

CALIFORNIA COASTAL COMMISSION

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



W18b

CDP 5-21-0077 (PAPAIA)

APRIL 14, 2021

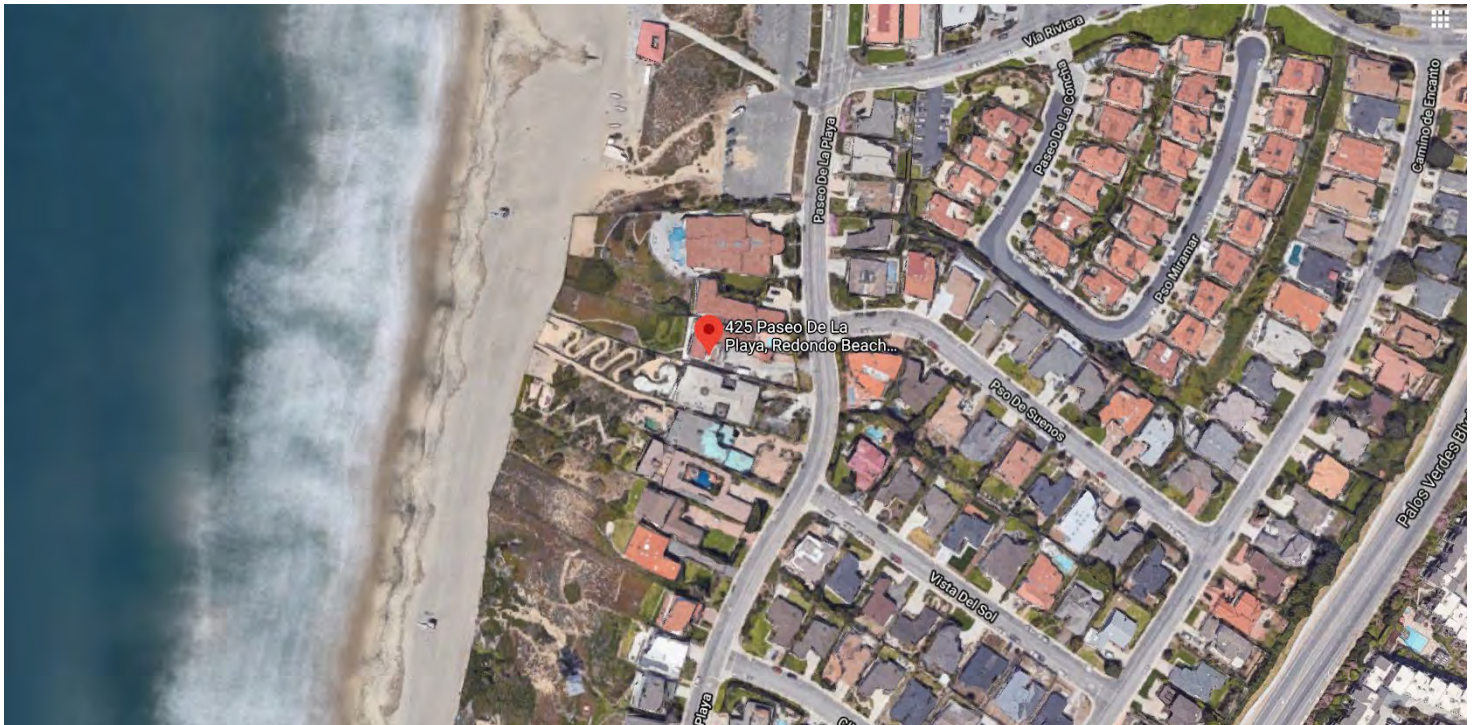
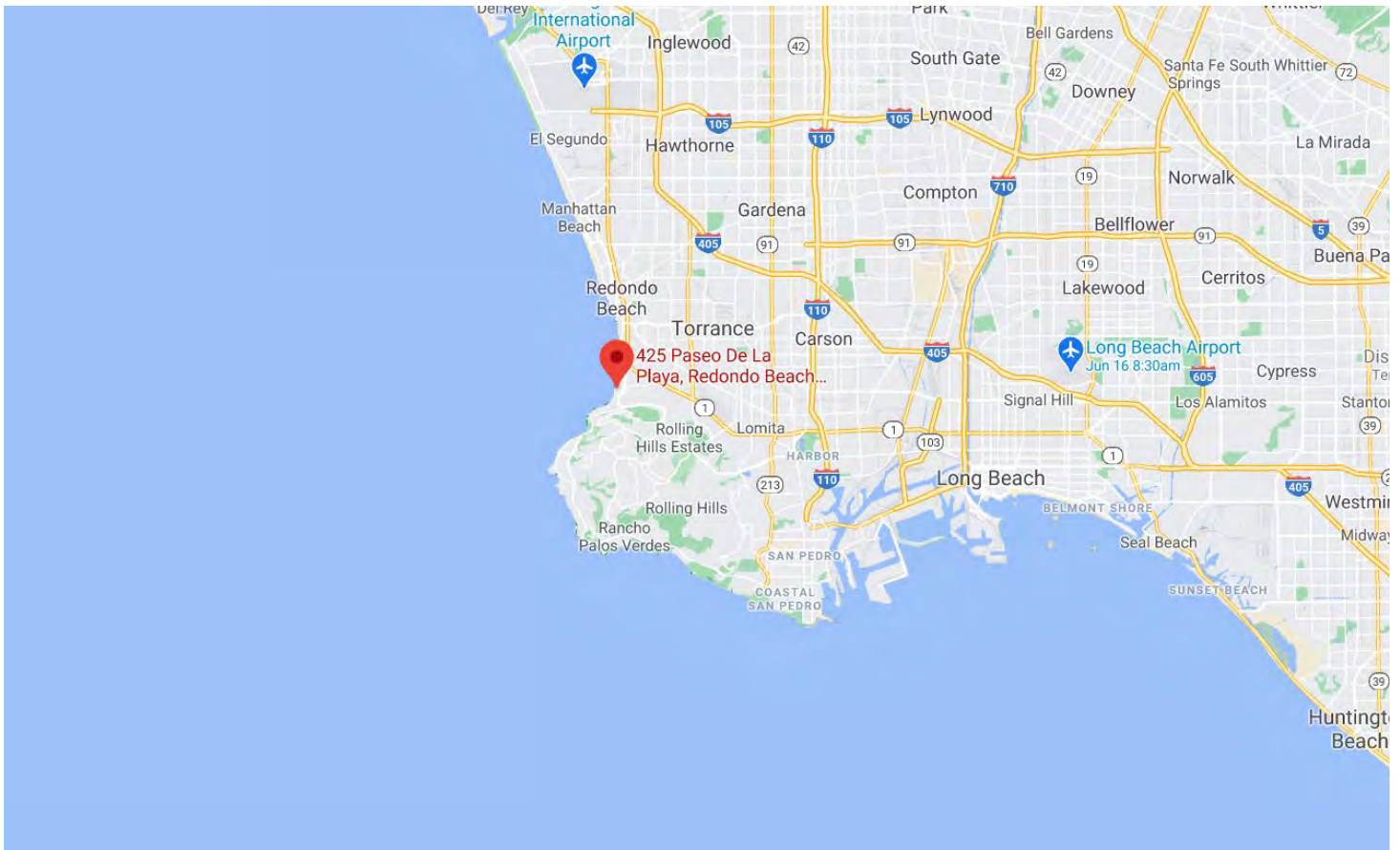
EXHIBITS

Exhibit 1 – Vicinity Map/Project Location

Exhibit 2 – Unpermitted Development Removal Site Plan

Exhibit 3 – Project Plans

Exhibit 4 – Restoration Site Plan



California Coastal Commission
CDP 5-21-0077
Exhibit 1

425 PASEO DE LA PLAYA, TORRANCE
DRAFT REMOVAL EXHIBIT (For illustrative purposes only)



PUBLIC WORKS STANDARD NOTES

GENERAL CONSTRUCTION NOTES:

1. CONSTRUCTION WORK HOURS ARE LIMITED TO 8:00 AM TO 7:00 PM, MONDAY THROUGH FRIDAY AND 9:00 AM TO 7:00 PM ON SATURDAY. WORK PROHIBITED ON SUNDAYS AND NATIONAL HOLIDAYS.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THESE PLANS, THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREENBOOK), AND CITY OF TORRANCE PUBLIC WORKS STANDARD PLANS.
3. ALL WORK DONE WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DONE BY A LICENSED CONTRACTOR WITH A CLASS A, C-1-2 OR C-34 LICENSE FOR ALL TREENING AND PAVING OR A CLASS C-08 LICENSE FOR ALL CONCRETE WORK. A CLASS B LICENSE MAY BE ACCEPTABLE FOR MINOR CURB, GUTTER AND SIDEWALK WORK CONSTRUCTED IN CONJUNCTION WITH A SINGLE FAMILY RESIDENTIAL STRUCTURE.
4. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS. PUBLIC WORKS TEMPORARY ENCROACHMENT PERMITS ARE REQUIRED FOR ANY SCAFFOLDING, UTILITY TRENCHING, LUMBER DROPS, CRANES, DUMPMSTERS, ETC. ON PUBLIC PROPERTY. THE PUBLIC WORKS PERMIT MUST BE ON THE JOB SITE AND AVAILABLE FOR REVIEW BY CITY OFFICIALS AT ALL TIMES. IF ANY WORK HAS BEGUN BEFORE OBTAINING A PERMIT, THE JOB WILL BE STOPPED UNTIL THE PERMIT IS OBTAINED.
5. ALL CONTRACTORS WORKING ON PUBLIC WORKS PROJECTS MUST HAVE A CURRENT CITY OF TORRANCE BUSINESS LICENSE.
6. THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA) AT (800) 227-2600 TWO WORKING DAYS BEFORE PERFORMING ANY DIGGING. SECTION 421.6442.17 OF THE GOVERNMENT CODE REQUIRES THAT A DIGALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A PERMIT TO EXCAVATE WILL BE VALID.
7. ALL EXCAVATIONS SHALL BE BACKFILLED AT THE END OF EACH WORKING DAY AND ROADS OPENED TO VEHICULAR TRAFFIC UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
8. NOT USED
9. ALL FORMS AND COMPACTION SHALL BE INSPECTED PRIOR TO ANY CONCRETE POUR OR ASPHALT BEING PLACED.
10. ALL SURVEY POINTS SHALL BE PROTECTED OR RE-ESTABLISHED IF THEY ARE REMOVED OR DESTROYED DURING CONSTRUCTION.
11. THE CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL, DUST CONTROL, AND TEMPORARY DRAINAGE CONTROL AT ALL TIMES.
12. ALL CONSTRUCTION TO BE IN CONFORMANCE WITH THE REGULATIONS OF CAL-OSHA.

GENERAL NOTES FOR STREET AND STORM DRAIN IMPROVEMENTS:

1. ALL STREET CLOSURES REQUIRE A TRAFFIC CONTROL PLAN TO BE REVIEWED AND APPROVED BY THE CITY ENGINEER PRIOR TO CONSTRUCTION. ALL TRAFFIC CONTROL SHALL BE PER THE WORK AREA TRAFFIC CONTROL HANDBOOK (WATCH) MANUAL. STREET CLOSURES APPROVED BY THE CITY ENGINEER WILL REQUIRE A MINIMUM OF 48 HOUR NOTICE TO BE POSTED AND DISTRIBUTED WITH PROPER DOOR-HANGERS TO ALL RESIDENCES ON SAME BLOCK.
 2. GRAFTITI IN FRESHLY POURED CONCRETE SHALL BE REMOVED BY WATER/VER MEANS NECESSARY UP TO AND INCLUDING REMOVAL AND REPLACEMENT.
 3. ANY ASPHALT OR CONCRETE PAVEMENT WITHIN THE PROPERTY LIMITS THAT IS DAMAGED PRIOR TO CONSTRUCTION SHALL BE REMOVED AND REPLACED TO MEET CURRENT CITY STANDARDS.
 4. ANY PUBLIC PROPERTY DAMAGED DURING CONSTRUCTION SHALL BE REPLACED IN KIND OR BETTER TO THE SATISFACTION OF THE CITY PUBLIC WORKS INSPECTOR. THE CITY SHALL AT ITS DISCRETION, AND IN THE INTEREST OF PUBLIC SAFETY, MAKE ANY REPAIRS DEEMED NECESSARY; THE COST OF WHICH WILL BE DEDUCTED
 5. ALL EXISTING PAVEMENT TO BE REMOVED SHALL BE SAW-CUT OR WHEEL-CUT AND REMOVED TO CLEAN STRAIGHT LINES.
 6. AT ALL LOCATIONS WHERE NEW PAVEMENT JOINS EXISTING, THE EXISTING PAVEMENT SHALL BE COATED WITH AN ASPHALTIC EMULSION.
- GENERAL NOTES FOR SEWER AND UTILITY IMPROVEMENTS:
1. SEPARATION OF SEWER AND WATER FACILITIES SHALL BE IN CONFORMANCE WITH LATEST EDITION OF THE STATE OF CALIFORNIA DEPT. OF HEALTH SERVICES.
 2. SEWER LATERALS SHALL BE CONNECTED TO THE SEWER MAIN WITH WYES.
 3. THE SEWER LINE SHALL BE TESTED PRIOR TO MAKING PERMANENT SERVICE CONNECTIONS.
 4. BACKFILL OF TRENCHES SHALL BE DONE IN LIFTS OF NO MORE THAN 8-INCHES WITH WATER AND APPROPRIATE COMPACTION TOOLS USED BETWEEN EACH LIFT. ONE SACK SLURRY MIX CAN BE USED IN PLACE OF NATIVE SOIL. AFTER BACKFILLING THE TRENCH, A TEMPORARY ASPHALT PATCH SHALL BE PLACED OVER THE TRENCH AND REMAIN FOR NO MORE THAN TWO WEEKS. THE FINAL PATCH SHALL BE A MINIMUM OF 5" THICK OR 1" THICKER THAN THE EXISTING PAVEMENT.
 5. THE FINAL PATCH IN ASPHALT STREETS SHALL BE DONE IN TWO LIFTS, A BASE OF 3" MINIMUM 3/4" AGGREGATE AND A TOP LIFT OF 2" OF 3/8" AGGREGATE. ALL EDGES OF THE CUT ASPHALT TO BE TACKED THOROUGHLY AND THE PATCH COMPACTED BY MECHANICAL MEANS TO A HEIGHT SLIGHTLY HIGHER THAN THE EXISTING ASPHALT AND ALL EDGES TO BE TACKLE.
 6. THE FINAL PATCH ON CONCRETE STREETS TO BE CLASS 3500 P.S. I (7 SACK), EXISTING CONCRETE TO BE DRILLED TWO AND ONE HALF INCHES (2 1/2") BELOW THE SURFACE TO A DEPTH OF 6" MINIMUM AND DOWELED WITH #5 REBAR ON 18"

WATER QUALITY REQUIREMENTS:

1. PRECAUTIONS SHALL BE TAKEN TO PREVENT ANY CONSTRUCTION MATERIAL, DEBRIS OR RUNOFF FROM ENTERING ANY PUBLIC RIGHT-OF-WAY OR COUNTY STORM DRAIN. ALL SAW CUT RESIDUE MUST BE RETAINED WITH BERM OR SANDBAGS AND VACUUED TO PREVENT IT FROM ENTERING INTO ANY STORM DRAIN SYSTEM.
2. SANDBAGS ARE REQUIRED FOR EROSION CONTROL DURING THE RAINY SEASON, OCTOBER 1 5TH THROUGH APRIL 1 5TH, AND MAY BE REQUIRED AT OTHER TIMES. SANDBAGS ARE REQUIRED AT NEARBY CATCH BASINS DURING CONSTRUCTION. SANDBAGS SHALL BE MAINTAINED AND IN GOOD CONDITION AT ALL TIMES.
3. MAKE SURE BROKEN PAVEMENT DOES NOT COME IN CONTACT WITH RAINFALL OR RUNOFF.
4. SHOVEL OR VACUUM SAW-CUT SLURRY AND REMOVE FROM THE SITE. FOR DISPOSAL INFORMATION CONTACT THE L.A. COUNTY DEPARTMENT OF PUBLIC WORKS AT 800-552-5218.
5. COVER OR BARRICADE STORM DRAIN OPENINGS DURING SAW-CUTTING.
6. DURING CONSTRUCTION:
 - A. PROTECT CATCH BASINS AND MAINTENANCE HOLES WHEN APPLYING SEAL COAT, SLURRY SEAL, FOG SEAL, ETC.
 - B. USE CHECK DAMS, DITCHES OR BERMS TO DIVERT RUNOFF AROUND EXCAVATIONS.
 - C. COLLECT AND RECYCLE EXCESS ABRASIVE GRAVEL OR SAND.
 - D. AVOID OVER-APPLICATION BY WATER TRUCKS FOR DUST CONTROL.
 - E. NEVER HOSE DOWN "DIRTY" PAVEMENT OR SURFACES. CLEAN UP ALL SPILLS AND LEAKS USING "DRY" METHODS (WITH ABSORBENT MATERIALS AND /OR RAGS), OR DIG UP AND REMOVE CONTAMINATED SOIL. FOR DISPOSAL INFORMATION CALL (800) 552-5218.
 - F. CATCH DRIPS FROM PAYER WITH DRIP PANS OR ABSORBENT MATERIAL (CLOTH, RAGS, ETC.) PLACED UNDER MACHINE WHEN NOT IN USE.

JOB SAFETY REQUIREMENTS:

1. PROPER BARRICADES SHALL BE PLACED AROUND ANY CONSTRUCTION SITE WITHIN THE PUBLIC RIGHT-OF-WAY. THESE BARRICADES SHALL COMPLY WITH THE REQUIREMENTS OF THE WORK AREA TRAFFIC CONTROL HANDBOOK (WATCH) MANUAL.
2. ALL CONSTRUCTION FENCING SHALL BE BEHIND THE SIDEWALK AND ALL CONSTRUCTION MATERIAL WITHOUT PERMITS ARE TO BE BEHIND THE FENCE. SIDEWALKS ARE TO BE ACCESSIBLE TO PEDESTRIANS AT ALL TIMES.
3. NO CONSTRUCTION EQUIPMENT, CONSTRUCTION MATERIAL, PORTABLE TOILETS, DUMPSTERS, ETC. SHALL BE LEFT ON THE PUBLIC RIGHT-OF-WAY WITHOUT PROPER PERMITS. THESE OBSTRUCTIONS MUST HAVE PROPER BARRICADES WITH FLASHING YELLOW LIGHTS AFTER DARK.
4. ANY PUBLIC SIDEWALK DAMAGED TO THE POINT OF CAUSING A TRIP HAZARD MUST BE REPAIRED IMMEDIATELY. THE PANEL OF CONCRETE SHALL BE REMOVED AND PATCHED WITH A TEMPORARY ASPHALT PATCH AND MUST BE KEPT IN GOOD REPAIR UNTIL THE PERMANENT SIDEWALK IS CONSTRUCTED.
5. ALL VEHICLES THAT INTRUDE INTO A NORMAL TRAFFIC LANE MUST HAVE PROPER SIGNAGE AND BARRICADES AS REQUIRED BY THE (WATCH) MANUAL.
6. ALL WORK VEHICLES ARE SUBJECT TO ALL APPLICABLE PARKING RESTRICTIONS.
7. FLAGMEN ARE REQUIRED FOR ANY VEHICLES THAT BLOCK THE TRAVEL LANE AND REQUIRE TRAFFIC TO USE THE OPPOSING LANE TO PASS.

BEST MANAGEMENT PRACTICES NOTES:

1. ERODED SEDIMENTS AND OTHER POLLUTANTS MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES, OR WIND.
2. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED OFF SITE BY FORCES OF WIND OR WATER.
3. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
4. NON-STORM WATER RUNOFF FROM EQUIPMENT AND VEHICLE WASHING AND ANY OTHER ACTIVITY SHALL BE CONTAINED AT THE PROJECT SITE.
5. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF OR RECYCLED.
6. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
7. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE OR EQUIPMENT TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAYS. ACCIDENTAL DEPOSITIONS MUST BE SWEEP UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.

GENERAL GRADING NOTES:

1. SITE SHALL BE SECURED USING BEST MANAGEMENT PRACTICES. AT A MINIMUM, 2 ROWS OF SANDBAGS SHALL BE PLACED AT SITE PERIMETER.
2. CONTRACTOR TO OBTAIN ENCROACHMENT PERMIT FROM THE CITY PRIOR TO PERFORMING ANY OFF-SITE WORK (ON CITY PROPERTY, IF APPLIES).
3. REMOVAL OF CITY TREES REQUIRES PRIOR WRITTEN APPROVAL FROM THE CITY.
4. TRENCHES OF DEPTHS GREATER THAN 5 FEET, OR AS DESIGNATED BY THE SOILS REPORT, SHALL NOT BE ALLOWED WITHOUT AN APPROVED SHORING DESIGN.
5. GRADING /DEMOLITION CONTRACTOR TO LOCATE AND PROTECT ALL EXISTING UTILITIES, UNLESS SCHEDULED FOR REMOVAL.
6. CITY INSPECTOR MAY REQUIRE NEW SIDEWALK, CURB AND GUTTER, ACCESS RAMPS, ETC. IN PUBLIC AREAS, AT HIS SOLE DISCRETION.
7. APPROVED GRADING PLANS SHALL BE KEPT ON-SITE AT ALL TIMES.
8. ALL COMPACTION SHALL BE APPROVED AND SUPERVISED BY THE PROJECT GEOTECHNICAL ENGINEER.
9. PER THE RECOMMENDATIONS IN THE PROJECT GEOTECHNICAL REPORT:
 - A REGISTERED DEPUTY GRADING INSPECTOR IS REQUIRED ON GRADING AND FOUNDATION EARTHWORK WHERE CUT OR FILL SLOPES EXCEED 2:1:1 (FOUNDATION EXCAVATION BELOW A 1:1 PLANE FROM PROPERTY LINE) PROJECTS INVOLVING UNUSUAL HAZARDS (SHORING WORK INCLUDES SLOT-CUTS), ALL TEMPORARY EXCAVATIONS SHALL BE PER SEPARATE APPROVED SHORING PLAN, AND RECOMMENDATIONS IN THE SOILS REPORT
 11. ALL GRADING QUANTITIES, ELEVATIONS, AND DIMENSIONS HEREON ARE ESTIMATED AND SHALL BE VERIFIED BY CONTRACTOR. CONTRACTOR TO BUILD OFF VERIFIED SURVEY POINTS ONLY.
 12. ALL GRADING IN EXCESS OF 5,000 CUBIC YARDS IS DESIGNATED AS "ENGINEERED GRADING" AND SHALL BE PERFORMED UNDER THE SUPERVISION OF A CIVIL ENGINEER.
 13. GRADING INVOLVING LESS THAN 5,000 CUBIC YARDS IS DESIGNATED AS "REGULAR GRADING" AND NEED ONLY BE INSPECTED BY AN APPROVED SOILS LAB AND THE BUILDING INSPECTION DIVISION.

ADDITIONAL NOTES:

1. ALL GRADING SLOPES SHALL BE PLANTED AND SPRINKLERED.
2. STANDARD 12" HIGH BERM IS REQUIRED AT TOP OF ALL GRADED SLOPES.
3. NO FILL TO BE PLACED, UNTIL CITY GRADING INSPECTOR HAS INSPECTED AND APPROVED THE BOTTOM EXCAVATION.
4. MAN-MADE FILL SHALL BE COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 90%. COHESIONLESS SOILS WITH LESS THAN 15% FINER THAN 0.005 mm REQUIRE 95% COMPACTION.
5. TEMPORARY EROSION CONTROL TO BE INSTALLED BETWEEN NOVEMBER 1 AND APRIL 1 5.
6. OBTAIN GRADING INSPECTORS APPROVAL OF PROPOSED PROCEDURES.
7. GRADDED SLOPES SHALL BE LIMITED TO 2:1 (HORIZONTAL), UNLESS SPECIFICALLY ALLOWED BY THE SOILS REPORT.
8. NO GRADING PERMIT CAN BE ISSUED PRIOR TO ISSUANCE OF ANY BUILDING PERMITS. WHEN THE SITE IS LOCATED IN AN AREA DESIGNATED AS GRADING ORDINANCE HILLSIDE, CONTINUOUS INSPECTION BY THE SOILS ENGINEER / GEOLOGIST IS REQUIRED FOR EXCAVATION AND COMPACTION.

SOILS ENGINEER / GEOLOGIST APPROVAL:

THIS PLAN HAS BEEN REVIEWED AND CONFORMS TO RECOMMENDATIONS OF SOILS ENGINEERING / GEOLOGIC REPORT

BY NORCAL ENGINEERING, . PROJ. NO. 16614.13 DATED 2/29/2019

SIGNATURE AND DATE _____

24-HR EMERGENCY CONTACT NAME: _____ PHONE: _____

SHEET INDEX

- C-1.0 : COVER SHEET
- C-2.0 : REMOVAL PLAN
- C-3.0 : SITE DRAINAGE PLAN

OWNER INFORMATION

HAIG PAPALIAN:
425 PASO DE LA PLAYA
TORRANCE, CA 90277
(310) 344-8281 (CARY GERRARD)

CONSULTANT INFORMATION

ARCHITECT:
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MANHATTAN BEACH, CA 90266
(310) 546-0044
WWW.WATSONARCHITECT.COM

CIVIL ENGINEER:
B.A. SIMS ENGINEERING, INC.
5150 E. PACIFIC COAST HWY., SUITE 209
LONG BEACH, CA 90804
(562) 735-4955
WWW.BASIMS.COM

STRUCTURAL ENGINEER:
JIM ORLAND ENGINEERING
(310) 545-8808
DEHN ENGINEERS
3914 DEL AVO BLVD., SUITE 921
TORRANCE, CA 90503
(310) 542-9433

GEOTECHNICAL ENGINEER:
NORCAL ENGINEERING
10641 HUMBOLT STREET
LOS ALAMITOS, CA 90720
(562) 799-9469

LANDSCAPE ARCHITECT:
GRAHAM STANLEY & ASSOCIATES, INC.
1376-A CORONADO AVENUE
LONG BEACH, CA 90804
(562) 494-1222
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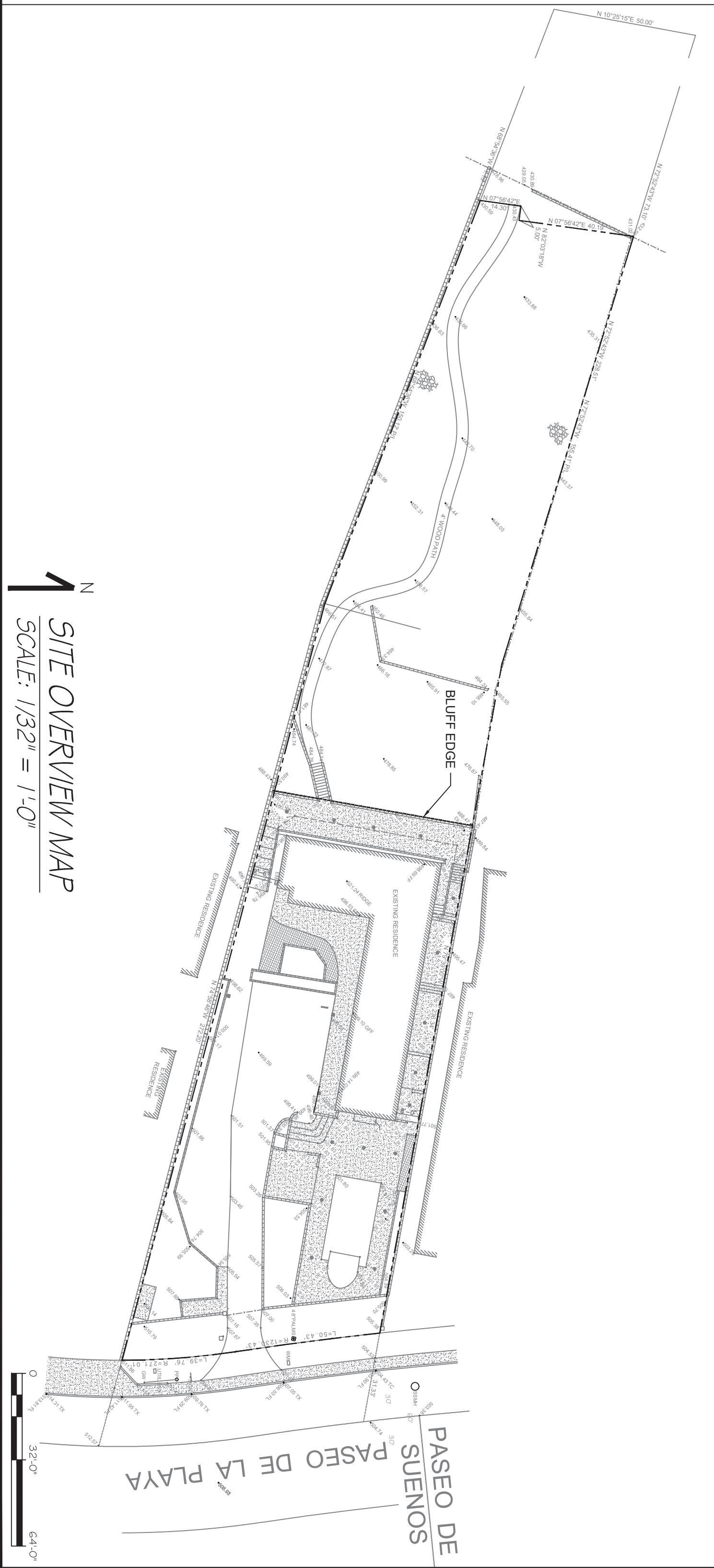


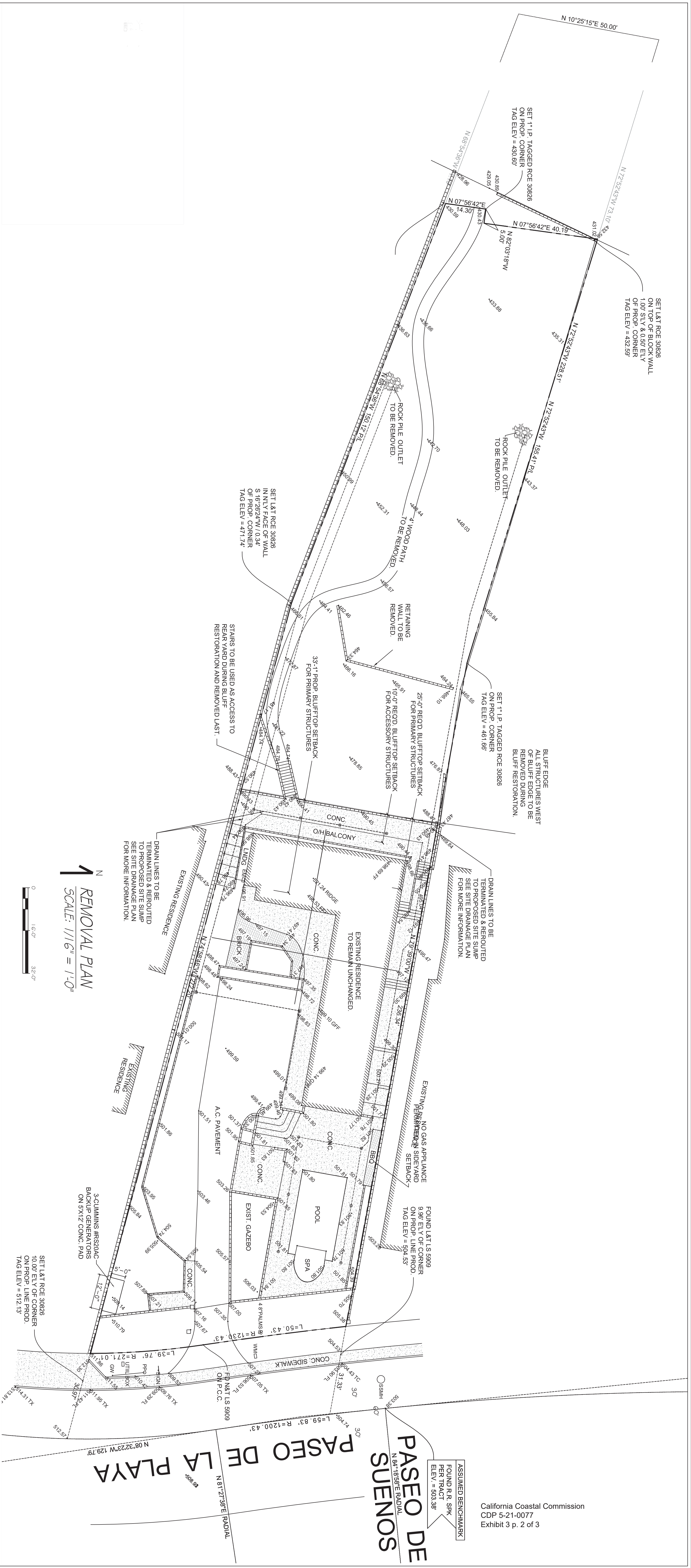
PROJ. NO.: 19207 R1	SHEET TITLE: COVER SHEET
PRINT DATE: 1/23/2020	

LEGAL DESCRIPTION: PORTION OF LOT 8 BLOCK D TRACT NO. 10307 M.B. 165-15-17 APN 7512-003-015	PROJECT/LOCATION: PROPOSED ADDITION & REMODEL 425 PASO DE LA PLAYA TORRANCE, CA 90277
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B.A. SIMS
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1341 ORIZABA AVENUE
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SHEET:
C-1.0





California Coastal Commission
CDP 5-21-0077
Exhibit 3 p. 2 of 3

ASSUMED BENCHMARK
FOUND R.R. SPK
PER TRACT
ELEV. = 503.38'

PASEO DE
SUEÑOS
N 84°18'39"E RADIAL
N 81°27'36"E

PASEO DE LA PLAYA
N 81°27'36"E RADIAL
N 08°32'22"W 129.79'

REMOVAL PLAN
SCALE: 1/16" = 1'-0"



LEGEND

- 489.59 EXISTING APPROXIMATE ELEVATION
- ===== EXISTING BLOCK WALL
- ===== EXISTING CONCRETE
- EXISTING 12" SQ. AREA DRAIN WITH EXISTING 4" LINE TO BE REROUTED TO SUMP SYSTEM
- EXISTING 4" ROUND AREA DRAIN WITH EXISTING 4" LINE TO BE REROUTED TO SUMP SYSTEM
- EXISTING DRAIN LINE.
- FF FINISHED FLOOR
- FG FINISHED GRADE
- FL FLOW LINE
- FS FINISHED SURFACE
- TC TOP OF CURB
- TX TOP OF DRIVEWAY APRON



PROJ. NO:	19207 R-I	SHEET TITLE:	REMOVAL PLAN	LEGAL DESCRIPTION:	PORTION OF LOT 8 BLOCK D TRACT NO. 10307 M.B. 165-15-17 APN 7512-003-015	PROJECT/LOCATION:	PROPOSED ADDITION & REMODEL 425 PASEO DE LA PLAYA TORRANCE, CA 90277	REFER TO SHEET C-1.0 FOR IMPORTANT NOTES	SHEET:	C-2.0
PRINT DATE:	1/23/2020	SCOPE OF WORK:	PROPOSED BLUFF RESTORATION & ACCOMPANYING DRAINAGE PLAN							
<div></div> <div>B.A. SIMS ENGINEERING, INC. 1341 ORIZABA AVENUE LONG BEACH, CA 90804 (562) 735-4955 WWW.BASIMS.COM</div>										





Restoration Area, Facing Southeast



Restoration Area, Facing North