

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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Letter

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Project Location

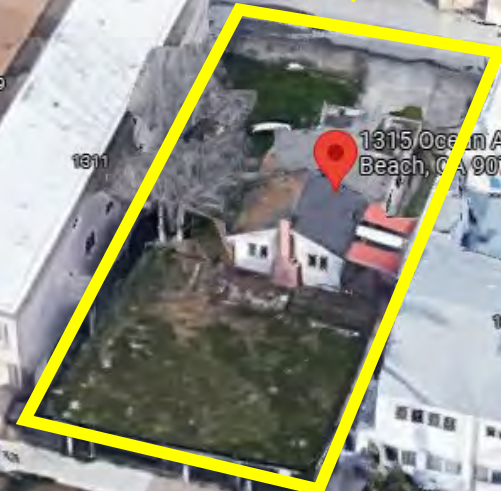
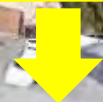
Exhibit 1

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Project Site



1315 Ocean Ave, Seal
Beach, CA 90740



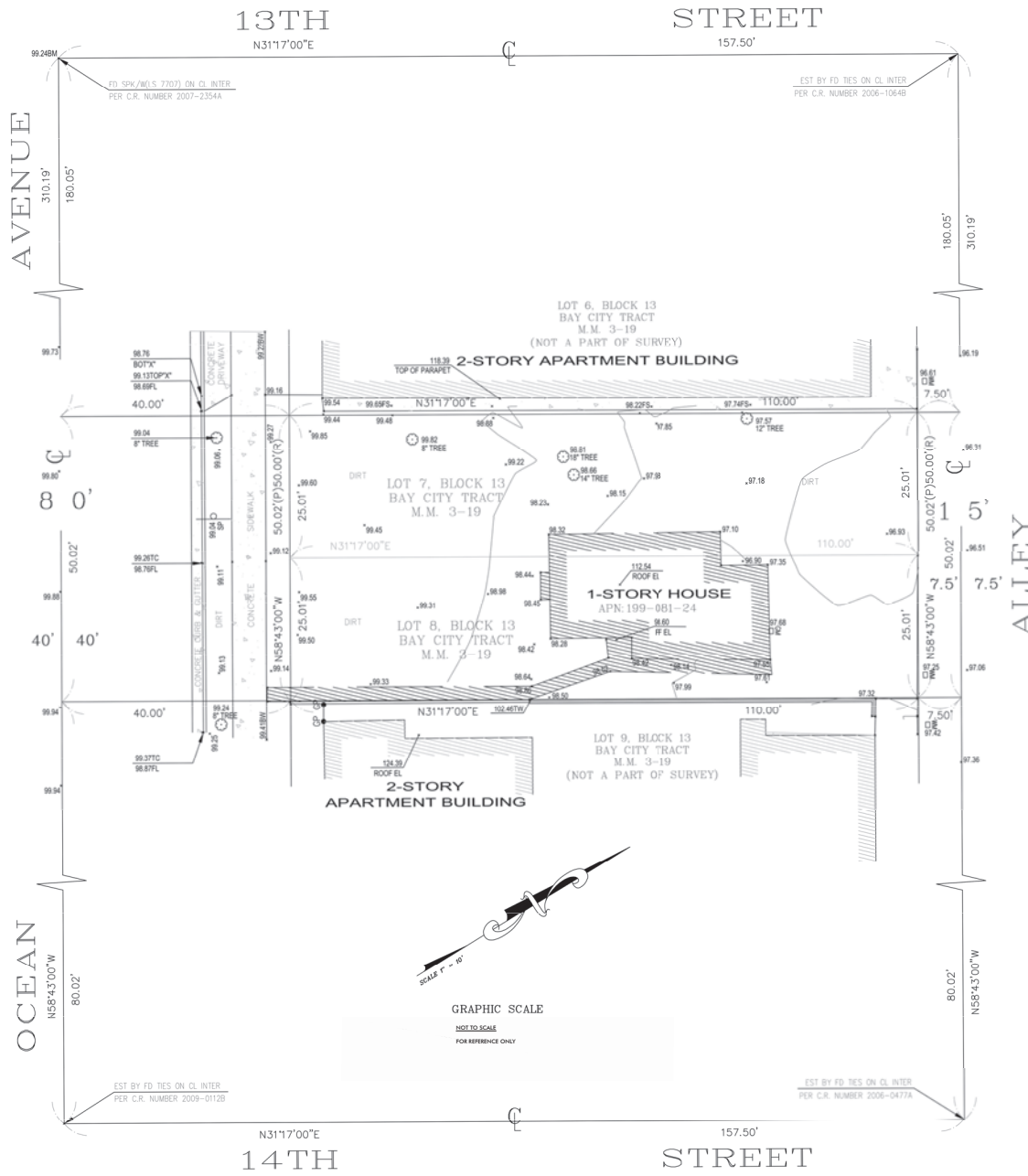
Exhibit 1

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Google



LEGAL DESCRIPTION:

THE LAND REFERRED TO IN THIS SURVEY IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF LOS ANGELES, AND IS DESCRIBED AS FOLLOWS:
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.

APN: 199-081-24

BASIS OF BEARINGS:

THE BEARING NORTH GRANTING WEST, ON THE SIDELINE OF OCEAN AVENUE AS SHOWN ON BAY CITY TRACT, IN THE CITY OF SEAL BEACH, COUNTY OF ORANGE, AS PER MAP RECORDED IN BOOK 3, PAGE 19, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LAND AREA:

CONTAINING A TOTAL AREA OF 5,501.96 SQ. FT., OR 0.1263 ACRES, MORE OR LESS.

LOT 7 - 2750.99 SQ. FT.

LOT 8 - 2750.99 SQ. FT.

ASSUMED BENCHMARK:

BM 014-01400 (NAD 1983)
FOUND SPK/W (U.S. 7707) ON CENTERLINE INTERSECTION
OF OCEAN AVENUE AND 13TH STREET
ELEV. = 98.24 FT.

SURVEYOR'S NOTE:

THIS MAP IS NOT A BOUNDARY SURVEY. NO PROPERTY CORNERS HAVE BEEN SET AS PART OF THIS WORK.
SURVEY WORKMENTS FOUND IN THE COURSE OF THIS MAPPING HAVE BEEN SET BY OTHERS, AND USED ONLY AS REFERENCE FOR PURPOSES OF TOPOGRAPHIC MAPPING, WITHOUT THE VERIFICATION OF ITS AGREEMENT WITH APPLICABLE LEGAL DESCRIPTIONS AND SENIORITY OF DEEDS.

RELATION OF TOPOGRAPHIC FEATURES (FENCES, WALLS, TREES, POWER POLES, ETC.) TO PROPERTY LINES SHOWN ON THIS MAP IS SUBJECT TO THE ADJUSTMENTS TO ANY BOUNDARY SURVEY THAT IS TO BE DONE ON THE PROPERTY.

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

LEGEND:

- APN - ADJACENT'S PARCEL NUMBER
- BM - BENCHMARK
- BW - BACK OF WALK
- CL - CENTERLINE
- CL.F - CHAIN LINK FENCE
- C.R. - CORNER RECORD
- EST - ESTABLISH
- FB - FIELD BOOK
- FF - FLOOD
- FF - FRESH FLOOR ELEV.
- FL - FLOWLINE ELEV.
- FS - FRESH SURFACE ELEV.
- INT - INTERSECTION
- LS - LAND SURVEYOR
- L & T - LEAD & TACK
- MB - MEASURED
- MB - MAP BOOK
- ON - OVERHANG
- O/S - OFFSET
- P - PROPOSED
- P.C. - PROPERTY CORNER
- P.C. - PACE
- P.L. - PROPERTY LINE
- P.W. - PUBLIC WORKS FIELD BOOK
- RD - RECORDED
- REF - REFERENCE
- RCE - REGISTERED CIVIL ENGINEER
- SPK/W - SPIKE & WADDER
- TC - TOP OF CURB ELEV.
- TW - TOP OF WALL ELEV.

SYMBOLS:

- CAS METER
- GATE POST
- IRON POST
- TREE
- WATER METER
- PROPERTY LINE
- CENTERLINE
- WALL
- BUILDING LINE
- FENCE LINE



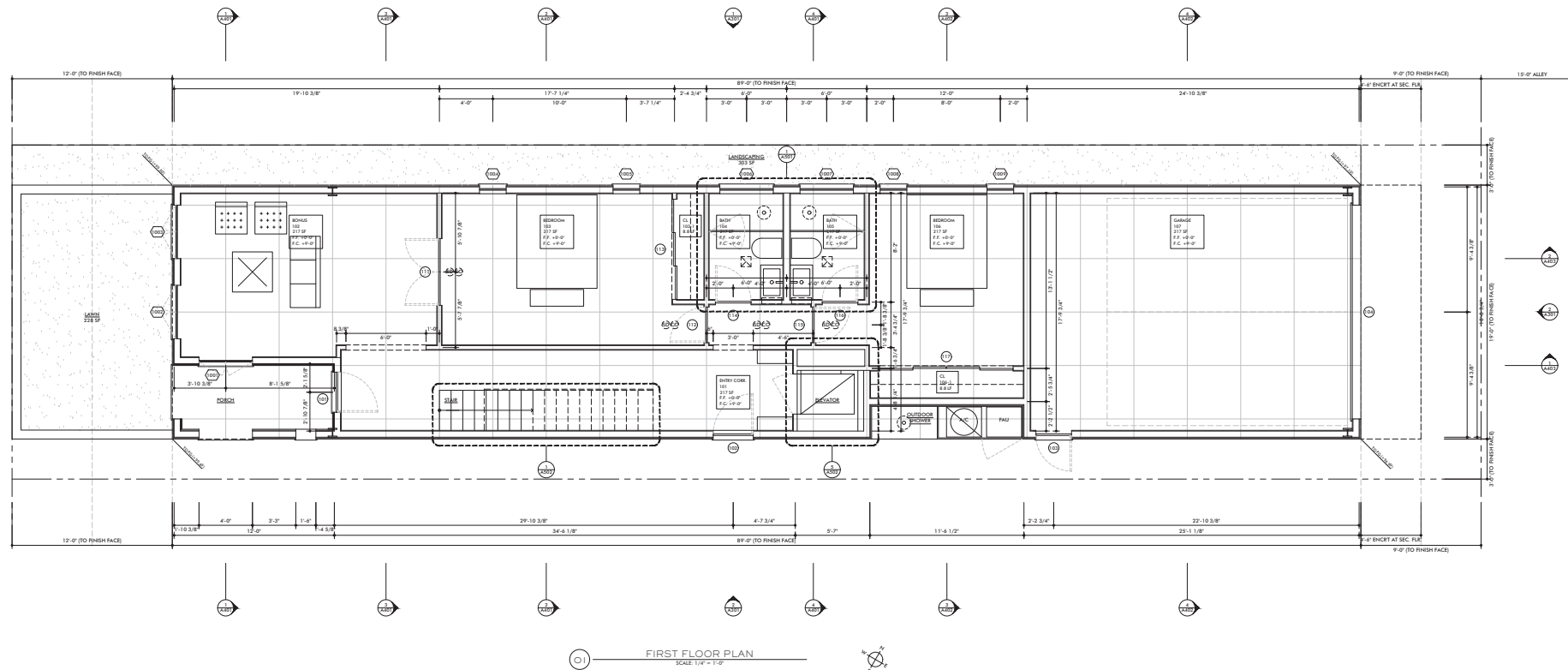
ALLEY SETBACK CALCULATION

24' SETBACK REQUIRED MINUS WIDTH OF ALLEY
 $24'-0" - 15'-0" = 9'$ SETBACK REQUIRED

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01 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

CAL GREEN NOTES

1. USE WATER CONSERVING FIXTURES AND FITTINGS PER CAL GREEN CODE 4.303.1
2. IF SHOWER IS SERVED BY MULTIPLE SHOWERHEADS, THE COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 2.0 GALLONS PER MINUTE AT 80 PSI OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME, PER CAL GREEN CODE 4.303.1.2.5
3. ROCKET PROOFING - ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, AND OTHER OPENINGS IN SOLID BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS W/ CEMENT MORTAR, CONCRETE MASONRY, OR SIMILAR METHOD ACCEPTABLE, PER CAL GREEN CODE 4.406
4. CONTRACTOR TO PROTECT BUILDING MATERIALS DELIVERED TO THE SITE FROM RAIN AND OTHER SOURCES OF MOISTURE, PER CAL GREEN 4.407.4
5. AT COMPLETION OF CONSTRUCTION, CONTRACTOR TO PROVIDE OPERATION AND MAINTENANCE MANUAL FOR OWNERS USE, PER CAL GREEN 4.416.1
6. CONTRACTOR TO PROTECT DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS DURING CONSTRUCTION, PER CAL GREEN 4.504.1

CAL GREEN NOTES (CONTD)

7. CONTRACTOR TO COMPLY WITH SECTION OF 4.504.2 OF CAL GREEN CODE REGARDING FRESH MATERIAL POLLUTANT CONTROL. CONTRACTOR TO COMPLETE VERIFICATION FORM AS REQUIRED.
8. PROVIDE AND INSTALL VAPOR RETARDER AND CAPILLARY BREAK AT SLAB ON GRADE FOUNDATIONS.
9. CONTRACTOR TO CHECK MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR ROOF FRAMING PRIOR TO ENCLOSURE, PER CAL GREEN 4.503.3
10. PROVIDE MECHANICALLY OPERATED EXHAUST FAN IN BATHROOM. FAN OPERATION TO COMPLY WITH SECTION 4.506.1
11. HVAC SYSTEM TO BE DESIGNED, SIZED IN ACCORDANCE WITH 4.507.2 OF CAL GREEN CODE

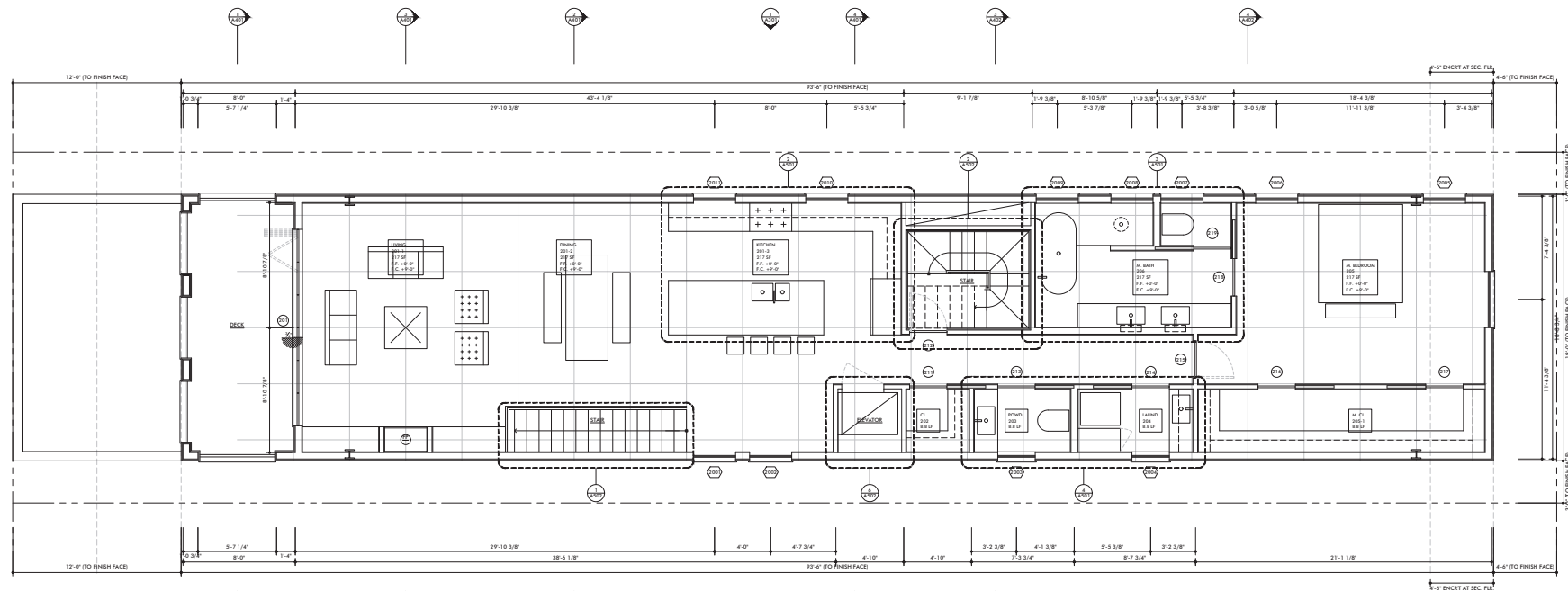
CONSTRUCTION NOTES

1. ALL DIMENSIONS TO BE FIELD VERIFIED. CONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCREPANCIES OR OMISSIONS PRIOR TO COMMENCING WORK.
2. EXISTING GWS WALLS TO BE PATCHED, REPAIRED, AND PREPARED FOR PAINTING.
3. ALL STRUCTURE ARCHITECT COMMENCE
4. A COPY OF SHALL BE PROVIDED TO THE ARCHITECT
5. PROVIDE US CONSTRUCTION

Exhibit 2

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 California Coastal Commission



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

CAL GREEN NOTES

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4. CONTRACTOR TO PROTECT BUILDING MATERIALS DELIVERED TO THE SITE FROM RAIN AND OTHER SOURCES OF MOISTURE, PER CAL GREEN 4.407.4
5. AT COMPLETION OF CONSTRUCTION, CONTRACTOR TO PROVIDE OPERATION AND MAINTENANCE MANUAL FOR OWNERS USE, PER CAL GREEN 4.415.1
6. CONTRACTOR TO PROTECT DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS DURING CONSTRUCTION, PER CAL GREEN 4.504.1

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CONSTRUCTION NOTES

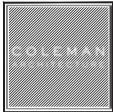
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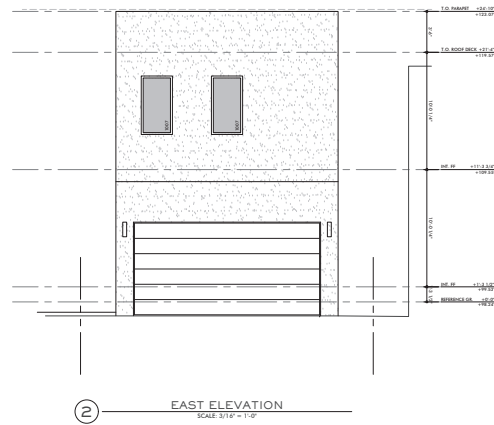
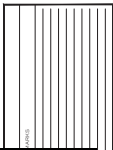
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LOS BEACH CA 90740
714.352.8875
WWW.COLEMANARCH.COM



RESIDENCE
AT
1315 OCEAN AVENUE SEAL BEACH CA 90740




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1. USE WATER CONSERVING FIXTURES AND FITTINGS PER CAL GREEN CODE 4.303.1
 2. IF SHOWER IS SERVED BY MULTIPLE SHOWERHEADS, THE COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 2.0 GALLONS PER MINUTE AT 80 PSI OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME, PER CAL GREEN CODE 4.303.1.2.5
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- CAL GREEN NOTES (CONT'D)**
7. CONTRACTOR TO COMPLY WITH SECTION OF 4.504.2 OF CAL GREEN CODE REGARDING FRESH MATERIAL POLLUTANT CONTROL. CONTRACTOR TO COMPLETE VERIFICATION FORM AS REQUIRED.
 8. PROVIDE AND INSTALL VAPOR RETARDER AND CAPILLARY BREAK AT SLAB ON GRADE FOUNDATIONS.
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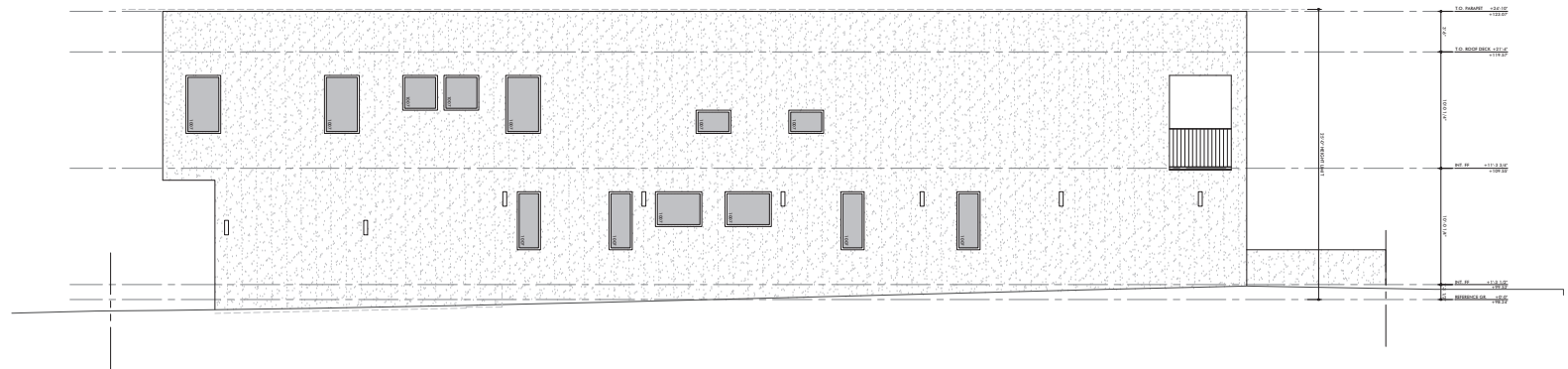
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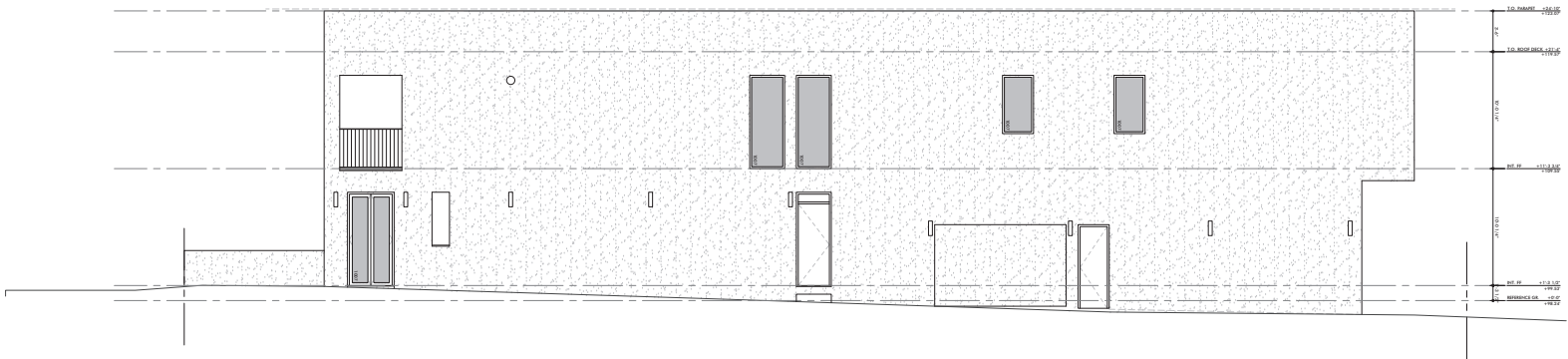
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2 NORTH ELEVATION
SCALE: 3/16" = 1'-0"



1 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

CAL GREEN NOTES

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CAL GREEN NOTES (CONTD)

7. CONTRACTOR TO COMPLY WITH SECTION OF 4.504.2 OF CAL GREEN CODE REGARDING FINISH MATERIAL POLLUTANT CONTROL. CONTRACTOR TO COMPLETE VERIFICATION FORM AS REQUIRED.
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CONSTRUCTION NOTES

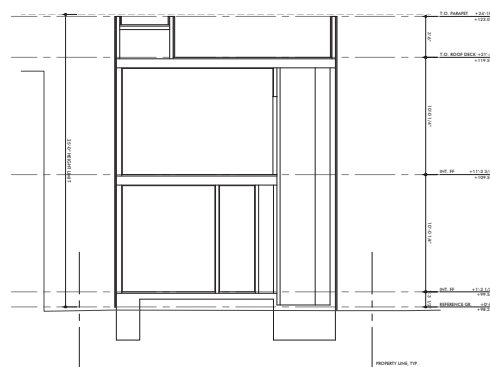
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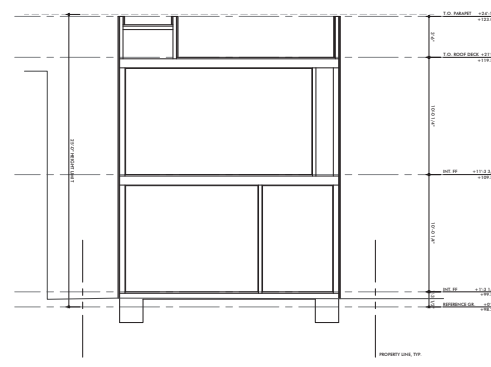
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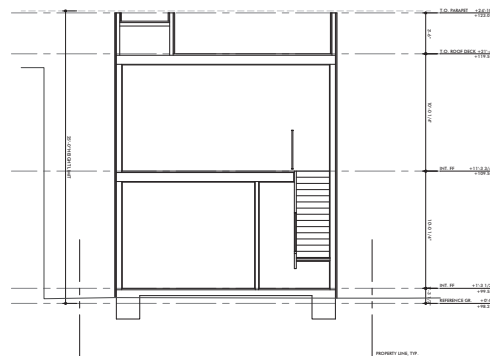
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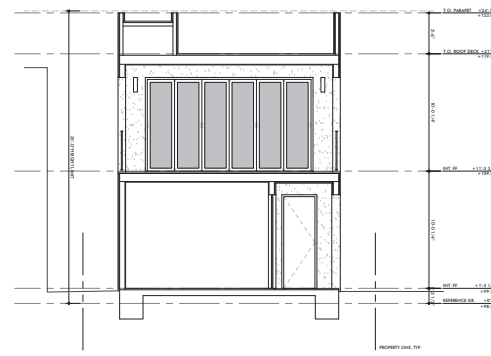
④ BUILDING SECTION LOOKING EAST
SCALE: 3/16" = 1'-0"



2 BUILDING SECTION LOOKING EAST
SCALE: 3/16" = 1'-0"



③ BUILDING SECTION LOOKING EAST
SCALE: 3/16" = 1'-0"



① BUILDING SECTION LOOKING EAST
SCALE: 3/16" = 1'-0"

- CAL GREEN NOTES**
1. USE WATER CONSERVING FITTINGS AND FITTINGS PER CAL GREEN A CODE 1305.1
2. IF SHOWER IS SERVED BY MULTIPLE SHOWERSHEDS, THE COMBINED FLOW RATE OF ALL SHOWERSHEDS AND/OR OTHER SHOWER OUTLETS SHALL BE LIMITED TO 10 GPM PER SHOWERHEAD AND/OR OTHER SHOWER OUTLET PER MINUTE AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME, PER CAL GREEN CODE 43031.3.2
3. ROOFING PROHIBIT - ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDENSING, AND OTHER OPENINGS IN SOLEBOARD PARTS AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS W/ CURRENT MATERIAL, CONCRETE MASONRY, OR OTHER ACCEPTABLE MATERIALS.
4. CONTRACTOR TO PROTECT BUILDING MATERIALS DELIVERED TO THE SITE FROM BARN AND OTHER SOURCES OF MOISTURE, PER CAL GREEN A 407.4
5. AT COMPLETION OF CONSTRUCTION, CONTRACTOR TO PROVIDE OPERATION AND MAINTENANCE MANUAL FOR OWNERS USE, PER CAL GREEN A 410.1
6. CONTRACTOR TO PROTECT DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS DURING CONSTRUCTION, PER CAL GREEN A 404.1

- CAL GREEN NOTES (CONTD)**
7. CONTRACTOR TO COMPLY WITH SECTION OF 4.504.2 OF CAL GREEN CODE REGARDING FINEST MATERIAL POLLUTANT CONTROL. CONTRACTOR TO COMPLETE VERIFICATION FORM AS REQUIRED.
 8. PROVIDE AND INSTALL VAPOR RETARDER AND CAPILLARY BREAK AT SLAB ON GRADE FOUNDATIONS.
 9. CONTRACTOR TO CHECK MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR/ROOF FRAMING PRIOR TO ENCLOSURE. PER CAL GREEN 4.505.3
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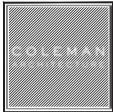
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 3. ALL STRUCTURAL ARCHITECT COMMENCED.
 4. A COPY OF SHALL BE MAINTAINED.
 5. PROVIDE US WITH CONSTRUCTION SCHEDULE.

Exhibit 2

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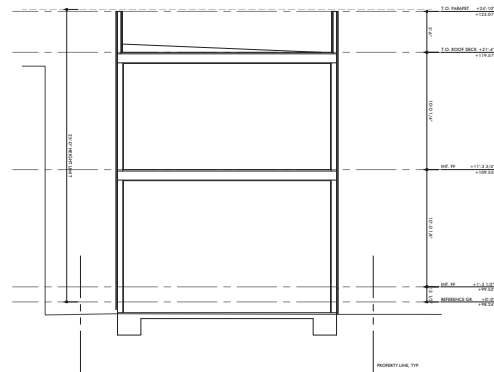
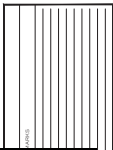
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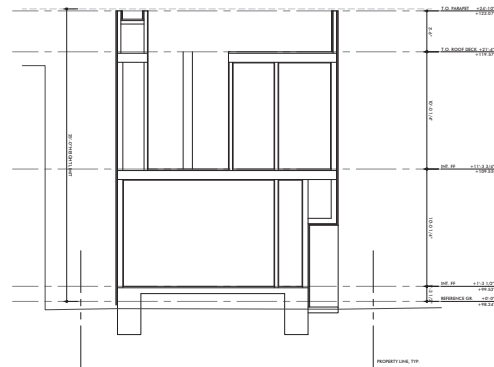
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SEAL

RESIDENCE
AT
1315 OCEAN AVENUE SEAL BEACH CA 90740



4 BUILDING SECTION LOOKING EAST
SCALE: 3/16" = 1'-0"



3 BUILDING SECTION LOOKING EAST
SCALE: 3/16" = 1'-0"

CAL GREEN NOTES

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CAL GREEN NOTES (CONTD)

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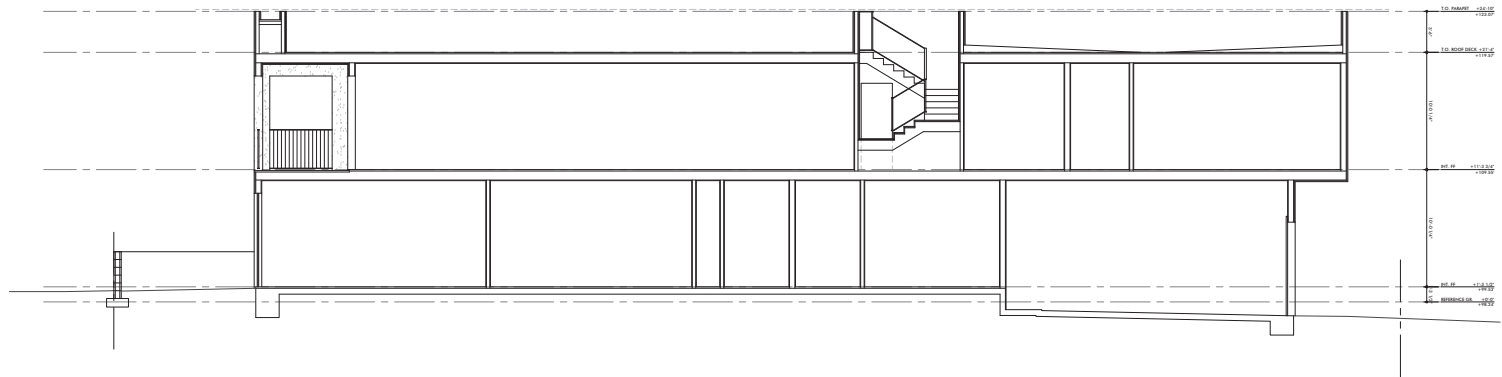
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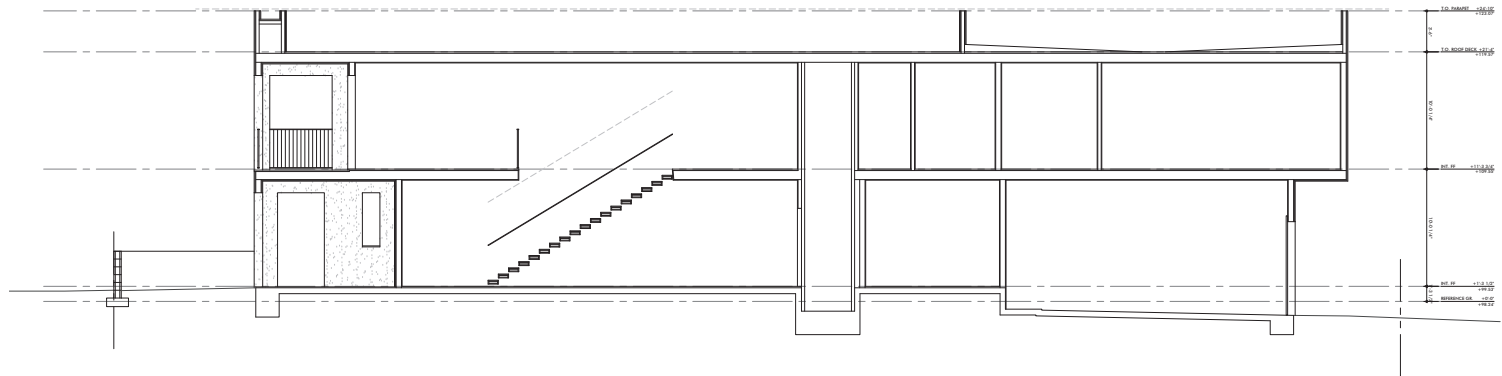


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4 BUILDING SECTION LOOKING NORTH
SCALE: 3/16" = 1'-0"



3 BUILDING SECTION LOOKING NORTH
SCALE: 3/16" = 1'-0"

CAL GREEN NOTES

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4. CONTRACTOR TO PROTECT BUILDING MATERIALS DELIVERED TO THE SITE FROM RAIN AND OTHER SOURCES OF MOISTURE, PER CAL GREEN 4.407.4
5. AT COMPLETION OF CONSTRUCTION, CONTRACTOR TO PROVIDE OPERATION AND MAINTENANCE MANUAL FOR OWNERS USE, PER CAL GREEN 4.416.1
6. CONTRACTOR TO PROTECT DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS DURING CONSTRUCTION, PER CAL GREEN 4.504.1

CAL GREEN NOTES (CONT'D)

7. CONTRACTOR TO COMPLY WITH SECTION 4.504.2 OF CAL GREEN CODE REGARDING FINISH MATERIAL POLLUTANT CONTROL. CONTRACTOR TO COMPLETE VERIFICATION FORM AS REQUIRED.
8. PROVIDE AND INSTALL VAPOR RETARDER AND CAPILLARY BREAK AT SLAB ON GRADE FOUNDATIONS.
9. CONTRACTOR TO CHECK MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR ROOF FRAMING PRIOR TO ENCLOSURE, PER CAL GREEN 4.503.3
10. PROVIDE MECHANICALLY OPERATED EXHAUST FAN IN BATHROOM. FAN OPERATION TO COMPLY WITH SECTION 4.506.1
11. HVAC SYSTEM TO BE DESIGNED, SIZED IN ACCORDANCE WITH 4.507.2 OF CAL GREEN CODE

CONSTRUCTION NOTES

1. ALL DIMENSIONS TO BE FIELD VERIFIED. CONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCREPANCIES OR OMISSIONS PRIOR TO COMMENCING WORK.
2. EXISTING GWS WALLS TO BE PATCHED, REPAIRED, AND PREPARED FOR PAINTING.
3. ALL STRUCTURE ARCHITECT COMMENCE
4. A COPY OF SHALL BE PROVIDED TO THE ARCHITECT
5. PROVIDE US CONSTRUCTION

Exhibit 2

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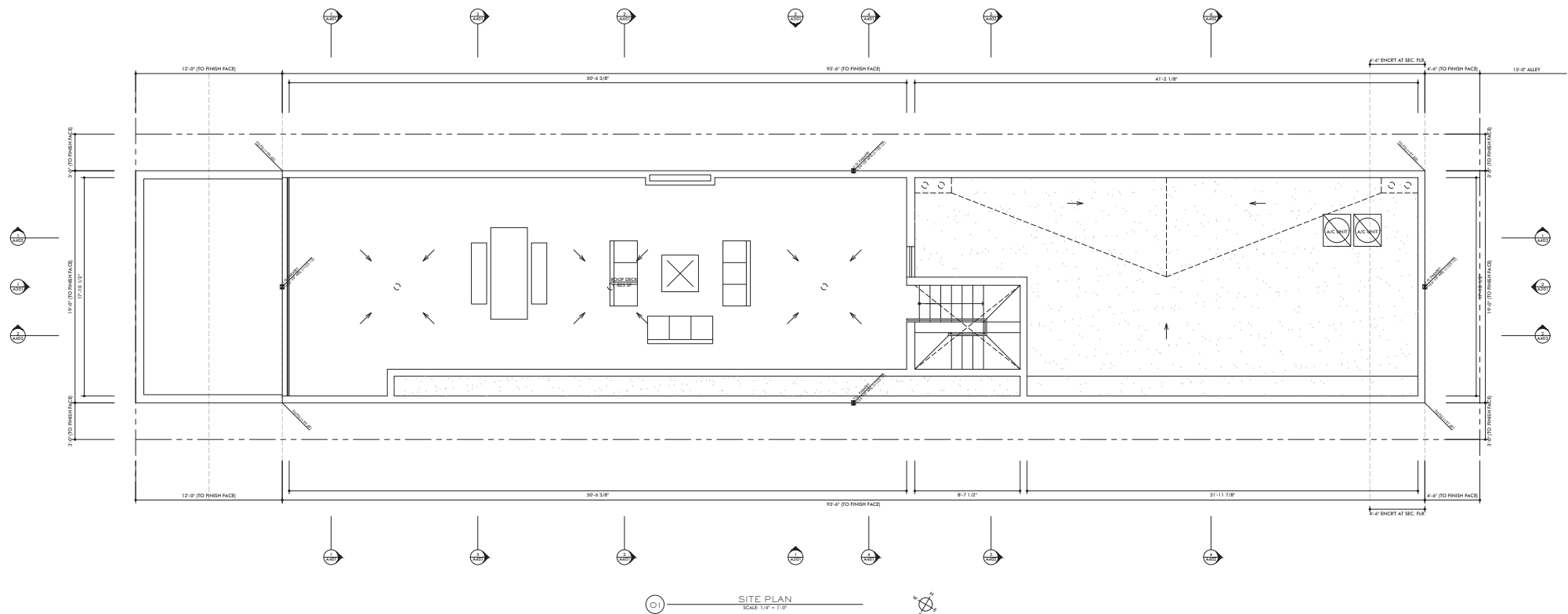


California Coastal
Commission

COASTAL COMMISSION SUBMITTAL 05 JULY 2021

1317 OCEAN AVENUE SEAL BEACH CA 90740

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REFERENCE GRADE CALCULATION

99.40' + 99.45' + 97.30' + 97.00'	= 393.15'
393.15' / 4	= 98.29'

ALLEY SETBACK CALCULATION

24' SETBACK REQUIRED MINUS WIDTH OF ALLEY:
24'-0" - 15'-0" = 9' SETBACK REQUIRED

LANDSCAPE.CA

2750 SF X 0

PERMEABLE ARE

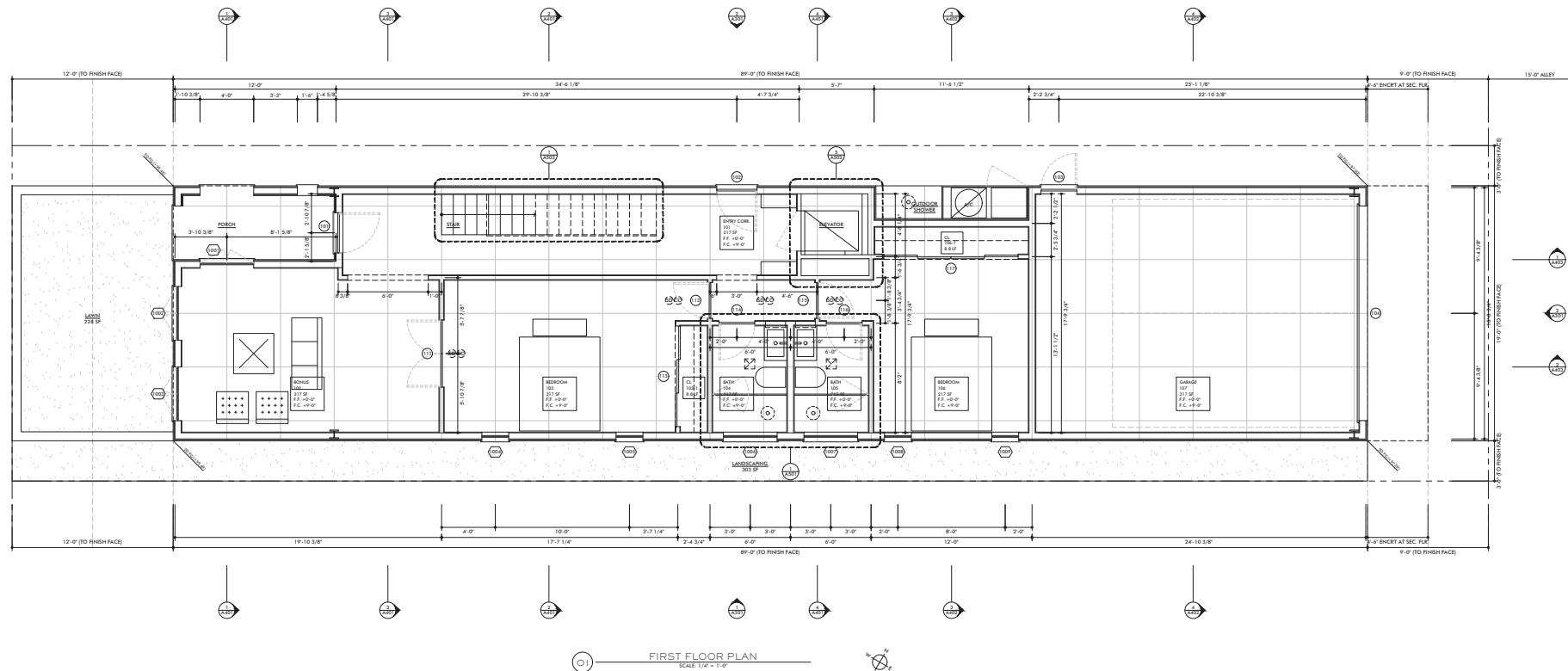
FRONT YARD AREA

PAVING AREA C

Exhibit 2

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Commission



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

CAL GREEN NOTES

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4. CONTRACTOR TO PROTECT BUILDING MATERIALS DELIVERED TO THE SITE FROM RAIN AND OTHER SOURCES OF MOISTURE, PER CAL GREEN 4.407.4
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CAL GREEN NOTES (CONTD)

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CONSTRUCTION NOTES

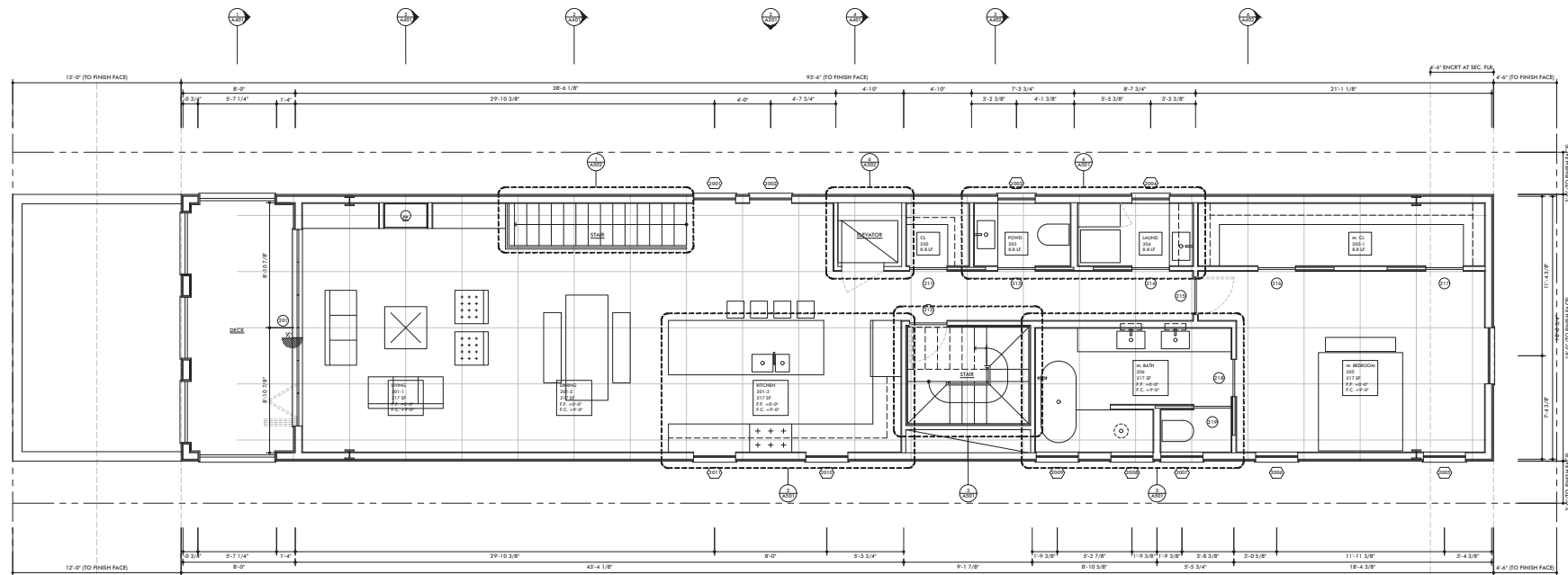
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Exhibit 2

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California Coastal
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01 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

CAL GREEN NOTES

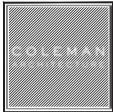
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4. CONTRACTOR TO PROTECT BUILDING MATERIALS DELIVERED TO THE SITE FROM RAIN AND OTHER SOURCES OF MOISTURE, PER CAL GREEN 4.407.4
5. AT COMPLETION OF CONSTRUCTION, CONTRACTOR TO PROVIDE OPERATION AND MAINTENANCE MANUAL FOR OWNERS USE, PER CAL GREEN 4.415
6. CONTRACTOR TO PROTECT DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS DURING CONSTRUCTION, PER CAL GREEN 4.504.1

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CONSTRUCTION NOTES

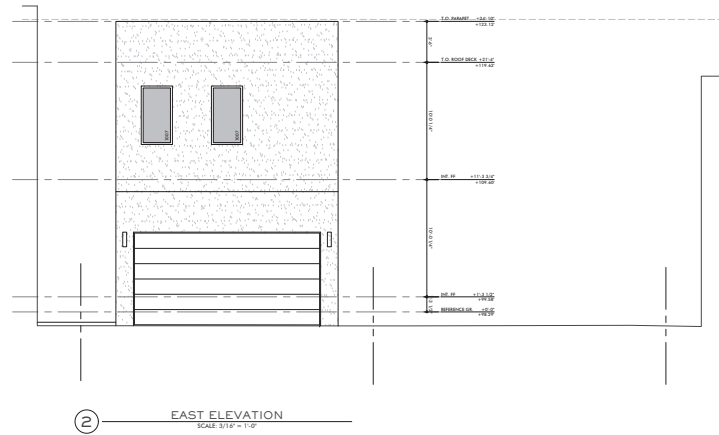
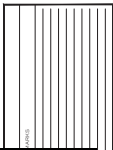
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SEAL

RESIDENCE
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CAL GREEN NOTES

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CONSTRUCTION NOTES

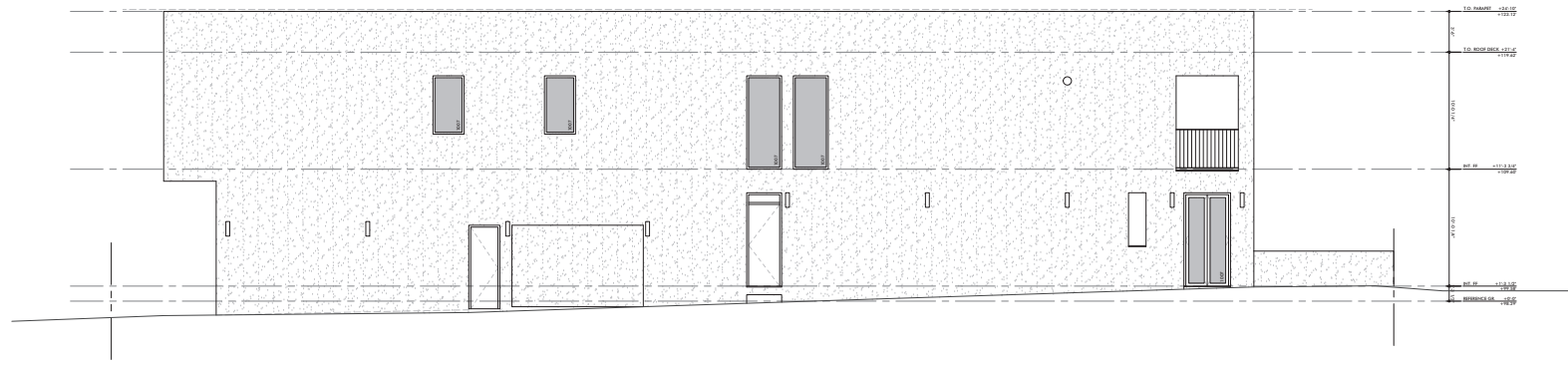
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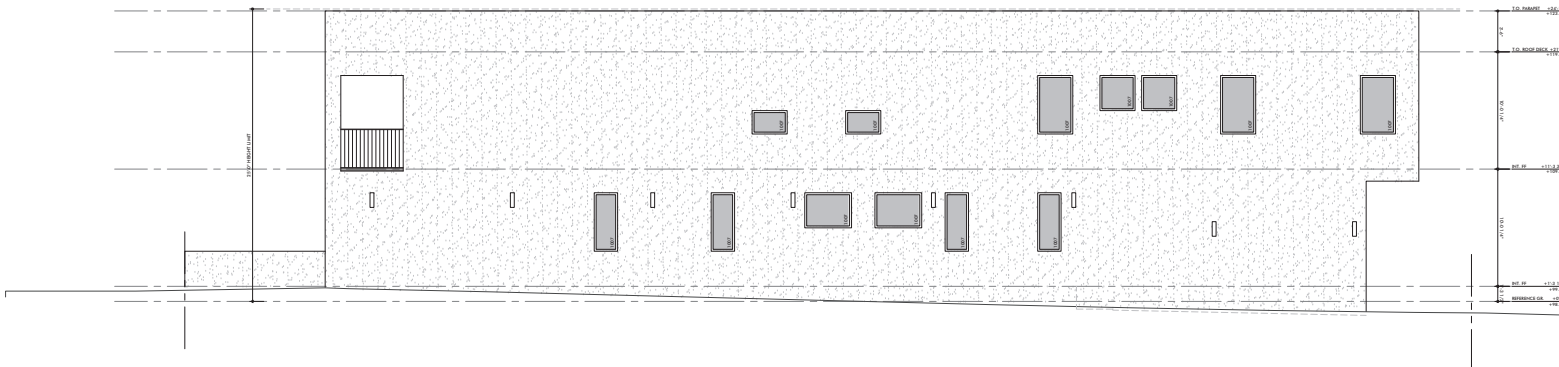
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California Coastal
Commission



2 NORTH ELEVATION
SCALE: 3/16" = 1'-0"



1 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

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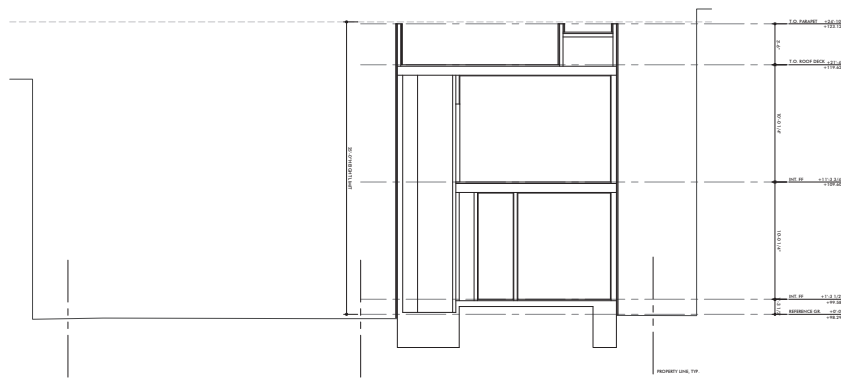
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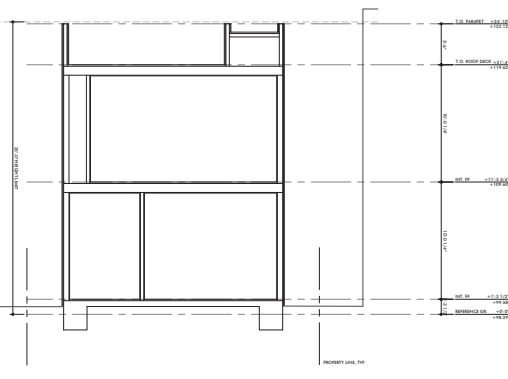
Page 19 of 25



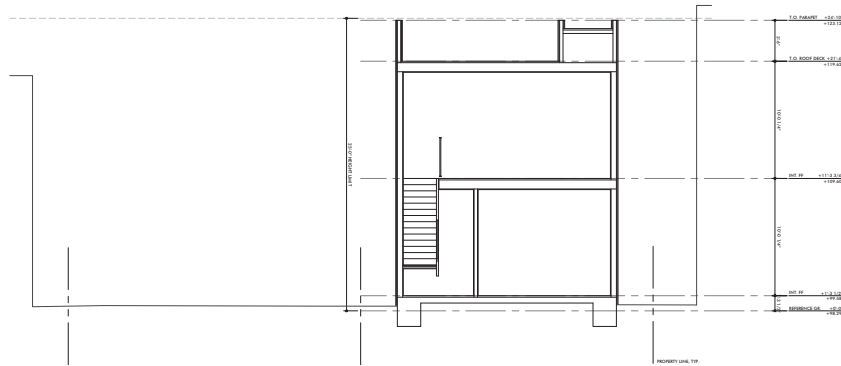
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Commission



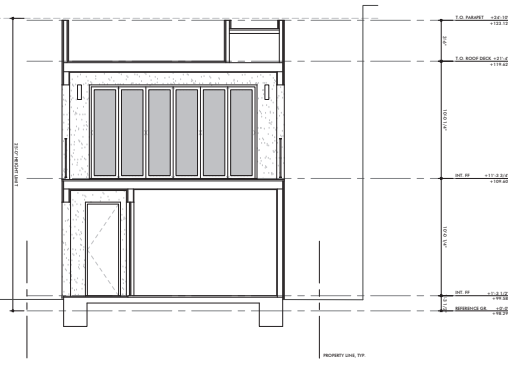
④ BUILDING SECTION LOOKING EAST
SCALE: 3/16" = 1'-0"



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SCALE: 3/16" = 1'-0"



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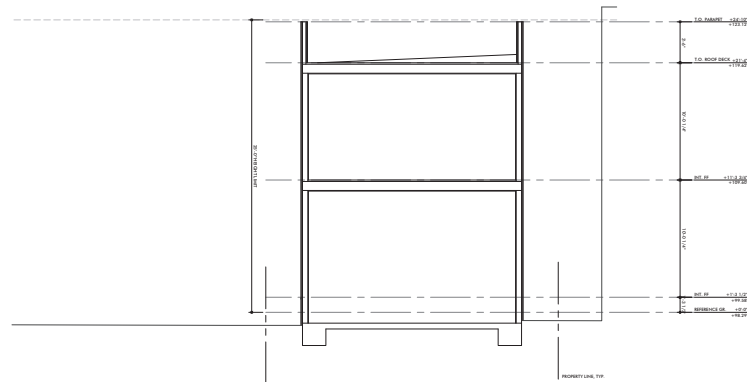
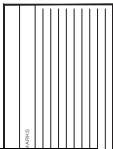
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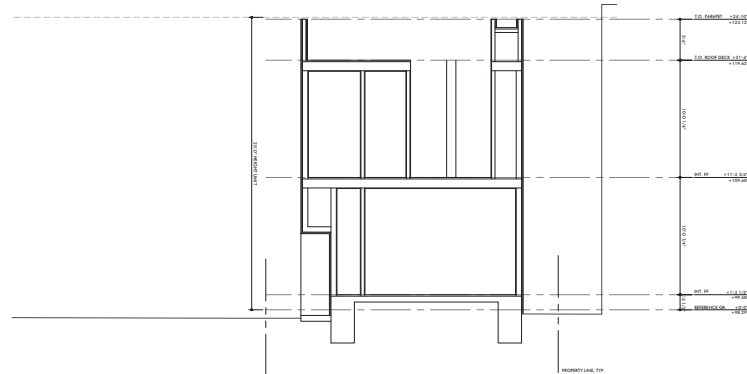
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AT
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4 BUILDING SECTION LOOKING EAST
SCALE: 3/16" = 1'-0"



3 BUILDING SECTION LOOKING EAST
SCALE: 3/16" = 1'-0"

CAL GREEN NOTES

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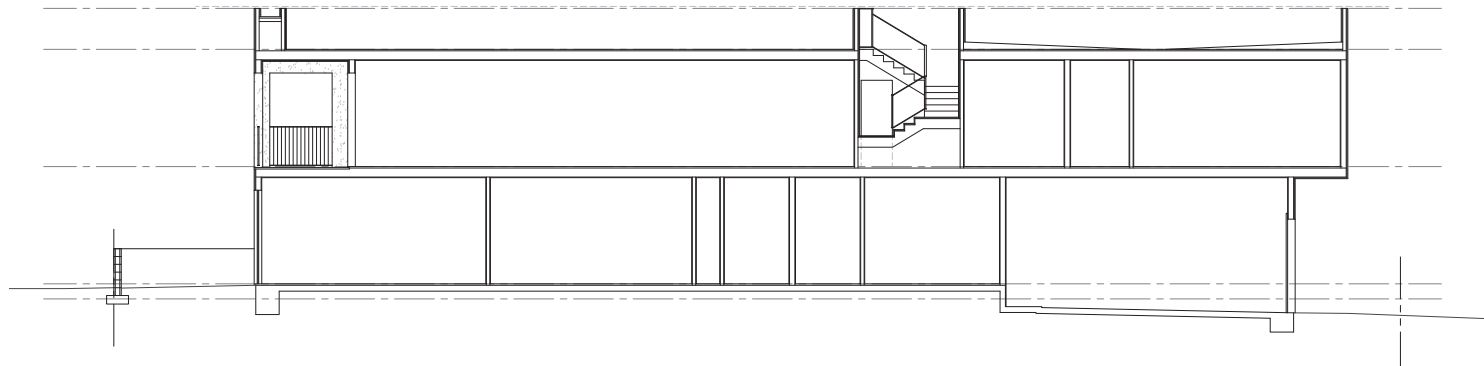
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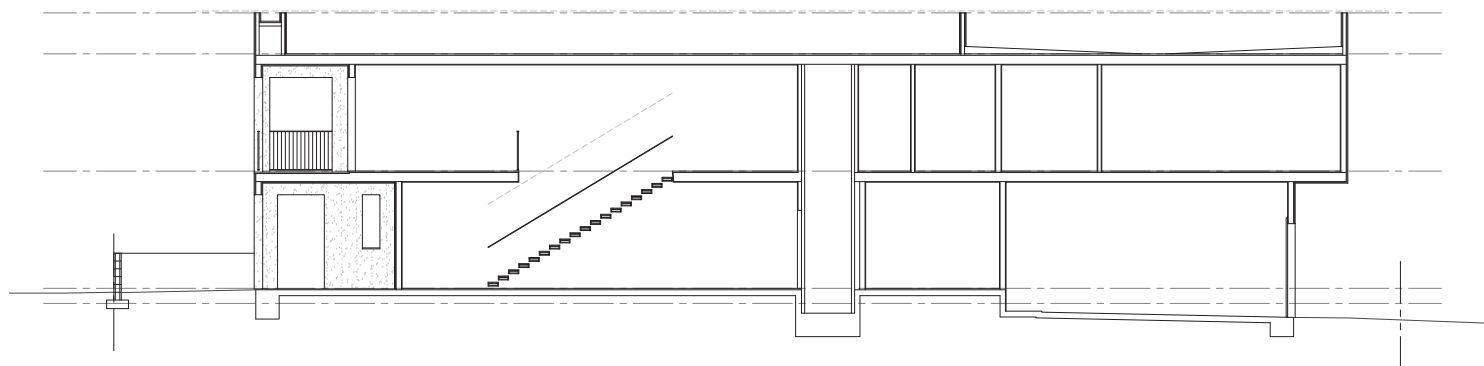
Exhibit 2

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California Coastal Commission



4 BUILDING SECTION LOOKING NORTH
SCALE: 3/16" = 1'-0"



3 BUILDING SECTION LOOKING NORTH
SCALE: 3/16" = 1'-0"

CAL GREEN NOTES

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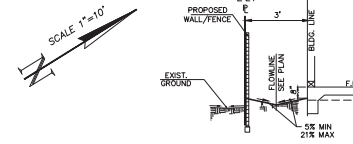
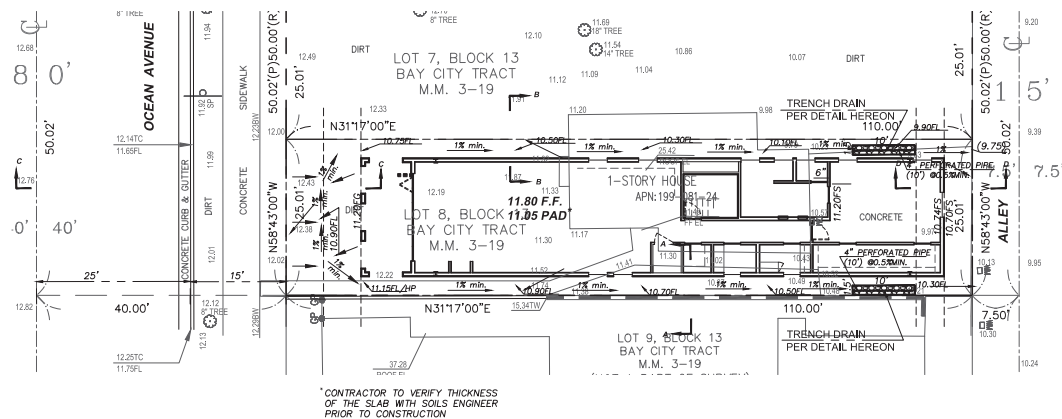
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5. PROVIDE U CONSTRU

Exhibit 2

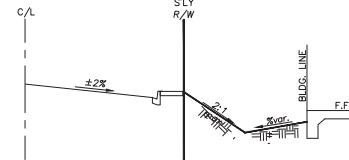
Page 22 of 25



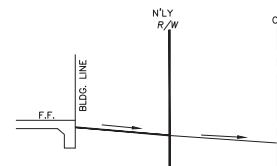
California Coastal
Commission



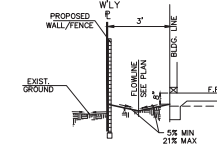
SECTION A-A
NTS



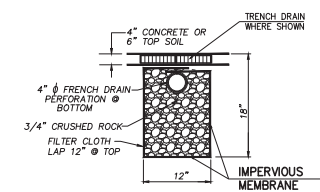
SECTION C-C
NTS



SECTION D-D
NTS



SECTION B-B
NTS





ITF ENGINEERING
 11278 LOS ALAMITOS BLVD. #454
 LOS ALAMITOS, CA 90720
 (800) 797-5463

PREPARED BY:

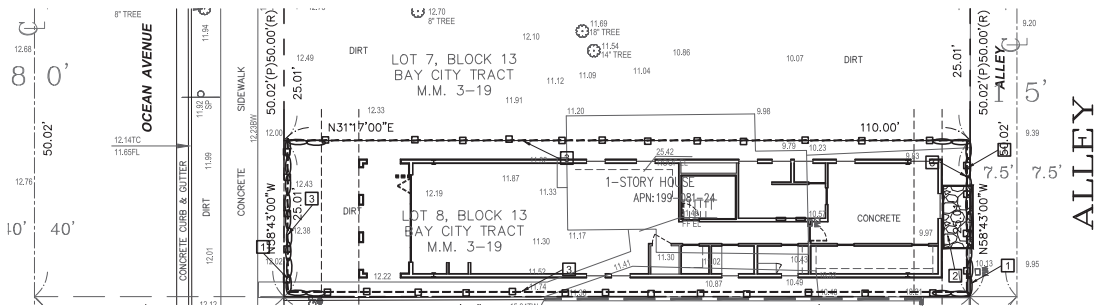
PRECISE GRADING PLAN

2

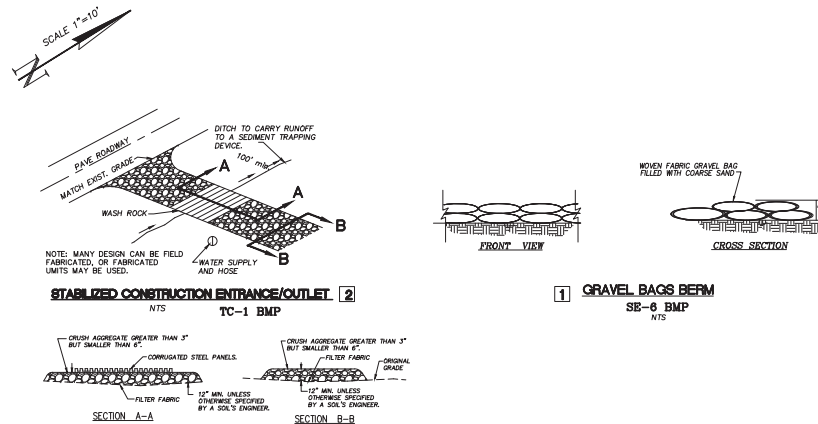
OF 2

BENCHMARK:
DESCRIBED BY OCS 2002 - FOUND 3.34' US
COAST AND GEODETIC SURVEY BRONZED DISK
STAMPED "1 766 1945". SET IN THE TOP OF A
BRICK WALL PLASTER. MONUMENT IS LOCATED IN
THE WLY COR. OF THE INTERSECT. OF POH AND
12TH STREET, 52 FT. SWLY OF THE CL. OF POH AND
93 FT. NWLY OF THE CL. OF 12TH STREET.
MONUMENT IS SET 4.0 FT. ABOVE THE SIDEWALK.
ELEV 12.977 (NAVDS80) 1995 ADJ.





CONSTRUCTION NOTES			
1	SAND BAGS PER DETAIL HEREON	1	L.S.
2	STABILIZED CONSTRUCTION ENTRANCE	1	L.S.
3	SILT FENCE PER SE-1	1	L.S.



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

PREPARED BY: ITF ENGINEERING 12781 LOS ALAMITOS BLVD., #354 LOS ALAMITOS, CA 90720 (800) 797-9483	EROSION CONTROL PLAN 1317 OCEAN AVENUE SEAL BEACH, CA	
	SHEET	3 OF 3

Exhibit 2

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California Coastal
Commission

Explore Scenarios

Scenario Region

California Coast

Scenario Topic

Flooding

Scenario

4.1 ft

Sea Level Rise

Use cm

16.4 ft

9.8 ft

8.2 ft

6.6 ft

5.7 ft

4.9 ft

4.1 ft

3.3 ft

2.5 ft

1.6 ft

0.8 ft

0 ft

None

Storm Frequency

100 year

20 year

Annual

None

Legend

Maximum Wave Runup

Flood-prone Low Lying

Flood Extent

Flood Extent

Flood Depth

No Data

0 cm (0 ft)

250 cm (8.2 ft)

500 cm (16.4 ft)

750 cm (24.6 ft)

Exhibit 3

Page 1 of 1

California Coastal Commission

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:

- 1) 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.
- 2) Written confirmation from the City of Seal Beach Community Development Department of non-conforming 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 dbailey@sealbeachca.gov.

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



California Coastal
Commission

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 mcuevas@sealbeachca.gov.

Sincerely,

Alexa Smittle
Director of Community Development

Exhibit 5

Page 1 of 1



California Coastal
Commission