

CALIFORNIA COASTAL COMMISSION

South Coast District Office
301 E Ocean Blvd., Suite 300
Long Beach, CA 90802-4830
(562) 590-5071



W12c

5-21-0244 (Streams)

October 13, 2021

EXHIBITS

EXHIBIT 1 - PROJECT SITE AND VICINITY MAP.....3

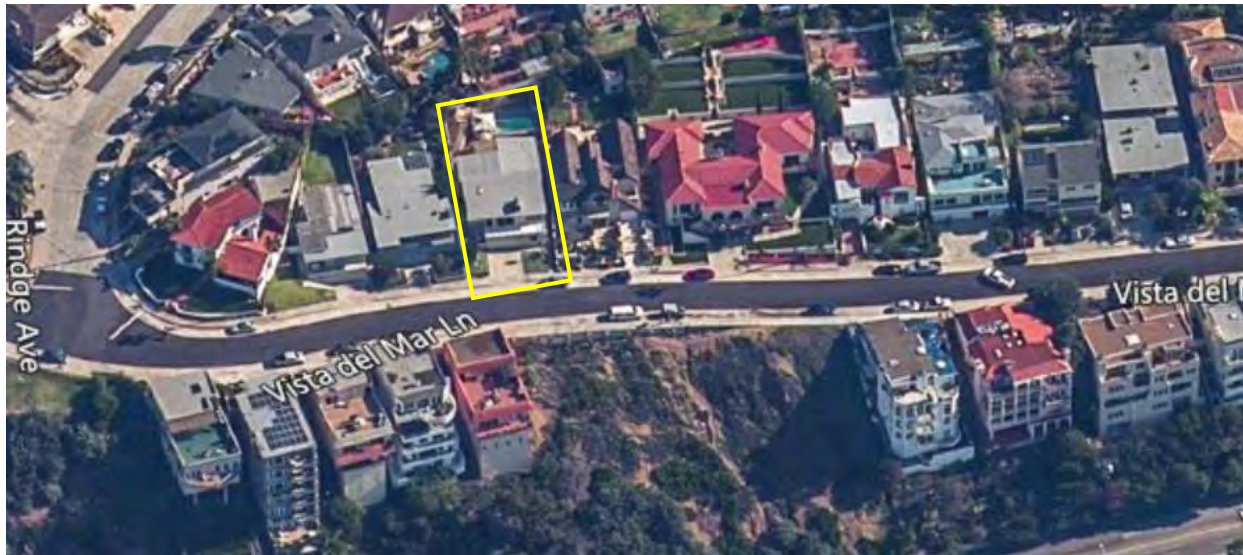
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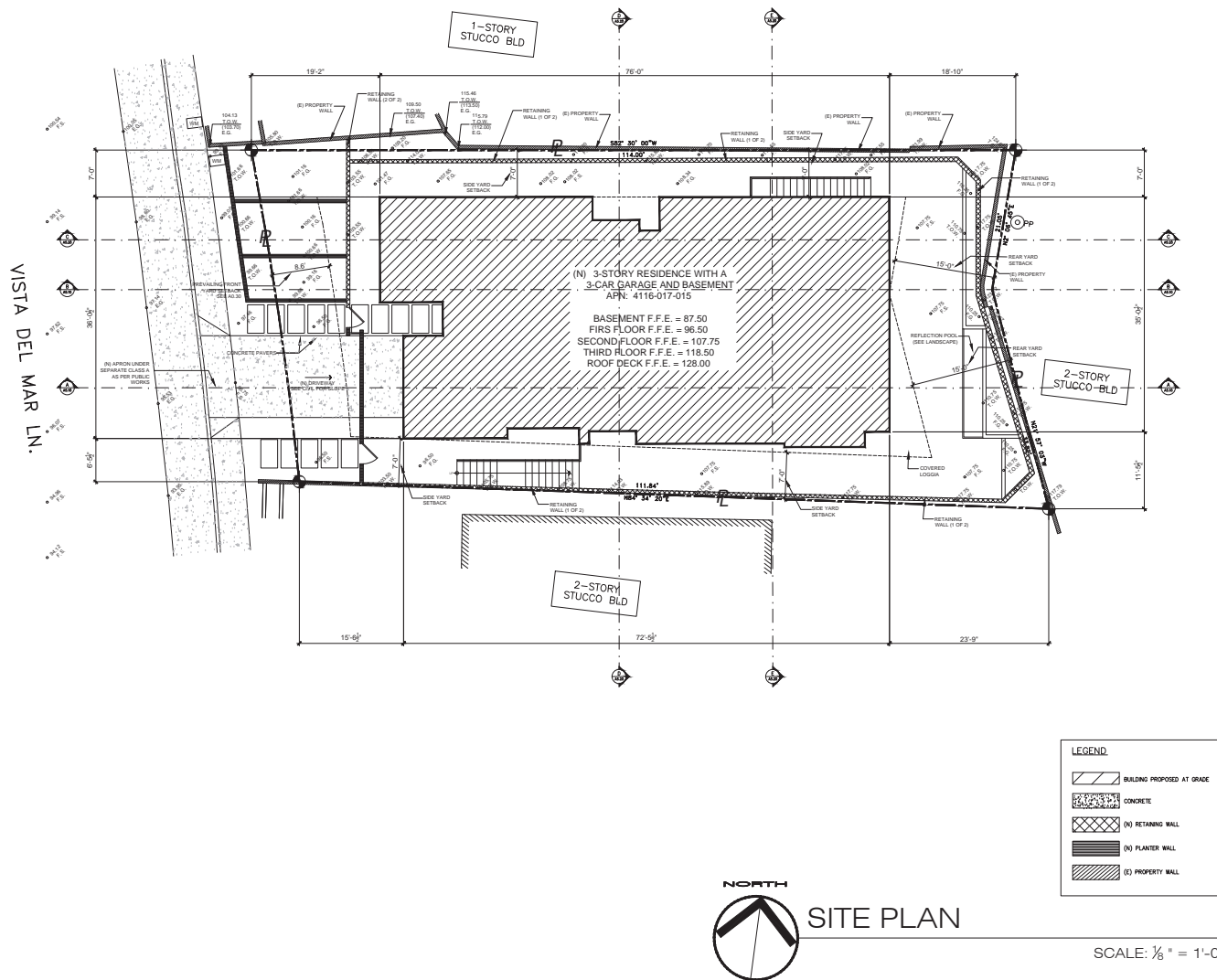
EXHIBIT 5 - GEOLOGY AND SOILS REPORT APPROVAL LETTER.....16

PROJECT SITE



VICINITY MAP





Project Title: **STREAMS RESIDENCE**
7012 VISTA DEL MAR LANE, PLAYA DEL REY CA 90293

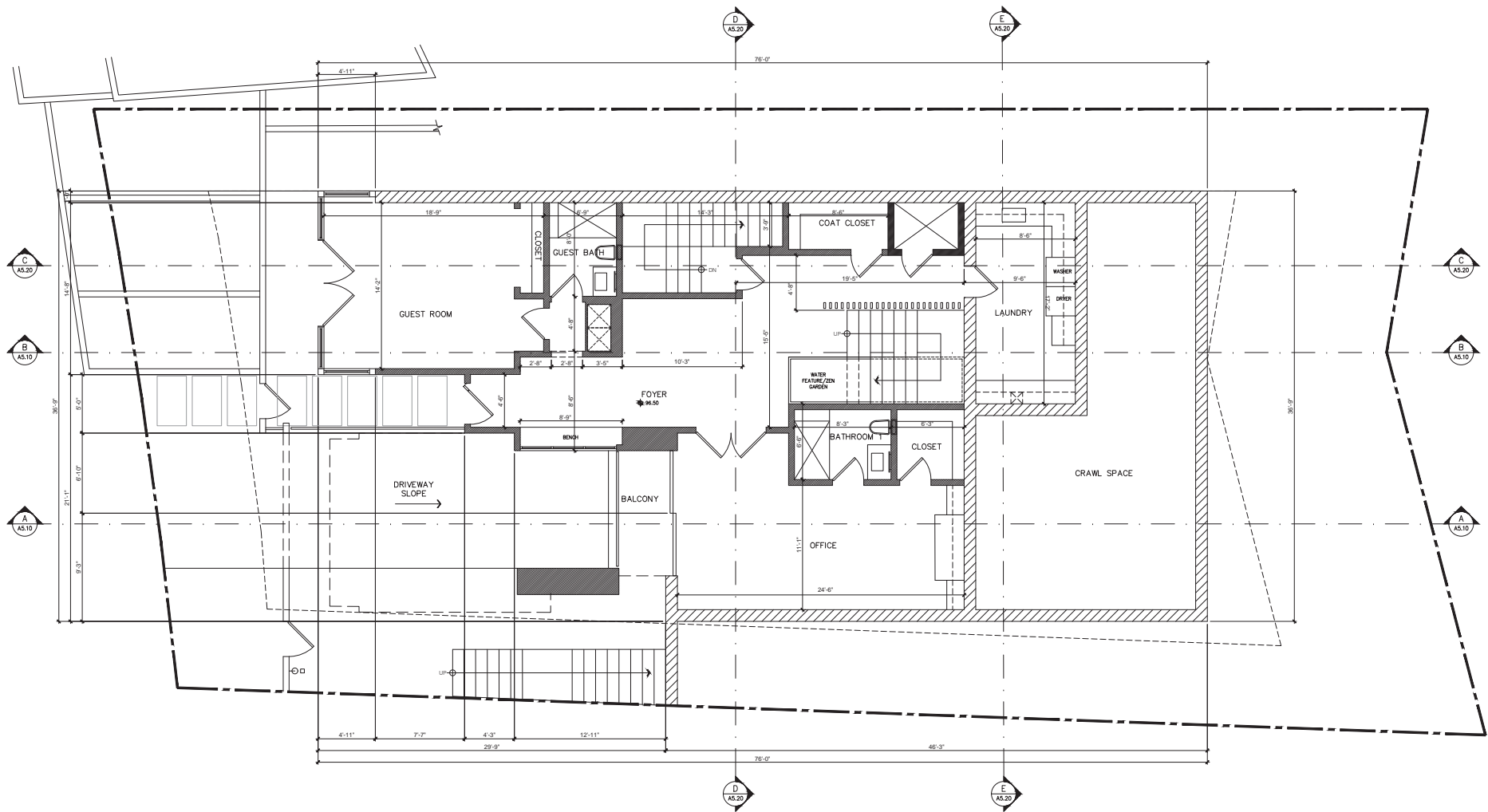
Project No.: **1994**
Engineer: **B. C.**
Drawn by: **P. C.**
Checked by: **P. C.**
Scale: **1/8" = 1'-0"**

DATE: **A1.10**

SHEET NO.

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808 N. Pacific Coast Highway
Redondo Beach, CA 90276
Tel: (310) 322-0803
Fax: (310) 322-0835



FIRST FLOOR PLAN

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

C.C. PARTNERS
DESIGN-BUILD

408 N Pacific Coast Highway
Beverly Hills, CA 90210
Tel: (310) 322-0801
Fax: (310) 322-0805

Project No.	Date	No.	Date
Engineer			
Drawn by			
Checked by			
Scale			

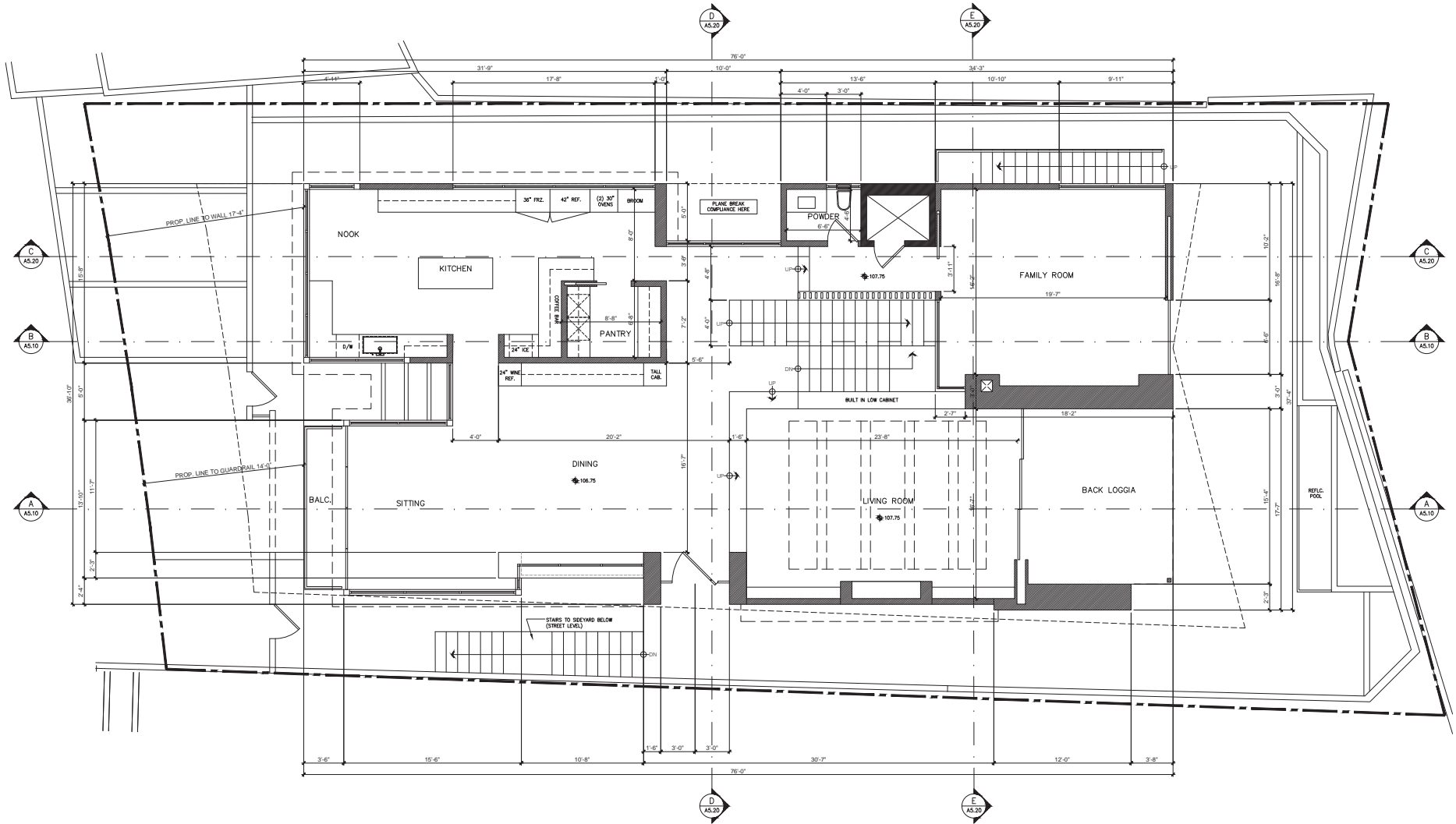
Project Title
STREAMS RESIDENCE
7012 VISTA DEL MAR LANE, PLAYA DEL REY CA 90293

DATE:

SHEET NO.

A2.10

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SECOND FLOOR PLAN

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

Project Title
STREAMS RESIDENCE
7012 VISTA DEL MAR LANE, PLAYA DEL REY CA 90293

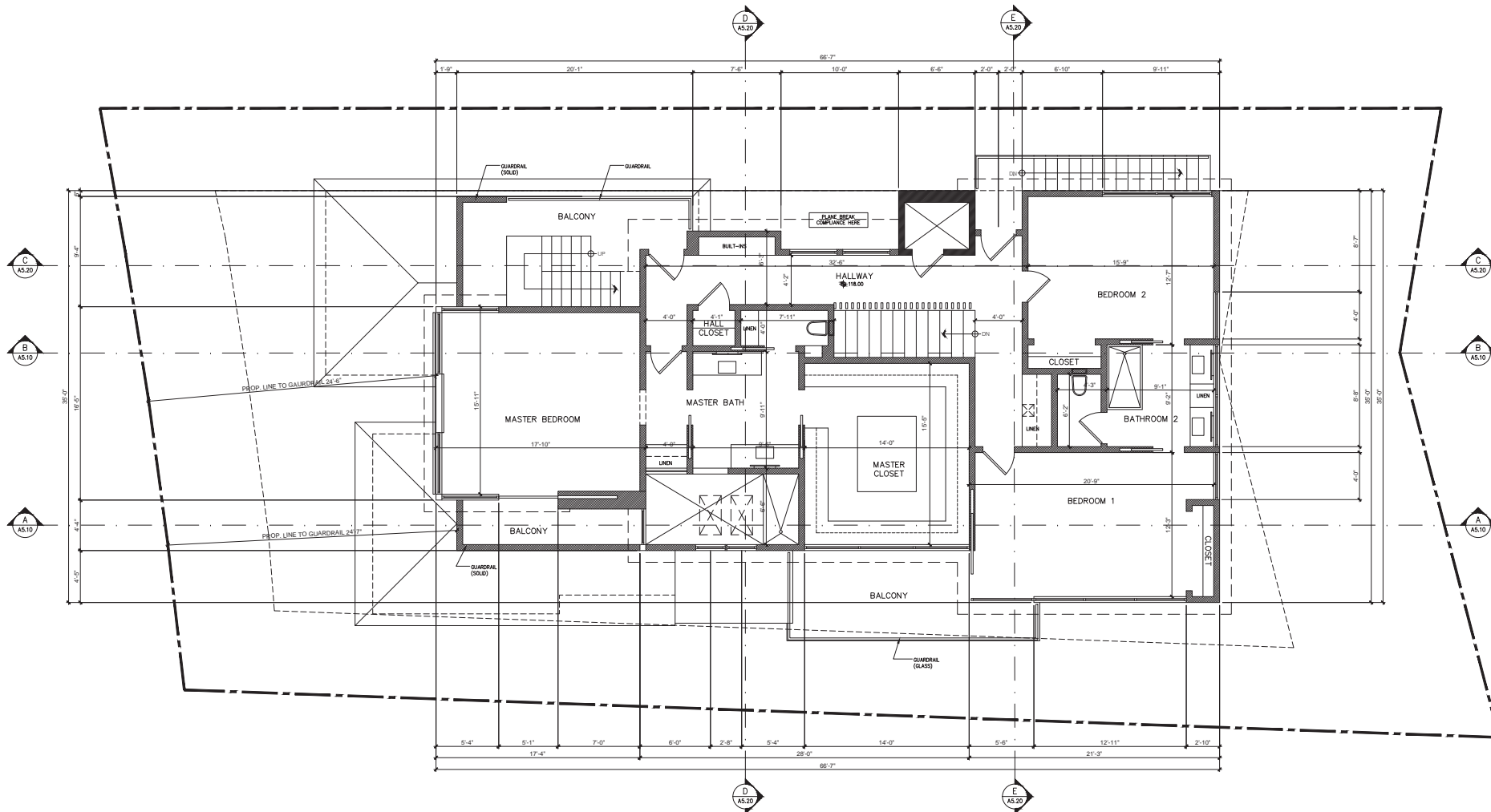
Project No. :
Engineer :
Drawn by : B. C.
Checked by : P. C.
Scale :
Date :
No. :
Date :
No. :
Date :
No. :
Date :

DATE:
SHEET NO.
A2.20

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C & C PARTNERS
DESIGN/BUILD FIRM
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Beverly Hills, CA 90210
Tel: (310) 322-0801
Fax: (310) 322-0805

REGISTERED ARCHITECT
STATE OF CALIFORNIA
C-35626
ARCHIT. B.L.M.



THIRD FLOOR PLAN

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

Project Title
STREAMS RESIDENCE
7012 VISTA DEL MAR LANE, PLAYA DEL REY CA 90293

DATE: _____

SHEET NO. _____

A2.30

Project No. : _____
 Engineer : _____
 Drawn by : B. C.
 Checked by : P. C.
 Scale : _____

Project Title
STREAMS RESIDENCE
7012 VISTA DEL MAR LANE, PLAYA DEL REY CA 90293

DATE: _____

SHEET NO. _____

A2.30

Project No. : _____
 Engineer : _____
 Drawn by : B. C.
 Checked by : P. C.
 Scale : _____

Project Title
STREAMS RESIDENCE
7012 VISTA DEL MAR LANE, PLAYA DEL REY CA 90293

DATE: _____

SHEET NO. _____

A2.30

Project No. : _____
 Engineer : _____
 Drawn by : B. C.
 Checked by : P. C.
 Scale : _____

Project Title
STREAMS RESIDENCE
7012 VISTA DEL MAR LANE, PLAYA DEL REY CA 90293

DATE: _____

SHEET NO. _____

A2.30

Project No. : _____
 Engineer : _____
 Drawn by : B. C.
 Checked by : P. C.
 Scale : _____

Project Title
STREAMS RESIDENCE
7012 VISTA DEL MAR LANE, PLAYA DEL REY CA 90293

DATE: _____

SHEET NO. _____

A2.30

Project No. : _____
 Engineer : _____
 Drawn by : B. C.
 Checked by : P. C.
 Scale : _____

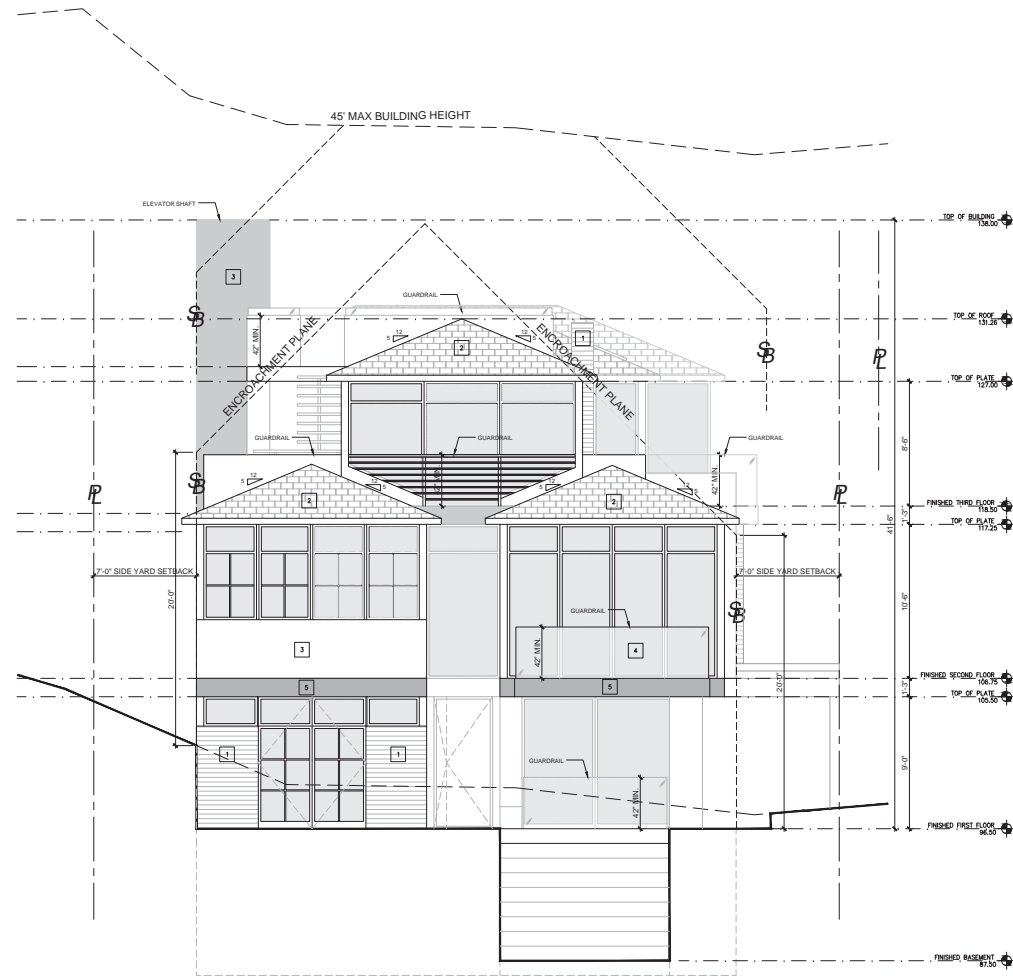
Project Title
STREAMS RESIDENCE
7012 VISTA DEL MAR LANE, PLAYA DEL REY CA 90293

DATE: _____

SHEET NO. _____

A2.30

Project No. : _____
 Engineer : _____
 Drawn by : B. C.
 Checked by : P. C.
 Scale : _____




WEST ELEVATION

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


MATERIALS KEY

- 1 STONE VENEER
- 2 LIGHTWEIGHT CONCRETE TILES
- 3 SMOOTH STUCCO
- 4 GLASS
- 5 METAL



C.C. PARTNERS
DESIGN-BUILD

808 N Pacific Coast Highway
Redondo Beach, CA 90274
Tel: (310) 522-0800
Fax: (310) 522-0809



JOSEPH C. C. PARTNERS
REGISTERED ARCHITECT
STATE OF CALIFORNIA

Project No. : -		Date	
No.	Date	No.	Date
1		1	
2		2	
3		3	
4		4	
5		5	

Project Title

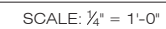
STREAMS RESIDENCE

7012 VISTA DEL MAR LANE, PLAYA DEL REY CA 90293

DATE: _____

SHEET NO. _____

A4.10

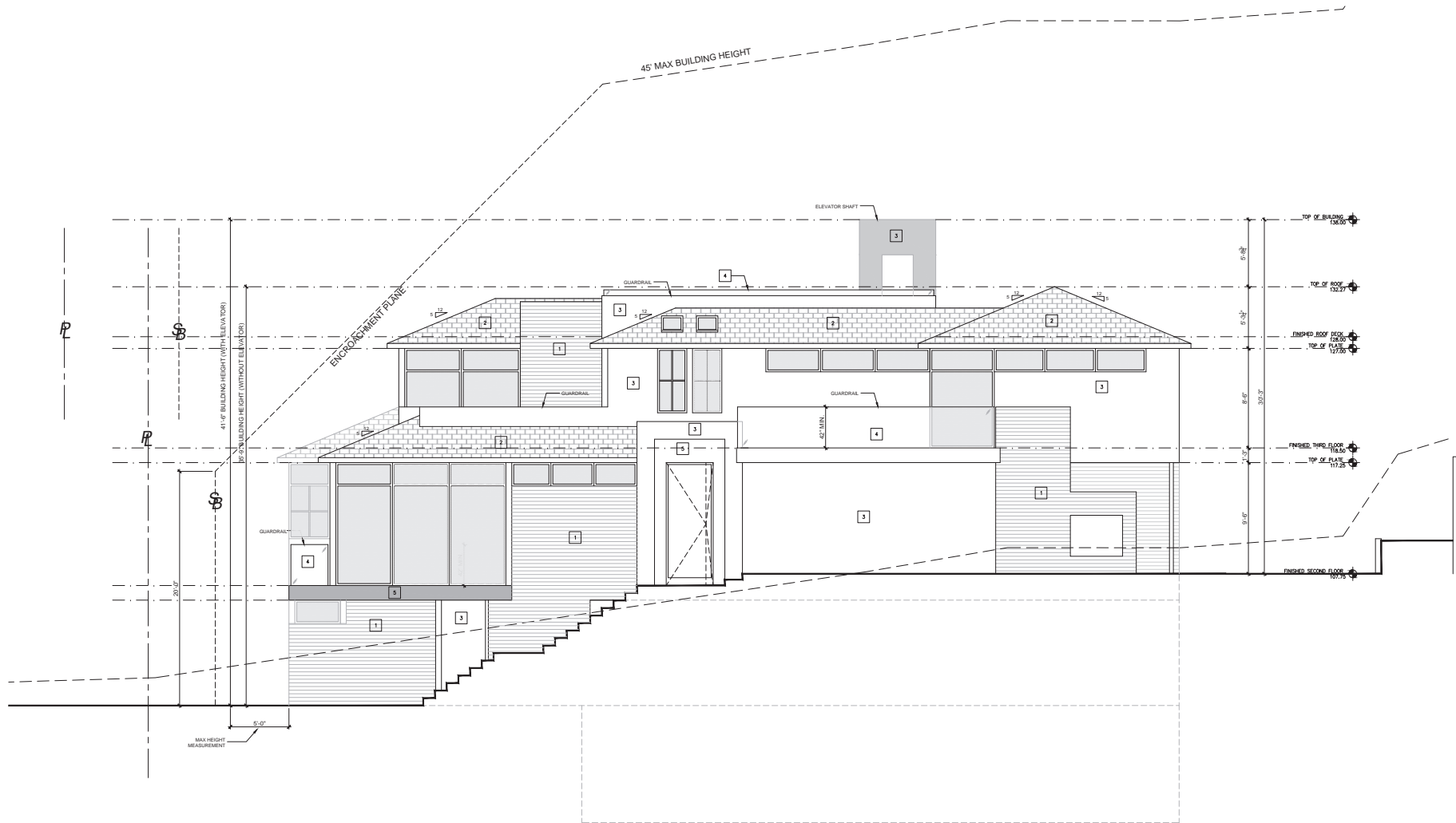


- California Coastal Commission
5-21-0244
Exhibit 2
Page 7 of 11

[illegible]

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

- 1 STONE VENEER
- 2 LIGHTWEIGHT CONCRETE TILES
- 3 SMOOTH STUCCO
- 4 GLASS
- 5 METAL



MATERIALS KEY

- 1 STONE VENEER
- 2 LIGHTWEIGHT CONCRETE TILES
- 3 SMOOTH STUCCO
- 4 GLASS
- 5 METAL

SOUTH ELEVATION

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

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C. & C. PARTNERS DESIGN/BUILD

808 N. Pacific Coast Highway
Beverly Hills, CA 90210
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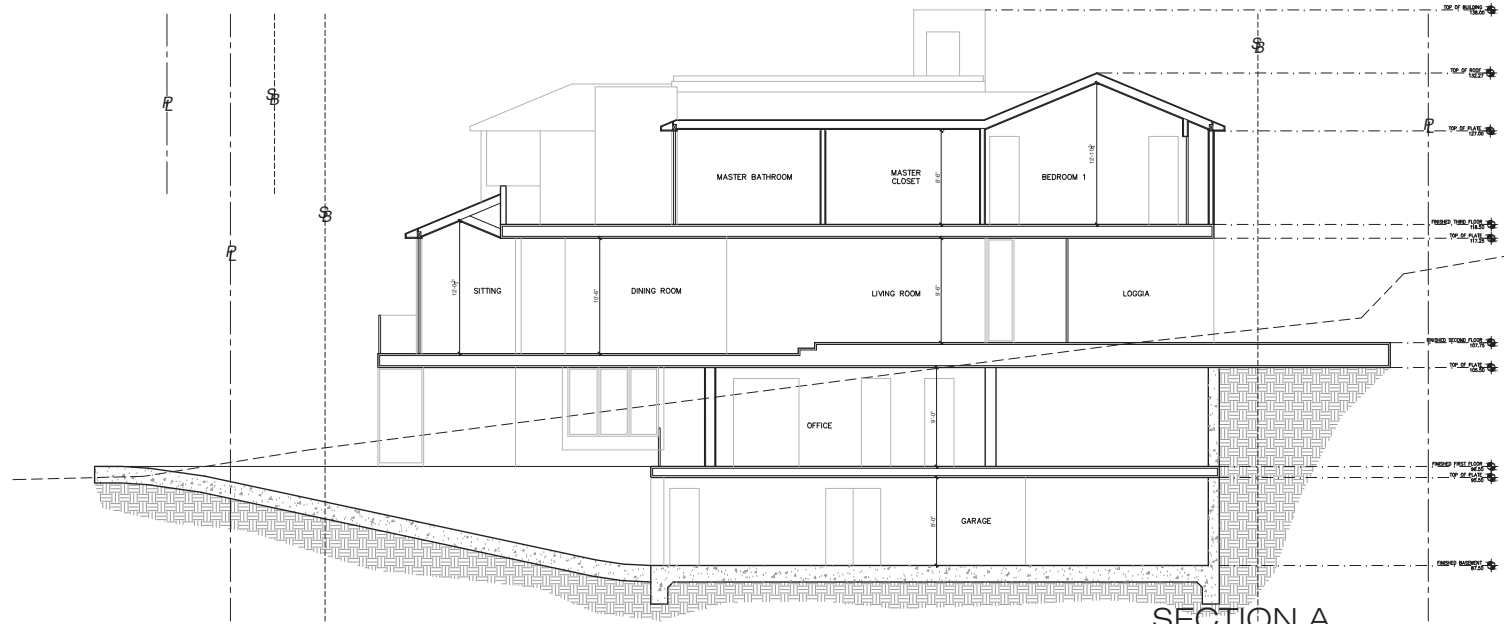
LICENSED ARCHITECT
STATE OF CALIFORNIA
No. 1994

Project No.	No.	Date
1	A	
2	A	
3	A	
4	A	
5	A	

Project Title:
STREAMS RESIDENCE
7012 VISTA DEL MAR LANE, PLAYA DEL REY CA 90293

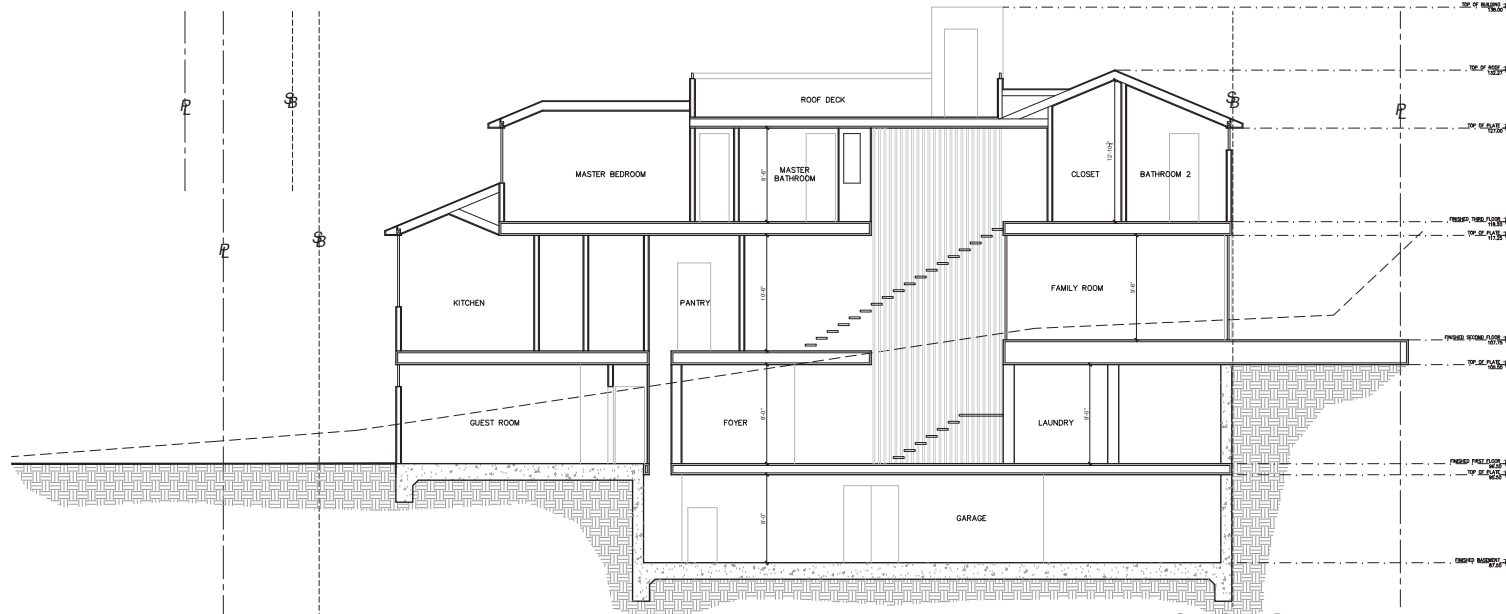
DATE:
SHEET NO.
A4.40

Project No. :
Engineer :
Drawn by : B. C.
Checked by : P. C.
Scale : 1" = 1'-0"



SECTION A

SCALE: $\frac{3}{16}" = 1'-0"$



SECTION B

SCALE: $\frac{3}{16}" = 1'-0"$

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C & C PARTNERS DESIGN/BUILD, INC.
909 N Pacific Coast Highway
Redondo Beach, CA 90274
Tel: (310) 522-0800
Fax: (310) 522-0809

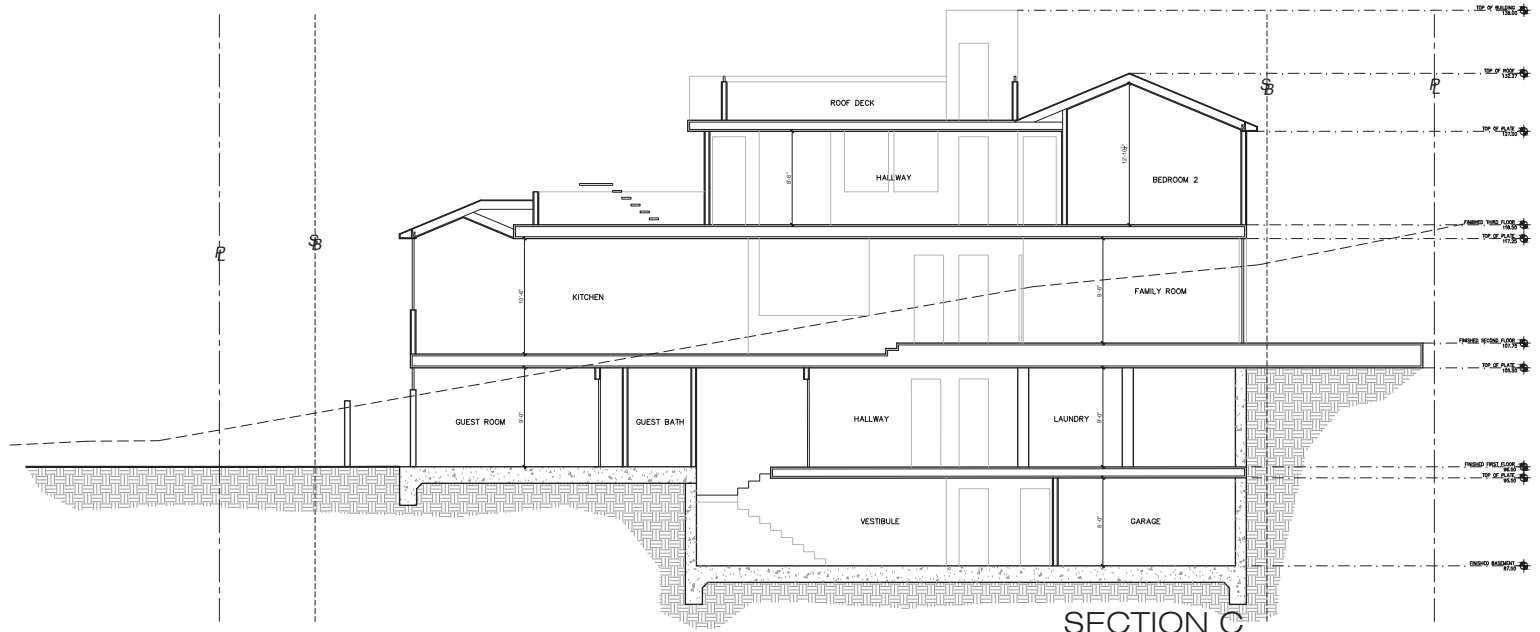
ARCHITECT
C-35626
REDONTO B.L.M.
STATE OF CALIFORNIA

Project No.	Date	No.	Date
Engineer	No.	No.	No.
Drawn by	No.	No.	No.
Checked by	No.	No.	No.
Scale	No.	No.	No.

Project Title
STREAMS RESIDENCE
7012 VISTA DEL MAR LANE, PLAYA DEL REY CA 90293

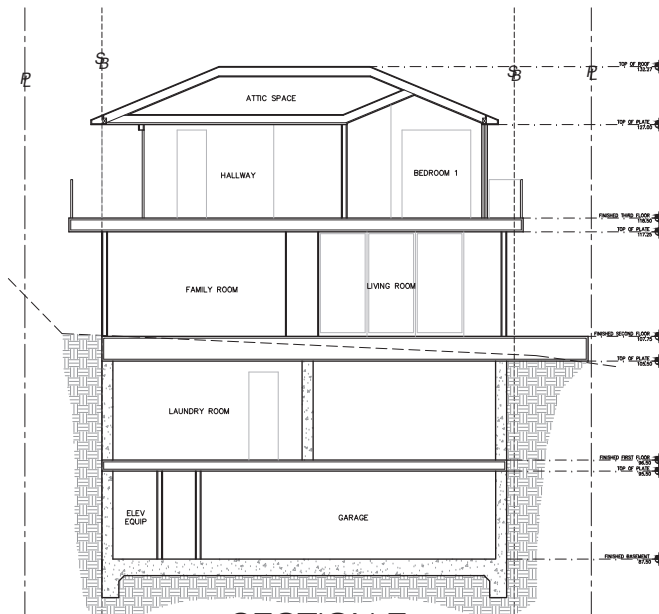
DATE:
SHEET NO.

A5.10



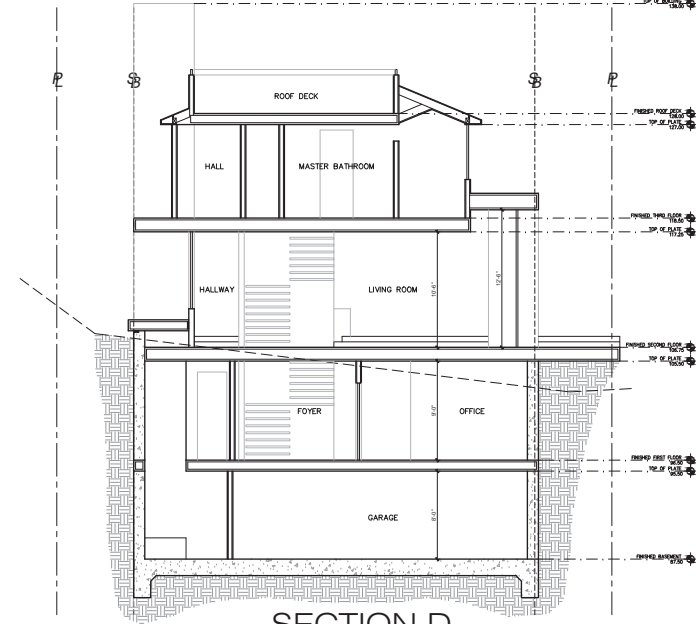
SECTION C

SCALE: $\frac{3}{16}" = 1'-0"$



SECTION E

SCALE: $\frac{3}{16}" = 1'-0"$



SECTION D

SCALE: $\frac{3}{16}" = 1'-0"$

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Beverly Hills, CA 90210
Tel: (310) 322-0801
Fax: (310) 322-0833

ARCHITECT
C-35626
STATE OF CALIFORNIA

Project No.	Date	No.	Date
1		1	
2		2	
3		3	
4		4	
5		5	
6		6	
7		7	
8		8	
9		9	
10		10	

Project Title:
STREAMS RESIDENCE
7012 VISTA DEL MAR LANE, PLAYA DEL REY CA 90293

Engineer:
Drawn by: B. C.
Checked by: P. C.
Scale: 1"

DATE:
SHEET NO.
A5.20

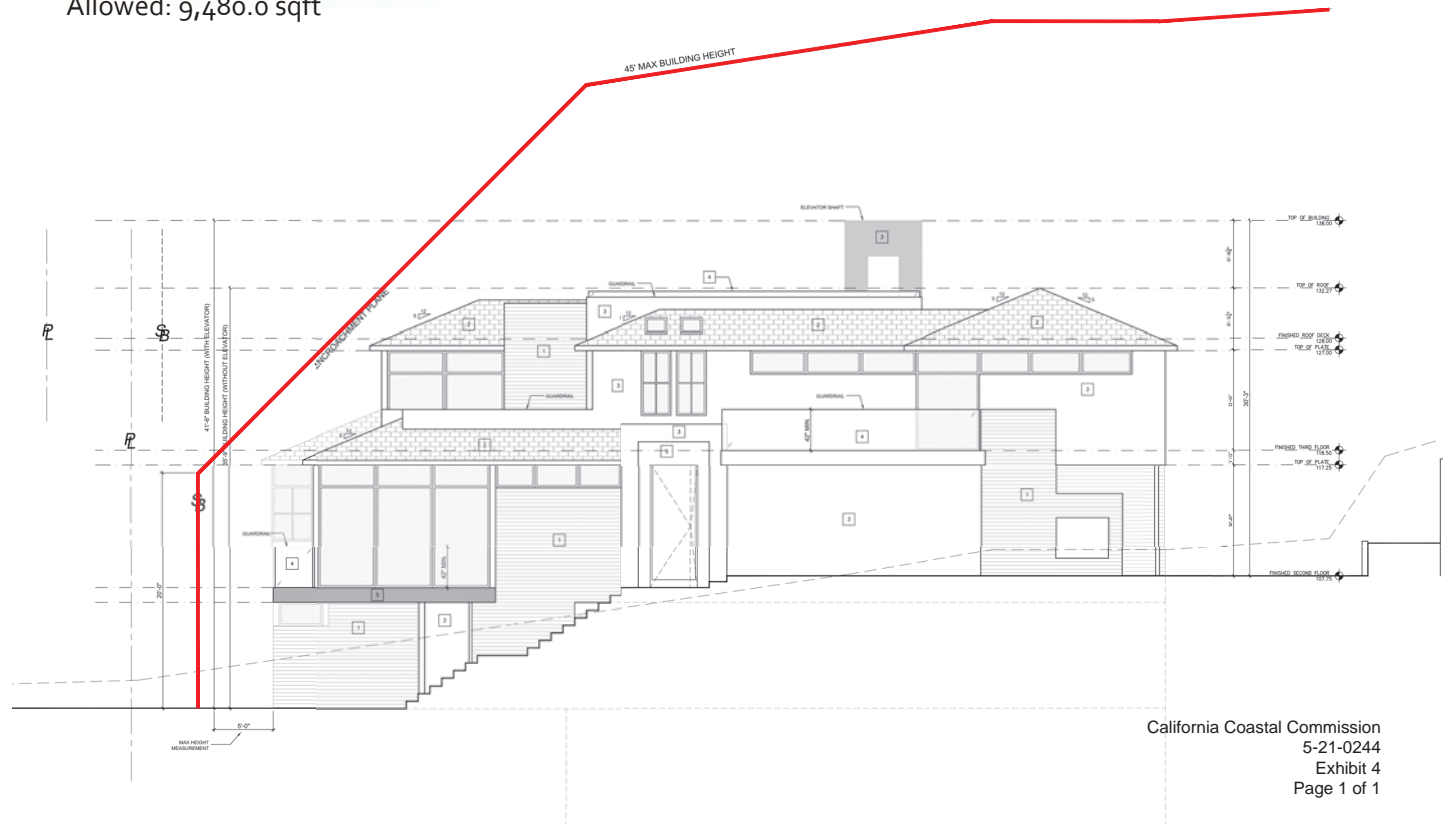
EXHIBIT 3 – SURVEY AREA



7000 Block of Vista Del Mar Lane



Proposed 5,783.2 sqft
Allowed: 9,480.0 sqft



VAN AMBATIELOS
PRESIDENT

JAVIER NUNEZ
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
ELVIN W. MOON



ERIC GARCETTI
MAYOR

OSAMA YOUNAN, P.E.
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

JOHN WEIGHT
EXECUTIVE OFFICER

GEOLOGY AND SOILS REPORT APPROVAL LETTER

September 11, 2020

LOG # 112224-01
SOILS/GEOLOGY FILE - 2

Mark Streams
1162 River Road
Edgewater, NJ 07020

TRACT: 8557
BLOCK: 27
LOT: 28
LOCATION: 7012 S. Vista Del Mar Lane

<u>CURRENT REFERENCE</u> <u>REPORT/LETTER(S)</u>	<u>REPORT</u> <u>No.</u>	<u>DATE OF</u> <u>DOCUMENT</u>	<u>PREPARED BY</u>
Addendum Report	20825-18	03/17/2020	NorCal Engineering

<u>PREVIOUS REFERENCE</u> <u>REPORT/LETTER(S)</u>	<u>REPORT</u> <u>No.</u>	<u>DATE OF</u> <u>DOCUMENT</u>	<u>PREPARED BY</u>
Dept. Review Letter	112224	03/09/2020	LADBS
Addendum Report	20825-18	07/15/2019	NorCal Engineering
Geology/Soils Report	20825-18	12/27/2018	NorCal Engineering

The Grading Division of the Department of Building and Safety has reviewed the referenced reports that provide recommendations for a proposed residential development. According to the 07/15/2019 report, the proposed residence will have four levels over a basement level. The site consists of a residential lot with an existing residence and swimming pool. The earth materials at the subsurface exploration locations consist of up to 2 feet of uncertified fill underlain by silty sand (eolian deposits). The consultants recommend to support the proposed residence on conventional and/or drilled-pile foundations bearing on natural undisturbed soils and/or conventional foundations supported by properly placed fill.

The referenced reports are acceptable, provided the following conditions are complied with during site development:

(Note: Numbers in parenthesis () refer to applicable sections of the 2020 City of LA Building Code. P/BC numbers refer the applicable Information Bulletin. Information Bulletins can be accessed on the internet at LADBS.ORG.)

1. The geologist and soils engineer shall review and approve the detailed plans prior to issuance of any permits. This approval shall be by signature on the plans that clearly indicates the geologist and soils engineer have reviewed the plans prepared by the design engineer; and, that the plans include the recommendations contained in their reports (7006.1). California Coastal Commission

5-21-0244

Exhibit 5

Page 1 of 5

2. Approval shall be obtained from the utility company with regard to proposed construction within or adjacent to the utility easement along the rear property line (7006.6).
3. Conformance with the Zoning Code Section 12.21 C8, which limits the heights and number of retaining walls, will be determined during structural plan check.
4. All recommendations of the reports that are in addition to or more restrictive than the conditions contained herein shall be incorporated into the plans.
5. A copy of the subject and appropriate referenced reports and this approval letter shall be attached to the District Office and field set of plans (7006.1). Submit one copy of the above reports to the Building Department Plan Checker prior to issuance of the permit.
6. A grading permit shall be obtained for all structural fill and retaining wall backfill (106.1.2).
7. Prior to the issuance of any permit, an accurate volume determination shall be made and included in the final plans, with regard to the amount of earth material to be exported from the site. For grading involving import or export of more than 1000 cubic yards of earth materials within the grading hillside area, approval is required by the Board of Building and Safety. Application for approval of the haul route must be filed with the Board of Building and Safety Commission Office. Processing time for application is approximately 8 weeks to hearing plus 10-day appeal period.
8. All man-made fill shall be compacted to a minimum of 95 percent relative compaction based on maximum dry density, as recommended.
9. Existing uncertified fill shall not be used for support of footings, concrete slabs or new fill (1809.2, 7011.3).
10. Drainage in conformance with the provisions of the Code shall be maintained during and subsequent to construction (7013.12).
11. Grading shall be scheduled for completion prior to the start of the rainy season, or detailed temporary erosion control plans shall be filed in a manner satisfactory to the Grading Division of the Department and the Department of Public Works, Bureau of Engineering, B-Permit Section, for any grading work in excess of 200 cubic yards (7007.1).

1828 Sawtelle Blvd., 3rd Floor, West LA (310) 575-8388

12. The applicant is advised that the approval of this report does not waive the requirements for excavations contained in the General Safety Orders of the California Department of Industrial Relations (3301.1).
13. Temporary excavations that remove lateral support to the public way, adjacent property, or adjacent structures shall be supported by shoring, as recommended. Note: Lateral support shall be considered to be removed when the excavation extends below a plane projected downward at an angle of 45 degrees from the bottom of a footing of an existing structure, from the edge of the public way or an adjacent property. (3307.3.1)
14. Prior to the issuance of any permit that authorizes an excavation where the excavation is to be of a greater depth than are the walls or foundation of any adjoining building or structure and located closer to the property line than the depth of the excavation, the owner of the subject site shall provide the Department with evidence that the adjacent property owner has been given a 30-day written notice of such intent to make an excavation (3307.1).

15. The soils engineer shall review and approve the shoring plans prior to issuance of the permit (3307.3.2).
16. Prior to the issuance of the permits, the soils engineer and/or the structural designer shall evaluate the surcharge loads used in the report calculations for the design of the retaining walls and shoring. If the surcharge loads used in the calculations do not conform to the actual surcharge loads, the soil engineer shall submit a supplementary report with revised recommendations to the Department for approval.
17. Unsurcharged temporary excavation may be cut vertical up to 4 feet. Excavations over 4 feet shall be trimmed back at a uniform gradient not exceeding 1.5:1, from top to bottom of excavation, as recommended.
18. Shoring shall be designed for the lateral earth pressures specified on page 1 of the 03/17/2020 report; all surcharge loads shall be included into the design. Total lateral load on shoring piles shall be determined by multiplying the recommended EFP by the pile spacing.
19. Shoring shall be designed for a maximum lateral deflection of 1 inch, provided there are no structures within a 1:1 plane projected up from the base of the excavation. Where a structure is within a 1:1 plane projected up from the base of the excavation, shoring shall be designed for a maximum lateral deflection of ½ inch, or to a lower deflection determined by the consultant that does not present any potential hazard to the adjacent structure.
20. A shoring monitoring program shall be implemented to the satisfaction of the soils engineer.
21. If import soils are used, no footings shall be poured until the soils engineer has submitted a compaction report containing in-place shear test data and settlement data to the Grading Division of the Department; and, obtained approval (7008.2).
22. Compacted fill shall extend beyond the footings a minimum distance equal to the depth of the fill below the bottom of footings or a minimum of five feet, whichever is greater, as recommended (7011.3).
23. All foundations shall derive entire support from natural undisturbed soils or properly placed fill, as recommended and approved by the geologist and soils engineer by inspection.
24. Footings supported on approved compacted fill or expansive soil shall be reinforced with a minimum of four (4), ½-inch diameter (#4) deformed reinforcing bars. Two (2) bars shall be placed near the bottom and two (2) bars placed near the top of the footing.
25. Pile caisson and/or isolated foundation ties are required by LAMC Sections 91.1809.13 and/or 91.1810.3.13. Exceptions and modification to this requirement are provided in Information Bulletin P/BC 2014-030.
26. When water is present in drilled pile holes, the concrete shall be tremied from the bottom up to ensure minimum segregation of the mix and negligible turbulence of the water (1808.8.3).
27. Existing uncertified fill shall not be used for lateral support of deep foundations (1810.2.1).
28. All friction pile or caisson drilling and excavations shall be performed under the inspection and approval of the geologist and soils engineer. The geologist shall indicate the distance that friction piles or caissons penetrate into competent natural soil (eolian deposits) in a written field memorandum. (1803.5.5, 1705.1.2)

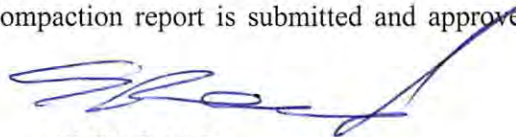
29. Slabs placed on approved compacted fill shall be at least 4 inches thick and shall be reinforced with ½-inch diameter (#4) reinforcing bars spaced a maximum of 16 inches on center each way.
30. The seismic design shall be based on a Site Class D, as recommended in the 03/17/2020 report. All other seismic design parameters shall be reviewed by LADBS building plan check. According to ASCE 7-16 Section 11.4.8, the long period coefficient (F_v) may be selected per Table 11.4-2 in ASCE 7-16, provided that the value of the Seismic Response Coefficient (C_s) is determined by Equation 12.8-2 for values of the fundamental period of the building (T) less than or equal to $1.5T_s$, and taken as 1.5 times the value computed in accordance with either Equation 12.8-3 for T greater than $1.5T_s$ and less than or equal to T_L or Equation 12.8-4 for T greater than T_L . Alternatively, a supplemental report containing a site-specific ground motion hazard analysis in accordance with ASCE 7-16 Section 21.2 shall be submitted for review and approval.
31. Cantilevered retaining walls shall be designed for the lateral earth pressures specified in the section titled "Retaining Wall Design Parameters" on page 11 of the 12/27/2018 report. All surcharge loads shall be included into the design.
32. Retaining walls higher than 6 feet shall be designed for lateral earth pressure due to earthquake motions as specified on page 2 and calculations in Appendix C of the 03/17/2020 report (1803.5.12).

Note: The seismic increment expressed as an equivalent fluid pressure (pcf) will be 25 pcf (see Information Bulletin P/BC 2020-083 Section V, pages 5 & 6). Lateral earth pressure due to earthquake motions shall be in addition to static lateral earth pressures and other surcharge pressures. The height of a stacked retaining wall shall be considered as the summation of the heights of each wall.
33. Basement walls and other walls in which horizontal movement is restricted at the top shall be designed for at-rest pressure (56 pcf) as specified on page 11 of the 12/27//2018 report (1610.1). All surcharge loads shall be included into the design.
34. All retaining walls shall be provided with a standard surface backdrain system and all drainage shall be conducted in a non-erosive device to the street in an acceptable manner (7013.11).
35. All retaining walls shall be provided with a subdrain system to prevent possible hydrostatic pressure behind the wall. Prior to issuance of any permit, the retaining wall subdrain system recommended in the soils report shall be incorporated into the foundation plan which shall be reviewed and approved by the soils engineer of record (1805.4).
36. Installation of the subdrain system shall be inspected and approved by the soils engineer of record and the City grading/building inspector (108.9).
37. Basement walls and floors shall be waterproofed/damp-proofed with an LA City approved "Below-grade" waterproofing/damp-proofing material with a research report number (104.2.6).
38. Prefabricated drainage composites (Miradrain, Geotextiles) may be only used in addition to traditionally accepted methods of draining retained earth.
39. The structure shall be connected to the public sewer system per P/BC 2020-027.
40. All roof, pad and deck drainage shall be conducted to the street in an acceptable manner in non-erosive devices or other approved location in a manner that is acceptable to the LADBS and the Department of Public Works (7013.10).

41. All concentrated drainage shall be conducted in an approved device and disposed of in a manner approved by the LADBS (7013.10).
42. Any recommendations prepared by the geologist and/or the soils engineer for correction of geological hazards found during grading shall be submitted to the Grading Division of the Department for approval prior to use in the field (7008.2, 7008.3).
43. The geologist and soils engineer shall inspect all excavations to determine that conditions anticipated in the report have been encountered and to provide recommendations for the correction of hazards found during grading (7008, 1705.6 & 1705.8).
44. Prior to pouring concrete, a representative of the consulting soils engineer shall inspect and approve the footing excavations. The representative shall post a notice on the job site for the LADBS Inspector and the Contractor stating that the work inspected meets the conditions of the report. No concrete shall be poured until the LADBS Inspector has also inspected and approved the footing excavations. A written certification to this effect shall be filed with the Grading Division of the Department upon completion of the work. (108.9 & 7008.2)
45. Prior to excavation an initial inspection shall be called with the LADBS Inspector. During the initial inspection, the sequence of construction; shoring; pile installation; protection fences; and, dust and traffic control will be scheduled (108.9.1).
46. Installation of shoring and/or pile excavations shall be performed under the inspection and approval of the soils engineer and deputy grading inspector (1705.6, 1705.8).
47. Prior to the placing of compacted fill, a representative of the soils engineer shall inspect and approve the bottom excavations. The representative shall post a notice on the job site for the LADBS Inspector and the Contractor stating that the soil inspected meets the conditions of the report. No fill shall be placed until the LADBS Inspector has also inspected and approved the bottom excavations. A written certification to this effect shall be included in the final compaction report filed with the Grading Division of the Department. All fill shall be placed under the inspection and approval of the soils engineer. A compaction report together with the approved soil report and Department approval letter shall be submitted to the Grading Division of the Department upon completion of the compaction. In addition, an Engineer's Certificate of Compliance with the legal description as indicated in the grading permit and the permit number shall be included (7011.3).
48. No footing/slab shall be poured until the compaction report is submitted and approved by the Grading Division of the Department.



DANIEL C. SCHNEIDERREIT
Engineering Geologist II



GLEN RAAD
Geotechnical Engineer I

DCS/GR:dcs/gr
Log No. 112224-01
213-482-0480

cc: Blythe McKinney, Applicant
NorCal Engineering, Project Consultant
WL District Office