 5549 Santa Barbara, CA 93103 (805) 964-1167</p>		<p>West Elevations</p>		<p>PLAT DATE: 10/20/17 SHEET: A-4.1 DATE: 10/20/17 SCALE: AS NOTED DRAWN: KAN CHECKED: KAN</p>	
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5-14-0540-A1 Project Plans
Exhibit 2.8



5-14-0540-A1 Project Plans
Exhibit 2.9

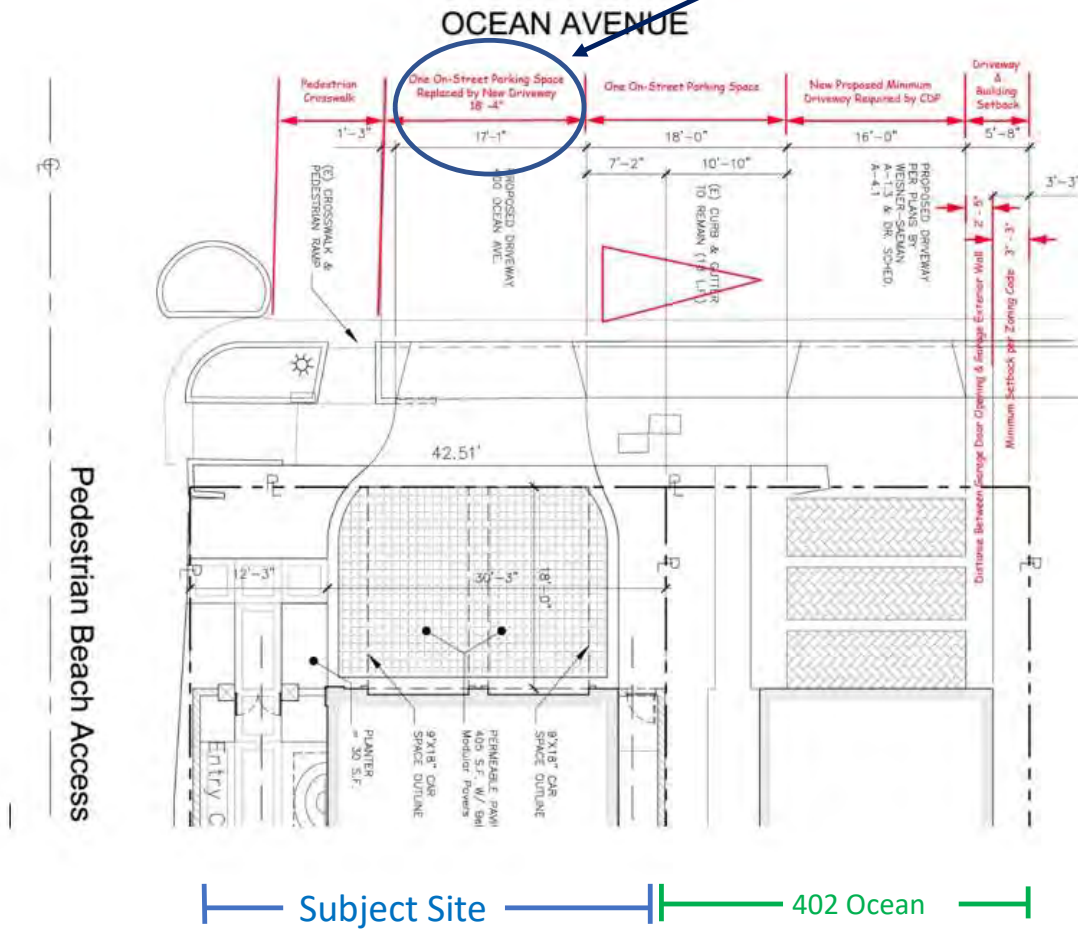


4th Street Pedestrian Access

Shown in 2011 with vehicular access to site from 4th Street
Home in photo has since been demolished (per CDP 5-14-0540)

**5-14-0450-A1 Twomey
Exhibit 3**

Special Condition 2 Requires Reduction in This Driveway Width to No More than 16 feet



5-14-0540-A1 Twomey Exhibit 4



5-14-0540-A1 Twomey
Exhibit 5

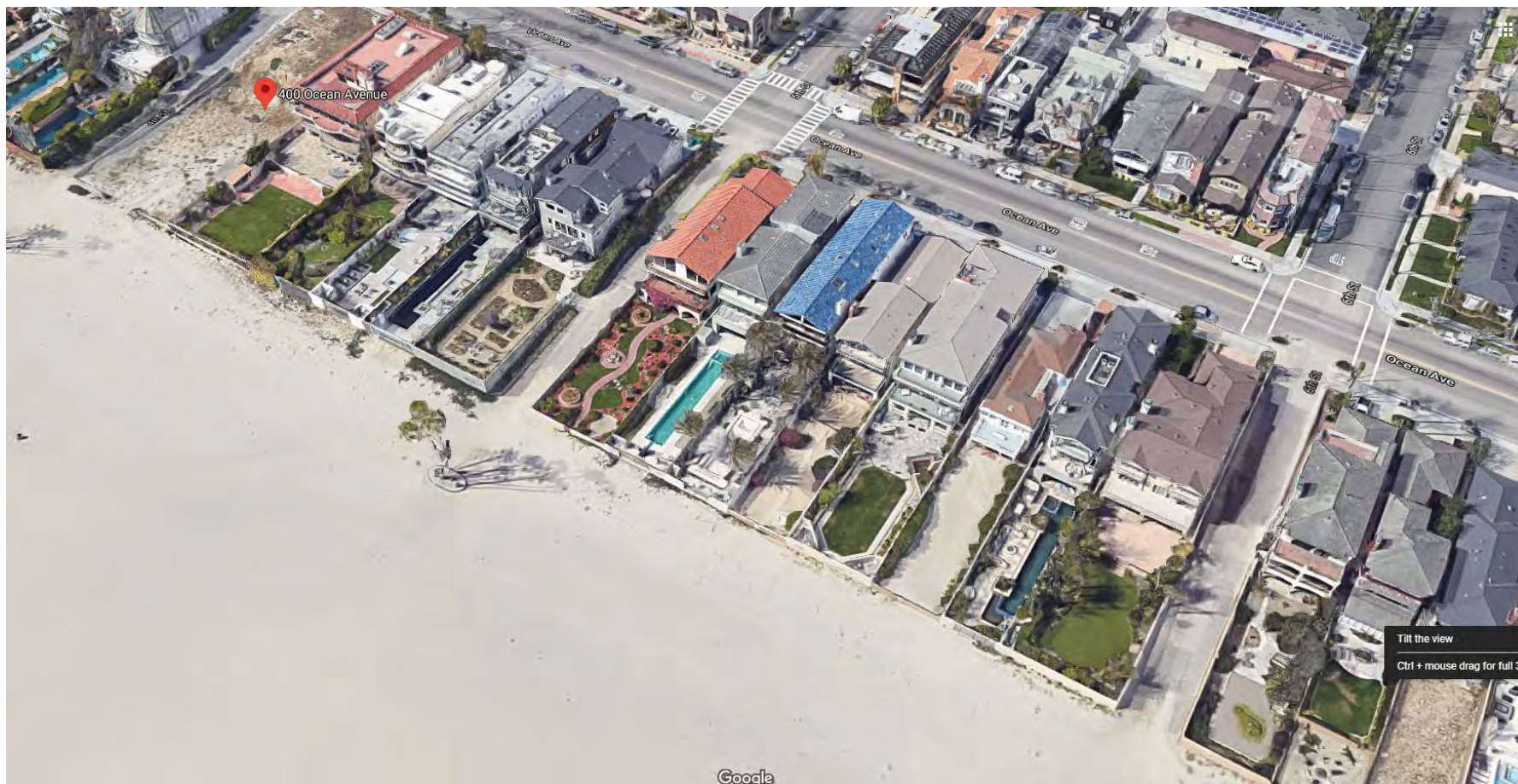


Existing Parking at Ocean & Main

5-14-0540-A1 Twomey
Exhibit 6

Proposed Additional Parking Space at Ocean & Main

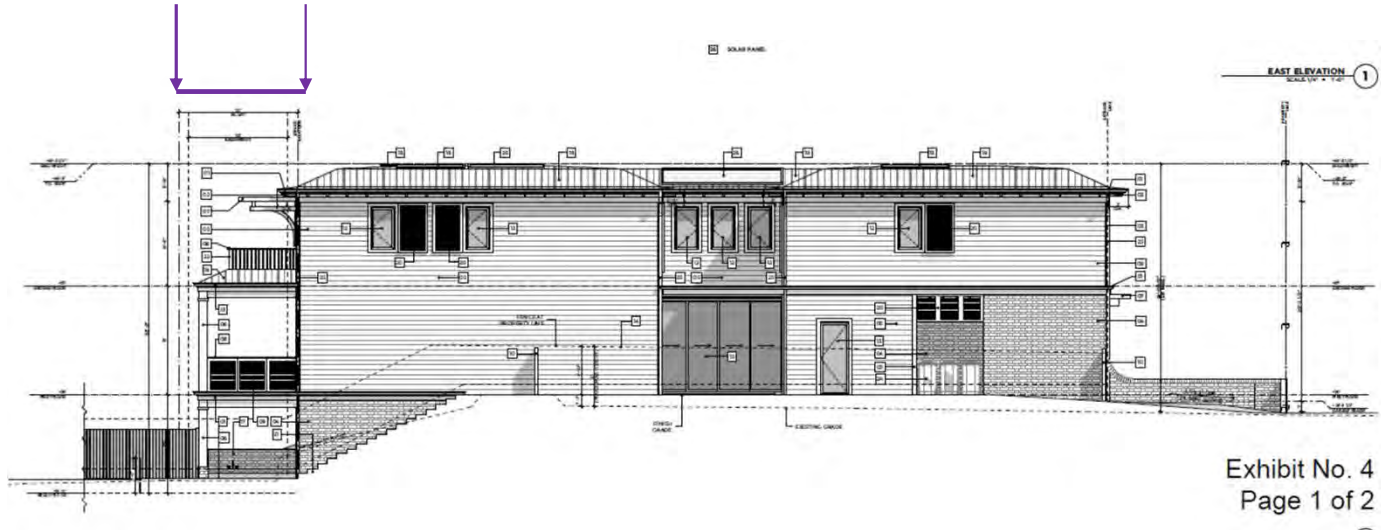




Most Seaward Decks Beyond Residential Setback Line
are Open to the Sky

5-14-0540-A1 Twomey
Exhibit 7.1

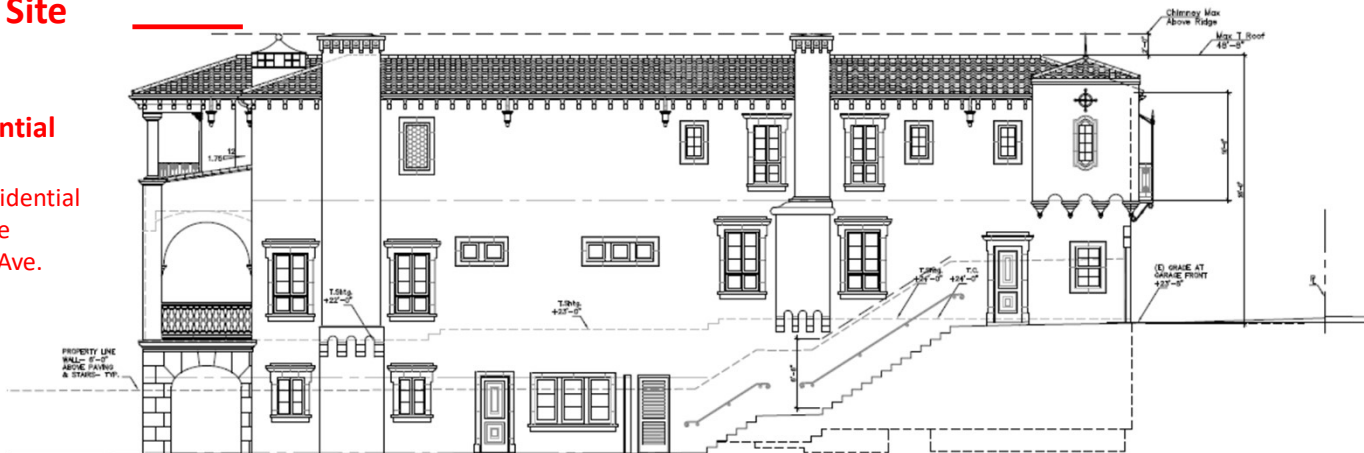
606 Ocean Ave. Deck/Covered Terrace/Open at 3rd Level



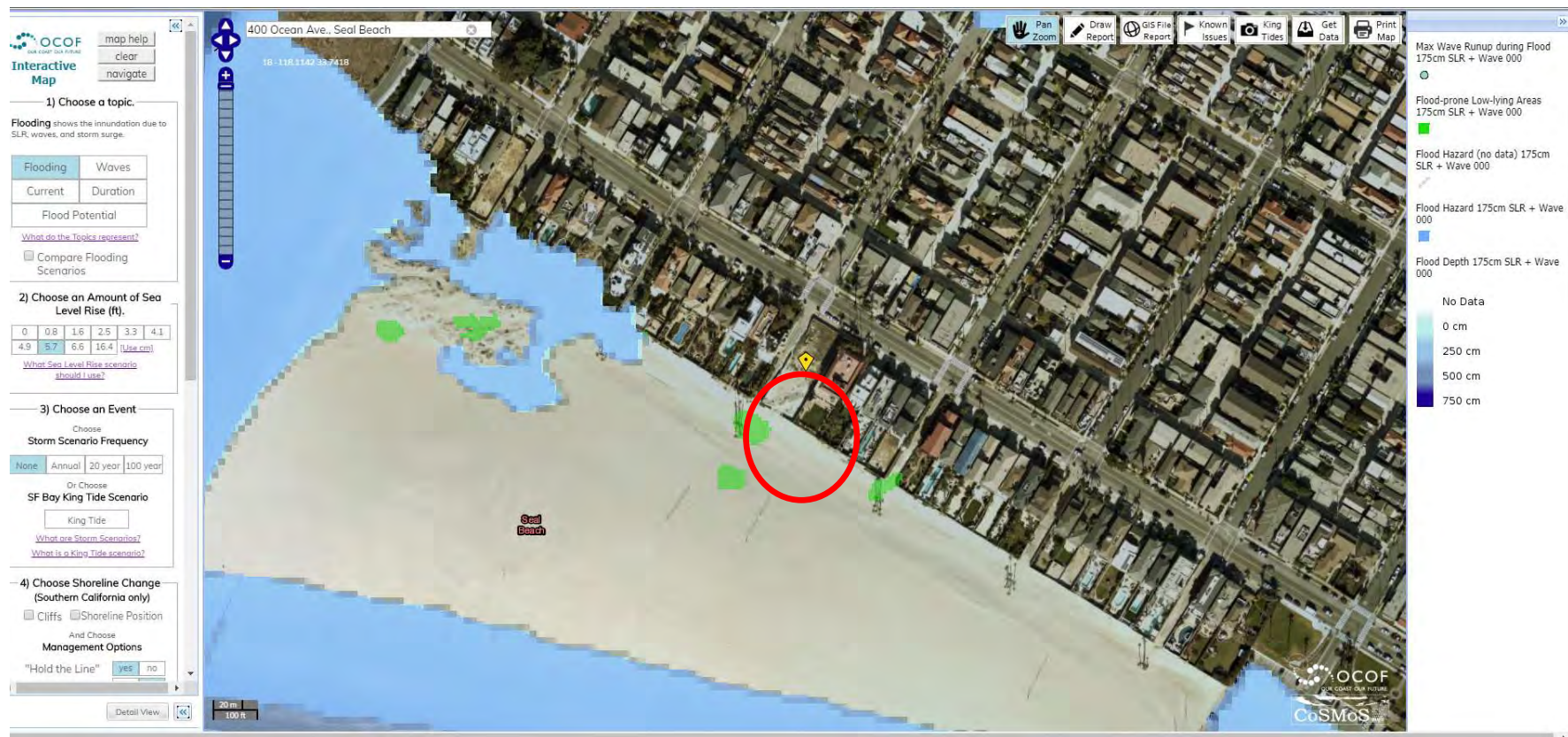
CDP 5-18-0563
Recently Approved
Project at 606 Ocean Ave.
 Residential Roof Does Not
 Cover Deck

Subject Site

Terrace
Covered
By Residential
Roof
 Beyond Residential
 Setback Line
 400 Ocean Ave.

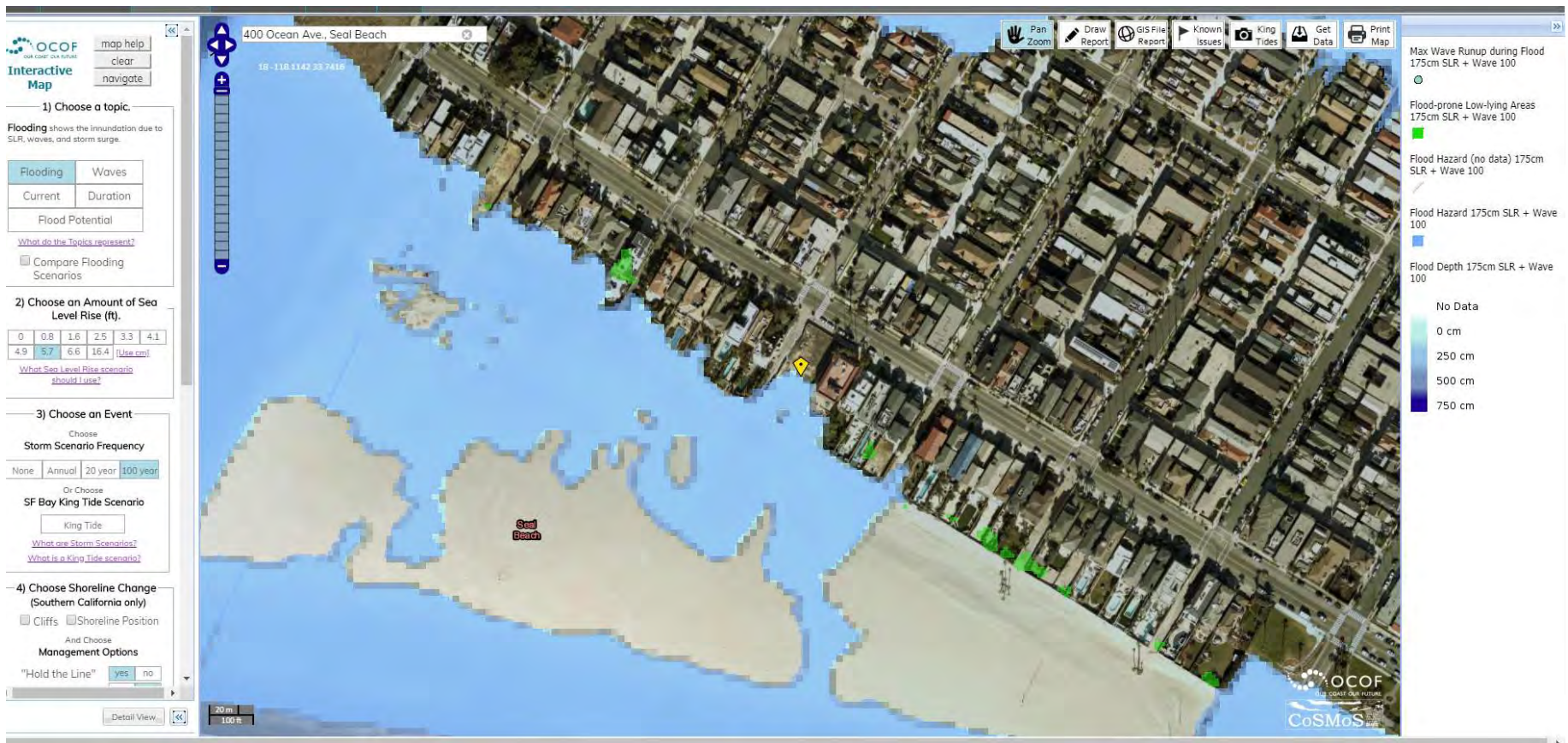


5-14-0540-A1 Twomey
Exhibit 7.2



CoSMoS Map Showing
 Subject Site with 5.7 feet of SLR and no Storm

5-14-0540-A1 Twomey
 Exhibit 9.1



CoSMoS Map Showing
Subject Site with 5.7 feet of SLR and 100 Year Storm Event

5-14-0540-A1 Twomey
Exhibit 9.2