

CALIFORNIA COASTAL COMMISSION

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



W13a

(CDP 5-23-0346, Tabazadeh)

June 12, 2024

CORRESPONDENCE

ITEM 13a

SCOTT DUNDEE

OPPOSING

To: California Coastal Commission

Re: Application 5-23-0346

Applicant: Sean Tabazadeh

Address: 505 Paseo de la Playa, Redondo Beach, Calif.

Hearing Date: Wednesday June 12, 2024

Hello, We are the neighbors directly adjacent to this property on the northern side (501 Paseo de la Playa, Redondo Beach, California) and have a few concerns regarding this project. We do agree that the water drainage on the eroding hillside must be resolved immediately because it keeps getting worse and more of the hillside is lost every month and we have no complaints on the applicant wanting to get this repaired ASAP.

Our concerns are that the applicant has plans to build a Patio, deck, and spa/pool in the rear of the new structure on a very eroding, unstable hillside (See exhibits #1, #2, #3).

This area is very fragile and consists of loose sand that is only held together by vegetation and iceplant. If this vegetation is removed or any weight put on the hillside, it will cause a landslide for sure.

Our house and property is directly adjacent north to this property, and we have noticed erosion below our patio on our little grassy area and know the area well and how unstable it is. By adding the weight of a pool, deck and patio, we are concerned about losing the whole hillside and affecting our property too.

We would like to suggest that the drainage issues be resolved and repaired first before the Commission grants permission to build the deck, patio, and pool on the hillside, and that appropriate tests are done to make sure the hillside can handle the weight and construction. Many reports have been filed, but none of them address adding additional weight to the hillside. We would also like to request that if any landslide or collapse during construction of any portion of this project, causing damage to our property at 501 Paseo de la Playa and adjacent hillside, that the applicant, Mr. Tabazadeh, be responsible for any damages.

Thank You,

A handwritten signature in black ink, appearing to read "Scott and Maureen Dundee". The signature is written in a cursive, flowing style with some loops and flourishes.

Scott and Maureen Dundee

501 Paseo de la Playa

Redondo Beach, Calif. 90277



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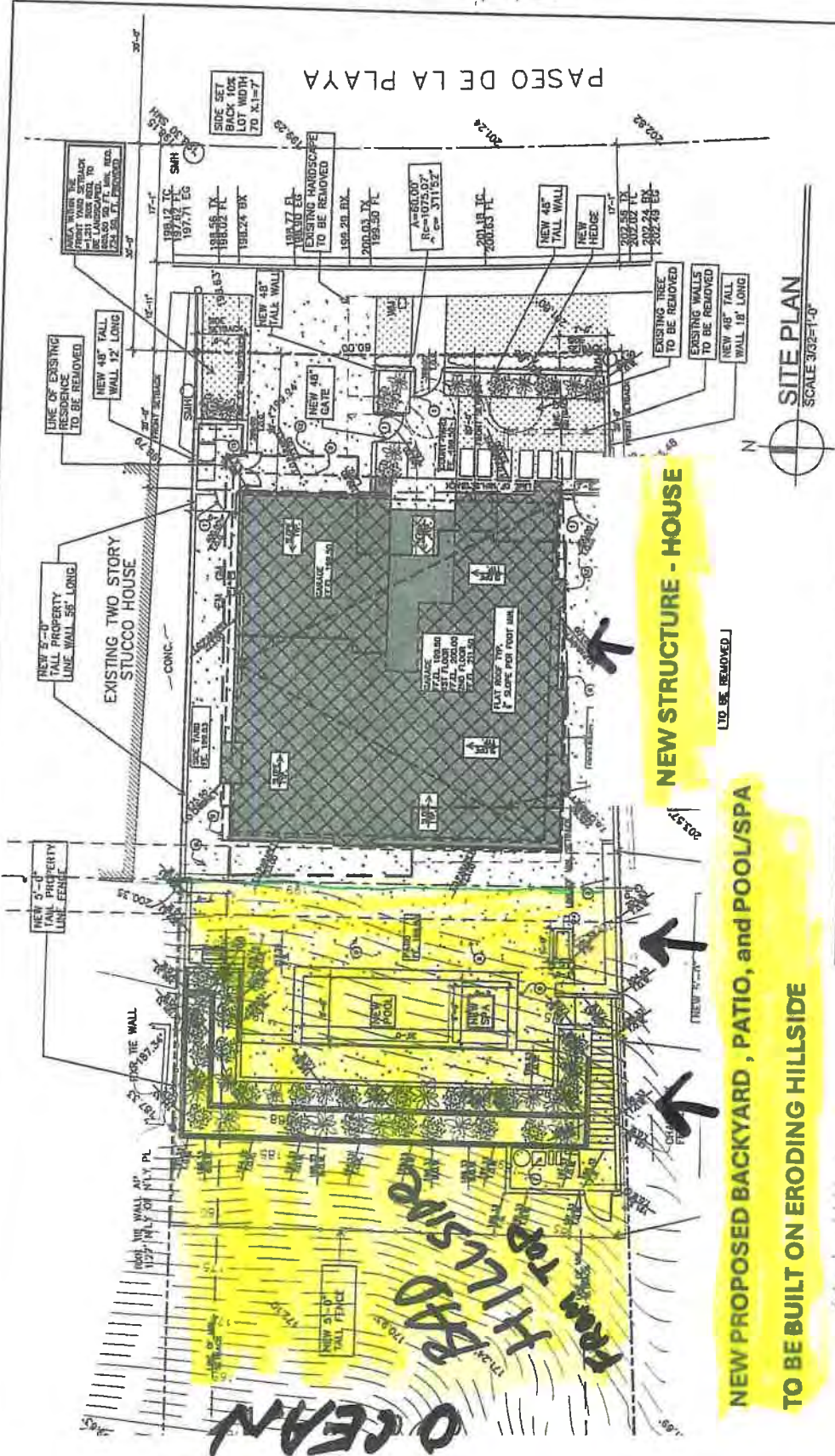
**CONSULTING ENGINEERS
 STRUCTURAL DESIGN**

NAMVAR ASSOCIATES
 231 VISTA DEL MAR, STE. D
 REDONDO BEACH, CA 90777
 (310) 540-7788 FAX (310) 510-7733
 430 N. 10th St. #2000



NO.	DATE	REVISIONS

PROJECT TITLE
NEW HOME
 JOB ADDRESS
 505 PASSED DE LA PLAYA
 TORRANCE, CA 90777



SITE PLAN
 SCALE 3/32"=1'-0"

PROJECT SUMMARY

PROJECT ADDRESS: 505 PASSED DE LA PLAYA TORRANCE CA 90777
 OWNER: BEAN TABA 19027 SOUTH HAMILTON GARDENIA, CA 90248
 OWNER AGENT: CAUTHEM DESIGN INC 25332 HARBORVIEW AVE SUITE 100 LOMITA CA 90717
 SCOPE OF WORK:
 CONSTRUCTION OF A NEW TWO STORY RESIDENCE WITH ATTACHED TWO CAR GARAGE AND THE DEMOLITION OF THE EXISTING TWO STORY HOME WITH ATTACHED GARAGE.
 CONSTRUCTION TYPE: TYPE V4
 APINE P15-002-013
 LEGAL LOT 166 TRACT 18079
 ZONE: R-3/HILL SIDE OVERLAY AREA
 FLOOD ZONE: NONE
 OCCUPANCY: R-3/U
 STORIES: TWO STORIES
 LOT SIZE: 25,987 SQUARE FEET
 MAX ALLOWED LOT COVERAGE: 40% (10,787 SQ. FT)
 MAX FSR: 8% (18,180 SQ. FT)
 MAX ALLOWED HEIGHT: 37'-0"

PROPOSED LOT COVERAGE:
 2,417 SQ. FT. 9% BUILDING
 0 SQ. FT. 0% COVERED PORCH
 2,417 SQ. FT. 9% TOTAL NEW COVERAGE

PROPOSED FLOOR AREA:
 1,858 SQ. FT. FIRST FLOOR
 2,188 SQ. FT. SECOND FLOOR
 0 SQ. FT. BASEMENT
 458 SQ. FT. GARAGE
 0 SQ. FT. PORCH AREAS 1ST FLOOR ENCLOSED ON THREE SIDES
 4,002 SQ. FT. TOTAL = 4,17% FSR

ADDITIONAL AREA INFORMATION
 2,823 PAVED OR CONCRETE AREA (DRIVEWAY AND PATIOS)
 250 LINEAR FT. OF RETAINING WALL
 100 LINEAR FT. OF BLOCK WALL

SHEET NOTES

- METAL OR WOOD GATES
- POOL EQUIP.
- SITTING AREA
- AREA DRAIN W/IN 10"x10" WITH SOX
- MEN. OPENING
- NEW HOME
- LINE OF BALCONY
- EXISTING CONTOURS
- NEW CONTOURS
- TRASH YARD

NEW STRUCTURE - HOUSE
 [TO BE REMOVED]

NEW PROPOSED BACKYARD, PATIO, and POOL/SPA
TO BE BUILT ON ERODING HILLSIDE

OCEAN
From Top Hillside
From Top Hillside

MATCH LINE



#2



501

505



Rear area of house (west side) to ocean. Proposed plans include a new deck, pool and spa. This hillside is eroding and collapsing monthly and ANY disruption will almost certainly cause a landslide which will also affect neighbors properties to the north and south. Also, any large bulldozers or any extra weight of a larger house might also cause the hillside to collapse.

SROUR & ASSOCIATES
Real Estate Development Services Group, Inc.
2447 Pacific Coast Highway, Suite 200, Hermosa Beach, CA 90254

June 10, 2024

Via Email to the Public Record

Chair Caryl Hart
California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

RE: June 12, 2024 hearing item w13a-6-2004, Application No. 5-23-0346

Dear Chair Hart:

This is in response to the comment letter submitted by Scott and Mauren Dundee expressing concerns about the above-referenced Application. Below are the Applicant's responses to these concerns, for your consideration.

The DundeEs expressed concerned about the effect of construction of a patio, deck, and pool on the stability of the bluff and stated that appropriate tests should be done to make sure the hillside can handle the weight and construction related to the project. The DundeEs' letter included a previous site plan for the property, showing a pool, deck, and planter walls extending to the top of the bluff.

The Applicant's proposal does not include the pool or planters shown in the DundeEs' submission, and the area of development shown in their letter does not reflect the current scope of the project. The proposed development is shown in Staff Report Exhibit 2 – Project Plans – Residence and will be located 25 feet from the top of the bluff.

With regard to bluff stability, the Applicant's Geotechnical Engineer, T.I.N. Engineering Company, determined that the proposed development has a calculated global static factor-of-safety (FS) of 1.5, which is the standard that the Commission typically requires for new principal structures. The scope of the geological investigation involved exploratory borings, specific field soil logging and sampling, laboratory soil sample tests, and engineering analyses. The study included review of the available project data, historic aerial photographs and topographic maps, site geologic reconnaissance, past Commission Bluff Edge Determination memos, as well as calculation of long-term bluff retreat rates and engineering slope stability analyses. Commission staff Geologists Dr. Joseph Street and Philip Johnson reviewed the soil investigation and determined that the bluff slope will be adequately stable.

For the foregoing reasons, the concerns expressed in the DundeEs' letter are fully addressed in the Applicant's proposal.

Sincerely,

Brandon Straus
Brandon Straus