

## CALIFORNIA COASTAL COMMISSION

South Coast District Office  
301 E Ocean Blvd., Suite 300  
Long Beach, CA 90802-4302  
(562) 590-5071



# W19c

**A-5-LOB-23-0046 (CP VI Marketplace, LLC)**

**DECEMBER 13, 2023**

### EXHIBITS

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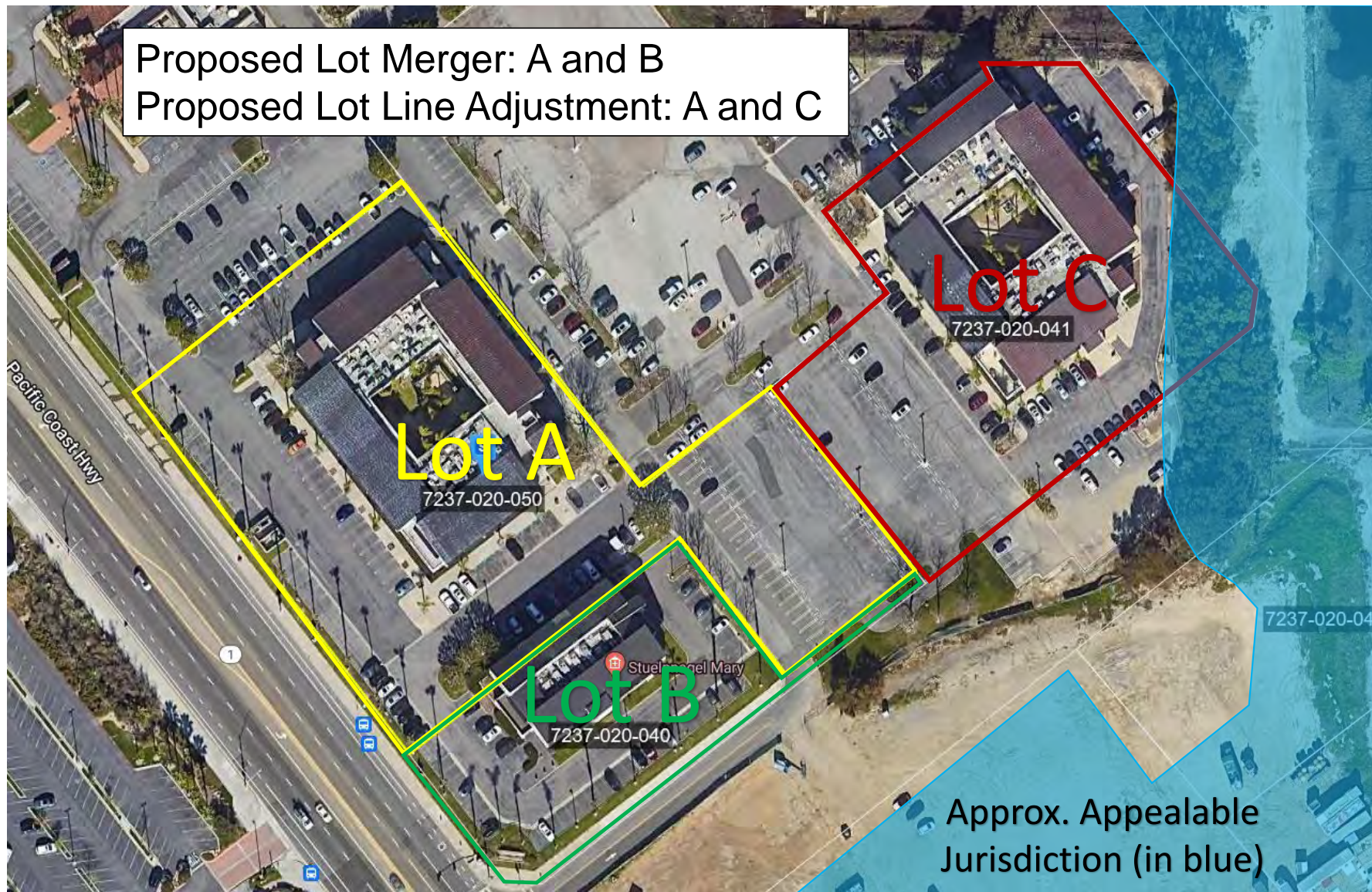
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Project Team

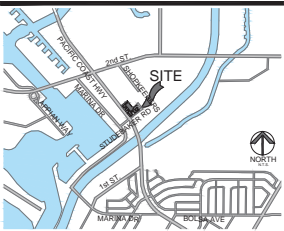
**APPLICANT/OWNER:**  
**CP Vi Marketplace, LLC**  
1000 Sansome Street  
1st Floor  
San Francisco, CA 94111  
(310) 968-6942  
Contact: Hunter Weaver  
hweaver@carmelpartners.com  
Will Cipres  
wcipres@carmelpartners.com

**RESIDENTIAL ARCHITECT:**  
**AO ARCHITECTS**  
144 N. Orange Street  
Orange, CA 92666  
(714) 639-9860  
Contact: Ioanna Magiati  
ioannam@aoarchitects.com  
Jose Ho  
joseh@aoarchitects.com

**LANDSCAPE ARCHITECT:**  
**URBAN ARENA**  
3195 Red Hill Avenue Loft F  
Costa Mesa, CA 92626  
(714) 754-4500  
Contact: Tim Sullivan  
tim@urbanarena.com  
Keith Mittermeyer  
keith@urbanarena.com

**CIVIL ENGINEER:**  
**FUSCOE**  
600 Wilshire Boulevard  
Suite 1470  
Los Angeles, CA 90017  
(213) 542-5620  
Contact: Andrew Willdrodt  
awilldrodt@fuscoec.com

VICINITY MAP



MARKETPLACE

LONG BEACH, CA



DATE: 04-03-2023  
JOB NO.: 2021-492

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G1.0

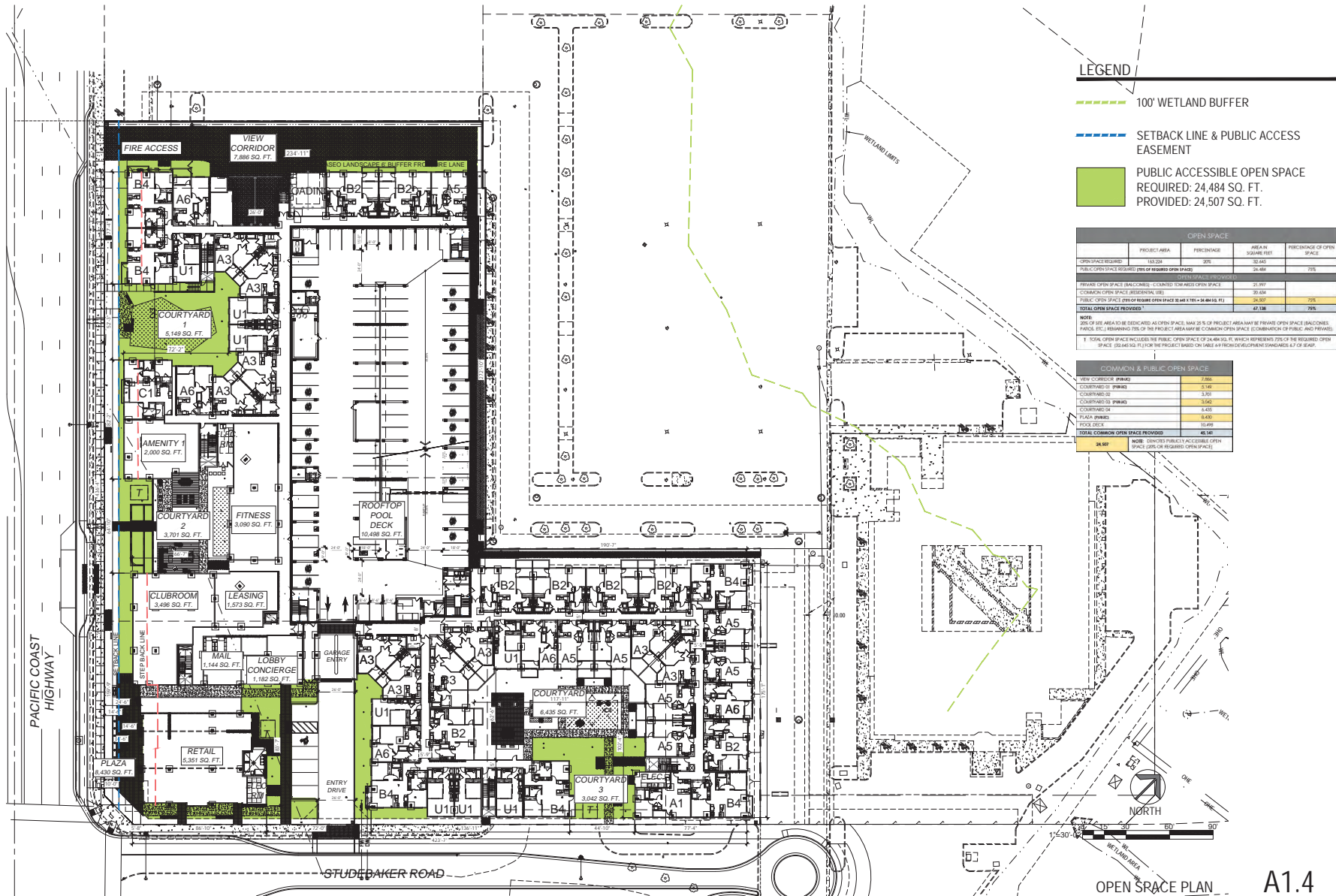


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MARKETPLACE

LONG BEACH, CA



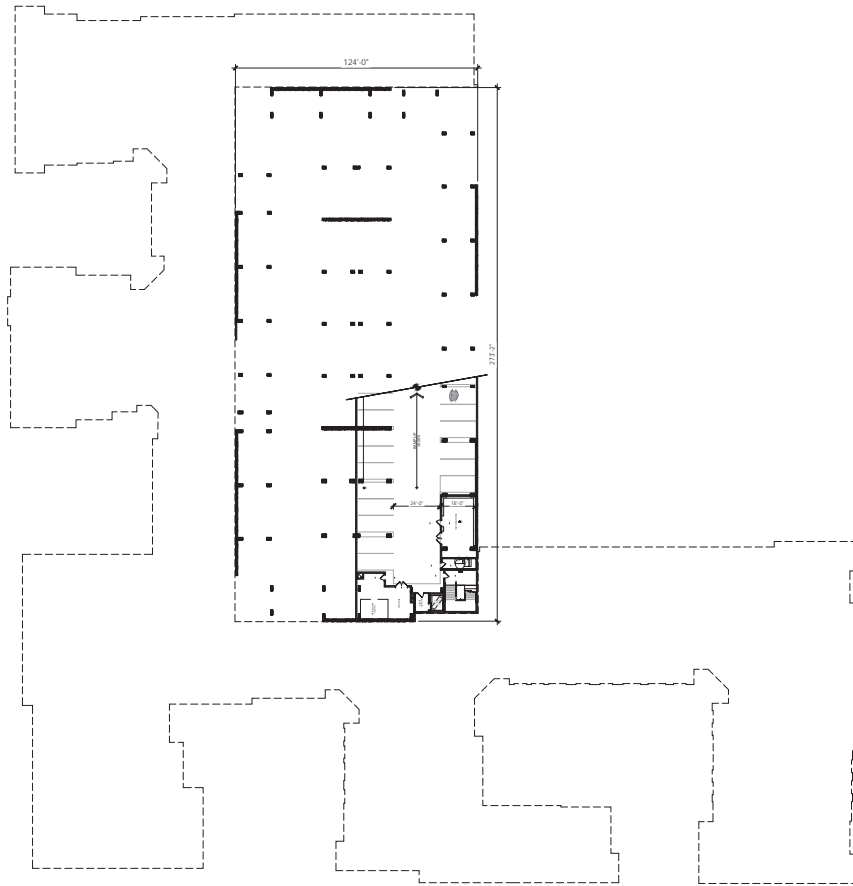
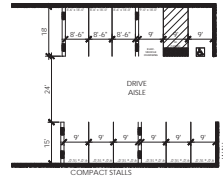
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# PARKING DIMENSIONS



LEVEL SUB-T



BUILDING PLAN - LEVEL SUB-T

A2.0

MARKETPLACE

LONG BEACH, CA



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[illegible]

— NO WINDOW RECESS

[illegible]

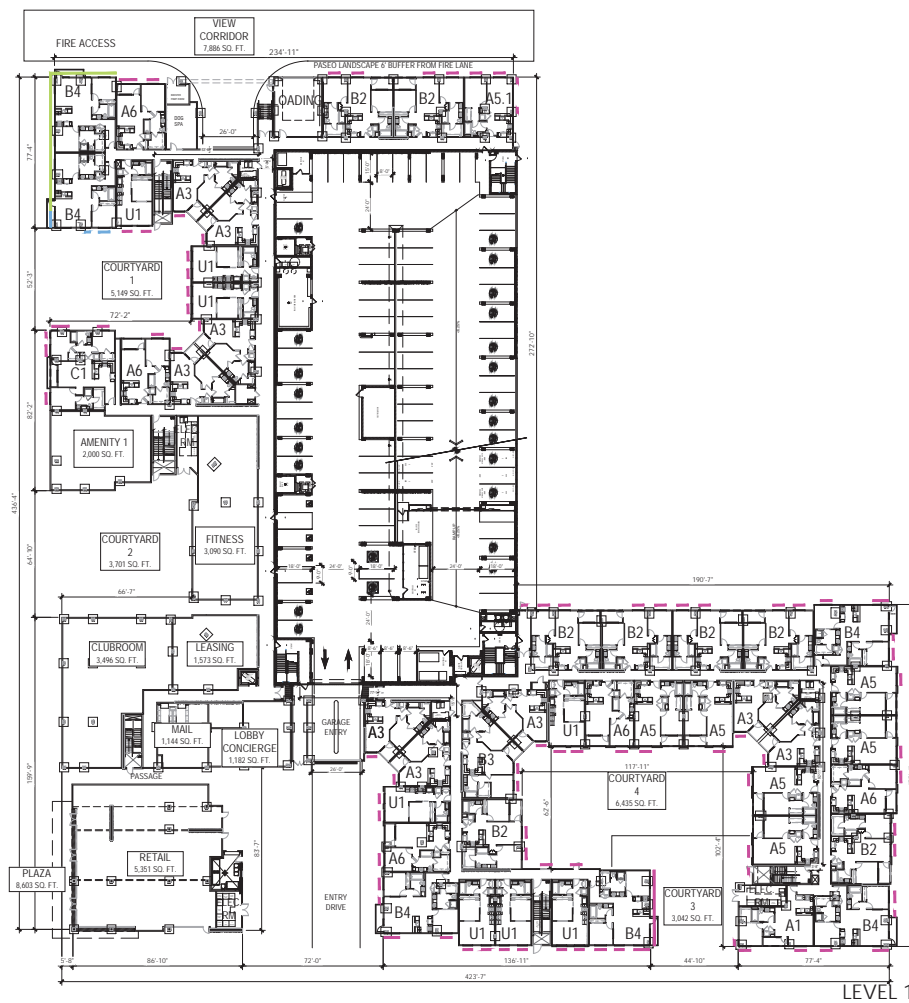
(A) SILL

[illegible]

(A) SILL



0 15' 30' 60'



LEVEL 1

## A2.1

LONG BEACH, CA

DATE: 04-03-2023  
JOB NO.: 2021-492

**AD**  
Architecture.  
Design.  
Relationships.

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— NO WINDOW RECESS

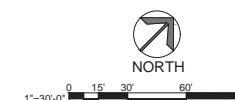
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(A) SILL

(A) SILL



LEVEL 2



## A2.2

LONG BEACH, CA



**CARMEL**  
PARTNERS

DATE: 04-03-2023  
JOB NO.: 2021-492

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GE ST., ORANGE, CA 92866  
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**AD**  
Architecture.  
Design.  
Relationships.

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The diagram illustrates a rest room layout. At the top, there is a row of stalls with dimensions of 18" and 24" indicated. Below this is a "DRIVE AISLE" with a width of 15". At the bottom, there is a row of "COMPACT STALLS" with a width of 15". The stalls are labeled with "8'-6\"

— NO WINDOW RECESS

1 CORNER FLASHING (SEE NOTE)

2 FACTORY-INSTALLED WEATHER SEAL IN TYP. CONTINUOUS BEAD OF SEALANT

3 SEALANT

4 SEALANT

5 SEALANT

6 SEALANT

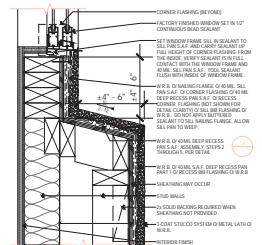
7 SEALANT

8 SEALANT

9 SEALANT

10 SEALANT

4" - 6" WINDOW RECESS TYP.



NORTH

[illegible]

### A2.3

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JOB NO.: 2021-492

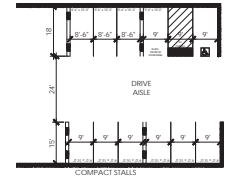
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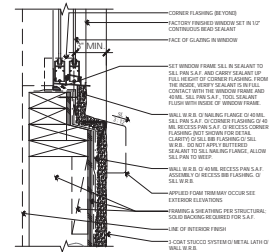
## PARKING DIMENSIONS



## LEGEND

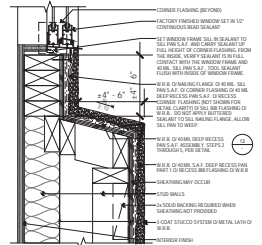
NO WINDOW RECESS

3" WINDOW RECESS



(A) SILL

4" - 6" WINDOW RECESS TYP.



(A) SILL



1"=30'-0"



LEVEL 6

BUILDING PLANS - LEVEL 6

A2.4

MARKETPLACE

LONG BEACH, CA



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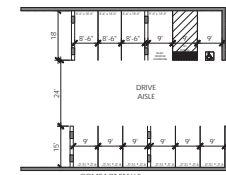
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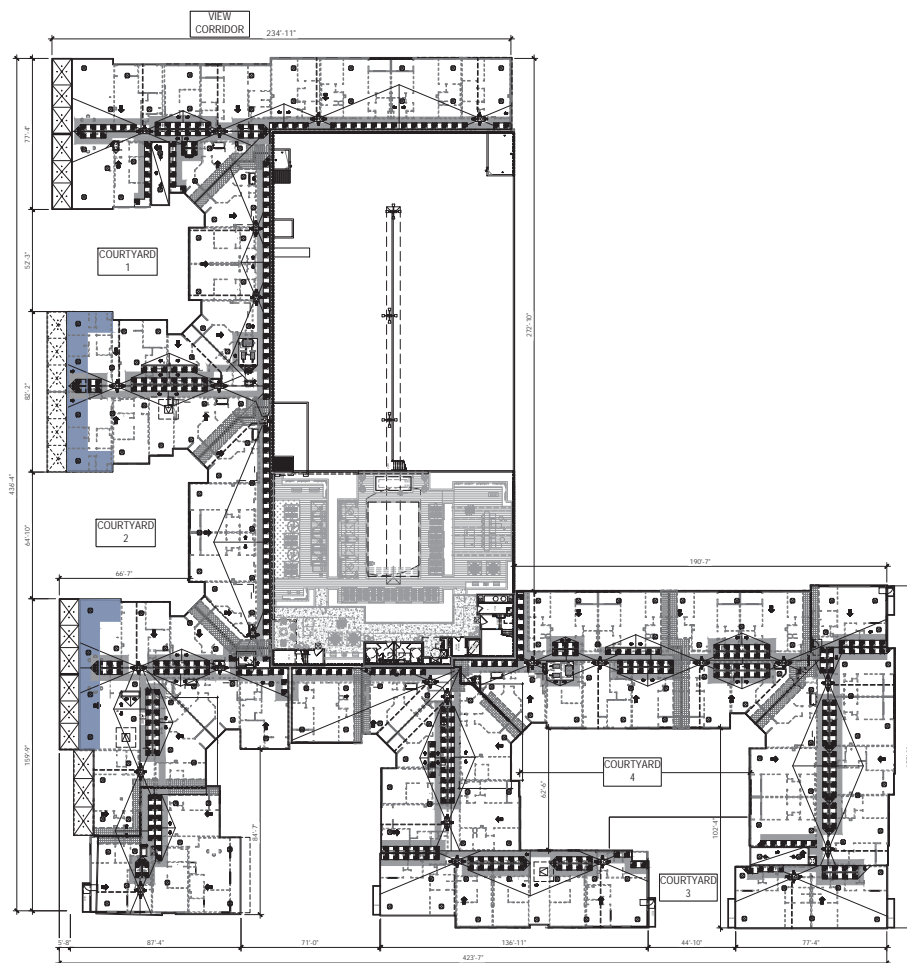


## PARKING DIMENSIONS



## LEGEND

ALL WINDOWS BELOW THIS AREA TO BE PROVIDED WITH OFFSET-HINGE CASEMENT WINDOWS FOR INTERNAL WINDOW WASHING. NO HVAC WITHIN 10'-0" OF ROOF EDGE. NO DRAINS WITHIN 6'-0" OF ROOF EDGE\*



ROOF LEVEL



BUILDING PLAN - ROOF | POOL DECK

A2.5

MARKETPLACE

LONG BEACH, CA



DATE: 04-03-2023  
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#### SEASP CHAPTER 8.2.14 BIRD-SAFE TREATMENT

- ULTRA-VIOLET GLASS (PROJECT PROPOSES SOLARBAN 90 (2) + CLEAR OR EQUAL WHICH REFLECTS 92% OF UV LIGHT)
- GLAZING WITH LESS THAN 30 PERCENT COEFFICIENT "REFLECTIVITY OUT" (SOLARBAN 90 (2) + CLEAR VISIBLE LIGHT REFLECTANCE OF 12%)
- USE OF RECESSED BALCONIES TO CAST SHADOWS
- USE OF PROJECTING BALCONIES TO CAST SHADOWS



Table 1. Comparison of UV to Damage Weighted Transmittance for Various High Performance Glazing Assemblies

Glazing Assembly	UV Transmittance (%)	Weighted UV Transmittance (%)
Single-pane clear glass	75	75
Double-pane clear glass	75	75
Low-E single-pane glass	75	75
Low-E double-pane glass	75	75
Solarban 90 (2) + Clear	8	8
Solarban 90 (2) + Clear	8	8

TRANSMITTANCE REFERS TO LIGHT THAT PASSES THROUGH. WHAT DOES NOT GET TRANSMITTED (PASS THROUGH) GETS REFLECTED BACK OUT. REFER TO IMAGE ON LEFT. SOLARBAN 90 (2) + CLEAR TRANSMITS 8% OF ULTRAVIOLET LIGHT, WHILE REFLECTING 92% OUTWARDS.

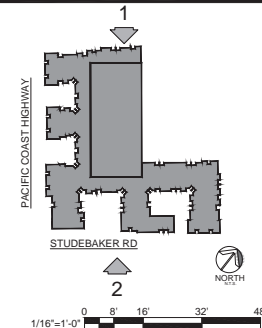
Comparison Chart

Product	WTVN	SHGC	U-Factor	Visible Reflectance
Solarban 90 (2) + Clear	0.08	0.27	0.34	0.12
Low-E single-pane glass	0.75	0.75	0.75	0.75

Performance data based on a 1/4 inch IGU with clear glass

Product	WTVN	SHGC	U-Factor	Visible Reflectance
Solarban 90 (2) + Clear	0.08	0.27	0.34	0.12
Low-E single-pane glass	0.75	0.75	0.75	0.75

#### KEY MAP



MARKETPLACE

LONG BEACH, CA

CONCEPTUAL BLDG. ELEVATIONS - NORTH & SOUTH

DATE: 04-03-2023  
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A2.6







WEST ELEVATION 4



EAST ELEVATION 3

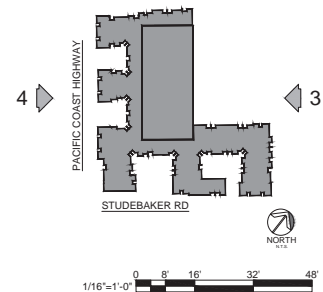


1. PERFORATED METAL SCREEN



2. BIRD CONTROL PROTECTIVE NETTING

KEY MAP



MARKETPLACE

LONG BEACH, CA

CONCEPTUAL BLDG. ELEVATIONS - EAST & WEST

DATE: 04-03-2023  
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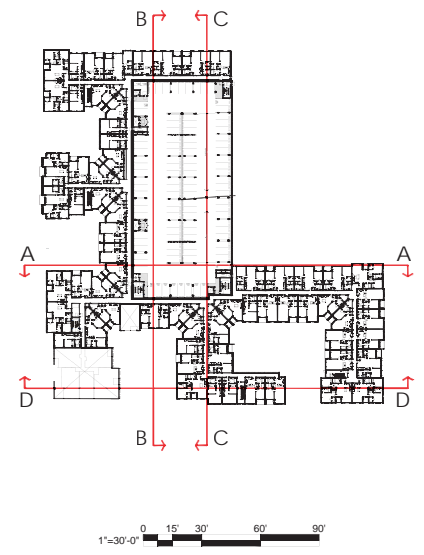
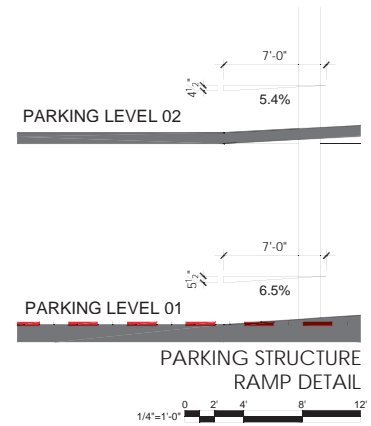
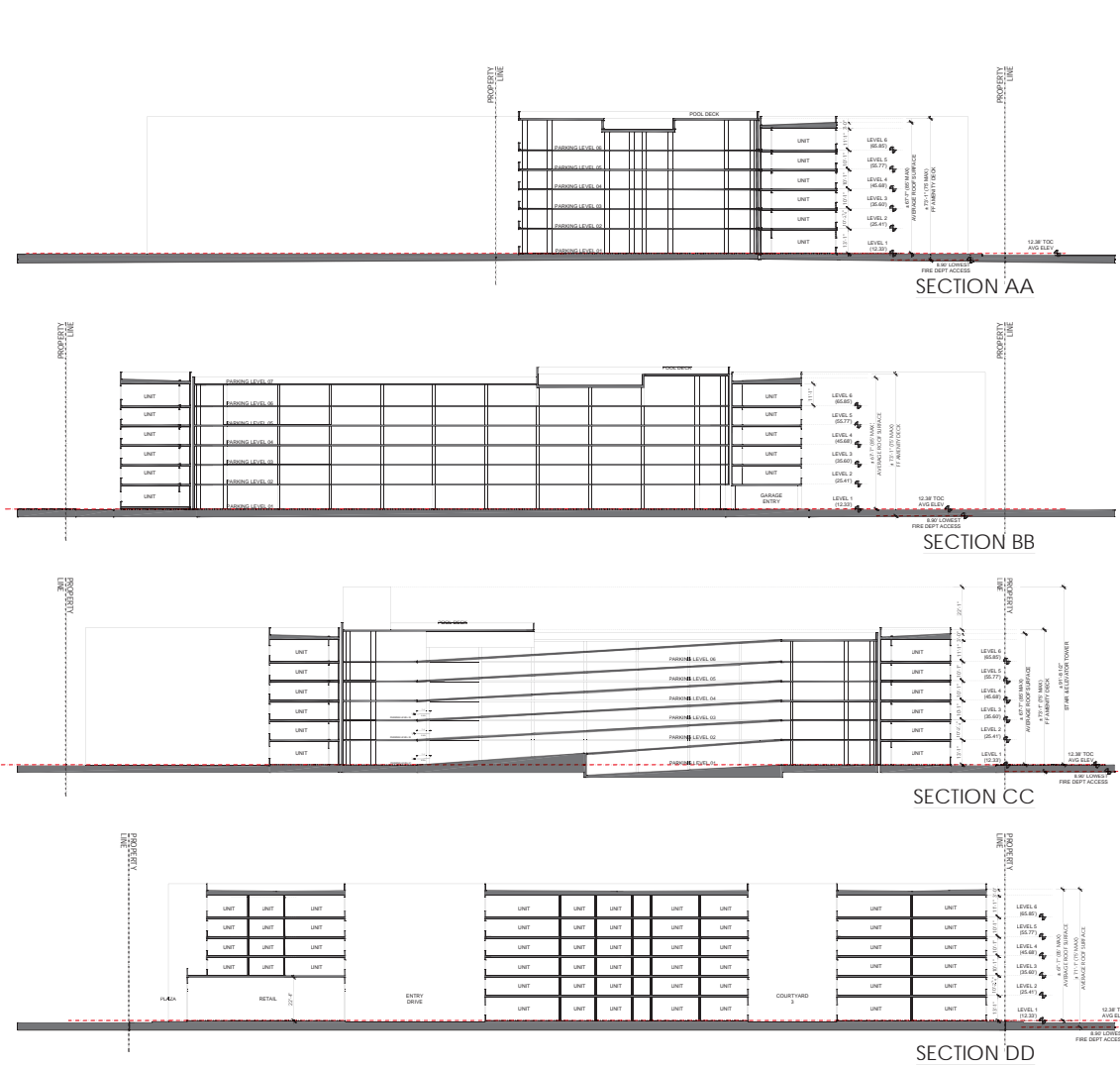


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A2.7







MARKETPLACE

LONG BEACH, CA



SECTIONS

A2.8

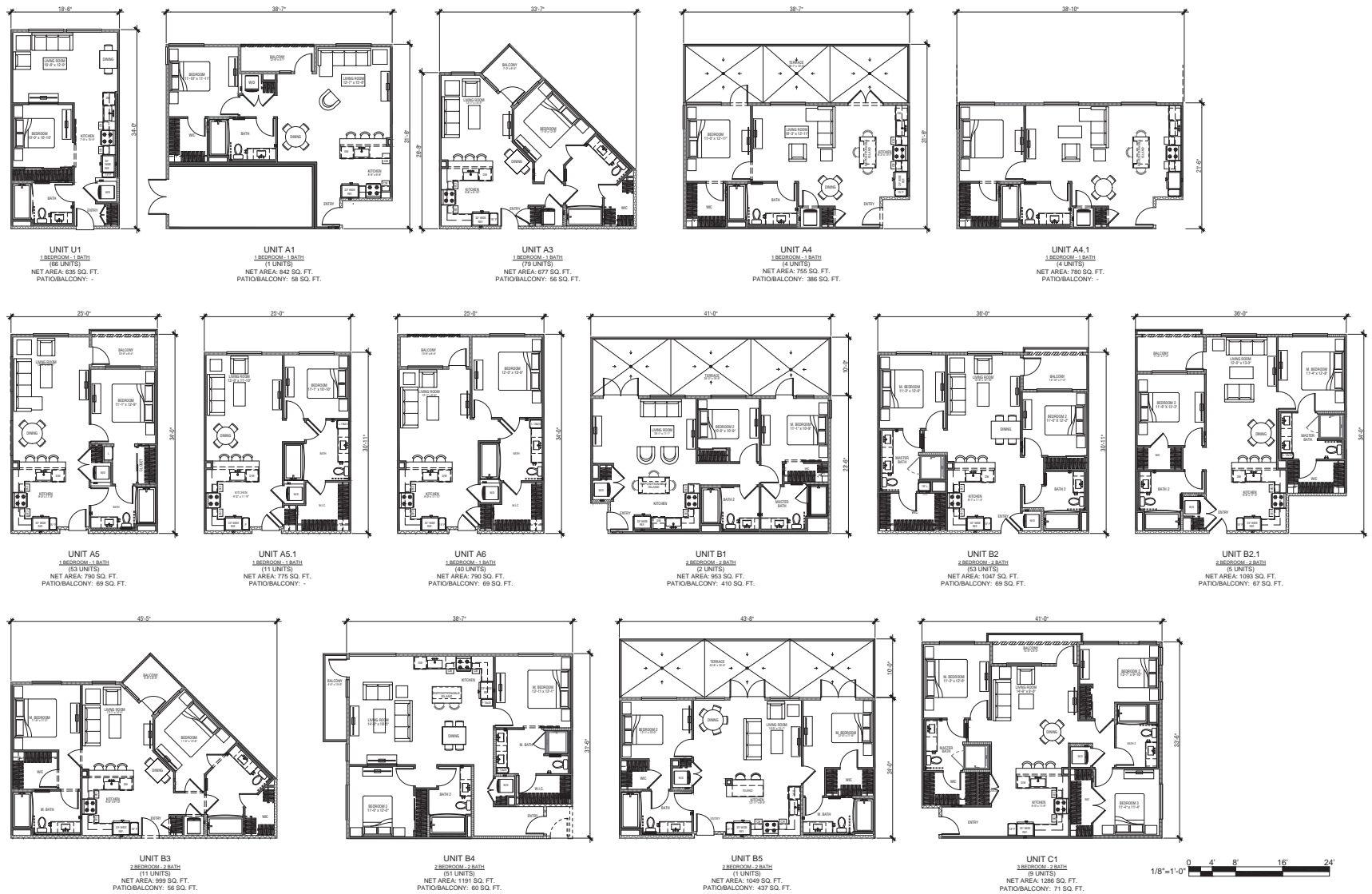
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UNIT PLANS

A3.0

MARKETPLACE

LONG BEACH, CA



DATE: 04-03-2023  
JOB NO.: 2021-492





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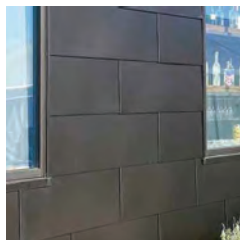




- A. SW 7064 PASSIVE
- B. SW 0023 PEWTER TANKARD
- C. SW 6990 CAVIAR
- D. SW 7067 CITYSCAPE
- E. SW 9594 SETTLEMENT



1. STUCCO  
LIGHT SAND FINISH OR  
EQUAL



2. METAL CLADDING OR EQUAL



3. VINYL WINDOWS  
OFF-WHITE OR EQUAL



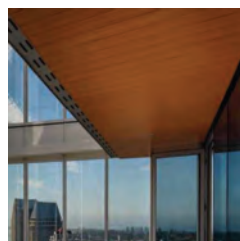
4. VINYL WINDOWS  
BLACK OR EQUAL



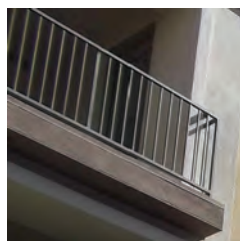
5. METAL AWNING  
BLACK OR EQUAL



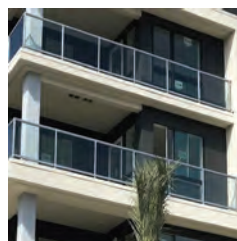
6. ALUMINUM STOREFRONT  
WINDOW BLACK OR EQUAL



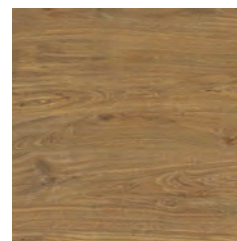
7. SOFFIT PANELS  
WOOD FINISH OR EQUAL



8. METAL RAILING  
BLACK OR EQUAL



9. GLASS RAILING WITH METAL  
FRAMING  
BLACK OR EQUAL



10. LAP SIDING: FIBER CEMENT  
OR EQUAL

MARKETPLACE

LONG BEACH, CA

COLOR AND MATERIAL BOARD

DATE: 04-03-2023  
JOB NO.: 2021-492



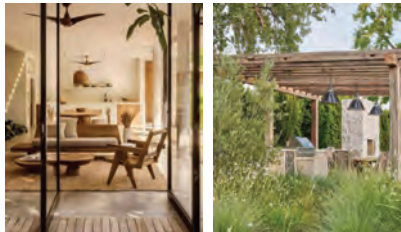
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A4.0



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## LANDSCAPE DESIGN NARRATIVE

The design of the landscape for Long Beach Marketplace takes inspiration from the channels and estuaries of the adjacent Los Cerritos wetlands. Landscape elements meant to emulate the natural forms provide movement through the spaces as well as celebrate the surrounding area that the SEASP intends to protect and enhance. All planting on site will be chosen from the Appendix D of the SEASP despite a small portion of the site being outside the 500' wetland boundary limit for a seamless transition to the surrounding natural areas. Our only exception is minimal highlight planting at the South Gateway corner and the street trees along PCH - outside the boundary limit and chosen from the Long Beach Street Tree List.

### Paseo / Fire Lane

A stamped concrete fire lane provides public access with benches, walkway, and 6' landscape buffer.

### PCH Open Space

The landscape along Pacific Coast Highway is intended for public use with a 6' wide sidewalk and planting on both sides for buffer from the street and project building. Interpretative signage to be determined in coordination with City Planning will be placed along the walk.

### Courtyard 1

This courtyard provides full access to the public with a passive landscape concept. A seat wall with picnic table & bench has been located just off the public walk for place to sit and eat lunch. The rest of the courtyard space will be open turf and planting.

### Courtyard 2

Surrounded by amenities and leasing, this courtyard has a more active approach. Adjacent the clubroom residents can enjoy outdoor dining and a fire pit. A patio spills out from the interior co-work & lobby space for an outdoor lounge and/or work experience.

### Retail Plaza

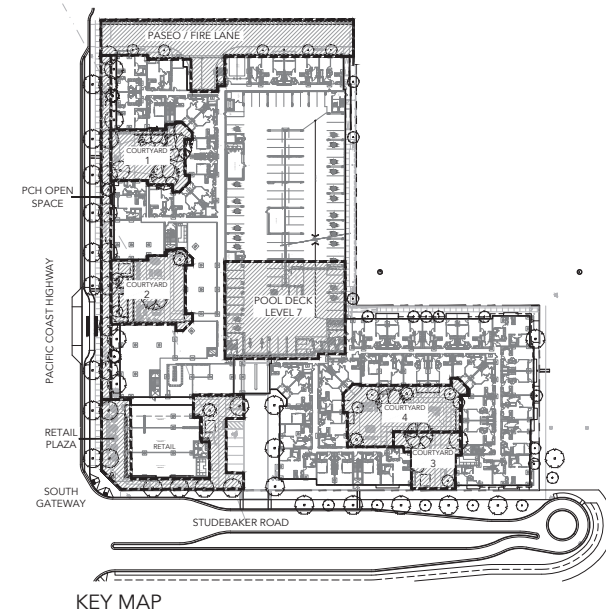
The retail plaza highlights the prominent corner of the project site and South Long Beach Gateway through features such as public art, water fountain, enhanced paving materials, seat walls & furniture, and planting. Street trees are pulled back from the corner to emphasize the enhanced building retail corner.

### Courtyard 3 & 4

As a mixed active courtyard concept, walkways thoughtfully divide the courtyard into smaller outdoor rooms and planting areas. These outdoor spaces consist of built-in lounge, fire pits, games, outdoor kitchen, shade structure, small recreation turf, and other loose furniture.

### Pool Deck

The roof deck landscape design completes the natural forms concept of the project by bringing the wavy pattern to features on the 7th level. Various forms of seating with lounge and cabanas face the pool with raised planters defining the different spaces. Centered on the pool is an outdoor shade pavilion with a fire pit lounge, games, a media wall, and grill counter. Ample seating is provided through built-in banquet style and furniture. To the west extends a coastal viewing area with lounge seating and fire tables.



## DESIGN NARRATIVE

1"=60'-0" SCALE NORTH  
0 60 120

DATE: 4/11/23  
JOB NO.: 19-101

## URBAN ARENA

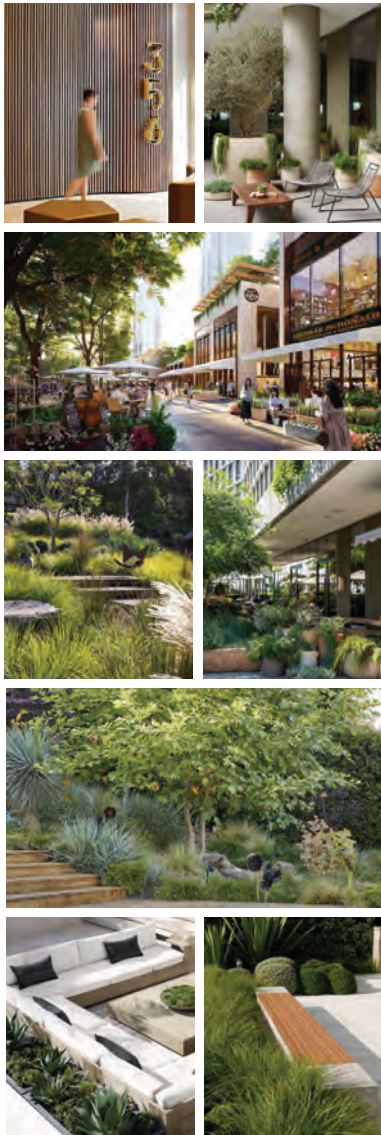
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## MARKETPLACE LONG BEACH, CA







- 1 BENCH SEATING
- 2 DINING AREA
- 3 FIREPIT
- 4 RECREATION TURF
- 5 GAME LAWN
- 6 MEDIA WALL
- 7 PATIO
- 8 DOG RUN ENTRY GATE
- 9 BBQ COUNTER
- 10 PLANTING
- 11 TRANSFORMER
- 12 WATER FEATURE
- 13 PRIVATE PATIO

- 14 RAISED PLANTERS
- 15 PERIMETER FENCE / WALL
- 16 SEATING
- 17 STAIRS
- 18 SIDEWALK
- 19 STREET TREES
- 20 STAMPED CONCRETE
- 21 FENCE & GATE
- 22 ART INSTALLATION
- 23 INTERPRETATIVE SIGNAGE
- 24 DOG RUN
- 25 BUS STOP

#### PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	QTY
	CERES OCCIDENTALIS	WESTERN REDBUD	36" BOX		7
	LYONOTHAMNUS FLORIBUNDUS	CATALINA IRONWOOD	24" BOX		32
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE MULTI-TRUNK	48" BOX		6
	PRUNUS LUCIDOLIA	HOLLYLEAF CHERRY	24" BOX L		2
	X CHITALPA TASHKENTENSIS	CHITALPA	36" BOX		36

#### CONCEPT PLANT SCHEDULE

ENTIRE SITE	ACRELLA VILLOPOLUM / COMMON YARROW
ADAPTUM JORDANI / CALIFORNIA MADENHART FERN	
ARMERIA MARITIMA / SEA THRIFT	
BACCHARIS PALLIDA / PIGEON POINT / PIGEON POINT COYOTE BRUSH	
CAREX PANDACULUS / CALIFORNIA FELD SEDGE	
CHAMPTAG / GREYER HORIZONTALIS / YANKEE POINT / YANKEE POINT CARMEL CREEPER	
DUGLASSIA PULVERULENTA / CHALK LETTUCE	
ELIMIS CONCHUS / CANYON PRINCE / CANYON PRINCE WILD RYE	
ERIGERON GILVUS / SEASIDE DART	
ERYTHRANTHE CARNEOLUS / SCARLET MONKEYFLOWER	
FEUTICIA (DANDY) / DANDY FESCUE	
FRAGARIA CHYDENSIS / BEACH STRAWBERRY	
FRAXINUS CALIFORNICA / CALIFORNIA COFFEYBERRY	
GAULVIA SPECIOSA / FIRECRACKER / FIRECRACKER ISLAND SNAPDRAGON	
HETEROSTACHYS ARISTATA / TIDYON	
HEUCHERA RUBRICENS / PINK ALUMROOT	
ISOLIS CUBANA / LOW BULBUSH	
JUNCUS EFFRUS / COMMON RUSH	
JUNCUS MEXICANUS / MEXICAN RUSH	
MULLENBERGIA BICENS / DEER GRASS	
SALVA CLEVELANDI / CLEVELAND SAGE	
SALVA LUCIDOLIA / PURPLE SAGE	
SPERMOPHYLLUM BELLUM / BLUE-EYED GRASS	
STRA PULCHRA / PINK NEEDLE GRASS	
TRICHOSTEMA LAMNATUM / WOOLLY BLUE CURLS	

#### CONCEPTUAL LANDSCAPE PLAN - GROUND LEVEL

1"=30'-0" SCALE NORTH

DATE: 4/11/23  
JOB NO.: 19-101

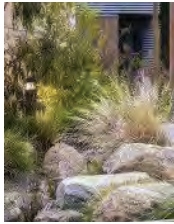
MARKETPLACE LONG BEACH, CA



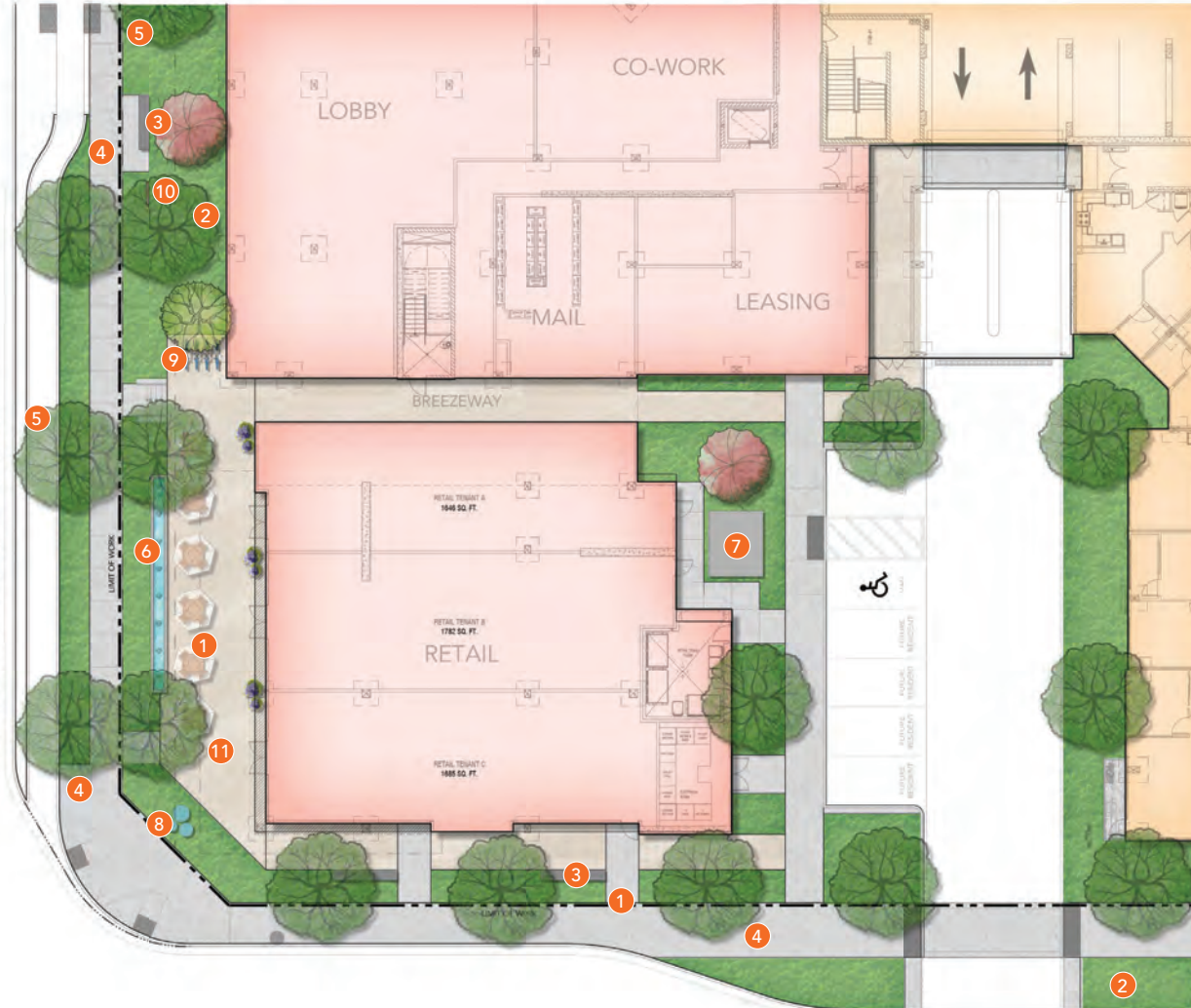
URBAN ARENA  
3195 RED HILL AVE. LOFT F, COSTA MESA, CA 92626  
(714) 754-4500







PACIFIC COAST HIGHWAY



- 1 FUTURE OUTDOOR SEATING
- 2 PLANTING
- 3 SEATING
- 4 SIDEWALK
- 5 STREET TREES
- 6 WATER FEATURE
- 7 TRANSFORMER
- 8 ART INSTALLATION
- 9 BIKE RACK
- 10 INTERPRETATIVE SIGNAGE
- 11 ENHANCED PAVING

#### PLANT SCHEDULE

TREE	BOTANICAL NAME	COMMON NAME	SIZE	WUCODE	QTY
	CERES OCCIDENTALIS	WESTERN REDBUD	36" BOX		1
	LYONOTHAMNUS FLORIBUNDUS	CATALINA IRONWOOD	24" 95%		3
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE MULTI-TRUNK	48" BOX		1
	PRUNUS LUCIDOLIA	HOLLYLEAF CHERRY	24" BOX		1
	X CHITALPA TASHKENTENSIS	CHITALPA	36" BOX		1

#### CONCEPT PLANT SCHEDULE

ENTIRE SITE  
 ACHILLEA MILLEFOLIUM / COMMON YARROW  
 ADANTUM JORDANI / CALIFORNIA MAIDENHAIR FERN  
 AMERBA MARTINA / SEA THISTLE  
 BACCHARIS PILULARIS / YIGON POINT / YIGON POINT COYOTE BRUSH  
 CAREX PANICULATA / MEADOW SEDGE  
 CAREX PRAEGRACILIS / CALIFORNIA FIELD SEDGE  
 CANTHARTUS GRISSELLII / YANKEE POINT / YANKEE POINT CARMEL CREEPER  
 DIOXYLYA PLUVIENSIS / CHALK LETTUCE  
 ELYMUS CONDENSATUS / CANYON PRINCE / CANYON PRINCE WILD RYE  
 ERIGON GLAUCUS / SEASIDE DANDY  
 ERYTHRANTHE CARDINALIS / SCARLET MONKEYFLOWER  
 FETISCA DAKOTENSIS / IDAHO FESCUE  
 FRAGARIA CHILOENSIS / BEACH STRAWBERRY  
 FRAXINUS CALIFORNICA / CALIFORNIA COFFEEBERRY  
 GALVEDA SPECIOSA / FIRECRACKER / FIRECRACKER ISLAND SNAPDRAGON  
 HETEROMELIS ARBUTIFOLIA / TOTOR  
 HEUCHERA RUBESCENS / PINK ALUMROOT  
 JUNCUS CERNUA / LOW BURRUSH  
 JUNCUS EFFUSUS / COMMON RUSH  
 JUNCUS MEXICANUS / MEXICAN RUSH  
 MALPHEGIBERIA ROSEAE / DEER GRASS  
 SALVIA CLEVELANDII / CLEVELAND SAGE  
 SALVIA LEUCOPHYLLA / PURPLE SAGE  
 SORGHUM BELLUM / BLUE-EYED GRASS  
 STIPA PULCHRA / PURPLE NEEDLE GRASS  
 TRICHOSTEMA LANATUM / WOOLLY BLUE CURLS

#### CONCEPTUAL LANDSCAPE PLAN - PLAZA ENLARGEMENT

1"=10'-0" SCALE NORTH

0 10 20

DATE: 4/11/23  
JOB NO.: 19-101

MARKETPLACE LONG BEACH, CA



URBAN ARENA  
3195 RED HILL AVE. LOFT F, COSTA MESA, CA 92626  
(714) 754-4500







PACIFIC COAST HIGHWAY



- 1 ENHANCED PAVING
- 2 FENCE & GATE
- 3 INTERPRETATIVE SIGNAGE
- 4 RECREATION TURF
- 5 SEATING
- 6 SIDEWALK
- 7 STREET TREES

#### PLANT SCHEDULE

TREE	BOTANICAL NAME	COMMON NAME	SIZE	WUCODE	QTY
	CERES OCCIDENTALIS	WESTERN REDBUD	36" BOX		1
	LYONOTHAMNUS FLORIBUNDUS	CATALINA IRONWOOD	24" BOX		30
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE MULTI TRUNK	48" BOX		1
	PRUNUS LUCIDOLIA	HOLLYLEAF CHERRY	24" BOX	L	4
	X CHITALPA TASHKENTENSIS	CHITALPA	36" BOX		1

#### CONCEPT PLANT SCHEDULE

ENTIRE SITE	ACHILLEA MILLEFOLIUM / COMMON YARROW
ADANTUM JORDANI / CALIFORNIA MAIDENHAIR FERN	
AMERBA MARTIMA / SEA THISTLE	
BACCHARIS PULILLARS / PIGEON POINT / PIGEON POINT COYOTE BRUSH	
CAREX PANDA / MEADOW SEDGE	
CAREX PRAEGRACULUS / CALIFORNIA FIELD SEDGE	
CLADONIA GRISSELLI / YANKEE POINT / YANKEE POINT CARMEL CREEPER	
DIOCLEA PLUVIENSIS / CHALK LETTUCE	
ELIMUS CONDENSATUS / CANYON PRINCE / CANYON PRINCE WILD RYE	
ERIGERON GLAUCUS / SEASIDE DANDY	
ERYTHRANTHE CARDINALIS / SCARLET MONKEYFLOWER	
FESTUCA DIMORPHICA / IDEAL FESCUE	
FRAGARIA CHILOENSIS / BEACH STRAWBERRY	
FRANKLINIA CALIFORNICA / CALIFORNIA COFFEEBERRY	
GALVIA SPECIOSA / FIRECRACKER / FIRECRACKER ISLAND SNAPDRAGON	
HETEROMELIS ARBUTIFOLIA / TOTOR	
HEUCHERA RUBESCENS / PINK ALUMROOT	
ROSETE CERNUA / LOW BURLUSH	
JUNCUS EFFUSUS / COMMON RUSH	
JUNCUS MEXICANUS / MEXICAN RUSH	
MAHLENBERGIA ROSEAE / ROSE GRASS	
SALVIA CLEVELANDI / CLEVELAND SAGE	
SALVIA LEUCOPHYLLA / PURPLE SAGE	
SOYRICHUM BELLUM / BLUE-EYED GRASS	
STIPA PUGCHIA / PURPLE NEEDLE GRASS	
TRICHOSTEMA LANATUM / WOOLLY BLUE CURLS	

#### CONCEPTUAL LANDSCAPE PLAN - COURTYARD ONE

1" = 10'-0" SCALE NORTH

0 10 20

DATE: 4/11/23  
JOB NO.: 19-101

URBAN ARENA

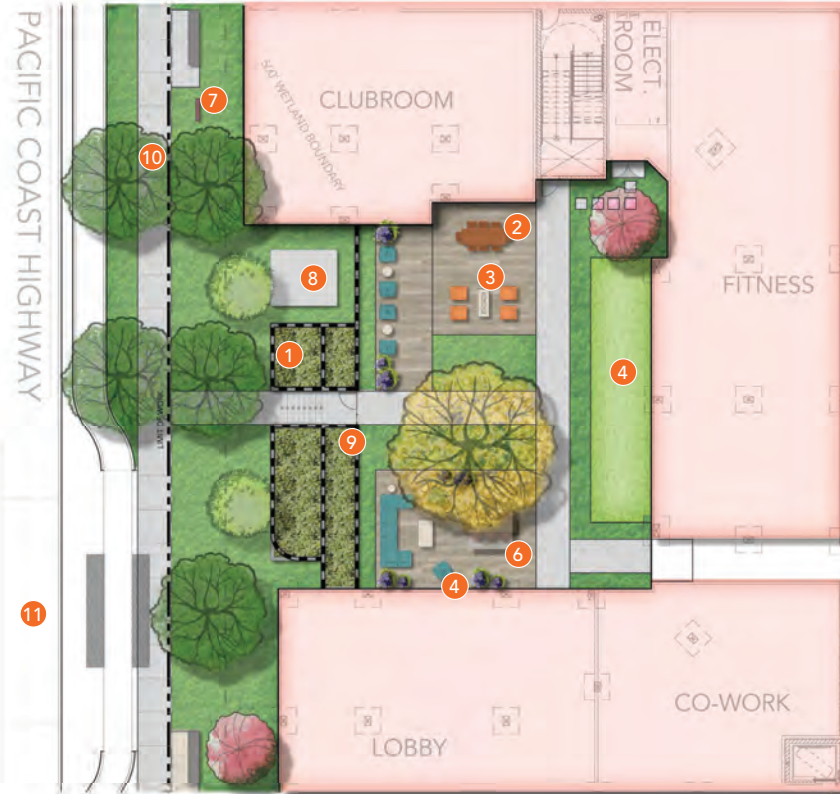
3195 RED HILL AVE. LOFT F, COSTA MESA, CA 92626  
(714) 754-4500



MARKETPLACE LONG BEACH, CA







- 1 RAISED PLANTERS
- 2 DINING AREA
- 3 FIREPIT
- 4 TURF
- 5 SEATING
- 6 OVERHEAD
- 7 INTERPRETATIVE SIGNAGE
- 8 TRANSFORMER
- 9 FENCE & GATE
- 10 SIDEWALK
- 11 BUS STOP

#### PLANT SCHEDULE

TREE	BOTANICAL NAME	COMMON NAME	SIZE	WUCODE	QTY
	CERES OCCIDENTALIS	WESTERN REDBUD	36" BOX		7
	LYONOTHAMNUS FLOREBUNDUS	CATALINA BURNWOOD	24" BOX		10
	PLATANUS RACEMOSA	CALIFORNIA EUCALYPTUS MULTI-TRUNK	48" BOX		6
	PRUNUS ILICIFOLIA	HOLLYLEAF CHERRY	24" BOX L		8
	X CHITALPA TASHKENTENSIS	CHITALPA	36" BOX		1

#### CONCEPT PLANT SCHEDULE

	ENTIRE SITE
	ACHILLEA MILLEFOLIUM / COMMON YARROW
	ADANTUM JORDANI / CALIFORNIA MAIDENHAIR FERN
	ARTEMISA MARITIMA / SEA THISTLE
	BACCHARIS PEGANOLIS / PIGEON POINT COYOTE BRUSH
	CAREX PASCUA / MEADOW SEDGE
	CAREX PRAGMATICUS / CALIFORNIA FELD SEDGE
	CELANOTHUS GRISSEUS / HORIZONALIS / YANKEE POINT / YANKEE POINT CARMEL CREEPER
	DUROLYA PUNICERULENTA / CHALK LETTUCE
	ERYTHRANTHE CARDINALIS / SCARLET MONKEYFLOWER
	FESTUCA DAWSONIENSIS / DAWSON FESCUE
	FRAGARIA CHILDENSI / BEACH STRAWBERRY
	FRAXINUS CALIFORNICA / CALIFORNIA COFFEESBERRY
	GAULDERIA SPECIOSA / FIRECRACKER
	HEPTACAPNUS AMBROSIFOLIA / TOYON
	HEUCHERA RUBESCENS / PINK ALUMROOT
	ROSEUS CERNUA / LOW BURLUSH
	JUNCUS EFFUSUS / COMMON RUSH
	JUNCUS MEXICANUS / MEXICAN RUSH
	MAHAENDERGIA BOWENI / DEER GRASS
	SALVIA CLEVELANDII / CLEVELAND SAGE
	SALVIA LEUCOPHYLLA / PURPLE SAGE
	SEYRINCHUM BELLUM / BLUE-EYED GRASS
	STIPA PULCHRA / PURPLE NEEDLE GRASS
	THEOPHYLLA LAMANTIA / MOPSY V. BLUE FLAME

#### CONCEPTUAL LANDSCAPE PLAN - COURTYARD TWO

1" = 10'-0" SCALE NORTH

DATE: 4/11/23  
JOB NO.: 19-101

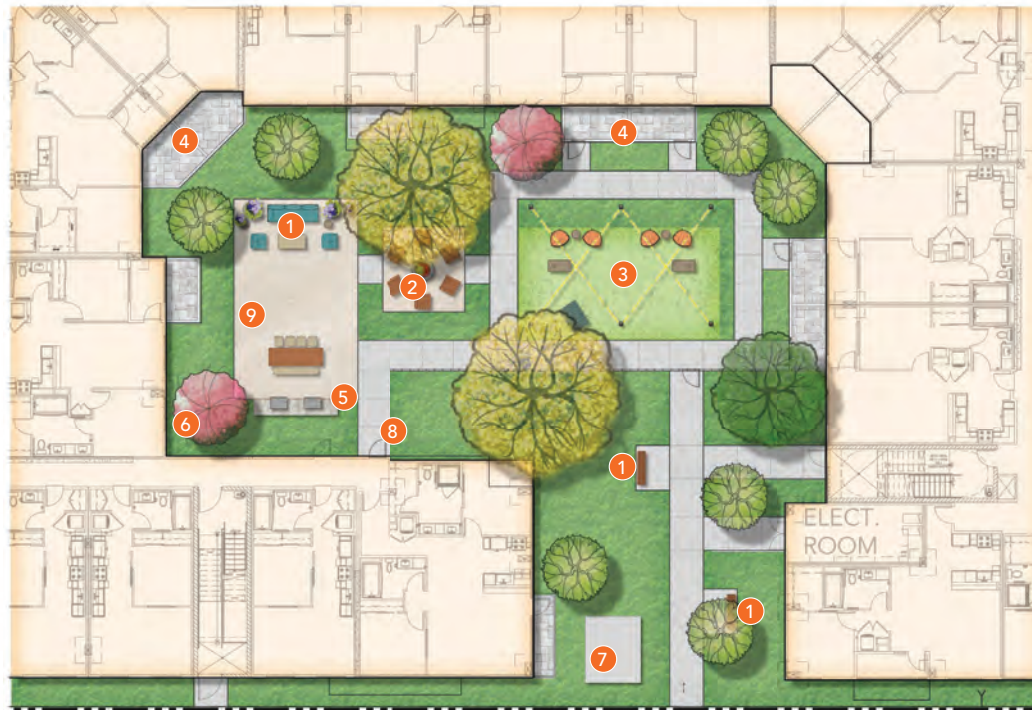
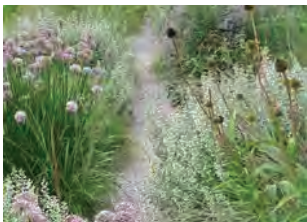
URBAN ARENA  
3195 RED HILL AVE. LOFT F. COSTA MESA, CA 92626  
(714) 754-4500



MARKETPLACE LONG BEACH, CA







- 1 SEATING
- 2 FIREPIT
- 3 GAME LAWN
- 4 PRIVATE PATIO
- 5 BBQ COUNTER
- 6 PLANTING
- 7 TRANSFORMER
- 8 FENCE & GATE
- 9 ENHANCED PAVING

#### PLANT SCHEDULE

TREE	BOTANICAL NAME	COMMON NAME	SIZE	WUCODE	REF
	CERCIS OCCIDENTALIS	WESTERN REDBUD	36" BOX		F
	LYONOTHEMUS FLORIBUNDUS	CATALPA IRONWOOD	24" BOX		M
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE MULTI-TRUNK	48" BOX		A
	PRUNUS LUCIDA	HOLLYLEAF CHERRY	24" BOX L		L
	XANTHALPA TASHKENTENSIS	CHITALPA	36" BOX		

#### CONCEPT PLANT SCHEDULE

ENTIRE SITE	ACHILLEA MILLEFOLIUM / COMMON YARROW
ADANTUM JORDANI / CALIFORNIA MAIDENHAIR FERN	
AMERINA MARTIANA / SEA THISTLE	
BACCHARIS PULILLARS / TIGER POINT / PIGEON POINT COYOTE BRUSH	
CAREX PANGA / MEADOW SEDGE	
CAREX PRAEGRACILIS / CALIFORNIA FIELD SEDGE	
CLADOSTHEMUS GREGGII / YANKEE POINT / YANKEE POINT CARMEL CREEPER	
DIQUETIA PULVERULENTA / CHALK LETTUCE	
ELIMUS CONDENSATUS / CANYON PRINCE / CANYON PRINCE WILD RYE	
ERIGERON GLAUCUS / SEASIDE DASH	
ERYTHRANTHE CARDINALIS / SCARLET MONKEYFLOWER	
FESTUCA DAPHNENSIS / DAWN FESCUE	
FRAGARIA CHILOENSIS / BEACH STRAWBERRY	
FRANKLINIA CALIFORNICA / CALIFORNIA COFFEEBERRY	
GALEA SPECIOSA / FIRECRACKER / FIRECRACKER ISLAND SNAPDRAGON	
HETEROSTEMUS ARISTATUS / TOTOR	
HEUCHERA RUBESCENS / PINK ALUMWOOD	
HOLOPTIS CERNUA / LOW BULBUSH	
JUNCUS EFFUSUS / COMMON RUSH	
JUNCUS MEXICANUS / MEXICAN RUSH	
MEPHITIBERIA ROBERTSII / DEER GRASS	
SALVIA CLEVELANDII / CLEVELAND SAGE	
SALVIA LEUCOPHYLLA / PURPLE SAGE	
SOYRICHUM BELLUM / BLUE-EYED GRASS	
STIPA PULCHRA / PURPLE NEEDLE GRASS	
TRICHOSTEMA LANATUM / WOOLLY BLUE CURLS	

#### CONCEPTUAL LANDSCAPE PLAN - COURTYARD THREE/FOUR



DATE: 4/11/23  
JOB NO.: 19-101

URBAN ARENA  
3195 RED HILL AVE. LOFT F, COSTA MESA, CA 92626  
(714) 754-4500



MARKETPLACE LONG BEACH, CA







## MARKETPLACE LONG BEACH, CA



- 1 BBQ COUNTER
- 2 SEATING
- 3 CABANAS
- 4 FIRE PIT
- 5 POOL
- 6 RAISED PLANTERS
- 7 RESTROOMS
- 8 POOL FENCE
- 9 SHOWERS
- 10 FEATURE WALL
- 11 BAR

### TREE SCHEDULE

TYPE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS
1	LYONOTHEMUS FLORENTINUS	CATALPA BOWENWOOD	34" BOX	12	

### CONCEPT PLANT SCHEDULE

PLANT	QUANTITY	REMARKS
1 GAL. SAGE	1 GAL.	
1 GAL. SAGE	1 GAL.	
1 GAL. SAGE	1 GAL.	
1 GAL. SAGE	1 GAL.	
1 GAL. SAGE	1 GAL.	
1 GAL. SAGE	1 GAL.	
1 GAL. SAGE	1 GAL.	
1 GAL. SAGE	1 GAL.	
1 GAL. SAGE	1 GAL.	
1 GAL. SAGE	1 GAL.	

### CONCEPTUAL LANDSCAPE PLAN - LEVEL 7 ROOF DECK



DATE: 4/11/23  
JOB NO.: 19-101

URBAN ARENA  
3195 RED HILL AVE. LOFT F, COSTA MESA, CA 92626  
(714) 754-4500





TREES	 Western Redbud <i>Cercis Occidentalis</i>	 Desert Willow <i>Chilopsis Lineraris</i>	 Catalina Ironwood <i>Lyonothamnus Floribundus</i>	 Western Sycamore <i>Platanus Racemosa</i>	 Chitalpa <i>Chitalpa tashkentensis</i>	 Hollyleaf Cherry <i>Prunus Ilicifolia</i>		
SHRUBS & GRASSES	 Common Yarrow <i>Achillea Millefolium</i>	 Maidenhair Fern <i>Adiantum Jordani</i>	 Sea Pink <i>Armeria Maritima</i>	 Dwarf Coyote Bush <i>Baccharis pilularis 'Pigeon'</i>	 Meadow Sedge <i>Carex Pansa</i>	 California Sedge <i>Carex Praegracilis</i>	 Chalk Dudleya <i>Dudleya Pulverulenta</i>	 Canyon Prince <i>Elymus condensatus</i>
	 Seaside Daisy <i>Erigeron Glaucus</i>	 Scarlet Monkeyflower <i>Erythranthe Cardinalis</i>	 Idaho Fescue <i>Festuca Idahoensis</i>	 Firecracker Snap Dragon <i>Galvezia Speciosa 'Firecracker'</i>	 Coral Bells <i>Heuchera Rubescens</i>	 Low Bulrush <i>Isolepis Cernua</i>	 Common Rush <i>Juncus Effusus</i>	 Mexican Rush <i>Juncas Mexicanus</i>
	 Deer Grass <i>Muhlenbergia Rigens</i>	 Cleveland Sage <i>Salvia Clevelandii</i>	 Purple Sage <i>Salvia Leucophylla</i>	 Blue Eyedgrass <i>Sisyrinchium Bellum</i>	 Purple Needlegrass <i>Stipa Pulchra</i>	 Woolly Blue Curls <i>Trichostema Lanatum</i>	 Coffeeberry <i>Rhamnus Californica</i>	 Toyon <i>Heteromeles Arbutifolia</i>
GROUND COVERS	 Beach Strawberry <i>Fragaria Chiloensis</i>	 Yankee Point Ceanothus <i>Ceanothus Griseus Horizontails</i>						

NOTE:  
PLANTS ARE FROM APPENDIX D OF SEASP, WITH THE EXCEPTION  
OF STREET TREES OUTSIDE OF WETLAND 500 FT CLEARANCE

PLANT PALETTE

MARKETPLACE LONG BEACH, CA



## PLANT PALETTE

NOTE:  
PLANTS ARE FROM APPENDIX D OF SEASP, WITH THE EXCEPTION  
OF STREET TREES OUTSIDE OF WETLAND 500 FT CLEARANCE

DATE: 4/11/23  
JOB NO.: 19-101

URBAN ARENA  
3195 RED HILL AVE. LOFT F, COSTA MESA, CA 92626  
(714) 754-4500



California Coastal Commission  
A-5-LOB-23-0046  
Exhibit 2  
Page 22 of 22

L7



**CALIFORNIA COASTAL COMMISSION**

SOUTH COAST DISTRICT OFFICE  
301 E. OCEAN BLVD., SUITE 300  
LONG BEACH, CA 90802  
(562) 590 5071  
SOUTHCOAST@COASTAL.CA.GOV

**APPEAL FORM****Appeal of Local Government Coastal Development Permit****Filing Information (STAFF ONLY)**

District Office: South Coast

Appeal Number: \_\_\_\_\_

Date Filed: \_\_\_\_\_

Appellant Name(s): \_\_\_\_\_

**APPELLANTS**

**IMPORTANT.** Before you complete and submit this appeal form to appeal a coastal development permit (CDP) decision of a local government with a certified local coastal program (LCP) to the California Coastal Commission, please review the appeal information sheet. The appeal information sheet describes who is eligible to appeal what types of local government CDP decisions, the proper grounds for appeal, and the procedures for submitting such appeals to the Commission. Appellants are responsible for submitting appeals that conform to the Commission law, including regulations. Appeals that do not conform may not be accepted. If you have any questions about any aspect of the appeal process, please contact staff in the Commission district office with jurisdiction over the area in question (see the Commission's contact page at <https://coastal.ca.gov/contact/#/>).

**Note regarding emailed appeals.** Please note that emailed appeals are accepted ONLY at the general email address for the Coastal Commission district office with jurisdiction over the local government in question. For the South Coast district office, the email address is [SouthCoast@coastal.ca.gov](mailto:SouthCoast@coastal.ca.gov). An appeal emailed to some other email address, including a different district's general email address or a staff email address, will be rejected. It is the appellant's responsibility to use the correct email address, and appellants are encouraged to contact Commission staff with any questions. For more information, see the Commission's contact page at <https://coastal.ca.gov/contact/#/>.



## Appeal of local CDP decision

Page 2

### 1. Appellant information:

Name: Sierra Club Los Cerritos Wetlands Task Force

Mailing address: 3106 Claremore Long Beach 90808

Phone number: 562/357-8978

Email address: anngadfly@aol.com

How did you participate in the local CDP application and decision-making process?

☐ Did not participate    ☒ Submitted comment    ☒ Testified at hearing    ☐ Other

Describe: The SCLCWTF submitted comments and testified at the LB  
Planning Commission and appealed its approval to the LB City  
Council, where we also submitted comments and testified

If you did *not* participate in the local CDP application and decision-making process, please identify why you should be allowed to appeal anyway (e.g., if you did not participate because you were not properly noticed).

Describe: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please identify how you exhausted all LCP CDP appeal processes or otherwise identify why you should be allowed to appeal (e.g., if the local government did not follow proper CDP notice and hearing procedures, or it charges a fee for local appellate CDP processes).

Describe: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

1 If there are multiple appellants, each appellant must provide their own contact and participation



**Appeal of local CDP decision**  
**Page 3**

**2. Local CDP decision being appealed<sup>2</sup>**

Local government name: City of Long Beach

Local government approval body: Long Beach City Council

Local government CDP application number: Apn:06037-7237020040

Local government CDP decision: ☒ CDP approval ☐ CDP denial<sup>3</sup>

Date of local government CDP decision: 9/19/23

Please identify the location and description of the development that was approved or denied by the local government.

Describe: Project Location 6621 E Pacific Coast Hwy Long Beach, Ca 90803 Los Angeles County

Demolition of two existing office buildings (6615 and 6695 East Pacific Coast Highway)

on the site, and construction of a new six story mixed use project consisting of 390 residential dwelling units

(seventeen [17] of which are affordable [very low income]), 5,351 square feet of commercial/retail space in a building with 576 parking spaces

in an above grade parking structure, 196 bicycle parking spaces, and 45,141 square feet of public and private

open space area within the Mixed Use Community Core designation of the Southeast Area Specific Plan (SP 2)

located at 6615, 6621, and 6695 East Pacific Coast Highway. A request to approve a lot line adjustment\* to

reposition the eastern property line between two parcels (APNs: 7237 020 050 and 7237 020 041);

and merge two (2) lots (APNs: 7237 020 050 and 7237 020 040) into a single 163,249 square foot

(3.75 acre) lot is included as part of the project request. \*The City-approved mixed-use building

and associated improvements are entirely within the City's non-appealable jurisdiction area,

and a portion of the 6621 PCH parcel, which is subject to a proposed Lot Line Adjustment,

falls within the Commission's appealable jurisdiction. Therefore, the City's action on the lot line adjustment, and

only the lot line adjustment, is appealable to the California Coastal Commission.

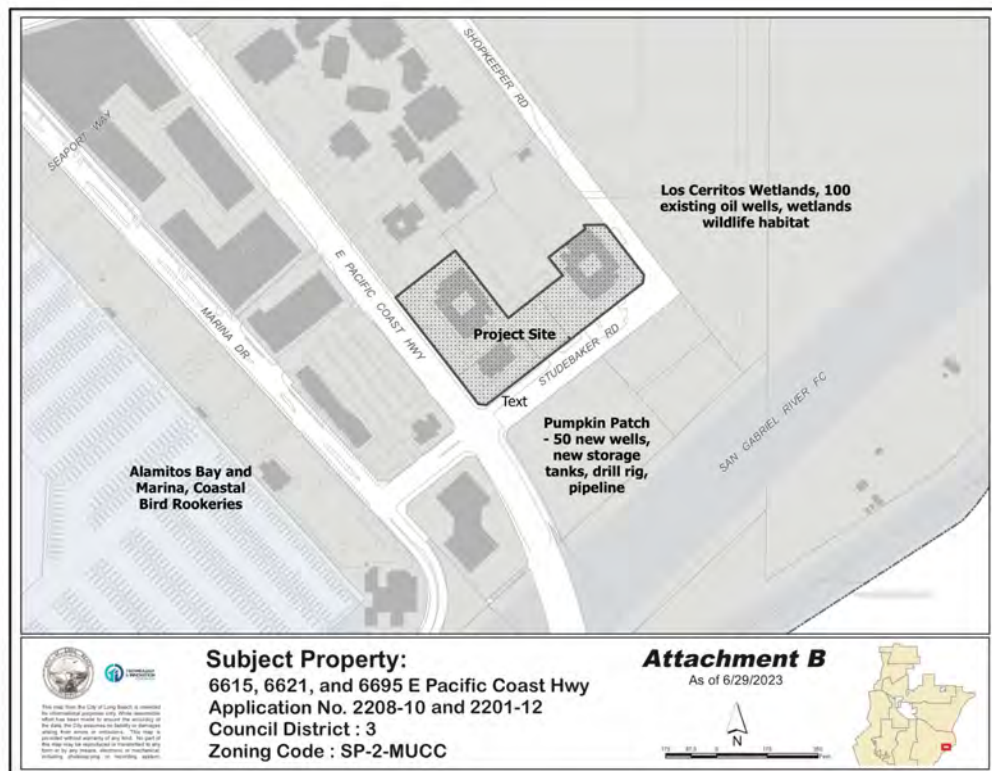
<sup>2</sup> Attach additional sheets as necessary to fully describe the local government CDP decision, including a description of the development that was the subject of the CDP application and decision.



Los Cerritos Wetlands Task Force  
Appeal of Lot Line Adjustment L.L.A. 22-002

This Lot Line Adjustment should not be approved by the California Coastal Commission

1. The sole purpose of dividing this property into two parcels is to deny the right of the public to appeal CP VI Marketplace LLC/Carmel Partner's development project at 6615, 6621, and 6695 East Pacific Coast Highway to the California Coastal Commission.
2. The Project Area for the proposed development as described in the EIR and as approved by the City of Long Beach, lies within 100 feet of the Los Cerritos Wetlands, therefore the Project itself is appealable to the Coastal Commission (see map).
3. It is critical that the Coastal Commission not allow projects, or project areas to be excluded from public and Coastal Commission oversight, especially when there is clear evidence that it is the intention of a developer to do so.
4. We further request that the impacts of the proposed Project itself on the Los Cerritos Wetlands and on our community be taken into consideration, and not excluded from a discussion on the lot line adjustment. Piecemealing property in order to avoid accountability is not that different from arbitrarily restricting what can be considered in the decision making process. This matter is not merely about a line, it is at the heart of coastal protection.





## Appeal of local CDP decision

### Page 4

#### 3. Applicant information

Applicant name(s):

Sierra Club Los Cerritos Wetlands Task Force

Ann Cantrell, co-chair

Applicant Address:

3106 Claremore Lpng Beach 90808

#### 4. Grounds for this appeal<sup>4</sup>

For appeals of a CDP approval, grounds for appeal are limited to allegations that the approved development does not conform to the LCP or to Coastal Act public access provisions. For appeals of a CDP denial, grounds for appeal are limited to allegations that the development conforms to the LCP and to Coastal Act public access provisions. Please clearly identify the ways in which the development meets or doesn't meet, as applicable, the LCP and Coastal Act provisions, with citations to specific provisions as much as possible. Appellants are encouraged to be concise, and to arrange their appeals by topic area and by individual policies.

Describe: See attachment for page 4

<sup>4</sup> Attach additional sheets as necessary to fully describe the grounds for appeal.



## Appeal of local CDP decision

Page 5

### 5. Identification of interested persons

On a separate page, please provide the names and contact information (i.e., mailing and email addresses) of all persons whom you know to be interested in the local CDP decision and/or the approved or denied development (e.g., other persons who participated in the local CDP application and decision making process, etc.), and check this box to acknowledge that you have done so.

☐ Interested persons identified and provided on a separate attached sheet

### 6. Appellant certifications

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

Print name Ann Cantrell

Ann Cantrell  
Signature

Date of Signature 11/2/23

### 7. Representative authorization

While not required, you may identify others to represent you in the appeal process. If you do, they must have the power to bind you in all matters concerning the appeal. To do so, please complete the representative authorization form below and check this box to acknowledge that you have done so.

☐ I have authorized a representative, and I have provided authorization for them on the representative authorization form attached.

§ If there are multiple appellants, each appellant must provide their own certification. Please attach additional sheets as necessary.

§ If there are multiple appellants, each appellant must provide their own representative authorization form.

California Coastal Commission

A-5-LOB-23-0046

Exhibit 3

Page 6 of 7



**CALIFORNIA COASTAL COMMISSION**

455 MARKET STREET, SUITE 300  
SAN FRANCISCO, CA 94105-2219  
VOICE (415) 904-5200  
FAX (415) 904-5400

**DISCLOSURE OF REPRESENTATIVES**

If you intend to have anyone communicate on your behalf to the California Coastal Commission, individual Commissioners, and/or Commission staff regarding your coastal development permit (CDP) application (including if your project has been appealed to the Commission from a local government decision) or your appeal, then you are required to identify the name and contact information for all such persons prior to any such communication occurring (see Public Resources Code, Section 30319). The law provides that failure to comply with this disclosure requirement prior to the time that a communication occurs is a misdemeanor that is punishable by a fine or imprisonment and may lead to denial of an application or rejection of an appeal.

To meet this important disclosure requirement, please list below all representatives who will communicate on your behalf or on the behalf of your business and submit the list to the appropriate Commission office. This list could include a wide variety of people such as attorneys, architects, biologists, engineers, etc. If you identify more than one such representative, please identify a lead representative for ease of coordination and communication. You must submit an updated list anytime your list of representatives changes. You must submit the disclosure list before any communication by your representative to the Commission or staff occurs.

Your Name Ann Cantrell SCLEWTF

CDP Application or Appeal Number 06037020040

Lead Representative

Name None  
Title \_\_\_\_\_  
Street Address \_\_\_\_\_  
City \_\_\_\_\_  
State, Zip \_\_\_\_\_  
Email Address \_\_\_\_\_  
Daytime Phone \_\_\_\_\_

Your Signature Ann Cantrell

Date of Signature 11/2/2023