

## **CALIFORNIA COASTAL COMMISSION**

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



# **Th7a**

**5-19-1016 (Mangan)**

**August 13, 2020**

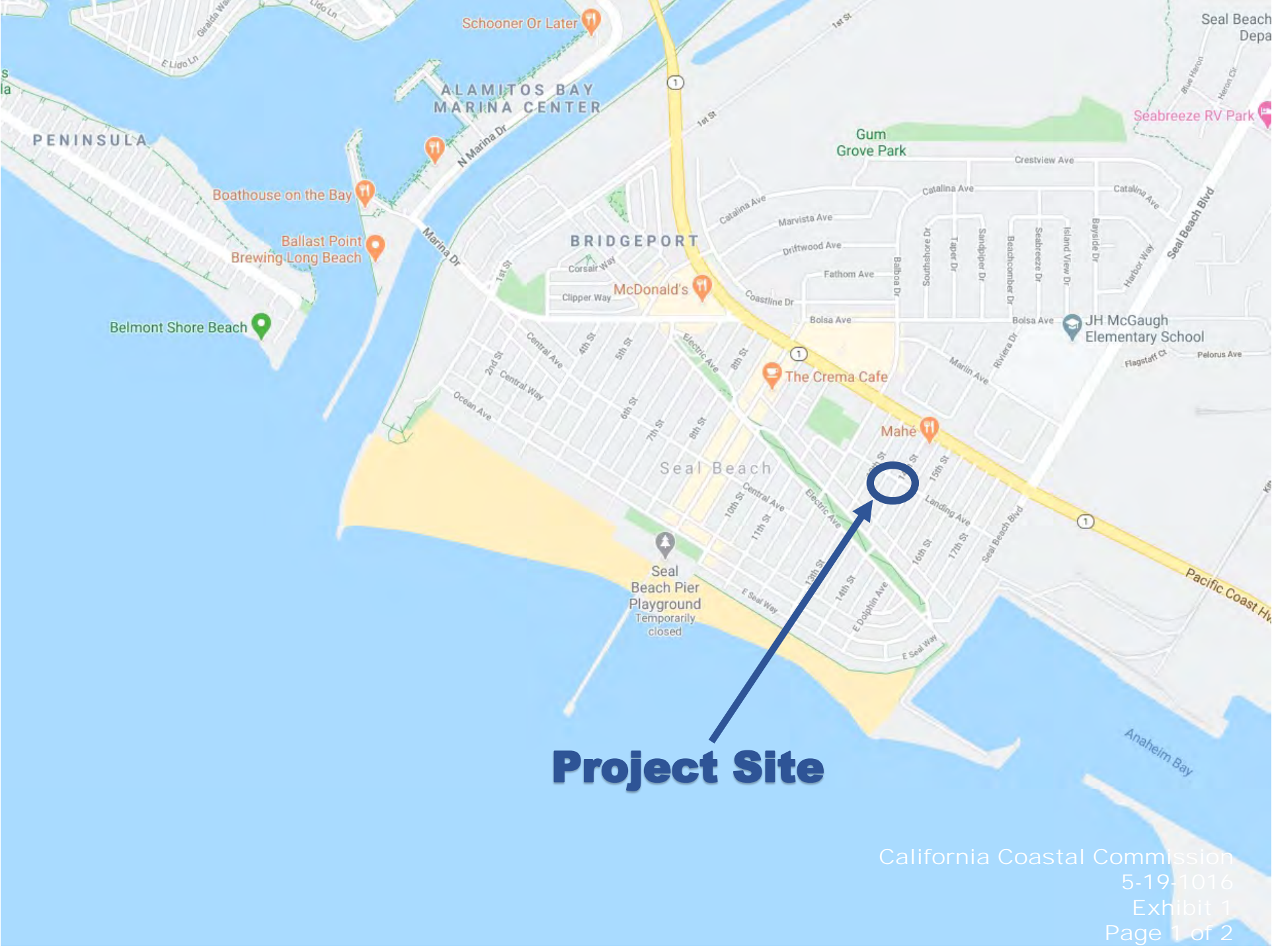
## **EXHIBITS**

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Exhibit 1 – Vicinity Map and Project Location

Exhibit 2 – Project Plans

Exhibit 3 – CoSMoS Analysis



**Project Site**





**Landing Avenue**

**14<sup>th</sup> Street**

**Project Site**

# Building Area

First Floor (Habitable)	1490 sf
Second Floor (Habitable)	1988 sf
TOTAL	3478 sf
First Floor Garage	645 sf

# Landscape / Permeable Area

	Required	Provided
Total Front Yard	450 sf	-
50% Landscape	225 sf	261.6 sf
60% Permeable	270 sf	283.2 sf
15% Permeable Total Site	562.5 sf	900 sf

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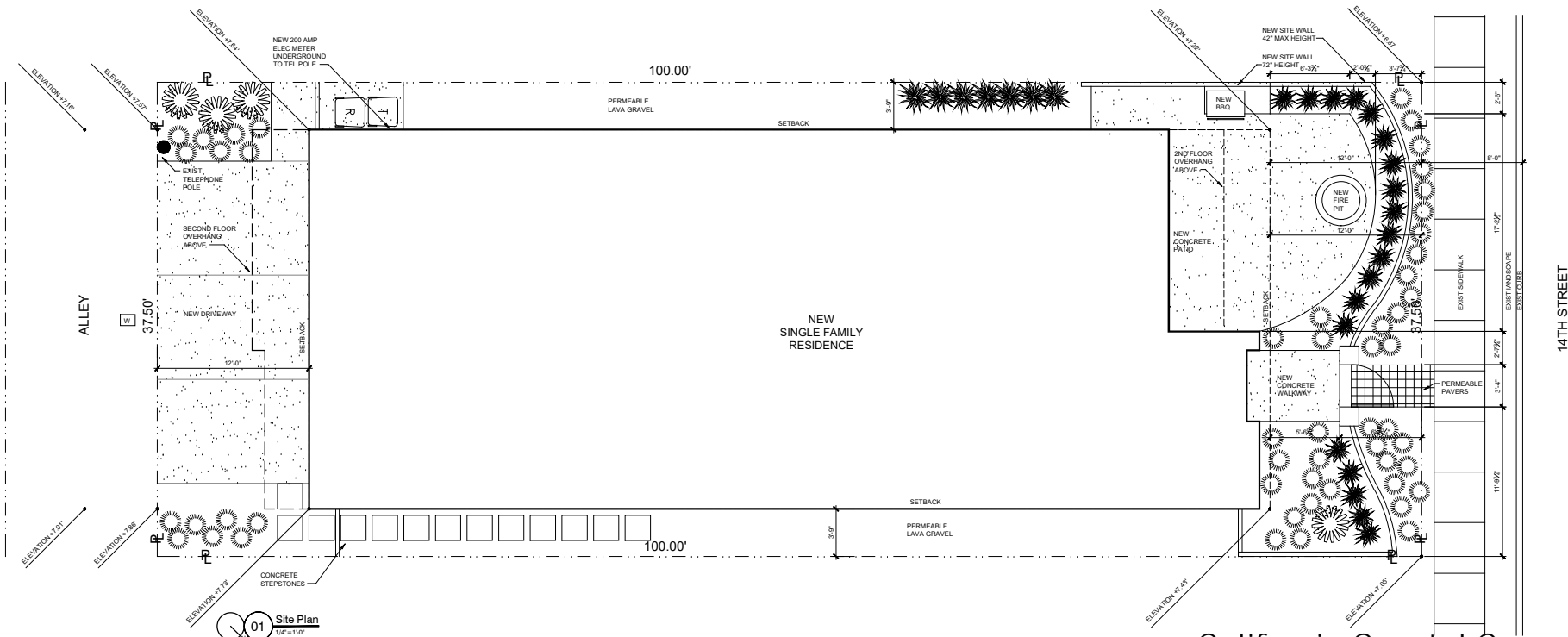
A1.1	Title sheet/ Site Plan
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A3.3	Roof Plan
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A4.2	Sections
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Owner	Don Mangan 401 S. Harbor Blvd. F385 La Jolla CA 92031 562-824-2527
Architect	Keoni Rosa, Inc. 2266 Westland Ave. San Diego CA 92104 619-916-7616
Structural Engineer	Simply Strong Engineering 4020 30th St. San Diego CA 92104 858-344-4534
Title 24 Consultant	Title 24 Consultants P.O. Box 711307 San Diego, CA 92171 Phone: (619) 504-5610

Project Description	Demolish an existing single family residence and detached garage built in 1941. Construct a new 2 story single family residence with 5 bedrooms, 4 bathrooms and a 3 car garage.
APN	043-132-24
Legal Description	Lot 30 and the south half of lot 32, Block 211 Anaheim Bay Tract, Book 9, Page 10, Miscellaneous Maps, Records of said county
Lot Size	3750 sf
Zone	RH-20
Side Yard Setback	10% of lot width (3'-9") 3'-0" minimum
Rear/Alley Setback	24'-0"- alley width (12'-0") = 12'-0"
Front Setback	Second Floor may encroach 4'-6" 12'-0" average, Minimum 6'-0"
Height	25'
Occupancy type	R-3
Construction type	V-A
Sprinklered	No
Lot Coverage	75%, (subject to providing required setbacks)
Number of stories	2
Applicable Codes	The design is according to the 2013 California Residential Code and, when applicable, the 2013 California Building code. Project shall comply with the following codes: 2015 California Residential Code 2015 California Electrical Code 2015 California Green Building Code 2015 California Mechanical Code 2015 California Plumbing Code 2015 California Building Energy Efficiency Standards 2015 California Building Code 2015 California Fire Code

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2266 Westland Ave  
San Diego CA 92104  
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SB230  
RESIDENCE

230 14th Street  
San Diego CA 92104  
952-824-2527

DATE	ISSUE
8/1/17	Schematic Design
9/1/17	Schematic Design
10/1/17	Schematic Design
11/4/17	Design Development
11/20/17	Design Development

Title Sheet

A1.1

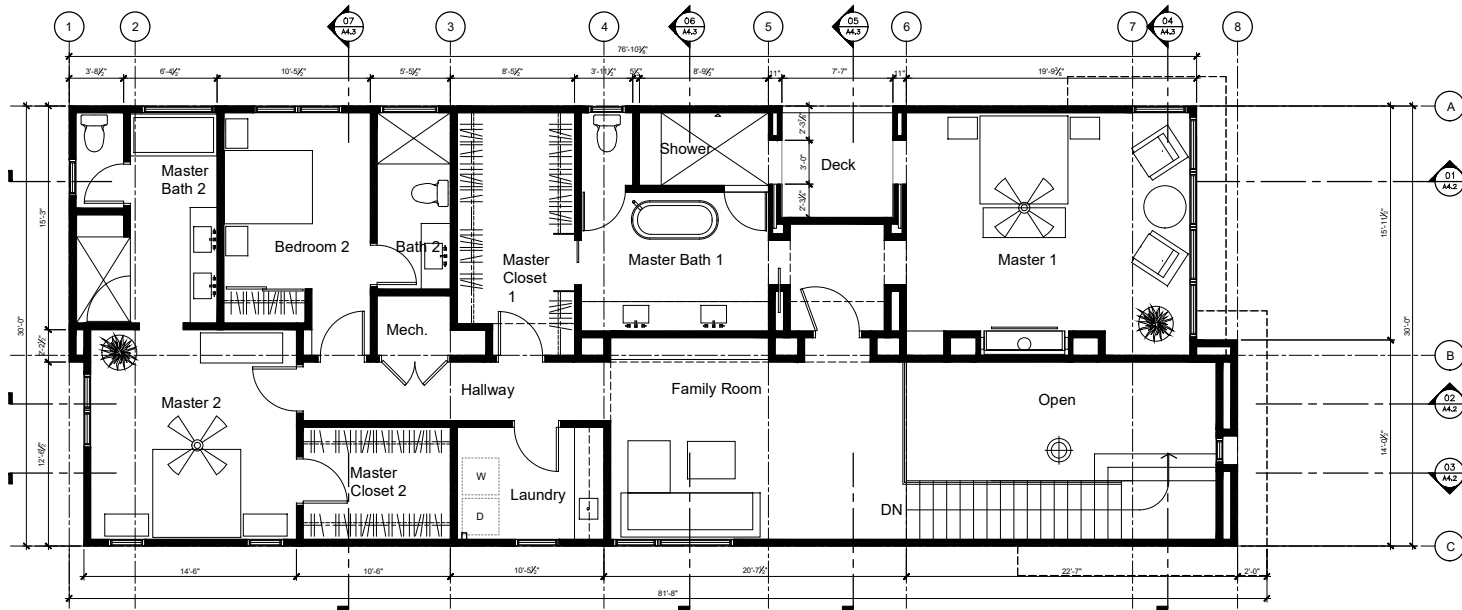
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Exhibit 2

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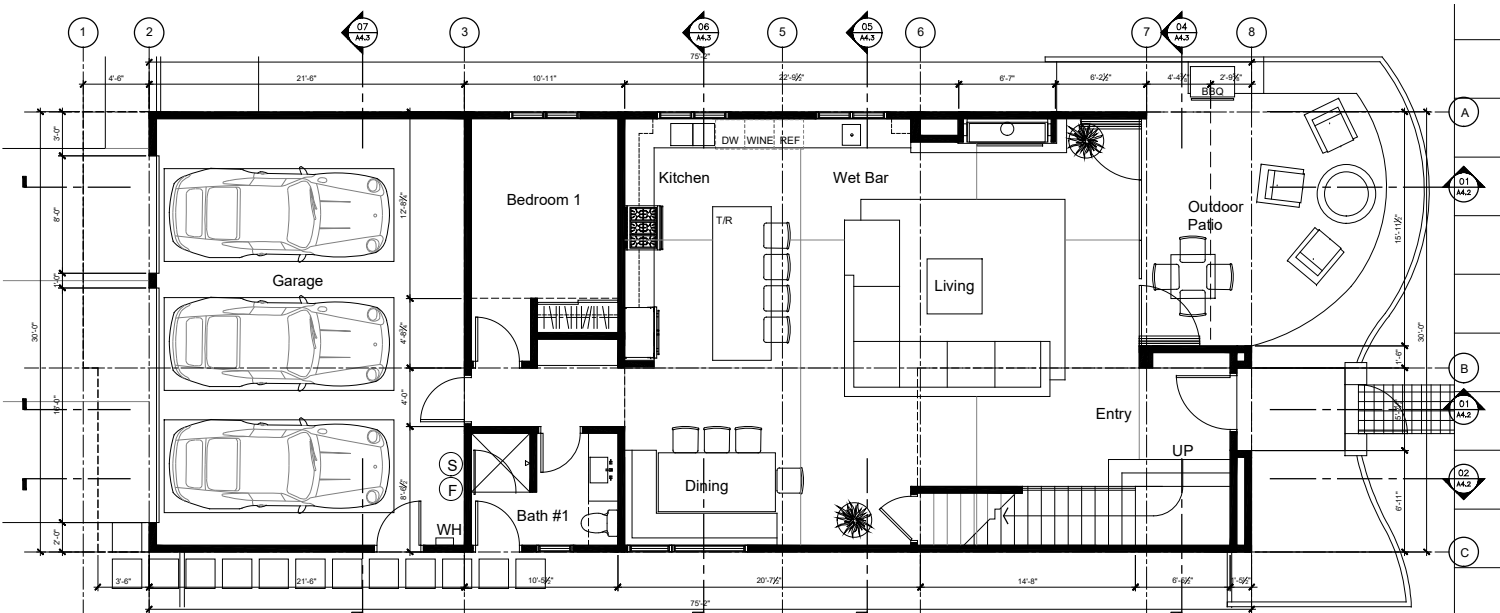
#### Floor Plan Legend

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#### SB230 RESIDENCE

230 14th Street  
Seal Beach, CA 90740  
952-824-2527

DATE	ISSUE
8/1/17	Schematic Design
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Floor Plans

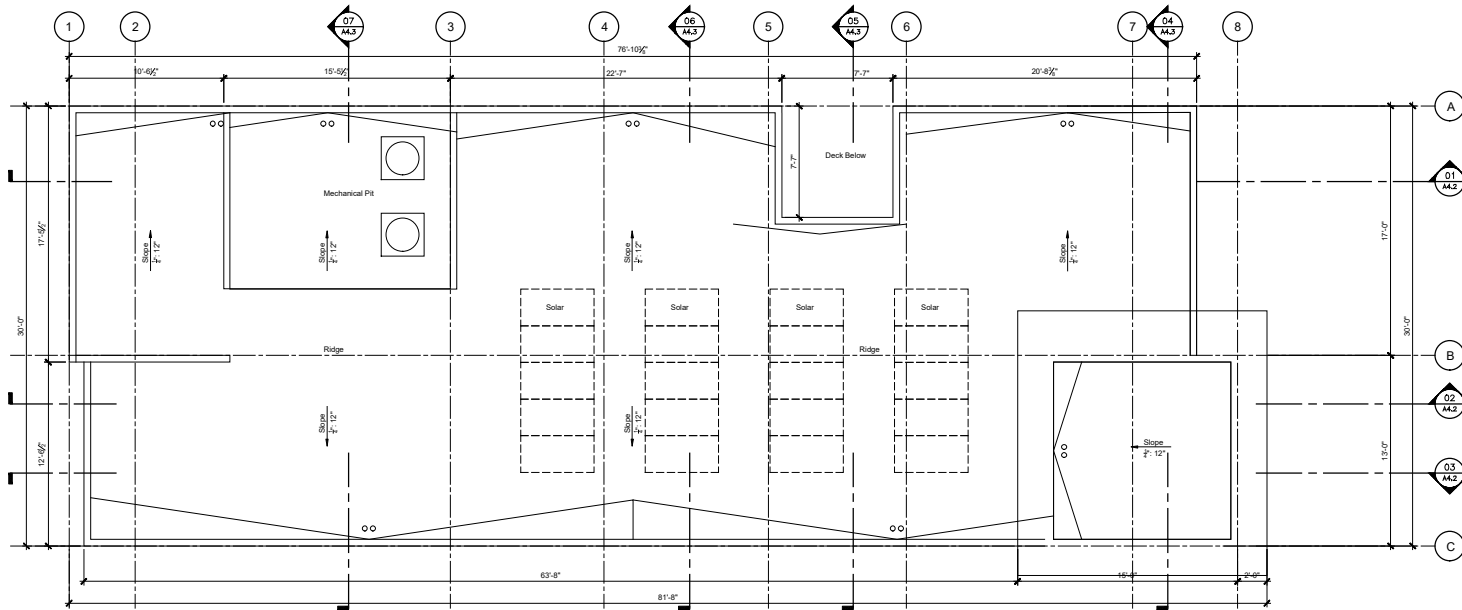
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Exhibit 2

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**A3.1**



02 Roof Plan  
1/4" = 1'-0"

#### Roof Plan Legend

- New 2x6 wall @ 16"OC wood framed wall with 5/8" gyp bd and R-21 insulation
- ⊕ New 110V 20 Amp duplex outlet.
- ⊕ New 110V 20 Amp separate circuit duplex outlet.
- New data location
- Cable TV. Run cable to roof top antenna, and to cable box next to the electric meter.
- ⊕ HB Hose Bib

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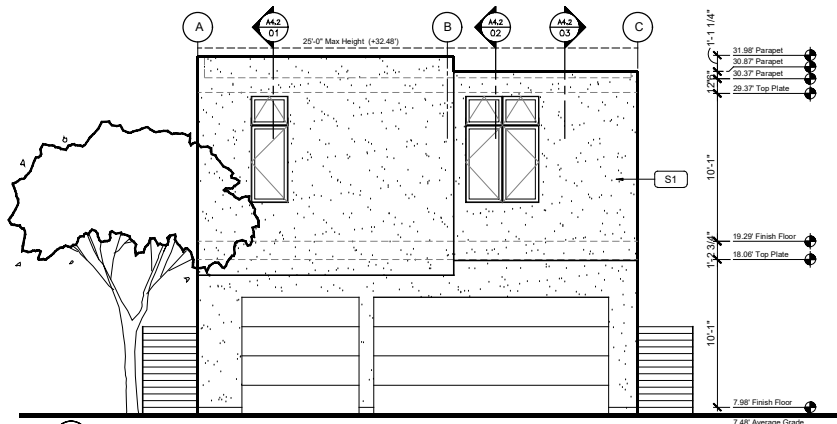


#### SB230 RESIDENCE

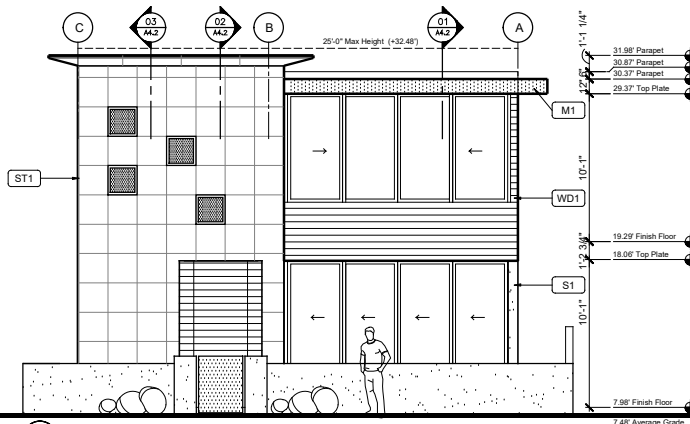
230 14th Street  
Seal Beach, CA 90740  
562-824-2527

DATE	ISSUE
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1/15/18	Coastal Commission

Roof Plan



01 South-East Elevation  
1/4" = 1'-0"



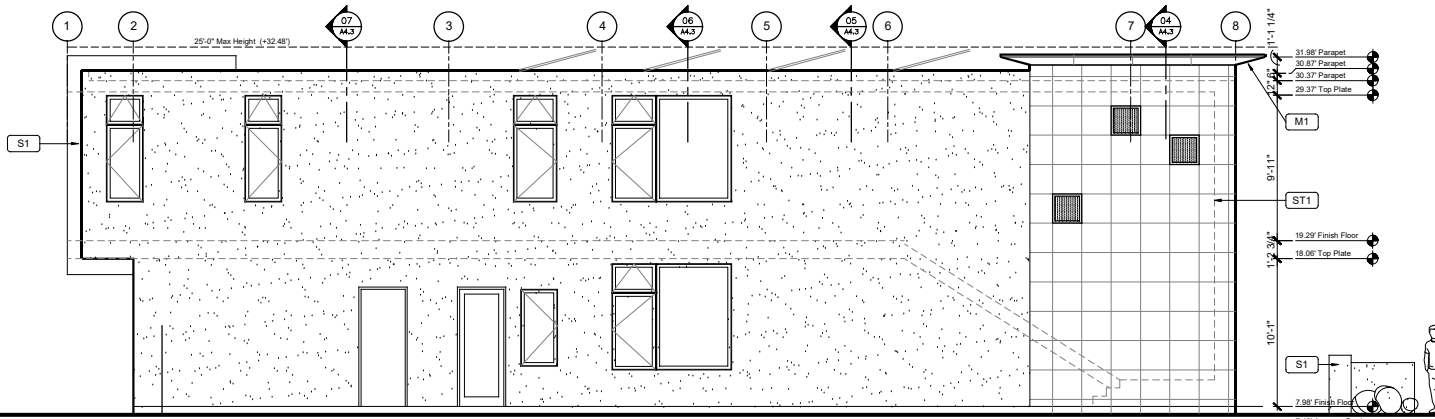
02 North-West Elevation  
1/4" = 1'-0"

#### Elevation Legend

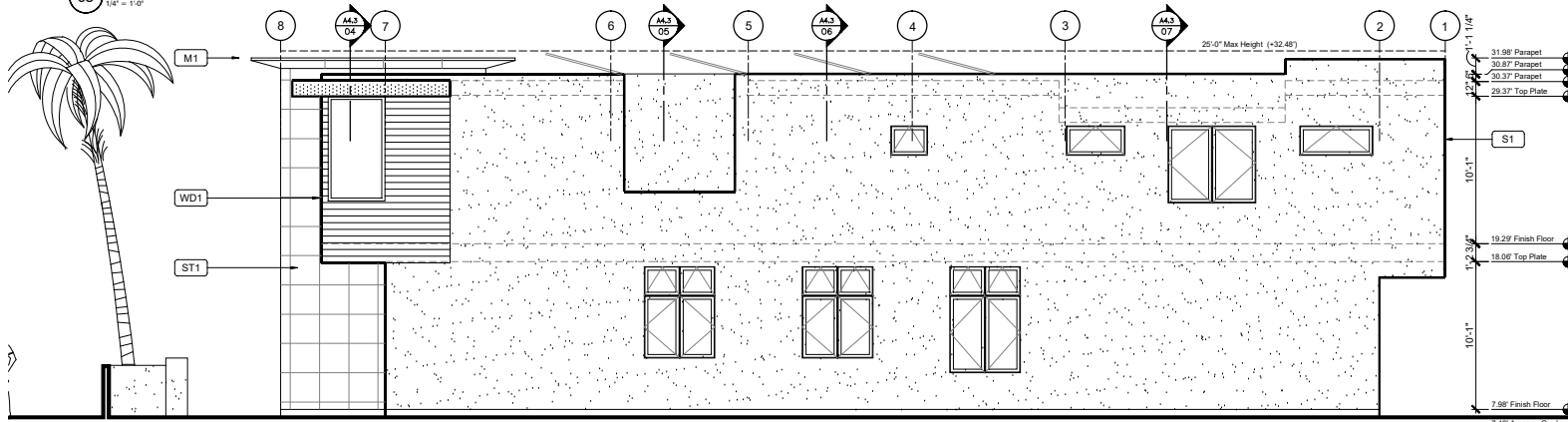
- S1 Stucco, Merlex SBMF Base-B P-505 (Agile) smooth finish
- ST1 Stone Tile
- M1 Sheet Metal, Kynar Dark Bronze finish
- WD1 Wood siding, stain and seal

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03 North-East Elevation  
1/4" = 1'-0"



04 South-West Elevation  
1/4" = 1'-0"

#### SB230 RESIDENCE

230 14th Street  
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952-824-2527

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Elevations

California Coastal Commission

5-19-1016

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A4.1



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## Sections

7.98' Finish Floor  
7.48' Average Grade

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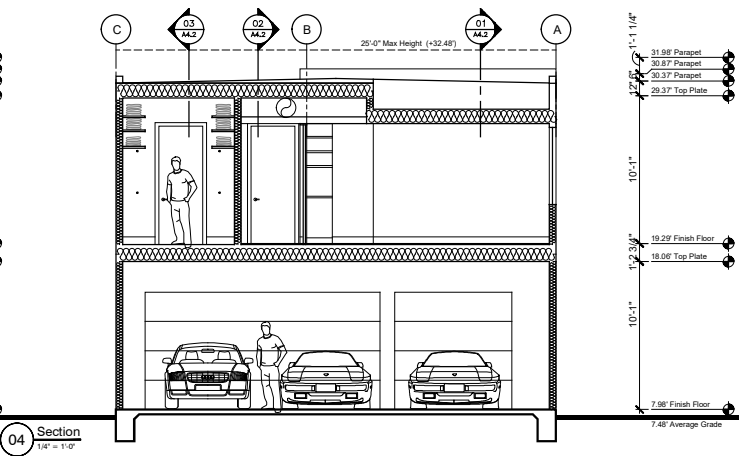
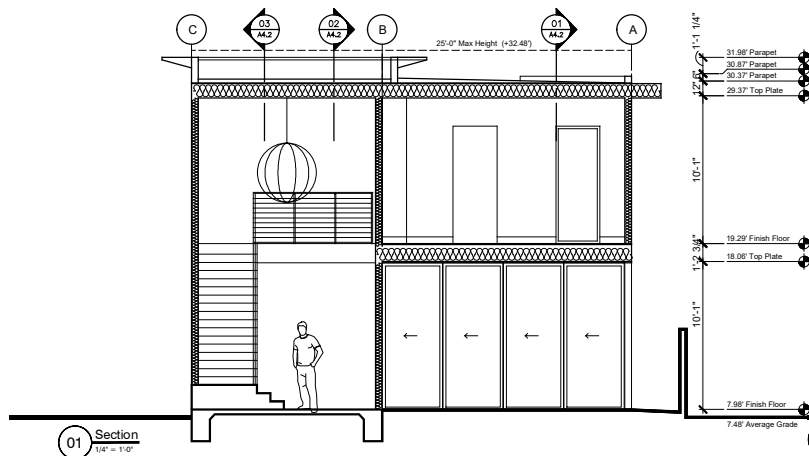
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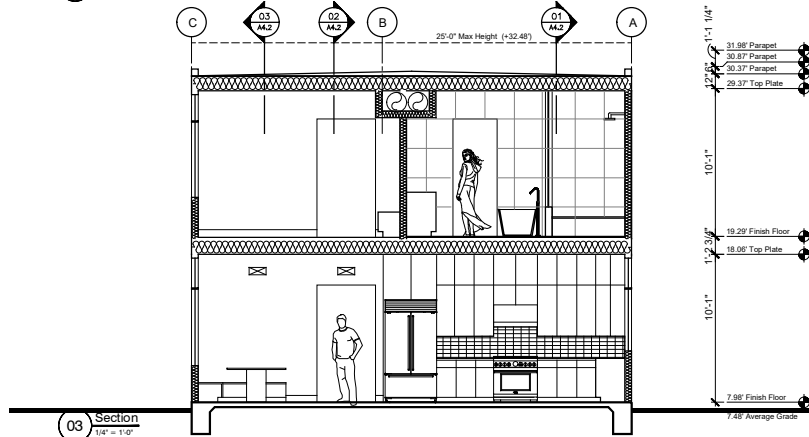
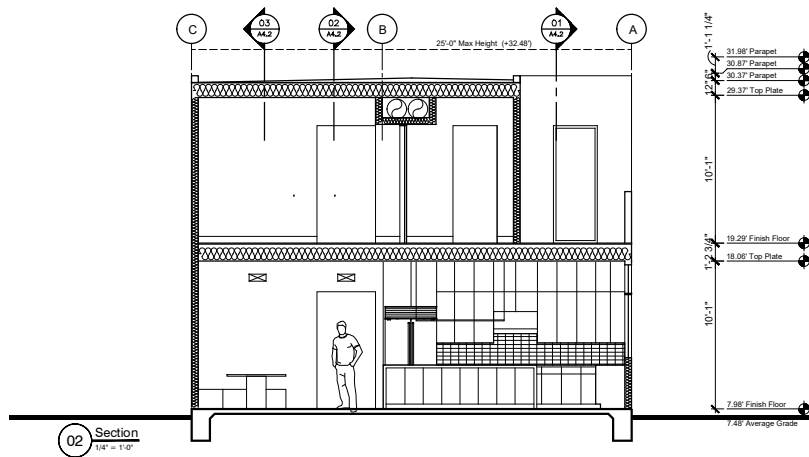


#### Elevation Legend

- S1 Stucco, Merlex SBMF Base-B P-505 (Agate) Light Sand Finish
- ST1 Stone Tile
- M1 Sheet Metal, Kynar Dark Bronze finish
- WD1 Wood, Ipé, stain and seal

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Sections

# Projected Flooding with 3.3 ft. Sea Level Rise and No Storm Scenario





# Projected Flooding with 6.6 ft. Sea Level Rise and No Storm Scenario

