

CALIFORNIA COASTAL COMMISSION

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



Th6c

5-22-0962 (Olson)

MARCH 9, 2023

EXHIBITS

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Exhibit 1 – Project Site and Vicinity Map

Exhibit 2 – Project Plans

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Project Location

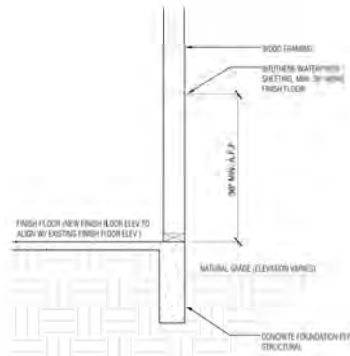
Exhibit 1

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Commission





WATERPROOFING DETAIL

CALIFORNIA COASTAL COMMISSION NOTE

1. PROVIDE BITUMEN WATERPROOF SHEETING AT EXTERIOR WALLS AND EXTERIOR SIDES OF THE NEW FOUNDATION CONCRETE FOOTINGS. BITUMEN WATERPROOF SHEETING TO EXTEND 36" ABOVE FINISHED FIRST FLOOR AND TO BOTTOM OF CONCRETE FOOTING. REFER TO DETAIL ON THIS SHEET.

DEVELOPMENT STANDARDS

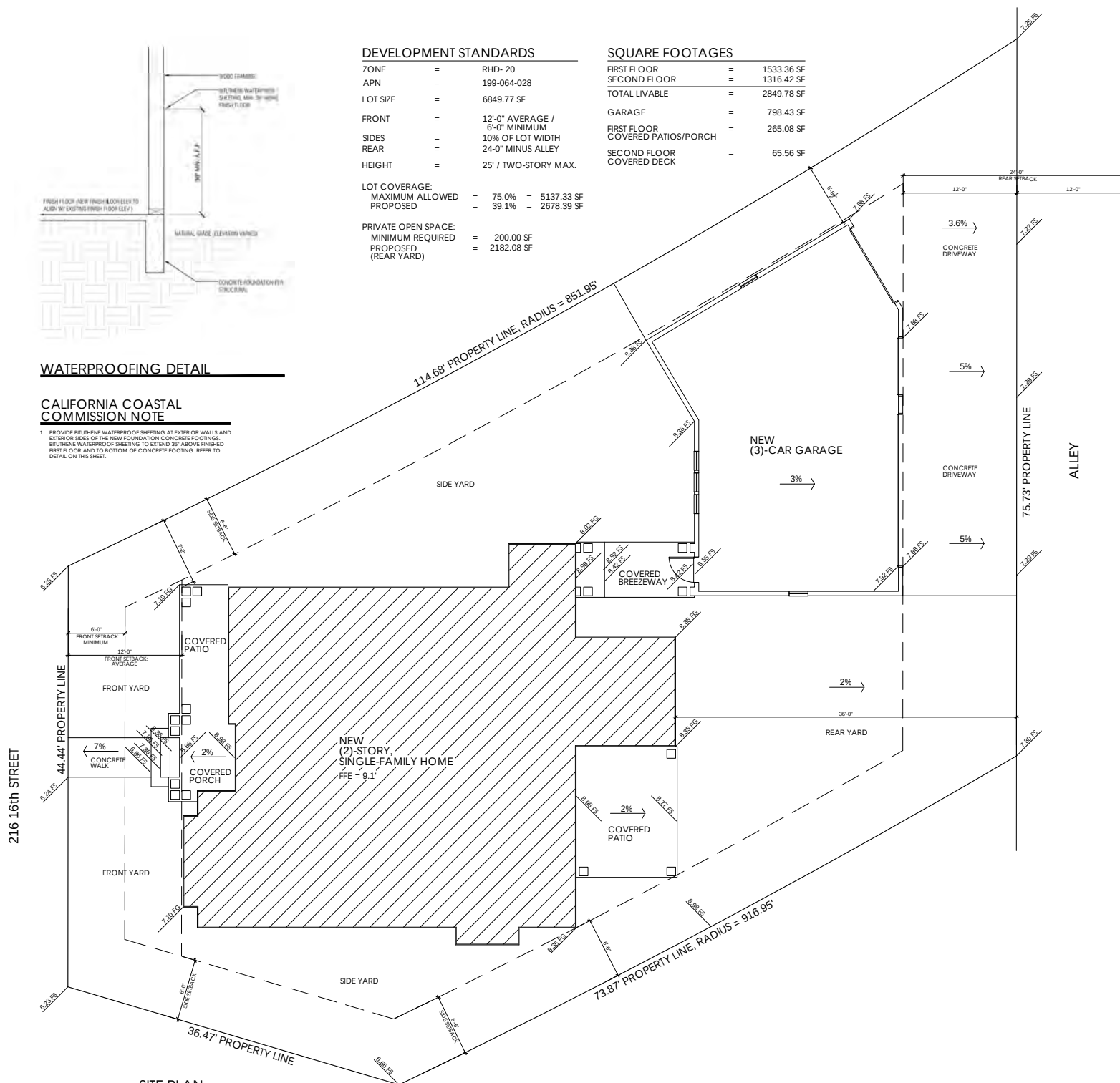
ZONE	=	RHD- 20
APN	=	199-064-028
LOT SIZE	=	6849.77 SF
FRONT	=	12'-0" AVERAGE / 6'-0" MINIMUM
SIDES	=	10% OF LOT WIDTH
REAR	=	24'-0" MINUS ALLEY
HEIGHT	=	25' / TWO-STORY MAX.

LOT COVERAGE:		
MAXIMUM ALLOWED	=	75.0% = 5137.33 SF
PROPOSED	=	39.1% = 2678.39 SF

PRIVATE OPEN SPACE:		
MINIMUM REQUIRED	=	200.00 SF
PROPOSED (REAR YARD)	=	2182.08 SF

SQUARE FOOTAGES

FIRST FLOOR	=	1533.36 SF
SECOND FLOOR	=	1316.42 SF
TOTAL LIVABLE	=	2849.78 SF
GARAGE	=	798.43 SF
FIRST FLOOR COVERED PATIOS/PORCH	=	265.08 SF
SECOND FLOOR COVERED DECK	=	65.56 SF



SITE PLAN
SCALE: 1/4"=1'-0"

562.344.5438

5500 East 2nd Street, Suite 2
Long Beach, California 90803

Sennikoff
ARCHITECTS

CUSTOM HOME
OLSON RESIDENCE
216 16TH STREET
SEAL BEACH, CALIFORNIA 90740



SET REVISIONS

CHECK NUMBER

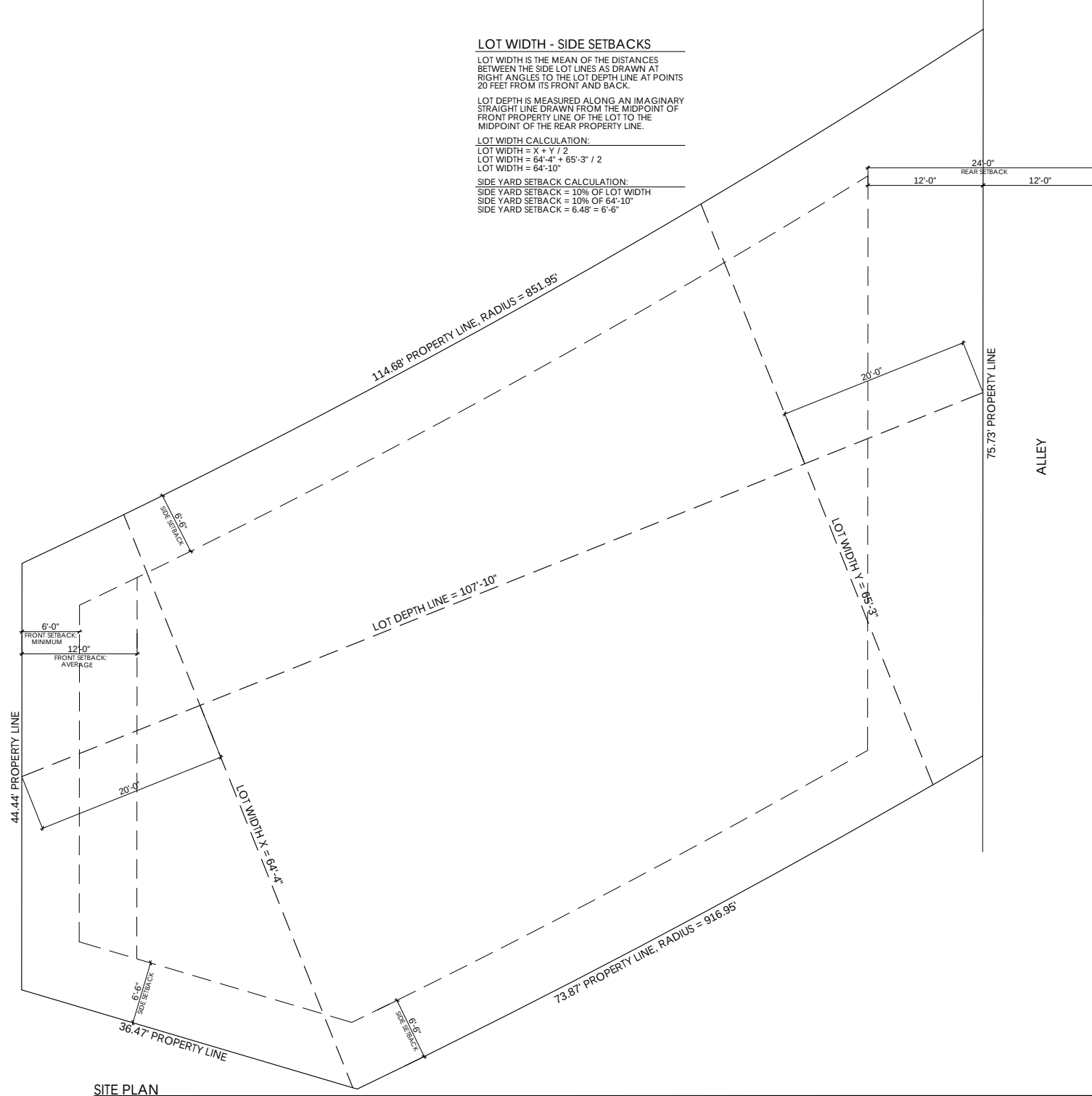
PURPOSE
DESIGN

Exhibit 2

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LOT WIDTH - SIDE SETBACKS

LOT WIDTH IS THE MEAN OF THE DISTANCES BETWEEN THE SIDE LOT LINES AS DRAWN AT RIGHT ANGLES TO THE LOT DEPTH LINE AT POINTS 20 FEET FROM ITS FRONT AND BACK.

LOT DEPTH IS MEASURED ALONG AN IMAGINARY STRAIGHT LINE DRAWN FROM THE MIDPOINT OF FRONT PROPERTY LINE OF THE LOT TO THE MIDPOINT OF THE REAR PROPERTY LINE.

LOT WIDTH CALCULATION:

LOT WIDTH = $X + Y / 2$
LOT WIDTH = $64'-4" + 85'-3" / 2$
LOT WIDTH = 64'-10"

SIDE YARD SETBACK CALCULATION:

SIDE YARD SETBACK = 10% OF LOT WIDTH
SIDE YARD SETBACK = 10% OF 64'-10"
SIDE YARD SETBACK = 6'-4" = 6'-6"

SITE PLAN
SCALE: 1/4"=1'-0"

Exhibit 2

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CUSTOM HOME
OLSON RESIDENCE
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SEAL BEACH, CALIFORNIA 90740

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Long Beach, California 90803

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DEVELOPMENT STANDARDS

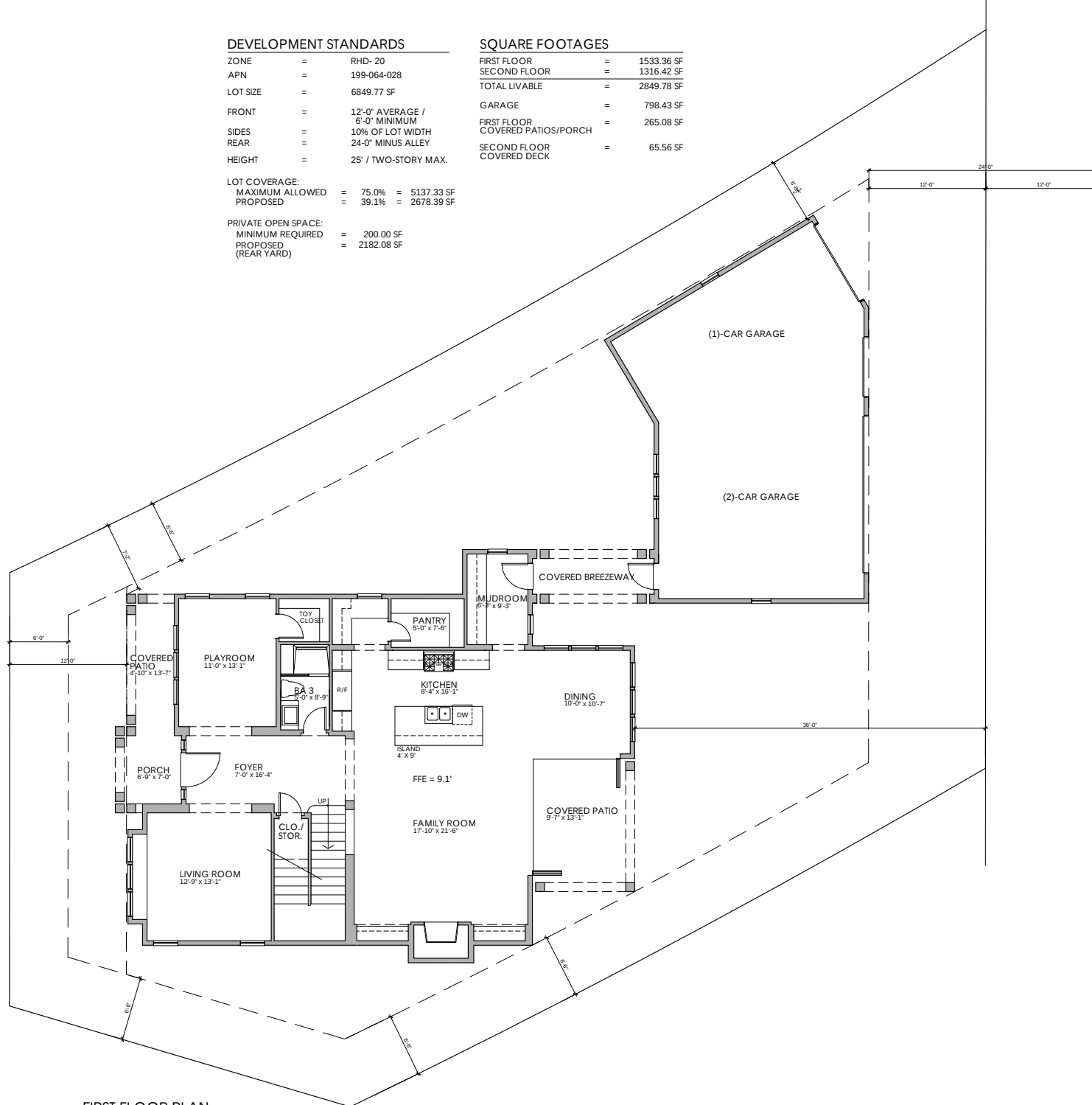
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FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

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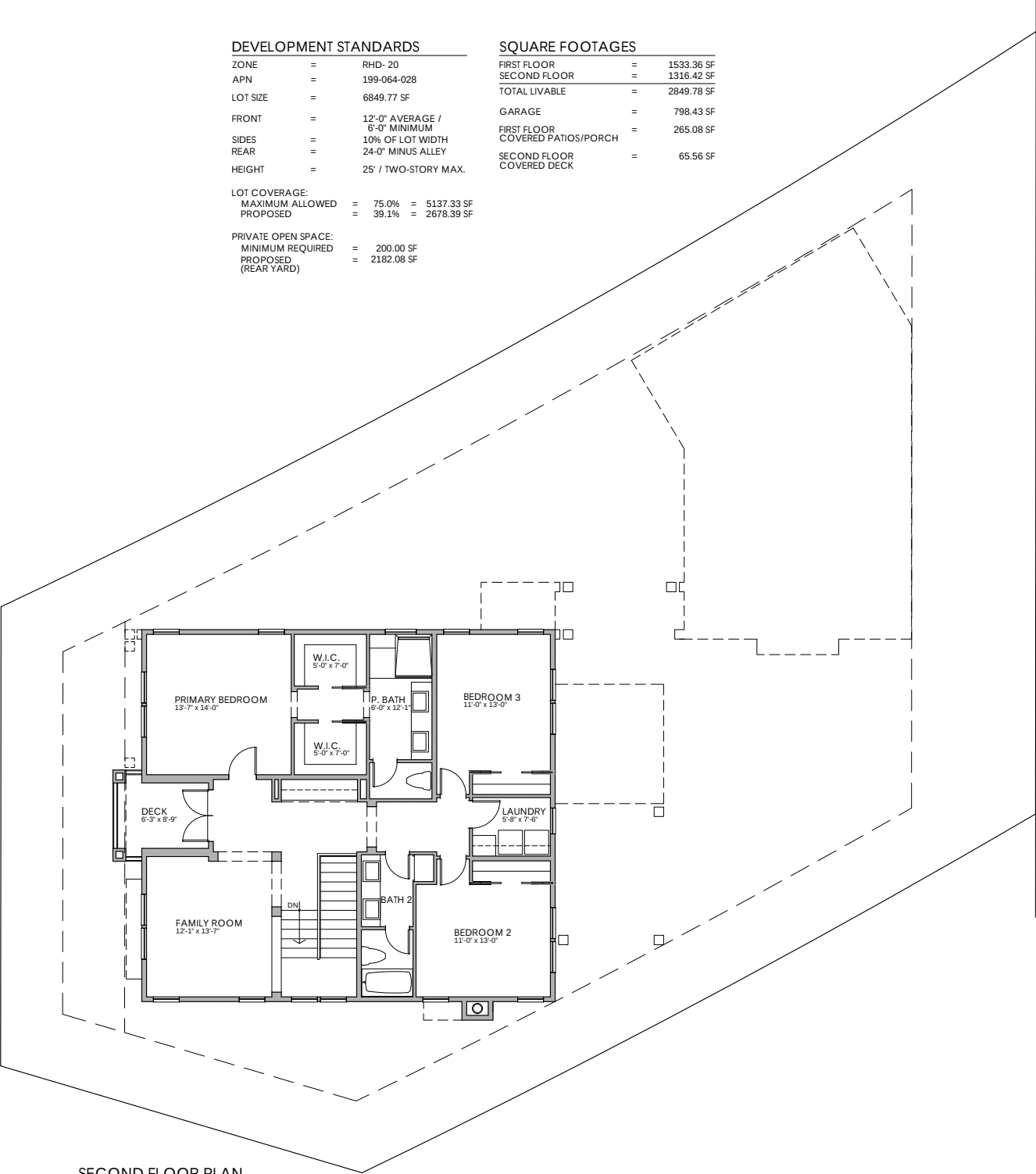
Exhibit 2

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SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

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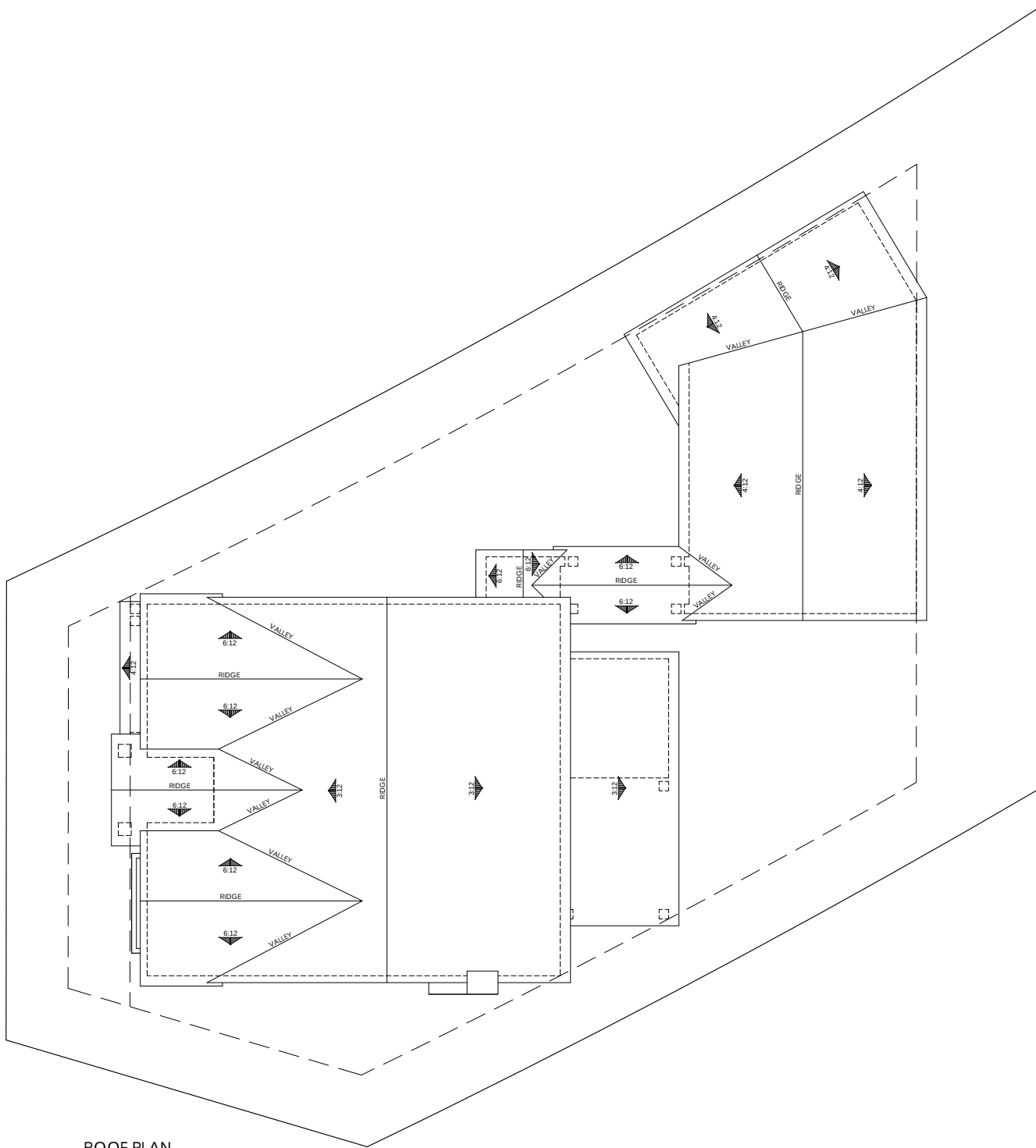
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ROOF PLAN
SCALE: 1/4"=1'-0"



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CUSTOM HOME
OLSON RESIDENCE
216 16TH STREET
SEAL BEACH, CALIFORNIA 90740



PURPOSE

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CUSTOM HOME
OLSON RESIDENCE
216 16TH STREET
SEAL BEACH, CALIFORNIA 90740

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Exhibit 2

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Explore Scenarios

Scenario Region

California Coast

Scenario Topic

Flooding

Scenario

1.6 ft

Sea Level Rise

100 year

Storm Frequency

Use cm

16.4 ft

9.8 ft

8.2 ft

6.6 ft

5.7 ft

4.9 ft

4.1 ft

3.3 ft

2.5 ft

1.6 ft

0.8 ft

0 ft

100 year

20 year

Annual

None

Sea Level Rise

Storm Frequency

Legend

Maximum Wave Runup

Flood-prone Low Lying

Flood Extent

Flood Depth

No Data

0 cm (0 ft)

250 cm (8.2 ft)

500 cm (16.4 ft)

750 cm (24.6 ft)

Exhibit 3

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 California Coastal Commission

Explore Scenarios

Scenario Region

California Coast

Scenario Topic

Flooding

Scenario

3.3 ft

Sea Level Rise

None

Storm Frequency

Use cm

16.4 ft

9.8 ft

8.2 ft

6.6 ft

5.7 ft

4.9 ft

4.1 ft

3.3 ft

2.5 ft

1.6 ft

0.8 ft

0 ft

100 year

20 year

Annual

None

Sea Level Rise

Storm Frequency



Legend

Maximum Wave Runup

Flood-prone Low Lying

Flood Extent

Flood Depth

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750 cm (24.6 ft)