

CALIFORNIA COASTAL COMMISSION

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



W12d

5-20-0525 (Zheng & Xuan)

MAY 12, 2021

EXHIBITS

Table of Contents:

Exhibit 1 – Vicinity Map and Project Site

Exhibit 2 – Project Plans

Exhibit 3 – CoSMoS Pictures



Project Location



Project Site

16776 15th St. Sunset Beach, CA 90742

PROJECT DATA:

OWNER: LAN XUAN, TEL: 626-559-7995
PROJECT ADDRESS: 16776 15th St. Sunset Beach, CA 90742

ZONING: SP17 DM.21
GENERAL PLAN DESIGNATION: RH-SP

LOT SIZE: 80' X 30' = 2,700 SF.

EXISTING SFD: 1,690 SF. (TO BE REMOVED)

PROPOSED NEW DUPLEX CONDOMINIUM

TYPE OF CONSTRUCTION: V-B, FIRE SPRINKLER (YES)

NUMBER OF STORY: 3, BUILDING HEIGHT: 35'-0"

CODE COMPLIANCE:
2016 CBC, CPC, CEC, CMC, CRC CODE EDITIONS.
2016 CALIFORNIA ENERGY CODE,
2016 CALGREEN CODE

OCCUPANCY GROUP: R-3 / U

SCOPE OF WORK:

DEMO (E) SFD: 1,690 SF.

PROPOSED NEW DUPLEX CONDOMINIUM

UNIT "A": 2,382 SF.
(LEVEL 1: 486 SF. LEVEL 2: 948 SF. LEVEL 3: 948 SF.)
UNIT "A" 2-CAR GARAGE: 437 SF.

UNIT "B": 2,382 SF.
(LEVEL 1: 486 SF. LEVEL 2: 948 SF. LEVEL 3: 948 SF.)
UNIT "B" 2-CAR GARAGE: 437 SF.

CONTACT:

DESIGNER: STEVE SUN,
TELEPHONE: 626-262-9668
EMAIL: smg80919@gmail.com

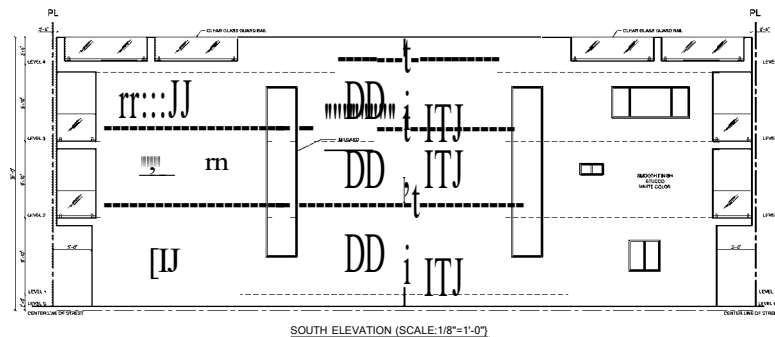
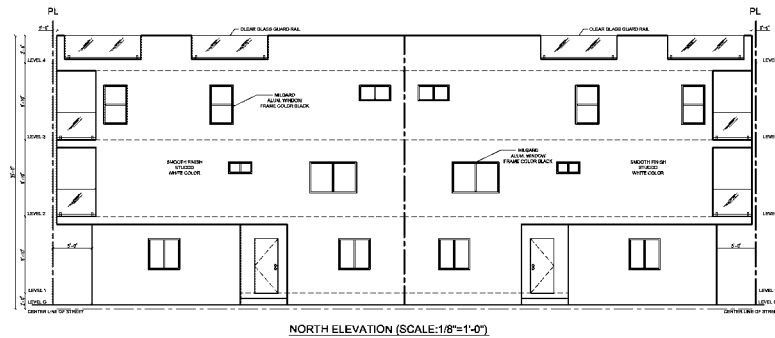
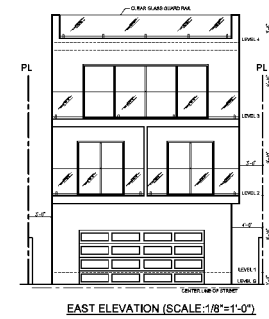
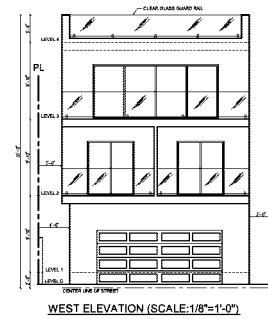
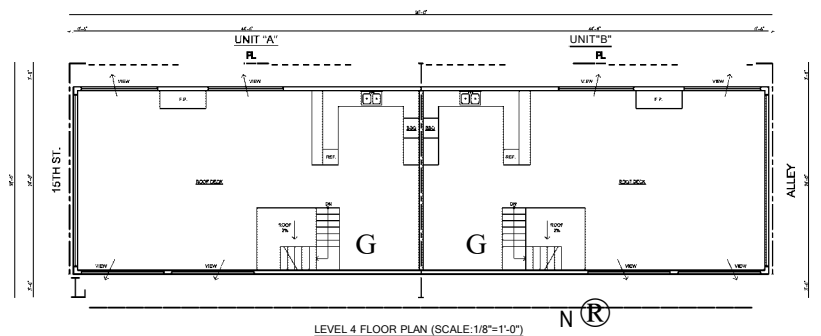
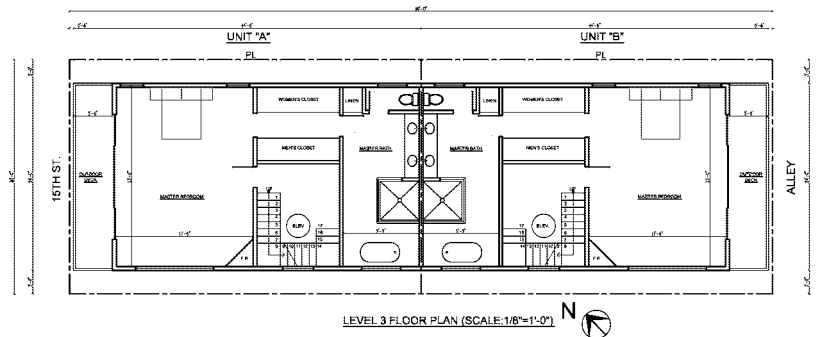
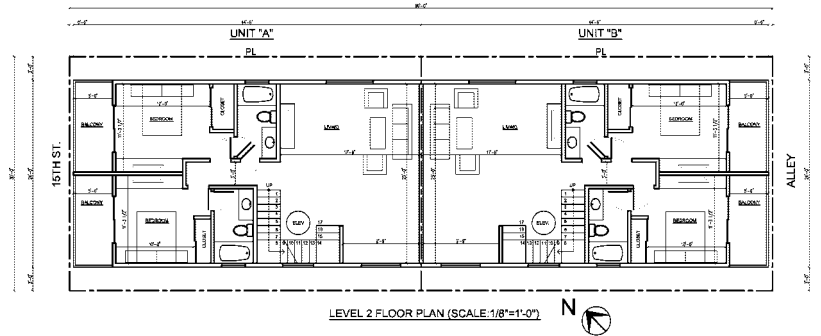
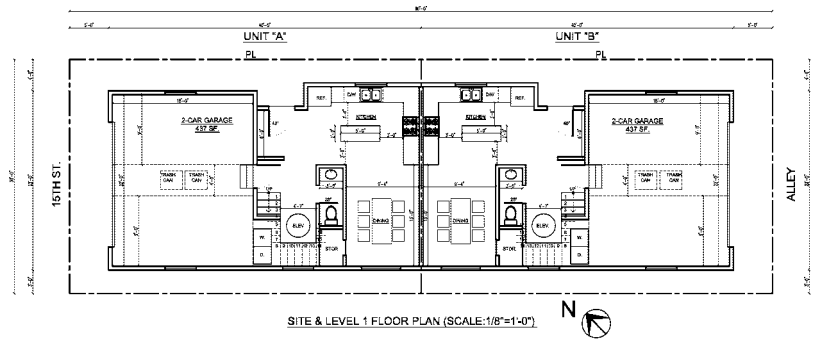


Exhibit 2

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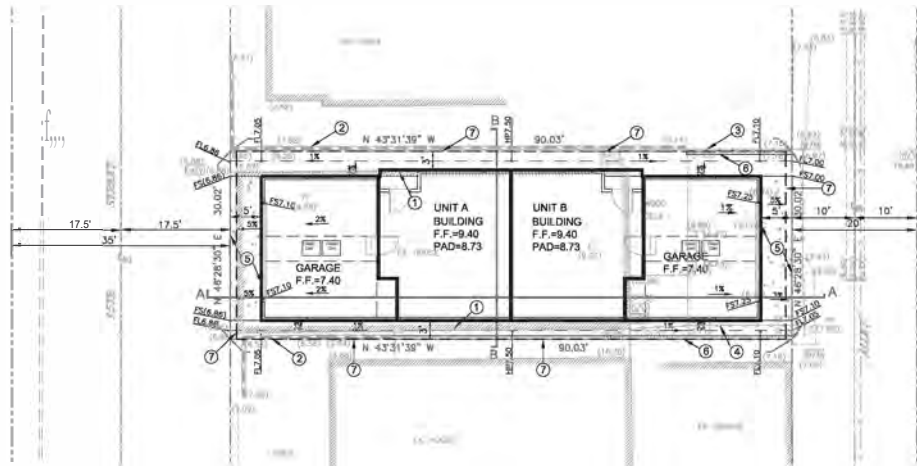


California Coastal
Commission

16776 15th St.
Sunset Beach, CA 90742

PRECISE GRADING PLAN

16776 15TH STREET



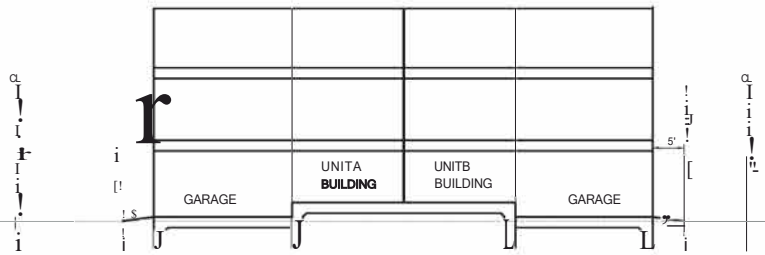
CONSTRUCTION NOTES & ESTIMATED QUANTITIES		
ALL QUANTITIES ARE ESTIMATED. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO SUBMITTING A BID.		
① EXISTING BUILDING TO BE REMOVED PER SEPARATE PERMIT	97	LF
② EXISTING WALL TO REMAIN	17	LF
③ EXISTING FENCE TO REMAIN	26	LF
④ EXISTING FENCE TO BE REMOVED	230	SF
⑤ CONSTRUCT MIN. 5.5" P.C.P. PAVEMENT FOR DRIVEWAY.	64	LF
⑥ CONSTRUCT 1 GARDEN WALL	260	SF
⑦ LIMIT OF OVER-EXCAVATION PER SOIL REPORT PREPARED BY QUARTECH CONSULTANTS	2840	SF

ABBREVIATIONS:

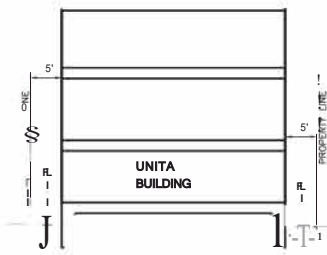
CBW..... CONG. BLOCK WALL
 C&G..... CURB AND GUTTER
 DIA..... DRIVEWAY APRON
 DF..... DEEPENED FOOTING
 DWY..... DRIVEWAY
 EP..... EDISON POLE
 EX..... EXISTING
 FH..... FIRE HYDRANT
 FL..... FLOW LINE ELEVATION
 GM..... GAS METER
 MH..... MANHOLE
 SMH..... SEWER MANHOLE
 SW..... SIDEWALK
 SD..... STORM DRAIN
 TBR..... TO BE REMOVED
 TC..... TOP OF CURB ELEVATION
 TSW..... TOP OF STEM WALL
 WF..... WOODEN FENCE
 WJ..... WATER VALVE

LEGEND:

..... EXISTING BLOCK WALL
 DRAINAGE PATTERN
 EXISTING STRUCTURE
 CONSTRUCTION NOTE
 LIMIT OF OVEREXCAVATION
 FLOW LINE
 EASEMENT LINE
 PROPOSED CONC. AREA
 PROPOSED AC AREA
 PROPOSED BLOCK WALL
 PROPOSED DRAINAGE PIPE
 PROPERTY LINE



SECTION THRU A-A



SECTION THRU B-B

GEOTECHNICAL ENGINEER CERTIFICATION

I HEREBY CERTIFY THAT I HAVE REVIEWED THESE PLANS AND THAT THEY ARE IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER DATED APRIL 21, 2019.

JACK LEE

01/11/2020

THE EXISTENCE OF ANY UNDERGROUND UTILITIES, PDS, AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ANY UNDERGROUND UTILITIES, PDS, AND/OR STRUCTURES AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR UTILITIES OR FACILITIES SHOWN OR NOT SHOWN.

RECORD DRAWING STATEMENT

THE UNDERSIGNED CERTIFIES THAT ALL IMPROVEMENTS SHOWN HEREIN HAVE BEEN CONSTRUCTED IN SUBSTANTIAL CONFORMANCE WITH THE DIMENSIONS, LINES AND ELEVATIONS INDICATED.

JACK C. LEE RCE 40870 DATE

PROJECT LOCATION:
 16776 15TH STREET,
 SUNSET BEACH, CA
 94068-1000
 DRAWN: X.Y.M.W.
 CHECKED: J.C.L.
 DATE: D8/10/2020

EARTHWORK QUANTITIES:

CUT: 4 CY
 FILL: 45 CY
 OVER EXCAVATION: 301 CY
 SPECIAL NOTES:
 THE QUANTITIES SHOWN HEREON ARE FOR PERMIT AND BONDING PURPOSES ONLY. THE CONTRACTOR SHALL VERIFY QUANTITIES PRIOR TO START OF GRADING.

OWNER/CLIENT:

LAN XUAN
 16776 15TH STREET
 SUNSET BEACH, CA 90742
 TEL: 626-559-7995
 EMAIL: infohongding@gmail.com

LEGAL DESCRIPTION:

LOT 4, BLOCK 115 OF SUNSET BEACH, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGES 39 TO 40, OF MISCELLANEOUS MAPS, IN THE COUNTY RECORDER OFFICE OF SAID COUNTY.

APN: 178-533-03

BENCHMARK:

RECORDED BY CCS 2001 - FOUND J 1/4" UNDER BROKEN BENCHMARK C&G
 M 1/2" : E :: J 1/4" W : I 1/2" IN
 1/2" : A :: R D 1/2" T J 1/2" : S : L : :
 G.C.B. 1066 ADJUSTMENT ELEVATION 7.68
 NAVD83 11/16/10/2000 YEAR LEVEL 2008

REVIEWED:

PUBLIC WORKS DEPT DATE
 CITY OF HUNTINGTON BEACH

DISCLAIMER

SECTION 4216/4217 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A PERMIT TO EXCAVATE WILL BE VALID. FOR YOUR DIG ALERT 10, NUMBER CALL UNDERGROUND SERVICE ALERT TOLL FREE 811 TWO WORKING DAYS BEFORE YOU DIG.

PW XX-XXX
 L XX-XXX
 BLDG PERM

Exhibit 2

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California Coastal
 Commission

PROJECT LOCATION:
 16776 15TH STREET,
 SUNSET BEACH, CA
 94068-1000
 DRAWN: X.Y.M.W.
 CHECKED: J.C.L.
 DATE: D8/10/2020

EROSION CONTROL PLAN

16776 15TH STREET

EROSION CONTROL NOTES:

- EROSION CONTROL IS REQUIRED FOR GRADING OPERATIONS DURING "DRY SEASON" REQUIREMENTS (MAY 1 THROUGHOUT SEPT. 30) AND FOR "WET SEASON" REQUIREMENTS (OCTOBER 1 THROUGH APRIL 30). SANDBAGS OR OTHER APPROVED DEVICES SHALL BE PLACED TO PREVENT GRADED AREAS FROM DEPOSITING SILT INTO PUBLIC STREETS AND STORM DRAINS. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER OR PERMITEE TO ASSURE THAT EROSION CONTROL IS PROPERLY PLACED AND MAINTAINED DURING CONSTRUCTION ON THE SITE IN ACCORDANCE WITH CITY REQUIREMENTS.

IN CASE OF EMERGENCY CALL:

LAN XUAN (626) 5559-7995
RESPONSIBLE PERSON TELEPHONE NUMBER

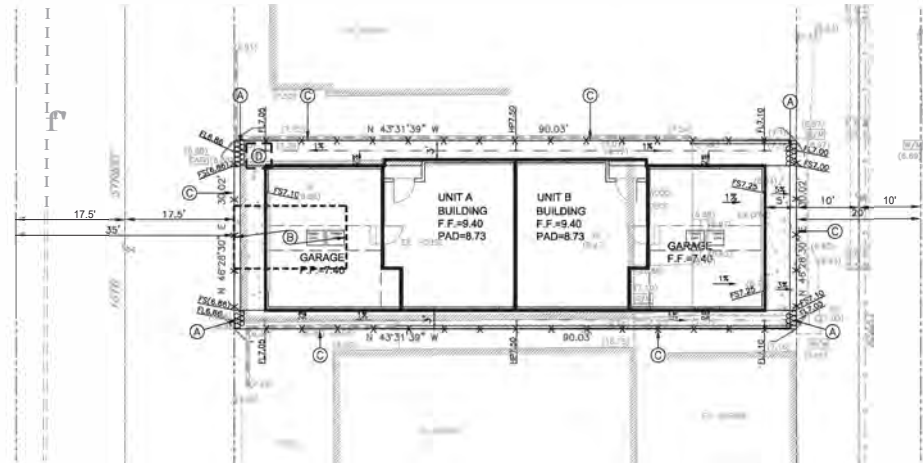
- THE DESIGN CIVIL ENGINEER WILL SUPERVISE EROSION CONTROL WORK AND ENSURE THAT WORK IS IN ACCORDANCE WITH THE APPROVED PLANS (IF REQUIRED).
- THERE SHALL BE A "WEATHER TRIGGERED" ACTION PLAN AND THE ABILITY TO DEPLOY STANDBY SEDIMENT CONTROL BMPs AS NEEDED TO PROTECT ALL EXPOSED PORTIONS OF THE SITE WITHIN 48 HOURS OF A PREDICTED STORM EVENT (A PREDICTED STORM EVENT IS DEFINED AS A NATIONAL WEATHER SERVICE FORECASTED 0.5" CHANCE OF RAIN).
- EROSION CONTROL DEVICES SHALL NOT BE MOVED OR MODIFIED WITHOUT THE APPROVAL OF THE CITY ENGINEER.
- ALL REMOVABLE PROTECTIVE EROSION CONTROL DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY.
- AFTER A RAINSTORM, ALL SILT AND DEBRIS SHALL BE REMOVED FROM CHECK BASINS, SILT FENCES, AND DESILTING BASINS, ETC.
- GRADED AREAS AROUND THE TRACT PERIMETER MUST DRAIN AWAY FROM THE FACE OF SLOPE AT THE CONCLUSION OF EACH WORKING DAY.
- THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATER CREATES A HAZARDOUS CONDITION.
- DESILTING BASINS ARE TO BE CONSTRUCTED AS GRADING OF INDIVIDUAL GRADING AREAS ARE COMPLETE PER ROUGH GRADING PLANS.
- THE CITY ENGINEER RESERVES THE RIGHT TO MAKE CHANGES OR MODIFICATIONS TO THIS PLAN AS DEEMED NECESSARY.
- INFORMATION ON THIS PLANS IS FOR EROSION CONTROL ONLY. ALL OTHER INFORMATION IS SUBJECT TO CHANGE.
- AREAS SHALL BE MAINTAINED IN SUCH A STATE THAT FIRE ACCESS SHALL BE MAINTAINED AT ALL TIMES (INCLUDING ACCESS TO NEIGHBORING PROPERTIES).
- NO OBSTRUCTION OR DISTURBANCE OF NATURAL DRAINAGE COURSES OR EXISTING STORM DRAIN INLETS SHALL OCCUR DURING THE "WET SEASON", UNLESS ADEQUATE TEMPORARY/PERMANENT DRAINAGE FACILITIES HAVE BEEN APPROVED AND INSTALLED TO CARRY SURFACE WATER TO THE NEAREST PRACTICAL STREET, STORM DRAIN OR NATURAL WATER COURSE.
- THE CONTRACTOR SHALL CONDUCT HIS OPERATION IN SUCH A MANNER THAT STORM RUNOFF WILL BE CONTAINED WITHIN THE PROJECT OR CHANNELLED INTO THE STORM DRAIN SYSTEM WHICH SERVES THE RUNOFF AREA. STORM RUNOFF FROM ONE AREA SHALL NOT BE ALLOWED TO DIVERT TO ANOTHER RUNOFF AREA.
- CONFORMANCE WITH THE REQUIREMENTS OF THESE PLANS SHALL IN NO WAY RELIEVE THE CONTRACTOR FROM HIS RESPONSIBILITIES TO THIS SITE AND ADJACENT PROPERTIES. TEMPORARY EROSION CONTROL SHALL CONSIST OF BUT NOT BE LIMITED TO CONSTRUCTING SUCH FACILITIES AND TAKING SUCH MEASURES AS ARE NECESSARY TO PREVENT CONTROL AND ABATE WATER, SLOD AND EROSION DAMAGE TO PUBLIC AND PRIVATE PROPERTY AS A RESULT OF THE CONSTRUCTION OF THIS PROJECT.
- CLEARING AND GRUBBING SHOULD BE LIMITED TO AREAS THAT WILL RECEIVE IMMEDIATE GRADING. EROSION CONTROL MEASURES WILL BE REQUIRED TO PROTECT AREAS THAT HAVE BEEN CLEARED AND GRUBBED PRIOR TO GRADING OPERATION, AND THAT ARE SUBJECT TO RUNOFF DURING PERIOD FROM THE BEGINNING OF THE "WET SEASON". THESE MEASURES MAY INCLUDE BUT SHALL NOT BE LIMITED TO: GRADED DITCHES, BRUSH BARRIERS AND SILT FENCES. CARE SHALL BE EXERCISED TO PRESERVE VEGETATION BEYOND THE LIMITS OF GRADING.
- CITY APPROVAL OF PLANS DOES NOT RELIEVE THE DEVELOPER FROM RESPONSIBILITY FOR THE CORRECTION OF ERRORS AND OMISSIONS DISCOVERED DURING CONSTRUCTION. UPON REQUEST, THE REQUIRED PLAN REVISIONS SHALL BE PROMPTLY SUBMITTED TO THE CITY ENGINEER FOR APPROVAL.

THE FOLLOWING BMPs, WHERE APPLICABLE, SHALL BE IMPLEMENTED PER CASQA CONSTRUCTION BMP HANDBOOK FOR NONSTORMWATER MANAGEMENT AND MATERIAL MANAGEMENT

- NS-1 WATER CONSERVATION PRACTICES
- NS-3 PAVING AND GRINDING OPERATIONS
- NS-6 ILLUOT CONNECTION/DISCHARGE
- NS-9 VEHICLE AND EQUIPMENT FUELING
- NS-10 VEHICLE AND EQUIPMENT MAINTENANCE
- NS-12 CONCRETE CURING
- NS-13 CONCRETE FINISHING
- NS-14 MATERIAL AND EQUIPMENT USE

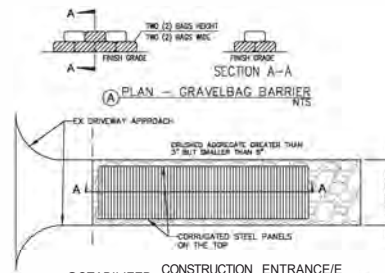
THE FOLLOWING BMPs, WHERE APPLICABLE, SHALL BE IMPLEMENTED PER CASQA CONSTRUCTION BMP HANDBOOK FOR WASTE MANAGEMENT AND MATERIALS POLLUTION CONTROL

- WM-1 MATERIAL DELIVERY AND STORAGE
- WM-2 MATERIAL USE
- WM-3 STOCKPILE MANAGEMENT
- WM-4 SPILL PREVENTION AND CONTROL
- WM-5 SOLID WASTE MANAGEMENT
- WM-6 HAZARDOUS WASTE MANAGEMENT
- WM-7 CONTAMINATED WASTE MANAGEMENT
- WM-8 CONCRETE WASTE MANAGEMENT
- WM-9 SANITARY/SEPTIC WASTE MANAGEMENT



CONSTRUCTION NOTES:

- @ INSTALL GRAVEL BAG EROSION CONTROL ALONG BOUNDARIES OF CONSTRUCTION AREA. THE GRAVEL BAGS SHOULD BE 2 BAGS WIDE AND 2 BAGS HIGH.
- @ CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE PER BMP TC-1
- @ INSTALL 6' HIGH CONSTRUCTION FENCE & GATE WITH FABRIC MESH SCREEN ATTACHED
- @ INSTALL PORTABLE TOILET FOR WORKERS PER CASQA BMP WM-9



@STABILIZED CONSTRUCTION ENTRANCE/E

ABBREVIATIONS:

CBW..... CONC. BLOCK WALL
C&G..... CURB AND GUTTER
DIA..... DRIVEWAY APRON
DF..... DEEPENED FOOTING
DWV..... DRIVEWAY
EP..... EDISON POLE
EX..... EXISTING
FH..... FIRE HYDRANT
FL..... FLOW LINE ELEVATION
GM..... GAS METER
MH..... MANHOLE
SMH..... SEWER MANHOLE
SW..... SIDEWALK
SD..... STORM DRAIN
TBR..... TO BE REMOVED
TC..... TOP OF CURB ELEVATION
TSW..... TOP OF STEEL WALL
WF..... WOODEN FENCE
WJ..... WATER VALVE

LEGEND:

..... EXISTING BLOCK WALL
..... DRAINAGE PATTERN
..... EXISTING STRUCTURE
..... LIMIT OF OVEREXCAVATION
..... FLOW LINE
..... EASEMENT LINE
..... PROPOSED CONC. AREA
..... PROPOSED AC AREA
..... PROPOSED BLOCK WALL
..... PROPOSED DRAINAGE PIPE
..... PROPERTY LINE



GEOTECHNICAL ENGINEER CERTIFICATION

I HEREBY CERTIFY THAT I HAVE REVIEWED THESE PLANS AND THAT THEY ARE IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE B - Z k - 0.0.9 - 0.2.1 G E DATED APRIL 21, 2019

JACK LEE

01/10/2020

THE EXISTENCE OF ANY UNDERGROUND UTILITIES, PIPES, AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THE CONTRACTOR SHALL ASCERTAIN THE TRUE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES, PIPES, AND THE LIFE AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES OR FACILITIES SHOWN OR NOT SHOWN.

RECORD DRAWING STATEMENT

THE UNDERSIGNED CERTIFIES THAT ALL IMPROVEMENTS SHOWN HEREIN HAVE BEEN CONSTRUCTED IN SUBSTANTIAL CONFORMANCE WITH THE DIMENSIONS, LINES AND ELEVATIONS INDICATED.

JACK C. LEE RCE 4-0870 DATE

01/10/2020

CALLAND ENGINEERING, INC.
dba QUARTITECH CONSULTANTS
576 E. LAMBERT ROAD, BREA, CA 92621
TEL: (714) 671-1030 FAX: (714) 671-1090

REFERENCE

REVISIONS

PROJECT LOCATION:
16776 15TH STREET,
SUNSET BEACH, CA

DRAWN: X.Y.M.W.
CHECKED: X.Y.M.W.
DATE: 01/10/2020

OWNER/CLIENT: LAN XUAN 16776 15TH STREET SUNSET BEACH, CA 90742 TEL: 626-559-7995 EMAIL: infohonding@gmail.com	LEGAL DESCRIPTION: LOT 4, BLOCK 115 OF SUNSET BEACH, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGES 39 TO 40, OF MISCELLANEOUS MAPS, IN THE COUNTY RECORDS OFFICE OF SAID COUNTY. APN: 178-533-0J	REVIEWED: PUBLIC WORKS DEPT. DATE CITY OF HUNTINGTON BEACH	DIGALERT SECTION 4216/4217 OF THE GOVERNMENT CODE REQUIRES A DG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A PERMIT TO EXCAVATE WILL BE VALID. FOR YOUR DG ALERT ID NUMBER CALL UNDERGROUND SERVICE ALERT TOLL FREE 811 TWO WORKING DAYS BEFORE YOU DIG
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FW XX-XX

XX-XX

BLDG PERM

Exhibit 2

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Commission

Projected Flooding with 0.8 ft. Sea Level Rise and No Storm Scenario



Exhibit 3

Page 1 of 3



California Coastal Commission

Projected Flooding with 3.3 ft. Sea Level Rise and No Storm Scenario



Exhibit 3

Page 2 of 3

Projected Flooding with 5.7 ft. Sea Level Rise and No Storm Scenario

