

CALIFORNIA COASTAL COMMISSION

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



W19d

5-20-0630 (VISION DEVELOPMENT, LLC)

JUNE 9, 2021

CORRESPONDENCE

FW: Public Comment on June 2021 Agenda Item Wednesday 19d - Application No. 5-20-0630 (Vision Development, LLC, Sunset Beach)

SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Wed 6/2/2021 8:42 AM

To: Sy, Fernie@Coastal <Fernie.Sy@coastal.ca.gov>

1 attachments (5 MB)

Plans - 16655 PCH 6.30.20_7.29.20.pdf;

From: tony sellas <tony.sellas@gmail.com>

Sent: Tuesday, June 1, 2021 8:17 PM

To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

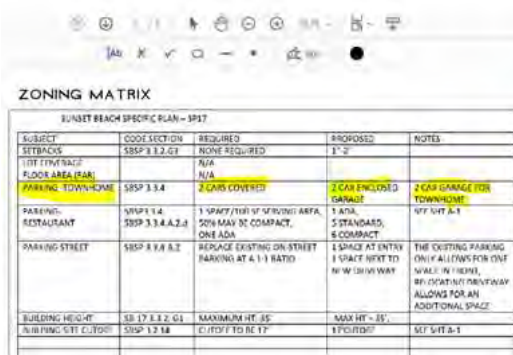
Subject: Public Comment on June 2021 Agenda Item Wednesday 19d - Application No. 5-20-0630 (Vision Development, LLC, Sunset Beach)

Dear Coastal Commission,

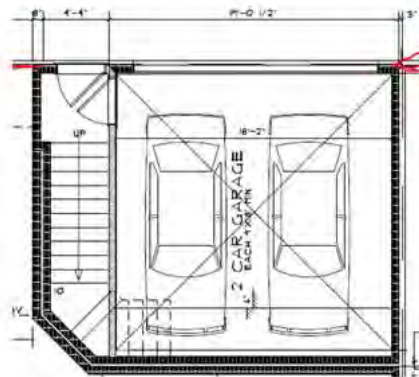
Please deny this project for the following reasons;

1. **incomplete documents-** Attached is the 5/25/2020 City document. Why isn't this document submitted for review? What other documents are missing. Please see the 5/25/2020 attached document. The date of the document can be found on the lower right hand corner on page 2.
2. **No five(5) foot setback on the two car enclosed residential parking garage.** The garage will back out onto North Pacific. Without the five foot setback the car will have to back halfway out onto North Pacific to see oncoming traffic.

- o North Pacific is designated as an official bike route.
- o In the residential district all residential garages located in the alleyways and on South and North Pacific Ave are required to have a five(5) setback. The residential garage standard should apply to the residential section of this mix use project.
- o I believe this is Major public safety issue. Please require a five(5) setback on the residential enclosed garage.
- o Below is a screenshot of the 5/25/2020 document that clearly states the 2- car garage is for the townhome section of the mix use project.



SUBJECT	CODE SECTION	REQUIRED	PROPOSED	NOTES
SETBACKS	SBS 3.1.2.G1	NONE REQUIRED	1'-2"	
1ST FLOOR FLOOR AREA (S.F.)	N/A	N/A		
FLOOR AREA (S.F.)	N/A	N/A		
PARKING - TOWNHOME	SBS 3.3.4	2 CARS COVERED	2 CAR ENCLOSED GARAGE	2 CAR GARAGE FOR TOWNHOME
PARKING - RESTAURANT	SBS 3.3.4.A.2.1	1 SPACE/100 SF SPRINKLED AREA. 20% MAY BE COMPACT, ONE ADA	1 ADA, 5 STANDARDS, 6 COMPACT	1 SF 100 A-1
PARKING - STREET	SBS 3.3.4.B.2	REPLACE EXISTING ON-STREET PARKING AT 4:1-1 RATIO	1 SPACE AT ENTRY, 1 SPACE NEXT TO N W SIDE WAY	THE EXISTING PARKING ONLY ALLOWS FOR ONE WALK IN REPAIR. BY GARAGE DRIVEWAY ALLOWING FOR AN ADDITIONAL SPACE
BUILDING HEIGHT	SB 17.1.2.2.G1	MAXIMUM HT. 35'	MAX HT - 35'	
BUILDING SET BACK	SBS 3.3.4	5' TO 17'	5' FRONT	1 SF 100 A-1



3. Parking Structure requires a CDP - Public Safety issue- Per the HBZSO [231.18 Design Standards\(G\)](#), the parking structure can only be approved by a CDP. **The applicant did not apply for a CDP for the parking structure.**

- o Per 231.18 Design Standards(G) requires a 10 ft. setback for all parking structures adjacent to the public right of way. This is important because the 10 ft. setback will provide a safety buffer to provide a cutoff corner for the cars exiting onto North Pacific Ave. This is important because the driver will not have to pull into the North Pacific bike lane to check for oncoming traffic.

G. **Parking Structures.** Above-grade parking structures where the finished elevations of the structure are facing a public right-of-way shall be subject to conditional use permit approval by the Planning Commission when no other entitlement is required. In addition, parking structures proposed within the coastal zone shall be subject to approval of a Coastal Development Permit in accordance with Chapter 245. All parking structures, subterranean parking, and semi-subterranean parking shall comply with the following requirements:

1. Transition ramps which are also used as back-up space for parking stalls shall have a maximum slope of five percent. The maximum slope for transition ramps with no adjacent parking spaces shall be 15% with minimum 12-foot long transitions at the top and bottom of the ramp. A ramp used for ingress and egress to a public street shall have a transition section at least 16 feet long and a maximum slope of five percent.
2. Parking structures with over 300 spaces shall provide secondary circulation ramps and additional ingress and egress if deemed necessary by a traffic study prepared by a state-registered traffic engineer.
3. Above-grade parking structures adjacent to any public right-of-way or any property zoned or used for residential purposes shall be provided with a minimum 10-foot-wide perimeter landscape planter at ground level.

o

Please deny this project.

To summarize my presentation. 1) For safety reasons please require the five foot setback for the residential garage and 2) require the applicant to apply for a CDP for the parking structure and have the City's Design Review Board review it for safety issues as required by HBZSO [231.18 Design Standards\(G\)](#).

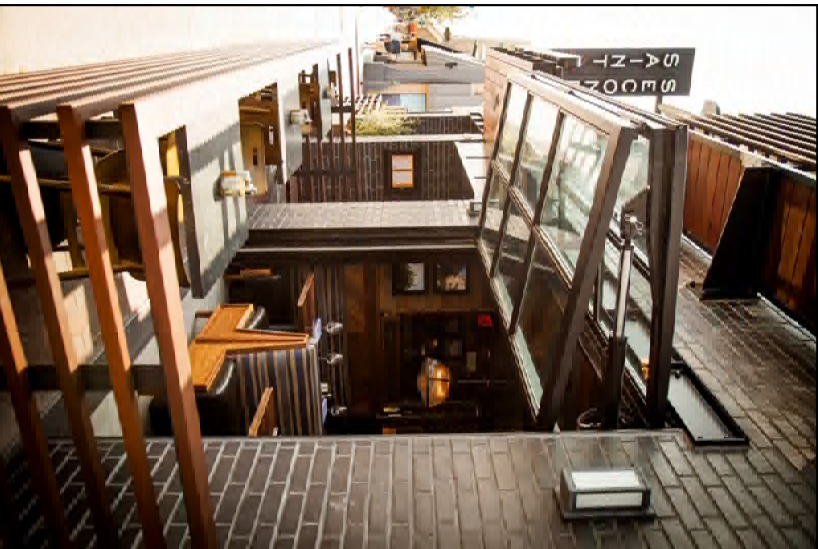
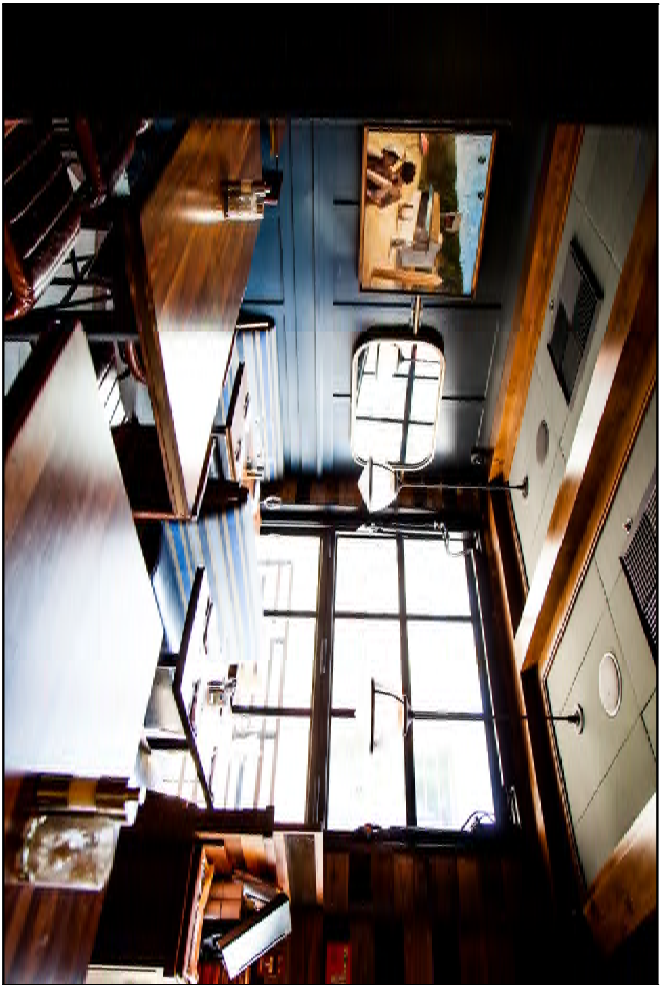
Thank you,

Tony Sellas

Please see the 5/25/2020 attached document

GENERAL NOTES

1. Building design is based on provisions of the 2019 California Building Code and general laws, rules, codes, ordinances and regulations. If contractor/sub-contractor perform any work in conflict with any laws, rules, codes, ordinances or regulations, they shall seek all costs of repair arising out of the non-compliance with applicable laws, rules, codes, ordinances or regulations.
2. Building design is based on provisions of the 2019 California Building Code and general laws, rules, codes, ordinances and regulations. If contractor/sub-contractor perform any work in conflict with any laws, rules, codes, ordinances or regulations, they shall seek all costs of repair arising out of the non-compliance with applicable laws, rules, codes, ordinances or regulations.
3. Building design is based on provisions of the 2019 California Building Code and general laws, rules, codes, ordinances and regulations. If contractor/sub-contractor perform any work in conflict with any laws, rules, codes, ordinances or regulations, they shall seek all costs of repair arising out of the non-compliance with applicable laws, rules, codes, ordinances or regulations.



INSPIRATION PHOTOS
PROPOSED PROJECT TO INCORPORATE THESE MATERIALS, SIMILAR DOORS AND WINDOWS, AND EXTERIOR COLORS.



EXISTING SITE - 16655 PACIFIC COAST HWY

ZONING MATRIX

SUNSET BEACH SPECIFIC PLAN - SP17			
SUBJECT	CODE SECTION	REQUIRED	PROPOSED
SETBACKS	SBSP 3.3.2.G3	NONE REQUIRED	1'-2"
LOT COVERAGE	N/A	NONE REQUIRED	
FLOOR AREA (FARI)	SBSP 3.3.4	2 CARS COVERED	
PARKING - TOWNHOME	SBSP 3.3.4		2 CAR GARAGE FOR TOWNHOME
PARKING - RESTAURANT	SBSP 3.3.4.A.2.d	1 SPACE/100 SF SERVING AREA, 50% MAY BE COMPACT, ONE ADA	SEE SHT A-1
PARKING STREET	SBSP 3.3.4.B.2	REPLACE EXISTING ON-STREET PARKING AT A 1:1 RATIO	THE EXISTING PARKING SPACE NEXT TO NEW DRIVEWAY RELOCATING DRIVEWAY ALLOWS FOR AN ADDITIONAL SPACE
BUILDING HEIGHT	SB-17.3.2.G1	MAXIMUM HT: 35'	-MAX HT = 35'
BUILDING SITE CUTOFF	SBSP 3.2.14	CUTOFF TO BE 17'	17' CUTOFF
			SEE SHT A-1

SHT	DRAWING INDEX	REVISION	DATE
G-1	GENERAL NOTES PROJECT INFORMATION		
G-1	PROPOSED FIRST LEVEL PLAN, SITE PLAN		
A-2	PROPOSED SECOND LEVEL PLAN, SECTION		
A-3	PROPOSED THIRD LEVEL & ROOF PLAN		
A-4	PROPOSED EXTERIOR ELEVATIONS		
A-5	PROPOSED EXTERIOR ELEVATIONS		

SQUARE FOOTAGE CALCULATION

RESTAURANT SERVING AREA
545 SF - 2ND LEVEL
430 SF - 3RD LEVEL
1200 SF TOTAL SERVING AREA
12 PARKING SPACES, ALLOWS FOR UP TO 1200 SF SERVING AREA

16655 PACIFIC COAST HWY
SQUARE FOOTAGE CALCULATIONS
PROPOSED MIXED USE STRUCTURE
RESTAURANT PORTION
534 SF - FIRST LEVEL
231 SF - SECOND LEVEL
183 SF - THIRD LEVEL
1146 SF TOTAL
308 SF 3RD LEVEL RESTAURANT DECK
198 SF RESTAURANT ENTRY DECK
4120 SF TOTAL

TOWNHOME PORTION
88 SF - FIRST LEVEL
183 SF - SECOND LEVEL
845 SF - THIRD LEVEL
1116 SF TOTAL
825 SF ROOFTOP DECK
344 SF 2-CAR GARAGE
4120 SF RESTAURANT (WITH BEER, WINE, SPIRITS)
THREE STORY 1116 SF TOWNHOME (AND LIVE ENTERTAINMENT)
THREE STORY 1116 SF TOWNHOME (AND LIVE ENTERTAINMENT)
GROUND LEVEL PARKING AND 2 CAR GARAGE

PROPERTY INFORMATION

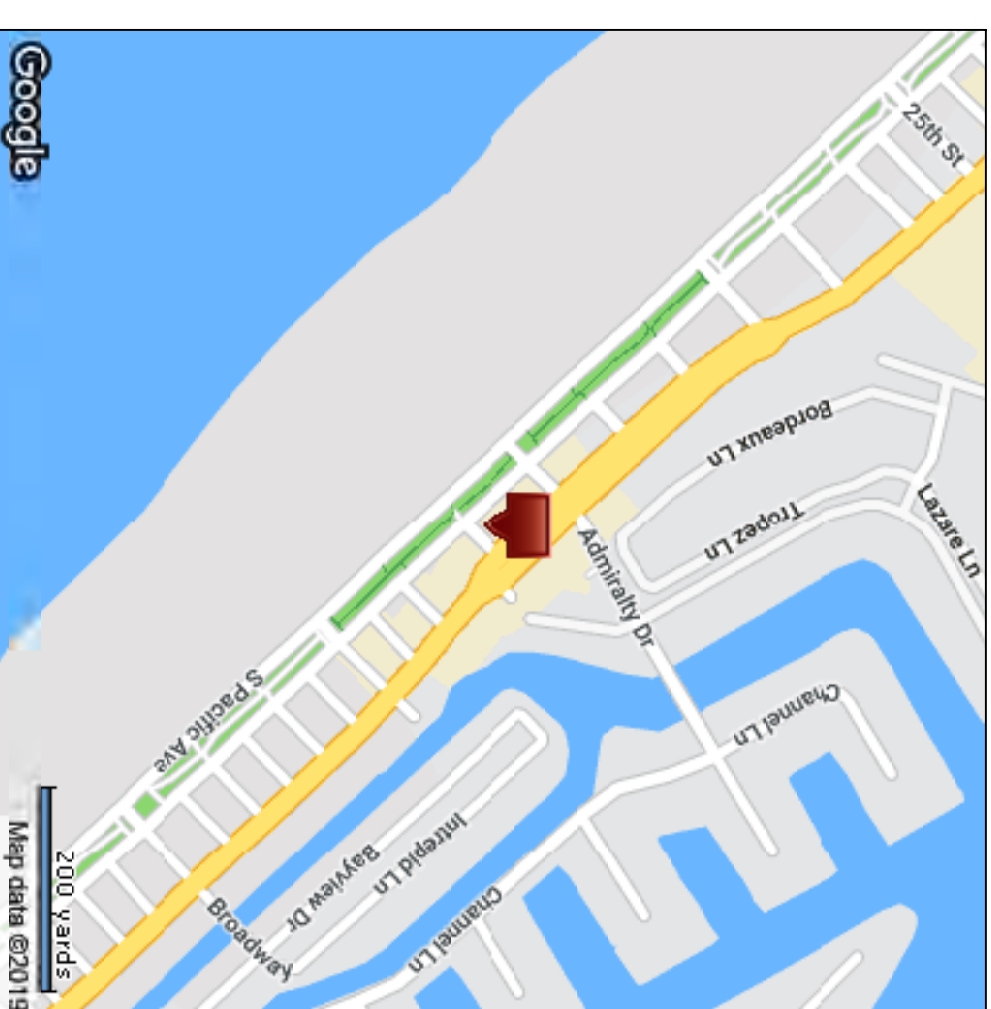
PROPERTY INFORMATION
TYPE OF CONSTRUCTION: V-A SPRINKLERED
OCCUPANCY: MIXED USE M-R3
APN: 178-523-09
LOT AREA: 5100 SF (VERIFY WITH CIVIL ENGINEER)
PARKING TABULATION:
2 COVERED SPACES FOR RESIDENTIAL TOWNHOME
12 SPACES FOR RESTAURANT - 1200 SF SERVING AREA
14 TOTAL PARKING SPACES
LOT COVERAGE = 98% (2' OFFSET FROM PROPERTY LINE)
COASTAL DEVELOPMENT PERMIT # _____
CONDITIONAL USE PERMIT # _____

APPLICABLE CODES

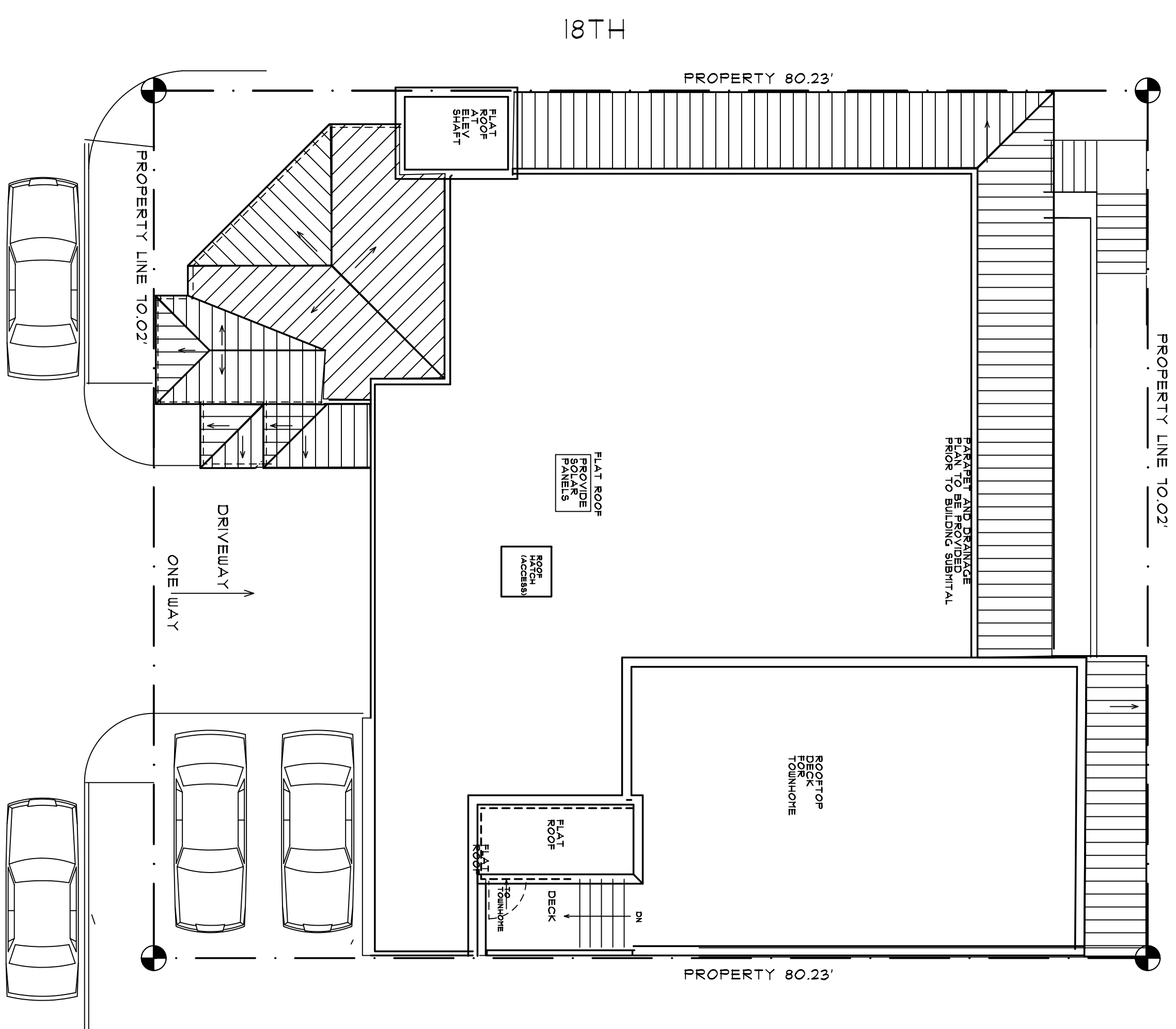
2019 CALIFORNIA RESIDENTIAL CODE STANDARDS CODE
2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA FIRE CODE
CITY OF HUNTINGTON BEACH MUNICIPAL CODE
COMPLY WITH ALL APPLICABLE CODES AND GOVERNING AGENCIES

VICINITY MAP / LEGAL

APN: 178-523-09

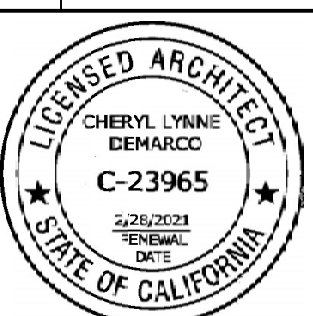


SITE PLAN - 16655 PACIFIC COAST HWY



OWNER
VISION DEVELOPMENT, LLC
122A E FOOTHILL BLVD, #1
PASADENA, CALIFORNIA

ARCHITECT
COASTAL DOMAIN, INC
1121 ATLANTA AVE, STE 824
HUNTINGTON BEACH, CA 92648
(714) 413-4423
CHERYL DEMARCO - LIC C23945



Cheryl Demarco, Architect and/or Coastal Domain, Inc. (the "Architect") and any other person who uses the copyright of the drawings, designs, models, specifications, or other documents prepared by the Architect and/or Coastal Domain, Inc. (the "Documents") in connection with the preparation of the Documents, shall be deemed to have authorized the use of the Documents for the purposes stated in the title block of the Documents. The Architect and/or Coastal Domain, Inc. shall not be held responsible for any errors or omissions in the Documents. The Architect and/or Coastal Domain, Inc. shall not be held responsible for any errors or omissions in the Documents. The Architect and/or Coastal Domain, Inc. shall not be held responsible for any errors or omissions in the Documents.

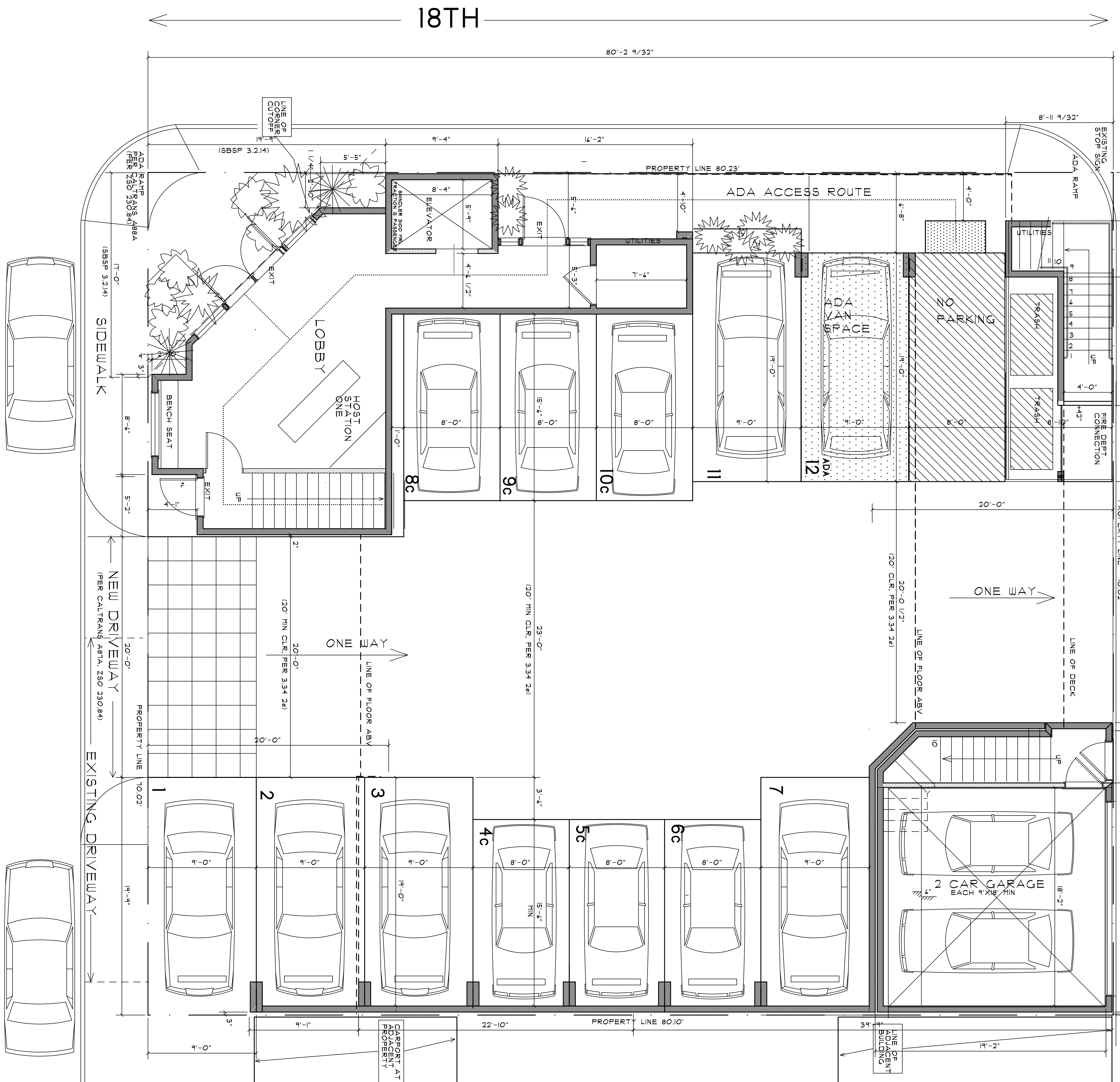
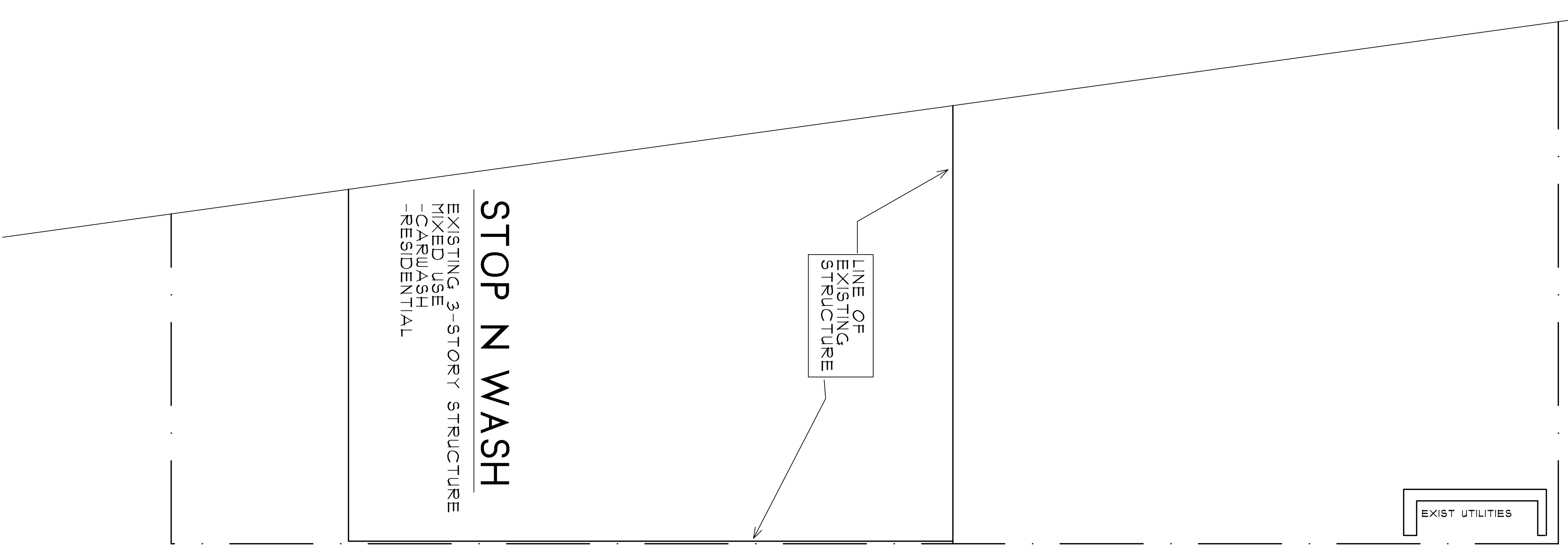
PROPERTY ADDRESS
16655 PACIFIC COAST HWY
HUNTINGTON BEACH, CA 92649

DATE
MAY 25, 2020
SCALE
1/4" = 1'-0"
SHEET
G-1
OF
SHEETS

PACIFIC
ONE WAY

PACIFIC
ONE WAY

LEGEND
 ■ NEW 2x4 WALL
 ■ NEW 2x4 WALL
 ADA ROUTE



OWNER
VISION DEVELOPMENT, LLC
 122A E FOOTHILL BLVD, #1
 PASADENA, CALIFORNIA

ARCHITECT
COASTAL DOMAIN, INC
 9121 ATLANTA AVE, STE 824
 HUNTINGTON BEACH, CA
 (714) 413-6623
 CHERYL DEMARCO - LIC C23945



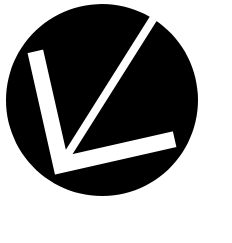
Cheryl Lynn Demarco, Architect and/or Coastal Domain, Inc. ("Contractor") shall retain copyright and all other reserved rights for this Project, including the copyright of the drawings, designs, concepts, plans, specifications and professional documents which are instruments of the Contractor's service ("Instruments of Service"), the Instrument of Service is not to be reproduced, changed, copied in any form or employed in any part, prior or subsequent to the completion of the work, without the written consent of the Contractor. Upon completion of the work, the Contractor shall be deemed to have assigned to the Client all rights in the Instruments of Service that were previously granted to the Contractor by the Client and to the Client.

PROPERTY ADDRESS
**16655 PACIFIC COAST HWY
 HUNTINGTON BEACH, CA 92649**

THREE-STORY 4,991 SF RESTAURANT (WITH BEER, LIME, SPIRITS)
 THREE STORY 1842 SF TOWNHOME & ROOFTOP DECK
 GROUND LEVEL PARKING AND 2 CAR GARAGE

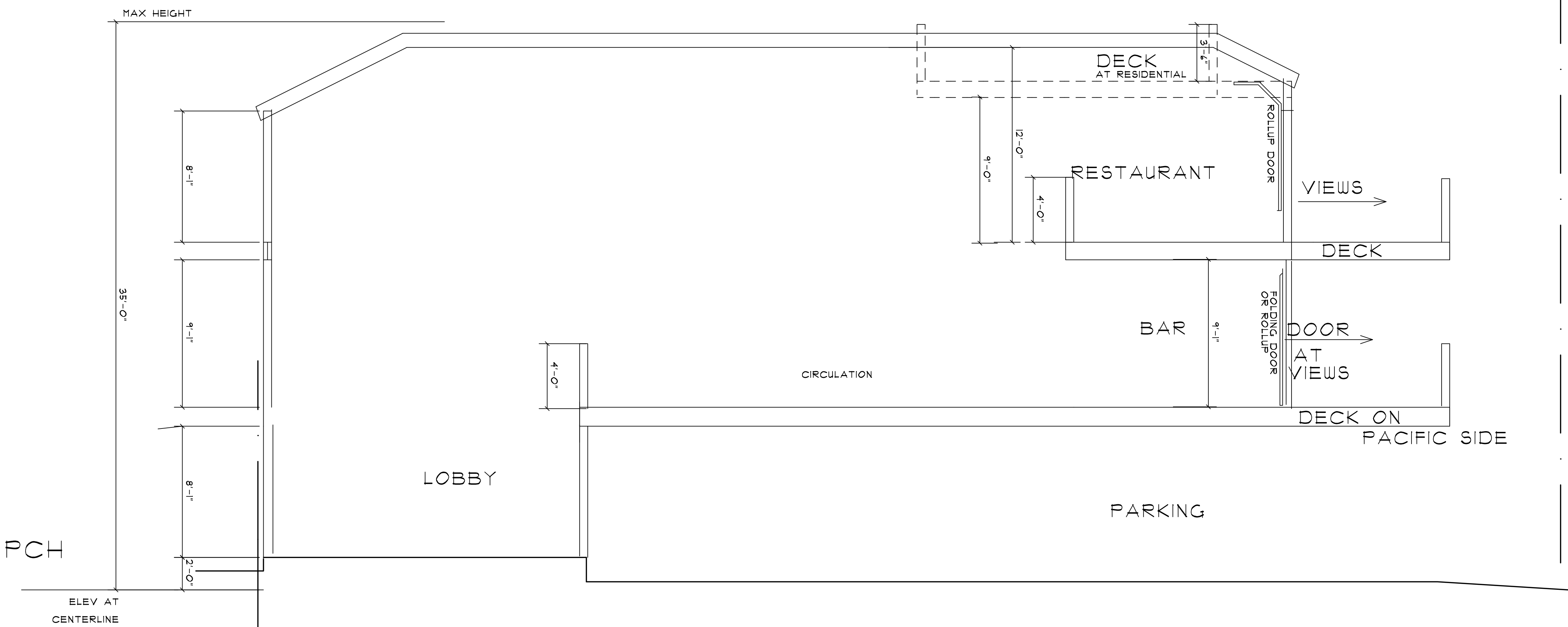
16655 PACIFIC COAST HWY

SITE PLAN-FIRST LEVEL
 SCALE: 1/4"=1'



DATE
 MAY 24, 2020
 SCALE
 1/4"=1'
 SHEET
A-1
 OF
 SHEETS

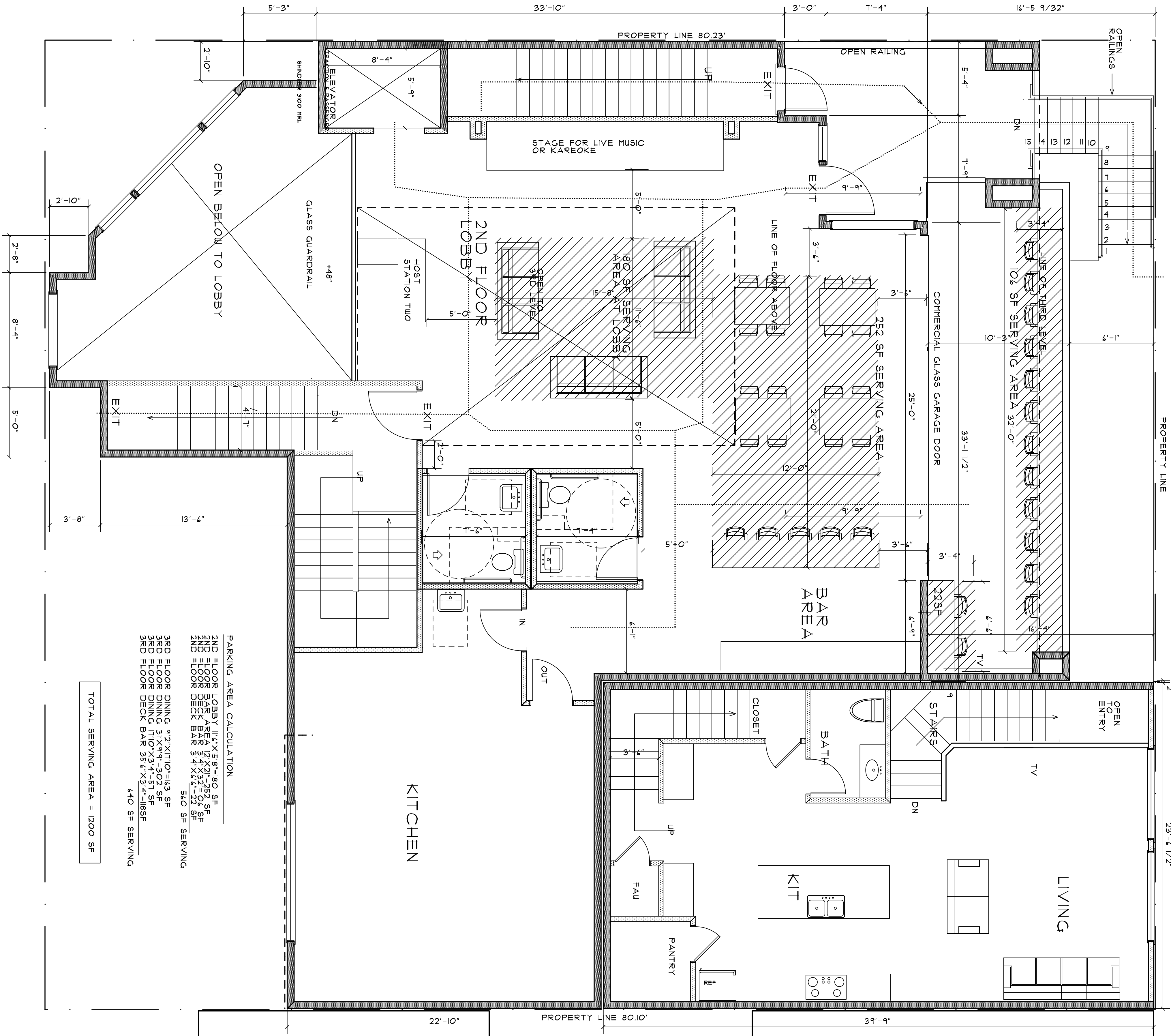
PACIFIC



SECTION

LEGEND

- ▬ NEW 2X4 WALL
- ▬ NEW 2X4 WALL
- ADA ROUTE



PARKING AREA CALCULATION

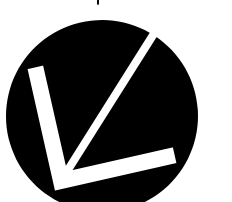
2ND FLOOR LOBBY	114' x 158' = 17,992 SF
2ND FLOOR RESTAURANT	41' x 271' = 11,121 SF
2ND FLOOR BAR	34' x 22' = 748 SF
2ND FLOOR DECK	34' x 22' = 748 SF
2ND FLOOR SERVING	310 SF SERVING
3RD FLOOR DINING	122' x 107' = 13,054 SF
3RD FLOOR BAR	35' x 24' = 840 SF
3RD FLOOR DECK	35' x 24' = 840 SF
3RD FLOOR SERVING	140 SF SERVING
TOTAL SERVING AREA	= 1200 SF

16655 PACIFIC COAST HWY

SECOND LEVEL

SCALE: 1/4"=1'

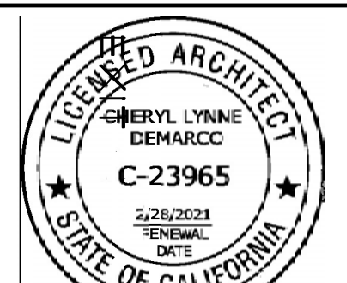
PROPOSED PLAN



A-2

OWNER
VISION DEVELOPMENT, LLC
122A E FOOTHILL BLVD, #1
PASADENA, CALIFORNIA

ARCHITECT
COASTAL DOMAIN, INC
9121 ATLANTA AVE, STE 824
HUNTINGTON BEACH, CA
TEL: (714) 414-6622
CHERYL DEMARCO - LIC C23945

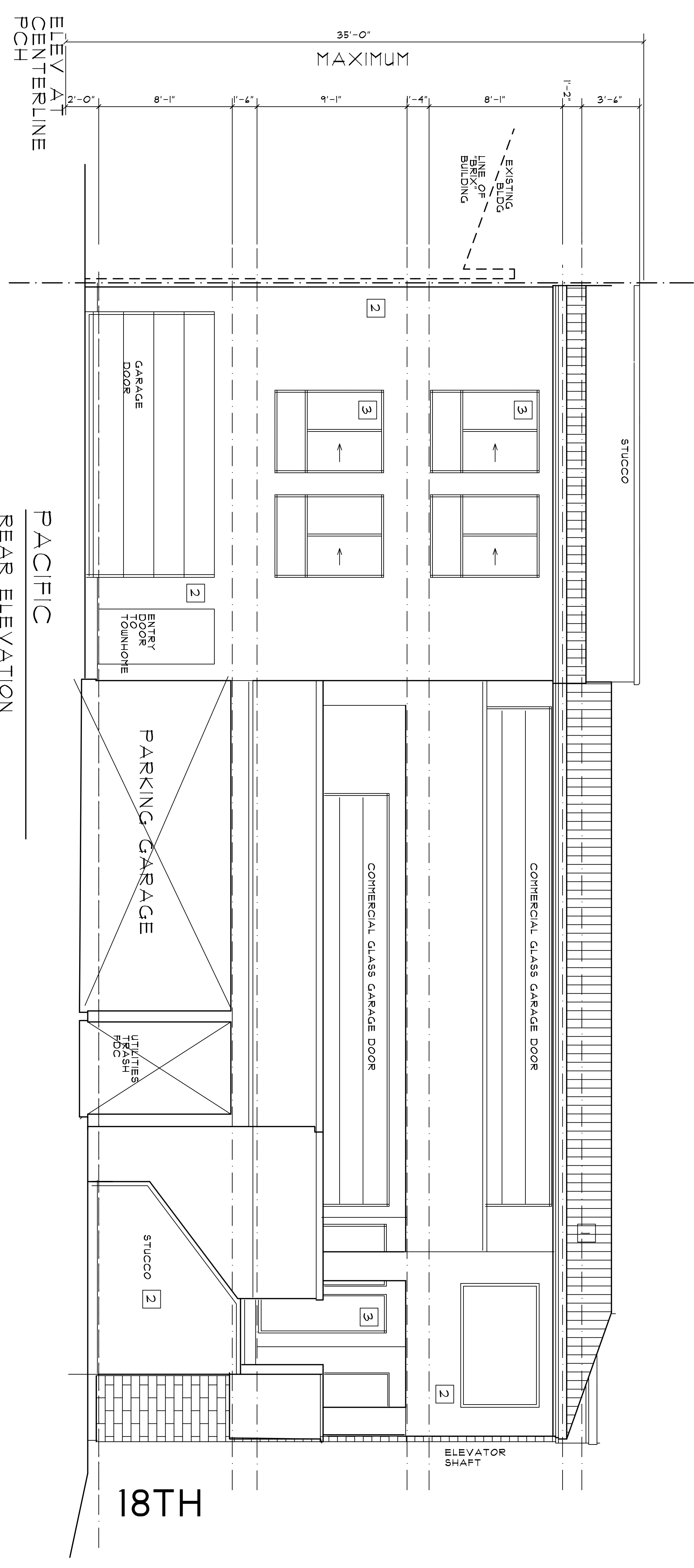
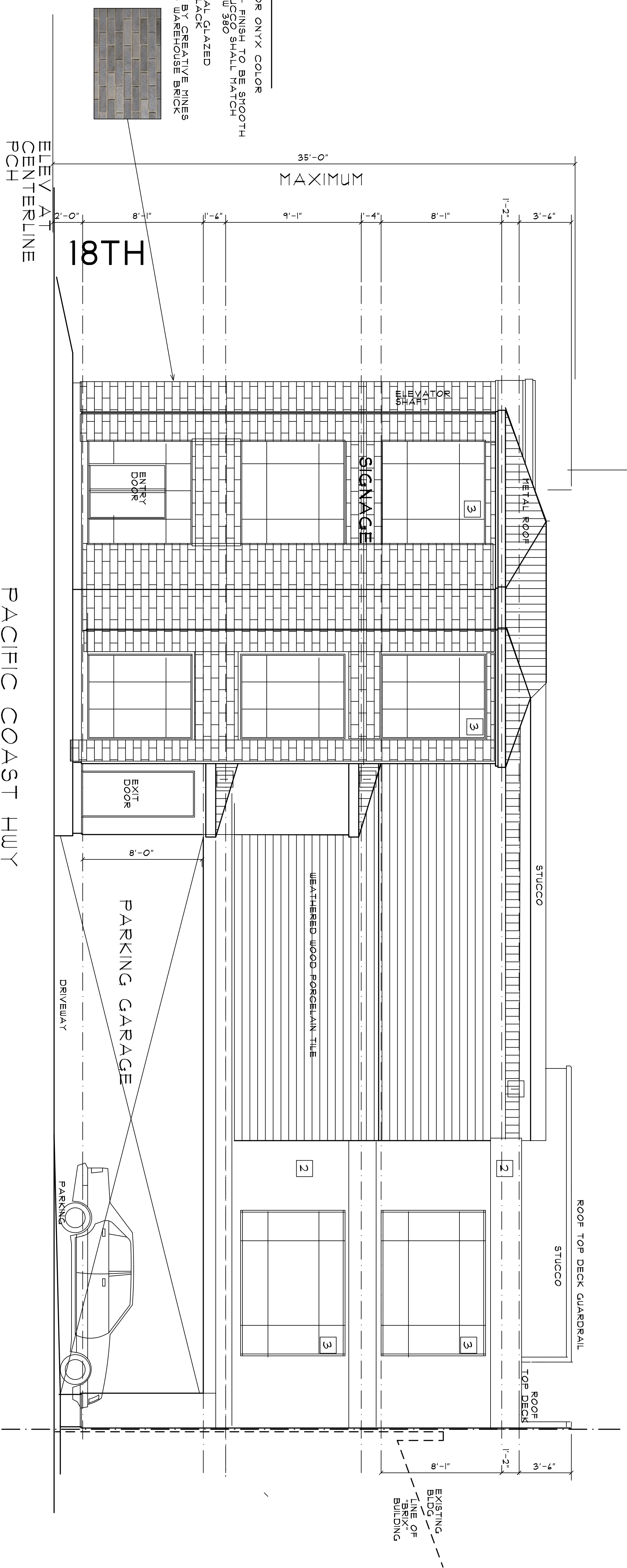


Cheryl Lynn Demarco, Architect and/or Coastal Domain, Inc. ("Architect") and Vision Development, LLC ("Owner") are not responsible for the design, construction, or performance of the project. The Architect's services are limited to the preparation of architectural drawings, specifications and project administration. The Architect is not responsible for the design, construction, or performance of the project. The Architect's services are limited to the preparation of architectural drawings, specifications and project administration. The Architect is not responsible for the design, construction, or performance of the project.

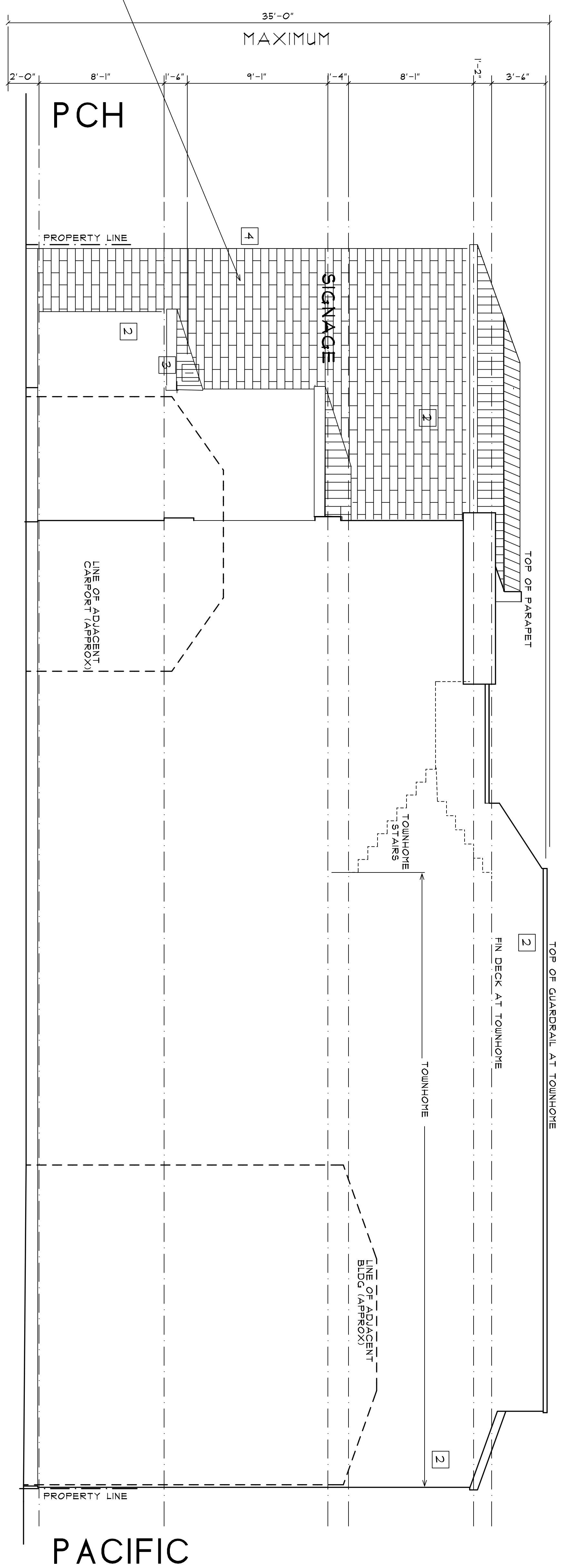
PROPERTY ADDRESS
**16655 PACIFIC COAST HWY
HUNTINGTON BEACH, CA 92649**

DATE: JULY 24, 2020
SCALE: 1/4"=1'
SHEET: 1/4
OF SHEETS: A-2

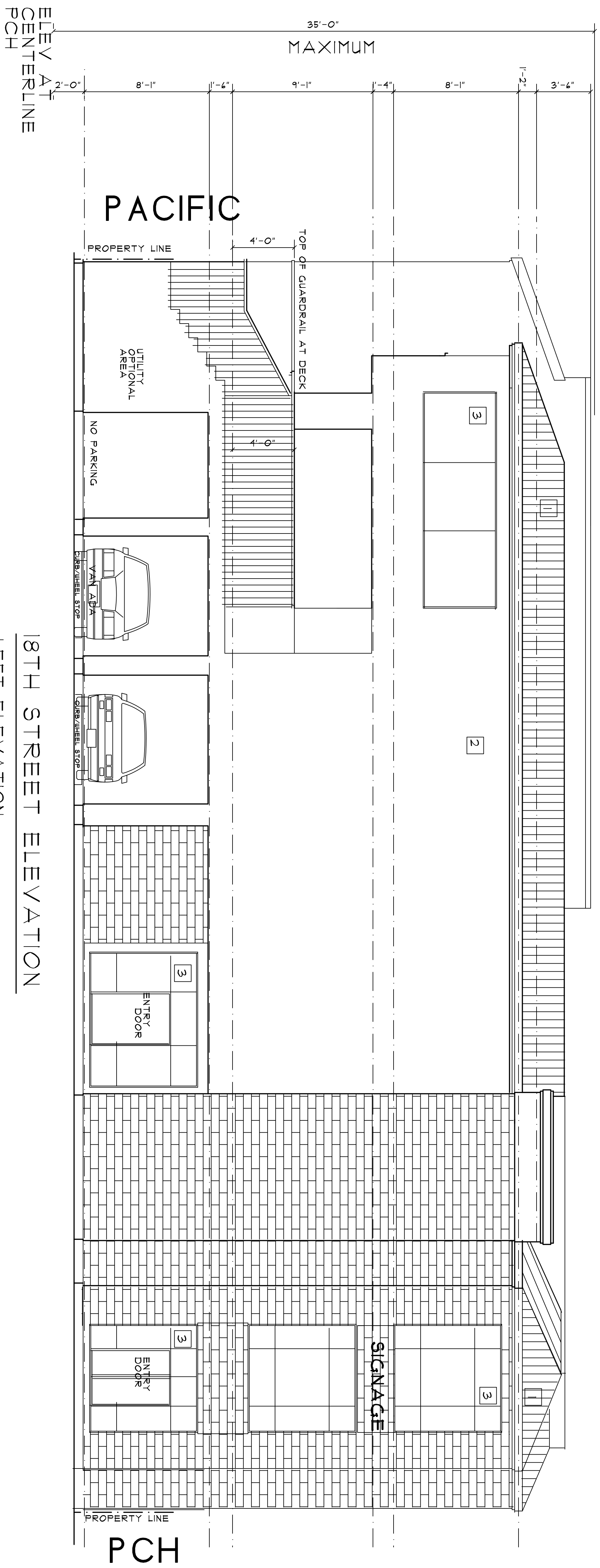
- ELEVATION NOTES**
- 1 NEW METAL ROOF BRONZE OR ONYX COLOR
 - 2 EXTERIOR STUCCO WALLS - FINISH TO BE SMOOTH COLOR: DANN EDWARDS DEWP 350 SMALL TATCH
 - 3 ALL WINDOWS SHALL ALL DUAL GLAZED
 - 4 NEW STONE VENEER: MANUE BY CREATIVE FINES STYLE/COLOR - RAINCLOUD WAREHOUSE BRICK



- ELEVATION NOTES**
- 1 NEW METAL ROOF BRONZE OR ONYX COLOR
 - 2 EXTERIOR STUCCO WALLS - FINISH TO BE SMOOTH COLOR AND EDGINGS BUFSO
 - 3 ALL WINDOWS SHALL ALL-DAY GLAZED
 - 4 NEW STONE VENEER, MANUE BY CREATIVE MINES STYLE/COLOR - RAINCLOUD WAREHOUSE BRICK



RIGHT SIDE ELEVATION
"BRIX" RESTAURANT ABUTTING



18TH STREET ELEVATION
LEFT ELEVATION

OWNER
VISION DEVELOPMENT, LLC
122A E FOOTHILL BLVD. #1
PASADENA, CALIFORNIA

ARCHITECT
COASTAL DOMAIN, INC
9121 ATLANTA AVE, STE 824
HUNTINGTON BEACH, CA
714.413.6623
CHERYL DEMARCO - LIC C23945



Cheryl Lynn Demarco, Architect and/or Coastal Domain, Inc. (Architect) and Vision Development, LLC and other reserved rights for this Project, including the copyright of the drawings, design, concepts, plans, specifications and architectural documents which are instruments of the Architect's service. Permission of Section 9, the minimum period of protection of the Architect's work shall be 10 years from the date of completion of this Project, any permission to use the instrument of service that was previously granted to anyone by Architect shall cease.

PROPERTY ADDRESS
16655 PACIFIC COAST HWY
HUNTINGTON BEACH, CA 92649

DATE
MAY 24, 2020
SCALE
1/4" = 1'-0"
SHEET
A-5
OF SHEETS