CALIFORNIA COASTAL COMMISSION
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W7b

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Staff:	Al Padilla-LB
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Hearing Date:	5/12-14/10
Commission Action:	

STAFF REPORT: REGULAR CALENDAR

APPLICATION NUMBER: 5-09-232

APPLICANT: Daniel Bonilla

PROJECT LOCATION: 17816 Porto Marina Way, Pacific Palisades, City of Los Angeles

PROJECT DESCRIPTION: Construction of a three-story 3,392 square foot single-family residence, with a pile foundation, swimming pool, landscaping, and approximately 1,280 cubic yards of grading.

Lot Area	3,908 square feet
Building Coverage	1,517 square feet
Landscape Coverage	746 square feet
Parking Spaces	3
Zoning	R-1—Single-Family Residential
Ht above final grade	36 feet

SUMMARY OF STAFF RECOMMENDATION:

Staff is recommending that the Commission **APPROVE** a coastal development permit for the proposed development with eight (8) special conditions addressing: 1) evidence of conformance with geotechnical recommendations; 2) submittal of erosion, drainage and polluted runoff control plan; 3) disposal of exported soil; 4) submittal of landscape plans; 5) pile exposure; 6) Swimming pool leak detection; 7) assumption of risk; and 8) a deed restriction against the property, referencing all of the Special Conditions contained in this staff report.

I. STAFF RECOMMENDATION:

MOTION: ***I move that the Commission approve Coastal Development Permit No. 5-09-232 pursuant to the staff recommendation.***

STAFF RECOMMENDATION OF APPROVAL:

Staff recommends a **YES** vote. Passage of this motion will result in approval of the permit as conditioned and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

RESOLUTION TO APPROVE THE PERMIT:

The Commission hereby approves a coastal development permit for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the policies of Chapter 3 of the Coastal Act and will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the development on the environment.

II. STANDARD CONDITIONS:

1. Notice of Receipt and Acknowledgment. The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.

2. Expiration. If development has not commenced, the permit will expire two years from the date this permit is reported to the Commission. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.

3. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.

4. Assignment. The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.

5. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

III. SPECIAL CONDITIONS

1. CONFORMANCE WITH GEOTECHNICAL RECOMMENDATIONS AND TO CITY GEOTECHNICAL REVIEW LETTERS

A. Prior to issuance of the permit the applicant shall provide, for the review and approval of the Executive Director, all final construction drawings and drainage plans. All final design and construction, grading, drainage devices and foundation plans shall have been reviewed and approved by the Grading Division of the City of Los Angeles Department of Building and Safety. The plans shall conform to all recommendations put forth in the geologic report by Heathcote Geotechnical, dated February 4, 2008, as well as all requirements of the City of Los Angeles Department of Building and Safety, Soils/Geologic review letter dated July 2, 2008, signed by Dana Prevost and Andrzej Szpikowski.

B. The monitoring, construction methods and foundation system including the installation of the piles, the permanent and temporary retaining walls, and hydraugers shall conform to and include all requirements and specifications of the City review letter cited above.

C. The permittee shall undertake development in accordance with the approved final plans. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall be carried out without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

2. EROSION, DRAINAGE AND POLLUTED RUNOFF CONTROL

A. **PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT,** the applicant shall submit, for review and approval of the Executive Director, a final plan for erosion, drainage and polluted runoff control, including supporting calculations. The plan shall be prepared by a licensed engineer and shall incorporate Best Management Practices (BMPs) designed to control the volume, velocity and pollutant load of storm water leaving the construction and developed site. The plan shall be reviewed and approved by the consulting engineering geologist to ensure the plan is consistent with geologist's recommendations. In addition to the specifications above, the plan shall demonstrate that:

1. During Construction:

(a) Erosion on the site shall be controlled to avoid adverse impacts on adjacent properties and public streets.
(b) Clearing and grading activities should be timed to avoid the rainy season whenever possible. If grading takes place during the rainy season ((October 15-March 31)), the plan shall specify that temporary erosion control measures shall be used during construction (e.g., temporary sediment basins [including debris basins, desilting basins or silt traps], temporary drains and swales, sand bag barriers, silt fencing, stabilize any stockpiled fill with geofabric covers or other appropriate cover, install geotextiles or mats on all cut or fill slopes, close and stabilize open trenches as soon as possible).
(c) Only areas essential for construction shall be cleared.
(d) During the rainy season, (October 15- March 31) bare soils shall be stabilized with non-vegetative BMPs as soon as possible, and within five days of clearing or inactivity in construction.
(e) Construction entrances shall be properly graded to prevent runoff from construction site. The entrances should be stabilized immediately after grading and frequently maintained to prevent erosion and control dust and tracking of mud offsite.
(f) Runoff shall be intercepted above disturbed slopes and conveyed to a permanent channel or storm drain by using earth dikes, perimeter dikes or swales, or diversions. Use check dams where appropriate.
(g) Spill prevention and control measures shall be developed and implemented.
(h) Sanitary facilities shall be provided for construction workers.
(i) Equipment and machinery shall be maintained and washed in confined areas specifically designed to control runoff. Thinners or solvents shall not be discharged into sanitary or storm sewer systems. Washout from concrete trucks shall be disposed of properly at an off-site location.
(j) Adequate disposal facilities shall be provided for solid waste, including excess asphalt, produced during construction. Properly recycle or dispose of lunchtime trash and other debris at the end of every construction day.
(k) During construction, the applicant shall obtain approval from the City of Los Angeles Department of Building and Safety for any dewatering necessary during construction and:
   (i) shall install filters on the dewatering system,
   (ii) shall prevent discharge of water pumped from the site onto nearby property, and
   (iii) shall direct all discharges into paved City street and storm drains.

2. Post Construction:

(a) Permanent erosion and drainage control measures shall be installed to ensure the stability of the site, adjacent properties, and public streets.
(b) All drainage from the lot shall be directed toward the street and away from the bluff slope directly into the City's storm drain system.
(c) Runoff shall be conveyed off site in a non-erosive manner.
(d) Pesticide, herbicide and fertilizer use shall be eliminated or minimized.

(e) The Drainage and Erosion Control Plan shall include, at a minimum, the following components:

(i) A narrative report describing all temporary run-off and erosion control measures to be used during construction and all permanent erosion control measures to be installed for permanent erosion control.

(ii) Any temporary erosion control measures should grading or site preparation cease for a period of more than 30 days, including but not limited to: stabilization of all stockpiled fill, access roads, disturbed soils and cut and fill slopes with geotextiles and/or mats, sand bag barriers, silt fencing; temporary drains and swales and sediment basins. All disturbed areas shall be stabilized. These temporary erosion control measures shall be monitored and maintained until grading or construction operations resume.

(iii) A site plan showing the location of all temporary erosion control measures. The plan shall delineate the areas to be disturbed by grading or construction activities and shall include any temporary access roads, staging areas and stockpile areas. These erosion control measures shall be required on the project site prior to or concurrent with the initial grading operations and maintained throughout the development process to minimize erosion and sediment from the runoff waters during construction. All sediment shall be retained on-site unless removed to an appropriately approved dumping location either outside the coastal zone or to a site within the coastal zone permitted to receive fill.

(iv) A schedule for installation and removal of the temporary erosion control measures.

(v) A site plan showing the location of all permanent erosion and drainage control measures.

(vi) A schedule for installation and maintenance of the permanent erosion and drainage control measures.

(vii) A written review and approval of all erosion and drainage control measures by the applicant's engineer and/or geologist.

(viii) A written agreement indicating where all excavated material will be disposed and acknowledgement that any construction debris disposed within the coastal zone requires a separate coastal development permit.

3. Long Term Plan, the applicant shall develop a long-term plan for disposal of (1) excess water discharged from the hydraugers. The plan shall demonstrate that:

(a) During development of the dewatering wells, the extracted ground water shall be pumped into a settling tank to allow sediment in the water to settle prior to discharge of the water to the storm drain system. Turbid water shall not be discharged to the storm drain system.

(b) The water from the sump pumps shall be directed to a secure, enclosed storm drain, but not discharged to the street. The applicant, during maintenance of the sump pumps shall check for greases and oils. If a significant amount of grease or oil is present the applicant shall report the situation to the City of Los Angeles Department of Public Works before discharging into the storm drain.

B. The permittee shall undertake development in accordance with the approved final plans. Any proposed changes to the approved final plans shall be reported to the

Executive Director. No changes to the approved final plans shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

3. DISPOSAL OF SOIL EXPORTED FROM SITE

A. The applicant shall dispose of all excess soils from the site in an approved disposal site either (a) located outside the coastal zone or (b) if located inside the coastal zone, that has a valid coastal development permit from the Coastal Commission.

B. The permittee shall undertake development in accordance with the final approved plan. Any proposed changes to the approved final plan shall be reported to the Executive Director. No changes to the approved final plan shall occur without a Coastal Commission approved amendment to the coastal development permit, unless the Executive Director determines that no amendment is required.

4. LANDSCAPING PLAN

A) PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit, for the review and written approval of the Executive Director, a final landscaping plan. The plan shall be prepared by a licensed landscape architect and incorporate the following criteria: (a) a majority of the vegetation planted shall consist of native/drought and fire resistant plants of the coastal bluff scrub community as listed by the California Native Plant Society, Santa Monica Mountains Chapter, in their document entitled Recommended List of Plants for Landscaping in the Santa Monica Mountains, dated February 5, 1996; no plant species listed as problematic and/or invasive by the California Native Plant Society, the California Invasive Plant Council (formerly known as the California Exotic Pest Plant Council), or as may be identified from time to time by the State of California shall be utilized on the property; (b) no plant species listed as a 'noxious weed' by the State of California or the U.S. Federal Government shall be utilized within the property; (c) no permanent irrigation system shall be allowed within the property. Temporary, above ground irrigation to allow the establishment of the plantings is allowed; (d) the plantings established shall provide 90% coverage in 90 days; (e) all required plantings will be maintained in good growing conditions throughout the life of the project, and whenever necessary, shall be replaced with new plant materials to ensure continued compliance with the landscape plan.

1) The plan shall include, at a minimum, the following components:

(a) A map showing the type, size, and location of all plant materials that will be on the developed site, topography of the developed site, and all other landscape features, and;
(b) A schedule for installation of plants.

B) Five years from the date of the implementation of the landscaping plan the applicant shall submit for the review and approval of the Executive Director, a landscape monitoring report, prepared by a licensed Landscape Architect, that certifies the on-site landscaping is in conformance with the landscape plan approved pursuant to this Special Condition. The monitoring report shall include photographic documentation of plant species and plant coverage.

If the landscape monitoring report indicates the landscaping is not in conformance with or has failed to meet the performance standards specified in the landscaping plan approved pursuant to this permit, the applicant, or successors in interest, shall submit a revised or supplemental landscape plan for the review and approval of the Executive Director. The revised landscaping plan must be prepared by a licensed Landscape Architect and shall specify measures to remediate those portions of the original plan that have failed or are not in conformance with the original approved plan.

C) The permittee shall undertake development in accordance with the approved final plan. Any proposed changes to the approved final plan shall be reported to the Executive Director. No changes to the approved final plan shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

5. STRUCTURAL APPEARANCE (PILE EXPOSURE)

A. Prior to issuance of the permit the applicant shall submit a plan for the review and approval of the Executive Director to address the potential visual impacts of the pilings in the event that the pilings are exposed and visible from Pacific Coast Highway as a result of earth movement or other circumstances. The applicant shall agree in writing to carry out the approved plan, which shall include:

1. Coloring the exposed concrete pilings so that it will match the surrounding soils. The piles should be colored in such a way that the result would be a natural, mottled appearance. If any piling is exposed, the applicant shall immediately dye or conceal such pilings.

2. Installation of a low “breakaway” skirt wall to cover exposed earth and/or pilings.

B. The permittee shall undertake development in accordance with the final approved plan. Any proposed changes to the approved final plan shall be reported to the Executive Director. No changes to the approved final plan shall occur without a Coastal Commission approved amendment to the coastal development permit, unless the Executive Director determines that no amendment is required.

6. Swimming Pool Leak Detection

PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit, for the review and approval of the Executive Director, a written plan to mitigate for the potential of leakage from the proposed swimming pool and spas. The plan shall, at a minimum: 1) provide a separate water meter for the pool to allow monitoring of the water usage for the pool and the home; 2) identify the materials, such as plastic linings or specially treated cement, to be used to waterproof the underside of the pool to prevent leakage, and information regarding past success rates of these materials; 3) provide double wall construction to swimming pool and spa with a drainage system and leak detection system installed between the walls, and; 4) identify methods used to control pool drainage and to prevent infiltration from drainage and maintenance activities into the soils of the applicant's and neighboring properties. The applicant shall comply with the mitigation plan approved by the Executive Director.

7. ASSUMPTION OF RISK, WAIVER OF LIABILITY AND INDEMNITY

By acceptance of this permit, the applicant acknowledges and agrees (i) that the site may be subject to hazards from landslide activity, erosion and/or earth movement (ii) to assume the risks to the applicant and the property that is the subject of this permit of injury and damage from such hazards in connection with this permitted development; (iii) to unconditionally waive any claim of damage or liability against the Commission, its officers, agents, and employees for injury or damage from such hazards; and (iv) to indemnify and hold harmless the Commission, its officers, agents, and employees with respect to the Commission's approval of the project against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement arising from any injury or damage due to such hazards.

8. DEED RESTRICTION

PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and approval documentation demonstrating that the applicant has executed and recorded against the parcel(s) governed by this permit a deed restriction, in a form and content acceptable to the Executive Director: (1) indicating that, pursuant to this permit, the California Coastal Commission has authorized development on the subject property, subject to terms and conditions that restrict the use and enjoyment of that property; and (2) imposing the special conditions of this permit as covenants, conditions and restrictions on the use and enjoyment of the Property. The deed restriction shall include a legal description of the entire parcel or parcels governed by this permit. The deed restriction shall also indicate that, in the event of an extinguishment or termination of the deed restriction for any reason, the terms and conditions of this permit shall continue to restrict the use and enjoyment of the subject property so long as either this permit or the development it authorizes, or any part, modification, or amendment thereof, remains in existence on or with respect to the subject property.

II. FINDINGS AND DECLARATIONS:

The Commission hereby finds and declares:

A. PROJECT DESCRIPTION AND LOCATION

The applicant proposes to construct a three-level, 36 foot high (as measured above existing grade), 3,392 square foot single family home with three parking spaces on a 3,908 square foot vacant lot. The foundation will consist of four rows of a total of thirty-two piles, up to 57 feet below finished grade, connected with grade beams, and retaining walls incorporated into the building. In addition, a minimum of three subgrade hydraugers are proposed along the length of the slope to reduce subsurface water on the site (see Exhibit No. 4-7).

The site is located on the southerly side of Porto Marina Way in the Castellammare tract of Pacific Palisades on a south facing slope (see Exhibit No. 1-3). The site descends approximately 40 feet at a 1.5:1 (horizontal to vertical) slope down to near the base of the slope where the property ends at a 6 1/2 foot high retaining wall, which extends to the west and east along the adjacent lots. The site is separated from Pacific Coast Highway by a 10 foot wide undeveloped promenade and a California Department of Transportation storage/maintenance yard that runs along the shoulder of the highway. The property is approximately 135 feet inland of Will Rogers State Beach.

The project site is located in a residentially developed area. The site is one of two adjoining vacant lots located between existing single-family residences. The applicant is the owner of the adjoining lot and has submitted a separate coastal development permit application for developing that lot with a similar single-family residence. Immediately to the west of these two vacant lots, along Porto Marina Way, the adjacent property is developed with a two-story, with basement, single-family residence. To the east there is a two-story single-family residence with a fenced rear yard extended down to near the base of the slope to the existing retaining wall.

The Castellammare area of Pacific Palisades is a prominent coastal bluff stretching from Sunset Boulevard to Surfview Drive. Pacific Coast Highway was constructed at the toe of this bluff, between the bluff face and the beach. Unlike most coastal bluffs in Southern California, this bluff face has undergone extensive development. In the mid 1920's several streets were constructed parallel to Pacific Coast Highway following the contours of the bluff, which are lined with one to four-level single-family homes. These roads (namely Castellammare Drive, Posetano Road, Revello Drive, Stretto Way, and Porto Marina Way) were graded on the face and top of the coastal bluff. There are many ancient landslides on the bluff face and canyon sides, with more recent slides nested on top of them. Within

the last thirty years several landslides along the bluff face and canyon sides have led to loss of property and life.[1]

Currently, the Castellammare area is developed with one to four-level single-family homes. A few open areas remain along of the bluff from Sunset Boulevard to Surfview Drive. Typically, these remaining open areas were left undeveloped due to landslides. In some cases, portions of the bluff were developed then destroyed by landslides, creating open areas. According to the geotechnical report that was prepared for this project, the proposed site has landslide debris from the upper slopes, but there is no active landslide on the project site.

B. HAZARDS

The Coastal Act requires that development assure stability and structural integrity. Section 30253 of the Coastal Act states in part:

> *New development shall:*
>
> *1) Minimize the risk to life and property in areas of high geologic, flood, and fire hazard.*
>
> *2) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along coastal bluffs.*

Project's Relation to Active and Historic Landslide

The Pacific Palisades area has a long history of natural disasters, some of which have caused catastrophic damages. Hazards common to this area include landslides, and wildfires. According to the geotechnical report the project lies in an area of a historic landslide. As demonstrated in a Report on Landslide Study Pacific Palisades Area, September 1976, by the U.S. Army Corps of Engineers and the U.S. Geological Survey, a historic landslide covers the site, with separate landslides in the immediate vicinity (see Exhibit No. 8). The applicant's geotechnical report indicates that the slide comprises the entire lot and is approximately 50 feet deep at the project site.

The project site is located on the face of a sloping coastal bluff (Exhibits No. 3). Total relief across the property is approximately 40 feet with a 1.5:1 (horizontal to vertical) slope. The project consists of the construction of a single family home with approximately 1,136 cubic yards of cut to create a "stepped" building foundation into the hillside and to provide a stable building site.

[1] Pacific Palisades Area - Report on Landslide Study; U.S. Army Corps of Engineers and U.S. Geological Survey; September 1976

The applicant has provided geology and soils reports from the consulting firm of Heathcote Geotechnical, dated February 4, 2008. On July 2, 2008, the Grading Division of the City of Los Angeles, Department of Building and Safety (in this report, identified as "City") provided a geologic approval letter indicating that the geotechnical reports and proposed foundations were acceptable, provided that the City's recommendations were complied with during site development (see Exhibit No. 9).
To provide stability to the entire lot, as recommended by the applicant's geotechnical consultants, the proposed project includes thirty-two subsurface piles. The piles will be placed in four rows across the site with grade beams. The piles will penetrate all fill and landslide debris a minimum o f 20 feet below landslide debris into bedrock. The geotechnical consultant indicates that by placing the piles into bedrock material and designing the piles to withstand the active fluid pressure as indicated in the geotechnical reports, the proposed project will have a factor of safety in excess of 1.5. A factor of safety of 1.5 is the generally accepted minimum value required to ensure slope stability.

The geotechnical report states that the proposed development is considered feasible from a geotechnical engineering standpoint provided their recommendations are incorporated into the development plans. Therefore, the foundation system should assure stability of the site consistent with Section 30253 of the Coastal Act if the project is carried out in accordance with the recommendations set forth in the geotechnical reports. The City concurs, provided all geotechnical recommendations are incorporated.

1. Conformance with Geotechnical Recommendations

Recommendations regarding the design and installation of the structures, foundation system, retaining walls, staging of construction, height of unsupported cuts during construction and grading have been provided in several reports and letters submitted by the applicant, as referenced in the above noted final reports. Adherence to the recommendations contained in these reports is necessary to ensure that the proposed single family home and piles system assures stability and structural integrity, and neither creates nor contributes significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way requires the construction of protective devices that would substantially alter natural landforms.

Therefore, Special Condition No. 1 requires the applicant to conform with the consultants' geotechnical report, dated February 4, 2008, which proposes piles, retaining walls, and dewatering wells, and with City requirements, as set forth in the City approval letter dated July 2, 2008.

2. Assumption of Risk Deed Restriction

Under Section 30253 of the Coastal Act new development in areas of high geologic, flood, and fire hazard may occur so long as risks to life and property are minimized and the other policies of Chapter 3 are met. The Coastal Act recognizes that new development may involve the taking of some risk. When development in areas of identified hazards is

proposed, the Commission considers the hazard associated with the project site and the potential cost to the public, as well as the individual's right to use his/her property.

The proposed single family home is located on a steep coastal bluff lot. The geotechnical analysis report by Heathcote Geotechnical, Inc., states that as designed with the recommendations made in the geotechnical reports it is possible to develop the lot safely. However, the applicant commissioned the report, and ultimately the conclusion of the report and the decision to construct the project is the responsibility of the applicant. The proposed project may still be subject to natural hazards such as slope failure. As noted elsewhere, the surrounding areas has been subject to many landslides. The historic slide or nearby slides may unexpectedly move and cause damage to the property, leaving pilings and other foundation work exposed. The geotechnical evaluations do not guarantee that future erosion, landslide activity, or land movement will not affect the stability of the proposed project or that movement of offsite slides might not affect this property or adjacent roads. Because of the inherent risks to development situated on a steeply sloping bluff lot, the Commission cannot absolutely acknowledge that the design of the single family home will protect the subject property during future storms, erosion, and/or landslides. Therefore, the Commission finds that the proposed project is subject to risk from landslides and that the applicant should assume the liability of such risk.

The applicant may decide that the economic benefits of development outweigh the risk of harm, which may occur from the identified hazards. However, neither the Commission nor any other public agency that permits development should be held liable for the applicant’s decision to develop. Therefore, the applicant is required to expressly waive any potential claim of liability against the Commission for any damage or economic harm suffered as a result of the decision to develop. The assumption of risk, when recorded against the property as a deed restriction, will show that the applicant is aware of and appreciates the nature of the hazards which may exist on the site and which may adversely affect the stability or safety of the proposed development.

In case an unexpected event occurs on the subject property, the Commission imposes Special Condition No. 7, which requires the landowner to assume the risk of extraordinary erosion and/or geologic hazards of the property. The deed restriction will provide notice of potential hazards of the property and help eliminate false expectations on the part of potential buyers of the property, lending institutions, and insurance agencies that the property is safe for an indefinite period of time and for further development indefinitely in the future.

Therefore, prior to issuance of the Coastal Development Permit, the applicant shall execute and record a deed restriction in a form and content acceptable to the Executive Director, which reflects the above restriction on development. The deed restriction shall include a legal description of the applicant’s entire parcel. The deed restriction shall run with the land, binding all successors and assigns, and shall be recorded free of prior liens that the Executive Director determines may affect the enforceability of the restriction. This deed restriction shall not be removed or changed without a Commission amendment to this coastal development permit.

3. Erosion Control Measures

Storage or placement of construction materials, debris, or waste in a location subject to erosion and dispersion via rain or wind could result in possible acceleration of slope erosion and landslide activity. Special Condition No. 2 and 3 requires the applicant to dispose of all demolition and construction debris at an appropriate location outside of the coastal zone, or to a Commission-approved site inside the coastal zone, and informs the applicant that any change in this plan, including use of a disposal site within the coastal zone that has not been approved by the Commission will require an amendment or new coastal development permit. The applicant shall follow both temporary and permanent erosion control measures to ensure that the project area is not susceptible to excessive erosion.

Currently, runoff flows uncontrolled over and across the subject property to Porto Marina Way. This uncontrolled runoff has contributed to an increase in erosion across the subject site. The geotechnical report and City's approval requires erosion and runoff control measures to be incorporated into the plans. The applicant has not submitted a drainage plan. To ensure that temporary and permanent drainage and erosion control measures are incorporated the Commission requires a complete erosion control plan for both temporary and permanent measures. Therefore, prior to issuance of the Coastal Development Permit, the applicant shall submit, for the review and approval of the Executive Director, a temporary and permanent erosion control plan that includes a written report describing all temporary and permanent erosion control and run-off measures to be installed and a site plan and schedule showing the location and time of all temporary and permanent erosion control measures (more specifically defined in Special Condition No. 2). In addition, the applicant shall address the disposal of water from hydraguers, so that the project does not add polluted water to the storm drain system.

In addition to potential erosion due to overwatering due to irrigation, swimming pools and other water features can be a source of excess water on the bluff due to leaks. Therefore, Special Condition No. 6 is necessary to require a special construction and a leak detection system for the swimming pool and any other water feature to be incorporated and implemented into the project. Special Condition No. 2 requires that the applicant submit and implement an erosion control plan to minimize erosion during construction and permanent measures to be implemented for the development.

4. Landscaping

The installation of in-ground irrigation systems, inadequate drainage, and landscaping that requires intensive watering are potential contributors to accelerated bluff erosion, landslides, and sloughing, which could necessitate protective devices. Due to the geologic sensitivity of the site, the Commission requires that all plants be low water use, as defined by the University of California Cooperative Extension and the California Department of Water Resources in their joint publication: "*Guide to Estimating Irrigation Water Needs of Landscape Plantings in California*". .

The applicant has proposed to landscape approximately 746 square feet of the property, which includes the front and rear yards. The applicant has submitted a landscape plan showing the use of native drought tolerant plants. The plants will help minimize water use and reduce erosion from the site. The Commission has routinely required that landscaping be native, non-invasive and drought tolerant to minimize water use on slopes. To ensure that landscaping is consistent with past Commission permit action, the applicant is required in Special Condition No. 4 to use plants that are drought tolerant, non-invasive, primarily native plants of the coastal bluff scrub community, and to refrain from installing permanent irrigating. As conditioned, to minimize infiltration of water, the development will be consistent with section 30253 of the Coastal Act.

C. VISUAL IMPACTS/LANDFORM ALTERATION

Section 30251 of the Coastal Act states:

> *The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of the surrounding areas, and, where feasible, to restore and enhance the visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.*

The Coastal Act protects public views. In this case the public views are the views from the public streets to the Pacific Ocean and from Pacific Coast Highway and Will Rogers State Beach to the Santa Monica Mountains.

The project will be located above PCH, on Porto Marina Way, which runs along the top of the lower bluff just inland of PCH. The project is located approximately 130 feet inland of Will Rogers State Beach and is the first row of residential development above PCH. The property descends approximately 80 feet and ends near the toe of the slope. There is a 6½ foot high retaining wall along the lower property line. South of, and adjacent to, the property is an unimproved 10 foot wide promenade. Between the unimproved promenade and PCH, running along the shoulder of PCH, is a material storage yard used by the California Department of Transportation.

The proposed residence will have a maximum height of 36 feet from finished grade along the downslope frontage; and on the upslope side, along Porto Marina Way, the residence will measure 9 feet from finished grade. Because the lot is on a slope and its close proximity to the coast, the project will be visible from PCH and the beach. However, the proposed residence will be located on a slope and in an area that is developed with residential developed that is visible from PCH and the nearby beach area. The proposed residence will be built between two existing single-family residences that are built on the slope. The proposed residential structure will be built consistent with a structural stringline

as drawn from the corners of the adjacent existing structures, so the structure will extend no further down slope than the adjacent development. The applicant is also proposing a deck and swimming pool in the rear yard beyond the residential structure. These structures will be at grade and will be landscaped along the perimeter to minimize the visual impact from PCH and the nearby beach area.

Section 30251 also requires all permitted development to minimize alteration of natural landforms. The project site is a steeply sloping bluff lot in a developed neighborhood of the Pacific Palisades. The applicant has proposed 1,136 cubic yards of cut and 144 cubic yards of fill, for a total of approximately 1,280 cubic yards of grading, to set the residence back into the bluff and to conform with the recommendations of the geotechnical consultant. The 1,136 cubic yards of grading, and use of piles for the foundation is the minimum possible to lessen the risk of earth movement caused by the construction and to create a stable and safe building pad for the single-family home. Once constructed, the excavation and piles will not be visible. The Commission finds that the applicant has minimized landform alteration in his effort to safely construct a single-family home on his property. The design and grading is the least amount of landform alteration necessary to provide adequate support for the proposed project. Therefore, as conditioned, the Commission finds that the proposed project is consistent with Section 30251 of the Coastal Act.

D. WATER QUALITY

The Commission recognizes that new development in the Santa Monica Mountains has the potential to adversely impact coastal water quality through the removal of native vegetation, increase of impervious surfaces, increase of runoff, erosion, and sedimentation, introduction of pollutants such as petroleum, cleaning products, pesticides, and other pollutant sources, as well as effluent from septic systems. Section 30231 of the Coastal Act states that:

> *The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, minimizing alteration of natural streams.*

As described above, the proposed project is located on a 3908 sq. ft. steeply sloping lot that is sparsely vegetated with a mixture of native and introduced vegetation. As a result of the development, only approximately 861square feet will remain uncovered by structures or hardscape. The proposed development will result in an increase in impervious surface, which in turn decreases the infiltrative function and capacity of existing permeable land on site. The reduction in permeable space therefore leads to an increase

in the volume and velocity of stormwater runoff that can be expected to leave the site. Further, pollutants commonly found in runoff associated with residential use include petroleum hydrocarbons including oil and grease from vehicles; heavy metals; synthetic organic chemicals including paint and household cleaners; soap and dirt from washing vehicles; dirt and vegetation from yard maintenance; litter; fertilizers, herbicides, and pesticides; and bacteria and pathogens from animal waste. The discharge of these pollutants to coastal waters can cause cumulative impacts such as: eutrophication and anoxic conditions resulting in fish kills and diseases and the alteration of aquatic habitat, including adverse changes to species composition and size; excess nutrients causing algae blooms and sedimentation increasing turbidity which both reduce the penetration of sunlight needed by aquatic vegetation which provide food and cover for aquatic species; disruptions to the reproductive cycle of aquatic species; and acute and sublethal toxicity in marine organisms leading to adverse changes in reproduction and feeding behavior. These impacts reduce the biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes and reduce optimum populations of marine organisms and have adverse impacts on human health.

Therefore, in order to find the proposed development consistent with the water and marine resource policies of the Coastal Act, the Commission finds it necessary to require the incorporation of Best Management Practices (BMPs) designed to control the volume, velocity and pollutant load of stormwater leaving the developed site.

In this case, because BMPs that involve infiltration of water into the soil are impractical and unsafe, it is important to take extraordinary measures to reduce runoff from the site. Therefore the Commission is requiring use of low water use plants over the entire lot that can survive without irrigation, no in-ground irrigation system, and interim stabilization of the site with jute matting or covering. Again because all the water will come off the site and into the bay, pesticide and herbicides are limited.

Furthermore, interim erosion control measures implemented during construction and post construction landscaping will serve to minimize the potential for adverse impacts to water quality resulting from drainage runoff during construction and in the post-development stage. Therefore, the Commission finds that Special Condition No. 2 is necessary to ensure the proposed development will not adversely impact water quality or coastal resources.

Therefore, the Commission finds that the proposed project, as conditioned to incorporate and maintain an erosion, drainage and polluted runoff control plan, is consistent with Section 30231 of the Coastal Act.

E. ENVIRONMENTALLY SENSITIVE HABITAT AREAS

The project site is currently vacant and sparsely vegetated with native and non-native plants. The site supports a significant number of introduced shrubs and grasses, including oats, and foxtails which are invasive species. The site is located within half a mile of

Topanga State Park, which is located north of this site. Topanga State Park is part of the Santa Monica Mountains State Recreation area, which includes many acres of undeveloped canyon and ridge tops in the part of the Santa Monica Mountains. All vegetation on the site will be removed during excavation and construction of the pilings and retaining walls, which are necessary to support the house.

Section 30240 of the Coastal Act states:

> *(a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on such resources shall be allowed within such areas.*
>
> *(b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade such areas, and shall be compatible with the continuance of such habitat areas.*

The lot is located in a developed neighborhood on the southwestern edge of the Santa Monica Mountains. The neighborhood has been subdivided into 4,000-6,000 square foot lots since the 1920's and a significant number of these lots are developed. Those that are developed are mainly landscaped with exotics. Some coastal bluffs and canyons in the Pacific Palisades area and Santa Monica Mountains were identified as significant ecological areas in the 1972 -76 Los Angeles County survey of remaining habitat. Those relatively intact canyons support high value habitat and are considered Environmentally Sensitive Habitat Areas. Typically these areas are undeveloped and include extensive, connected habitat areas that are relatively undisturbed. The Commission, the Santa Monica Mountains Conservancy and the Department of Parks and Recreation have cooperated to preserve canyons and ridge tops in this part of the nearby mountains, including areas to the north and east of this neighborhood. However, this property does not connect to those preserved areas. Instead the lot is one of six lots that are cleared during fire season and that are isolated from other habitat areas by other houses and domestic landscaping.

The project lot and the adjacent lots cannot be considered environmentally sensitive habitat because of the level of disturbance, their small size, and because they are not physically connected to larger, undisturbed areas. The lot is also not immediately adjacent to a park or an environmentally sensitive habitat area. Nevertheless, the lots in this neighborhood have some interaction with the habitat in the nearby parks. Because the area is less than a mile from extensive habitat, small patches of native plants can support the native insects and birds that live in the mountains and invasive domestic plants can invade park areas.

While the lot does not support environmentally sensitive habitat, domestic landscaping planting on the lot can affect nearby habitat. Nearby habitat areas, such as Los Liones Canyon, have suffered from the invasion of introduced plants, particularly those that escape from wind or bird-borne seeds or from vegetative spreading, such as ice plant and German ivy. Introduced plants that have escaped from developed lots in the Pacific

Palisades have created expensive maintenance problems for managers of the parks and reserves that lie in the canyons and farther up in the mountains in the Pacific Palisades. For this reason, the applicant is required to avoid invasive plants such as those identified by the California Native Plant Society (CNPS) or the Los Angeles County Department of Food and Agriculture Weed Management Agency.

As noted above, in order to protect the stability of the applicant's lot, the Commission has required that all plants on the lot be primarily native drought tolerant to minimize the use and amount of water on the site to prevent oversaturation. To ensure that the project maintains low water use vegetation, adequate drainage, and no in-ground irrigation systems, the Commission imposes Special Condition No. 4. The plantings shall be maintained in a good growing condition for the prevention of exposed soil, which could lead to erosion and possible landslides. Special Condition No. 4 also requires a five-year monitoring program to ensure the proper growth and coverage of the landscaping. Five years from the implementation of the landscaping plan, the applicant shall submit a monitoring report that certifies the on-site landscaping is in conformance with the landscaping plan approved pursuant to this special condition. As conditioned, the project will be consistent with efforts to protect environmentally sensitive habitat in the nearby parks and reserves (Topanga State Park, Santa Ynez Canyon Park, the City's park in Potrero Canyon) and is consistent with Section 30240 of the Coastal Act.

G. LOCAL COASTAL PROGRAM

The Coastal Act required that the Commission consider the effect on a local coastal program when it approves a project. The Commission is prevented from approving projects that might prejudice the completion of local coastal program.

Section 30604 (a) of the Coastal Act states:

> *Prior to certification of the Local Coastal Program, a Coastal Development Permit shall be issued if the issuing agency, or the Commission on appeal, finds that the proposed development is in conformity with the provisions of Chapter 3 (commencing with Section 30200) of this division and that the permitted development will not prejudice the ability of the local government to prepare a local coastal program that is in conformity with the provisions of Chapter 3 (commencing with Section 30200).*

In 1978, the Commission approved a work program for the preparation of Local Coastal Programs in a number of distinct neighborhoods (segments) in the City of Los Angeles. In the Pacific Palisades, issues identified included public recreation, preservation of mountain and hillside lands, and grading and geologic stability. Geologic stability was one of the primary issues because of the number of landslides that had occurred in the sixties and early seventies.

The City has submitted five Land Use Plans for Commission review and the Commission has certified three (Playa Vista, San Pedro, and Venice). However, the City has not

prepared a Land Use Plan for Pacific Palisades. In the early nineteen seventies, a general plan update for the Pacific Palisades had just been completed. When the City began the LUP process in 1978, with the exception of two tracts (a 1200-acre and 300-acre tract of land) that were then undergoing subdivision approval, all private lands in the community were subdivided and built out. The Commission's approval of those tracts in 1980 meant that no major planning decisions remained in the Pacific Palisades. The tracts were approved on appeal by the Commission: A-381-78 (Headlands) and A-390-78 (AMH). Consequently, the City concentrated its efforts on communities that were rapidly changing and subject to development pressure and controversy, such as Venice, Airport Dunes, Playa Vista, San Pedro, and Playa del Rey.

Because the Castellammare neighborhood is subdivided and developed, it is unlikely that any different land uses would be approved for the area. In the intervening years, the City has upgraded its standards for geologic review of parcels before approval, and has tightened restrictions on the construction on uncertified fill.

Although there have been landslides on properties since the late seventies, most of the recently approved structures have remained stable through the use of foundation systems that were not considered when the original subdivision was built out. It is likely that the Local Coastal Program for the area will not seek to deny development on unstable lots outright, but will instead require that the owners achieve a factor of safety of at least 1.5. The proposed development, after construction, will have a factor of safety of at least 1.5 if the applicant complies with the conditions imposed by the City and by the Commission. Such measures, according to City of Los Angeles officials, are likely to be adopted as the policies of the Pacific Palisades Local Coastal Program (LCP).

With the proposed conditions that address the geologic stability, landscaping, community character, sensitive habitat issues related to the project and the general area, approval of the proposed development will not prejudice the City's ability to prepare a local coastal program in conformity with Chapter 3 of the Coastal Act. The Commission, therefore, finds that the proposed project is consistent with the provisions of Section 30604(a) of the Coastal Act.

H. CALIFORNIA ENVIRONMENTAL QUALITY ACT

Section 13096 of the Commission's regulations requires Commission approval of Coastal Development Permit applications to be supported by a finding showing the application, as conditioned by any conditions of approval, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d) (2) (A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available, which would substantially lessen any significant adverse effect which the activity may have on the environment.

The Commission has imposed special conditions to protect the area from erosion and siltation during and after construction and to enhance the bluff face over Pacific Coast

Highway. The applicant has provided evidence that any adverse impacts, including slope failure have been minimized. The City Department of Building and Safety's conditions of approval reduce the possibly of slope failure on this lot. As explained above and incorporated herein, all adverse impacts have been minimized and the project, as conditioned will avoid potentially significant adverse impacts on the environment. The Commission finds that the proposed project, as conditioned to assume the risk of the development, to supply and implement an erosion control plan, and to provide a landscaping plan with drought tolerant non-invasive plant species, and to minimize infiltration of water onto the site, is consistent with the requirements of the Coastal Act and CEQA.

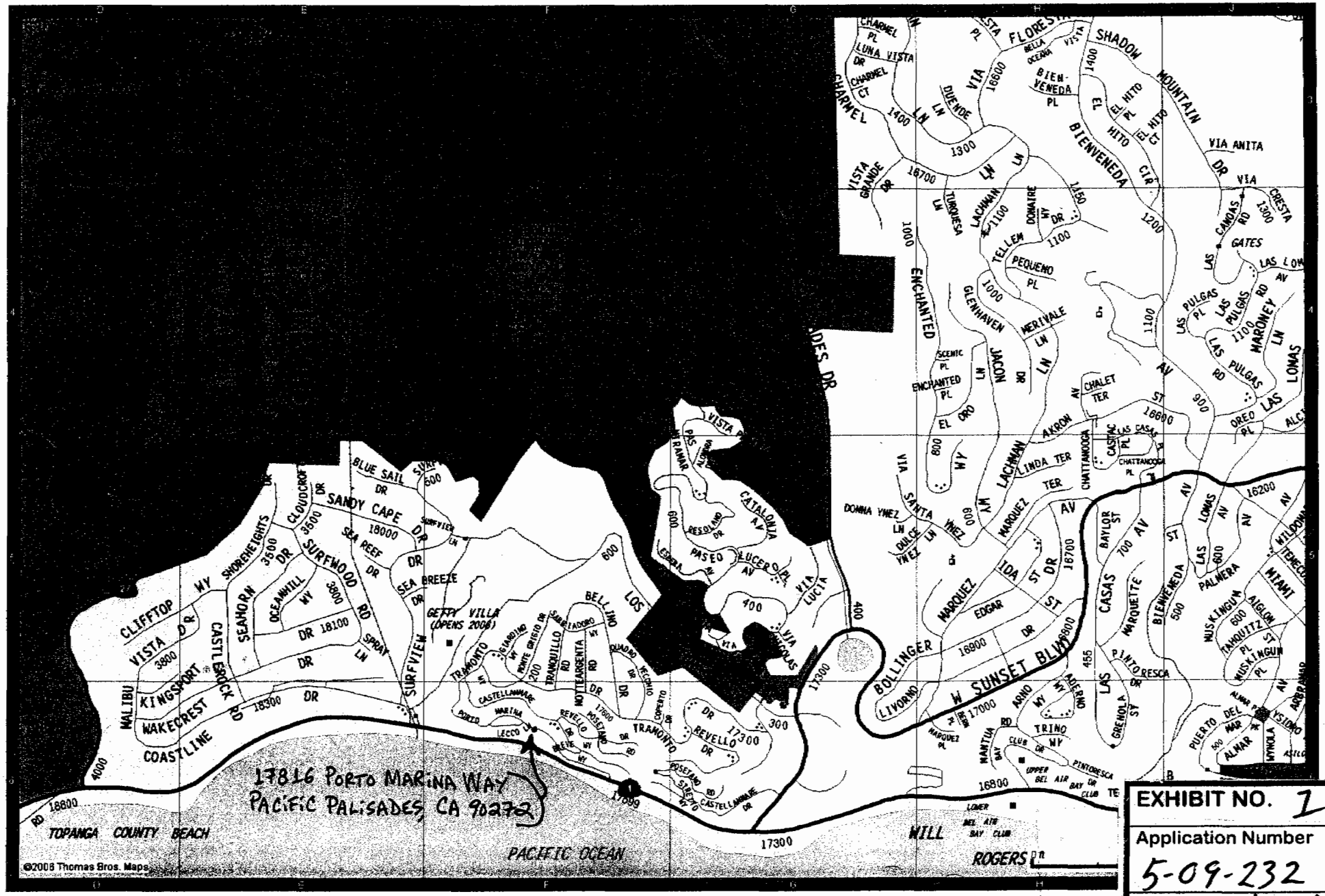


EXHIBIT NO. 1

Application Number

5-09-232

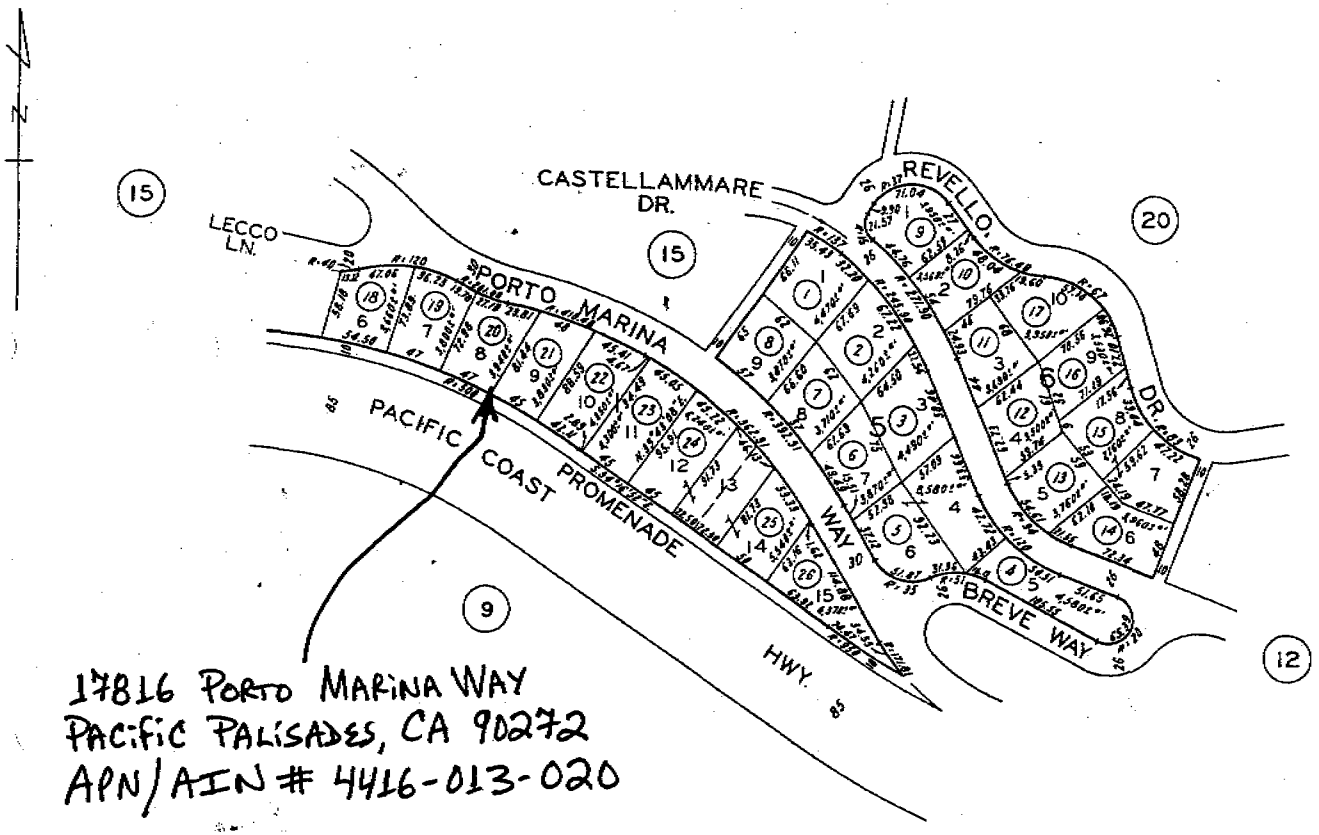
Vicinity Map

California Coastal Commission

4416 13

100'

RECEIVED
South Coast Region
NOV 20 2009
CALIFORNIA
COASTAL COMMISSION



17816 PORTO MARINA WAY
PACIFIC PALISADES, CA 90272
APN/AIN # 4416-013-020

CODE
67

CASTELLAMMARE, M.B. 113 - 3 - 8

FOR PREV. ASSM'T SEE:
4416 - 13 & 14

COU

EXHIBIT NO. 2
Application Number
5-09-232
Parcel Map

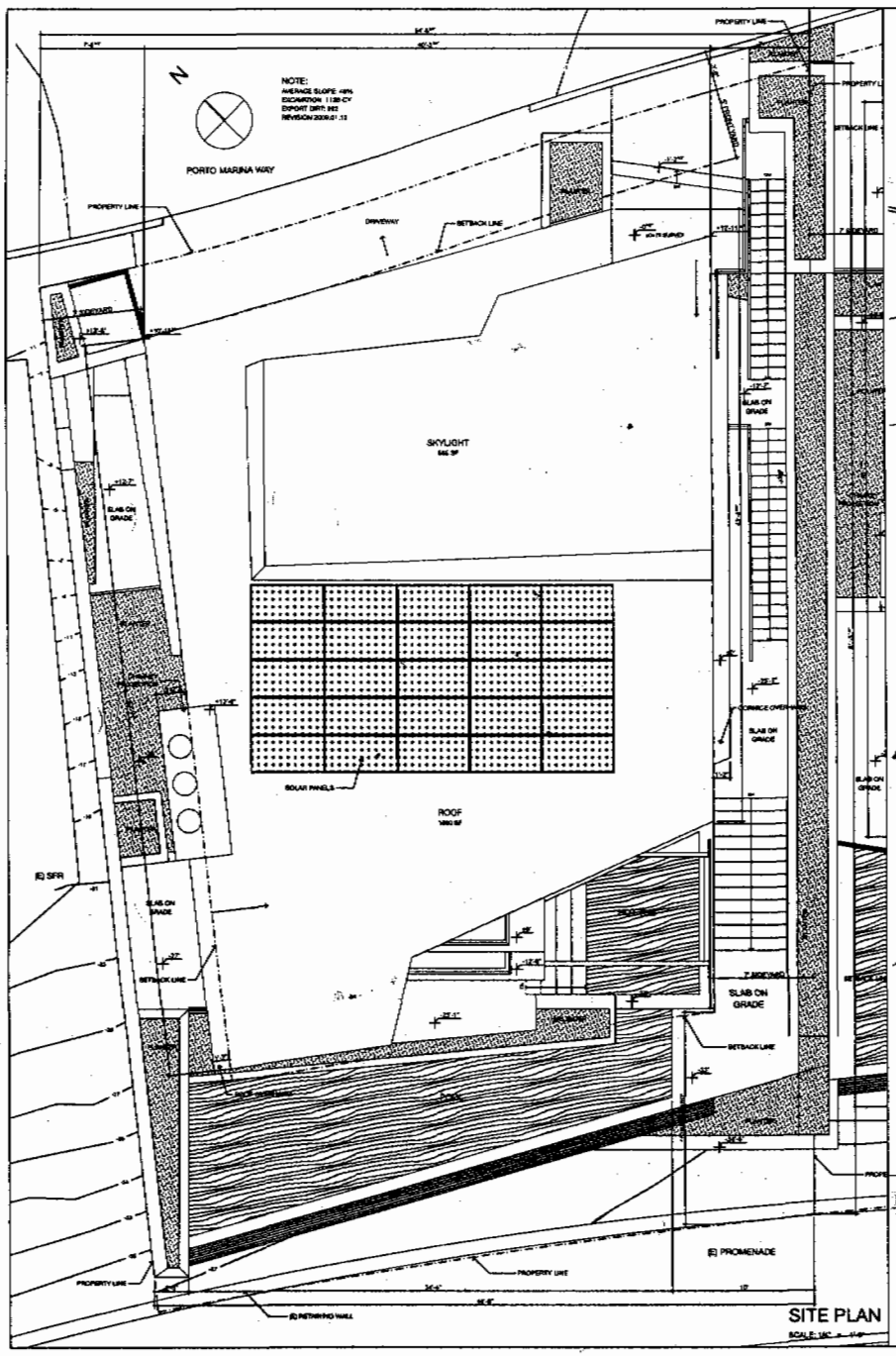
California Coastal Commission

EXHIBIT NO. 3

Application Number
5-09-232

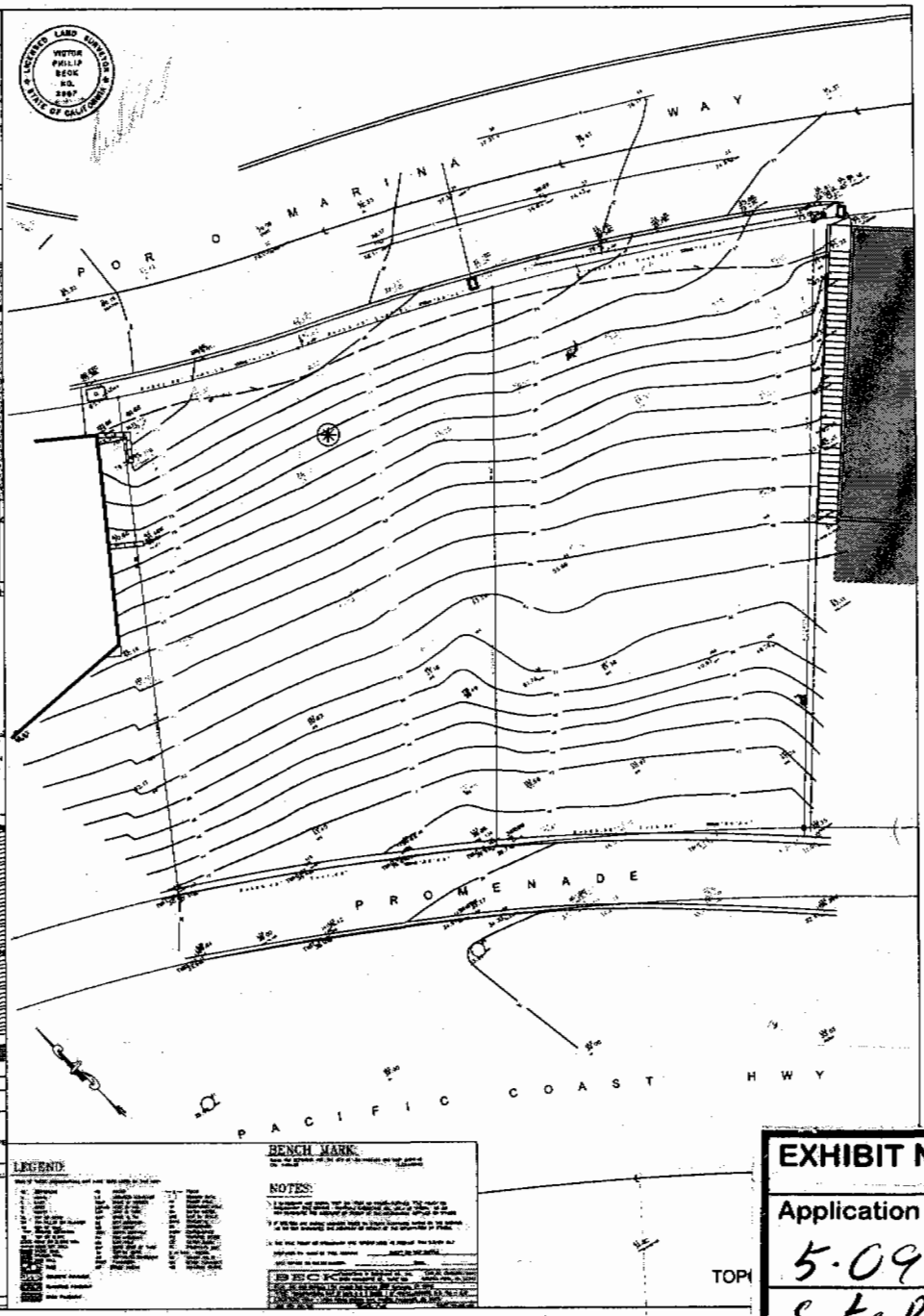
Aerial View

California Coastal Commission



SITE PLAN

SCALE: 1/8" = 1'-0"



LICENSED LAND SURVEYOR VICTOR PHILIP BEOK P.L.S. 2967 STATE OF CALIFORNIA

LEGEND

BENCH MARK

NOTES:

TOPO

paastudio

17437 posetano road
pacific palisades
CA 90272
T 310.454.7191
mail@paastudio.com
www.paastudio.com

LICENSED ARCHITECT IVO P. VENKOV STATE OF CALIFORNIA C 24627

BONILLA RESIDENCES 1/2

17816 PORTO MARINA WAY

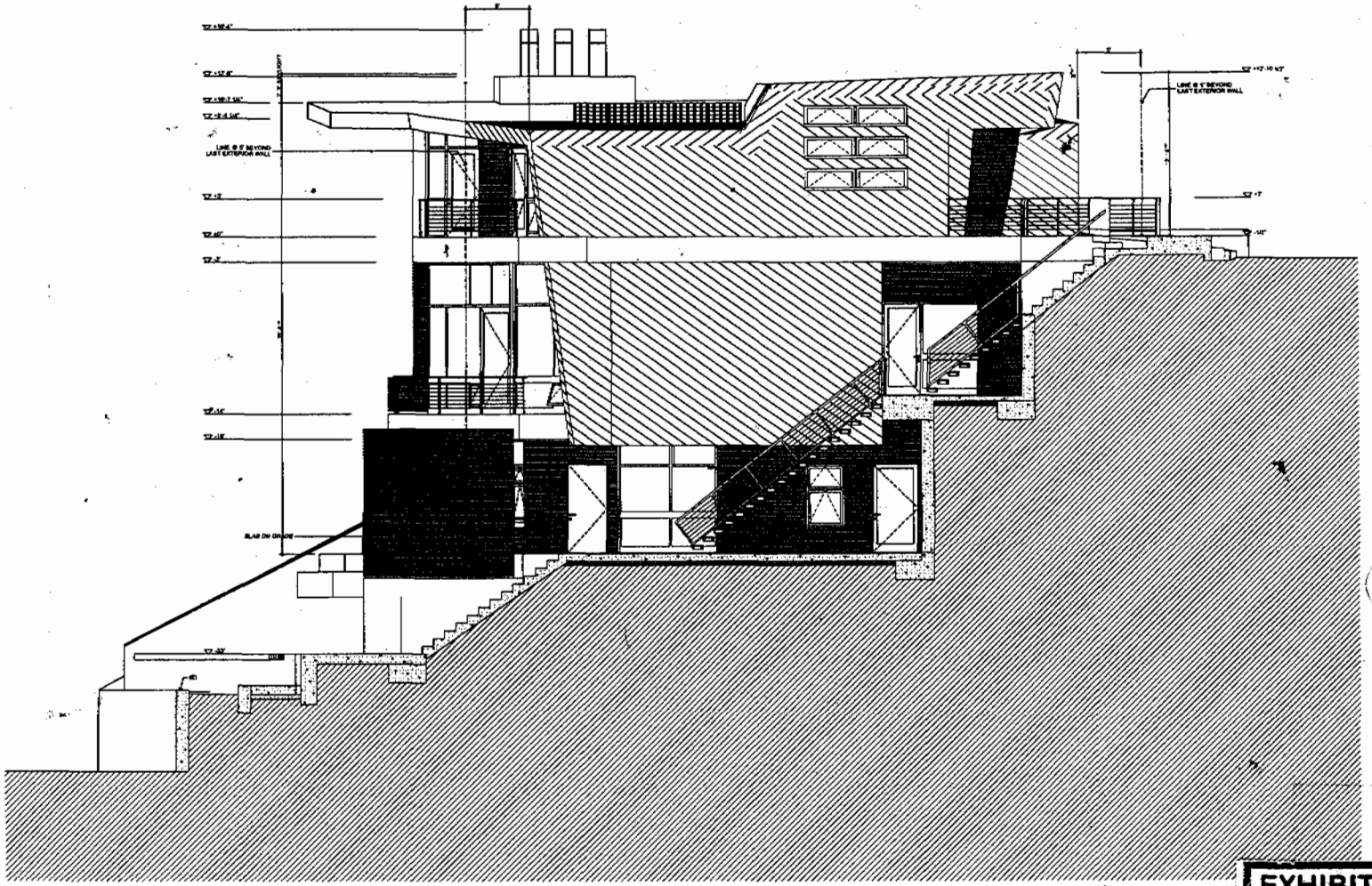
EXHIBIT NO. 4

Application Number

5-09-232

Site Plan

California Coastal Commission



ELEV

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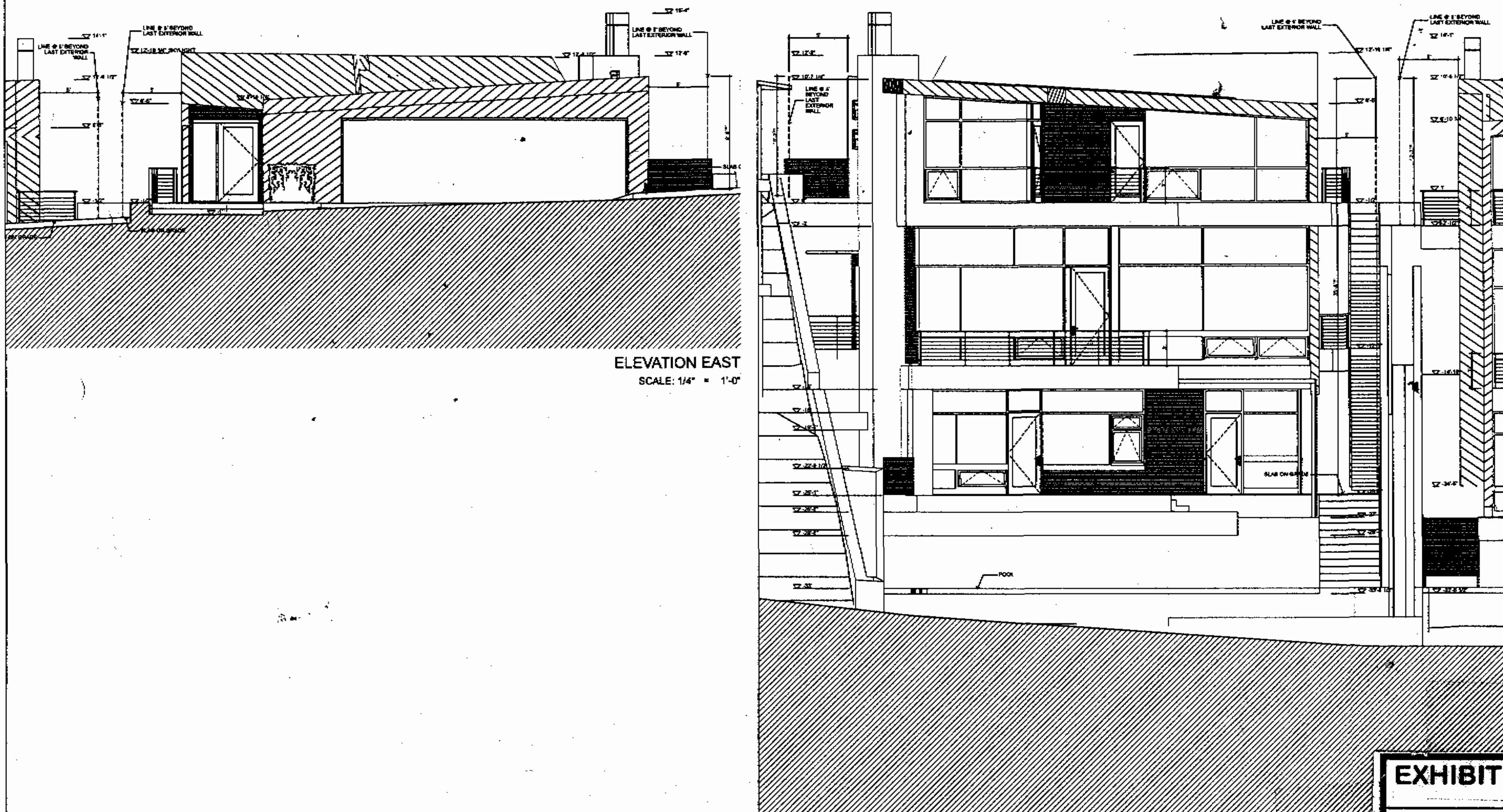
BONILLA RESIDENCES
1/2

17816 PORTO MARINA WAY

EXHIBIT NO. 5
Application Number
5-09-232
Elevation
California Coastal Commission



ELEVATION EAST
SCALE: 1/4" = 1'-0"

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LICENSED ARCHITECT IVO P. VENKOV C 24827 STATE OF CALIFORNIA

BONILLA RESIDENCES 1/2

17816 PORTO MARINA WAY

EXHIBIT NO. 6

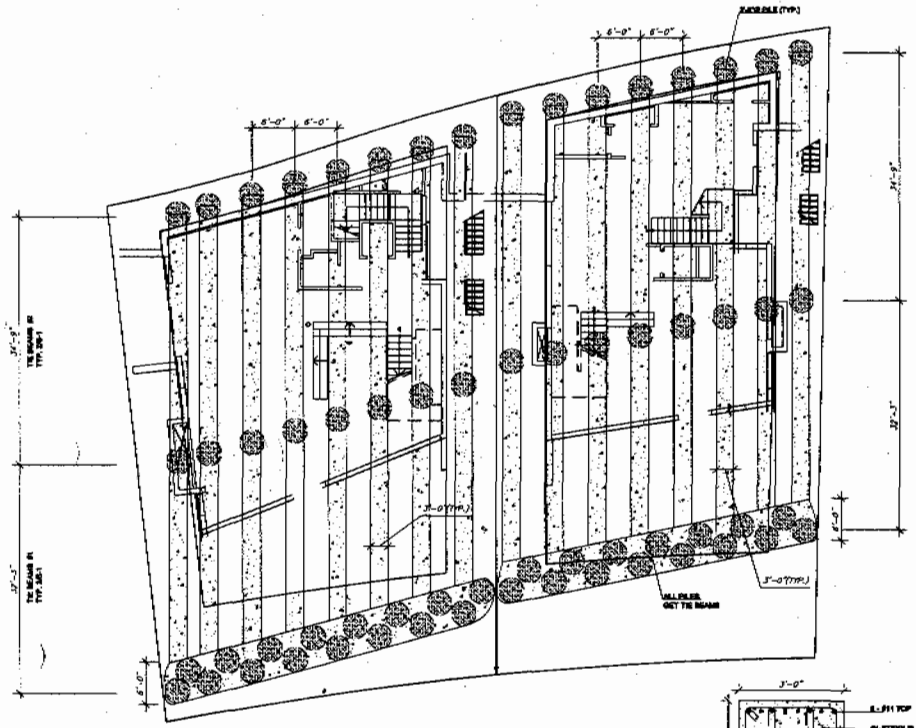
Application Number

5-09-232

Elevation

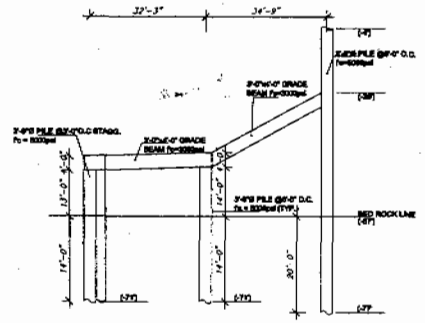
California Coastal Commission

PRELIMINARY FOUNDATION PLAN
BONILLA RESIDENCE 1&2
17810 & 17816 PORTO MARINA WAY
PACIFIC PALISADES, CA 90272
CDP 5-09-231 and 5-09-232

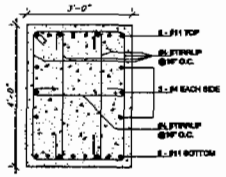


NORTH

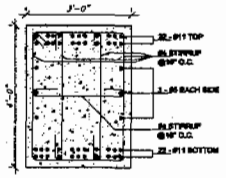
FLOOR PLAN
1/8" = 1'-0"



1 TYP. PILE SECTION
N.T.S.



2 TIE BEAM #2 SECTION
N.T.S.



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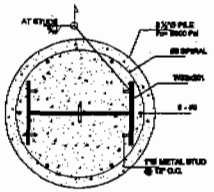

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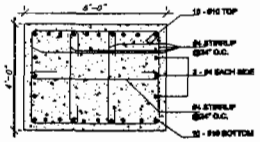


5 SECTION FRONT BEAMS
N.T.S.

REVISIONS	BY

BONILLA RESIDENCE
PACIFIC PALISADES, CA 90272

MATRIX SEISMIC CORP.
28570 Marguerite Pkwy. #204
Mission Viejo, CA 92692
Tel: (949) 364-1090

EXHIBIT NO. 7
Application Number
5-09-232
Pile Location

California Coastal Commission

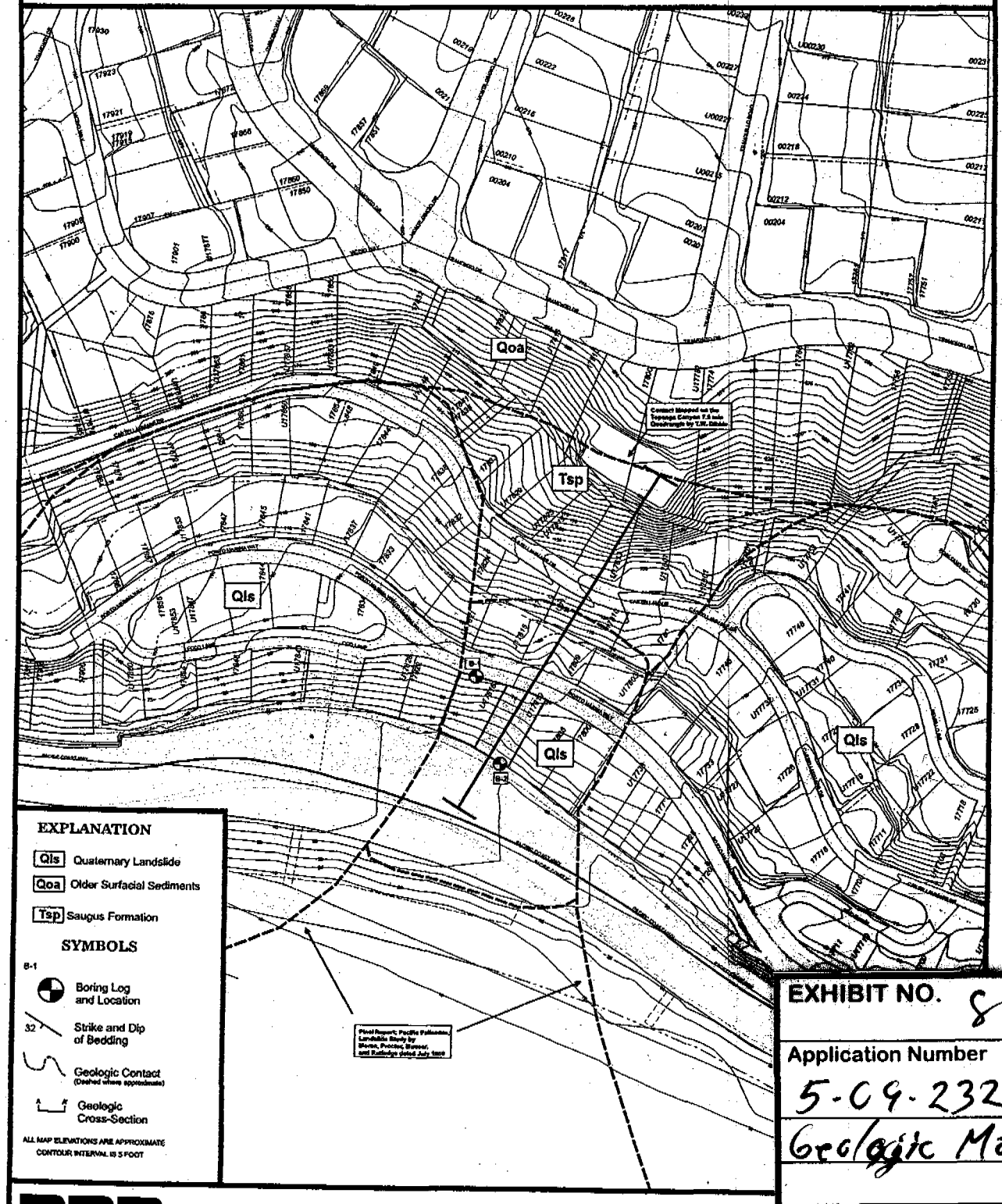
N

W E

S

GEOLOGIC MAP

PLATE 1



EXPLANATION

- Qls — Quaternary Landslide
- Qoa — Older Surfacial Sediments
- Tsp — Saugus Formation

SYMBOLS

- B-1 — Boring Log and Location
- 32 — Strike and Dip of Bedding
- Geologic Contact (Dashed where approximate)
- Geologic Cross-Section

ALL MAP ELEVATIONS ARE APPROXIMATE
CONTOUR INTERVAL IS 5 FOOT

EXHIBIT NO. 8

Application Number
5-09-232
Geologic Map

California Coastal Commission

BRIAN A. ROBINSON & ASSOCIATES, INC.
P.O. BOX 570641, TARZANA, CALIFORNIA 91356 (818) 782-8282

SCALE : 1" = 50'

DATE: 04/26/

CITY OF LOS ANGELES
CALIFORNIA

GEOLOGY AND SOILS REPORT APPROVAL LETTER

July 2, 2008

Log #51731-03
SOILS/GEOLOGY FILE - 2
LAN

Dan Bonilla
45140 Coeur D'Alene Dr
Indio, CA 92201-8027

TRACT: Castellammare (MR 113-3/8)
BLOCK: 1
LOT: 8 and 9
LOCATION: 17816 and 17810 Porto Marina Way

CURRENT REFERENCE REPORT/LETTER(S)	REPORT NO.	DATE(S) OF DOCUMENT	PREPARED BY
Geology/Soils Report	05152	02/04/08	Heathcote Geotech.

PREVIOUS REFERENCE REPORT/LETTER(S)	REPORT NO.	DATE(S) OF DOCUMENT	PREPARED BY
Soils Report	05152	04/09/07	Heathcote Geotech.
"	05152	10/05/06	"
"	05152	11/03/05	"
Laboratory Testing	03125	11/18/05	BAR
Geology Report	03125	05/10/05	"
Correction letter	51731-02	06/25/07	LADBS
"	51731-01	12/20/06	"
"	51731	03/22/06	"

The above referenced reports concerning recommendations for two proposed single-family residences on a prehistoric landslide have been reviewed by the Grading Division of the Department of Building and Safety. According to the reports, the depth of the landslide varies from 57 feet at the top of the site to 21 feet at the bottom of the site. According to the geologic map, the landslide extends across Porto Marina Way, but does not extend to Castellammare Drive.

Based on seismic slope stability analyses included as a part of the report, the site has an adequate factor of safety for seismically induced landsliding potential. This satisfies the requirement of State of California Public Resources Code, Section 2690 et, seq. (Seismic Hazard Mapping Act).

Re-activating of the landslides existing along the both sides of the subject property may result in possible heave of the landslide debris. The Department requires, that mitigation measures be provided. As a minimum, impact walls shall be constructed for entire length of the proposed buildings.

The reports are acceptable, provided the following conditions are complied with during site development:

1. Prior to the issuance of any permit, the owners shall file a notarized affidavit with the Office of the Los Angeles County Recorder attesting to their knowledge that the site is located on a prehistoric landslide that surrounds the site on all four sides. (Note: The completed AFFIDAVIT form must be approved by the Grading Division of the Department prior to being recorded.)

2. A minimum of three french drains/hydraugers shall extend beneath the building to the northern property line, at approximately the elevation of Pacific Coast Highway.

3. Soldier piles shall be constructed the total width of the two lots adjacent to Porto Marina Way and along the side-yard property lines to provide a minimum factor of safety of 1.5 for the site.

4. The piles along Porto Marina Way, as well as along the site-yard property lines shall be designed for a minimum equivalent fluid pressure of 187 pcf to a minimum depth of 57 feet. In addition, the piles shall be designed for a lateral force of 78,000 lbs/linear foot due to seismic loads. Therefore, the total design lateral load on piles shall be determined by multiplying the recommended equivalent pressure (187 pcf) plus 78,000 lbs /foot by pile spacing. Design of piles along the side property lines shall include surcharge from the existing structures.

5. Excavations of the french drains/hydroaugers shall be conducted under continuous observations by a project geologist and soil engineer. Worker access into the excavation is not allowed. Immediately after placement of hydraugers, the excavations shall be backfilled with gravel. The gravel shall by densified by vibration or other means to a minimum 90 percent of a maximum dry density, as required by the code. In the event of any caving, the excavation trench shall be immediately backfilled and a supplemental report addressing the method of excavation shall be submitted to the Department for a review and approval prior to commencement of work.

6. Impact walls shall be constructed along the west and east property lines. The final height of the walls to protect the building shall be determined by the soils engineer. As a minimum, 5-feet-high walls, designed for a minimum EFP of 125pcf, shall be constructed. As a minimum, impact walls shall be build for the entire length of the proposed buildings.

7. Final plans shall comply with the hillside retaining wall Ordinance No. 176, 445, regarding the number and heights of retaining walls allowed.

8. Approval shall be obtained from the Department of Public Works, Bureau of Engineering, Constituent Service Division for the proposed removal of support and/or retaining of slopes adjoining to public way. (3301.2.3.2)
1828 Sawtelle Blvd., 3rd Floor, West LA (310) 575-8388

9. The geologist and soils engineer shall review and approve the detailed plans prior to issuance of any permits. This approval shall be by signature on the plans which clearly indicates that the geologist and soils engineer have reviewed the plans prepared by the design engineer and that the plans include the recommendations contained in their reports.

10. All recommendations of the reports which are in addition to or more restrictive than the conditions contained herein shall be incorporated into the plans.

11. A copy of the subject and appropriate referenced reports and this approval letter shall be attached to the District Office and field set of plans. Submit one copy of the above reports to the Building Department Plan Checker prior to issuance of the permit.

12. A grading permit shall be obtained.

13. All new graded slopes shall be no steeper than 2:1.

14. If grading involves any import or export of more than 1,000 cubic yards of earth material and is in a grading hillside area, a public hearing before the Board of Building and Safety Commissioners is required.

15. All man-made fill shall be compacted to a minimum 90 percent of the maximum dry density of the fill material per the latest version of ASTM D 1557. Where cohesionless soil having less than 15 percent finer than 0.005 millimeters is used for fill, it shall be compacted to a minimum of 95 percent relative compaction based on maximum dry density (D1556). Placement of gravel in lieu of compacted fill is allowed only if complying with Section 91.7011.3 of the Code.

16. In-place density tests shall be performed in accordance with the latest version of A.S.T.M. Standard. Density tests utilizing nuclear devices shall conform to Information Bulletin P/BC2002-028.

17. Adequate temporary erosion control devices acceptable to the Department, and if applicable the Department of Public Works, shall be provided and maintained during the rainy season.
201 N. Figueroa Street Room 770, LA(213) 977-6063
638 S. Beacon St Suite 402, San Pedro(310) 732-4677
6262 Van Nuys Blvd. Ste 351, Van Nuys(818) 374-4605
1828 Sawtelle Blvd., 3rd Floor, West LA(310) 575-8625

18. The applicant is advised that the approval of this report does not waive the requirements for excavations contained in the State Construction Safety Orders enforced by the State Division of Industrial Safety.

19. Prior to the issuance of any permit which authorizes an excavation where the excavation is to be of a greater depth than are the walls or foundation of any adjoining building or structure and located closer to the property line than the depth of the excavation, the owner of the subject site shall provide the Department with evidence that the adjacent property owner has been given a 30-day written notice of such intent to make an excavation.

20. Temporary excavations other then for a placement of hydroaugers shall be trimmed to no steeper than 1:1 or they shall be shored.

21. Shoring shall be designed for the permanent retaining wall pressure.

22. Shoring shall be designed for a maximum lateral deflection of 1/2 inches as recommended.

23. All foundations shall be supported in competent bedrock beneath the landslide, as recommended and approved by the geologist and soils engineer by inspection.

24. Piles hall be designed for downdrag as recommended in the report dated 11/03/2005 (p.10).

25. Pile caisson and/or isolated foundation ties are required by Code Section 91.1807.2. Exceptions and modification to this requirement are provided in Information Bulletin P/BC2002-030.

26. The building design shall incorporate provisions to safely accommodate the estimated lateral deflection of the top of the piles under the lateral design load as specified in the report.

27. The design passive pressure shall be neglected for a portion of the pile with a set back distance (horizontal set back) less than five feet from fill, soil or landslide contact plane with bedrock.

28. When water over 3 inches in depth is present in drilled pile holes, a concrete mix with a strength of 1000 p.s.i. over the design p.s.i. shall be tremied from the bottom up; an admixture that reduces the problem of segregation of paste/aggregates and dilution of paste shall be included.

29. Concrete floor slabs shall be designed as a structural slab supported by the foundation system.

30. The seismic design site class is S_D.

31. The retaining wall on the lower portion of the site shall be designed for a at-rest pressure of of 90 pcf, equivalent fluid pressure (EFP), to a maximum height of 10 feet, as recommended.

32. All retaining walls shall be provided with a subdrain system to prevent possible hydrostatic pressure behind the wall. Prior to issuance of any permit, the retaining wall subdrain system recommended in the soil report shall be incorporated into the foundation plan which shall be reviewed and approved by the soils engineer of record.

33. Installation of the subdrain system shall be inspected and approved by the soils engineer of record and the City grading/building inspector.

34. Basement walls and slab shall be waterproofed with an L.A. City approved "Below-grade waterproofing" material with a research report number.

35. Prefabricated drainage composites (Miradrain) (Geotextiles) may be only used in addition to traditionally accepted methods of draining retained earth.

36. All roof and pad drainage shall be conducted to the street in an acceptable manner.

37. Prior to excavation, an initial inspection shall be called with LADBS Inspector and the Deputy Grading Inspector, at which time sequence of shoring, protection fences and dust and traffic control will be scheduled.

38. The geologist and soil engineer shall inspect all excavations to determine that conditions anticipated in the report have been encountered and to provide recommendations for the correction of hazards found during grading.

39. Any recommendations prepared by the geologist and/or the soils engineer for correction of geological hazards found during grading shall be submitted to the Grading Division of the Department for approval prior to utilization in the field.

40. Both the geologist and the soils engineer shall inspect the excavations for the footings to determine that they are founded in the recommended strata before calling the Grading Division of the Department for footing inspection. (Code Section 91.7008)

41. All friction pile or caisson drilling and installation shall be performed under the inspection and approval of the geologist and soils engineer. The geologist shall indicate the distance that friction piles or caissons penetrate into competent bedrock in a written field memorandum to the City Building Inspector.

42. Prior to the pouring of concrete, a representative of the geologist and soils engineer shall inspect and approve the footing excavations. They shall post a notice on the job site for the LADBS Building

Inspector and the Contractor stating that the work so inspected meets the conditions of the report, but that no concrete shall be poured until the City Building Inspector has also inspected and approved the footing excavations. A written certification to this effect shall be filed with the Grading Division of the Department upon completion of the work.

43. Prior to the placing of compacted fill, a representative of the geologist and soils engineer shall inspect and approve the bottom excavations. They shall post a notice on the job site for the City Grading Inspector and the Contractor stating that the earth materials inspected meets the conditions of the report(s), but that no fill shall be placed until the LADBS Grading Inspector has also inspected and approved the bottom excavations. A written certification to this effect shall be included in the final compaction report filed with the Grading Division of the Department. All fill shall be placed under the inspection and approval of the soils engineer. A compaction report together with the approved soil report and Department approval letter shall be submitted to the Grading Division of the Department upon completion of the compaction. In addition, an Engineer's Certificate of Compliance with the legal description as indicated in the grading permit and the permit number shall be included.

44. Sequence of work shall comply with consultants recommendations given on page 13 of the 11/03/2005 report.

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