

## **CALIFORNIA COASTAL COMMISSION**

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



# **W16b**

**A-5-LOB-20-0006 (Panattoni Development Company, Inc.)**

**September 8, 2021**

## **EXHIBITS**

### **Table of Contents**

**Exhibit 1 –Vicinity Map and Project Site**

**Exhibit 2 – Project Plans**

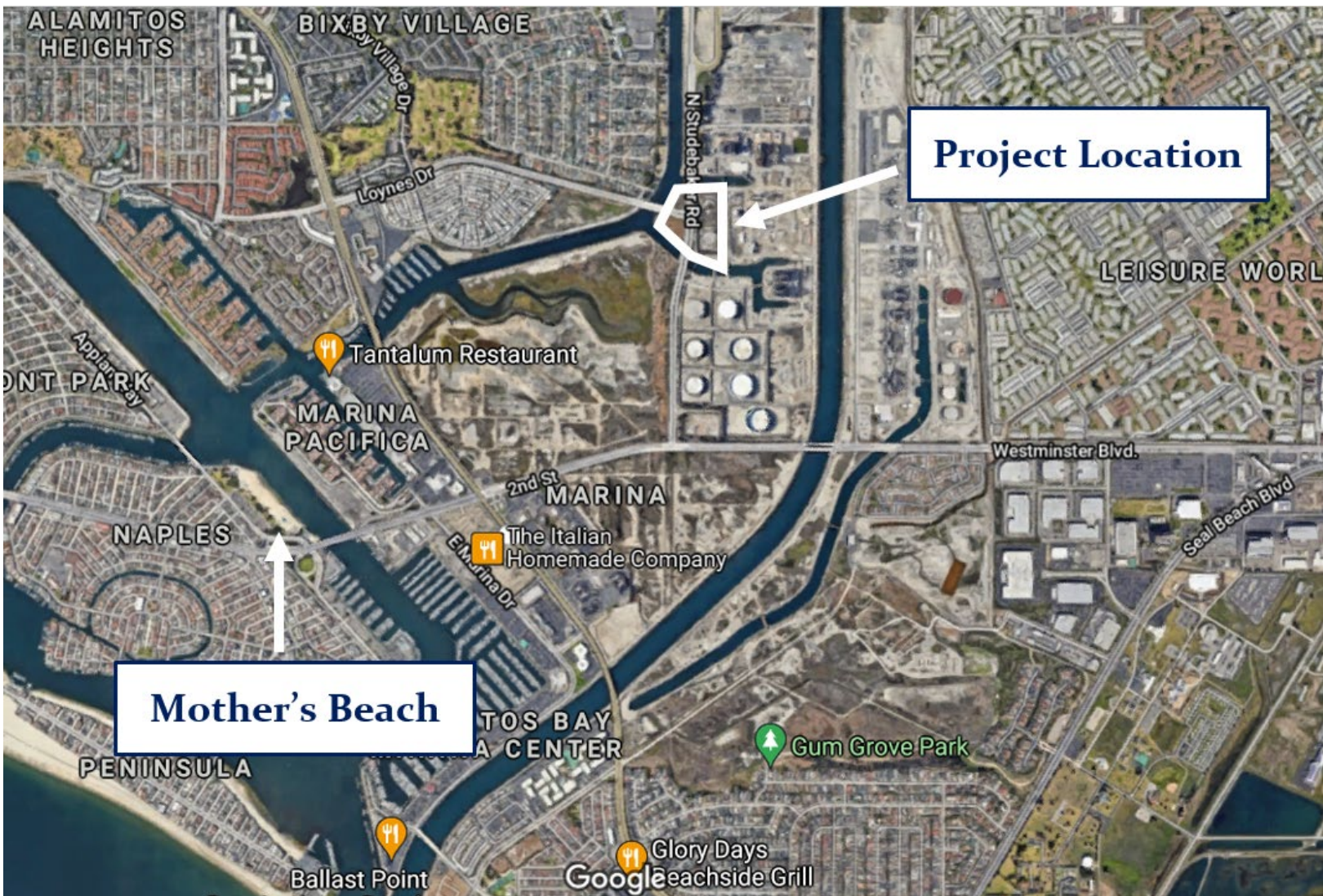
**Exhibit 3 – Appealable Area for the Project**

**Exhibit 4 – Lot Line Adjustment**

**Exhibit 5 – Site Visit of Eastern Project Area from 10/22/2020**

**Exhibit 6 – Avian Species Observed on Site**

**Exhibit 7 – Preliminary Planting Plan and Palette for Western Project Area (Open Space)**

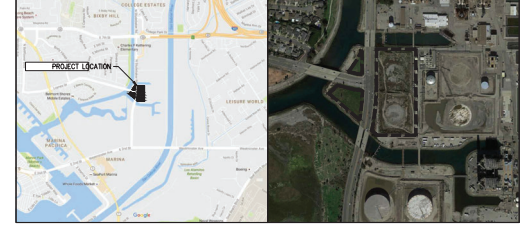


**Project Location**

**Mother's Beach**



PARCEL AREA	PARCEL 1	PARCEL 2	PARCEL 3	PARCEL 4	TOTAL
Net Area (SF)	177,795	113,450	57,426	21,433	370,104
Net Acreage	4.08	2.60	1.32	0.49	8.49
Buildable (SF)	177,795	113,450	0	0	291,245
Buildable Acreage	4.08	2.60	0.00	0.00	6.69
<b>BUILDINGS</b>	<b>BLDG. 1</b>	<b>BLDG. 2</b>			<b>TOTAL</b>
Ground Floor Office	4,650	2,000			6,650
Warehouse	77,700	40,000			117,700
Total Building Footprint	81,700	42,000			123,700
Mezzanine Office	10,000	5,000			15,000
<b>TOTAL BUILDING AREA</b>	<b>91,700</b>	<b>47,000</b>			<b>138,700</b>
<b>TOTAL OFFICE AREA</b>	<b>14,650</b>	<b>7,000</b>			<b>21,650</b>
<b>COVERAGE</b>					
FAR	46.0%	37.5%			42.6%
	51.6%	41.9%			47.6%
<b>COVERAGE (Based on Parcels 1-4)</b>					<b>33.6%</b>
<b>FAR (Based on Parcels 1-4)</b>					<b>37.6%</b>
<b>PARKINGS REQUIRED</b>					<b>TOTAL</b>
Warehouses (1)	171,000	92	48		
(*) Warehouse Parking Ratio allows 25% Office Use					
<b>TOTAL PARKING REQUIRED</b>	<b>92</b>	<b>48</b>			<b>140</b>
<b>PARKINGS PROVIDED</b>					
Accessories (2' x 8')	5	4			9
Standard Stalls (8.0' x 18')	79	38			117
EV Space	25%	28	14		42
<b>TOTAL</b>	<b>112</b>	<b>56</b>			<b>168</b>
<b>FUTURE GRASSCROCKET PARKING</b>	<b>20</b>	<b>23</b>			<b>43</b>
<b>TOTAL PARKING PROVIDED</b>	<b>132</b>	<b>79</b>			<b>211</b>
					1.52/1000
<b>TRUCK DOORS</b>	<b>BLDG. 1</b>	<b>BLDG. 2</b>			<b>TOTAL</b>
Dock Doors	12	8			20
Grade Doors	4	2			6
<b>OPEN SPACE REQUIRED</b>					<b>TOTAL</b>
Open Space Required	30%	53,329	34,035	17,228	6,430
					115,013
<b>OPEN SPACE PROVIDED</b>					
Landscape (Light Green)	14,976	10,030	57,426	21,433	102,865
Grasscreek (Dark Green)	3,734	4,480	0	0	8,214
Hardscape (Yellow)	8,666	3,007	0	0	11,673
<b>Total Open Space Provided</b>	<b>34%</b>	<b>26,506</b>	<b>18,937</b>	<b>57,426</b>	<b>21,433</b>
					124,202

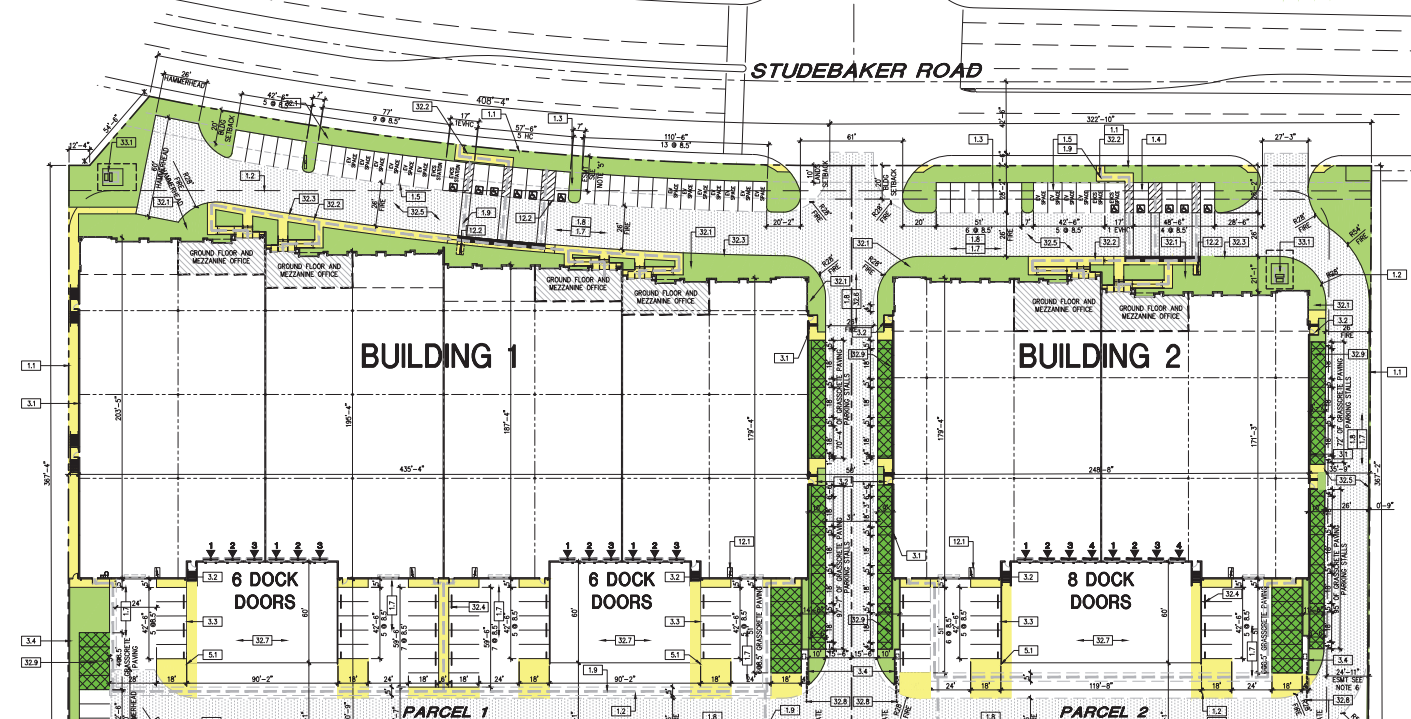
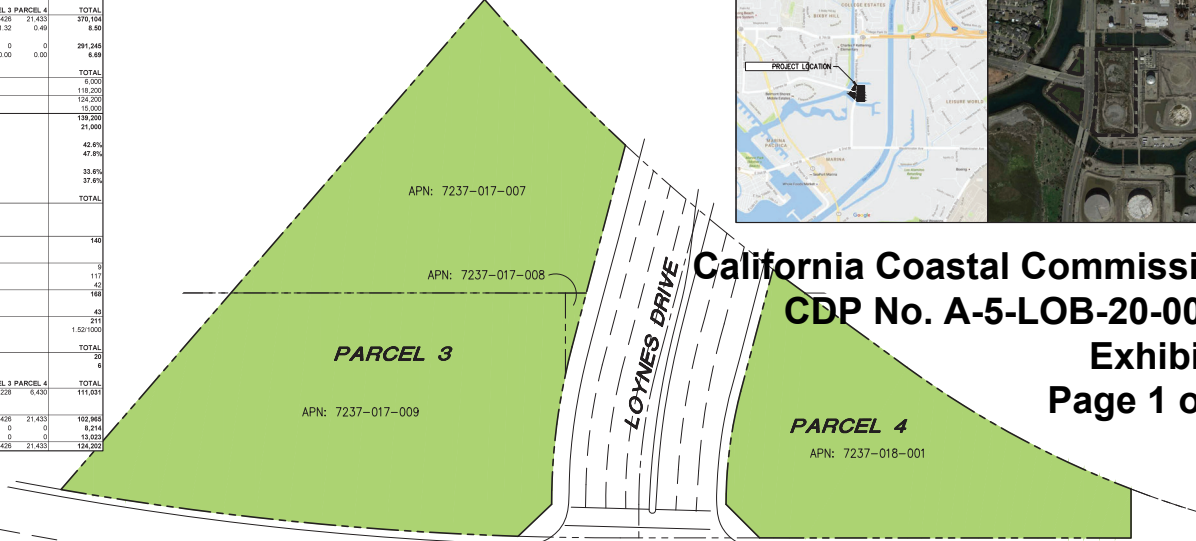


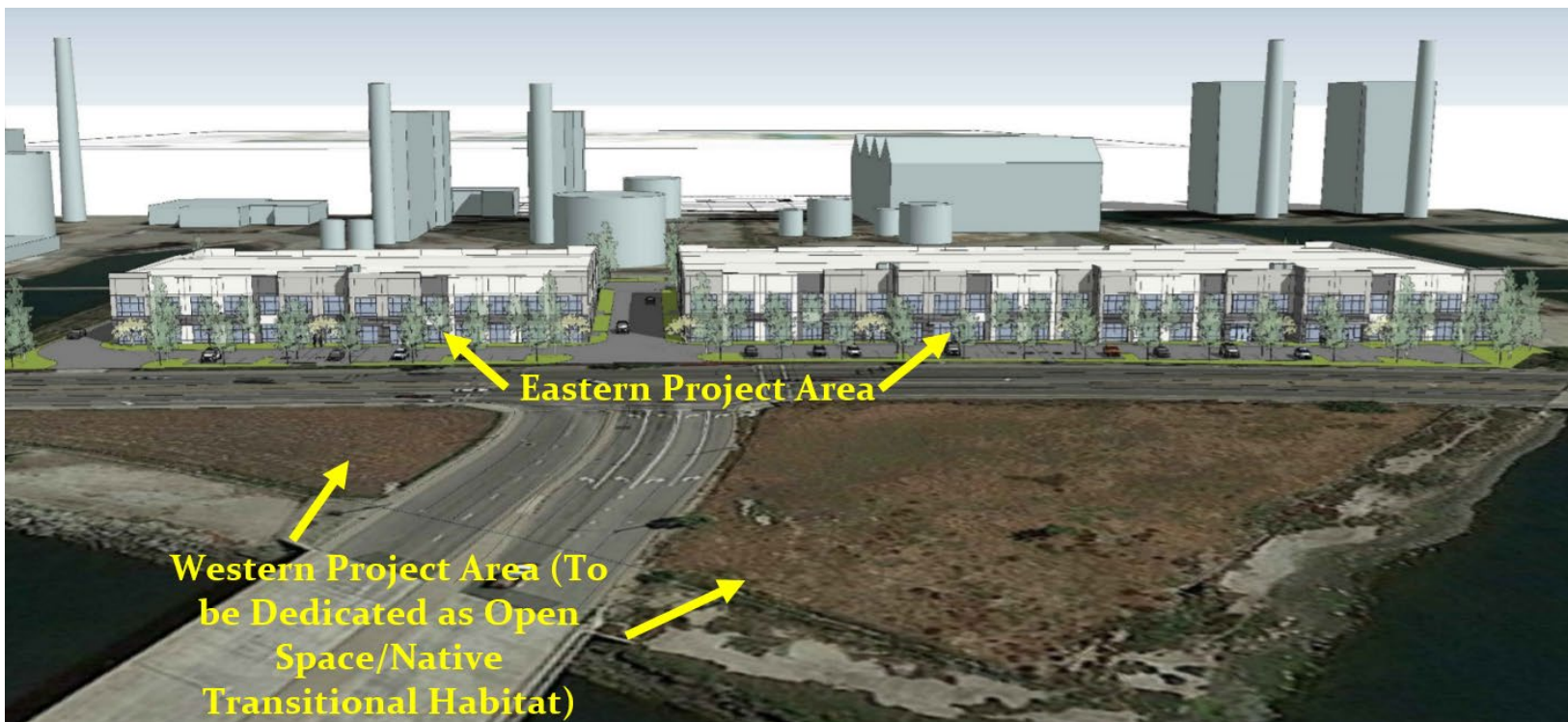
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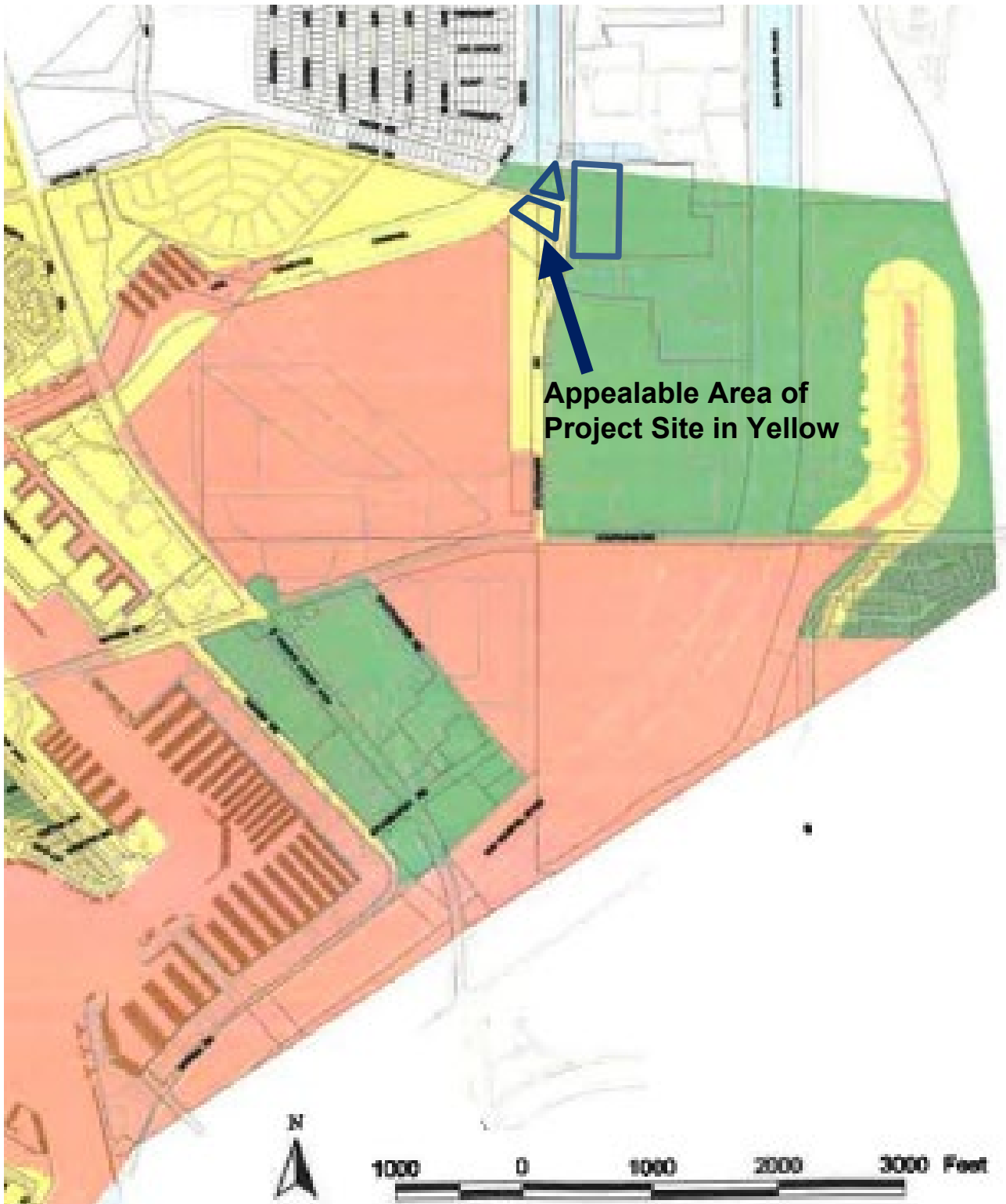
## CDP No. A-5-LOB-20-0006

### Exhibit 2

### Page 1 of 2







**Coastal Zone Subareas**

-  **City Permit Jurisdiction**
-  **Appealable Area**
-  **State Permit Jurisdiction**

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CDP No. A-5-LOB-20-0006

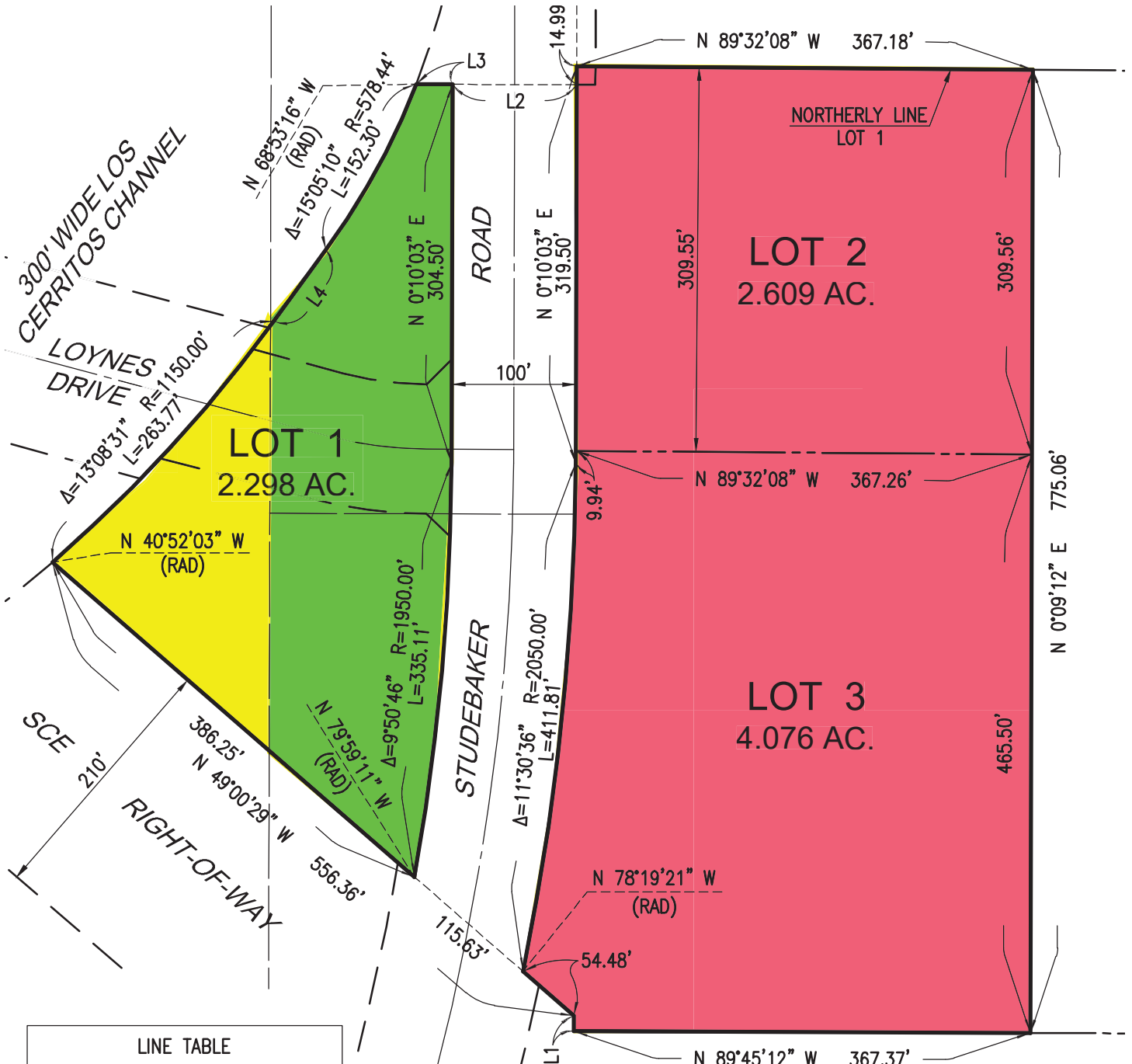
Exhibit 3

Page 1 of 1

# LOT LINE ADJUSTMENT LLA

FINAL PLOT PLAN FOR  
LOT LINE ADJUSTMENT

IN THE CITY OF LONG BEACH,  
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



LINE TABLE		
LINE #	BEARING	LENGTH
L1	S 0°10'03" W	12.30'
L2	N 89°49'57" W	100.00'
L3	N 89°49'57" W	29.22'
L4	S 36°11'54" W	71.22'

California Coastal Commission

CDP No. A-5-LOB-20-0006

LINE LEGEND:

Exhibit 4

Page 1 of 1

- INDICATES NEW LOT LINE
- - - INDICATES LOT LINE TO BE REMOVED
- - - INDICATES EASEMENT LINE

**Eastern Project Area (Photograph from 10/22/2020)**





**Table 2 Avian Species Observed During Habitat Assessment and Focused BUOW Surveys**

Scientific Name	Common Name
<i>Aphelocoma californica</i>	western scrub jay
<i>Archilochus alexandri</i>	black chinned hummingbird
<i>Calypte anna</i>	Anna’s hummingbird
<i>Corvus brachyrhynchos</i>	American crow
<i>Corvus corax</i>	common raven
<i>Geothlypis trichas</i>	common yellowthroat
<i>Haemorhous mexicanus</i>	house finch
<i>Icterus cucullatus</i>	hooded oriole
<i>Larus californicus</i>	California gull
<i>Melospiza crissalis</i>	California towhee
<i>Mimus polyglottos</i>	northern mockingbird
<i>Psaltirparus minimus</i>	bush tit
<i>Quiscalus mexicanus</i>	great tailed grackle
<i>Sayornis nigricans</i>	black phoebe
<i>Sayornis saya</i>	Say’s phoebe
<i>Selasphorus sasin</i>	Allen’s hummingbird
<i>Spinus psaltria</i>	lesser goldfinch
<i>Spinus tristis</i>	American goldfinch
<i>Spizella passerina</i>	chipping sparrow
<i>Sturnus vulgaris</i>	European starling
<i>Streptopelia decaocto</i>	Eurasian collared-dove
<i>Turdus migratorius</i>	American robin
<i>Tyrannus verticalis</i>	western kingbird
<i>Zenaidura macroura</i>	mourning dove
<i>Zonotrichia leucophrys</i>	white-crowned sparrow

# California Coastal Commission CDP No. A-5-LOB-20-0006

## Exhibit 7 Page 1 of 1

**CONCEPTUAL PLAN NOTE:**

THIS IS A CONCEPTUAL LANDSCAPE PLAN. IT IS BASED ON PRELIMINARY INFORMATION WHICH IS NOT FULLY VERIFIED AND MAY BE INCOMPLETE. IT IS MEANT AS A COMPARATIVE AID IN EXAMINING ALTERNATE DEVELOPMENT STRATEGIES AND ANY QUANTITIES INDICATED ARE SUBJECT TO REVISION AS MORE RELIABLE INFORMATION BECOMES AVAILABLE.

**GENERAL NOTES:**

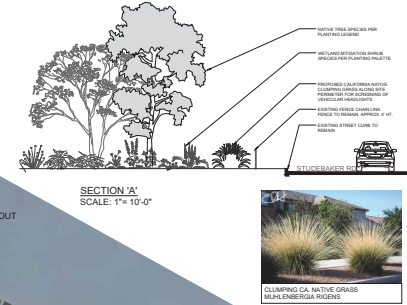
- SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITH EROSION CONTROL, GROUND COVER PER LEGEND, AND MULCH MATERIAL WITH 'BINDER' MATERIAL SHALL BE APPLIED FOR EROSION CONTROL.

**PLANTING LEGEND**

TREES	SYMBOL	TREE NAME	QTY.	WUCOLS
		QUERCUS AGRIFOLIA, COAST LIVE OAK 5 GAL SIZE	2	L
		PLATANUS RACEMOSA, WESTERN SYCAMORE 5 GAL SIZE	3	M
		POPULUS FREMONTII, FREMONT COTTONWOOD 5 GAL SIZE	2	L

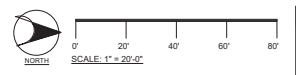
SYMBOL	KEY
	NOT A PART AREA CURRENTLY MAINTAINED BY LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

SHRUBS & ACCENT SUCCULENTS	SYMBOL	NAME	WUCOLS
		50 / 50 MIX ARTEMISIA CALIFORNICA, CALIFORNIA SAGE BRUSH ENCELIA CALIFORNICA, CALIFORNIA BUSH SUNFLOWER 5 GAL. SIZE	VL
		50 / 50 MIX ARTEMISIA CANESCENS, FOURRING SALTBRUSH JATROPHEX LENTIFORMIS, BIG SALTBRUSH 5 GAL. SIZE	VL
		50 / 50 MIX BACCHARIS SALICIFOLIA, MULE FAT BACCHARIS PILULARIS, DWARF COYOTE BRUSH 1 GAL. SIZE	L
		50 / 50 MIX MALOSMA LAURINA, LAUREL SUMAC RUFUS INTEGRIFFOLIA, LEMONADEBERRY 5 GAL. SIZE	L
		OPUNTIA LITTORALIS, COASTAL PRICKLY PEAR 1 GAL. SIZE	VL
		ERIOGONUM FASCICULATUM, CALIFORNIA BUCKWHEAT 1 GAL. SIZE	VL
		SALIX LASIOLEPIS, ARROYO WILLOW 5 GAL. SIZE	H
		MUHLENBERGIA RIGENS, DEER GRASS 1 GAL. SIZE	L



### LCWA WETLAND NATIVE SPECIES PLANTING PLAN STUDEBAKER ROAD AND LOYNES DRIVE

LONG BEACH, CA



APRIL 14, 2021

L-1