# **CALIFORNIA COASTAL COMMISSION**

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



# **W12d**

# 5-21-0588 (1315 Ocean Seal Beach, LLC) MARCH 9, 2022

## **EXHIBITS**

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1315 OCEAN AVENUE SEAL BEACH CA 90740 COASTAL COMMISSION SUBMITTAL 05 JULY 2021

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\* Ø. **♦** T.F.G. +2040.20

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GLASS

SPOT ELEVATION

KEYNOTE

ASSESSOR'S PARCEL NUMBER (APN)

(N) 3000 SF SFD W/ ATTACHED 462 SF GARAGE

LEGAL DESCRIPTION

PROJECT DESCRIPTION

SHEET INDEX

ACHITECTURAL

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DIRECTORY, SHEET INCEX,
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PROJECT DIRECTORY

VICINITY MAP

ZONING ANALYSIS KIND EXISTING ALLOWABLE NEW ZONE RHD-20 PARCEL AREA 2751 SF FRONT YARD REAR YARD RESIDENTIAL FLOOR AREA 5270 SF LOT COVERAGE

NOTE SEE All 1 FOR CALCULATION

TOTAL

BUILDING AREA SUMMARY KIND EXISTING NEW 1596 SF GARAGE 462 SF

# Exhibit 2

Page 1 of 25



California Coastal Commission

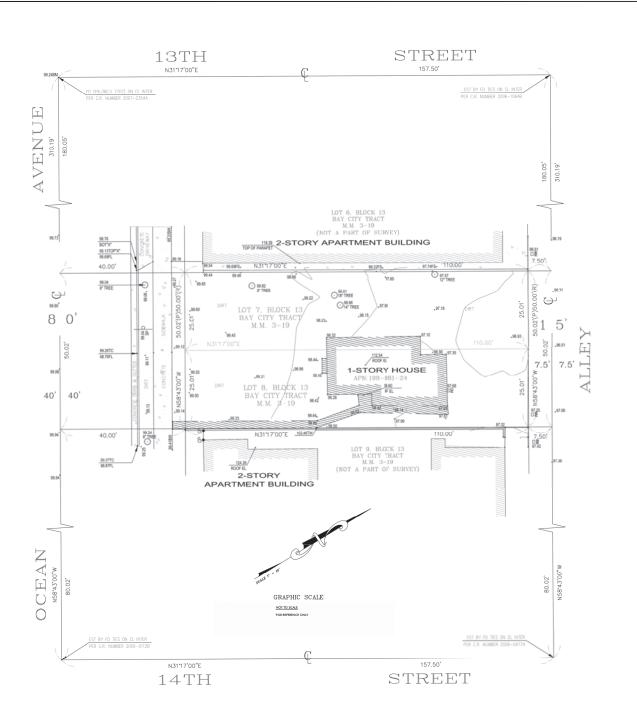
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RESIDENCE AT INUE SEAL BEACH O

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#### LEGAL DESCRIPTION:

LOTS 7 & 8, BLOCK 13 OF BAY CITY TRACT AS PER MAP RECORDED IN MAP BOOK 3 PAGE 19 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BASIS OF BEARINGS:. The BEARING NORTH SENSOR WEST, ON the SOCIAN AND BEARING NORTH SENSOR WEST, ON the SOCIAN OF OCIAN AND BE AS SHOWN ON BAY CITY TRACT, IN THE CITY OF SIAL BEACH, COUNTY OF GROWING AS SHOWN AND RECORDED IN BOOK 3, PAICE 18, OF MAPS IN THE OFFICE OF THE COUNTY RECORDED OF SIAL OF DEATH OF THE OFFICE OF THE COUNTY RECORDED OF SIAL DEATH OF THE OFFICE OF THE COUNTY RECORDED OF SIAL DEATH OF THE OFFICE OFFICE OFFICE OFFICE OFFICE OFFICE OFFICE OFFICE OFFICE OF THE OFFICE O

LAND AREA:
CONTAINING A TOTAL AREA OF 5,501.98 SQ. FT., OR 0.1263 ACRES, MORE OR LESS.

BN ID:14-01450(NAVID 1988)
FOUND SPK/W (L.S. 7707) ON CENTERLINE INTERSECTION.
OF OCEAN AVENUE AND 13TH STREET.
ELYL. = 99.24 FT.

THIS WAP IS NOT A BOUNDARY SURVEY. NO PROPERTY CORNERS HAVE BEEN SET AS PART OF THIS WORK.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS, IF ANY, ARE NOT SHOWN

#### LEGEND:

THE LAND REPERRED TO IN THIS SURVEY IS SITUATED IN THE STATE OF CAUFORNIA, COUNTY OF LOS ANGELES, AND IS DESCRIBED AS FOLLOWS:

APN: 199-081-24

LOT 7 - 2750.99 SQ. FT LOT 8 - 2750.99 SQ. FT

#### ASSUMED BENCHMARK:

#### SURVEYOR'S NOTE:

### SYMBOLS:

CAS METER
CATE POST
SION POST
TREE
WATER METER GAS METER GATE POST SIGN POST

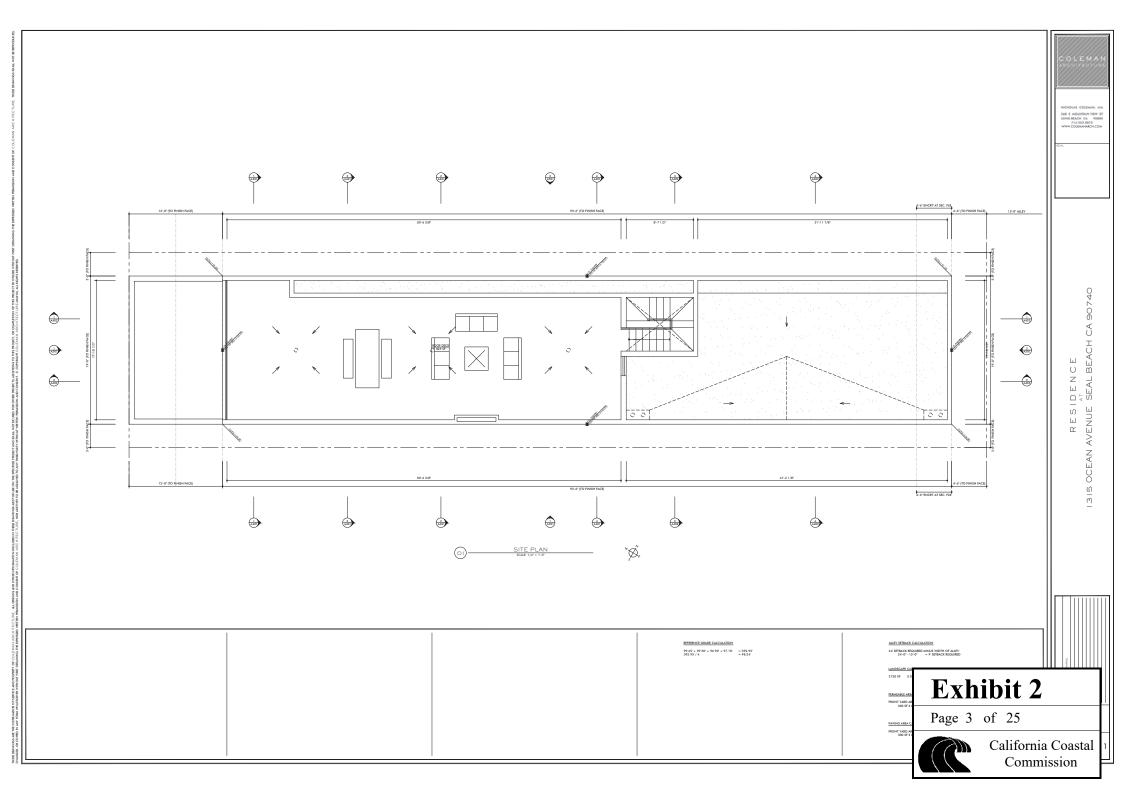
BUILDING LINE

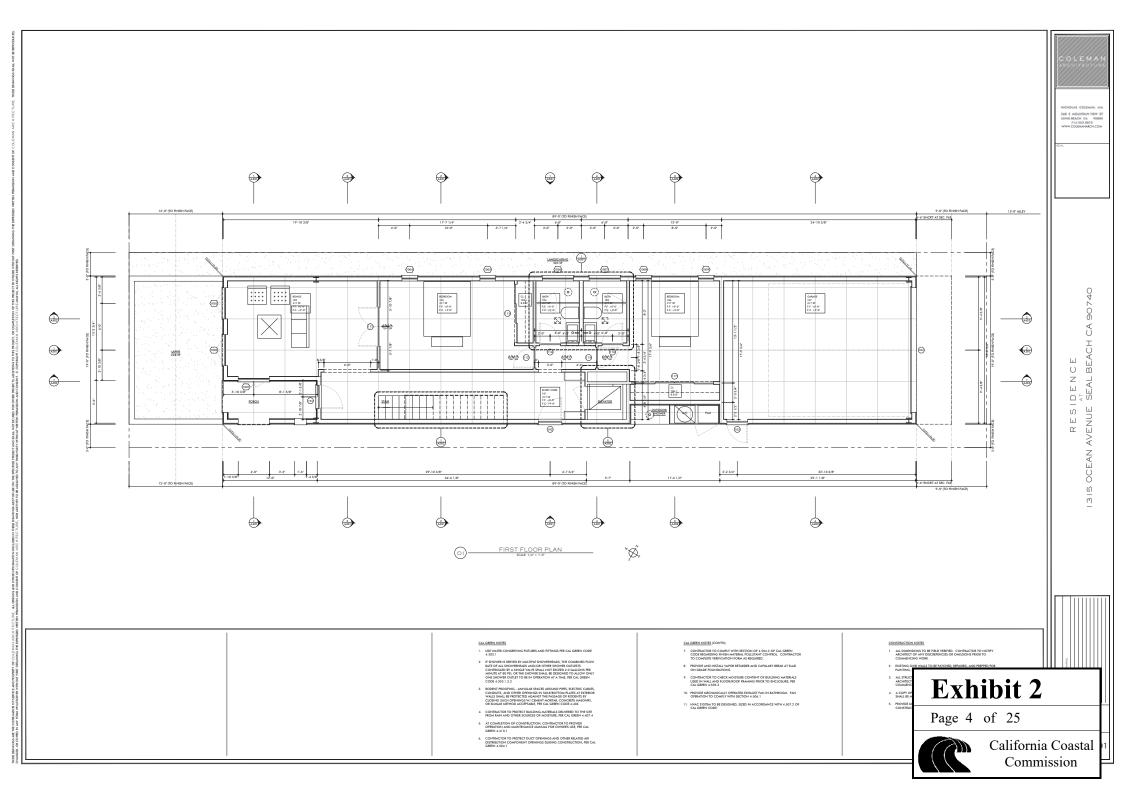
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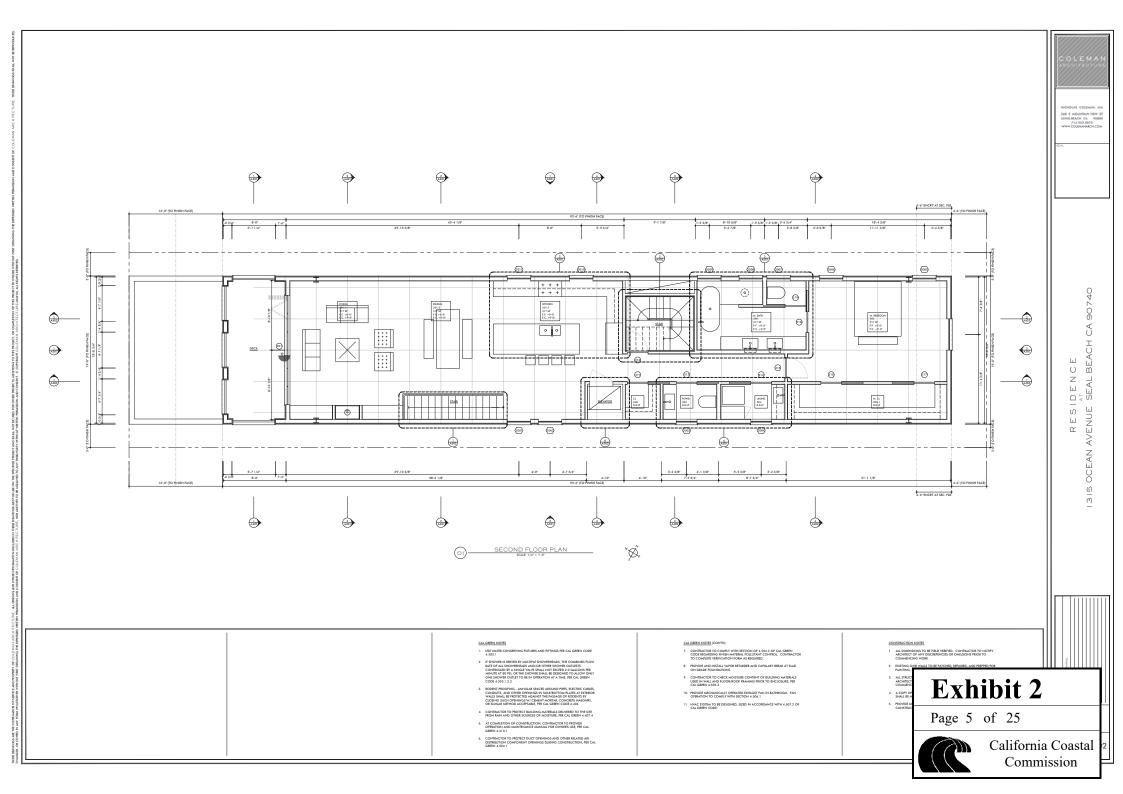
Page 2 of 25

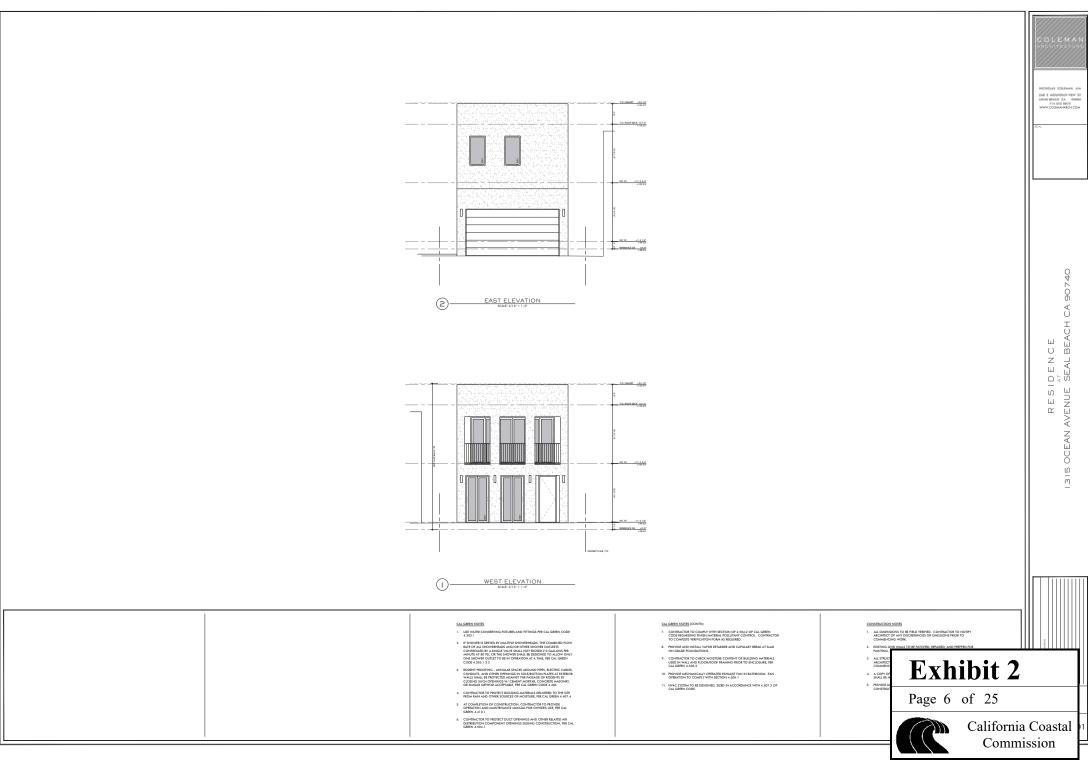


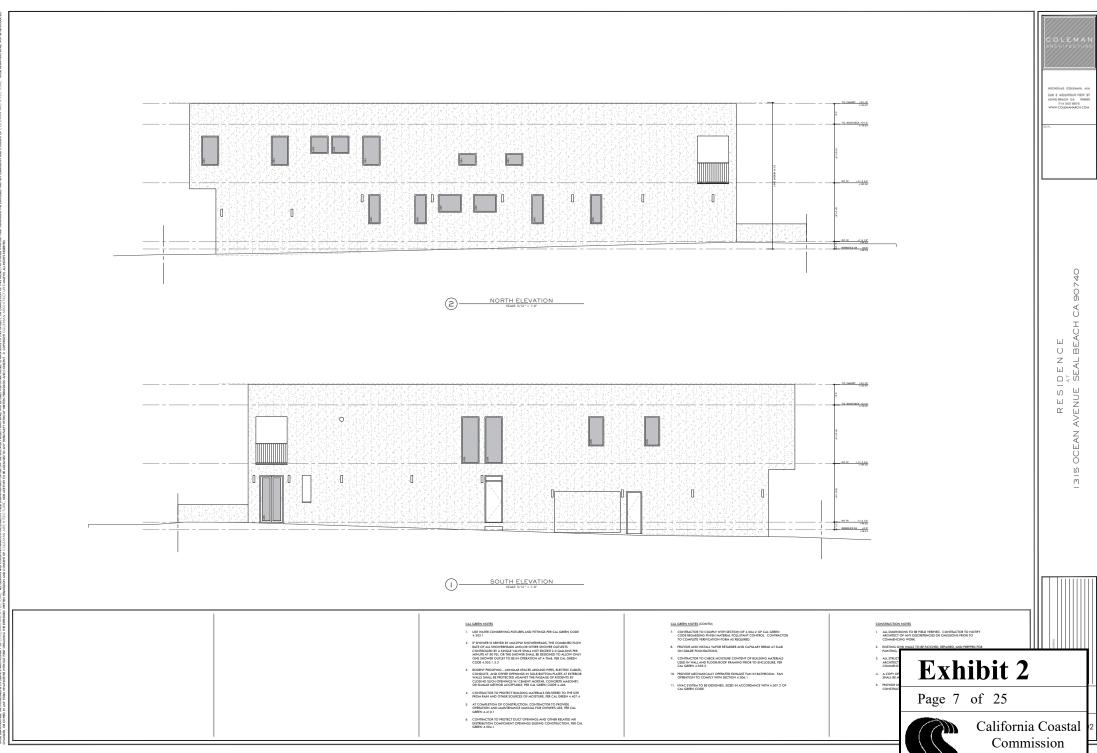
California Coastal Commission



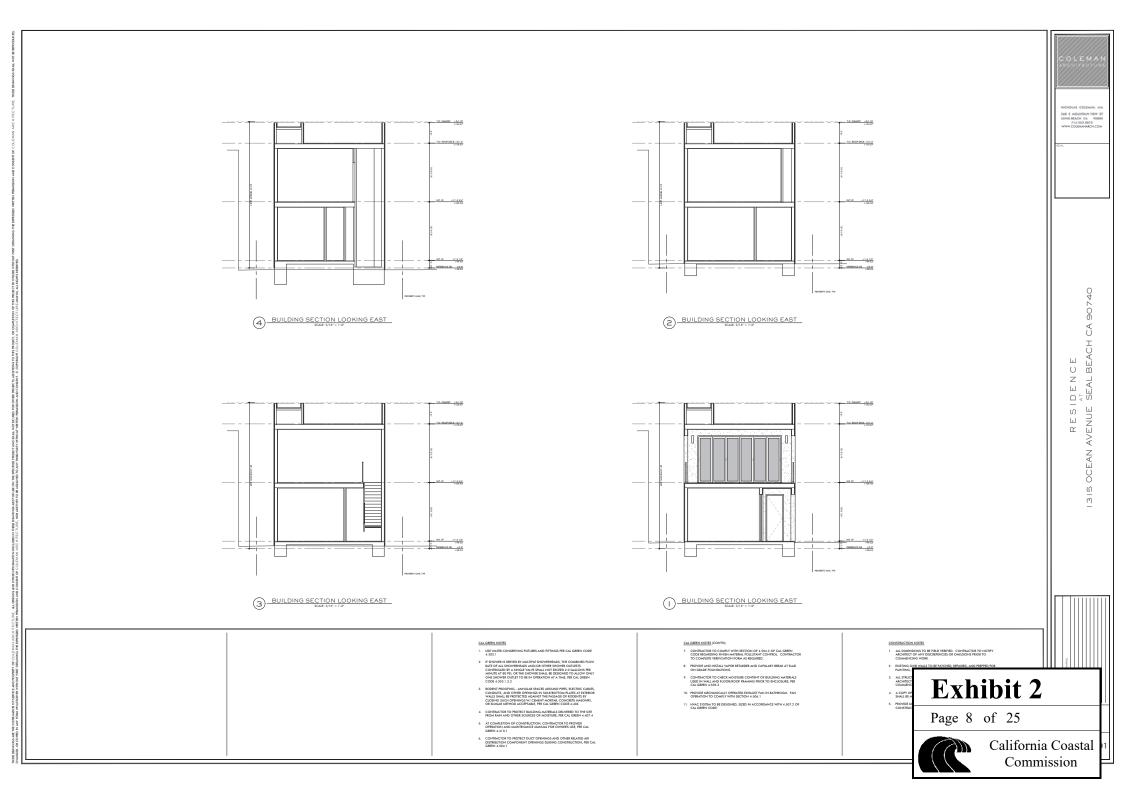


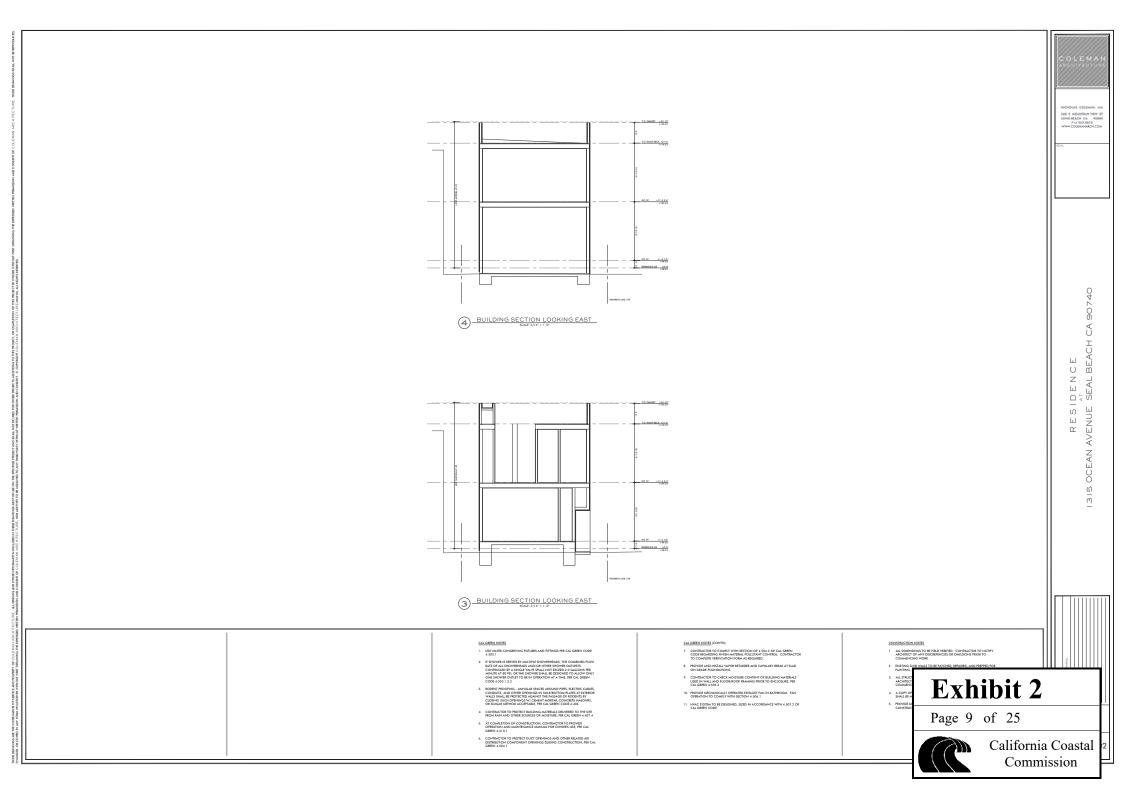


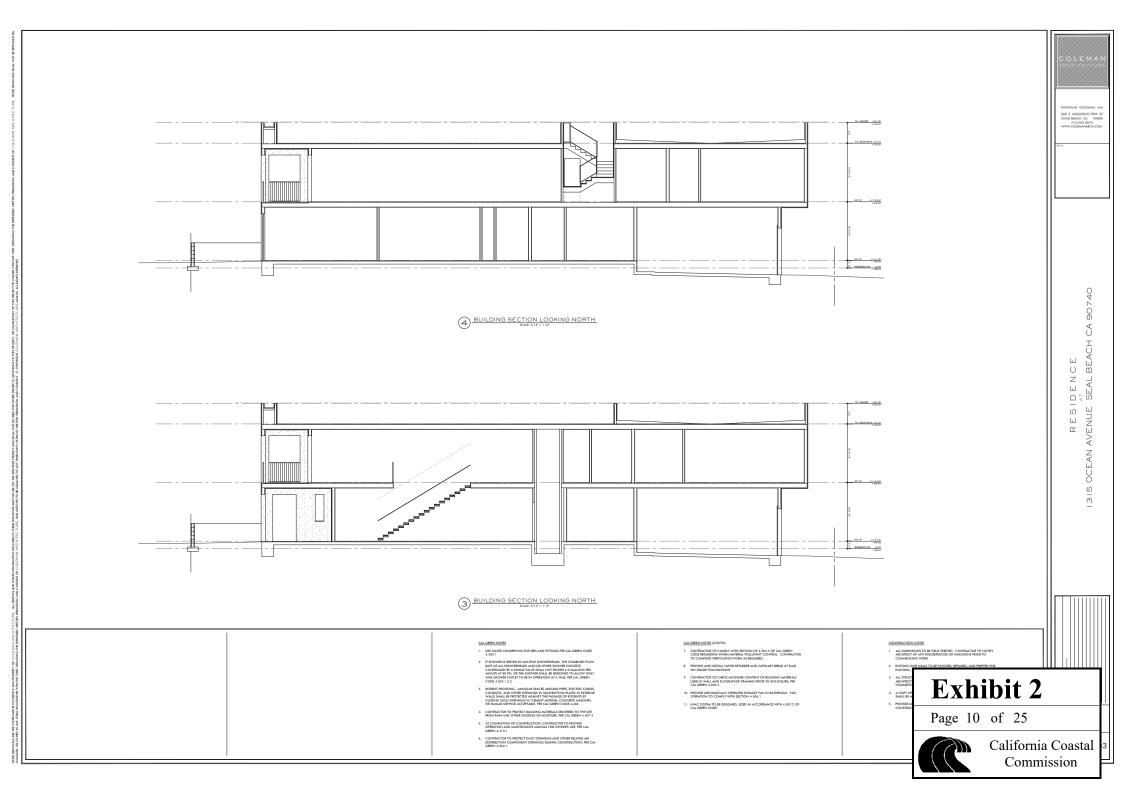












STANDARD GRADING NOTES
100.START OF WORK: No weak whatsoever shall be started without first having obtained a
grading permit and Public Works permit from the City of Seal Beach.
101.NOTIFICATIONS

DOSTART OF MORK Public Wests permit from the City of See Steen.

DOSTART OF MORK Public Wests permit from the City of See Steen.

LINGSECTION: Inspection shall be colled for through the Engineering Division. City of See October 100.000 (1975) (197

Uniform Building Code, Chapters 20 and 70 and shall be done in conformance with the recommendations of the preliminary soils investigation conformance with the recommendations of the preliminary soils investigation of the product o

of malerials.

B. DUST CONTROL PERMIT: The permittee is responsible for dust control measures and compliance with all South Costst AGMD rules and regulations. Permittee is responsible for obtaining all required permits and approvals from AGMD. All grading operations shall be suspended during second (or worse) stope amog alerts by AGMD.

SAMITARY FACINES: Sanitary confilities shall be maintained and the site and not in the

9.SAMTARY FÄGUIRES. Sonitary facilities shall be ministrated on the site and not in the 
Utyl right-of-sec. POLITON. All existing dishaps connece on the project site must 
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COMPLIANCE STATEMENT. The Coding Contractor shall submit a statement of 
compliance to the approved grading plan prior to final approved. 
IN COMPLIANCE STATEMENT Shall applies and considered a part of the approved 
grading plans, 
11.1 BOOK AGROSS PROPERTY LINE Witten permission is required from any objecter 
protectly cames wheneve work is proposed across the property line (including the 
affectation of vertice ourses).

offeriors of water courses). Discharges of material other than stormwater are allowed only when necessary for performance and completion of construction practices are allowed only when necessary for performance and completion of construction practices standards, cause or threaten to cause pollution, containmention, or mulaneer or contain a bazerbase substance or a quantity reportable under feeders regulations 40 CPM are restored, and the properties of the pr

the ultrinole agoosal in accordance with local, state, and leaver requirements. Some control is a control of the product of the control of th

REQUIRED NOPES/WATER QUALITY NOTES

RECURIENT NUTES TRAINE VARALIT NOTES
Sodiment from oreas disturbed by construction shall be retained on site using structural controls to the maximum extent practicable.
Stockpiles of soil shall be properly contained to minimize sediment transport from the site to streets, drainage facilities or adjacent properties via runoff, whicle tracking, or wind.

wind.

Appropriate BMPs for construction-related materials, wastes, spills or resides shall be implemented to minimize transport from the site to streets, drainage facilities, or adpining properly by wind or runof unshing shall be contained at construction sites unless treated for remove seafment and whicker waster pollutants.

• Runoff from equipment and whole weahing shall be contained at construction after success faceties of remove seaffering of either politication and extended best management practices and good housekeeping measures for the project send and year socialed construction details of an extended best management practices and good housekeeping measures for the project send and years construction details and extended to the project send of the project send to the project

TOLL FREE 1-800-226-2600
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALER

ewatering of contaminated groundwater, or discharging contaminated soils via surfaceerosion is prohibited. Devatering of non-contaminated groundwater requires a NationalPolutant Discharge Elimination System (NPDES) permit from the respective StateRegional Water Quality

Elimination System (NPCES) permit from the respective StateRegional Nation Quality Collisions (NPCES) and the shall have a prinhum of 10 hardward distance from sonitary sever. The Collisions of the shall have a prinhum of 10 hardward distance from sonitary sever. The Collisions of the State St

until the Soils Engineer field tests and determine the right modutor content and dentity of 50 s. Soils Engineer shall specify the Soils Engineer shall provide inspection for the alles cleaning and grading in order to certify that the grading was done in accordance with the approved perion and grading self-control so. Soils Engineer shall self-control soils Engineer shall be soil to share with the approved pairs and of the soil soil soils engineer shall be controlled to very complete with the soil soils Engineer and Caetogist shall perform sufficient inspections and be available during grading to verify the soil of the soil soils shall be soils to the soil soils shall be soils of the soil soils shall be shal

108. PUBLIC IMPROVEMENTS: All existing public improvements removed or damaged shall be replaced in kind.

109. ABANDONED WELLS: Any abandoned oil and water wells shall be abandoned in compliance with the specifications approved by Grange County, Human Services Agency, Division of Environmental Health and in accordance with the standard procedures and ardinances of the

110. ABANDONED SEWERS: Any existing sewers, cesspools, and septic tanks shall be abandoned in compliance with the Uniform Plumbing Code and to the approval of theCity Engineer. 111. INADEQUATE OR NON-STANDARD IMPROVEMENTS IN THE PUBLIC RIGHT OF WAY:

In accordance with the City Code, the City Engineer will determine whether curb, gutter, and sidewalk is inadequate or non-standard at the end of the work. The Contractorshall obtain and pay for a public works permit and complete the required work prior to any release of any cash bonds or issuance of a certificate of occupancy. 112. Grading shall not vary more than 0.02 feet under areas to be paved for walks, driveways, curb and gutter, and building or structure slabs.

owang or ensurer season.

17.1. INSPECTION is inspected will observe the work and notify the PERMITTEE or hisospert wherein if it fails to comply with the approved pinns and specifications. The PERMITTEE or his agent shall notify the City Engineer a minimum of tea working dealerer the gradies peceration in ready for each of the following inspections:

1.initial inspection: When the PERMITTEE is ready to begin work, but before any grading or brushing is startes;

2. Toe Inspection: After the natural ground is exposed and prepared to receive fill but before any fill is placed: 3. Executation inspection: After the executation emplocement is started, but before the vertical depth of the executation exceeds ten feet;

4.FM inspection: After the fill employement is started, but before the vertical height of the lifts exceeds ten feet; 5.Drainage Device Inspection: After forms and pipes are in place, but before any concrete is placed; 6.Rough Grading: The site will be considered ready for rough grading certification when the following items are complete;

2. Staking of property lines: 3. Location and gradient of cut and fill slopes

4. Location, cross-sectional configurations and flowline gradient of drainage swales and terraces (graded ready for paving);

pasking);

5. Berms installed where indicated;

6. Required drainage slopes provided on building pads;

7. Approved irrigation system plans (where required);

8. Receipt of grading inspection certificate (rough grading):

7. Final Grading: The site will be considered ready for final grading certification when the following items are

All required devices have been installed;

2. Slope planting established and irrigation's systems provided (where required); 3. Adequate provisions have been made for drainage of surface waters from each building

4. As graded plan and required reports have been submitted;

5.The grading contractor shall submit a statement in writing that the work under his direction was performed in accordance with the approved plans and requirements of this code or wherein such work was not in accordance with such plans and code (grading).

controtors statement);
Nood Pinio Certification: Upon completion of the structure, the engineer or surveyor shall provide a certificate of elevations with the City Engineer, certifying that the lowest floor elevation is properly elevated as some on the plan follows the base food elevation as indicated in the Federal Emergency Management Agency Flood Insurance Rate Mag.
Old Engineer's Certifications: The Celt Engineer Signifi these plans shall be responsible to Cell Engineer's Celtifications: The Celt Engineer's Celtifications: The Celt Engineer's Celtification in the product plan in the responsibility shall include, but need not be limited to inspections and approval on the establishment of line, grade and dratings of the development ore and assuring the occuracy and acceptability of the work hereon. The Cell Engineer shall submit certifications of rough grading and protein grading to forms provided by the Agency. As-Builts: The Civil Engineer also shall be responsible for the submission of as-graded grading plans upon completion of the work.

grading plans upon completion of the work.

1. Proposed recisions to the grading plan shall be drawn in red pencil on bluelines of the approved plans. A set of bluelines will then be submitted to the City Engheering Division for review and approval. The original plans SALL MOT be changed until the revision has reduced an experiment of the revision and the revision set of the revision and the revision has received and the results of the required property corner manuments. The Developer shall provide the City of Seal Beach a mylar of the Record Survey prior to issuance of building occupancy permit.

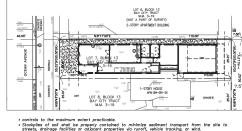
Wister Quality Konapenear IPlan (WQMP) conditions listed in Section A-7.5.5 of the City of Seal Beach an implementation fine (IP) shall apply to this project.

A-7.5.5 Flan Check: Issuance of Grading or Building Permits
The construction plans submitted by the applicant for plan check must incorporate all of
the structural BMPs identified in an approved Project WOMP. Therefore, the City will require
applicants to obtain approved of the final Project WOMP prior to submitting construction
plans for plan check. General or Special Notes for Plan Sheets

centeral or special notes for rian sineets. Prior to the issuance of a grading or building permit, the City shall require the permit applicant to include the following as general or special notes on the plan sheets for new development or significant redevelopment projects:

# GRADING PLAN

# 1315 OCEAN AVENUE. SEAL BEACH



• Stockpies of soil shall be properly contained to minimize sediment transport from the alt of streets, draining foilities or objective in progress via nurally whole tracking, or wind.
• In the property of the pr

Plan Check for Private Projects with Land Use Permits
For projects with Indiu use permits, the CITy shall review the environmental (EEQA)
documentation (including the Milligation Monitoring and Reporting Program), the conditions of
structural BMPs required. The CITy shall review construction plans for conforming with the
aggregat\_Project MOMP. If the selected BMPs were approved in concept during the land use
millitement process, the City shall review control to submit detailed construction plans
showing locations and design details of all BMPs that are in substantial conformance with the
preliminory approach. The City shall review composed.

review a project's construction plans to assure that the plans are consistent with the BMP design criteria and guidance provided in DAMP Section 7, Exhibit 7.ii.

From Joseph or Eugens will Dy-right coning (windsterial projects) for projects with by-right coning or projects that do not need discretionary review, the City shall first review the proposed Project Walf for conformity with the requirements described in DAMP Section 7, and DAMP Section 8, and the project Walf Pro

Plan Check for Public Agency Projects
Prior to initiating grading or construction activities, the City shall ensure that the construction
WOMP. In conducting the design review process for its public agency projects, the City shall review the construction plans and specifications for conformity with the agarouse Project WOMP.

In Conductory with the Bird design ordinor on yudence provided in DMP Section 7, Chabit 7, Audichary with the design ordinor on yudence provided in DMP Section 7.

Plan Check for Projects with Alternative Treatment Central BMPs (See DAMP Section 7, Exhibit 71 Section 3.3.3) and in a contraction of the original section to stilling Alternative Treatment Central BMPs in a project's construction of the Contraction of the Con

Plan Check for Private Projects with Land Use Permits

SHEET INDEX

OWNER 1315 OCEAN SEAL BEACH LLC TOM NANCI 5321 VIA VICENTE

YORBA LINDA, CA 92887

ARCHITECT COLEMAN ARCHITECTURE

LONG BEACH, CA 90805 p. 714-553-8875

NICHOLAS S. COLEMAN AIA 260 E. MOUNTAIN VIEW ST.

SOILS ENGINEER GEO-ETKA 1801 E. HEIM AVE., SUITE 202 ORANGE, CA 92865

1= TITLE SHEET, NOTES

2- PRECISE GRADING PLAN

3= FROSION CONTROL PLAN

Plan Check for Projects with By-Right Zoning (Ministerial Projects)







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California Civil Code, Section 832

California Civil Uolac, Section 852 Lateral and subjecent support; excavations; degree of care; damages; protection of other structures. Each coterminous owner is entitled to the lateral and subjecent support which his land receives from the adjoining land, subject to the right of the

ov, ier of the adjoining land to make proper and usual excavations on " the same for purposes of construction or improvement, under the following

conditions:

1. Any owner of land or his lessee intending to make or to permit an excavation shall give reasonable notice to the owner or owners of adjoining tands and of buildings or other structures, stating the depth to which such that and the property of the propert conditions: I. Any owner of land or his lessee intending to make or to permit an damage, excepting only for minor settlement cracks in buildings or other

#### ABBREVIATIONS:





FOR INFORMATION ONLY, RETAINING WALLS TO BE INSPECTED BY OTHERS UNDER A SEPARATE PERMIT.



EARTHWORK ESTIMATE \* 0.07 CUT\_\_\_\_\_ FILL 30 C.Y.

IMPORT

\_\_ 30 C.Y. \* ESTIMATE TO BE USED FOR FEE DETERMINATION OF CONTRACTOR TO PREPARE HIS OWN ESTIMATE PRICE

# Exhibit 2

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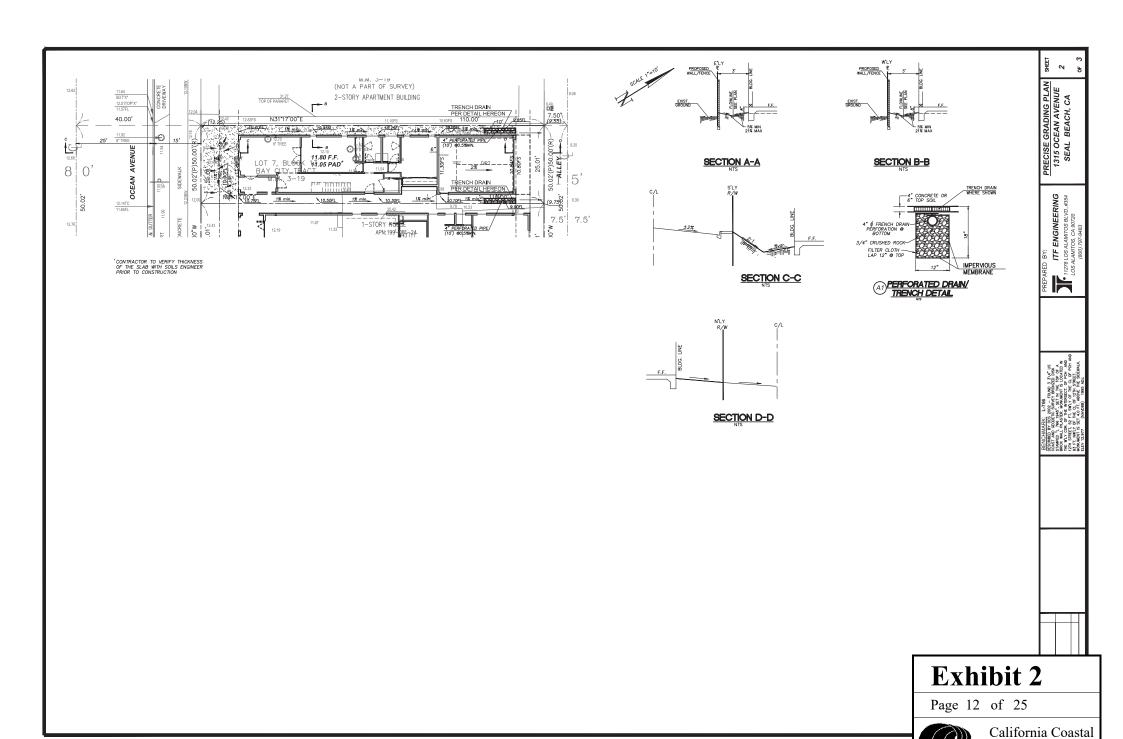


California Coastal Commission

UTILITY CONTACTS SEWER - CITY OF SEAL BEACH

WATER- CITY OF SEAL REACH POWER- FDISON CO. GAS- SOUTH CALIF. GAS PHONE- SPECTRUM CABLE- SPECTRUM

BASIL OF BEARINGS
BEARINGS SOOM HEREON ARE BASED ON THE BEARINGS SOOM HEREON FOR CAM AVE BEING NEWS AND OF SIGNIFICATION ON BAY CITY TRACT, IN THE CITY OF SEAL BEACH, COUNTY OF ORANGE, AS PER MAR BECORDED IN BOOK 3, PAGE 19, OF MAPS IN THE CITICE OF THE COUNTY RECORDER OF THE COUNTY RECORDER OF SAID COUNTY.

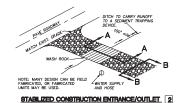


Commission





GRAVEL BAGS BERM







CONSTRUCTION NOTES

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SAND BAGS PER DETAIL HEREON

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#### EROSION CONTROL:

1. IN THE CASE OF EMERGENCY, CALL TOM NANCE AT 714-673-0398.

2. EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON. NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES. WHEN RAIN IS IMMINENT.

4. ALL REMOVABLE EROSION PROTECTIVE DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE 5-DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.

5. AFTER A RAINSTORM, ALL SILT AND DEBRIS SHALL BE REMOVED FROM STREETS, CHECK BERMS AND BASINS.

6. GRADED AREAS ON THE PERMITTED AREA PERIMETER MUST DRAIN AWAY FROM THE FACE OF SLOPES AT THE CONCLUSION OF EACH WORKING DAY. DRAINAGE IS TO BE DIRECTED TOWARD DESILTING FACILITIES. 7. THE PERMITTEE AND CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATER CREATES A HAZARDOUS CONDITION.

8. THE PERMITTEE AND CONTRACTOR SHALL INSPECT THE EROSION CONTROL WORK AND INSURE THAT THE WORK IS IN ACCORDANCE WITH THE APPROVED PLANS.

# Exhibit 2

Page 13 of 25



California Coastal Commission

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1 L.S. STABILIZED CONSTRUCTION ENTRANCE 1 L.S.

**EROSION CONTROL PLAN** (1101 /1 1/11) 01 0011121/ 2-STORY APARTMENT BUILDING

10.63FS 110.00

3. EROSION CONTROL DEVICES SHALL NOT BE MOVED OR MODIFIED WITHOUT THE APPROVAL OF THE BUILDING OFFICIAL.

1317 OCEAN AVENUE SEAL BEACH CA 90740

COASTAL COMMISSION SUBMITTAL 05 JULY 2021

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H.W. HOT WATER

200000 ~~~~ 211100  $\bowtie$ PLYWOOD ACOUSTIC TILE OR BOAR \* Ø. SPOT ELEVATION 101 (100)

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ADDRECTORY, SHEET,
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PROJECT DIRECTORY

PROJECT DESCRIPTION (N) 3000 SF SFD W/ ATTACHED 462 SF GARAGE

ASSESSORS PARCEL NUMBER (APN)

LEGAL DESCRIPTION



VICINITY MAP

ZONING ANALYSIS				
	KIND	EXISTING	ALLOWABLE	NEW
	ZONE	RHD-20	-	
	PARCEL AREA	2751 SF	-	
	FRONT YARD		12'-0"	12-0"
	SIDE YARD		3'-0"	3'-0"
	REAR YARD	-	9'-0' *	9-0"
	HEIGHT	-	25'-0"	24'-10"
	RESIDENTIAL FLOOR AREA	-	5270 SF	2796 SF
	LOT COVERAGE		2062.5 SF	1662 SF
	CONSTRUCTION TYPE	-	V-8-NS	V-B-NS
	OCCUPANCY	-	13	R3
	STORIES	-	2	2

NOTE
SEE ALL! FOR CALCULATION

BUILDING AREA SUMMARY				
KIND	EXISTING	NEW	Т	
GROUND FLOOR	-	1200 SF		
SECOND FLOOR		1596 SF		
GARAGE	-	462 SF		
TOTAL	-	3258 SF		

Exhibit 2

Page 14 of 25



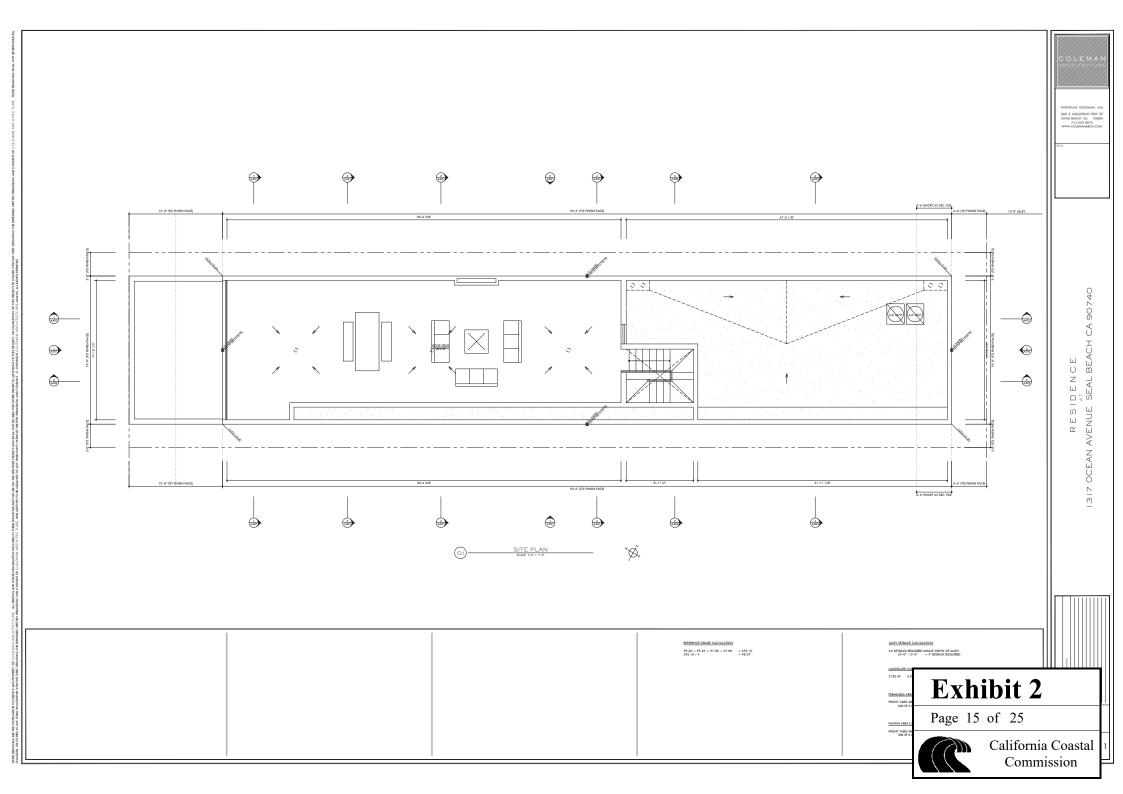
California Coastal Commission

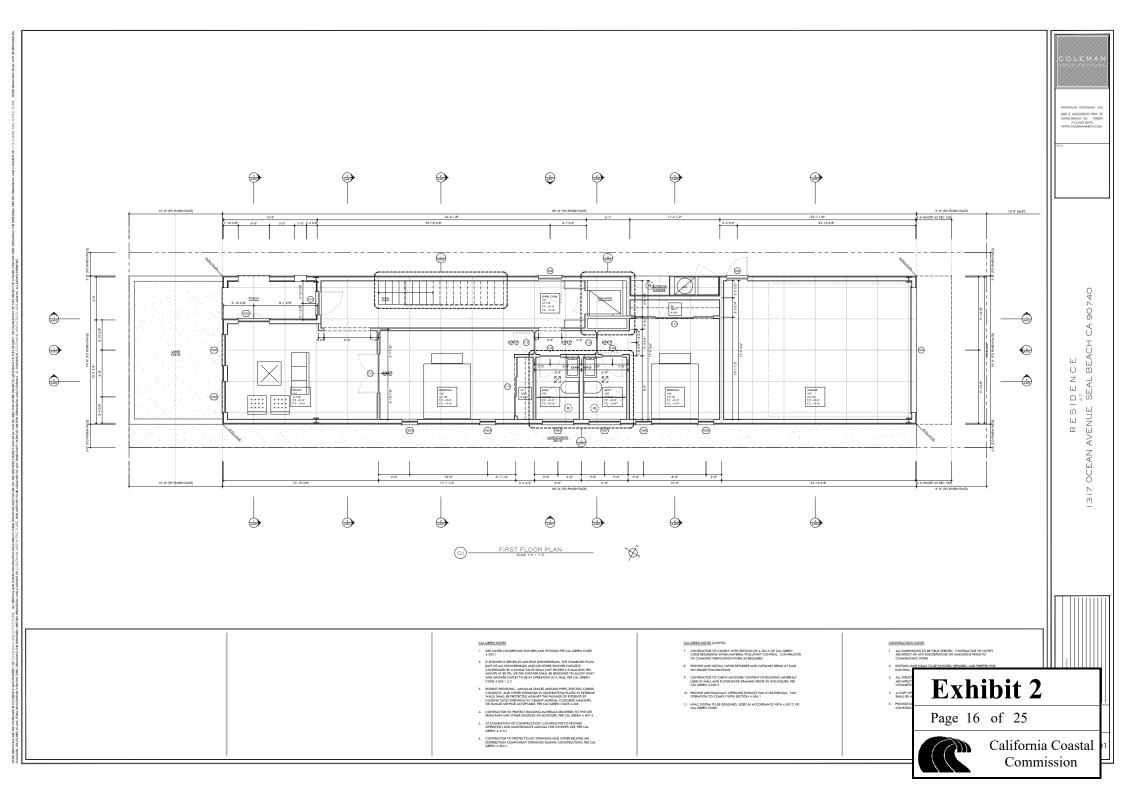
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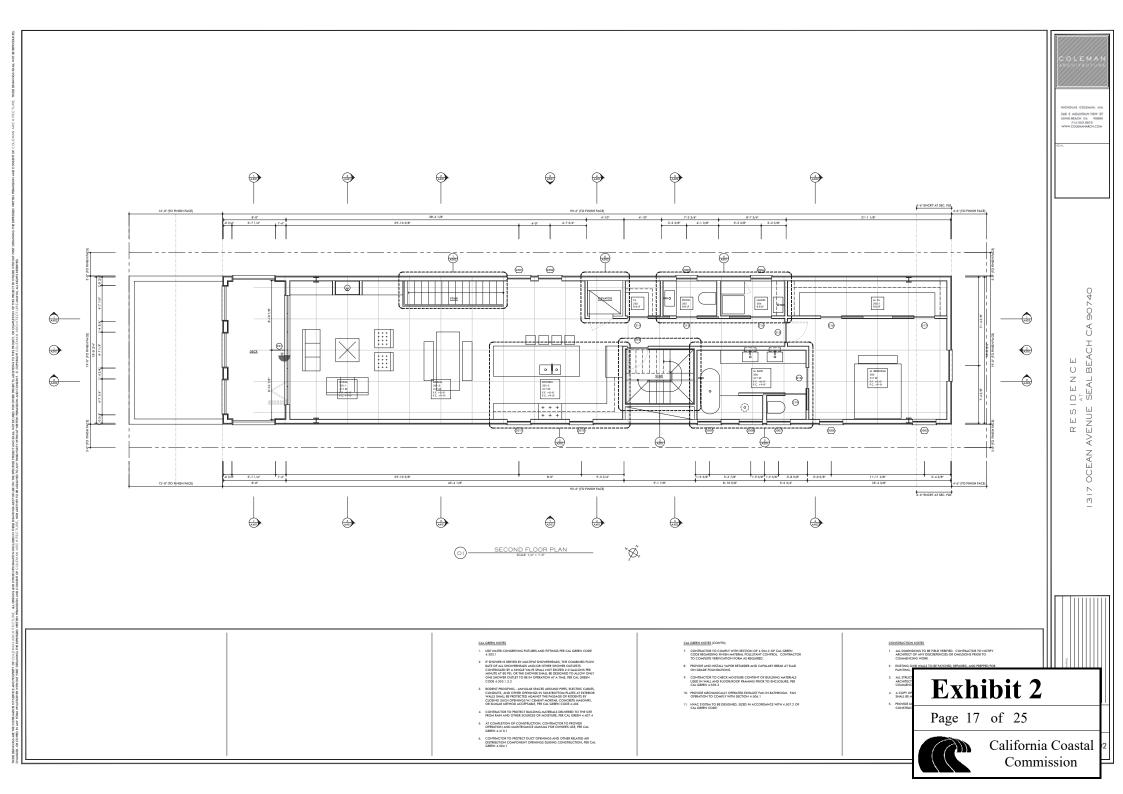
RESIDENCE NUE SEALBEACH C

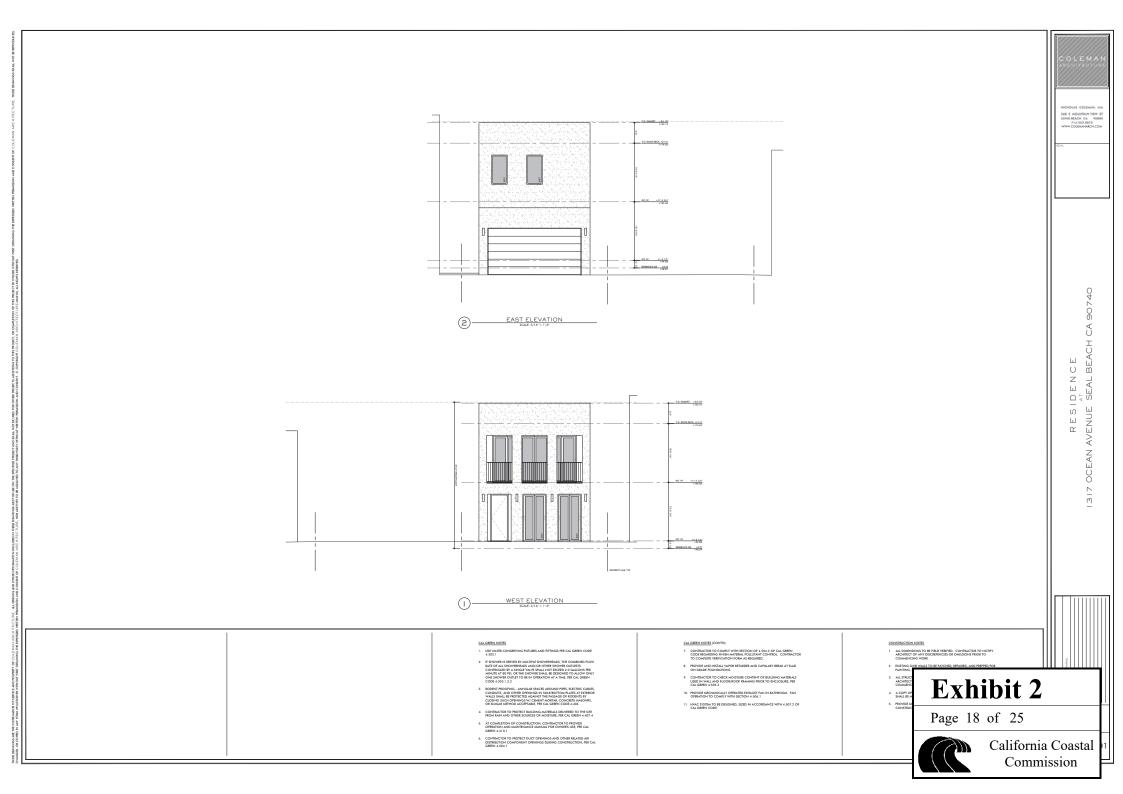
AVENUE

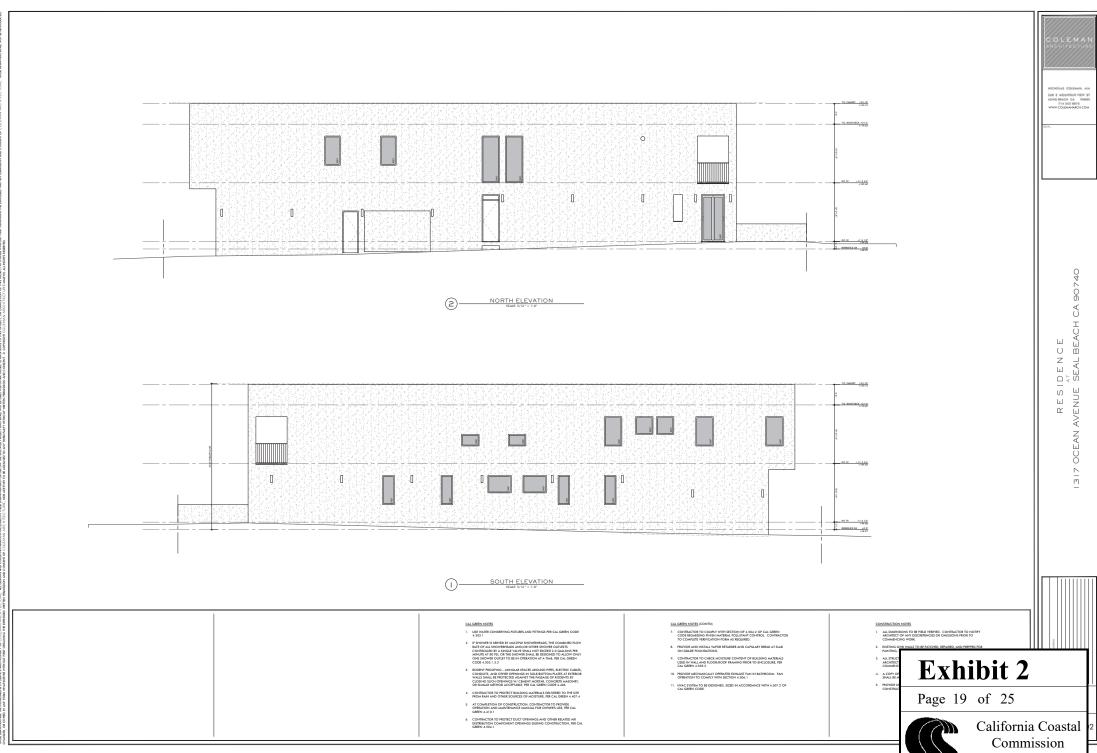
OCEAN



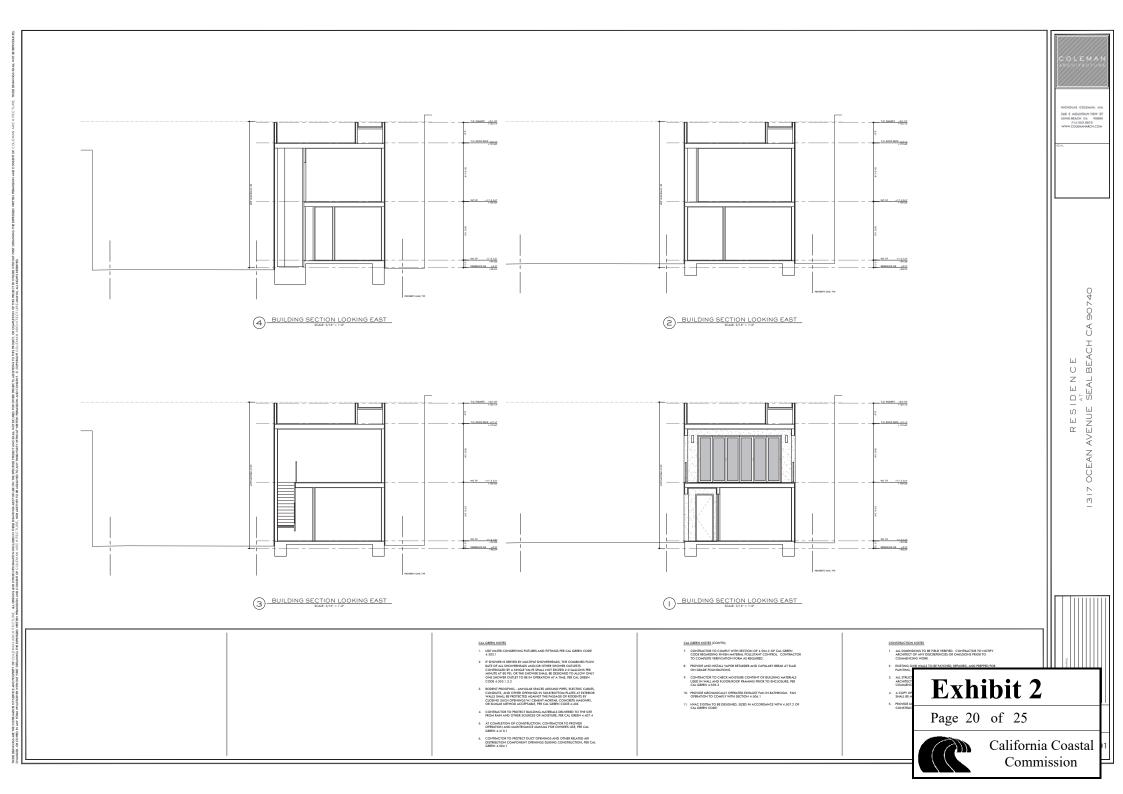


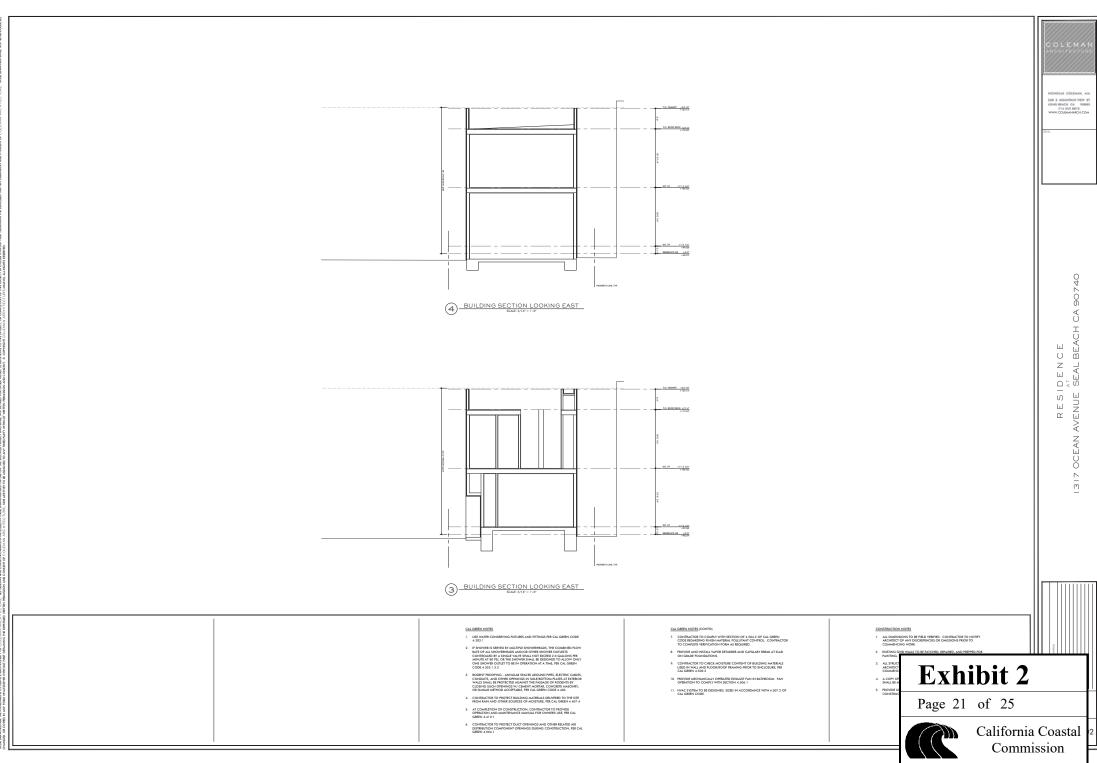


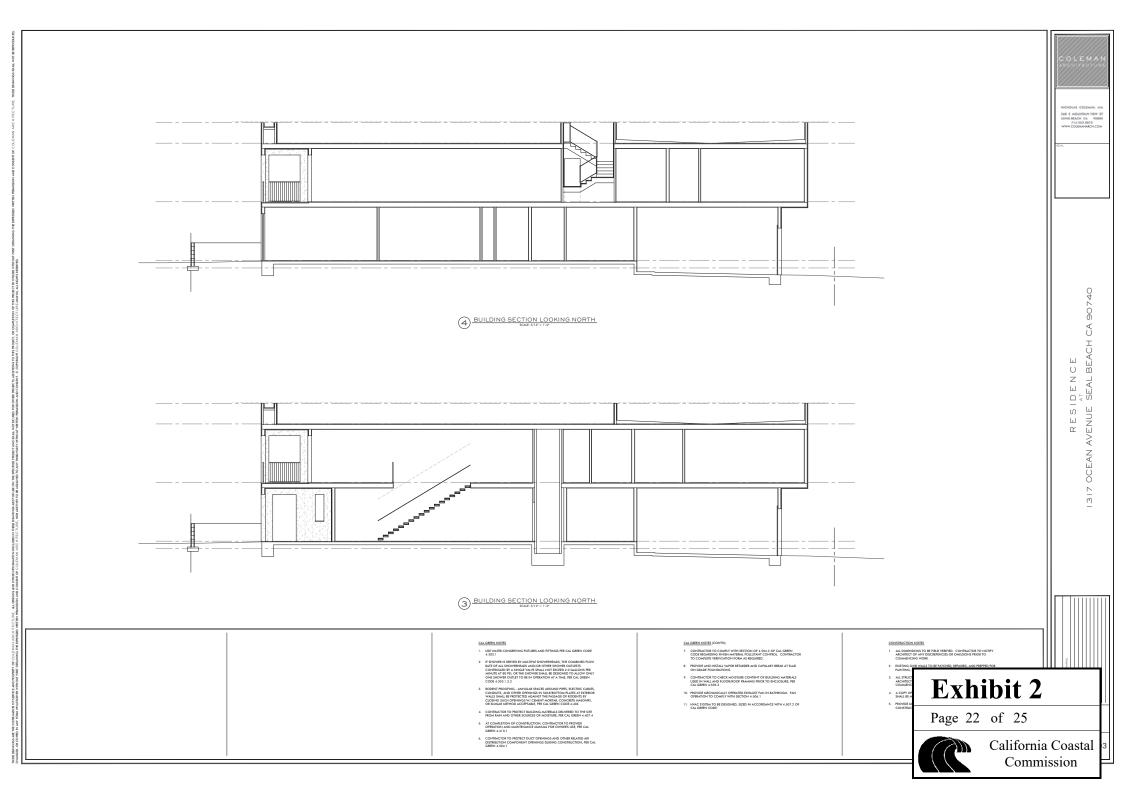












STANDARD GRADING NOTES

100.START OF WORK: No werk
grading permit and Public Works permit from the City of Seal Beach.

101.NOTIFICATIONS

DOSTART OF MORK Public Wests permit from the City of See Steen.

DOSTART OF MORK Public Wests permit from the City of See Steen.

LINGSECTION: Inspection shall be colled for through the Engineering Division. City of See October 100.000 (1975) (197

Unifern Bulding Code, Chapters 29 and 70 and shall be done in continuous with the recommodations of the preliminary sales investigation continuous with the recommodations of the preliminary sales investigation.

2. DINER PERMITS: The Grading Controctor shall obtain all necessary OSAA and N7DES permits. The Grading Controctor shall be half responsible for compliance with the applicable permit requirements.

3. ENAM CHANCES: No changes in the plans will be mode and no extra work performed accordance with OSAA regulations, or required to prevent hozardous conditions.

4. PLAN CHANCES: No changes in the plans will be mode and no extra work performed to the Chapter of the Chapt

of malerials.

B. DUST CONTROL PERMIT: The permittee is responsible for dust control measures and compliance with all South Costst AGMD rules and regulations. Permittee is responsible for obtaining all required permits and approvals from AGMD. All grading operations shall be suspended during second (or worse) stope amog alerts by AGMD.

SAMITARY FACINES: Sanitary confilities shall be maintained and the site and not in the

9.SAMTARY FÄGUIRES. Sonitary facilities shall be ministrated on the site and not in the 
Utyl right-of-sec. POLITON. All existing dishaps connece on the project site must 
10.00 flower of the programment of the project site of the programment of the project of the programment of the project of pinking properlies authing growing in all cases, the permittee shall be held 
protect oliphing properlies authing growing in all cases, the permittee shall be held 
protect oliphing properlies authing growing in all cases, the primittee shall be held 
COMPLIANCE STATEMENT. The Coding Contractor shall submit a statement of 
compliance to the approved grading plan prior to final approved. 
IN COMPLIANCE STATEMENT Shall applies and considered a part of the approved 
grading plans, 
11.1 BOOK AGROSS PROPERTY LINE Witten permission is required from any objecter 
protectly cames wheneve work is proposed across the property line (including the 
affectation of vertice ourses).

olderion of water courses).

IOS.STORMANER RUNDOTS: Discharges of material other than stormwater are allowed only when necessary for performance and completion of construction practices standards, cause or threaten to cause pollution, controlmentor, or missiones or contained and the control of the control

the ultimate disposal in accordance with local, state, and federal requirements.

Liberatering of contaminated grounderlier, or discharging contaminated spain six surface.

Description of contaminated spain six surface.

Pollutant Discharge Elimination System Permit from the respective State Regional Water Duality Control Board.

2.All Storm Drain Insets shall be stencied with glued marker stencials or pointed with System Permit from the respective State Regional Water Duality Control Board.

2.All Storm Drain Insets shall be stencied with glued marker stencials or pointed with System Permit Permi

RECURIENT NUTES TRAINE VARALIT NOTES
Sodiment from oreas disturbed by construction shall be retained on site using structural controls to the maximum extent practicable.
Stockpiles of soil shall be properly contained to minimize sediment transport from the site to streets, drainage facilities or adjacent properties via runoff, whicle tracking, or wind.

wind.

Appropriate BMPs for construction-related materials, wastes, spills or resides shall be implemented to minimize transport from the site to streets, drainage facilities, or adpining properly by wind or runof unshing shall be contained at construction sites unless treated for remove seafment and whicker waster pollutants.

• Runoff from equipment and whole weahing shall be contained at construction after success faceties of remove seaffering of either politication and extended best management practices and good housekeeping measures for the project send and year socialed construction details of an extended best management practices and good housekeeping measures for the project send and years construction details and extended to the project send of the project send to the project



ewatering of contaminated groundwater, or discharging contaminated soils via surfaceerosion is prohibited. Devatering of non-contaminated groundwater requires a NationalPolutant Discharge Elimination System (NPDES) permit from the respective StateRegional Water Quality

Elimination System (NPCES) permit from the respective StateRegional Nation Quality Collisions (NPCES) and the shall have a prinhum of 10 hardward distance from sonitary sever. The Collisions of the shall have a prinhum of 10 hardward distance from sonitary sever. The Collisions of the State St

until the Soils Engineer field tests and determine the right modutor content and dentity of 50 s. Soils Engineer shall specify the Soils Engineer shall provide inspection for the alles cleaning and grading in order to certify that the grading was done in accordance with the approved perion and grading self-control so. Soils Engineer shall self-control soils Engineer shall be soil to share with the approved pairs and of the soil soil soils engineer shall be controlled to very complete with the soil soils Engineer and Caetogist shall perform sufficient inspections and be available during grading to verify the soil of the soil soils shall be soils to the soil soils shall be soils of the soil soils shall be shal

108. PUBLIC IMPROVEMENTS: All existing public improvements removed or damaged shall be replaced in kind.

109. ABANDONED WELLS: Any abandoned oil and water wells shall be abandoned in compliance with the specifications approved by Grange County, Human Services Agency, Division of Environmental Health and in accordance with the standard procedures and ardinances of the

110. ABANDONED SEWERS: Any existing sewers, cesspools, and septic tanks shall be abandoned in compliance with the Uniform Plumbing Code and to the approval of theCity Engineer. 111. INADEQUATE OR NON-STANDARD IMPROVEMENTS IN THE PUBLIC RIGHT OF WAY:

In accordance with the City Code, the City Engineer will determine whether curb, gutter, and sidewalk is inadequate or non-standard at the end of the work. The Contractorshall obtain and pay for a public works permit and complete the required work prior to any release of any cash bonds or issuance of a certificate of occupancy. 112. Grading shall not vary more than 0.02 feet under areas to be paved for walks, driveways, curb and gutter, and building or structure slabs.

owang or ensurer season.

17.1. INSPECTION is inspected will observe the work and notify the PERMITTEE or hisospert wherein if it fails to comply with the approved pinns and specifications. The PERMITTEE or his agent shall notify the City Engineer a minimum of tea working dealerer the gradies peceration in ready for each of the following inspections:

1.initial inspection: When the PERMITTEE is ready to begin work, but before any grading or brushing is startes;

2. Toe Inspection: After the natural ground is exposed and prepared to receive fill but before any fill is placed: 3. Executation inspection: After the executation emplocement is started, but before the vertical depth of the executation exceeds ten feet;

4.FM inspection: After the fill employement is started, but before the vertical height of the lifts exceeds ten feet; 5.Drainage Device Inspection: After forms and pipes are in place, but before any concrete is placed; 6.Rough Grading: The site will be considered ready for rough grading certification when the following items are complete;

2. Staking of property lines: J. Location and gradient of cut and fill slopes

paving);

4. Location, cross-sectional configurations and flowline gradient of drainage swales and terraces (graded ready for

pasking);

5. Berms installed where indicated;

6. Required drainage slopes provided on building pads;

7. Approved irrigation system plans (where required);

8. Receipt of grading inspection certificate (rough grading):

7. Final Grading: The site will be considered ready for final grading certification when the following items are

All required devices have been installed;

2. Slope planting established and irrigation's systems provided (where required); 3. Adequate provisions have been made for drainage of surface waters from each building

4. As graded plan and required reports have been submitted;

5.The grading contractor shall submit a statement in writing that the work under his direction was performed in accordance with the approved plans and requirements of this code or wherein such work was not in accordance with such plans and code (grading).

controtors statement);
Nood Pinio Certification: Upon completion of the structure, the engineer or surveyor shall provide a certificate of elevations with the City Engineer, certifying that the lowest floor elevation is properly elevated as some on the plan follows the base food elevation as indicated in the Federal Emergency Management Agency Flood Insurance Rate Mag.
Old Engineer's Certifications: The Celt Engineer Signifi these plans shall be responsible to Cell Engineer's Celtifications: The Celt Engineer's Celtifications: The Celt Engineer's Celtification in the product plan in the responsibility shall include, but need not be limited to inspections and approval on the establishment of line, grade and dratings of the development ore and assuring the occuracy and acceptability of the work hereon. The Cell Engineer shall submit certifications of rough grading and protein grading to forms provided by the Agency. As-Builts: The Civil Engineer also shall be responsible for the submission of as-graded grading plans upon completion of the work.

grading plans upon completion of the work.

1. Proposed recisions to the grading plan shall be drawn in red pencil on bluelines of the approved plans. A set of bluelines will then be submitted to the City Engheering Division for review and approval. The original plans SALL MOT be changed until the revision has reduced an experiment of the revision and the revision set of the revision and the revision has received and the results of the required property corner manuments. The Developer shall provide the City of Seal Beach a mylar of the Record Survey prior to issuance of building occupancy permit.

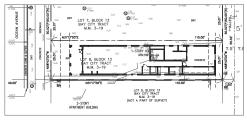
Wister Quality Konapenear IPlan (WQMP) conditions listed in Section A-7.5.5 of the City of Seal Beach an implementation fine (IP) shall apply to this project.

A-7.5.5 Flan Check: Issuance of Grading or Building Permits
The construction plans submitted by the applicant for plan check must incorporate all of
the structural BMPs identified in an approved Project WOMP. Therefore, the City will require
applicants to obtain approved of the final Project WOMP prior to submitting construction
plans for plan check. General or Special Notes for Plan Sheets

centeral or special notes for rian sineets. Prior to the issuance of a grading or building permit, the City shall require the permit applicant to include the following as general or special notes on the plan sheets for new development or significant redevelopment projects:

# GRADING PLAN

# 1317 OCEAN AVENUE, SEAL BEACH



controls to the maximum extent practicable.
 Stockpiles of soil shall be properly contained to minimize sediment transport from the site to streets, drainage facilities or adjacent properties via runoff, whicle tracking, or wind.

Stockles of self and be properly contained to minimize sediment transport from the alto to streets, draining foilities or algorither increases from the alto for terrest, articles for filling foilities or algorithm in the fill of streets, draining for situation of the containing from the alto its streets, draining for critical self-and properly by which or runoff.

\*Runoff from equipment and vehicle washing shall be contained at construction sites unless represent by which controlled and properly grant and the properties and good houseleeping measures for the project site and say.

\*All construction controlled may also accordance for promoting of the contained best immangement practices and good houseleeping measures for the project site and any lat the end of each day of construction activity all construction desires and waste materials all be collected and properly disposed in trash or recycle bins.

\*Construction sites while be enditioned in such a constitution of any entry enditivity interface, cause or activate only when necessary for performance and completion of construction practices and where they do not cause or controlled to such accordance of any entry english standards cause or accordance of the control of the such as a control of any entry english standards and controlled and the control of the such as a control of any entry english standards cause or accordance with such as a control of any entry english sealers from controlled to the control of the such as a control of the such as

Plan Check for Private Projects with Land Use Permits

Plan Check for Private Projects with Land Use Permits
For projects with Indiu use permits, the CITy shall review the environmental (EEQA)
documentation (including the Milligation Monitoring and Reporting Program), the conditions of
structural BMPs required. The CITy shall review construction plans for conforming with the
aggregat\_Project MOMP. If the selected BMPs were approved in concept during the land use
millitement process, the City shall review control to submit detailed construction plans
showing locations and design details of all BMPs that are in substantial conformance with the
preliminory approach. The City shall review composed.

review a project's construction plans to assure that the plans are consistent with the BMP design criteria and guidance provided in DAMP Section 7, Exhibit 7.ii.

Plan Check for Projects with By-Right Zoning (Ministerial Projects)

From Joseph or Eugens will Dy-right coning (windsterial projects) for projects with by-right coning or projects that do not need discretionary review, the City shall first review the proposed Project Walf for conformity with the requirements described in DAMP Section 7, and DAMP Section 8, and the project Walf Pro

Plan Check for Public Agency Projects
Prior to initiating grading or construction activities, the City shall ensure that the construction
WOMP. In conducting the design review process for its public agency projects, the City shall review the construction plans and specifications for conformity with the agarouse Project WOMP.

In Conductory with the Bird design ordinor on yudence provided in DMP Section 7, Chabit 7, Audichary with the design ordinor on yudence provided in DMP Section 7.

Plan Check for Projects with Alternative Treatment Central BMPs (See DAMP Section 7, Exhibit 71 Section 3.3.3) and in a contraction of the original section to stilling Alternative Treatment Central BMPs in a project's construction of the Contraction of the Con

#### SHEET INDEX

1= TITLE SHEET, NOTES

2- PRECISE GRADING PLAN

3= FROSION CONTROL PLAN

OWNER 1317 OCEAN SEAL BEACH LLC TOM NANCI 5321 VIA VICENTE YORBA LINDA, CA 92887

ARCHITECT COLEMAN ARCHITECTURE NICHOLAS S. COLEMAN AIA 260 E. MOUNTAIN VIEW ST. LONG BEACH, CA 90805 p. 714-553-8875

SOILS ENGINEER GEO-ETKA 1801 E. HEIM AVE., SUITE 202 ORANGE, CA 92865

UTILITY CONTACTS SEWER - CITY OF SEAL BEACH

CABLE- SPECTRUM

WATER- CITY OF SEAL REACH POWER- FDISON CO. GAS- SOUTH CALIF. GAS PHONE- SPECTRUM

BASIL OF BEARINGS
BEARINGS SOOM HEREON ARE BASED ON THE BEARINGS SOOM HEREON FOR CAM AVE BEING NEWS AND OF SIGNIFICATION ON BAY CITY TRACT, IN THE CITY OF SEAL BEACH, COUNTY OF ORANGE, AS PER MAR BECORDED IN BOOK 3, PAGE 19, OF MAPS IN THE CITICE OF THE COUNTY RECORDER OF THE COUNTY RECORDER OF SAID COUNTY.



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TF LOS, LAMI

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DESCRIBED BY
COAST AND GE
STAMPED 'L 78
BRICK WALL PII
THE WLY COR.
12TH STREET,
12TH STREET,
MONUMENT IS:

( NO SCALE )

California Civil Code, Section 832

California Civil Code, Section 832 Lateral and subjeant support; excavations; degree of care; damages; protection of other structures. Each coterminous owner is entitled to the lateral and subjecent support which his land receives from the adjoining land, subject to the right of the

ov, ier of the adjoining land to make proper and usual excavations on " the same for purposes of construction or improvement, under the following

conditions:

1. Any owner of land or his lessee intending to make or to permit an excavation shall give reasonable notice to the owner or owners of adjoining tands and of buildings or other structures, stating the depth to which such that and the property of the propert conditions: I. Any owner of land or his lessee intending to make or to permit an damage, excepting only for minor settlement cracks in buildings or other

#### ABBREVIATIONS:



UN. — MANNOLE DREED OF COMMENT OF S -- S- SEWER WATER -- G -- G GAS WALL

FOR INFORMATION ONLY, RETAINING WALLS TO BE INSPECTED BY OTHERS UNDER A SEPARATE PERMIT.

ВЕАСН

Exhibit 2

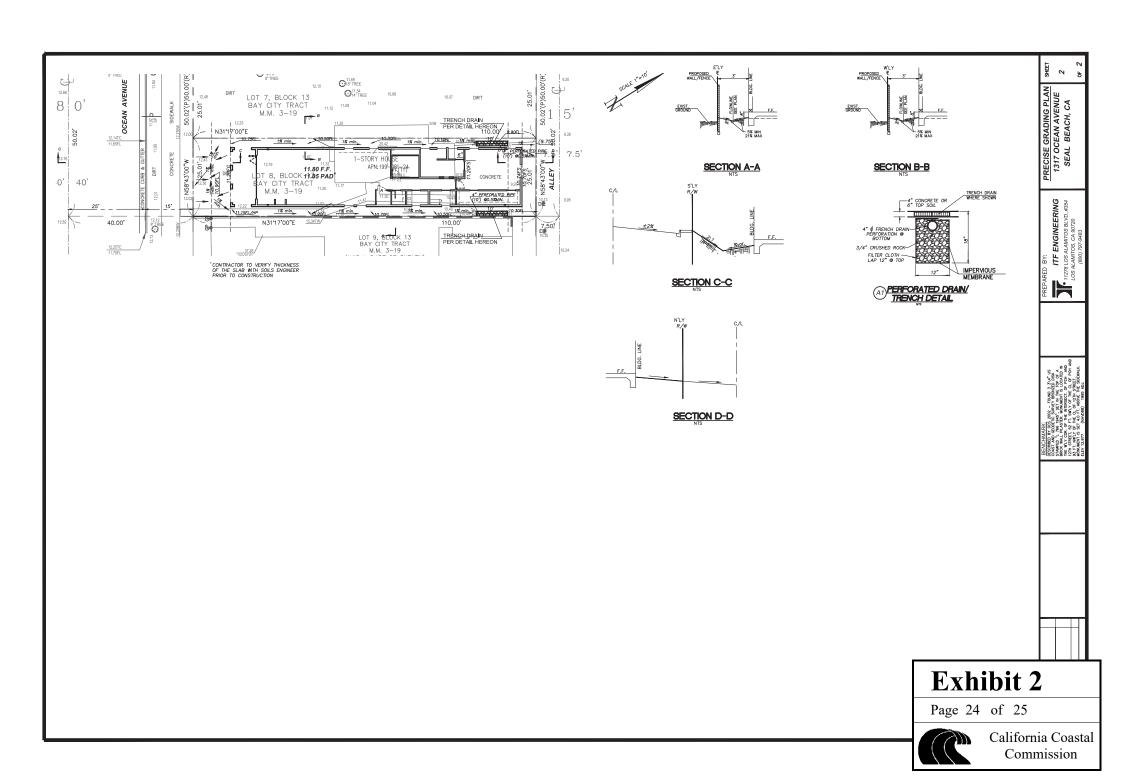
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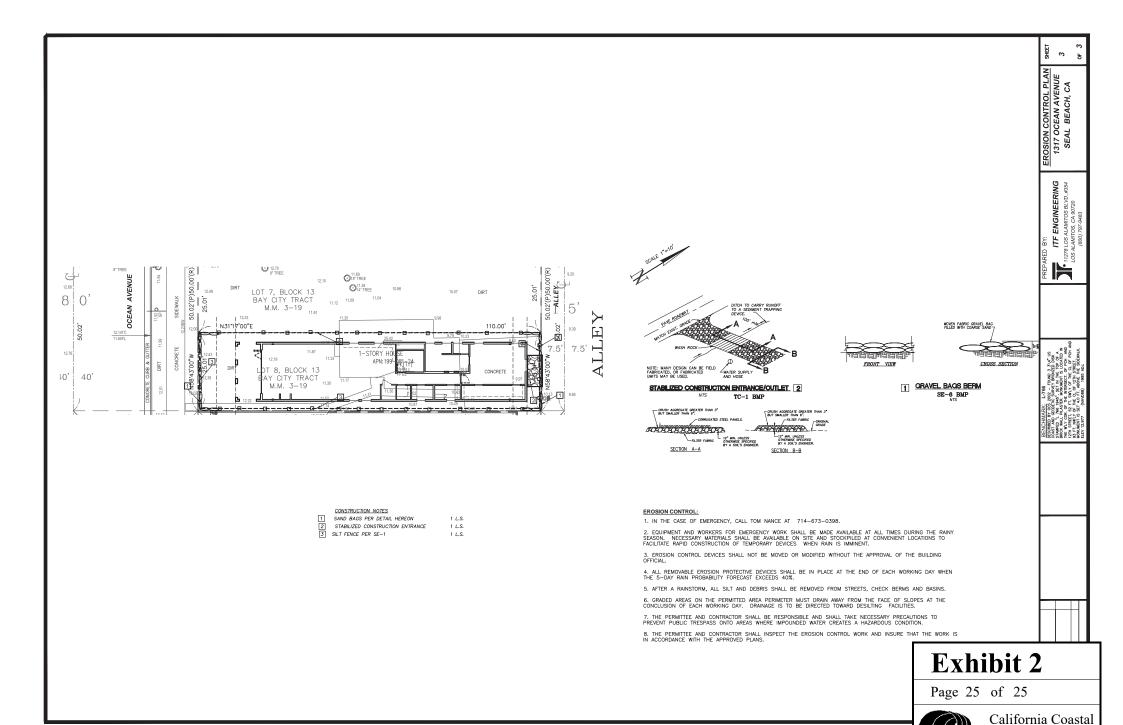


California Coastal Commission

EARTHWORK ESTIMATE \* 0.07 CUT\_\_\_\_\_ FILL 30 C.Y. \_\_ 30 C.Y. IMPORT

\* ESTIMATE TO BE USED FOR FEE DETERMINATION OF CONTRACTOR TO PREPARE HIS OWN ESTIMATE PRICE





Commission



# City of Seal Beach



June 29, 2021

Nicholas Coleman 5321 Via Vicente Yorba Linda, CA 92887

SUBJECT:

1315 Ocean Blvd (APN: 199-081-24)

CERTIFICATE OF COMPLIANCE - CONDITIONAL APPROVAL

Dear Mr. Nicholas Coleman:

The City has reviewed the Certificate of Compliance application, dated June 04, 2021, for the subject property noted above and finds the application in substantial conformance. The Public Works Department hereby conditionally approves the application subject to the following conditions:

- Written confirmation of California Coastal Commission approval of Coastal Development Permit application 5-20-0469. A conforming copy of the CDP shall be submitted to the Public Works Department.
- Written confirmation from the City of Seal Beach Community Development Department of nonconforming improvements meeting all necessary codes and requirements for the certification of the two subject parcels.

Upon receipt and verification of the above by the applicant, a Certificate of Compliance will be issued for recording with the County of Orange.

Should you have questions regarding this matter, please contact Denice Bailey at (562) 431-2527 ext. 1326 or by e-mail at <a href="mailto:dbailey@sealbeachca.gov">dbailey@sealbeachca.gov</a>.

Sincerely,

Iris Lee

Deputy Director of Public Works/City Engineer

Cc: Daniel Rubio, P.E., Jones, Cahl & Associates, Inc. Les Johnson, Community Development Director

Exhibit 4

Page 1 of 1







February 15, 2022

Nicolas Coleman 5321 Via Vicente Yorba Linda, CA 92887

SUBJECT: Preliminary review of proposed single-family residential

buildings at 1315 and 1317 Ocean Boulevard

In July and August, 2021, the Planning Division conducted a preliminary review of your proposed development which includes the removal of an existing single-story residence and replacement with two new, two-story single-family residences at 1315 and 1317 Ocean Avenue. Historically, projects with similar circumstances within the Coastal Zone have faced challenges with Coastal Commission approval. As such, the City required approval of a Certificate of Compliance application, and approval by the Coastal Commission prior to formal City review and approvals for this project. Nevertheless, the preliminary assessment by the Planning Division noted the following:

- Review comments were based upon electronic plans provided dated July 5, 2021;
- Each proposed lot will be approximately 2,750 in area (25'x110');
- The subject property is located within the RHD-20 zoning district;
- The same building design is proposed for each lot; and
- The plans note a roof deck for each unit.

The preliminary review found the plans submitted appear to be in compliance with the Seal Beach Zoning Code in terms of building setbacks, height, open space, and lot coverage requirements. This review was provided as a courtesy only and does not constitute an implied or official approval, but serves as a guide towards the ongoing development for each proposed residence. This proposed development will still require a separate in-concept and plan check submittal prior to final approval.

Should you have questions regarding this matter, please contact Marco Cuevas, Assistant Planner at 562-431-2527 ext. 1324 or by email at <a href="mailto:mcuevas@sealbeachca.gov">mcuevas@sealbeachca.gov</a>.

Sincerely,

Alexa Smittle

Director of Community Development

