

CALIFORNIA COASTAL COMMISSION

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



W8b

5-22-0993 (Miltimore)

MAY 10, 2023

EXHIBITS

Table of Contents:

Exhibit 1 – Vicinity Map and Project Site

Exhibit 2 – Project Plans

Exhibit 3 – CoSMoS Flood Map Analyses

Exhibit 4 – Mobile Home Removal Plan



Project Location

Exhibit 1

Page 1 of 2



Exhibit 1

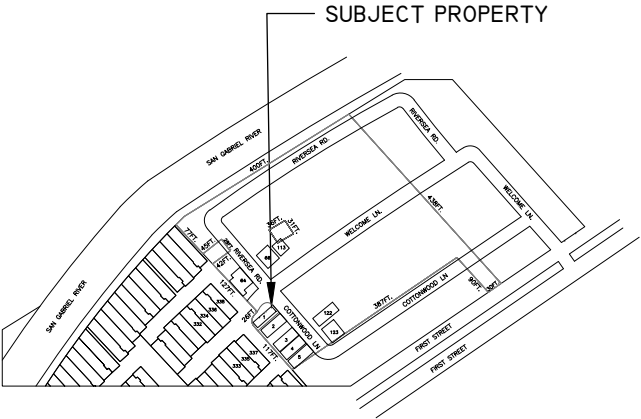
Page 2 of 2



California Coastal
Commission

COVER SHEET

CITY OF SEAL BEACH



VICINITY MAP

ORANGE COUNTY ASSESSOR'S MAP

OWNER:

DIANE MITIMORE
1 COTTONWOOD LANE
SEAL BEACH SHORES
SEAL BEACH CA 90740
C/O MIKE TAYLOR, PMH
951 845-2671
savonmike@gmail.com

PROPERTY DESCRIPTION:

The site is one of the 125 mobile home sites within Seal Beach Shores Mobile Home Park located between the first public road and the sea (San Gabriel River). The Park is bounded by the San Gabriel River to the north, with a revetment levee and the San Gabriel River Bike Trail between the Park and the River.

CONTRACTOR:

SAV-ON HOMES
1415 EAST 6TH. STREET
BEAUMONT, CA 92223
951 845-2671
savonmike@gmail.com

MFGR./SUPPLIER:

PROJECT DESCRIPTION:

Remove an existing mobile home and install a new 648 sq. ft. mobile home with entry stairs and handicap ramp.

LEGEND:

W=WATER
R/W=RIGHT OF WAY
HP=HIGH POINT
DWY=DRIVEWAY
S/W=SIDEWALK
PP=POWER POLE
FL=FLOW LINE
FH=FIRE HYDRANT
BG=GRADE BREAK
INV=INVERT
CL=CENTERLINE
PL=PROPERTY LINE
FS=FINISH SURFACE
FG=FINISH GRADE
NG=NATURAL GROUND
EDR=EDGE OF DIRT ROAD
EOP=EDGE OF PAVEMENT
TD=TOP OF AC DYKE
EX=EXISTING
WV=WATER VALVE
—○—○—○— = FENCE LINE
—○—○—○— = DAYLIGHT LINE
— EDR — = EDGE OF DIRT ROAD

USE & OCCUPANCY:

INTENDED USE SFR

TYPE OF CONSTRUCTION:

MANUFACTURED HOME

TOTAL AREA:

TOTAL AREA
648 SQUARE FEET

CONTENTS:

SHEET NO.

- | | |
|---|----------------------|
| 1 | COVER SHEET |
| 2 | ELEVATIONS |
| 3 | FLOOR PLAN |
| 4 | PARCEL MAP |
| 5 | VENTING FLOOD DETAIL |
| 6 | SITE PLAN |

NOTES:

- THIS HOME WAS ENGINEERED, CONSTRUCTED AND INSPECTED IN CONFORMANCE WITH THE FEDERAL MANUFACTURED HOME CONSTRUCTION AND SAFETY STANDARDS (MHCSS) OF THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (24CFR PART 3280, COMMONLY REFERRED TO AS THE "HUD" CODE) IN EFFECT ON THE DATE OF MANUFACTURE.
-THIS HOME AND ITS INSTALLATION ALSO COMPLIES WITH THE REQUIREMENTS FOR 2019 CBC AND 2019 CALIFORNIA ADMINISTRATION CODE TITLE 25, AND STATE OF CALIFORNIA HEALTH AND SAFETY CODE 18551
-THIS HOME IS WILDERNESS-URBAN INTERFACE (WUI) COMPLIANT PER CALIFORNIA CODE OF REGULATIONS CHAPTER 3 AND TITLE 24 CALIFORNIA CODE OF REGULATIONS PART 2, MATERIALS AND CONSTRUCTION METHODS FOR WILDFIRE EXPOSURE.
-THIS HOME IS EQUIPPED WITH FIRE SPRINKLER SYSTEM
-THIS HOME IS NOT REQUIRED OR EQUIPPED WITH SOLAR POWER, ELECTRICAL ENERGY GENERATION OR STORAGE EQUIPMENT.

NOTE: UNLESS SPECIFIED ALL DRAWINGS ARE NOT TO SCALE

BUILDING AND SAFETY APPROVED

REVIEWED FOR SUBSTANTIAL COMPLIANCE ONLY.
SUBJECT TO FURTHER REVIEW AND CORRECTIONS.
VIOLATION OF APPLICABLE CODES, LAWS OR ORDINANCES IS STRICTLY PROHIBITED DESPITE CONTENTS OF THESE PLANS. ALL REVISIONS OR DEVIATIONS FROM THESE PLANS REQUIRE PRIOR BUILDING OFFICIAL APPROVAL.

2/15/2023, 8:23:09 PM

SEALB-B2022-1508

Exhibit 2

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California Coastal
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Sav-On

Manufactured Homes

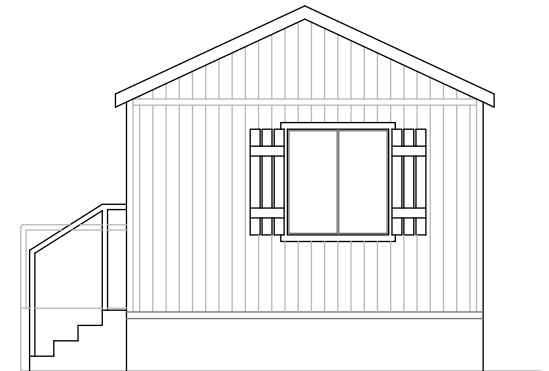
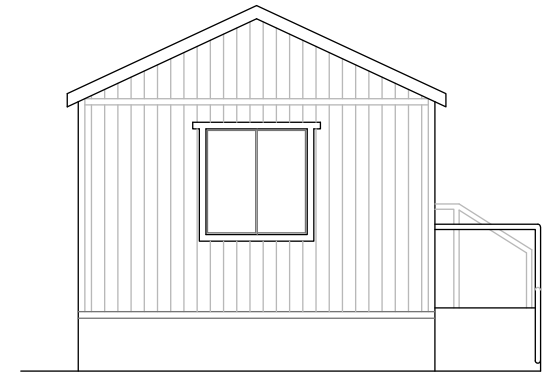
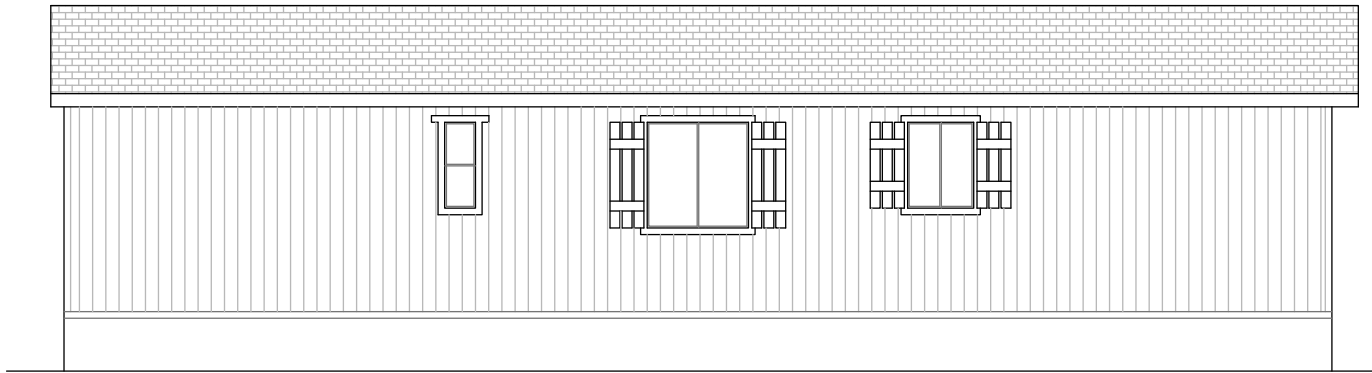
1415 E. 6TH. Street Beaumont, California 92223
(951) 845-2671 LICENSE NO. 295359



CALL 811 OR
1-800-422-4133
TWO BUSINESS DAYS BEFORE YOU DIG

COVER SHEET
DIANE MITIMORE RESIDENCE
1 COTTONWOOD LANE
SEAL BEACH SHORES
SEAL BEACH CA. 90740

DRAWN BY	REV	DATE	DESCRIPTION
	N/C	7/26/21	NEW DRAWING, NO REVS.
DATE			



Manufactured Home ELEVATIONS

SCALE: NONE

BUILDING AND SAFETY APPROVED
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Sav-On
Manufactured Homes
 1415 E. 6TH. Street Beaumont, California 92223
 (951) 845-2671



COUNTY OF ORANGE
CITY OF SEAL BEACH

ELEVATIONS
DIANE MITIMORE RESIDENCE
 1 COTTONWOOD LANE
 SEAL BEACH, CA 90740
 SEAL BEACH SHORES PARK

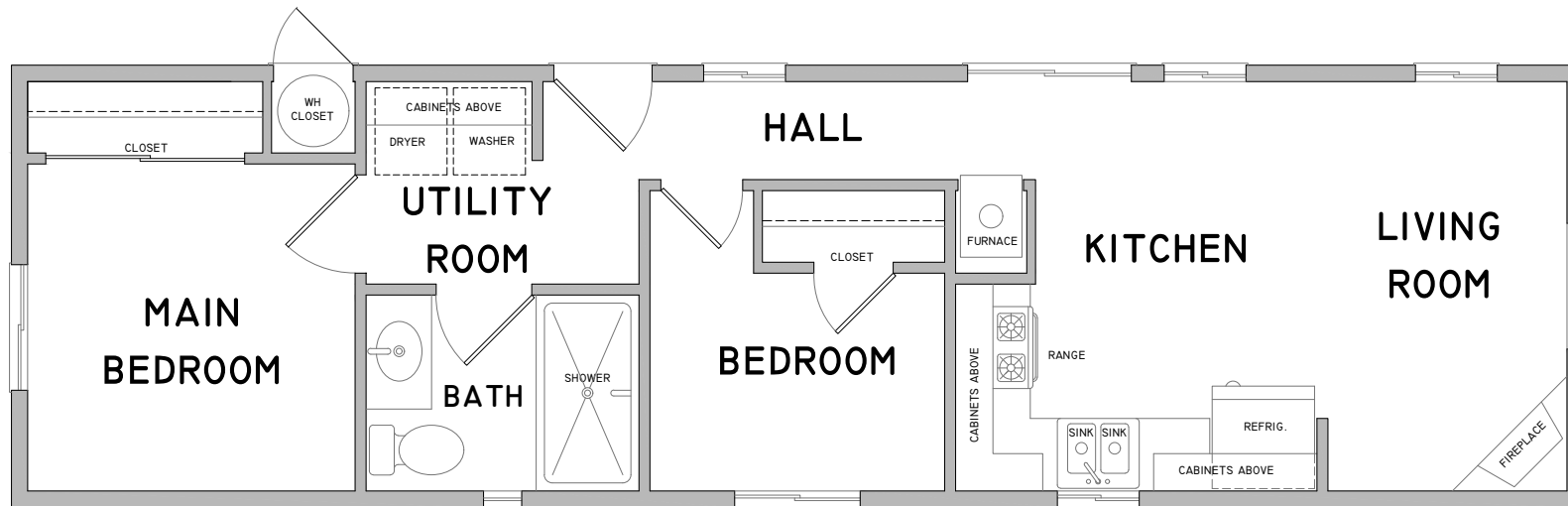
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NC	5/18/22	NEW DRAWING, NO REVISIONS

Exhibit 2

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Manufactured Home FLOOR PLAN

SCALE $\frac{1}{4}" = 1'-0"$

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2/15/2023, 8:23:09 PM

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**Sav-On
Manufactured Homes**

1415 E. 6TH. StreetBeaumont, California 92223
(951) 845-2671



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1-800-422-4133
TWO BUSINESS DAYS BEFORE YOU DIG

**COUNTY OF ORANGE
CITY OF SEAL BEACH**

FLOOR PLAN
DIANE MITIMORE RESIDENCE
1 COTTONWOOD LANE
SEAL BEACH, CA 90740
SEAL BEACH SHORES PARK

REV	DATE	DESCRIPTION
NC	5/18/22	NEW DRAWING, NO REVISIONS

Exhibit 2

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**California Coastal
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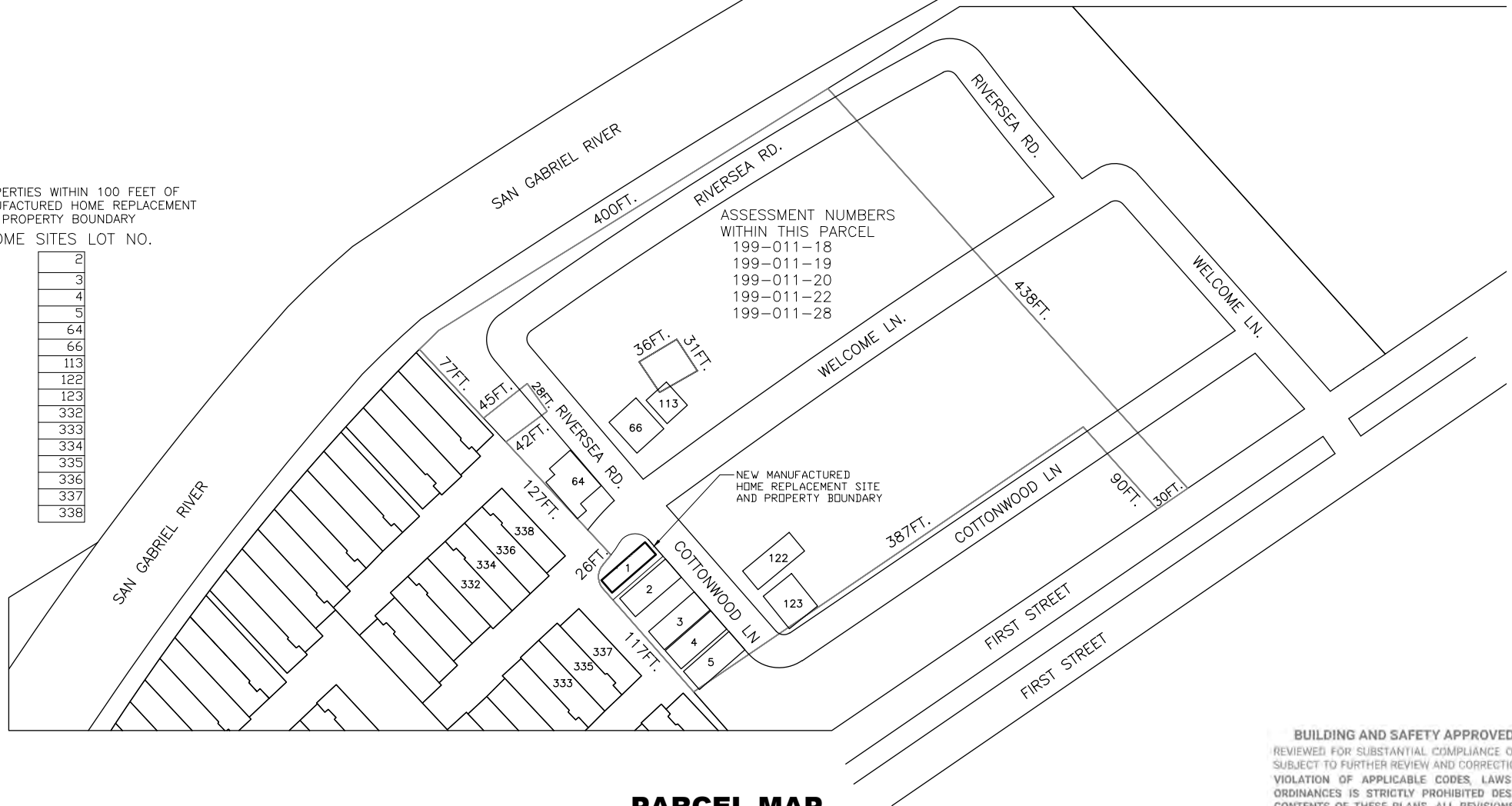
PROPERTIES WITHIN 100 FEET OF
MANUFACTURED HOME REPLACEMENT
SITE PROPERTY BOUNDARY

HOME SITES LOT NO.

2
3
4
5
64
66
113
122
123
332
333
334
335
336
337
338

ASSESSMENT NUMBERS
WITHIN THIS PARCEL

199-011-18
199-011-19
199-011-20
199-011-22
199-011-28



PARCEL MAP



BUILDING AND SAFETY APPROVED

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TWO BUSINESS DAYS BEFORE YOU DIG

COUNTY OF ORANGE
CITY OF SEAL BEACH

PARCEL MAP
DIANE MITIMORE RESIDENCE
1 COTTONWOOD LANE
SEAL BEACH, CA 90740
SEAL BEACH SHORES PARK

REV	DATE	DESCRIPTION
NC	10/13/22	NEW DRAWING, NO REVISIONS

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MOBILE HOME WILL BE INSTALLED IN ACCORDANCE
WITH TITLE 25, DIVISION 1, CHAPTER 2 OF THE
CALIFORNIA CODE OF REGULATIONS

COTTONWOOD LANE

FINISHED FLOOR
3' ABOVE HIGHEST
ADJACENT GRADE

FINISHED
FLOOR

MOBILE
HOME

STEEL
FOUNDATION
PIERS

3' TO
GRADE

MOBILE HOME
SKIRTING

(5) 16"X8"
FLOOD VENTS
TYP.

MOBILE
HOME

WELCOME LANE
PROPERTY LINE

(5) 16"X8"
FLOOD VENTS
TYP.

PROPERTY LINE

FLOOD SOLUTIONS—MODEL FS1608
FEMA COMPLIANT, ICC CERTIFIED ENGINEERED FLOOD VENTS



Size: Opening Req'd in wall: 16" x 8"H
Tip to Tip: 18-1/2"W x 10-1/2"
Covers: 97 sq ft
Free area of vent: 80.7 sq inches

- All Flood Solutions flood vents are ICC-ES Certified, engineered, FEMA compliant and proudly made in the U.S.A. from heavy duty aluminum.
- They are easy to install with predrilled screw holes, a 1-1/4" front mounting flange and no finish for easy painting if desired.
- Vents are always in the open position, allowing for fresh air ventilation to help keep crawl space dry while protecting you from insects and rodents.
- Ideal for new block construction, poured concrete walls, wood frame walls, doors. No finish for easy field painting (or may be left unfinished).

FLOOD OPENING CALCULATIONS
ENCLOSED AREA = 13'6"X 48' = 648 SQ. FT.
10X (16X8" VENTS) X 0.75 (25% REDUCTION) =
960SI > 648 SI (MINIMUM REQUIRED)

12"

(5) 16"X8"
FLOOD VENTS
TYP.

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2/15/2023 8:22:00 PM

Manufactured Home FLOOD VENT DETAIL

SCALE: NONE

Sav-On
Manufactured Homes
1415 E. 6TH. Street Beaumont, California 92223
(951) 845-2671



COUNTY OF ORANGE
CITY OF SEAL BEACH

FLOOD VENT DETAIL
DIANE MITIMORE RESIDENCE
1 COTTONWOOD LANE
SEAL BEACH, CA 90740
SEAL BEACH SHORES PARK

REV	DATE	DESCRIPTION
NC	10/25/22	NEW DRAWING, NO REVISIONS

Exhibit 2

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California Coastal
Commission

SITE PLAN COUNTY OF ORANGE

OWNER:
DIANE MITMORE
1 COTTONWOOD LANE
SEAL BEACH SHORES
SEAL BEACH, CA 90740
C/O MIKE TAYLOR, PMH
951 845-2671
savornmike@gmail.com

PROPERTY DESCRIPTION:
TRACT XXXX LOT XX
BOOK XXX PAGE XX ASSESSOR'S MAP,
COUNTY RECORDS
ORANGE COUNTY, CALIFORNIA
APN: N/A

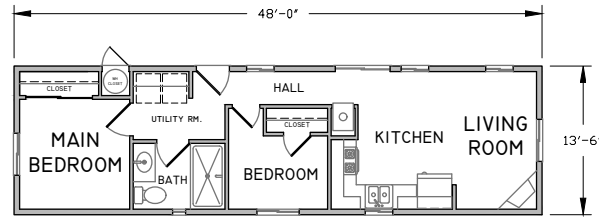
SITE INFORMATION:
-PROPERTY AREA
-GROSS 1,395 SF
-NET N/A SF
-APN: N/A
-EX USE MOBILE HOME COMMUNITY
-PROPOSED USE SFR
-LOT COVERAGE 46.5%

-NEW BUILDINGS
-HOUSE 648 SF
-PARKING 0 SF
-PATIO 0 SF
-ACCESS RAMP 76 SF

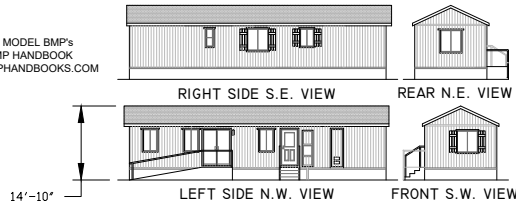
EROSION & SEDIMENT CONTROL CONSTRUCTION NOTES & QUANTITIES

ALL BMP SHALL BE IN ACCORDANCE WITH MODEL BMP'S
FROM THE CALIFORNIA STORM-WATER BMP HANDBOOK
FOR THE CONSTRUCTION AT WWW.CABMPHANDBOOKS.COM

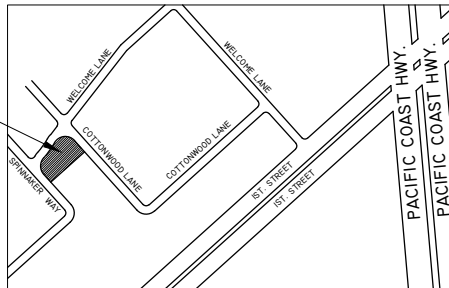
LEGEND:
WF=WATER
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EX=EXISTING
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○=DAYLIGHT LINE
—EDR=EDGE OF DIRT ROAD



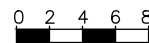
FLOOR PLAN
SCALE: NOT TO SCALE



ELEVATIONS
SCALE: NOT TO SCALE



VICINITY MAP
SCALE: NOT TO SCALE



WELCOME LANE
PUBLIC ROAD

COTTONWOOD LANE
PUBLIC ROAD

REGATTA/SPINNAKER WAY
PUBLIC ROAD

NEW MANUFACTURED HOME
13'-6" x 48'-0"
648 SQ. FT.

EXISTING MANUFACTURED HOME

SITE PLAN
SCALE: 1/8" = 1'

BUILDING AND SAFETY APPROVED
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2/15/2023, 8:23:09 PM
SEALB-B2022-1508

**Sav-On
Manufactured Homes**

1415 E. 6TH. Street Beaumont, California 92223
(951) 845-2671 LICENSE NO. 295359



COUNTY OF ORANGE
CITY OF SEAL BEACH

SITE PLAN
DIANE MITMORE RESIDENCE
1 COTTONWOOD LANE
SEAL BEACH, CA 90740
SEAL BEACH SHORES PARK

REV	DATE	DESCRIPTION
NC	3/15/22	NEW DRAWING, NO REVISIONS
A	1/31/23	REVISIONS IN RED

Exhibit 2

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Exhibit 3

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California Coastal
Commission



Exhibit 3

Page 2 of 2



California Coastal
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SoCal Professional Engineers, Inc.

Engineering, Planning, Surveying, Construction Management

March 8, 2023

California Coastal Commission

Re: Application No. 5-22-0993, 1 Cottonwood Lane, Seal Beach, CA

To whom it may concern,

The following is our proposed removal plan for the existing Manufactured Home at the above referenced site.

Day 1: The removal of personal items including but not limited to the following:

- Furniture, kitchen items, clothes, etc...
- Fixed heavy items such as stoves, heavy/large furniture need not be removed.

Day 2: Disconnect all utilities (Electrical, Sewage, Water, Gas, Cable, and Telephone)

Day 3: The preparation of the mobile for removal from site location. All skirting, stairs and handicap ramp will be disconnected from structure and removed. The components of these structures will be situated inside the mobile home. HCD permit will not be required.

Day 4: Separation of mobile home from site. Sections of mobile home disconnected by removing lag bolts at floor and truss locations. Remove steel piers and install axles, wheels/tires and towing hitch. If needed, installation of shipping plastic at open sides of mobile home to prevent water incursion. Attach mobile home to a transport vehicle and remove from mobile home park. HCD permit not required.

No staging area will be required as all work to be performed during preparation for transport will be performed on mobile home site. No engineering will be required for the deconstruction and removal of mobile home and accessory structures. Basic tools will be used for the removal of mobile home such as hammers, pry bars, cordless drill/impact wrenches, air compressors and pneumatic tools. Steel foundation piers and skirting will be loaded on a flatbed truck and removed from the site.

This above completes the removal plan.

**KHALED
FARAH,
SCPE, INC**

Khaled Farah

RCE-83128; Exp. 03.31.2025

Digitally signed by KHALED
FARAH, SCPE, INC
DN: cn=KHALED FARAH, SCPE,
INC, o=SoCal Professional
Engineers, Inc., ou,
email=info@rca-pe.com, c=US
Date: 2023.03.08 14:32:47 -08'00'



Exhibit 4

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