CALIFORNIA COASTAL COMMISSION
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STAFF REPORT: REGULAR CALENDAR

Application Number: **5-12-301**

Applicant: **Mr. Scott B. MacPherson**

Agent: Vladimir Elmanovich

Project Location: 283 Trino Way, Pacific Palisades, City of Los Angeles

Project Description: Demolition of an existing single-family residence and construction of a new two-story 4,692 square foot single-family residence with subterranean two-car garage and utility room. The development will require a pile foundation and soldier piles and retaining walls in the rear of the property and pin piles along the front, with approximately 706 cubic yards of grading (620 cubic yards of cut and 36 cubic yards of fill).

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) assumption of risk; 3) submittal of erosion, drainage and polluted runoff control plan; 4) disposal of exported soil; 5) spa leak detection; 6) submittal of landscape plans; 7) pile exposure; and 8) a deed restriction against the property, referencing all of the Special Conditions contained in this staff report.

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EXHIBITS

MOTION AND RESOLUTION:

Motion:

*I move that the Commission **approve** Coastal Development Permit No. 5-12-301 pursuant to the staff recommendation.*

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:

The Commission hereby approves coastal development permit no. 5-12-301 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 on which the Commission voted on the application. 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/soils report by Earth Systems Southern California, dated December 8, 2011, as well as all requirements of the City of Los Angeles Department of Building and Safety, Geology and Soils Report Approval Letter, dated June 4, 2012.

B. The monitoring, construction methods and foundation system including the installation of the piles, the permanent and temporary retaining walls, 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. 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.

3. 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:

(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 shall direct all discharges into paved City street and storm drains.

(l) Permanent erosion and drainage control measures shall be installed to ensure the stability of the site, adjacent properties, and public streets.
(m) All drainage from the lot shall be directed toward the street and away from the bluff slope.
(n) Runoff shall be conveyed off site in a non-erosive manner.
(o) Pesticide, herbicide and fertilizer use shall be eliminated or minimized.
(p) 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.

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.

4. 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.

5. SPA 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 spa. The plan shall, at a minimum: 1) provide a separate water meter for the spa to allow monitoring of the water usage for the spa and the home; 2) identify the materials, such as plastic linings or specially treated cement, to be used to waterproof the underside of the spa to prevent leakage, and information regarding past success rates of these materials; 3) provide double wall construction to spa with a drainage system and leak detection system installed between the walls, and; 4) identify methods used to control spa 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.

6. 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.

7. 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.

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.

IV. FINDINGS AND DECLARATIONS

A. PROJECT DESCRIPTION

The project site is located at 283 Trino Way, north side of the eastern terminus of Trino Way in the Pacific Palisades community of the City of Los Angeles (see **Exhibits No. 1-2**).

The applicant proposes to demolish an existing two-story 1,657 square foot single-family residence, except for the 380 square foot garage, and construct a two-story, with subterranean level, 33 foot high (as measured above existing grade), 4,692 square foot (5,578 square feet with garage and carport) single family home on a 9,757 square foot lot. The existing garage will be converted to a carport for the new single-family residence. (see **Exhibits No. 3,4, & 5**). The new single-family residence will include a 24" to 36" diameter pile foundation and approximately fourteen 30" to 36" soldier piles and two variable height retaining walls with a maximum height of 10 feet in the rear of the property and fourteen 14 shear pin piles along the front, with approximately 706 cubic yards of grading (620 cubic yards of cut and 36 cubic yards of fill).

The existing graded building pad is approximately 10 to15 feet above Trino Way. The rear of the property has an approximately 20 foot high ascending slope with a gradient of approximately one horizontal to one vertical, with a four to six foot high retaining wall. The project site is located in a residentially developed area approximately ¼ mile north of Pacific Coast Highway. The single-family residences in the surrounding area vary from one to two stories and range in size from 1,585 square feet to 9,193 square feet (see **Exhibit No. 6**)

Permit History

On February 8, 2012, the Commission issued a Waiver [No. 5-12-002W (Macpherson)] for this property and same applicant/property owner. Based on the application submitted by the property owner, the proposed project was described as an addition to an existing single-family residence. The project was described as follows:

> Addition of 2,872 square feet to an existing 1,657 square foot single family residence, convert existing garage to carport and add new 574 square foot subterranean garage, two variable height retaining walls with a maximum height of 10 feet in rear yard, spa and trellis cover.

Based on the description in the application and the submitted plans, the approved project was to retain portions of interior and exterior walls of the existing single-family residence and add the new square footage to the remaining iexisting structure, and convert the existing garage to a carport. The plans also included soldier piles along the rear portion of the property and shear pin piles along the front. However, after the Waiver was issued and the applicant obtained the building permit from the City, the entire single-family residence was demolished, except for a small section of the

southern wall of the former residence, measuring approximately 3 feet in length, and the garage (see **Exhibit No. 7**).

A neighboring resident notified Commission staff stating that the on-going construction was not consistent with the issued Wavier. Subsequently, staff investigated this issue and determined that the construction was not consistent with the approved Waiver and required the applicant to submit a new application for the demolition and construction of a new single-family residence. The applicant argued that under the City's building requirements the project qualified as a remodel as long as there was at least a 3 foot portion of the exterior walls remaining.

Coastal Commission has consistently viewed projects as remodels if no more than 50 percent of the exterior walls were removed. In this case, over 90 percent of the exterior walls were removed. Furthermore, the approved plans submitted with the coastal development permit application showed interior and exterior walls remaining, which were removed during the demolition. Regardless of the City's definition of a remodel, the construction is clearly inconsistent with the Commission's issued Waiver.

Because of the inconsistency with the approved plans and Waiver, Commission staff informed the City of Los Angeles' Building Department that the construction was inconsistent with the Commission approval. Because of the inconsistency the City issued a Stop Work Order. Since work was started with demolition, grading and installation of the solider piles, the applicant's geotechnical consultant, City's Building and Safety Department, and Commission staff worked together to ensure that any work stoppage would not jeopardize the site or surrounding areas. The applicant submitted and implemented an interim erosion control plan during the work stoppage. The plan has been reviewed and approved by the City and the Commission's geologist, Dr. Mark Johnsson and all work has been stopped.

After discussions with the applicant/agent, the applicant/agent agreed to submit a new coastal development permit application for the demolition of the single-family residence and construction of a new residence. The applicant/agent has been cooperative and submitted a new application with the new project description.

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.*

The applicant has provided geotechnical engineering report from the consulting firm of Earth Systems Southern California, dated December 8, 2011. The report and subsequent addendum were reviewed and approved by the Grading Division of the City of Los Angeles, Department of Building and Safety (see **Exhibit No. 8**). According to the geotechnical report, the project site is underlain with approximately two to four feet of fill. There is a layer of terrace deposits above bedrock (Monterey Formation). The report indicates that there is no fault on the site and the closet fault is the Santa Monica-Malibu Coast Fault, less than three-quarters of a mile to the south. Ground water was encountered at depths of approximately 29 to 34 feet below existing site grade.

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 there was a slope failure and subsequent repair on the subject site in 1974. A second surficial failure in 1980 occurred on a steep portion of slope easterly of the residence and has been repaired (see **Exhibit No. 9,** Site Geologic Map, prepared by Earth Systems Southern California). The geotechnical report, prepared by Earth Systems, dated December 8, 2011, indicates that recent geotechnical investigation has indicated that the site is free of landslide features (see **Exhibit No. 10**). The report states that:

> *Lithologic structure within the underlying bedrock, where observed, appeared relatively uniform with poorly defined bedding dipping to the south and southwest at angles typically from 36-52 degrees. This provides a favorable condition with respect to gross stability of the underlying bedrock and the gently descending slope…*
>
> *According to Birkeland (1997) the marine terrace rests on a bedrock platform that has experienced progressive seaward tilting since its formation. The base of the Stage 5e marine terrace (as mapped by Shaller and Herron, 2004) was observed to be inclined seaward in test pit TP2 and boring B1. Regional geologic maps by Association of Engineering Geologists (1982 for the City of Los Angeles and McGill (1989) indicate the*

subject site is included within the northernmost extent of an ancient landslide; however Dibblee (1992) indicates the landslide is offsite to the south. The undisrupted basal terrace contact described above indicates that no landslide exists on the subject site. Numerous published regional geology maps and geotechnical reports for the down slope properties indicate that an ancient landslide does exist southerly and down slope of the subject property.

According to the report gross (global) slope stability analyses were performed. For gross static stability, the following safety factors were computed:

Subject site with proposed cuts, unsupported	0.41
Subject site with proposed retaining walls	1.57
Entire slope—lower portion down to the Pacific Ocean	0.76
Defined failure surface along bedding in Tm1(Monterey Formation)	1.43
Defined failure surface along bedding in Tm2 (Monterrey Formation)	1.58

A factor of safety of 1.5 is the generally accepted minimum value required to ensure slope stability by the City and by the Commission. As shown, the proposed cuts on site without support show computed safety factors less than the minimum 1.5 value. To obtain a factor of safety of 1.5 the computations show that new retaining walls are necessary to achieve the minimum factor of safety. The report also states that some form of mitigation would be required along the down slope portion of the property within the upper weaker bedrock (Tm1) to resist potential driving pressure from that portion of the soil and bedrock with stability factor of safety less than 1.5. The report recommends the installation of shear pins along this location.

To provide stability to the entire lot, as recommended by the applicant's geotechnical consultants, the proposed project includes a pile foundation and soldier piles along the perimeter of the property. The piles will penetrate all fill and will be a minimum of 20 feet 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.

Neighboring opponents to the project raised concerns regarding the stability of the site and adequacy of the geotechnical reports (see **Exhibits No. 11 & 12**). An opponent submitted to the Commission and to the City a letter from geotechnical consultant, Donald B. Kowlewsky, dated October 9, 2012 questioning some of the findings made in the geotechnical report (see **Exhibit No. 13**). Per the request of the City of Los Angeles Department of Building and Safety, Earth Systems Southern California, responded to the comments made by Mr. Kowlewsky in a letter dated October 18, 2012, and submitted the response to the City (see **Exhibit No. 14**). The City reviewed the response letter by Earth Systems and concluded that the geotechnical report and conclusions were adequate and there is no information provided that would require the City to withdraw or modify their original approval of the geotechnical report or project plans. Furthermore, Dr. Mark Johnsson has reviewed the geotechnical reports and City's geotechnical review and concurs with the City's approval.

A second letter from a second geotechnical consultant, Delta Group, dated November 7, 2012, was also submitted to the Commission and to the City. The letter comments on the current conditions of the site (see **Exhibit No. 15**). In addressing the work stoppage, the letter indicates that surficial stability could be a concern but through winterizing the slope using plastic and sand bags, as has been implemented by the applicant under the interim erosion control plan approved by the City and Commission staff, should alleviate the concern. The letter also states that installation of soldier piles should have increased the gross stability of the site and it is their opinion that the project could be stopped for a significant period of time without jeopardizing the site or surrounding area.

The geotechnical report for the project 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, and monitoring during construction, have been provided in several reports and letters submitted by the applicant, as referenced in the above noted final report. 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 December 8, 2011, which addresses piles, and retaining walls, and with City requirements, as set forth in the City approval letter dated June 4, 2012.

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 sloping lot. The geotechnical analysis report by Earth Systems Southern California 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. 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. 2**, which requires the landowner to assume the risk of extraordinary erosion and/or geologic hazards of the property. **Special Condition No. 3** requires the applicant to record a deed restriction to record this and all special conditions of the permit. 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 Conditions No. 3 and 4** 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. 3**).

In addition to potential erosion due to overwatering and irrigation, swimming pools and other water features can be a source of excess water on the bluff due to leaks. Therefore, **Special Condition No. 5** 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.

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 draught tolerant, 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 3,900 square feet of the property, which includes the front and rear yards. 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. 6** 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 RESOURCES AND COMMUNITY CHARACTER

Section 30251 of the Coastal Act requires that the scenic and visual qualities of this coastal area shall be protected. Section 30251 of the Coastal Act states, in part:

> *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 surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas...

The proposed project will be a two-story, with subterranean level, 33 foot high (as measured above existing grade), 4,692 square foot (5,578 square feet with garage and carport) single family home on a 9,757 square foot lot.

The Coastal Act protects public views and the scenic and visual qualities of coastal areas. 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 above Pacific Coast Highway, separated from Pacific Coast Highway by the Upper Bel Air Bay Club and Bay Club Drive, and the residential streets Arno Way and Trino Way.

In April 2011, the City passed a residential building size restriction ordinance, called the Baseline Hillside Ordinance (BHO). The BHO became effective on May 9, 2011. The BHO was designed and passed into law in response to the increasing trend of large home construction, often described as “mansionization” on sloping hillside and canyon lots in Los Angeles. The Baseline Hillside Ordinance (BHO) contains requirements regarding setbacks, floor area, height limits, lot coverage, and grading. The proposed project was accepted by the City for plan check prior to the effective date of the Baseline Hillside Ordinance; therefore, the project was considered by the City to be exempt from the requirements of the BHO.

The proposed project is located in an R1 Zone, in height district 1. The maximum height for a residence in this area is 28 feet for a structure with a roof having a slope of less than 25%, or 33 feet for a structure that has a roof with a slope of greater than 25%. According to the *Baseline Hillside Ordinance: A Comprehensive Guide to the New Hillside Regulations*, written by the Los Angeles Department of City Planning (May 9, 2011), elevations for purposes of the BHO guidelines should be measured from the Hillside Area Grade, which is defined as "the Elevation of the finished or natural surface of the ground, whichever is lower, or the finished surface of the ground established in conformance with a grading plan approved pursuant to a recorded tract or parcel map action." The BHO also contains restrictions on the Floor Area Ratio. An R-1 lot has either a FAR of 25% or an FAR calculated by 1) calculating the area for each portion of the lot within a specific range of topographic slope; 2) multiplying each area identified in part 1 by the FAR associated with that slope range; and 3) adding up the total of the products in part 2 to get the maximum allowable floor area for the site.

Under the BHO requirements, if they would apply, the height limit would be 33 feet for a sloped roof and 28 feet for a flat roof. The proposed project, at a height of 33 feet with a sloped roor, as measured from existing grade, would comply with the height requirement under the BHO. The square footage requirements, using the FAR calculations as applied under the BHO, would limit the size of the residence to 4,290 square feet (not including carport and basement which are exempt). The proposed project using the BHO guildelines would be 4,876 square feet, exceeding the BHO limit by 586 square feet.

The City of Los Angeles does not have a certified Land Use Plan, nor a certified Implementation Plan. Therefore, the standard of review for the proposed project is consistency with the Coastal Act. Coastal Act Section 30251 states in part that:

> *permitted development shall be… visually compatible with the character of surrounding areas..."*

The Commission typically uses certified portions of an LCP as guidance when it has permitting jurisdiction and when the Coastal Act is the standard of review. The BHO is not a part of a certified land use plan or an implementation plan, and has not been reviewed by the Commission for consistency with the Coastal Act policies regarding the preservation of coastal resources. In reviewing projects in the Pacific Palisades and other areas along the coast, the Commission has consistently reviewed neighboring development and past Commission permit action to determine if a project is consistent with the character of the surrounding area and with past Commission permit actions in terms of size and scale. In terms of architectural style, existing and permitted development varies from neighbor to neighbor, and from house to house. The Commission, in the Palisades area, has not used architectural style to define community character.

The applicant has provided a neighborhood compatibility analysis using data provided by the LA County Assessor's office showing square footages of residences in the immediate area (see **Exhibit No. 16**). Residences in the area consist of a mix of old (pre-coastal) and new development varying from one to two stories. According to the analysis which included twenty-three lots, residential structures vary from 1,585 square feet to 9,193 square feet, with an average of approximately 5,389 square feet. Over the years the area has experienced new development with the demolition of older small residences and construction of new larger ones. Over the last 14 years the Commission and/or the City has approved coastal development permits for at least seven single-family residences in the immediate area on Trino Way, Arno Way, and Aderno Way (See **Exhibit No. 17** for map showing CDP approvals. Minor additions that were exempt from coastal permit requirements or required permits were not included). The following chart shows the square footages of structures in the surrounding area that were approved by the Commission or City:

Permit No.	Address	Square Footage of Residence	Lot Area (sq. ft.)
5-05-147	282 Trino Way	6,103	19,200
5-11-046W	200 N. Arno Way	4,935	11,279
5-97-359	374 Arno Way	4,043	7,900
5-00-387	325 Arno Way	8.803	15,300
5-03-376	224 Arno Way	5,768	12,200
5-PPL-07-131	230 Arno Way	6,333	11,800
5-10-154-W	325 N. Aderno Way	5,251	15,300

Based on the seven single-family developments approved by the Commission or City, the projects ranged from 4,043 square feet to 8,803 square feet, with an average of approximately 6,400 square feet. The proposed 4,692 square foot (5,578 square feet with garage and carport) single-family residence will be within the range of existing development and recent development approved by the Commission and City through the coastal development review process. Therefore, the proposed project is consistent with the character of the surrounding neighborhood in terms of height, mass, and scale.

Furthermore, the proposed project is located on a hillside surrounded by single-family residences. The neighborhood streets are narrow and there is very little setback from the streets, therefore, development forms a wall along the streets obstructing most views from these residential streets. The project is also set below the homes upslope and on the above adjacent street, so views from any higher vantage point will not be impacted. The steep slope along Pacific Coast Highway and the hilly topography between Trino Way and Pacific Coast Highway limits views of the neighborhood from Pacific Coast Highway, therefore, because of the topography of the surrounding area and built out nature of the neighborhood, construction of a new residence on this lot will not have any significant impact on coastal views to or along the coast (see **Exhibit No. 18**, Geologic Cross Section, prepared by Earth Systems).

Section 30251 of the Coastal Act also requires all permitted development to minimize alteration of natural landforms. The project site is in a developed residential neighborhood. The site is a sloping lot, descending towards Pacific Coast Highway, which was modified in the past by cut and fill to create the building pad. The project site has been previously developed with a single-family residence and the area is build out with residential development that for the most part have been built into the slope through grading and construction of retaining walls and other supporting structures. The applicant has proposed 670 cubic yards of cut and 36 cubic yards of fill, along with soldier piles. Only minor grading will occur in the rear of the development, and the buried piles and retaining walls will not be visible from the street because the retaining walls will be located behind the residence.

Although the site is not visible from PCH or any area that could have a significant impact on public coastal views, over time it is possible that the buried piles, due to erosion, could become exposed creating a visual impact that degrades the visual quality of the area. Therefore, **Special Condition No. 7** requires that if the piles are exposed the applicant shall agree to measures to minimize the visual impact. Such measures shall include coloring the piles to match the surrounding soils and installing a skirt to cover the exposed piles. 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, the Commission finds that, as proposed, the project is consistent with Section 30250 of the Coastal Act with regard to siting of development within an existing developed area able to accommodate it. Further, as conditioned, the proposed residence would be consistent with the character of the surrounding area, would not result in a significant impact to scenic visual resources, and would not detract from the scenic qualities of the neighborhood. Therefore, the Commission finds that, as conditioned, the proposed project is consistent with Section 30251 of the Coastal Act with regard to protection of public views.

D. Water Quality/Marine Resources

The proposed development has a potential for a discharge of polluted runoff from the project site into coastal waters. Furthermore, uncontrolled runoff from the project site and the percolation of water could also affect the structural stability of bluffs and hillsides. The Commission recognizes that new development in the Santa Monica Mountains has the potential to adversely impact coastal water quality through the increase of impervious surfaces, increase of runoff, erosion, and sedimentation, and introduction of pollutants such as petroleum, cleaning products, pesticides, fertilizers, and other pollutant sources.

Section 30231 of the Coastal Act states:

> *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.*

To address these concerns, the development, as conditioned with Special **Conditions No. 3 and 4**, incorporates design features to minimize the infiltration of water and the effect of construction and post-construction activities on the marine environment. These design features include, but are not limited to, the appropriate management of equipment and construction materials, the use of non-invasive drought tolerant vegetation, and for the use of post-construction best management practices to minimize the project's adverse impact on coastal waters. These special conditions will ensure that 1) sediment is kept on-site during construction; 2) runoff is controlled after construction, so that storm water and on-site irrigation water does not erode or percolate into nearby land (increasing the likelihood of failure); and 3) permanent features that maintain the quality of run off so that run off does not transport pollutants into the ocean.
Therefore, the Commission finds that the proposed development, as conditioned, conforms with Sections 30230 and 30231 of the Coastal Act regarding the protection of water quality to promote the biological productivity of coastal waters and to protect human health.

E. HABITAT

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 those resources shall be allowed within those 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 those areas, and shall be compatible with the continuance of those habitat and recreation areas.*

The proposed project is located on a developed lot, which already contains a single-family residence and landscaping and is surrounded by other single-family residences. No environmentally sensitive habitat areas exist on site and the proposed project is not located immediately adjacent to any environmentally sensitive habitat areas, parks or recreation areas. Therefore, as proposed the development conforms to Section 30240 of the Coastal Act.

F. LOCAL COASTAL PROGRAM

Section 30604(a) of the Coastal Act provides that the Commission shall issue a coastal development permit only if the project will not prejudice the ability of the local government having jurisdiction to prepare a Local Coastal Program (LCP) that conforms with Chapter 3 policies of the Coastal Act:

> *(a) 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). A denial of a coastal development permit on grounds it would 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) shall be accompanied by a specific finding which sets forth the basis for such conclusion.*

Coastal Act section 30604(a) states that, prior to certification of a local coastal program ("LCP"), a coastal development permit can only be issued upon a finding that the proposed development is in conformity with Chapter 3 of the Act and that the permitted development will not prejudice the ability of the local government to prepare an LCP that is in conformity with Chapter 3. The Pacific Palisades area of the City of Los Angeles has neither a certified LCP nor a certified Land Use Plan. As conditioned, the proposed development will be consistent with Chapter 3 of the Coastal Act. Approval of the project 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 of the Coastal Act.

G. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

Section 13096 Title 14 of the California Code of Regulations requires Commission approval of a coastal development permit application 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 proposed project, as conditioned, has been found consistent with the Chapter 3 policies of the Coastal Act. All adverse impacts have been minimized by the recommended conditions of approval and there are no feasible alternatives or additional feasible mitigation measures available which would substantially lessen any significant adverse impact that the activity may have on the environment. Therefore, the Commission finds that the proposed project, as conditioned, can be found consistent with the requirements of the Coastal Act to conform to CEQA.

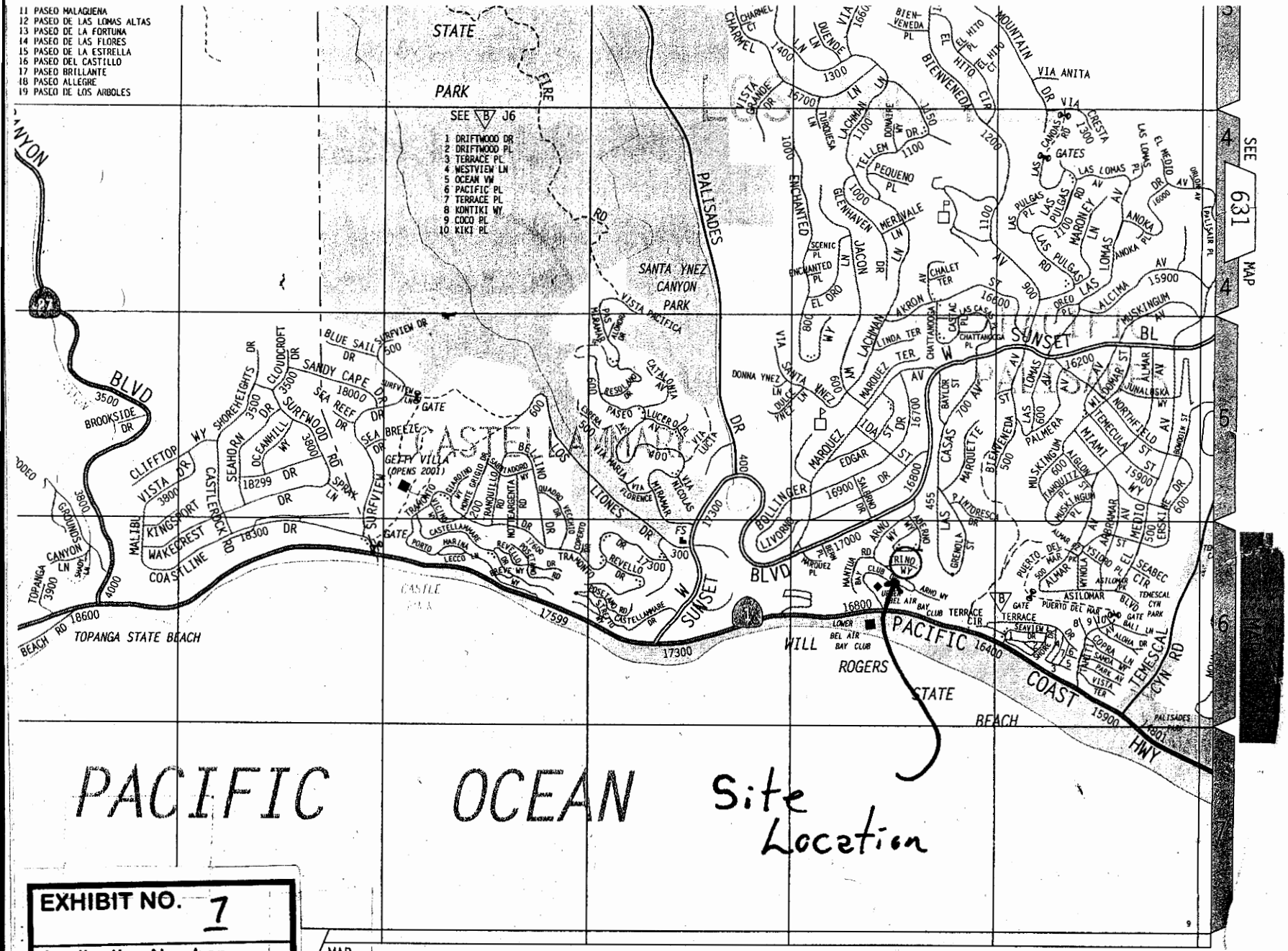


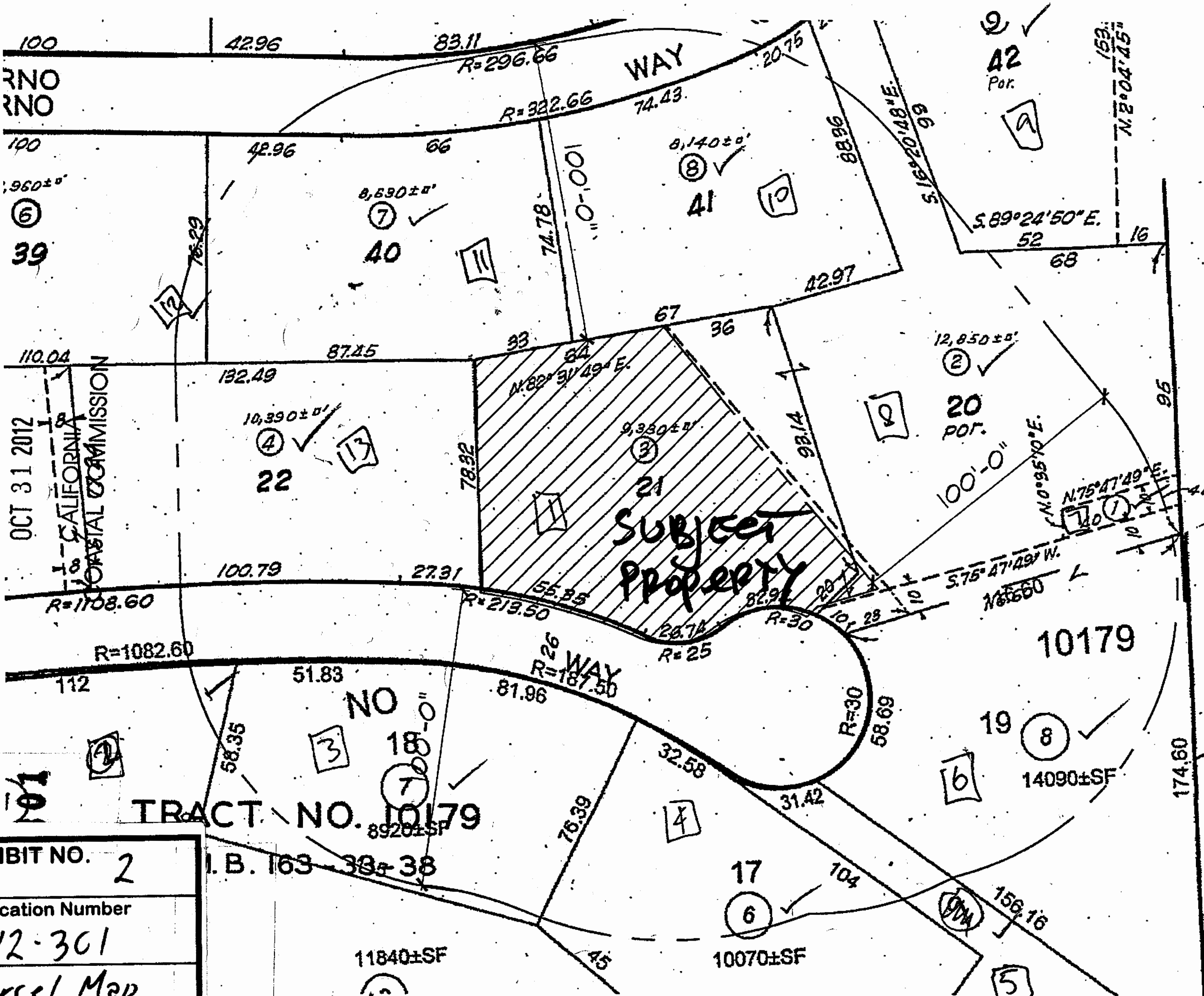
EXHIBIT NO. 7

Application Number

5-12-301

Vicinity Map

California Coastal Commission

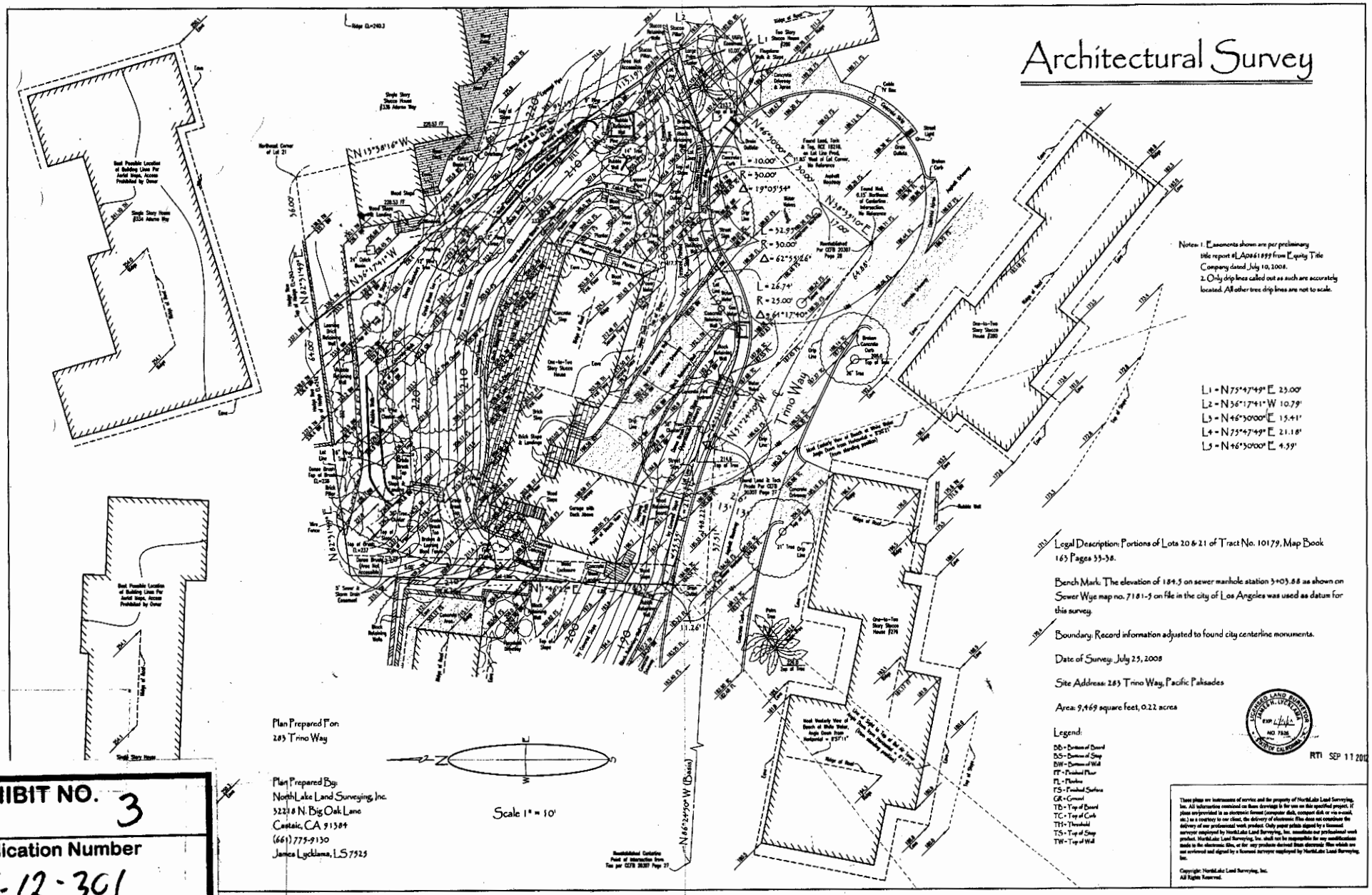


100' RADIUS MAP

283 TRINO WAY
Pacific Palisades, CA 90272

EXHIBIT NO. 2
Application Number
5-12-301
Parcel Map
California Coastal Commission

Architectural Survey



Notes: 1. Easements shown are per preliminary title report #LA0861899 from Equity Title Company dated July 10, 2008.
2. Only drip lines called out as such are accurately located. All other tree drip lines are not to scale.

L1 = N75°47'49"E 23.00'
L2 = N36°17'41"W 10.79'
L3 = N46°30'00"E 15.41'
L4 = N75°47'49"E 21.18'
L5 = N46°30'00"E 4.59'

Legal Description: Portions of Lots 20 & 21 of Tract No. 10179, Map Book 165 Pages 55-58.

Bench Mark: The elevation of 184.5 on sewer manhole station 3+05.88 as shown on Sewer Wye map no. 7181-S on file in the city of Los Angeles was used as datum for this survey.

Boundary: Record information adjusted to found city centerline monuments.

Date of Survey: July 25, 2008

Site Address: 283 Trino Way, Pacific Palisades

Area: 9,469 square feet, 0.22 acres

Legend:

DB = Bottom of Board
DS = Bottom of Step
BW = Bottom of Wall
FF = Finished Floor
FL = Flowline
FS = Finished Surface
GR = Ground
TB = Top of Board
TC = Top of Curb
TH = Threshold
TS = Top of Step
TW = Top of Wall

Plan Prepared For:
283 Trino Way

Plan Prepared By:
NorthLake Land Surveying, Inc.
32218 N. Big Oak Lane
Castaic, CA 91384
(661) 775-9130
James Lyckdama, LS 7525

Scale 1" = 10'

LICENSED LAND SURVEYOR
JAMES H. LYCKDAMA
EXP. 12/31/08
NO. 7525
STATE OF CALIFORNIA

RTI SEP 11 2012

EXHIBIT NO. 3

Application Number

5-12-301

Existing Site Plan

California Coastal Commission

GRADING & RETAINING WALL NOTES

1. DURING ALL GRADING OPERATIONS, ADEQUATE PROTECTION SHALL BE PROVIDED FOR ADJOINING PROPERTY OR PROPERTY LOCATED AT LOWER ELEVATIONS WHERE EROSION MAY CAUSE DAMAGE OR NUISANCE. PROTECTION SHALL ALSO BE PROVIDED FOR ADJOINING PUBLIC WAYS. A DESILTING BASIN SHALL BE MAINTAINED ON THE PROPERTY AT ALL TIMES TO RETAIN ALL DIRT AND SILT WITHIN THE PROPOSED DEVELOPMENT
2. WALL WATERPROOFING AND SUB-DRAINAGE

   SURFACE PREPARATION - TROWEL SMOOTH ALL GROUT JOINTS AND MORTAR SWEEPS IN CONC. BLOCK FACE WITH POSITIVE SLOPE AWAY FROM WALL FACE

   WATERPROOFING - APPLY MIRADRAIN 860 60MIL PEEL AND STICK RUBBERIZED ASPHALT MEMBRANE, LAP EDGES PER MANUFACTURERS SPECIFICATIONS, LAMIR, # 250M4, SECURE TO YEAR WARRANTY FROM MIRAPY APPROVED APPLICATOR.

   DRAIN BOARD - INSTALL MIRADRAIN 6200XL DRAIN BOARD OVER WATERPROOFING MEMBRANE

   DRAINAGE - AT BOTTOM OF WALL INSTALL 4" PERFORATED PVC PIPE WITH 6" MIN. COVER OF GRAVEL ALL AROUND AND WRAPED IN FILTER FABRIC. SLOPE PERF. PIPE 2% MIN TO CONNECT WITH SITE DRAINAGE SYSTEM. PROVIDE CLEAN OUT REAR CONNECTION TO SITE DRAINAGE SYSTEM.
3. DUST SHALL BE CONTROLLED BY SPRINKLING
4. FILLSLOPES: THE ALLOWABLE SLOPE FOR FILL BANKS IS 2:1 MAXIMUM
5. COMPACTION OF FILLS.

(a) ALL FILLS SHALL BE COMPACTED TO A MINIMUM OF 90% OF THE MAXIMUM DRY DENSITY OF THE SOIL AND CERTIFICATES FROM AN ACCREDITED LABORATORY OR CIVIL ENGINEER SHOWING THE DEGREE OF COMPACTION SHALL BE PROVIDED THE CITY ENGINEER AND BUILDING SUPERINTENDENT, TOGETHER WITH A TABULATION OF THE PERCENT COMPACTION OBTAINED IN THEIR VARIOUS TESTS AND A PLAN SHOWING THE LOCATION OF THE TESTS.

(b) COMPACTION MAY BE REDUCED TO A MINIMUM OF 85% WITHIN THE OUTER EIGHT INCHES OF FILL SLOPE SURFACES, WHEN COMPACTIVE EFFORT SIMILAR TO SHEEP ROLLING IS USED ON THE SURFACE , OR

(c) COMPACTION MAY BE LESS THAN 90% IF THE FILL IS NOT INTENDED TO SUPPORT STRUCTURES AND COMPACTION IS NOT OTHERWISE REQUIRED FOR SAFETY. PRIOR APPROVAL WILL BE REQUIRED FROM THE CITY ENGINEER FOR COMPACTION OF LESS THAN 90%.

(d) SLOPE SURFACES MAY BE SCARIFIED OR TOP SOIL ADDED, PROVIDED SUCH LOOSE MATERIALS ARE NOT OVER THREE INCHES THICK.

6. DRAINAGE FROM ALL LOTS SHALL BE CARRIED TO THE CURB LINE IN A MANNER THAT WILL PREVENT DAMAGE TO THE PROPOSED IMPROVEMENTS.
7. COMPACTION METHODS.

(a) THE SPACE OVER WHICH FILLS ARE TO BE MADE SHALL FIRST BE CLEARED OF ALL TRASH, BRUSH, TREES, STUMPS, TIMBER, OR DEBRIS AND SHALL BE SCARIFIED.

(b) WHERE EXISTING FILL IS TO BE MIXED OR A NEW FILL IS TO BE MADE, THE NEW MATERIAL SHALL BE BONDED TO THE OLD BY PLOWING DEEP LONGITUDINAL FURROWS.

(c) ALL FILLING SHALL BE DONE WITH GOOD SOUND EARTH OR GRAVEL, AND NO OIL CAKE, MACADAM, BITUMINOUS PAVEMENT, CONCRETE OR OTHER LUMPY MATERIAL SHALL BE USED IN THE FILL UNLESS THE SAME IS SCATTERED AND THE LUMPS DO NOT EXCEED FOUR (4) INCHES IN DIAMETER AND ARE NOT PLACED WITHIN ONE (1) FOOT OF SUBGRADE.

(d) SLOPE BENCHING IS FEET MINIMUM WIDTH SHALL BE REQUIRED WHERE FILLS ARE PLACED ON A NATURAL GRADE EXCEEDING FIVE (5) FEET HORIZONTAL TO ONE (1) FOOT VERTICAL.

8. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH RECOMMENDATION LISTED IN SOILS AND GEOLOGICAL REPORT PREPARED BY GEOSOILS INC., AND CONDITIONS STATED IN THE REPORT APPROVAL BY CITY OF LOS ANGELES BUILDING DEPARTMENT, GRADING DIVISION
9. A REGISTERED DEPUTY GRADING INSPECTOR IS REQUIRED ON ALL SHORING WORK INCLUDING SLOT-CUTS SEC. 7013.5".
10. (a) "GENERAL SPECIFICATIONS FOR ALL GRADING PLANS" - DEPARTMENT BUILDING AND SAFETY FORM B-164 IS A PART OF THE PLANS.

    (b) ALL GRADING SLOPES SHALL BE PLANTED AND SPRINKLE RED. SEC. 91.7012.1

    (c) STANDARD 12 INCH HIGH BERM IS REQUIRED AT TOP OF SLOPES. SEC. 91.7019.3

    (d) NO FILL TO BE PLACED, UNTIL THE CITY GRADING INSPECTOR HAS INSPECTED AND APPROVED THE BOTTOM EXCAVATION.

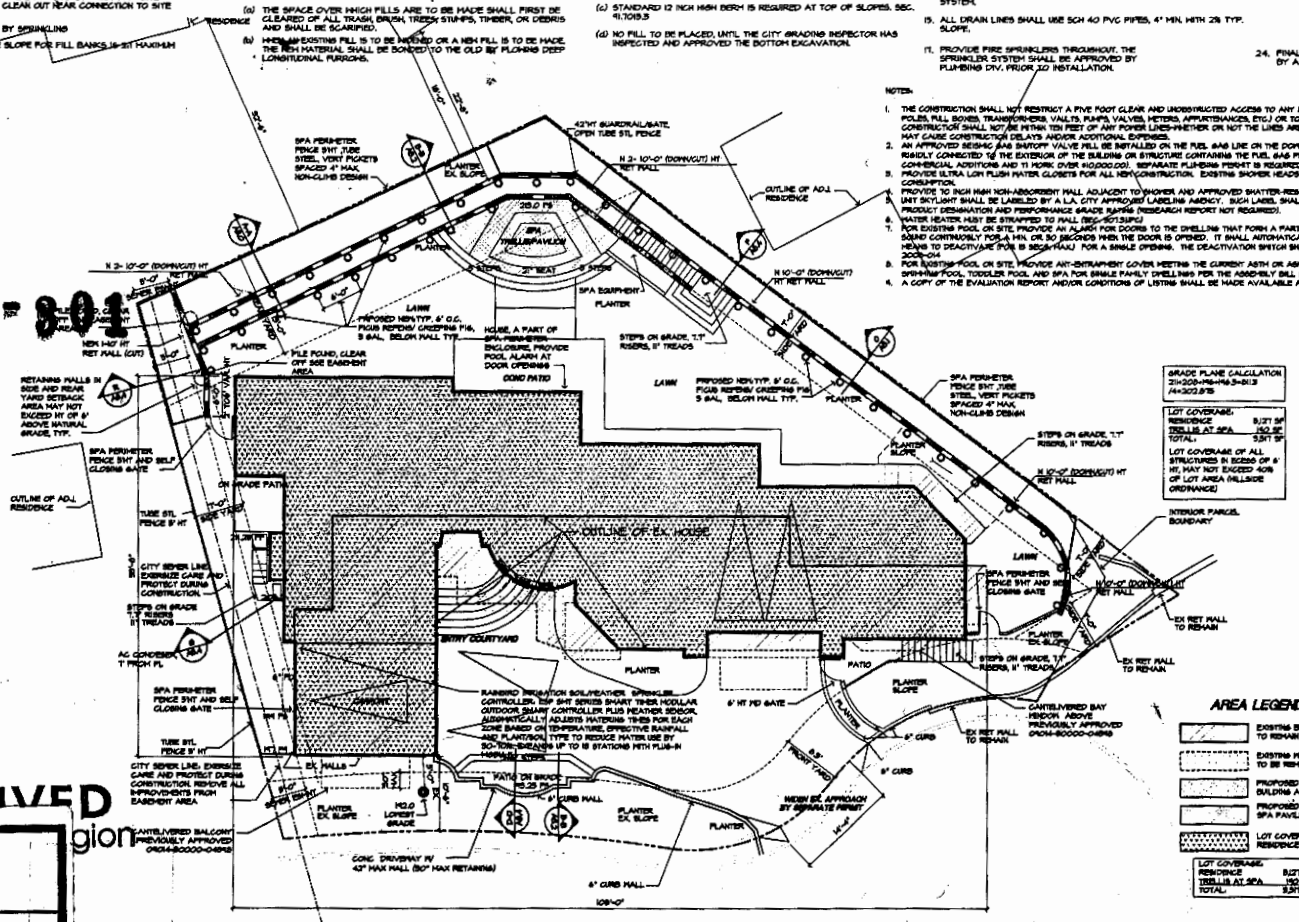
(e) MAN-MADE FILL SHALL BE COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 90%. COHESIONLESS SOILS WITH LESS THAN 15% FINER THAN .005 MM REQUIRE 95% COMPACTION. SEC. 91.7013.3 16.

(f) TEMPORARY EROSION CONTROL TO BE INSTALLED BETWEEN NOVEMBER 1 AND APRIL 15. OBTAIN GRADING INSPECTOR'S AND DEPARTMENT OF PUBLIC WORKS APPROVAL OF PROPOSED PROCEDURES. [>200 C.Y] SEC. 91.1007.1

11. RETAINING WALLS LOCATED CLOSER TO THE PROPERTY LINE THAN THE HEIGHT OF THE WALL SHALL BE BACKFILLED NOT LATER THAN 10 DAYS AFTER THE CONSTRUCTION OF THE WALL AND NECESSARY STRUCTURAL SUPPORTING MEMBERS UNLESS RECOMMENDED OTHERWISE BY RESPONSIBLE ENGINEER.
12. BASEMENT AND SLAB SHALL BE WATERPROOFED WITH AN L.A. CITY APPROVED WATERPROOFING MATERIAL.
13. PROVIDE A GUARDRAIL ON TOP OF WALL FOR YARD AREAS WHICH DROP MORE THAN 30 INCHES. SEC 509
14. CONNECT ALL GUTTERS VIA DOWNSPOUTS TO SITE DRAINAGE SYSTEM.
15. ALL DRAIN LINES SHALL USE SCH 40 PVC PIPES, 4" MIN. WITH 2% TYP. SLOPE.
17. PROVIDE FIRE SPRINKLERS THROUGHOUT. THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.
16. ALL GRADING SLOPES SHALL BE PLANTED AND IRRIGATED. SEC. 91.7012.1
18. STANDARD 12" HIGH BERM IS REQUIRED AT TOP OF ALL GRADED SLOPES. SEC. 91.7013.3
20. NO FILL TO BE PLACED UNTIL THE CITY GRADING INSPECTOR HAS INSPECTED AND APPROVED THE BOTTOM EXCAVATION.
21. MAN-MADE FILL SHALL BE COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 90%. COHESIONLESS SOILS WITH LESS THAN 15% FINER THAN .005 MM REQUIRE 95% COMPACTION. SEC. 91.7011.1
22. TEMPORARY EROSION CONTROL TO BE INSTALLED BETWEEN OCTOBER 1 AND APRIL 15. OBTAIN GRADING INSPECTOR'S AND DEPARTMENT OF PUBLIC WORKS APPROVAL OF PROPOSED PROCEDURES. [> 200 C.Y] SEC. 91.7007.1
24. FINAL PLANS AND CALCULATIONS MUST BE SIGNED BY A REGISTERED CIVIL ENGINEER. SEC. 91.7006.1

NOTES:

1. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
2. AN APPROVED BEVING GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170,158) (INCLUDES COMMERCIAL ADDITIONS AND TI WORK OVER $10,000.00). SEPARATE PLUMBING PERMIT IS REQUIRED.
3. PROVIDE ULTRA LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
4. PROVIDE 70 INCH HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER-RESISTANT MATERIALS FOR SHOWER ENCLOSURE.
5. UNIT SKYLIGHT SHALL BE LABELED BY A L.A. CITY APPROVED LABELING AGENCY. SUCH LABEL SHALL STATE THE APPROVED LABELING AGENCY NAME, PRODUCT DESIGNATION AND PERFORMANCE GRADE RATING (RESEARCH REPORT NOT REQUIRED).
6. WATER HEATER MUST BE STRAPPED TO WALL (SEC. 5013.5(F))
7. FOR EXISTING POOL ON SITE, PROVIDE AN ALARM FOR DOORS TO THE DWELLING THAT FORM A PART OF THE POOL ENCLOSURE. THE ALARM SHALL SOUND CONTINUOUSLY FOR A MIN. OF 30 SECONDS WHEN THE DOOR IS OPENED. IT SHALL AUTOMATICALLY RESET AND BE EQUIPPED WITH A MANUAL MEANS TO DEACTIVATE (FOR 15 SECS. MAX.) FOR A SINGLE OPENING. THE DEACTIVATION SWITCH SHALL BE AT LEAST 54" ABOVE THE FLOOR. P/BC 2003-014
8. FOR EXISTING POOL ON SITE, PROVIDE ANTI-ENTRAPMENT COVER MEETING THE CURRENT ASTM OR ASME IS REQUIRED FOR THE SUCTION OUTLETS OF THE SWIMMING POOL, TODDLER POOL AND SPA FOR SINGLE FAMILY DWELLINGS PER THE ASSEMBLY BILL (AB) NO. 2977
9. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.



SITE PLOT PLAN

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

5-12-301

RECEIVED
South Coast Region

COMMISSION

EXHIBIT NO. 4

Application Number
5-12-301
Proposed Site Plan

California Coastal Commission

VEA ARCHITECTS

VLADIMIR ELMANOVICH, AIA
AND ASSOCIATES, ARCHITECTS
16987 ENCINO HILLS DR., ENCINO, CA 91436
T.818.986.0400 F.818.986.1711

REVISIONS

1
2
3
4
5
6

LICENSED ARCHITECT VLADIMIR ELMANOVICH REN. 11/11 STATE OF CALIFORNIA

MACPHERSON RESIDENCE ADDITION

283 TRINO WAY, PACIFIC PALISADES, CA 90272

VEA ARCHITECTS
283 TRINO WAY

SITE PLOT PLAN

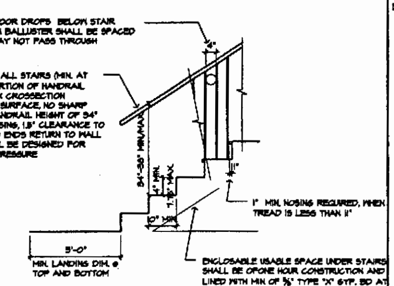
RT1 SEP 11 2012

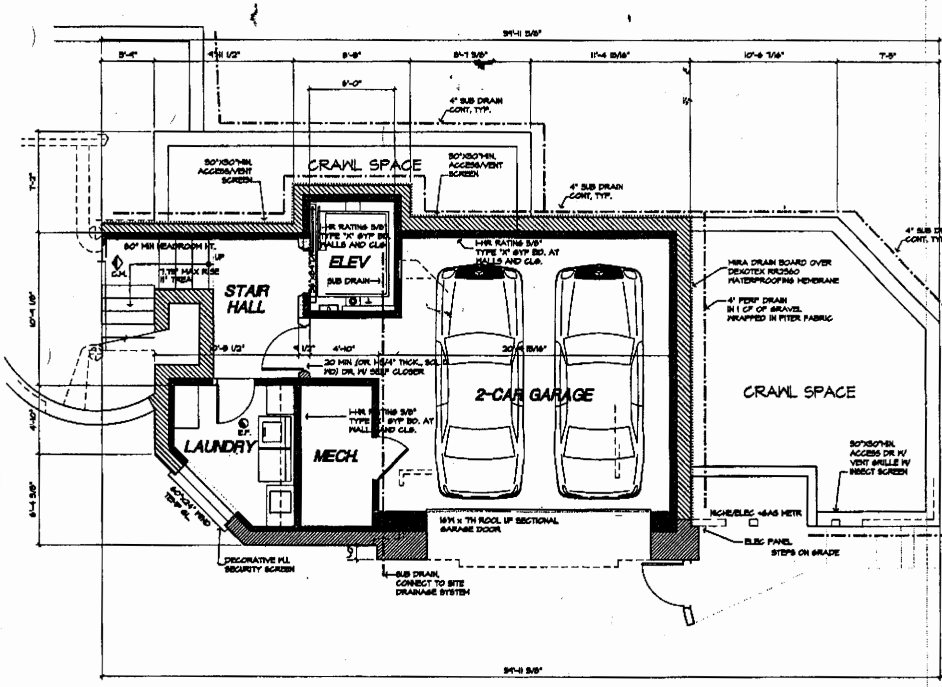
A-1.0

OF SHEETS

WHENEVER ADJACENT FLOOR DROPS BELOW STAIR SURFACE OVER 30", THEN BALLUSTER SHALL BE SPACED SO THAT 4" DIA. BALL MAY NOT PASS THROUGH

PROVIDE HANDRAILS AT ALL STAIRS (MIN. AT ONE SIDE). HANDGRIP PORTION OF HANDRAIL SHALL BE 1.25"MIN-2"MAX CROSSECTION DIMENSION WITH SMOOTH SURFACE, NO SHARP CORNERS. PROVIDE A HANDRAIL HEIGHT OF 34" TO 38" ABOVE STAIR NOSING, 1.5" CLEARANCE TO WALL, 2" MAX WIDTH AND ENDS RETURN TO WALL OR EQ. HANDRAILS SHALL BE DESIGNED FOR 20LBS/FT OF LATERAL PRESSURE





AT SINGLE DWELLING UNIT STAIRS PROVIDE:

1. 6'8" MIN. CLEAR HEADROOM
2. 7.75"MAX RISE, 10" MIN TREADS
3. A MINIMUM OF 36" CLEAR WIDTH
4. HANDRAILS AT ALL STAIRS (MIN. AT ONE SIDE)
5. HANDGRIP PORTION OF HANDRAIL SHALL BE 1.25"MIN-2"MAX CROSSECTION DIMENSION WITH SMOOTH SURFACE, NO SHARP CORNERS
6. A HANDRAIL HEIGHT OF 34" TO 38" ABOVE STAIR NOSING, 1.5" CLEARANCE TO WALL, 2" MAX WIDTH AND ENDS RETURN TO WALL OR EQ. OPEN SIDE SHALL HAVE INTERMEDIATE RAILS OR BALUSTERS SPACED 4" MAX. WHENEVER DROP IS OVER 30" TO FIN. SURFACE BELOW.
7. HANDRAIL ASSEMBLIES AND GUARDS SHALL BE ABLE TO RESIST A SINGLE CONCENTRATED LOAD OF 200 LBS, APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP, AND HAVE ATTACHMENT DEVICES AND SUPPORTING STRUCTURE TO TRANSFER THIS LOADING TO APPROPRIATE STRUCTURAL ELEMENTS OF THE BUILDING PER 1607.7.1 AND 1607.7.1.1.
8. ENCLOSABLE USABLE SPACE UNDER STAIRS SHALL BE OFONE HOUR CONSTRUCTION AND LINED WITH MIN OF ⅝" TYPE "X" GYP. BD AT WALLS AND CEILING.
9. STAIRWAY LANDING SHALL BE 36" MIN.
10. SEE DETAIL "A" SHT A2.1 FOR MORE INFO

NOTES:

1. HANDRAIL ASSEMBLIES AND GUARDS SHALL BE ABLE TO RESIST A SINGLE CONCENTRATED LOAD OF 200 LBS, APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP, AND HAVE ATTACHMENT DEVICES AND SUPPORTING STRUCTURE TO TRANSFER THIS LOADING TO APPROPRIATE STRUCTURAL ELEMENTS OF THE BUILDING PER 1607.7.1 AND 1607.7.1.1.
2. SEE STAIR NOTES ON SHEET A2.1
3. ALL EAVES SHALL BE ENCLOSED IN STUCCO, ALL GUTTERS PROVIDED WITH SCREENS TO PREVENT ACCUMULATIO OF LEAVES, ALL GLAZING TO BE TEMPERED (SEVERE FIRE HAZARD ZONE)

WALL LEGEND

NEW WALLS, TYP. 2x4 STUDS AT 16" O.C. 2X6 STUDS AT EXTERIOR WALLS U.N.O.

SHADED AREA DESIGNATES ADDITION

SHADED AREA DESIGNATES GARAGE/MECH ADDITION

BASEMENT PLAN

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

FIXTURE LEGEND

C.M. CARBON MONOXIDE DETECTOR

E.F. EXHAUST FAN (5 AIR CHANGES/HR) EXHAUST SHALL BE ENERGY STAR COMPLIANT AND SHALL BE CONTROLLED BY HUMIDISTAT (R306.1)

NOTES:

BELOW GRADE BASEMENT NOTES:

1. ALL RETAINING WALLS AND RETAINING STEM WALLS TO BE WATERPROOFED AND PROVIDED WITH DRAIN BOARD.
2. BELOW GRADE WATERPROOFING: MIRAPLY V, BY CARLISLE, LARR 25464
3. PROVIDE CEMENT CANT STRIP AT BOTTOM OF ALL RETAINING WALLS TO PROVIDE POSITIVE SLOPE AWAY FROM WALL FACE
4. PROVIDE CONTINOUS PERFORATED (PERFORATION AT BOTTOM) 4" DRAIN PIPE LOCATED MIN OF 6" BELOW SLAB ELEVATION, CONNECT TO SITE DRAINAGE SYSTEM WITH 2% MIN FLOW, DISCHARGE TO STREET OF APPROVED DEVICE. PERF DRAIN TO BE PLACED IN 1 CU FT OF GRAVEL AND WRAPPED IN FILTER FABRIC
5. GRADE FINISH SURFACE AT RETAINING WALL TO SLOPE AWAY FROM WALLS.

BUILDING CODE NOTES -GENERAL REQUIREMENTS

a. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
b. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170158) (SEPARATE PLUMBING PERMIT IS REQUIRED).
c. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306.3).
d. KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY (R306.4).
e. BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (R307.2).
f. PROVIDE ULTRA LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
g. PROVIDE 70 INCH HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTERRESISTANT MATERIALS FOR SHOWER ENCLOSURE.* (R308)
h. UNIT SKYLIGHTS SHALL BE LABELED BY A LA CITY APPROVED LABELING AGENCY. SUCH LABEL SHALL STATE THE APPROVED LABELING AGENCY NAME, PRODUCT DESIGNATION AND PERFORMANCE GRADE RATING (RESEARCH REPORT NOT REQUIRED). (R308.6.9)
i. WATER HEATER MUST BE STRAPPED TO WALL (SEC. 507.3, LAPC)
j. FOR EXISTING POOL ON SITE, PROVIDE AN ALARM FOR DOORS TO THE DWELLING THAT FORM A PART OF THE POOL ENCLOSURE. THE ALARM SHALL SOUND CONTINUOUSLY FOR A MIN. OF 30 SECONDS WHEN THE DOOR IS OPENED. IT SHALL AUTOMATICALLY RESET AND BE EQUIPPED WITH A MANUAL MEANS TO DEACTIVATE (FOR 15 SECS. MAX.) FOR A SINGLE OPENING. THE DEACTIVATION SWITCH SHALL BE AT LEAST 54" ABOVE THE FLOOR. P/BC 2008-014
k. FOR EXISTING POOL ON SITE, PROVIDE ANTI-ENTRAPMENT COVER MEETING THE CURRENT ASTM OR ASME IS REQUIRED FOR THE SUCTION OUTLETS OF THE SWIMMING POOL, TODDLER POOL AND SPA FOR SINGLE FAMILY DWELLINGS PER THE ASSEMBLY BILL (AB)NO. 2477.
l. AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325.
m. SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY, UPON THE OWNER'S APPLICATION FOR EXCEEDING ONE THOUSAND DOLLARS ($1,000). (R314.6.2)
n. WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS ($1,000), EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.1. CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT HAS OBTAINED. (R315.2)
o. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION R303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. (R303.1)
p. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE

GARAGE NOTES

1. IF A CARPORT IS PROPOSED, IT MUST BE OPEN ON AT LEAST 2 SIDES.
2. OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES ARE NOT PERMITTED (R302.5.1).
3. DOORS BETWEEN GARAGE AND THE DWELLING UNIT SHALL BE SELF-CLOSING AND SELF-LATCHING, SOLID WOOD OR SOLID OR HONEYCOMB CORE STEEL NOT LESS THAN 1 3/8 INCHES THICK, OR HAVE A MINIMUM FIRE PROTECTION RATING OF 20 MINUTES. (R302.5.1)
4. THE GARAGE SHALL BE SEPARATED FROM THE DWELLING AND ITS ATTIC AREA IN ACCORDANCE WITH TABLE R302.6 (R302.6).
5. DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND THERE SHALL BE NO OPENINGS FROM THE DUCTS INTO THE GARAGE (R302.5.2).
6. OTHER PENETRATIONS OF GARAGE/DWELLING CEILINGS AND WALLS ARE TO BE PROTECTED AS REQUIRED BY SECTION R302.11, ITEM 4 (R302.5.3).
7. GARAGE FLOOR SURFACES SHALL BE OF AN APPROVED NONCOMBUSTIBLE MATERIAL, AND THE AREA USED TO PARK VEHICLES SHALL BE SLOPED TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY (R309.1).

FIRE RESISTANCE RATED CONSTRUCTION

1. IN COMBUSTIBLE CONSTRUCTION, FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. (R302.11)
2. IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS. (R302.12)

FIRE PROTECTION

1. AN APPROVED SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM & HALLWAY OR AREA GIVING BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY. SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT. IN NEW CONSTRUCTION SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK UP AND LOW BATTERY SIGNAL. (R314)
2. AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. CARBON MONOXIDE ALARM SHALL BE PROVIDED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS. (R315)

BUILDING ENVELOPE

1. GLAZING IN THE FOLLOWING LOCATIONS SHALL BE SAFETY GLAZING CONFORMING TO THE HUMAN IMPACT LOADS OF SECTION R308.3 (SEE EXCEPTIONS) (R308.4).
   a. FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOOR ASSEMBLIES.
   b. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.
   c. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
      1) EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET.
      2) BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR.
      3) TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR.
      4) ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE GLAZING.
   d. GLAZING IN RAILINGS.
   e. GLAZING IN ENCLOSURES FOR OR WALLS FACING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.
   f. GLAZING IN WALLS AND FENCES ADJACENT TO INDOOR AND OUTDOOR SWIMMING POOLS, HOT TUBS AND SPAS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A WALKING SURFACE AND WITHIN 60 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE WATER'S EDGE.
   g. GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36 INCHES HORIZONTALLY OF A WALKING SURFACE WHEN THE SURFACE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.
   h. GLAZING ADJACENT TO STAIRWAYS WITHIN 60 INCHES HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE NOSE OF THE TREAD.
2. SKYLIGHTS AND SLOPED GLAZING SHALL COMPLY WITH SECTION R308.6.
3. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS WITH A MINIMUM FALL OF 6 INCHES WITHIN THE FIRST 10 FEET (R401.3).
4. DAMPPROOFING, WHERE REQUIRED, SHALL BE INSTALLED WITH MATERIALS AND AS REQUIRED IN SECTION R406.1.
5. VEHICULAR ACCESS DOORS SHALL COMPLY WITH SECTION R612.7.
6. BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (R319)
7. PROTECTION OF WOOD AND WOOD BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE LOCATIONS SPECIFIED PER SECTION R317.1 BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1 FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END USE. PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF AWPA U1.
8. PROVIDE ANTI-GRAFFITI FINISH WITHIN THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS. EXCEPTION: MAINTENANCE OF BUILDING APPURTENANCE IS RECORDED BY THE OWNER TO COVENANT AND AGREE WITH THE CITY OF LOS ANGELES TO REMOVE ANY GRAFFITI WITHIN 7-DAYS OF THE GRAFFITI BEING APPLIED. (6306)

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REVISIONS

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MACPHERSON RESIDENCE ADDITION

283 TRINO WAY, PACIFIC PALISADES, CA 90272

VEA ARCHITECTS

283 TRINO WAY

BASEMENT LEVEL FLOOR PLAN

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A-2.0

OF SHEETS

EXHIBIT NO. 5

Application Number

5-12-301

Project Plans

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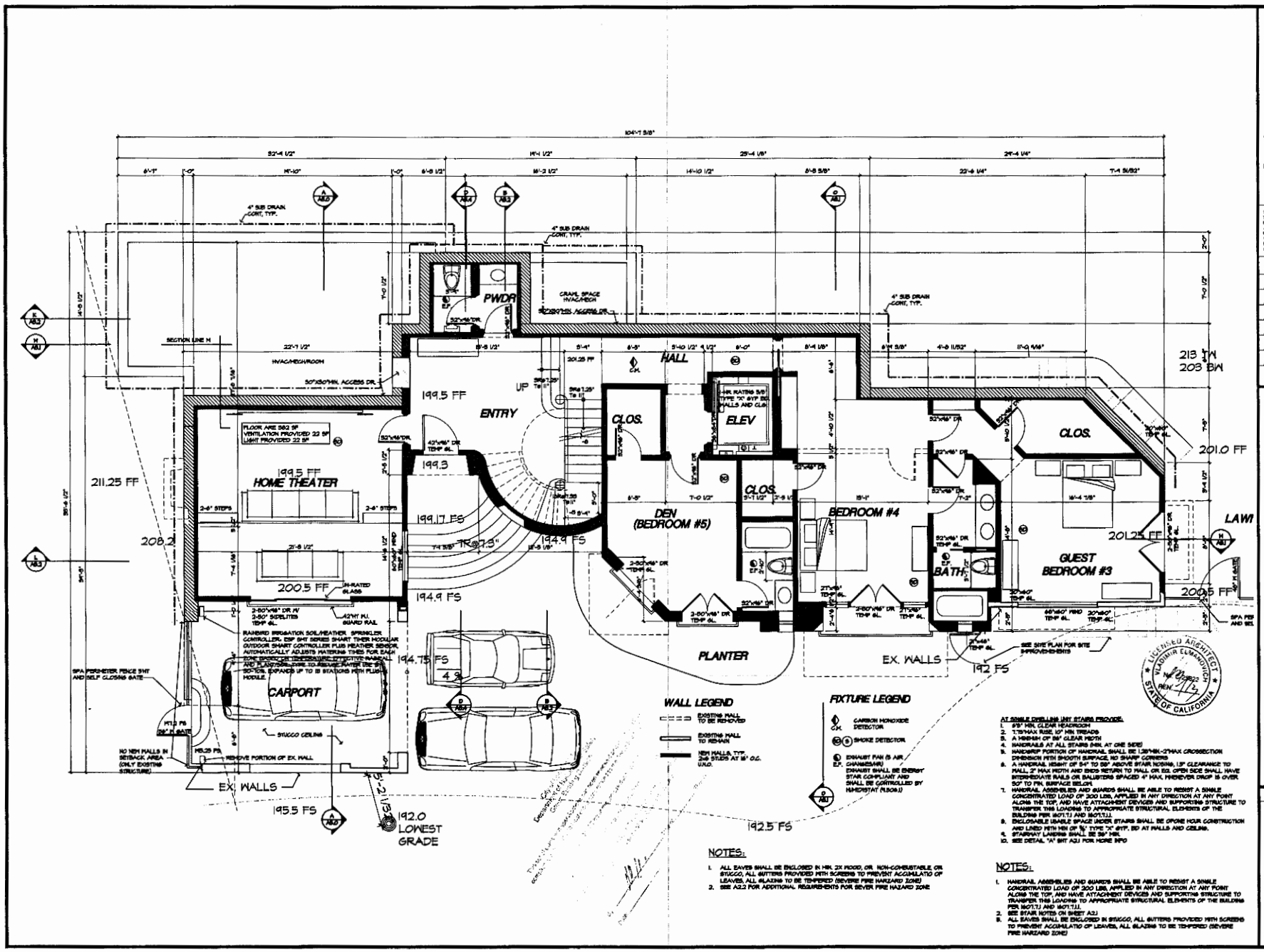
California Coastal Commission



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MACPHERSON RESIDENCE ADDITION

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283 TRINO WAY

FIRST LEVEL FLOOR PLAN

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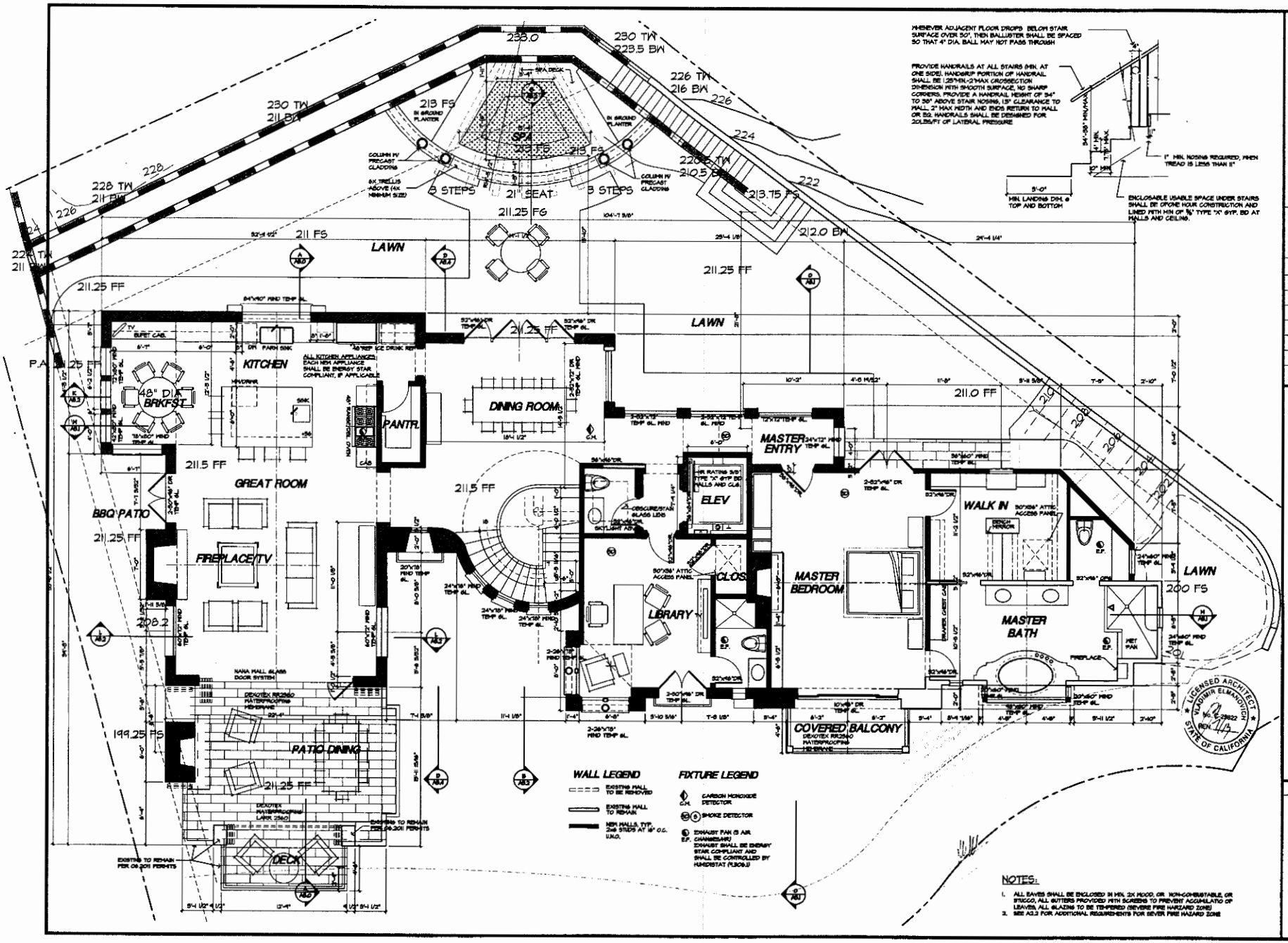

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STATE OF CALIFORNIA

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283 TRINO WAY

SECOND LEVEL FLOOR PLAN

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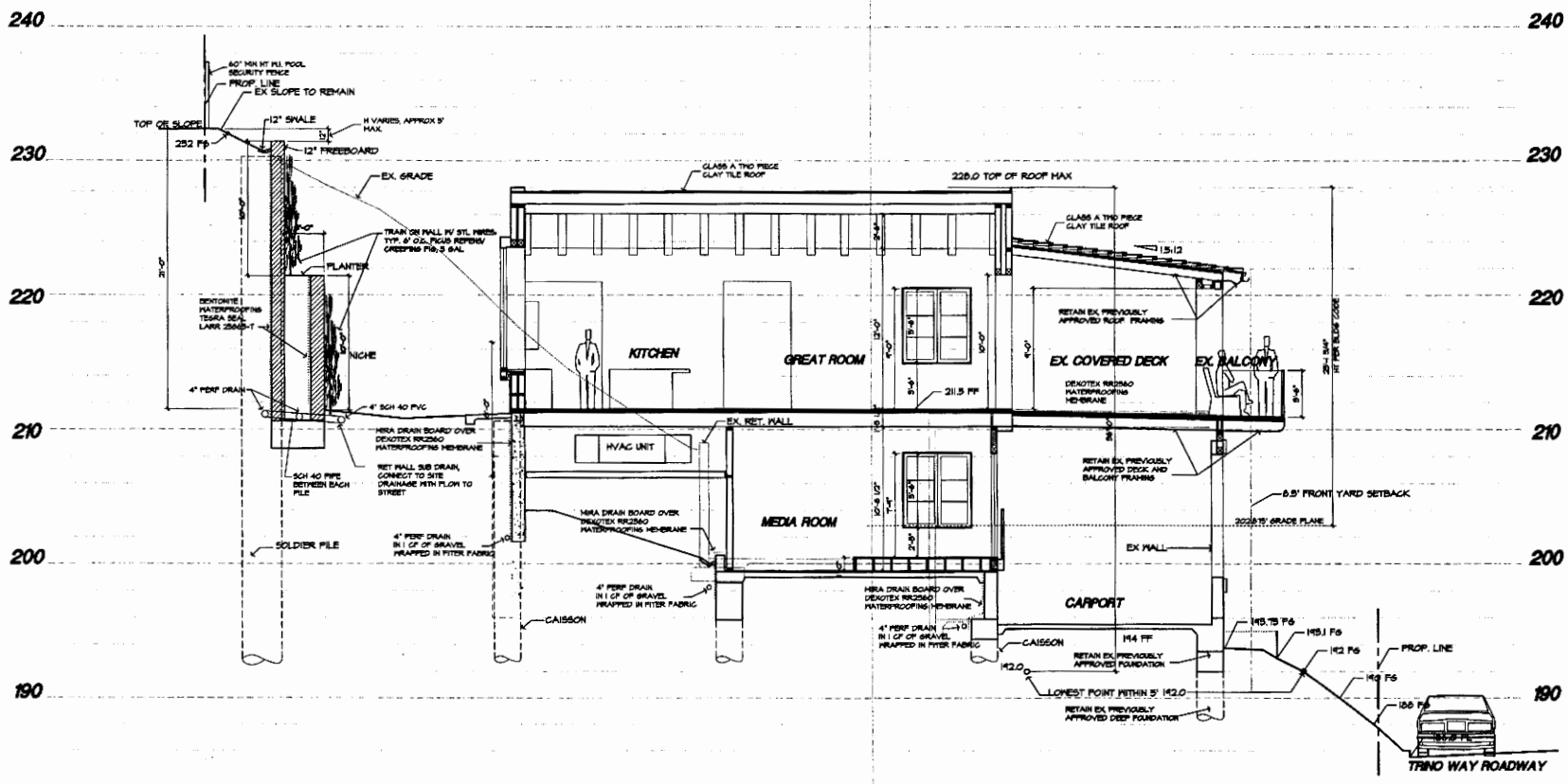

SECTION A-A

PROPOSED SITE/BUILDING SECTIONS

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

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283 TRINO WAY

PROPOSED SECTIONS
RVI SEP 11 2012

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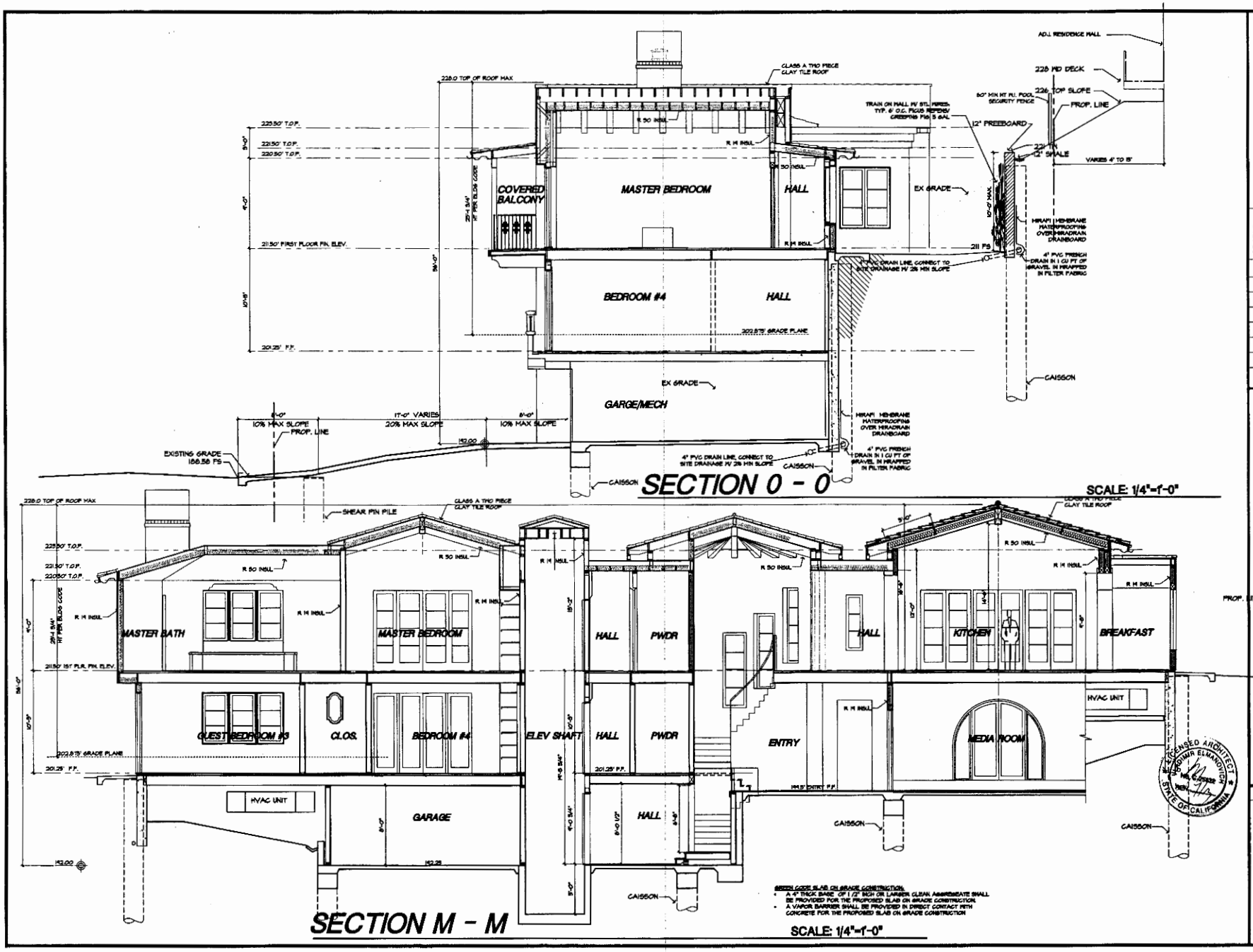

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PROPOSED SECTIONS

A-3.1

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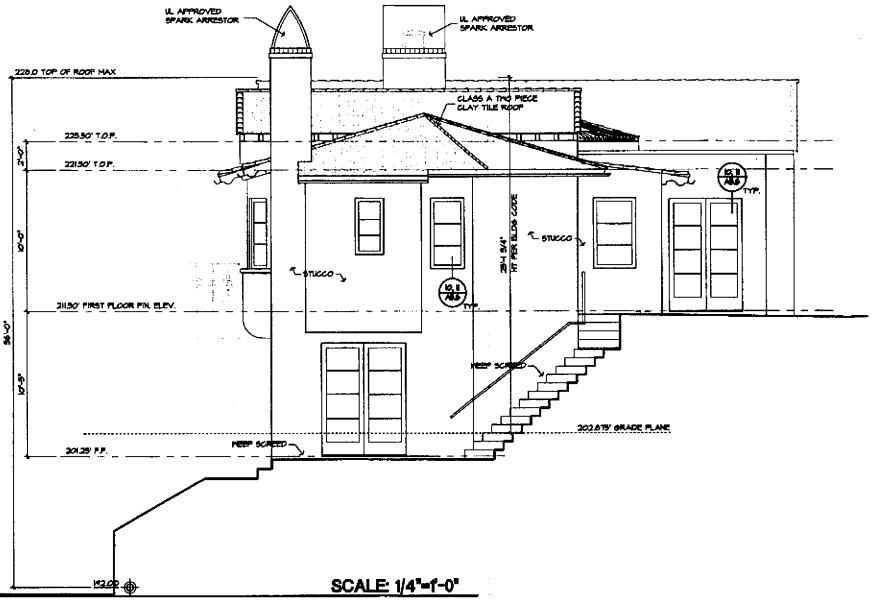
SOUTH ELEVATION

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



EAST ELEVATION

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

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PROPOSED ELEVATIONS

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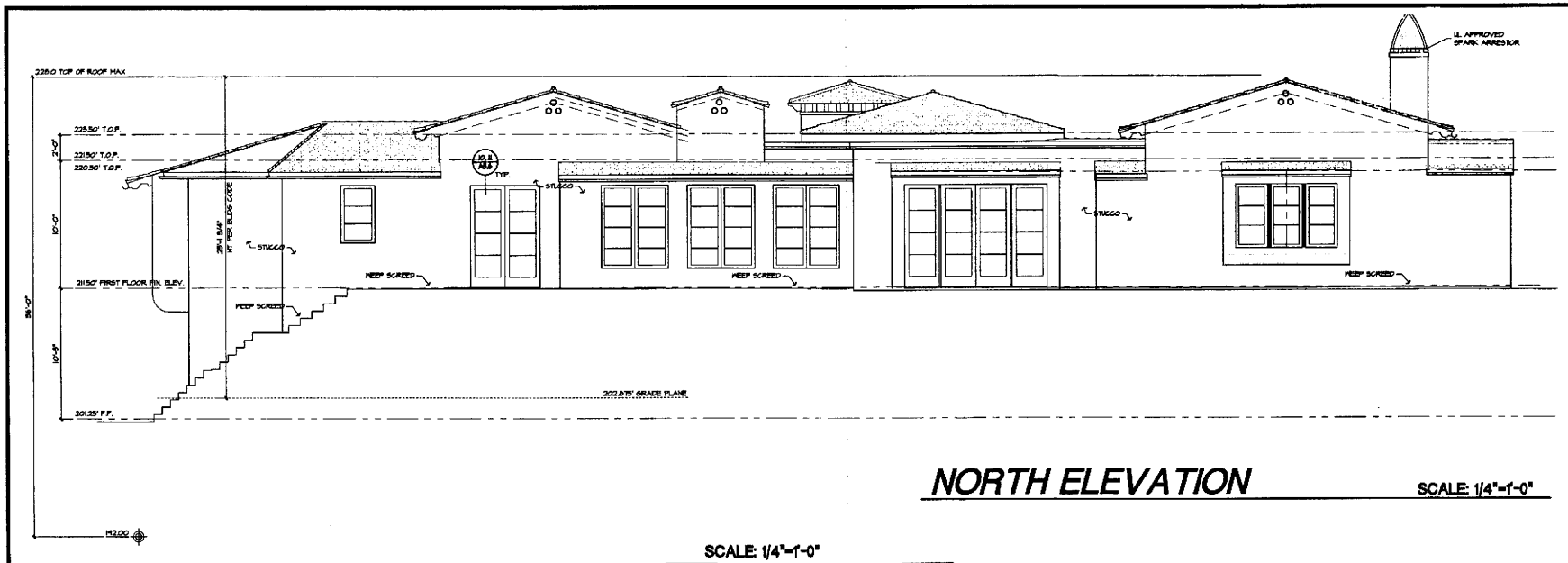
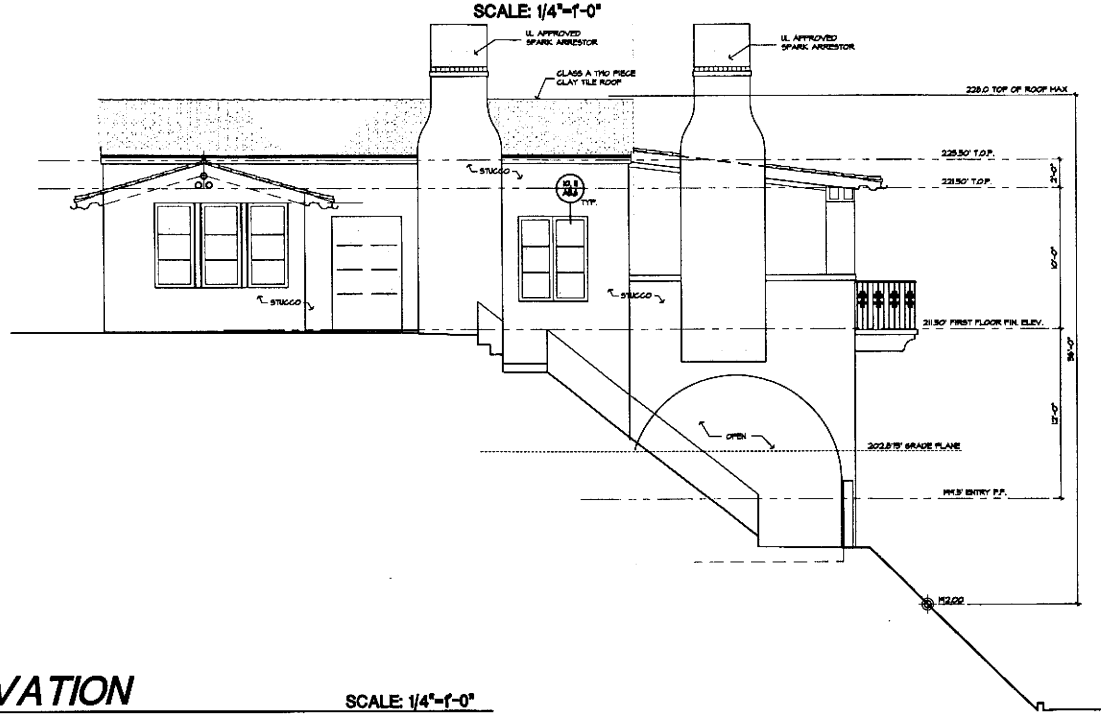


NORTH ELEVATION

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

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



WEST ELEVATION

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

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MACPHERSON RESIDENCE ADDITION

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VEA ARCHITECTS
283 TRINO WAY
SEP 11 2012

PROPOSED ELEVATIONS

A-4.1

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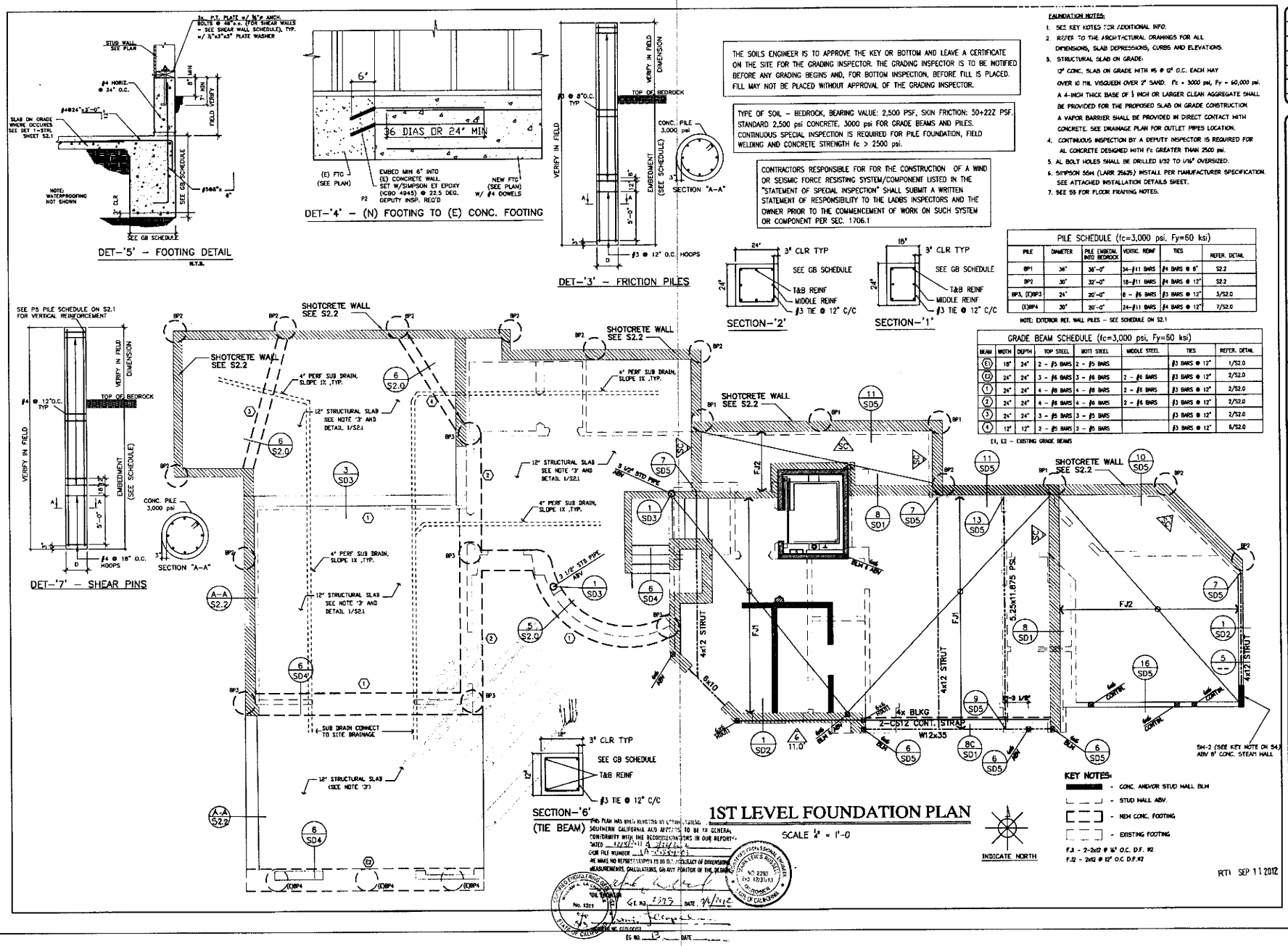


THE SOILS ENGINEER IS TO APPROVE THE KEY OR BOTTOM AND LEAVE A CERTIFICATE ON THE SITE FOR THE GRADING INSPECTOR. THE GRADING INSPECTOR IS TO BE NOTIFIED BEFORE ANY GRADING BEGINS AND, FOR BOTTOM INSPECTION, BEFORE FILL IS PLACED. FILL MAY NOT BE PLACED WITHOUT APPROVAL OF THE GRADING INSPECTOR.

TYPE OF SOIL - BEDROCK, BEARING VALUE: 2,500 PSF, SKIN FRICTION: 50+22Z PSF. STANDARD 2,500 psi CONCRETE, 3000 psi FOR GRADE BEAMS AND PILES. CONTINUOUS SPECIAL INSPECTION IS REQUIRED FOR PILE FOUNDATION, FIELD WELDING AND CONCRETE STRENGTH fc > 2500 psi.

CONTRACTORS RESPONSIBLE FOR FOR THE CONSTRUCTION OF A WIND OR SEISMIC FORCE RESISTING SYSTEM/COMPONENT LISTED IN THE "STATEMENT OF SPECIAL INSPECTION" SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE LADBS INSPECTORS AND THE OWNER PRIOR TO THE COMMENCEMENT OF WORK ON SUCH SYSTEM OR COMPONENT PER SEC. 1706.1

FAUNDATION NOTES:

1. SEE KEY NOTES FOR ADDITIONAL INFO.
2. REFER TO THE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS, SLAB DEPRESSIONS, CURBS AND ELEVATIONS.
3. STRUCTURAL SLAB ON GRADE:
   12" CONC. SLAB ON GRADE WITH #5 @ 12" O.C. EACH WAY OVER 10 MIL VISQUEEN OVER 2" SAND. f'c = 3000 psi, Fy = 60,000 psi. A 4-INCH THICK BASE OF ¾ INCH OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED FOR THE PROPOSED SLAB ON GRADE CONSTRUCTION A VAPOR BARRIER SHALL BE PROVIDED IN DIRECT CONTACT WITH CONCRETE. SEE DRAINAGE PLAN FOR OUTLET PIPES LOCATION.
4. CONTINUOUS INSPECTION BY A DEPUTY INSPECTOR IS REQUIRED FOR AL CONCRETE DESIGNED WITH f'c GREATER THAN 2500 psi.
5. AL BOLT HOLES SHALL BE DRILLED 1/32 TO 1/16" OVERSIZED.
6. SIMPSON SSM (LARR 25625) INSTALL PER MANUFACTURER SPECIFICATION. SEE ATTACHED INSTALLATION DETAILS SHEET.
7. SEE S5 FOR FLOOR FRAMING NOTES.

PILE SCHEDULE (fc=3,000 psi, Fy=60 ksi)

PILE	DIAMETER	PILE EMBEDM. INTO BEDROCK	VERTIC. REINF	TIES	REFER. DETAIL
BP1	36"	36'-0"	34-#11 BARS	#4 BARS @ 8"	S2.2
BP2	30"	32'-0"	18-#11 BARS	#4 BARS @ 12"	S2.2
BP3, (E)BP3	24"	20'-0"	8 - #6 BARS	#3 BARS @ 12"	3/S2.0
(E)BP4	30"	20'-0"	24-#11 BARS	#4 BARS @ 12"	7/S2.0

NOTE: EXTERIOR RET. WALL PILES - SEE SCHEDULE ON S2.1

GRADE BEAM SCHEDULE (fc=3,000 psi, Fy=60 ksi)

BEAM	WIDTH	DEPTH	TOP STEEL	BOTT STEEL	MIDDLE STEEL	TIES	REFER. DETAIL
G1	18"	24"	2 - #5 BARS	2 - #5 BARS		#3 BARS @ 12"	1/S2.0
G2	24"	24"	3 - #6 BARS	3 - #6 BARS	2 - #6 BARS	#3 BARS @ 12"	2/S2.0
1	24"	24"	4 - #8 BARS	4 - #8 BARS	2 - #6 BARS	#3 BARS @ 12"	2/S2.0
2	24"	24"	4 - #6 BARS	4 - #6 BARS	2 - #6 BARS	#3 BARS @ 12"	2/S2.0
3	24"	24"	3 - #5 BARS	3 - #5 BARS		#3 BARS @ 12"	2/S2.0
4	12"	12"	2 - #5 BARS	2 - #5 BARS		#3 BARS @ 12"	6/S2.0

E1, E2 - EXISTING GRADE BEAMS

REVISIONS	BY
1	

NVZ ENGINEERING
6138 AFTON PL., STE # 1, LOS ANGELES, CA 90028
Tel: 818-648-1395

MACPHERSON RESIDENCE
283 TRINO WAY, PACIFIC PALISADES, CA 90272

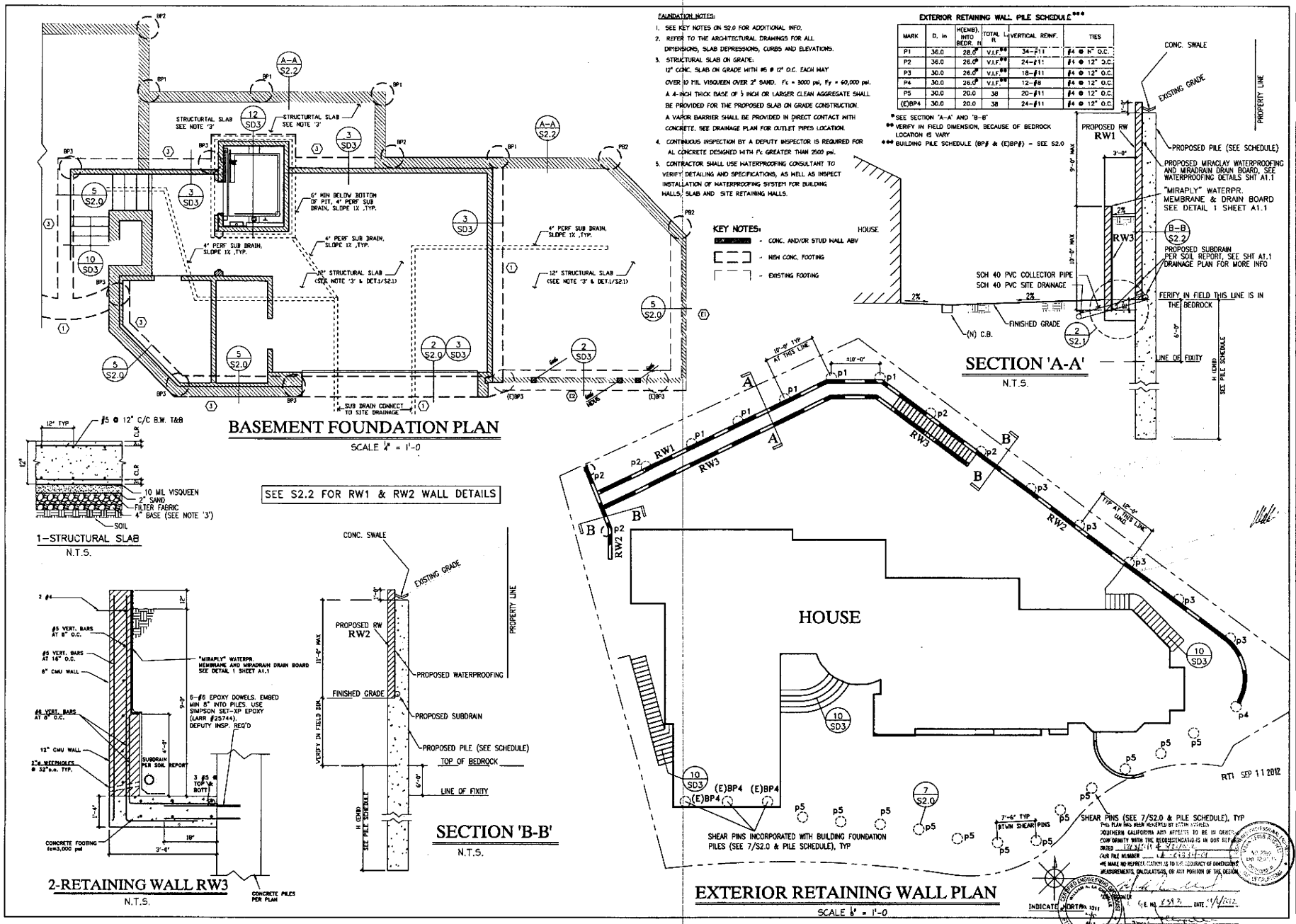
No. C35001 Exp.date: 08/13

FLOOR FRAMING PLAN

DRAWN: N.Z.
CHECKED: V.L.
DATE: 04/22/11
PLOT SCALE:
JOB NO.: 1113-11
SHEET: S2.0

RTI SEP 11 2012

8 of 9


FOUNDATION NOTES:
1. SEE KEY NOTES ON S2.0 FOR ADDITIONAL INFO.
2. REFER TO THE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS, SLAB DEPRESSIONS, CURBS AND ELEVATIONS.
3. STRUCTURAL SLAB ON GRADE: 12" CONC. SLAB ON GRADE WITH #5 @ 12" O.C. EACH WAY OVER 10 MIL VISQUEEN OVER 2" SAND. f'c = 3000 psi, Fy = 60,000 psi. A 4-INCH THICK BASE OF ¾ INCH OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED FOR THE PROPOSED SLAB ON GRADE CONSTRUCTION. A VAPOR BARRIER SHALL BE PROVIDED IN DIRECT CONTACT WITH CONCRETE. SEE DRAINAGE PLAN FOR OUTLET PIPES LOCATION.
4. CONTINUOUS INSPECTION BY A DEPUTY INSPECTOR IS REQUIRED FOR AL CONCRETE DESIGNED WITH f'c GREATER THAN 2500 psi.
5. CONTRACTOR SHALL USE WATERPROOFING CONSULTANT TO VERIFY DETAILING AND SPECIFICATIONS, AS WELL AS INSPECT INSTALLATION OF WATERPROOFING SYSTEM FOR BUILDING WALLS, SLAB AND SITE RETAINING WALLS.
KEY NOTES:
CONC. AND/OR STUD WALL ABV
NEW CONC. FOOTING
EXISTING FOOTING
HOUSE
EXTERIOR RETAINING WALL PILE SCHEDULE***
MARK | D, in | H(EMB) INTO BEDR, ft | TOTAL L, ft | VERTICAL REINF. | TIES
P1 | 36.0 | 26.0* | V.I.F.** | 36-#11 | #4 @ 8" O.C.
P2 | 36.0 | 26.0* | V.I.F.** | 24-#11 | #4 @ 12" O.C.
P3 | 30.0 | 26.0* | V.I.F.** | 18-#11 | #4 @ 12" O.C.
P4 | 30.0 | 26.0* | V.I.F.** | 12-#8 | #4 @ 12" O.C.
P5 | 30.0 | 20.0 | 38 | 20-#11 | #4 @ 12" O.C.
(E)BP4 | 30.0 | 20.0 | 38 | 24-#11 | #4 @ 12" O.C.
*SEE SECTION "A-A" AND "B-B"
**VERIFY IN FIELD DIMENSION, BECAUSE OF BEDROCK LOCATION IS VARY
***BUILDING PILE SCHEDULE (BP# & (E)BP#) - SEE S2.0
BASEMENT FOUNDATION PLAN
SCALE 1/4" = 1'-0
SEE S2.2 FOR RW1 & RW2 WALL DETAILS
SECTION 'A-A'
N.T.S.
CONC. SWALE
EXISTING GRADE
PROPERTY LINE
PROPOSED RW RW1
PROPOSED PILE (SEE SCHEDULE)
PROPOSED MIRACLAY WATERPROOFING AND MIRADRAIN DRAIN BOARD, SEE WATERPROOFING DETAILS SHT A1.1
"MIRAPLY" WATERPR. MEMBRANE & DRAIN BOARD SEE DETAIL 1 SHEET A1.1
PROPOSED SUBDRAIN PER SOIL REPORT, SEE SHT A1.1 DRAINAGE PLAN FOR MORE INFO
SCH 40 PVC COLLECTOR PIPE
SCH 40 PVC SITE DRAINAGE
FERIFY IN FIELD THIS LINE IS IN THE BEDROCK
LINE OF FIXITY
FINISHED GRADE
(N) C.B.
1-STRUCTURAL SLAB
N.T.S.
12" TYP
#5 @ 12" C/C B.W. T&B
10 MIL VISQUEEN
2" SAND
FILTER FABRIC
4" BASE (SEE NOTE '3')
SOIL
2-RETAINING WALL RW3
N.T.S.
#5 VERT. BARS AT 8" O.C.
#5 VERT. BARS AT 16" O.C.
8" CMU WALL
#4 VERT. BARS AT 8" O.C.
12" CMU WALL
2"ø WEEPHOLES @ 32"o.c. TYP.
"MIRAPLY" WATERPR. MEMBRANE AND MIRADRAIN DRAIN BOARD SEE DETAIL 1 SHEET A1.1
6-#6 EPOXY DOWELS, EMBED MIN 8" INTO PILES. USE SIMPSON SET-XP EPOXY (LARR #25744). DEPUTY INSP. REQ'D
SUBDRAIN PER SOIL REPORT
3 #5 @ TOP & BOTT
CONCRETE FOOTING f'c=3,000 psi
CONCRETE PILES PER PLAN
SECTION 'B-B'
N.T.S.
PROPOSED WATERPROOFING
PROPOSED SUBDRAIN
TOP OF BEDROCK
VERIFY IN FIELD DIM.
H (EMB) SEE PILE SCHEDULE
EXTERIOR RETAINING WALL PLAN
SCALE 1/8" = 1'-0
SHEAR PINS INCORPORATED WITH BUILDING FOUNDATION PILES (SEE 7/S2.0 & PILE SCHEDULE), TYP
SHEAR PINS (SEE 7/S2.0 & PILE SCHEDULE), TYP
RTI SEP 11 2012
REVISIONS
BY
NVZ ENGINEERING
6138 AFTON PL., STE # 1, LOS ANGELES, CA 90028
Tel: 818-648-1395
MACPHERSON RESIDENCE
283 TRINO WAY, PACIFIC PALISADES, CA 90272
No. C35001
Exp date: 09/12
RETAINING WALLS, BASEMENT PLAN
DRAWN N.Z.
CHECKED V.I.
DATE 04/22/11
PLOT SCALE
JOB NO. 11.1-11
SHEET S2.1

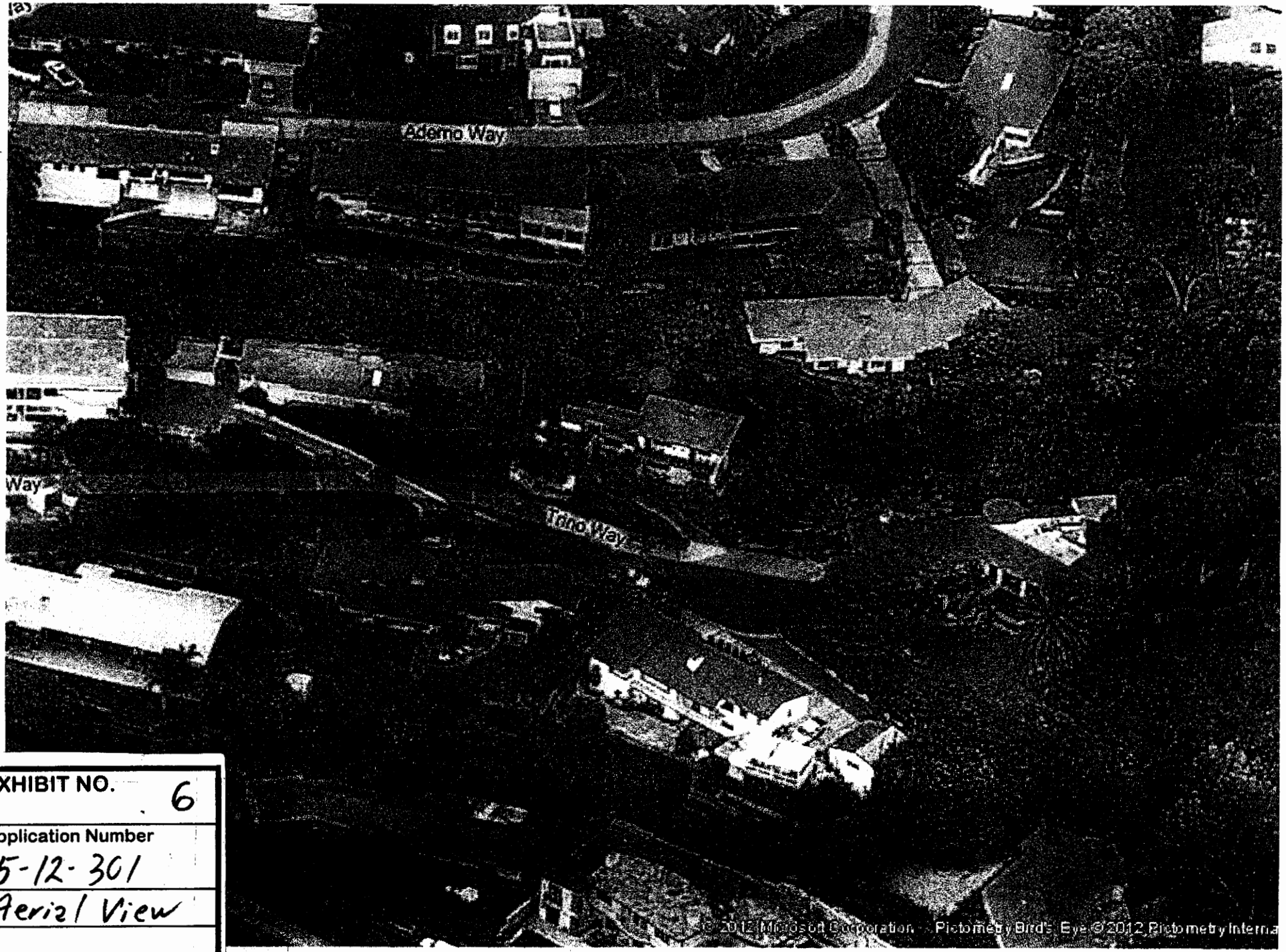


EXHIBIT NO. 6

Application Number
5-12-301

Aerial View

California Coastal Commission

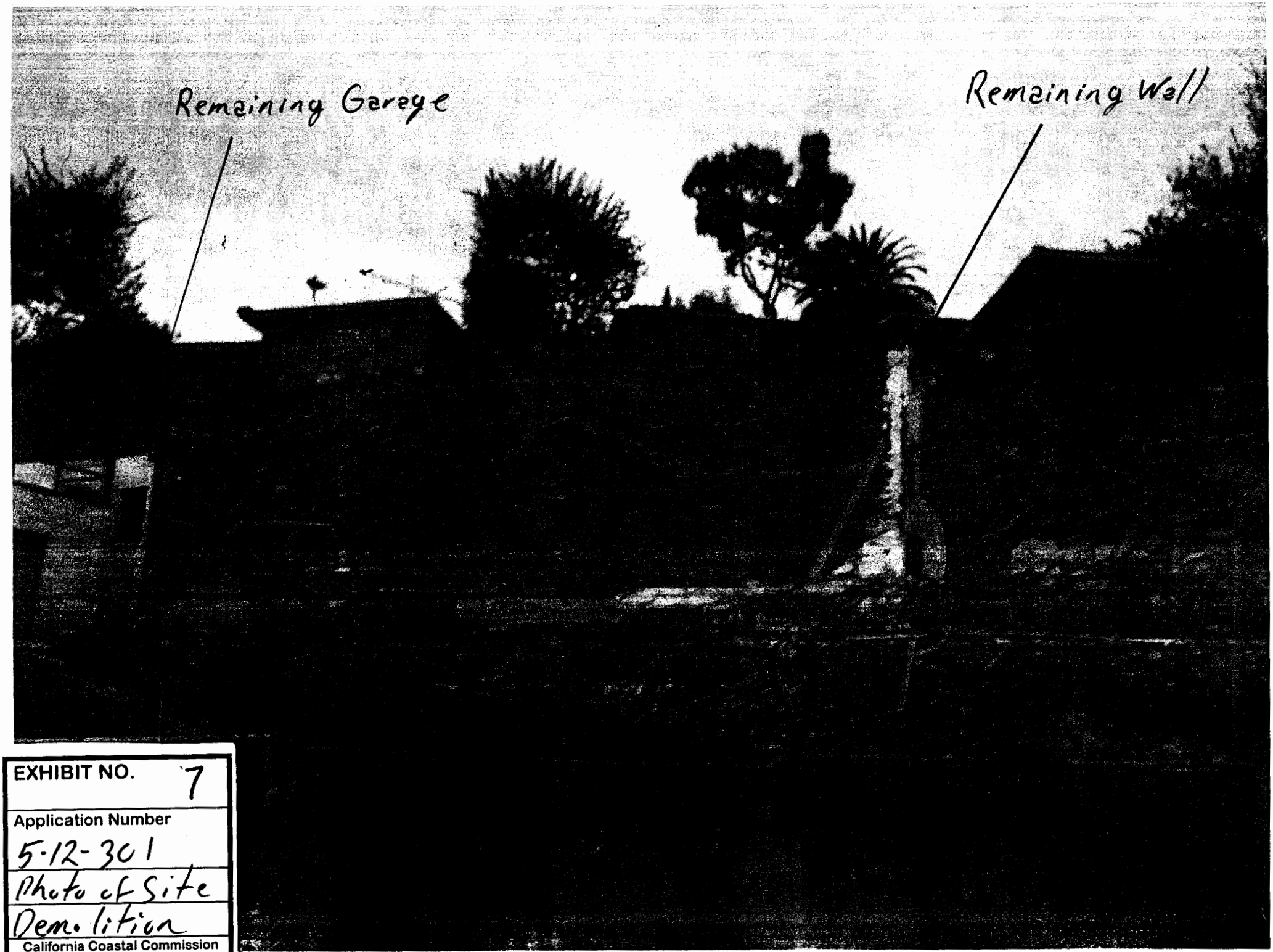


EXHIBIT NO. 7

Application Number

5-12-301

Photo of Site

Demolition

California Coastal Commission

CITY OF LOS ANGELES
CALIFORNIA

ANTONIO R. VILLARAIGOSA
MAYOR

DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

ROBERT R. "BUD" OVROM
GENERAL MANAGER

RAYMOND S. CHAN, C.E., S.E.
EXECUTIVE OFFICER

GEOLOGY AND SOILS REPORT APPROVAL LETTER

June 4, 2012

LOG # 75916-01
SOILS/GEOLOGY FILE - 2
LAN

Scott MacPherson
2716 Ocean Park Blvd., #3080
Santa Monica, CA 90405

TRACT: 10179
LOT(S): 21 (arb-2)
LOCATION: 283 N. Trino Way

CURRENT REFERENCE REPORT/LETTER(S)	REPORT No.	DATE(S) OF DOCUMENT	PREPARED BY
Geology/Soils Report	LA-01384-01	03/22/2012	Earth Systems So Cal
Soils Supplemental Report	LA-01384-01	05/23/2012	Earth Systems So Cal

PREVIOUS REFERENCE REPORT/LETTER(S)	REPORT No.	DATE(S) OF DOCUMENT	PREPARED BY
Dept. Correction Letter	75916	02/17/2012	LADBS
Geology/Soils Report	LA-01384-01	12/08/2011	Earth Systems So Cal
Dept. Approval Letter	70310-02	05/24/2011	LADBS
Geol./Soils Response Rpt.	255808	05/24/2011	Strata-Tech, Inc.
Geol./Soils Response Rpt.	255808	08/23/2010	Strata-Tech, Inc.
Geol./Soils Response Rpt.	255808	06/03/2010	Strata-Tech, Inc.
Geology/Soils Report	255808	03/16/2010	Strata-Tech, Inc.
Soils Lab Testing Report	2006-076	01/13/2009	GeoLogic Associates

The Grading Division of the Department of Building and Safety has reviewed the current 03/22/2012 and 05/23/2012 referenced reports providing recommendations for the proposed new residence additions and new retaining wall(s). The valuation of the proposed project exceeds 50 percent of the replacement value of the existing residence.

The site is located in a designated seismically induced landslide hazard zone as shown on the "Seismic Hazard Zones" map issued by the State of California. The above reports include an

acceptable seismic slope stability analysis and the Code requirements for evaluation of seismically induced landslide hazards have been satisfied.

The Department reviewed and conditionally approved the above previous referenced reports by Strata-Tech, Inc. dated May 24, 2011, August 23, 2010, June 3, 2010, and March 16, 2010, in the Department letter dated May 24, 2011 (Log #70310-02), for the proposed first- and second-story additions (458 and 284 square feet, respectively) to the existing single family residence, a 284-square foot roof cover over the existing garage roof deck and a 23-square foot addition to the existing garage. Said approval only applied to a project not exceeding 50% of the valuation of the existing residence.

Earth Systems Southern California (ESSC) notes that they have reviewed the exploration logs and laboratory data in the reports by Strata-Tech, Inc., for the purpose of comparison only, and that their work is based on their own investigation. It is noted that the scope of the current proposed project is for major additions whose valuation well exceeds 50% of the replacement value of the existing building and the scope of this project exceeds that of the previously approved reports by Strata-Tech.

The earth materials at the subsurface exploration locations consist of up to 2 to 4 feet of uncertified fill underlain by Terrace Deposits overlying Monterey Formation marine biogenic and clastic and siliceous siltstone bedrock. ESSC presented additional data demonstrating that the discontinuity described by Strata-Tech as a fault, is a steeply inclined contact feature consisting of a colluvial wedge of the terrace against a buried ancient coastal bluff surface cut into the bedrock. ESSC extended test pits to the base of the erosional terrace and did not find any continuation of a fault in their deeper boring, confirming their interpretation.

The 12/08/2011, 03/22/2012 and 05/23/2012 reports by Earth Systems Southern California are acceptable, provided the following conditions are complied with during site development:

(Note: Numbers in parenthesis ( ) refer to applicable sections of the 2011 City of LA Building Code. P/BC numbers refer the applicable Information Bulletin. Information Bulletins can be accessed on the internet at LADBS.ORG.)

1. Earth Systems Southern California is the geologist and soils engineer of record for the current proposed project discussed herein.

2. The proposed addition and remodel to the principal building on the site exceeds 50 percent of its replacement value and the entire site shall be brought up to the current Code standard (7005.9). According to the response of Comment 6 in the current report, a portion of the existing garage wall and existing southeast walls of the residence are to remain. The structural plans propose underpin these walls with new cast-in-place pier foundations supported in bedrock located adjacent to walls to allow installation with haunches beams to connect the existing wall to pier foundation. All other construction will be new and subject to current Code requirements.

3. The 12/08/2011 and 03/22/2012 reports require that a row of stabilization shear pins (soldier piles) be located along or near the street as shown on Plate II in the 03/22/2012 to provide additional support to bedding planes to provide Code required stability in the descending slope below the site (Condition 34 herein). In addition, soldier piles supporting the basement

and rear yard retaining walls are also stabilizing the slope due to the material to be cut out (Condition 36 herein).

4. The owners have filed an affidavit (# 20120853108) with the County of Los Angeles Recorders Office for the erection and maintenance of a building in an area subject to landslides or unstable soil, as required by the Department.

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

6. 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. (3307.3.2)
   1828 Sawtelle Blvd., 3rd Floor, West LA (310) 575-8388

7. 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. (7006.1)

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

9. 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. (7006.1)

10. A grading permit shall be obtained for all structural fill and retaining wall backfill. (106.1.2)

11. All new graded slopes shall be no steeper than 2:1 (7010.2 & 7011.2).

12. Any unsupported shale planes, either existing or exposed by grading, shall be supported by a designed retaining wall or buttress fill (7010.2).

13. 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. (7011.3)

14. Existing uncertified fill shall not be used for support of footings, concrete slabs or new fill. (7011.3 & 1805.1)

15. All graded, brushed or bare slopes shall be planted in conformance with Code Section 7012.

16. Drainage in conformance with the provisions of the Code shall be maintained during and subsequent to construction. (7013.12)

3/7

17. Grading shall be scheduled for completion prior to the start of the rainy season, or detailed temporary erosion control plans shall be filed in a manner satisfactory to the Grading Division of the Department and the Department of Public Works, Bureau of Engineering, B-Permit Section, for any grading work in excess of 200 cu yd. (7007.1)
1828 Sawtelle Blvd., 3rd Floor, West LA (310) 575-8625

18. All loose foundation excavation material shall be removed prior to commencement of framing. Slopes disturbed by construction activities shall be restored. (7005.3)

19. 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. (3301.1)

20. Construction of trenches or excavations which are 5 feet or deeper and into which a person is required to descend requires a permit from the State Division of Industrial Safety prior to obtaining a grading permit. (3301.1)

21. Any excavation that would remove lateral support (as defined in 3307.3.1) from a public way or adjacent property or structures, unshored excavations are not allowed and the excavation shall be shored as recommended.

22. 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. (3307.1)

23. Unsurcharged temporary excavations may be cut vertical up to 5 feet. For excavations over 5 feet, the lower 5 feet may be cut vertically and the portion of the excavation above 5 feet shall be trimmed back at a gradient not exceeding 1:1 (horizontal to vertical), as recommended.

24. Shoring shall be designed for the minimum lateral earth pressures specified in the section titled "Temporary Shoring" starting on page 18 of the 12/08/2011 report; all surcharge loads shall be included into the design.

25. The soils engineer shall review and approve the shoring and/or underpinning plans prior to issuance of the permit. (7006.1)

26. Installation of shoring, underpinning, and/or slot cutting excavations shall be performed under the inspection and approval of the soils engineer. (7008.2)

27. A shoring monitoring program shall be implemented to the satisfaction of the soils engineer.

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

4/7

29. Frictional and passive resistance of end bearing foundations may be combined, provided the passive bearing resistance does not exceed two-thirds of the allowable passive bearing.

30. Foundations adjacent to a descending slope steeper than 3:1 in gradient shall be a minimum distance of one-third the vertical height of the slope but need not exceed 40 feet measured horizontally from the foundation bottom to the face of the bedrock slope. (1808.7.2)

31. Buildings adjacent to ascending slopes shall be set back from the toe of the slope a level distance equal to one half the vertical height of the slope, but need not exceed 15 feet in accordance with Code Section 1808.7.1.

32. Pile caisson and/or isolated foundation ties are required by Code Sections 1809.13 and/or 1810.3.13. Exceptions and modification to this requirement are provided in Information Bulletin P/BC 2002-30.

33. Pile and/or caisson shafts shall be designed for a lateral load due to creep of 1000 pounds per linear foot of shaft exposed to uncertified fill, and soil over bedrock. (P/BC2008-050)

34. The row of stabilization shear pins (soldier piles) to be located along or near the street as shown on Plate II in the 03/22/2012 report, shall be designed as recommended in the response to Comment 13 in the 03/22/2012 report where pins shall be designed to support a lateral force due to an equivalent fluid pressure (EFP) of 71pcf applied in the upper 15 feet of shear pin below grade over the spacing of pins. Passive resistance shall be allowed only below the Tm_1/Tm_2 contact.

35. The Site Class per the 2008 LABC is C. Plan checker shall determine that design spectral response acceleration parameters utilized are determined in conformance with Department requirements.

36. The design of soldier piles supporting the basement and rear yard retaining walls shall be designed for the slope stabilization loads as recommended in section titled "Retaining Walls" starting on page 24 of the 12/08/2012 report, except where superceded in the 03/22/2012 report in the response to Comment 10 and as shown in the attached Plate VII, therein. Passive resisting pressure shall be allowed below the "Failure Arc for FS=1.5 w/o Mitigation" in said Plate VII.

37. Retaining walls shall be designed for the minimum lateral earth pressures specified in the section titled "Retaining Walls" starting on page 24 of the 12/08/2012 report. All surcharge loads shall be incorporated into the design.

38. The rear yard retaining walls shall be provided with a minimum freeboard of one foot, as recommended.

39. The recommended EFP for the proposed retaining wall shall apply from the top of the freeboard to the bottom of the wall footing.

40. All retaining walls shall be provided with a standard surface backdrain system and all drainage shall be conducted to the street in an acceptable manner and in a non-erosive device. (7013.11)

41. All retaining walls shall be provided with a subdrain system to prevent possible hydrostatic pressure behind the wall, as recommended. 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. (1610.1)

42. Installation of the subdrain system shall be inspected and approved by the soils engineer of record and the City grading/building inspector. (7008.2 & 108.9)

43. Basement walls and floors shall be waterproofed/dampproofed with an L.A. City approved "Below-grade" waterproofing/dampproofing material with a research report number. (1703)

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

45. All roof and pad drainage shall be conducted to the street in an acceptable manner. All concentrated drainage shall be conducted in an approved device and disposed of in a manner approved by the LADBS. (7013.10)

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

47. 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. (7008.3 & 7008.2)

48. 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. (7008.3 & 7008.2)

49. All friction pile or caisson drilling and installation shall be performed under the continuous inspection and approval of the geologist and soils engineer. The geologist shall indicate the distance that friction piles or caissons penetrated into competent bedrock in a written field memorandum, and the depth to the Tm_1/Tm_2 contact for the shear pins to be located along or near the street, and the depth to the "Failure Arc for FS=1.5 w/o Mitigation" for the soldier piles supporting the basement and rear yard retaining walls. (1808.2.2)

50. A registered grading deputy inspector approved by and responsible to the soils engineer shall be required to provide continuous inspection for the proposed underpinning and shoring. (1704.7)

51. 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

6/7

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. (108.9 & 7008.2)

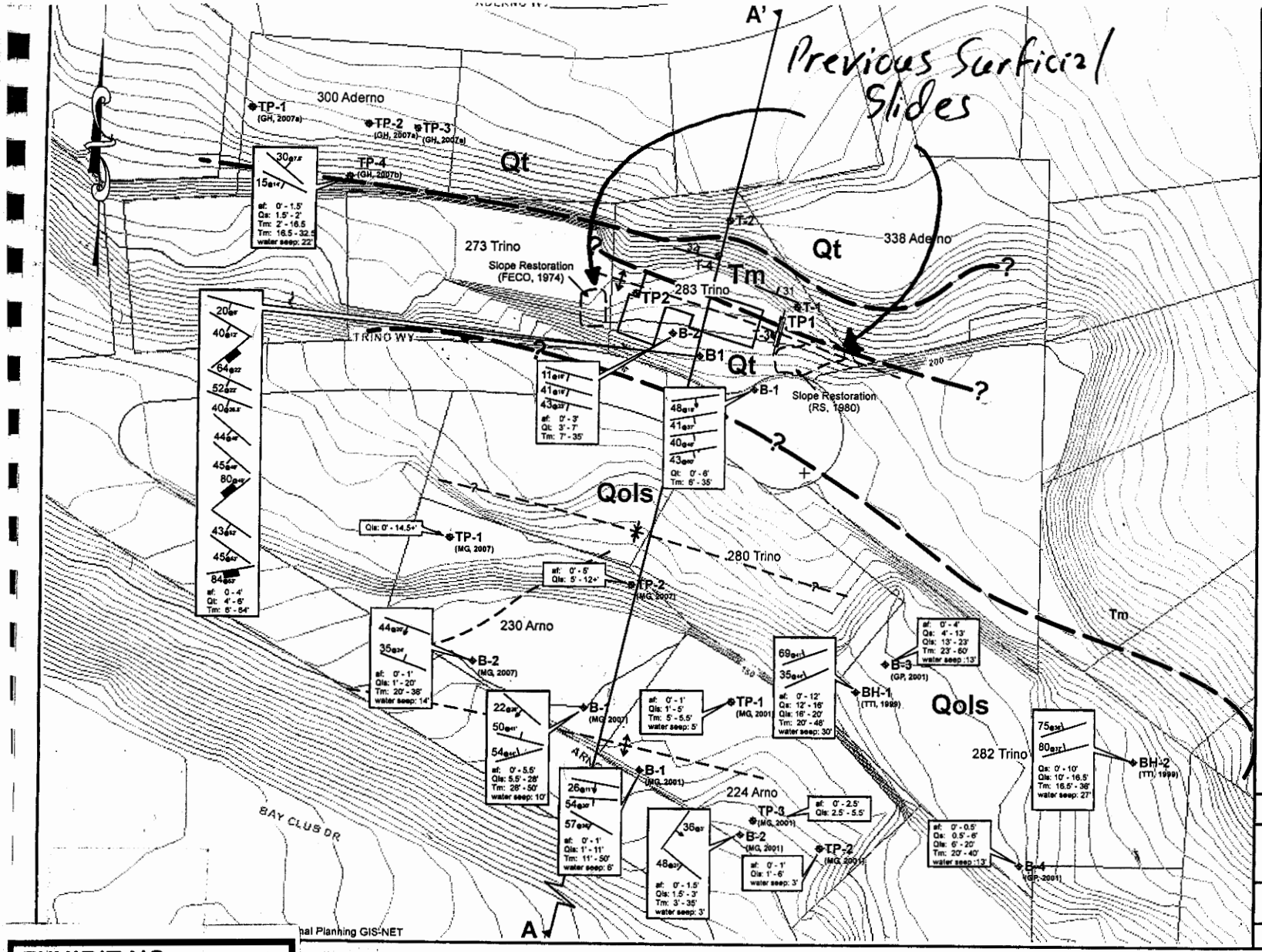
52. Prior to the placing of compacted fill, a representative of the geologist and soils engineer shall inspect and approve the bottom excavations. They shall post a notice on the job site for the City Grading Inspector and the Contractor stating that the earth materials inspected meets the conditions 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. (7011.3)

Jeffrey T. Wilson
JEFFREY T. WILSON
Engineering Geologist I

Curtis Dietz
CURTIS DIETZ
Geotechnical Engineer I

Log No. 75916-01
213-482-0480

cc: Earth Systems So Cal, Applicant & Project Consultant
WLA District Office



LEGEND

Qols	ANCIENT LANDSLIDE
Qt	QUATERNARY TERRACE
Tm	MODELO FORMATION
40	STRIKE AND DIP OF BEDDING
64	STRIKE AND DIP OF JOINT
26	STRIKE AND DIP OF SLIDE PLANE
	APPROXIMATE GEOLOGIC CONTACT
	APPROXIMATE TRACE OF ANTICLINE AXIS
A — A'	LOCATION OF GEOLOGIC CROSS SECTION
B1	APPROXIMATE BORING LOCATION (ESSC, 2011)
TP2	APPROXIMATE TEST PIT LOCATION (ESSC, 2011)
T-4	APPROXIMATE BORING LOCATION (STI, 2008)
B-2	APPROXIMATE TEST PIT LOCATION (STI, 2008)
B-2 (MG, 2007)	APPROXIMATE LOCATION OF OFF SITE EXPLORATION WITH REFERENCE IN PARENTHASIS

APPROXIMATE SCALE
1 inch = 50 feet

25 0 25 50 100

Plate IV

SITE GEOLOGIC MAP

PROPOSED RESIDENTIAL ADDITIONS
283 TRINO WAY
PACIFIC PALISADES, CALIFORNIA

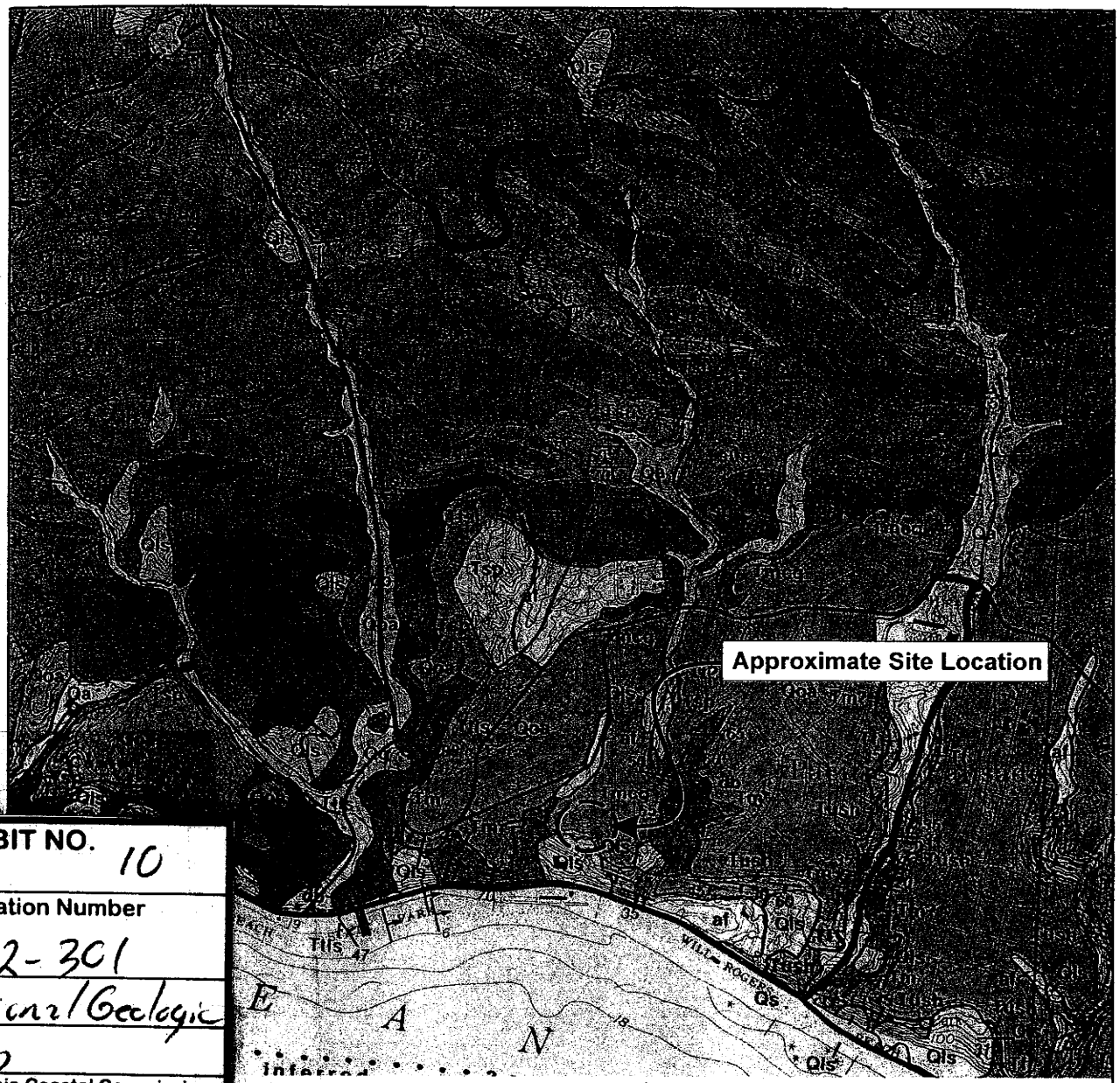
Earth Systems
Southern California

12/08/2011 | LA-01384-01

EXHIBIT NO. 9

Application Number
5-12-301
Geologic Map

California Coastal Commission



Maps, Topanga and Canoga Park (South 1/2) Quadrangle, DF-35, 1992.

EXHIBIT NO. 10

Application Number 5-12-301

Regional Geologic Map

California Coastal Commission

LEGEND

Quaternary

- af Artificial fill
- Qls Landslide debris
- Qg Stream Deposits
- Qa Alluvium
- Qoa Older Alluvium

Tertiary

- Tf Fernando Formation silty claystone
- Tush Unnamed shale
- Tm Monterey Formation siliceous shale
- Tmcg Monterey Formation conglomerate
- db intrusive diabase and basalt
- Tsu Santa Susana Formation clay-, silt-, and sandstone

Cretaceous

- Ku Unnamed strata undivided brecciated rock

Geologic contact

Fault

25 Bedding Attitude

20 Approximate Bedding

N

0 ft. ~ 1,000 ft. ~ 2,000 ft.

Plate II

REGIONAL GEOLOGIC MAP

PROPOSED RESIDENTIAL ADDITIONS
283 TRINO WAY
PACIFIC PALISADES, CALIFORNIA

Earth Systems
Southern California

12/08/2011 | LA-01384-01

California Coastal Commission

November 5, 2012

RE: CONSTRUCTION OF A LARGE DEVELOPMENT PROJECT on 283 TRINO WAY 'IN AN AREA SUBJECT TO LANDSLIDING AND UNSTABLE SOILS'

per affidavits requested by LADBS #20120853108 dated 6-07-12 and #20110722369 dated 5-24-11

Dear Commission:

We are five property owners, directly above and adjacent to this large development project that is currently under construction in Pacific Palisades, California. Other concerned home-owners in the immediate neighborhood have also joined us (as signatories) in the following appeal.

We are duly concerned that the development activities of the owner/developer and his team appear to be threatening the structural integrity of our homes - which sit at the edge of a hillside along the bluffs of the Pacific Coast Highway and directly above or adjacent to the development project.

A few relevant facts:

1. On October 15, 2012, the California Coastal Commission ("CCC") notified developer/owner Scott MacPherson that his 283 Trino project was in violation of the California Coastal Act and that all work must cease. We demand that all work must continue to cease at 283 Trino Way, including, but not limited to, any grading and/or any construction of new retaining walls, until all concerned parties have had the opportunity to review the appropriate technical and legal method for proceeding with said construction on this "unstable soil, prone to landslides" (see attached affidavits).
2. Developer has drilled and filled the respective deep holes with re-bar and concrete amounting to about 8 piles on East property line, about 6 piles on north property line and more than 10 piles at south property line at street (verification pictures upon request). As the original plot plan depicts, the rubble retaining wall at top of slope, the 80' x 5' retaining wall that was permitted in 1963 which is at toe of rear 25' slope and another 10' retaining wall at south property line at street front, all still remain in place and therefore the current slope condition can and should be mitigated with site plastic and a temporary buttress and drainage system should be installed, as is often done along the Pacific Coast Bluffs, until all appropriate plans and procedures are in place and

adjacent neighbors and surrounding neighbors have been properly notified, appropriate CCC public hearings taken place, and the enough time for the adjacent. Homeowners to have their experts' review comments.

3. Since the commencement of construction in mid-September, we have attempted to obtain from the owner/developer the detailed project grading plans, structural plans and appurtenant soils reports, so that third-party consultants can review them and make any necessary comments on our behalf. For reasons we cannot understand, neither the owner/developer, nor the Los Angeles Department of Building and Safety ("LABDS") has been willing to provide us with a copy of these public plans and/or reports.

4. On October 23, 2012, an Order to Comply was posted on the job site by LADBS requiring that all construction-work cease immediately.

5. For the subsequent three days following the issuance of the LADBS Order to Comply, the contractor and his team continued their demolition and construction activities, including the removal of at least 25, 10-yard truckloads of soil demolishing the deep foundations and lowering the pad at the bottom of the slope, directly under our home-sites.

In response to our queries, the developer/owner, Scott MacPherson, has recently submitted another application to CCC for expedited approval. Owner's apparent reasoning behind this most recent application and his request to immediately resume construction is that the CCC had previously granted him a de minimus waiver that he submitted in 2011 to which we, once again bring to your attention, that Owner's December 2011 application omitted the geological issues and the demolition of the project, and failed to give neighbors proper notification among other irregularities.

In view of the foregoing, and considering the scope of this development project between the top of bluff and the Pacific Ocean, we respectfully request that Mr. MacPherson's application for an expedited administrative approval not be granted; and that, rather, he submit for a California Coastal permit allowing all neighbors a full and open public-hearing to allow our community appropriate notification and to allow our experts ample time to fully examine the developer's grading and structural plans and all other relevant plans and reports.

Further, we believe that currently unstable site-conditions - which are a direct result of the developer's construction activities - should not be the basis for allowing work to proceed on this site; and that this condition can and should be mitigated with a temporary buttress and drainage system and site plastic until all immediately impacted parties are reasonably satisfied that this development project is proceeding in a safe and

compliant manner, and not threatening the current and future structural stability of our homes and the safety of our families.

We believe that this matter requires your immediate careful review and consideration before any further permission to proceed is granted .

Respectfully,

Callan Atwood

The concerned neighborhood,

Martin J. Murphy

338 Ademo Way
Pacific Palisades, CA 90272-3344
Telephone: (310) 922-3709
Facsimile: (310) 454-8919
Email: martin.m@roadrunner.com

EXHIBIT NO. 12
Application Number
5-12-301
Letter from
Martin Murphy
California Coastal Commission

October 22, 2012

Via Fax to (562) 590-5084
And by hand delivery

Dr. Charles Lester, Executive Director
Mr. John (Jack) Ainsworth, Senior Deputy
California Coastal Commission
200Oceangate, 10th Floor
Long Beach, CA 90802-4416

cc

Re: 283 N. Trino Way, Pacific Palisades required a Coastal Development Permit

Dear Dr. Lester and Mr. Ainsworth,

Please require a Coastal Development Permits for the construction of 5,100 or more square feet on a steeply sloped hillside lot of about 7,650 square feet at 283 N. Trino Way, Pacific Palisades. This coastal development is in an area of high geologic risk that is close to and can be seen from the Will Rogers State Beach. A Coastal Development Permit application would provide notice and an opportunity for the public to be heard before irreparable damage occurs to neighborhood.

1. 283 Trino Way is in an unstable geologic area subject to seismic risk

The development at 283 Trino Way is within an area mapped by John T. McGill as part of a large prehistoric landslide. *See The 1989 Geologic Maps of the Pacific Palisades area, Los Angeles, California, by John T. McGill*, published by the U.S. Geological Survey. In addition, an October 9, 2012 review by Donald B. Kowalewsky, Certified Engineering Geologist, of the December 8, 2011 preliminary geotechnical engineering report by Earth Systems So Cal noted that the geometry fits with the older slide boundary mapped by McGill through the property.

More recently, the slope at 283 Trino Way had to be repaired twice, about 1963 and again, about 1978. In 1978, following heavy rains, soil slumped from 283 Trino Way to the street. Attached is a photograph taken about February 1978 that shows the soil slump in relation to the then-existing two story house.

Recently, about October 4, 2012, a drill hole on or adjacent to the 1978 soil slump collapsed. This may be seen on the attached photographs. As can be seen from the photographs, the surface soil is dry but the subsurface soil is damp. Consequently, it appears that the drill hole collapse may have resulted from a combination of the unstable soil condition and ground water in the hole. The collapse of the drill hole is the kind of problem that should be reported to the California Coastal Commission along with a subsurface geology report and a remedial recommendation by a soils engineer.

Unfortunately, drilled caissons collapsed nearby in 1978 during the repair to a slide from the lower portion of my property to Trino Way. After the slide, soils engineer, Ralph Stone and Company, Inc., initially recommended that we construct a retaining wall using drilled and belled caissons to support the structure. Accordingly, the contractor drilled ten borings. Similar to what occurred at 283 Trino Way today, in 1978, at least one of the borings partially collapsed.

Engineering geologist John Merrill inspected the borings and collapse. He found that eight of the borings contained water that ranged from a few inches to as much as six feet deep. Mr. Merrill recommended that the soils engineer redesign the retaining wall and use of friction piles as opposed to caissons. Mr. Merrill advised that caissons are likely to cave and prove difficult to maintain until

concrete can be poured. Consequently, the contractor removed the debris, pumped out the water, and filled the caissons with steel and concrete.

The soils engineer designed a new wall using nine friction piles with 50 foot steel beams. In 1979, a drilling rig drilled nine new holes into bedrock and the contractor inserted circular steel casing into the holes to prevent collapse of the hole. A crane lifted the 50' steel beam into the hole and concrete pumper pumped concrete into each hole. In order to avoid another collapse, several large pieces of equipment had to be on Trino Way at the same time. This included a drilling rig, crane, concrete truck, concrete pump, and other heavy equipment.

The collapse on October 4, 2012, in dry weather of the hole drilled near my retaining wall, reflects the extraordinary geological risks of construction on this site. The California Coastal Commission should require adequate bore holes to be drilled to explore the subsurface geology, particularly at the top of the slope.

In addition to the geological issues at 283 Trino Way, other slides have occurred along Trino Way. Slide debris partially blocked Trino Way, probably during extremely heavy rains of late February and early March 1938. *See The Pacific Palisades Area Report on Landslide Study prepared by the U.S. Army Corps of Engineers in cooperation with the U.S. Department of the Interior Geological Survey*, September 1976, Appendix 1, page 47. The 1938 slope failures on Trino Way described in *The Pacific Palisades Area Report on Landslide Study* are also evident in 1938 and 1940 aerial photographs. City records also reflect grading inspection for slope repair at 273 Trino Way about 1973.

2. The Permit Application and Geology Report Should Address Seismic Risk

The proposed construction is within a few miles of the Malibu Coastal Fault. The geology report should address the ability of any proposed retaining wall to withstand an earthquake. In particular, the report should address the risk of soil liquefaction and slope failure in an earthquake.

This is of particular concern because of the steep slope from top to bottom of the hillside at 283 Trino Way. The elevation drops steeply from 228 feet above sea level at the north west corner, nearest the Tuchyner residence, to 187 feet above sea level at the south west corner on Trino Way, a drop of 41 feet over a distance of 78.32 feet.

3. Adequate Off-Street Parking Should be required because 283 Trino Way is close to and visible from the Will Rogers State Beach

The construction site at 283 Trino Way is located near and is visible from the Will Rogers State Beach. Street parking is limited. Patrons of the adjacent Bel Air Bay Club park on the adjoining streets and sometimes in the Will Rogers State Beach parking lot. Public parking is very limited for those who may want to walk through the upper Bel Air Bay Club property to Pacific Coast Highway and the Will Rogers State Beach. Trino Way is a relatively narrow hillside street, 26 feet wide, from lot to lot.

The permit application contains varying and inconsistent information as to the scale of the proposed construction and the size of the lot. An application for a Coastal Development Permit would allow the applicant to provide accurate information. Nonetheless, it appears that the proposed construction is at least 5,100, perhaps as much as 5,900 square feet on a lot of about 7,650 square feet. An application received by the California Coastal Commission on December 23, 2011nstates that the lot area for 283 Trino Way is 9,757.4 square feet. But the dimensions of the lot, unchanged for more than fifty years, are 78.32 x 64 x 123 x 135 feet and one part of the application included a portion of my property.

4. Open Hillside Space Should be Preserved to Protect Coastal Wildlife

Deer, coyotes, raccoons, opossums, birds and other wildlife populate this coastal area. Deer have jumped the fence between my property and the adjacent hillside at 283 Trino Way. Early in the morning, I have observed deer near the intersection of Trino and Arno Way The applicant proposes to

cover the hillside with caissons, concrete retaining walls, a pool or spa, and an enormous mansion. This will destroy the wildlife habitat on this site.

Please require the applicant to submit an application for a Coastal Development Permit to provide sufficient time to review this before the coastal habitat is destroyed.

Sincerely,

Martin J. Murphy

Martin J. Murphy
Martin.m@roadrunner.com
Fax (310) 454-8919
Mobile: (310) 922-3709

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[i] The California Coastal Commission noted in an October 15, 2012 letter that Mr. Scott Macpherson, 283 Trino Way, had inaccurately stated in an application for a waiver that no demolition of the existing residence would occur. These and other inaccuracies, such as the actual size of the lot, make it difficult for the public to comment because the application is inaccurate. An application for a Coastal Development Permit would allow Mr. Macpherson time to prepare accurate information and modify his proposal to mitigate damage to this California coastal hillside.

further Signatures
per attachments (3.

3/11

MM

Gary L. Spivack
350 Aderno Way
Pacific Palisades, CA 90272

Lili Eichler
201 Aderno Way
Pacific Palisades
CA 90272

Emma Spivack
350 Aderno way
Pacific Palisades, CA, 90272

Zohreh Bahmani
282 Trino Way
Pacific Palisades CA 90272

Faizin Khalkhali
282 Trino Way.
Pacific Palisades ca 90272

Henry Ullerich
347 Aderno Way
Pacific Palisades
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Joanna Thorell
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Pac Pal, CA 90272
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John M. Eichler
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Kimbr L. Eichler
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Janet Krusi
360 Aderno Way
Pacific Palisades, Ca 90272

Alan Krusi
360 Aderno Way
Pacific Palisades, Ca 907—

Jake Spivack
350 Aderno Way
Pacific Palisades, CA 90272

Jill Spivack
350 Aderno Way
Pacific Palisades, CA 90272

5/11

5

(2)

Will Eichler

201 Aderno Way
Pacific Palisades
CA 90272

Wendy Winderbank

WENDY WINDERBANK
301 ADERNO WAY
PACIFIC PALISADES, CA 90272

J.R. Winderbank

J.R. WINDERBANK
AS ABOVE

Lia Renee

LIA RENEE
334 Aderno Way
Pacific Palisades, Ca. 90272

Rick Memsic

RICK MEMSIC
334 ADERNO WAY
PACIFIC PALISADES, CA 90272

Hector Ortega

HECTOR ORTEGA
342 ADERNO WAY
PACIFIC PALISADES CA.
90272

Harold Tuchyner

Paulette Tuchyner

Harold & Paulette Tuchyner
334 Aderno Way
Pacific Palisades, Ca 9027[illegible]
6/11 (

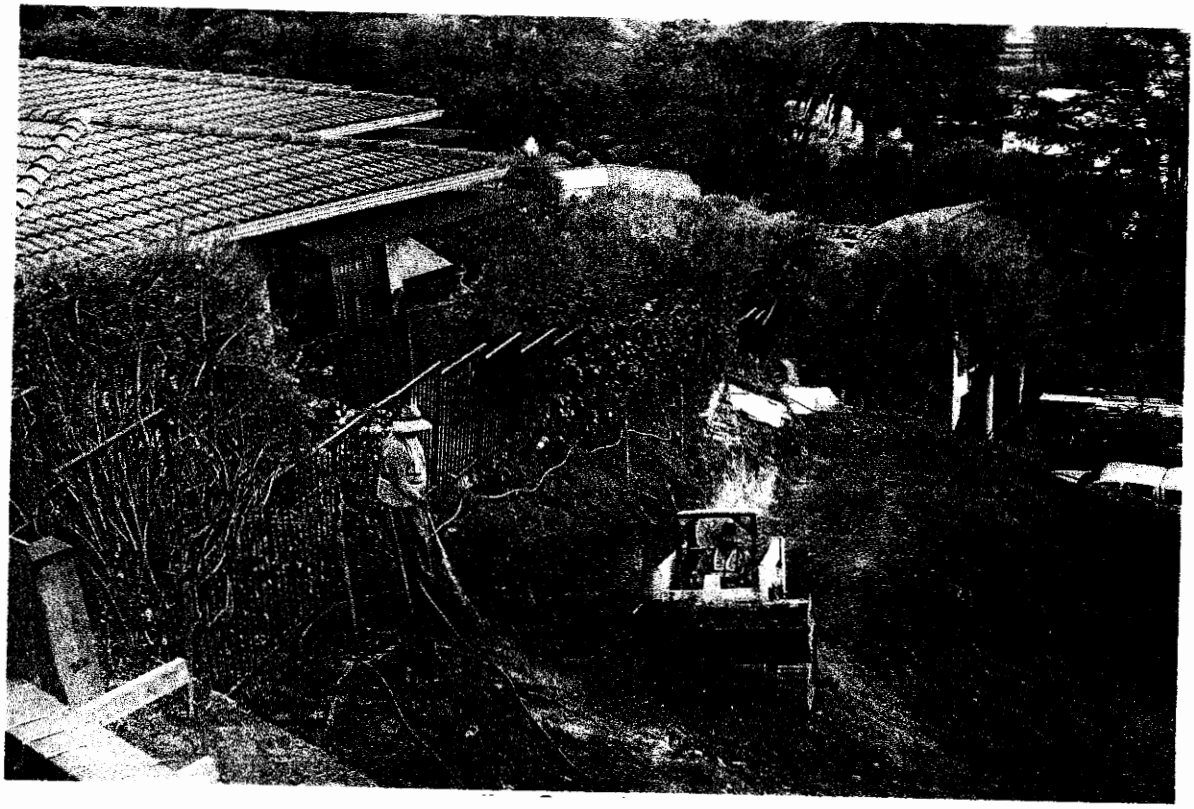
BEFORE

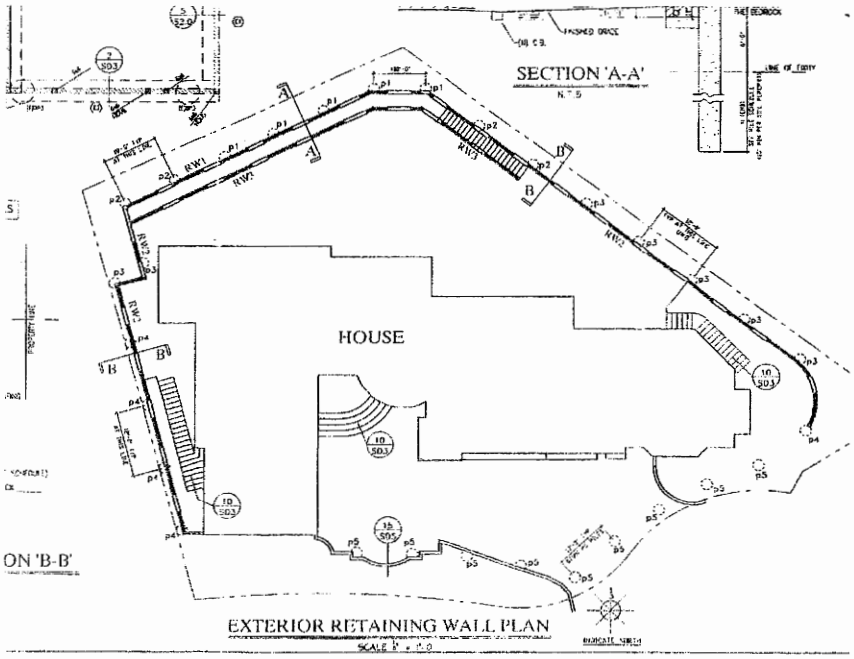
283 TRINO WAY

AFTER

283 TRINO WAY - Application Comments 10-23

7/11 Tel





No CAISSONS / PILES FOR POOL

8/11

In 1978, following heavy rains, soil slumped from 283 Trino Way to the street. Attached is a photograph taken about February 1978 that shows the soil slump in relation to the then-existing two story house.

9/11

Fairchild Aerial Photography Collection

Flight C-5139, Frame 22

4/27/1938

1" = 200'

10/11

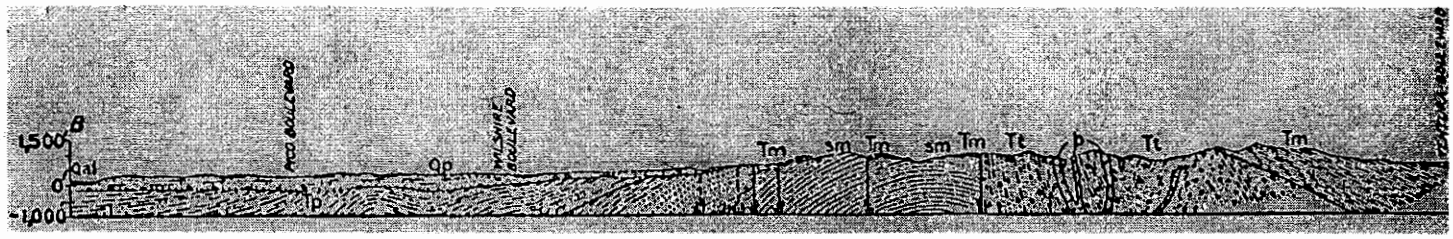
Fairchild Aerial Photography Collection

Flight C-6330, Frame 63

3/5/1940

1" = 272'

11/11



Donald B. Kowalewsky
ENVIRONMENTAL &.
ENGINEERING GEOLOGY

November 4, 2012

SUBJECT: Geologic comments regarding 283 Trino Way, Pacific Palisades, California

The following comments are based on my review of available geologic reports, permit documents and regional geologic maps.

Review of "Preliminary geotechnical engineering report" Earth Systems Southern California (ESSC), 12/8/11:

1. The unconformity in the ESSC test pit TP-1 does not correspond to the shear plane in Strata Tech's test pit TP-3 because ESSC has a transition from bedrock to terrace deposits and Strata Tech has bedrock on both sides. At the same location as the contact in the ESSC test pit and the fault in the Strata Tech test pit, the US Geological Survey map (McGill, 1989), provided herein as Figure 1, shows the head scarp of an older landslide. Neither ESSC nor Strata Tech discuss or provide sufficient information to discount an ancient slide plane?

2. Strata Tech's boring B-2 has poorer quality earth materials above 16', adversely dipping strata of 11° at 15' an abrupt change in dip angle at 16'. Neither ESSC nor Strata Tech considered this information although it is consistent with an ancient slide plane.

3. Strata Tech also indicated a clay gouge at 18' with 48° S dip. This is also consistent with the head scarp of a landslide as mapped by McGill but was not considered in either the ESSC nor Strata Tech reports.

4. ESSC B-1 shows abundant roots along a contact at 8'; they state: the rock is "no longer indurated" at about 18'; softer clay rich at 20'; 4" clay at 26', 40° S dip very hard at 28'. All of these conditions are very suggestive of potential failure surfaces consistent with the landslide as mapped by McGill.

oad
265

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It appears that the contact/fault in item 1 above combined with the poor quality earth materials in both Strata Tech (Items 2 and 3) and the poor quality materials and roots in the ESSC borings (Item 4) especially the transition between softer and harder earth materials could represent a slide plane. This geometry fits with the older slide boundary mapped by McGill through the property. It appears that both Strata Tech and ESSC misinterpreted their data.

5. The ESSC report mis-mapped the landslide that was reported by Ralph Stone in 1978 and did not map or even address the landslide on 283 Trino Way mapped by Pacific Soils in 1962.

6. The 1962 landslide involved much of the upper slope where the soldier piles are proposed, but the ESSC report did reference that landslide and therefore did not consider that older landslide in their design. Obviously they mis-represented the geologic history of the property to the City and Coastal Commission.

Review of ESSC Addendum report dated 3/22/12:

1. Cross-section A-A' does not properly depict the relationship of bedrock and terrace deposits (as compared to the geologic map). The cross-section shows terrace deposits terminating 3 feet south of the northerly property line along a nearly horizontal contact at elevation 229. The geologic map shows terrace deposits 24 feet south of the property line and at an elevation of 220.

12. Based on the geologic map, many of the proposed soldier piles will penetrate terrace deposits before encountering bedrock. Geologic cross-section A-A' indicates piles will not encounter terrace deposits. Terrace deposits may not be capable of bridging the 10' to 12' distance between the soldier piles until the wall is completed. This condition places the residence at 334 Aderno at risk.

Retaining Wall plan discrepancies:

Retaining wall piles were recommended to be a minimum of 20 feet into bedrock (to be inspected by ESSC) with piles fixed 6 feet below the top of bedrock and 20 feet below the Tm1 and Tm2 contact (per ESSC addendum report). But the ESSC cross-section A-A' shows the entire soldier pile in Tm1. The ESSC boring log does not specify the contact between Tm1 and Tm2.

1. The structural engineering plans do not conform with report recommendations (See Sheet S2.1).
2. ESSC cross-section A-A' indicates the Tm1 and Tm2 contact. At the upper portion of the pile supported retaining wall, the contact is 45 feet below the finished pad grade. (See the upper soldier pile location on cross-section A-A'). It is not the 6 feet shown on Sheet S2.1. This is a major discrepancy between the report recommendations and the structural plans.

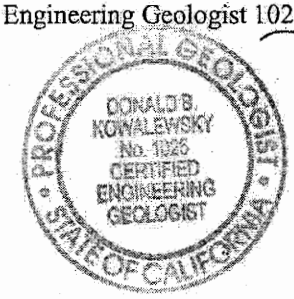
Important comments

1. The ESSC report addressing the major remodel and spa was dated 12/8/11, therefore any City planning ordinances applicable at that time should apply to this project.

2. The US Geologic Survey mapping by McGill appears to be correct and verified by the data in the ESSC and Strata Tech boring and trench logs. The history of slope failures (1962 and 1978) as well as the fact that the site is mapped in an older landslide indicates that the California Coastal Commission should have reviewed the geologic data before making a decision. It appears that forms submitted to them indicated the site was not in a geologically sensitive area. These forms are clearly misleading.

3. This review of available data was performed in an expedited manner due to the necessity of having these items made public as soon as possible to avoid potential unfortunate circumstances. These comments may not address all of the potential concerns.

Donald B. Kowalewsky
Certified Engineering Geologist 1025



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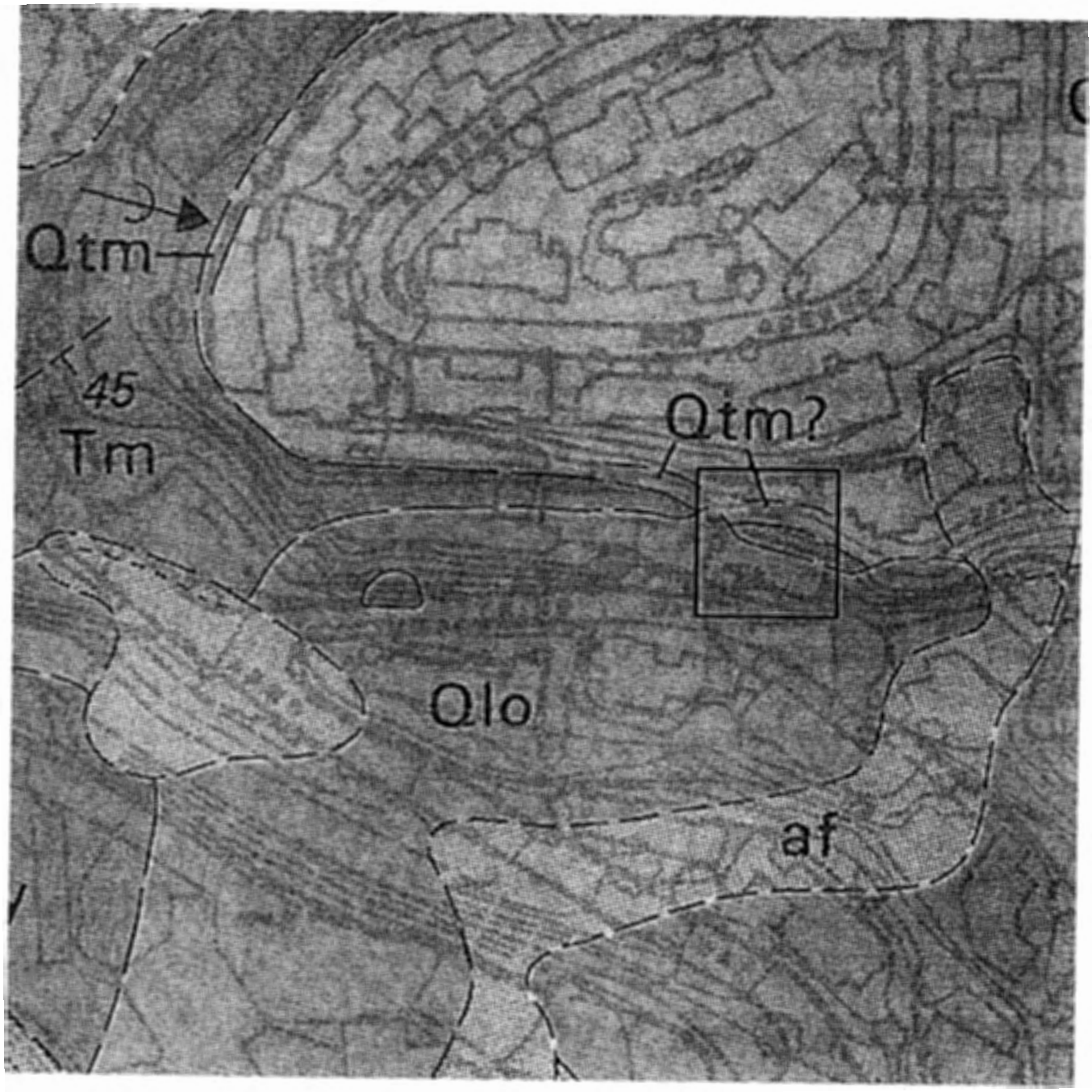

FIGURE 1. Geologic Map
McGill, 1989
USGS Map I-1828

Site in square

LEGEND
af = earth fill
Qlo = older landslide
Qtm = marine terrace deposits
Tm = Modelo Formation

Earth Systems
Southern California

14550 Haynes Street, Suite 202
Van Nuys, CA 91411
(818) 901-8075
Fax (818) 901-8084
www.earthsystems.com

October 18, 2012

LA-01384-02

Mr. Scott MacPherson
2716 Ocean Park Boulevard, Suite 3080
Santa Monica, California 90405

Subject: **Response to Third-Party Comments During Construction**
Proposed Residential Additions and Retaining Walls
Lot 21, Tract 10179
283 Trino Way
Pacific Palisades, California

References: Preliminary Geotechnical Engineering Report, Proposed Residential Additions and Retaining Walls, Lot 21, Tract 10179, 283 Trino Way, Pacific Palisades, California, by Earth Systems Southern California, LA-01384-01 dated December 8, 2011.

Addendum No. 1 Geotechnical Engineering Report, Response to City Review, Proposed Residential Additions and Retaining Walls, Lot 21, Tract 10179, 283 Trino Way, Pacific Palisades, California, by Earth Systems Southern California, LA-01384-01, dated March 22, 2012.

Supplemental Clarification of Foundation Recommendations, Proposed Residential Additions and Retaining Walls, Lot 21, Tract 10179, 283 Trino Way, Pacific Palisades, California, by Earth Systems Southern California, LA-01384-01, dated May 23, 2012.

Architectural plans by VEA Architects (undated) and structural plans by NVZ Engineering (4-22-11, rev. 9-26-12).

Geology and Soils Report Approval Letter from City of Los Angeles Department of Building and Safety (LADBS)- Grading Division, Log Number 75916-01, dated June 4, 2012.

Geologic comments regarding 283 Trino Way, Pacific Palisades, California, by Donald B. Kowalewsky, dated October 9, 2012.

This letter has been prepared per the request the City of Los Angeles Department of Building & Safety as a documented response to comments by Donald B. Kowalewsky in a letter dated October 9, 2012. The comments of the Kowalewsky letter are transcribed below in the order presented in the letter. Each comment is followed by our response. A copy of the Kowalewsky letter is included as Attachment A to this response.

RESPONSE TO REVIEW COMMENTS

Comment 1: *"Unconformity in ESSC TP-1 does not correspond to shear plane in Strata Tech TP-3 because ESSC has a transition from bedrock to terrace deposits and Strata Tech has bedrock on both sides. Is this an ancient slide plane? The head scarp of the older landslide?"*

Response: Strata Tech, Inc. (ST) prepared various reports during 2010 and 2011 which contained discrepancies in the test pit log numbering and interpretation. Strata-Tech ultimately determined this anomalous feature observed in T-3 to be a fault. Earth Systems completed a 12 foot long trench, as opposed to ST's two-foot wide test pit, through the area of this feature for the purpose of carefully studying it.

The fault/discontinuity identified by ST in T-3 has a recorded dip of 64 degrees to the south. This feature, if it was continuous, would have been encountered at a depth of roughly 50 feet in Earth Systems boring B1 and it would have been encountered in ST's B-1. There are no nearby mapped active faults in the vicinity of the subject site.

Based on ESSC's observation of test pits TP1 and TP2 by both of the undersigned geologists it is ESSC's opinion that the feature, ultimately described as a fault by Strata-Tech, Inc. (ST), is in fact an ancient depositional contact, as described in the referenced reports by Earth Systems. Furthermore, there are geologic attitude discrepancies in the characterization of this feature by ST as well as inconsistencies in the interpretation without explanation.

ESSC's interpretation corresponds to the findings of regional geomorphic shoreline studies by Shaller and Herron (2004) and by McGill (1989). McGill's study depicts two observations of the seacliff (SC) as low as elevation 215 feet on the slope that ascends from the subject residence. Shaller and Herron present a map of the Marine Oxygen Isotope Stage 5e shoreline angle (SA) at approximate elevation 196 feet (projected from observations in Santa Ynez and Las Pulgas canyons.

Earth Systems interprets the seacliff as low as approximate elevation 199 feet (TP1) and the bedrock platform elevation as high as approximate elevation 195 feet (TP2). The shoreline angle point (Birkeland, 1972) is constrained by these two observed features (i.e., 195 feet < SA <199 feet). This close agreement with published regional observations suggests long term site stability.

Comment 2: *"Strata Tech B-2 has poorer quality earth materials above 16', adverse dip of 11° at 15' abrupt change in dip angle at 16'. Is this a slide plane?"*

Response: Earth Systems completed a boring (B1) near ST's B-2 for the purpose of evaluating these conditions. Based on consideration of the model described above and careful logging by Earth Systems professional staff it was concluded that a slide plane was not present.

It is our opinion that the "poorer quality earth materials" result from weathering and diagenetic processes within the oxidized zone. However, consideration of this lithologic and structural change has been accounted for in subsequent slope stability analyses. Earth Systems concluded that this upper material (upper 15 feet) will require mitigation in the form of engineered shear pins to provide an adequate safety factor.

Comment 3: *"Strata Tech indicates clay gouge at 18' with 48° S dip. Is this a potential failure plane?"*

Response: Boring B1 was completed near ST's B-2 for the purpose of assessing this feature. Based on careful logging by Earth Systems' professional staff it was concluded that a failure plane was not present. No gouge was encountered in the borings. Therefore, the material logged as gouge by ST could not have been continuous, and was therefore not likely to be gouge.

Comment 4: *"ESSC B-1 shows abundant roots along a contact at 8'; "no longer indurated" at about 18', softer clay rich at 20' 4" clay at 26', 40° S dip very hard at 28'. All of these conditions may represent existing or potential failure surfaces. It appears that the contact/fault in item 1 above combined with the poor quality earth materials in both Strata Tech (Items 2 and 3) and the poor quality materials and roots in the ESSC borings (Item 4) especially the transition between softer and harder earth materials could represent a slide plane. This geometry fits with the older slide boundary mapped by McGill through the property. Did Strata Tech and ESSC misinterpret their data?"*

Response: Earth Systems recognized the potential for slope stabioliity issues on the subject property and arranged subsurface exploration to address it. The features described at 8' (roots on fracture surface) show no offset of the overlying unconsolidated sediments. Clay-rich beds at 20' specifically mentions lack of movement indicators and the clay bed at 26' is clearly depositional sequence that grades coarser with depth. None of the referenced clay beds have the textural or morphological characteristics of a landslide rupture surface. Based on careful logging by Earth Systems' professional staff it was concluded that a failure plane was not present.

Comment 5: *"ESSC recommended that they review shoring plans and monitor installation of shoring. They also stated shoring is to be monitored by a City registered deputy inspector. Is this being performed?"*

Response: A review of the shoring plans was completed by Earth Systems' geotechnical engineer and engineering geologist as required by the Los Angeles Department of Building and Safety (LADBS). A City registered deputy soils and grading inspector is currently on site during the drilling procedures and has been in communication with the LADBS official as required during the course of the soldier pile construction

Comment 6: *"Vertical and lateral deflections of shoring elements and neighboring buildings by licensed surveyor was recommended. Is this being performed?"*

Response: The shoring has not yet been installed at the writing of this letter. Once shoring is installed Earth Systems does recommend that a licensed surveyor survey the tops of the shoring piles and monitor them on a regular basis. The general contractor has instructed North Lake Land Surveying Inc. to confirm roof ridge heights on all of the adjacent neighbor's homes. This was initiated before any drilling started and will be expanded to include shoring elements as they are available during the project.

Comment 7: *"Retaining wall piles were recommended to be a minimum of 20 feet into bedrock (to be inspected by ESSC) with piles fixed 6 feet below top of bedrock and 20 feet below the Tm1 and Tm2 contact (per addendum report). But cross-section A-A' shows the entire soldier pile in Tm1. The boring log does not specify the contact between Tm1 and Tm2. (Design by structural engineer). Structural plans do not conform with report recommendations (See Sheet S2.1). See cross-section A-A' for Tm1 and Tm2 contact. (Contact is 45 feet below the finish pad grade at the upper soldier pile location on A-A', not the 6 feet shown on Sheet S2.1). This is a major discrepancy between the report recommendations and the structural plans."*

Response: Recommendations were provided (Earth Systems, 3/22/12 response to Comment #13) for the shear pin piles, proposed along the down slope portion of the site, to be embedded at least 20 feet into competent bedrock below the Tm_1/Tm_2 contact, not the soldier piles (Earth Systems, 12/8/11 §E) at the top of the slope.

Comment 8: *"Report states: No pier hole should be left open overnight. They have been open for six days, one of which collapsed. Tomorrow rain is forecast and they are still open."*

Response: The contractor has covered the holes upon completion of drilling. No holes are left open overnight.

The collapsed material observed in Boring #15 occurred entirely within saturated fill that results from heavy irrigation of the adjoining property. Irrigation runoff also collected in the boring. This boring was immediately backfilled with drill tailings and the surrounding area was sandbagged in order to prevent surface runoff from entering the boring. This boring will be re-drilled with casing to prevent further caving.

Comment 9: *"The ESSC report mis-mapped the landslide that was reported by Ralph Stone in 1978 and did not map or even address the landslide on 283 Trino Way mapped by Pacific Soils in 1962."*

Response: Earth Systems recommends concerned parties read the File Research section of the referenced Preliminary Geotechnical Engineering Report by Earth Systems dated December 8, 2011. Referenced reports by Ralph Stone (1978-1980) and Pacific Soils (1963) document slope repairs due to shallow soil failures on oversteepened slopes. In other words, those failures no longer exist. The maps of those failures/repairs were

crude and open to interpretation (i.e., no north arrow, scale or cultural features from which fill limits might be interpreted), but were transferred to our map as diligently as could be expected given the uncertainties of the original mapping.

However, it should be noted that the proposed soldier pile wall and subsequent excavation will better support the top of slope, provide stormwater runoff and interior drainage control as well as remove the onsite steep portions of the slope that may have contributed to past instability.

Comment 10: *"The 1962 landslide involved much of the upper slope where the soldier piles are proposed, but the ESSC report did not consider that older landslide."*

Response: The referenced report by Pacific Soils (1963) was completed for the repair of a slope failure which appears to have extended from 338 Aderno Way to the subject site (283 Trino Way). The map of this repair was crude and not reliable (i.e., no north arrow, scale or cultural features from which fill limits might be interpreted). The proposed soldier pile wall has been designed to support the minimal offsite slopes remaining.

Comment 11: *"Cross-section A-A' does not properly depict the relationship of bedrock and terrace deposits (as compared to the geologic map). The cross-section shows terrace deposits terminating 3 feet south of the northerly property line along a nearly horizontal contact at elevation 229. The geologic map shows terrace deposits 24 feet south of the property line and at an elevation of 220."*

Response: The location of the mapped approximate contact (Earth Systems, 3/22/12) on the Site Geologic Map (Plate II) and Geologic Cross Section (Plate VI) was interpreted based on survey contours and available observations and information from the referenced geologic maps of the project area. The location of the mapped contact has been trimmed to allow equipment access and no longer exists as mapped. All foundations will extend into bedrock and the wall has been designed for a "worst case" scenario.

Comment 12: *"Based on the geologic map, many of the proposed soldier piles will penetrate terrace deposits before encountering bedrock. The geologic cross-section A-A' indicates piles will not encounter terrace deposits. Terrace deposits may not be capable of bridging the 10' to 12' distance between soldier piles until the wall is completed. This condition places the residence at 334 Aderno at risk."*

Response: Continuous lagging with a slurry backfill is proposed to be placed one bay at a time as the construction cut is made. The 7' to 9'wide open face vertical excavations will not remain unsupported for a significant time.

An unknown depth of uncertified fill has been discovered at the northern property line. This loose fill is supported by an unpermitted concrete rubble wall that crosses the property line. The uncertified fill is settling and creeping downslope removing support from the property line brick wall that rests on it. The wall has rotated as much

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as 12-degrees downslope and portions of the base of the footing are exposed where fill has settled or eroded away. The effect of this material on the soldier pile retaining wall installation will be evaluated when soldier pile drilling exposes the depth and condition of these materials. Temporary measures to support this material will be recommended as necessary.

"Important Comment" 1: *"The ESSC report addressing the major remodel and spa was dated 12/8/11, therefore any City planning ordinances applicable at the time should apply to this project."*

Response: No response required.

"Important Comment" 2: *"The US Geological Survey mapping by McGill appears to be correct and verified by the data in the ESSC and Strata Tech boring and trench logs. The history of slope failures (1962 and 1978) as well as the fact that the site is mapped in an older landslide indicates that the California Coastal Commission should have reviewed the geologic data before making a decision. It appears that forms submitted to them indicated the site was not in a geologically sensitive area. These forms are misleading."*

Response: No response required.

"Important Comment" 3: *"This review of available data was performed in an expedited manner due to the necessity of having these items made public as soon as possible to avoid potential unfortunate circumstances. These comments may not address all the potential concerns."*

Response: No response required.

ESSC trusts this letter is sufficient at this time and meets your current needs. ESSC appreciates this opportunity to provide professional geotechnical services for this project. If you have any questions regarding the information contained in this letter, or if you require additional services, please contact the undersigned.

Respectfully submitted,

Earth Systems
Southern California

Christopher F. Allen
Staff Geologist

William A. LaChapelle, C.E.G.
Project Engineering Geologist

CERTIFIED ENGINEERING GEOLOGIST
WILLIAM A. LA CHAPELLE
No. 1311
STATE OF CALIFORNIA

Distribution: 1 – Addressee, 1 – Architect (VEA Architects),
2 – City of Los Angeles Dept Building and Safety – Grading Division (Mr. Prevost)

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Attachment A

Donald B. Kowalewsky
"Geologic Comments regarding 283 Trino Way, Pacific Palisades, CA"
10-9-2012

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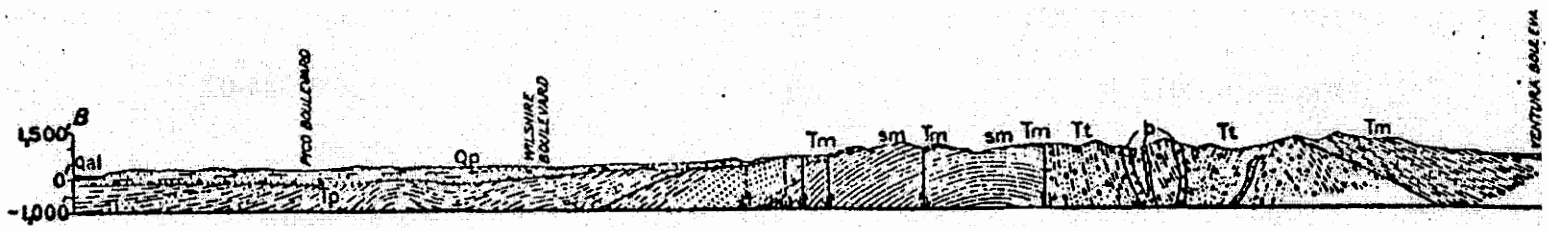

Donald B. Kowalewsky

ENVIRONMENTAL &.
ENGINEERING GEOLOGY

October 9, 2012

SUBJECT: Geologic comments regarding 283 Trino Way, Pacific Palisades, California

The following comments are based on my review of available geologic reports, permit documents and regional geologic maps.

Review of "Preliminary geotechnical engineering report" Earth Systems So Cal, 12/8/11

1. Unconformity in ESSC TP-1 does not correspond to shear plane in Strata Tech TP-3 because ESSC has a transition from bedrock to terrace deposits and Strata Tech has bedrock on both sides. Is this an ancient slide plane? The head scarp of the older landslide?

2. Strata Tech B-2 has poorer quality earth materials above 16', adverse dip of 11° at 15' abrupt change in dip angle at 16'. Is this a slide plane?

3. Strata Tech indicates clay gouge at 18' with 48° S dip. Is this a potential failure plane?

4. ESSC B-1 shows abundant roots along a contact at 8'; "no longer indurated" at about 18', softer clay rich at 20' 4" clay at 26', 40° S dip very hard at 28'. All of these conditions may represent existing or potential failure surfaces.

It appears that the contact/fault in item 1 above combined with the poor quality earth materials in both Strata Tech (Items 2 and 3) and the poor quality materials and roots in the ESSC borings (Item 4) especially the transition between softer and harder earth materials could represent a slide plane. This geometry fits with the older slide boundary mapped by McGill through the property. Did Strata Tech and ESSC misinterpret their data?

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5. ESSC recommended that they review shoring plans and monitor installation of shoring. They also stated shoring is to be monitored by a City registered deputy inspector. Is this being performed?

6. Vertical and lateral deflections of shoring elements and neighboring buildings by licensed surveyor was recommended. Is this being performed?

7. Retaining wall piles were recommended to be a minimum of 20 feet into bedrock (to be inspected by ESSC) with piles fixed 6 feet below top of bedrock and 20 feet below the Tm1 and Tm2 contact (per addendum report). But cross-section A-A' shows the entire soldier pile in Tm1. The boring log does not specify the contact between Tm1 and Tm2. (Design by structural engineer). Structural plans do not conform with report recommendations (See Sheet S2.1). See cross-section A-A' for Tm1 and Tm2 contact. (Contact is 45 feet below the finish pad grade at the upper soldier pile location on A-A', not the 6 feet show on Sheet S2.1). This is a major discrepancy between the report recommendations and the structural plans.

8. Report states: No pier hole should be left open overnight. They have been open for six days, one of which collapsed. Tomorrow rain is forecast and they are still open.

9. The ESSC report mis-mapped the landslide that was reported by Ralph Stone in 1978 and did not map or even address the landslide on 283 Trino Way mapped by Pacific Soils in 1962.

10. The 1962 landslide involved much of the upper slope where the soldier piles are proposed, but the ESSC report did not consider that older landslide.

Review of ESSC Addendum report dated 3/22/12

11. Cross-section A-A' does not properly depict the relationship of bedrock and terrace deposits (as compared to the geologic map). The cross-section shows terrace deposits terminating 3 feet south of the northerly property line along a nearly horizontal contact at elevation 229. The geologic map shows terrace deposits 24 feet south of the property line and at an elevation of 220.

12. Based on the geologic map, many of the proposed soldier piles will penetrate terrace deposits before encountering bedrock. The geologic cross-section A-A' indicates piles will not encounter

terrace deposits. Terrace deposits may not be capable of bridging the 10' to 12' distance between the soldier piles until the wall is completed. This condition places the residence at 334 Aderno at risk.

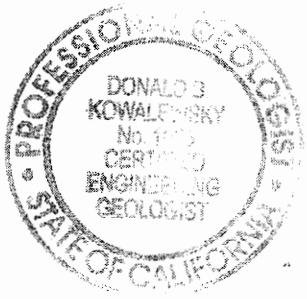
Important comments

1. The ESSC report addressing the major remodel and spa was dated 12/8/11, therefore any City planning ordinances applicable at that time should apply to this project.

2. The US Geologic Survey mapping by McGill appears to be correct and verified by the data in the ESSC and Strata Tech boring and trench logs. The history of slope failures (1962 and 1978) as well as the fact that the site is mapped in an older landslide indicates that the California Coastal Commission should have reviewed the geologic data before making a decision. It appears that forms submitted to them indicated the site was not in a geologically sensitive area. These forms are clearly misleading.

3. This review of available data was performed in an expedited manner due to the necessity of having these items made public as soon as possible to avoid potential unfortunate circumstances. These comments may not address all of the potential concerns.

Donald B. Kowalewsky
Certified Engineering Geologist 1025



GROUP DELTA CONSULTANTS

Geotechnical Engineering
Geology
Hydrogeology
Earthquake Engineering
Materials Testing & Inspection
Forensic Services

November 7, 2012

GDC Project No.: LA12-269

Melvin L. Nutter, Esq.
ARCO Center
200 Oceangate, Suite 850
Long Beach, CA 90802-4353

Reference: Application No. CCC # 5-12-301 and CCC # 5-12-002
283 Trino Way
Pacific Palisades, CA 90272

Dear Mr. Nutter,

On November 5th, 2012, I was asked to assess the condition of the property at 283 Trino Way in Pacific Palisades and review several geotechnical reports regarding the development, including Geotechnical Reports by Earth Systems, City of Los Angeles Review Letters, the enclosed "Attachment A" to a California Coastal Commission application dated October 31st, 2012 (Appendix A), and a Temporary Site Stabilization and Erosion Control Plan (Sheet No. SEC1) dated October 29th, 2012.

Current condition of the site at 283 Trino Way

I documented the geotechnical conditions of the subject site on November 6th, 2012. During my site visit this morning I observed the following:

- A retaining structure consisting of a line of soldier piles has been completed along the north (Photos 2 to 5) and east property lines (Photos 6 and 7).
- The cuts made on the slopes appear to be very minor, as exemplified in Photos 7 and 8. Please note the presence of pre-demolition features in Photo 8, including a rubble wall, cactus and tree stump. Furthermore the locations of the remaining residence walls on Photo 3, also suggest that cuts made by the developer are minor.
- No home or residents are present below the slope (Photos 1 and 2).
- The slope is relatively small (the difference in elevation between the pad elevation and top of slope is about 36-feet) and can be easily covered with plastic (Photos 2 and 3).
- A relatively flat area is located where the demolished residence used to be located (Photo 2).

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ne, California (949) 450-2100 ▲ Ontario, California (909) 605-6500 ▲ San Diego, California (858) 524-1500
www.GroupDelta.com

Attachment A to the California Coastal Commission Application dated October 31, 2012 (Appendix A)

The document in Appendix A suggests that a "significant safety issue" exists and that the cuts and tailing piles "increasingly jeopardize the stability of the hillside." When analyzing the stability of a slope Geotechnical Engineers, like myself, consider the potential for both surficial and deep seated slope instabilities.

The Potential for Surficial Stability Problems:

Surficial failures are caused during heavy rainstorms by the saturation of near surface materials. These failures are shallow and are sometimes called "skin failures". At this location they tend to be about 4-feet deep.

Although surficial stability could be a concern at the subject site, winterizing the slope using plastic and sand bags should alleviate the concern. The small cuts between soldier piles along the east property line (Photos 6 and 7) can be easily shored with plywood (similarly to what is depicted in Photo 8). Hence, in my opinion, shallow stability is not a major concern, especially since the slopes are relatively small and there are no homes or residents immediately below the subject slope.

The Potential for Deep Seated Stability Problems:

Gross instabilities (or deep seated failures) occur deep below the surface through shearing of rocks and soils. The recent installation of soldier piles should have increased the gross stability of the site at this stage. Furthermore, since only minor cuts have been made, it is difficult to envision how a deep seated failure would suddenly become a "significant safety issue" at this stage of construction

Conclusions

I do not agree with the "significant safety issue" characterization in Appendix A. In my opinion, the project may be stopped for a significant period of time provided the slope is adequately winterized by an experienced contractor.

In my professional opinion, the request in Attachment A appears to be an attempt to advance the project further along, and is not justified by geotechnical engineering safety concerns.

Credentials

I have a Doctorate in Civil Engineering, and I am a Professor at UCLA where I have taught slope stability and the design of retaining structures at the graduate and undergraduate level. My C.V. is attached in Appendix B.

Sincerely,

Group Delta Consultants, Inc.

Dr. Daniel Pradel, P.E. G.E. D.G.E.
Principal Engineer

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Photo 1 (aerial photograph taken March 1, 2011)

Photo 2 (view from Trino Way)

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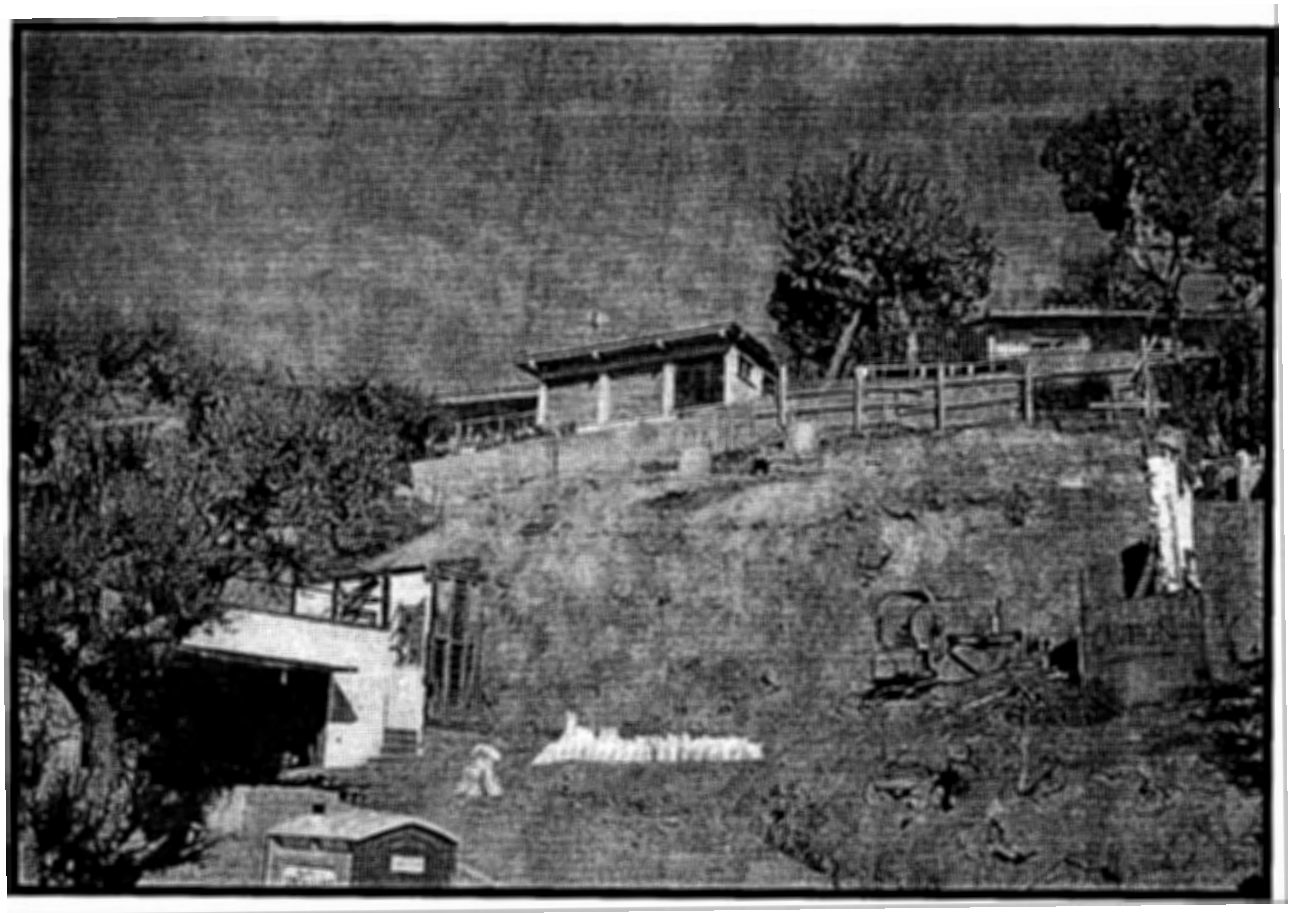

Photo 3 (soldier piles along top of slope)

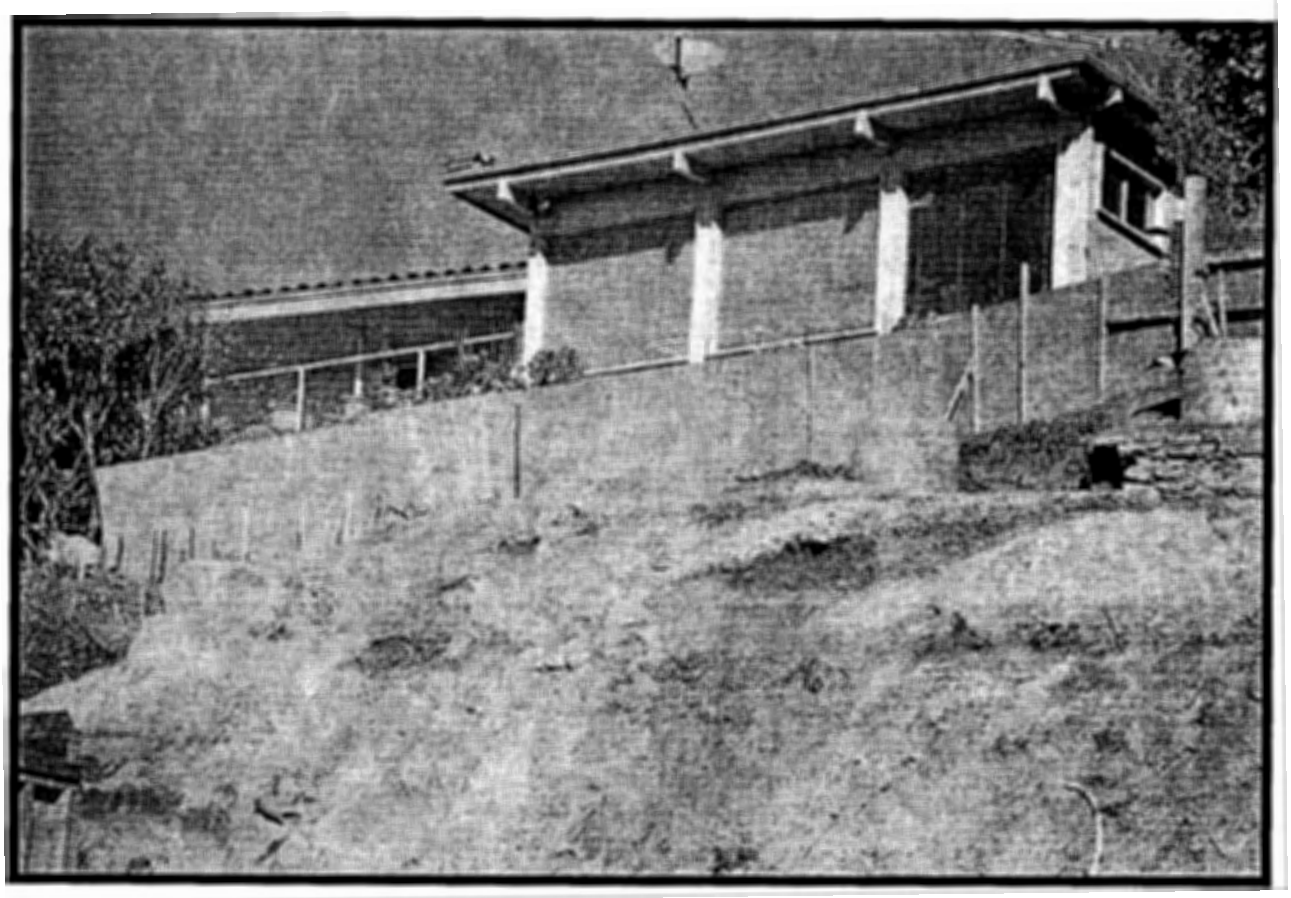

Photo 4 (soldier piles along top of slope)

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Photo 5 (soldier piles along top of slope)

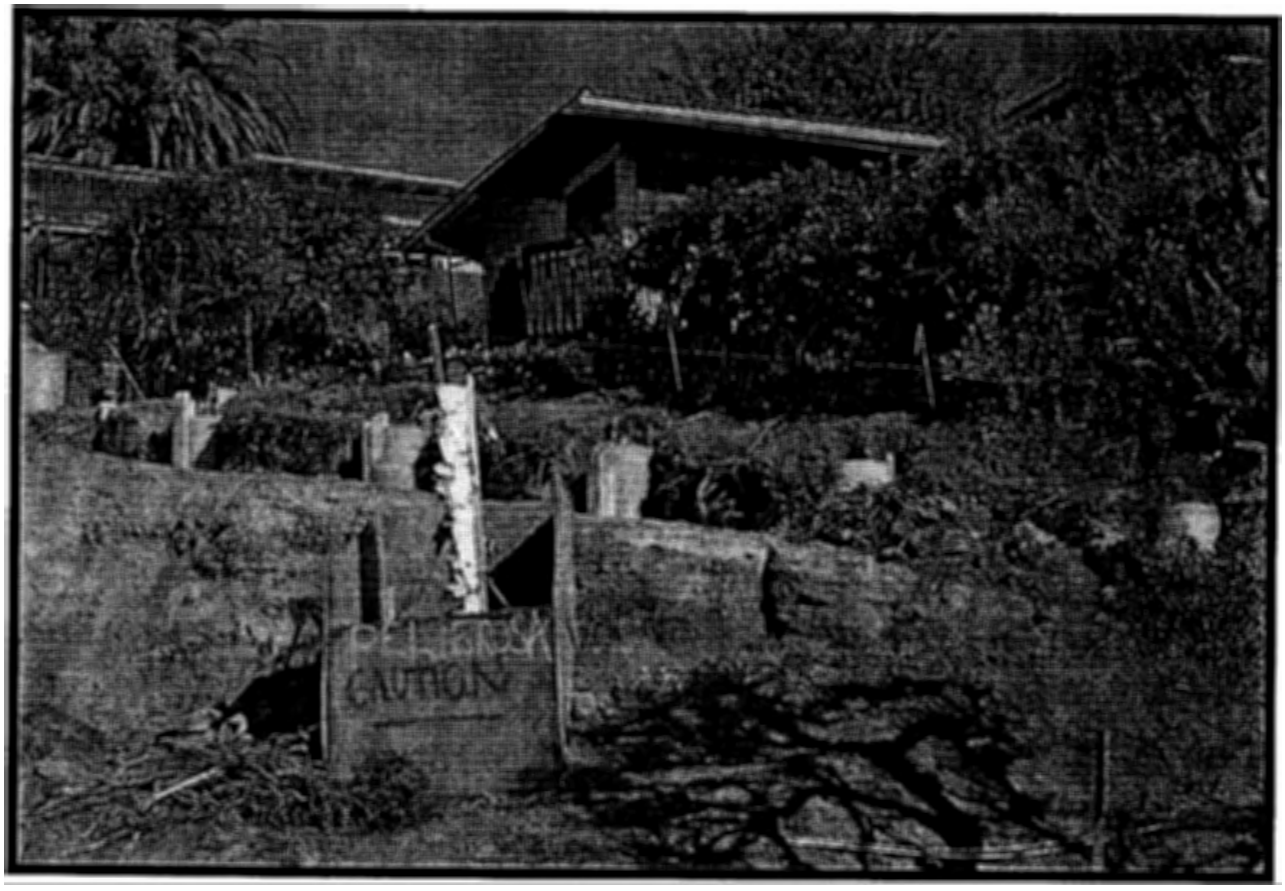

Photo 6 (soldier piles along east property line)

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Photo 7 (soldier piles along east property line)

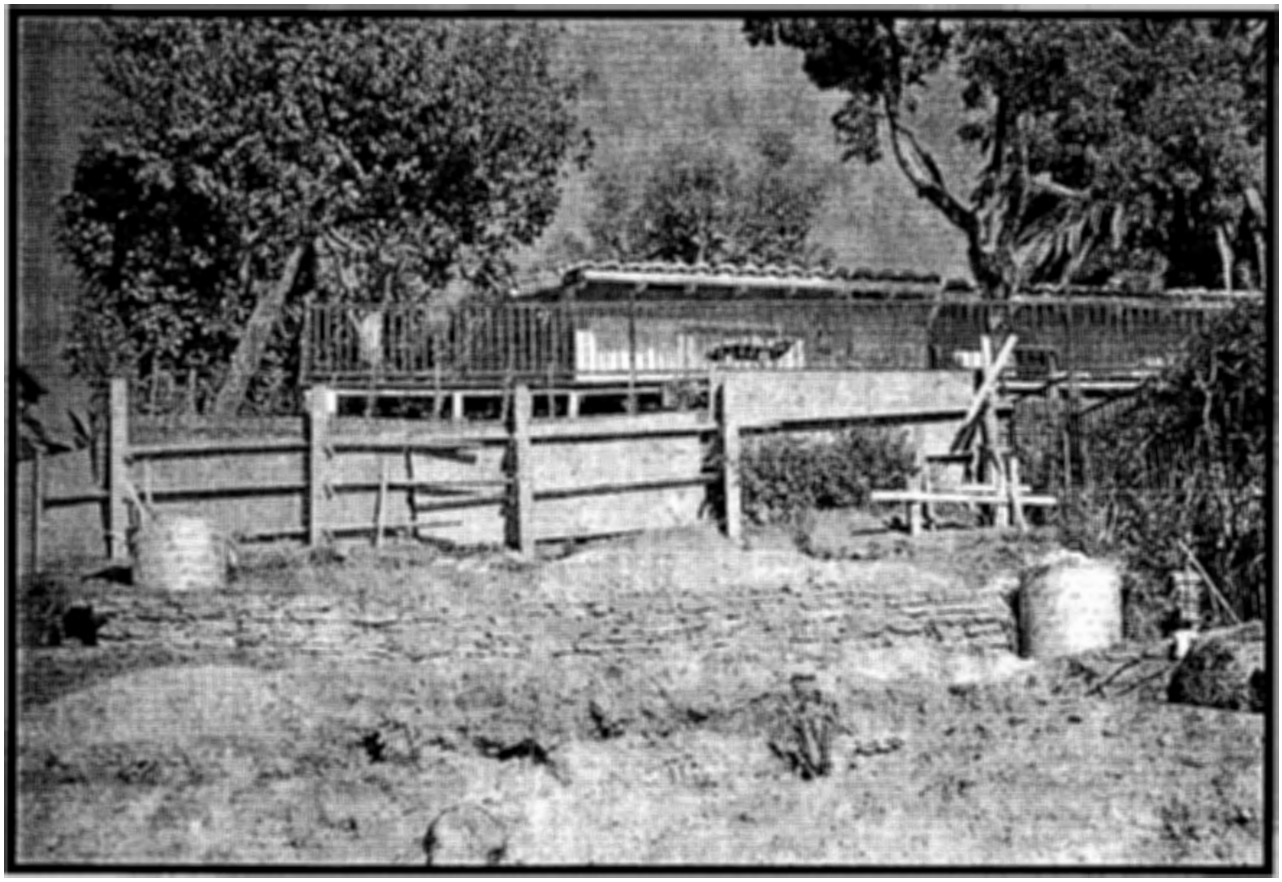

Photo 8 (rubble wall, cactus and stump)

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Attachment A

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Attachment A to a California Coastal Commission Permit Application.
283 Trino Way -Project Scope of Work

Attachment A

Project is a follow up to the previously issued Coastal Waiver No 5-12-002 for major renovation to a single family residence for Mr. Scott Macpherson. Current application is to change Coastal Commission status from a renovation to a demolition and a construction of a new residence. This change of status is requested by the owner at the direction of the Coastal Commission staff. Construction for the project commenced and then was stopped by Coastal Commission on the basis that the Waiver issued did not permit the demolition of the existing structure which has already been completed. The owner believes that the Waiver was issued by the Coastal Commission with knowledge of the extent of the demolition then planned and that his right to proceed with the project is vested by the work he has undertaken. He will be requesting that the Coastal Commission allow the work to continue under the Waiver by letter under separate cover which will address his vested rights in further detail. However, in the interim the suspension of work has created a significant safety issue in that construction of the retaining walls and retaining walls has begun and the site currently has exposed vertical cuts and tailing piles on site that will increasingly jeopardize the stability of the hillside if construction is not allowed to proceed. The owner wishes to do everything possible to cooperate with the regulatory agencies involved in order to resolve the permitting issues as rapidly as possible so that potential damage to his property, adjoining properties and persons in the area can be avoided. As a result, and because we are now in the rainy season, he is pursuing this application concurrently with his separate request to proceed under the Waiver previously issued.

Scope of work, size of home and site work are substantially the same as per approved Waiver and per approval by building department, City of Los Angeles. Size of home is 4,692 sf Habitable and 428 sf covered patios (totaling 5,120sf per zoning code) Additionally, home has a two car garage and one car carport totaling 886 sf. Height is 36'. Two retaining walls up to 10' are proposed (to comply with city of Los Angeles retaining wall ordinance).

The project is compatible with neighborhood to the style (the residence sill be Spanish Colonial Revival style) and to the size and height -there several homes in immediate surrounding neighborhood that are of this or larger size -see the attached Exhibit B -compatibility map.

Project complies with City of Los Angeles hillside ordinance and was submitted for plan check prior to BHO (Baseline Hillside Ordinance) came into effect. Due to the Vesting rights policy in city of Los Angeles, project is not subject to BHO, and was approved as such. Building permits were issued in June 2011 and Sept of 2012 (permits attached).

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Attachment B

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Dr. Daniel Pradel, Principal Geotechnical Engineer

Education

Certificate of Postdoctoral Studies, University of California, Los Angeles, 1989, Major Field: Geotechnical Engineering

Dr. of Engineering, Civil Engineering, University of Tokyo, 1987, Major Field: Soil Mechanics and Foundation Engineering

Diploma of Civil Engineering, Swiss Institute of Technology, Lausanne, 1982, Major Field: Civil Engineering

Professional Registrations

Registered Geotechnical Engineer, State of California (G.E. 2242)

Registered Civil Engineer, State of California (R.C.E. 47734)

Registered Civil Engineer, State of Nevada (R.C.E. 12285)

Registered Civil Engineer, State of Hawaii (R.C.E. 12243)

Registered Engineer, Switzerland (Number 2/16791)

Diplomate of ASCE's Academy of Geo-Professionals No. 1135

Deep Foundation Institute's High-Strain Dynamic Pile Testing Certification (2416AA13B)

Post-Disaster Safety Assessment Program No.61821

EXPERIENCE SUMMARY

Dr. Daniel Pradel has over 25 years of experience in the field of geotechnical engineering. He has performed investigations and analyses of dams, landslides, building foundations and has also performed numerous forensic evaluations. He has performed geotechnical earthquake engineering investigations of ground motions for specific sites, and regional studies of earthquake damage and seismicity. Dr. Pradel has also performed geotechnical investigations of settlement, retaining walls, piping and expansion heave. He has performed engineering analyses for the grading of engineered fills, and the design and repair of building foundations. He has also designed the repair and mitigation of slope failures and landslides using drilled shafts, fill buttresses and other techniques.

WORK EXPERIENCE

Group Delta Consultants (2011 to current)

Praad Geotechnical (1997 to 2011)

Lockwood Singh & Associates (1989 to 1997)

Motor Columbus, Switzerland (1982-1984)

PROFESSIONAL AFFILIATIONS

American Society of Civil Engineers, American Society of Testing Materials, International Society of Soil Mechanics and Foundation Engineering, Structural Engineers Association of Southern California, Swiss Society of Engineers and Architects, Swiss Society of Soil and Rock Mechanics, International Conference of Building Officials.

SELECTED PROJECT EXPERIENCE

Silicon Valley Rapid Transit, San Jose, CA (2005-2008)

Dr. Pradel performed static analyses using finite differences (FLAC) for the design of a deep-soil-mixing cut-off wall and braced excavation system of the proposed cut-and-cover station and portal structures for the tunnel alignment. He performed numerical analyses to estimate the structural loads developed during excavation and construction of the support system. Dr. Pradel also performed seismic ground response analyses to develop input ground motions and dynamic soil properties for soil-structure interaction analyses. Results are published in ASCE Geotechnical Special Publication 181, Geotechnical Earthquake Engineering and Soil Dynamics IV.

Linden Terrace Landslide, Calabasas, CA (1999-2004)

Dr. Pradel performed seismic analyses to determine the ground motions that affected the landslide during the 1994 Northridge Earthquake and Finite Element Analyses, using the software QUAD4M,

to predict the magnitude of earthquake induced displacements. The comparison between observed and predicted movements was published in the Journal of Geotechnical and Geoenvironmental Engineering (ASCE), Vol. 131, No. 11, 1360-1369.

Construction Vibration Studies for Public Works Projects at Various Locations in Southern California and Nevada (2009-2011)

Dr. Pradel performed construction vibration monitoring for a contractor performing public roadway and bridge improvements at various locations in Nevada and Southern California. He performed investigations of adjacent structures and buildings, and recorded vibration levels from construction activities in order to determine if the threshold limits were exceeded and the potential for structural distress.

EL Cajon Arch Dam, Honduras (1982-1984)

Dr. Pradel performed static and dynamic analyses using Finite Elements for the design of the bottom outlet and elevator towers. After a portion of the upper left abutment was lost during blasting during construction, Dr. Pradel performed numerical analyses to verify that stress redistribution would not significantly overstress the arch dam and rock abutments. Additional analyses included design of instrumentation to evaluate the performance of the grout and drainage curtains and rock abutments.

Strathern Landfill, Los Angeles, CA (2008-2009)

Dr. Pradel performed numerical analyses using the program FLAC to estimate the varying amounts of settlement from inert landfill material with varying depths across the site. Using these settlement estimates, Dr. Pradel recommended zones for potential redevelopment of the closed landfill and their associated conceptual foundation designs (geogrid reinforced fill mats and concrete mat foundations).

Estrondo Landslide Stabilization, Encino, CA (2002-2006)

Dr. Pradel managed and coordinated the investigation and stabilization of a large landslide on 3 properties. Dr. Pradel was the Engineer of Record for the stabilization, designing a system of caisson-supported retaining walls with tiebacks in the upper row, a permanent soil buttress, and drainage gallery for subsurface dewatering. Dr. Pradel also performed numerical analyses of the landslide and repair, using FLAC to model the soil-structure interaction.

Caltrans Wall along I405 S, Westchester, California (2004-2005)

Dr. Pradel performed analyses of a 35-ft high soil nail wall exhibiting movement along the 405 freeway in Westchester, CA. His investigation included subsurface investigation, monitoring of wall movement and distress, and numerical analyses to determine the mode of deformation, critical failure mode, area of wall influence/damage, and potential methods of repair.

Metro Gold Line, South Pasadena, California (2005-2007)

Dr. Pradel performed a vibration study for the Metro Gold Line light rail extension into South Pasadena. He investigated claims of distress on nearby residences from construction activities and train vibrations, performed vibration testing at various distances and locations along the Gold Line tracks.

New Tract Development, Agua Dulce, CA (2000)

Dr. Pradel performed a seismic hazard assessment for a 908 acre development, including determination of the ground motions for structural design using deterministic and probabilistic

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methods, development of site specific response spectra for cut and fill areas, evaluation of liquefaction potential, and seismically induced settlement analyses.

Melia Landslide Stabilization, Los Angeles, CA (2005-2010)

Dr. Pradel was originally retained as an expert witness to investigate a large landslide affecting several homeowners in a secluded hillside area in Los Angeles, and then was hired as engineer of record to repair the landslide. Dr. Pradel managed and coordinated the site reconnaissance, subsurface investigation and monitoring of the slope movement with slope inclinometers. He performed numerical analyses using the program FLAC to determine the feasibility of stabilization of the ancient landslide using a combination of landslide removal, pile supported retaining walls, and a fill buttress. The numerical modeling included both the temporary and permanent stability of the affected properties.

During repairs, Dr. Pradel was the engineer of record for the slope stabilization which included construction of a fill buttress and retaining walls for the stabilization of the Landslide.

Ground Motion Studies, Various Sites, Los Angeles, CA (1997-2006)

Following the Northridge Earthquake, Dr. Pradel performed numerous site specific ground motion studies for hundreds of sites located across the Los Angeles region. He researched ground motion recordings, selected dynamic soil properties, and developed site-specific ground motions and response spectra to provide to structural engineers. He has also investigated the effects of earthquakes on many tall structures. He published his findings on the correlation between ground motions and structural damages using a database of over 200 steel buildings. His findings were published in 2006 at the "Soil Stress-Strain Behavior, Measurement, Modeling and Analysis" conference in Rome.

Celite Dam Replacement Spillway, Lompoc, CA (2003)

When a replacement spillway was necessary for the Celite dam Dr. Pradel performed a study to select a new location and directed a subsurface investigation for the geotechnical design of the spillway and hydraulic structures.

Paute Mazar Gravity Dam, Ecuador (1983-1984)

Dr. Pradel performed static and dynamic analyses for the stability of the rock abutments. He used Finite Element results to evaluate the stresses and water pressures in the rock mass and performed three-dimensional rock mechanics stability analyses to determine the potential for three-dimensional discrete geologic block failures in the rock abutments.

Emosson Dam, Switzerland (1982-1984)

Emosson dam is a 590-feet high double curvature arch dam in Switzerland. Dr Pradel performed a yearly inspection and worked on the feasibility study to raise the dam by building an additional concrete arch connected to the existing dam with tiebacks.

Yuracmayo Earth Dam, Peru (1982-1984)

Dr. Pradel performed numerical deformation analyses to evaluate the dynamic performance of the dam and predict displacements of the dam under various Earthquake scenarios. The large predicted displacements resulted in significant changes to the dam cross-section to reduce the potential for a major failure due to seismic events.

Murrieta Creek Fault, Temecula Valley, California (1990-1991)

Dr. Pradel performed a study using Finite Element Analyses to predict the area of influence of the regional wetting induced (hydro-consolidation) subsidence. Finite Element predictions included determination of the likely location of ground extension/cracking and determination of the magnitude of settlement. He also designed several mitigation measures.

Sinaloa Dam, Simi Valley, California (1992-1993)

Dr. Pradel performed a feasibility study for the improvement/reconstruction of the dam, including subsurface characterization and testing, seepage, and stability analyses (static, dynamic and rapid drawdown conditions).

Sacred Falls, Oahu, Hawaii (2000-2001)

Dr. Pradel worked for the State of Hawaii and performed a geotechnical investigation of the rock fall that killed several people in the Sacred Falls Park. He also performed a feasibility study of potential mitigation and remediation techniques for the State Park.

Ground Improvement, Lancaster, California (2001)

Geotechnical investigation, design, and construction observations of ground improvement by compaction grouting in Lancaster, CA (for Allstate Insurance).

Geotechnical Investigation, Tokyo, Japan (2004-2006)

Geotechnical investigation of the causes of settlement and design of remediation using piles for a tract of homes near Tokyo, Japan (for American Homes of Japan).

COMMITTEES AND AWARDS

Committee Member, Recommended procedures for implementation of DMG SP117 ("Guidelines for evaluating and mitigating seismic hazards in California") for analyzing and mitigating landslide hazards in California (2001-2002)

Editor and Committee Member, Recommended procedures for implementation of DMG SP117 ("Guidelines for evaluating and mitigating seismic hazards in California") for analyzing and mitigating landslide hazards in California (1999-2000)

Chair of the Los Angeles Geotechnical Technical Section of the American Society of Civil Engineers (1999-2000).

Vice-Chair of the Los Angeles Geotechnical Technical Section of the American Society of Civil Engineers (1998-1999).

Treasurer and Secretary of the Los Angeles Geotechnical Technical Section of the American Society of Civil Engineers (1996-1998).

1st and 2nd Director of the Los Angeles Geotechnical Technical Section of the American Society of Civil Engineers (1994-1996).

Committee Member of the Geotechnical Engineering Career Awards Committee, for the National Science Foundation (1997).

Committee Member of the Slope Stability Committee for the Los Angeles County Department of Building and Safety (1995-1996).

Committee member of the American Society of Testing Materials Committee on Soil and Rock (1990-present).

Subcommittee chairman for the Structural Engineers Association of Southern California for Foundations (1990 - 1992).

Committee member of the American Society of Testing Materials Committee on Waste Management (1992-present).

"State of Vaud" award for thesis at the Swiss Institute of Technology in Lausanne, Switzerland (1982).

TEACHING, RESEARCH AND PUBLICATIONS

Dr. Pradel is also an Adjunct Associate Professor in the Civil Engineering Department at UCLA, where he has taught graduate and undergraduate courses in Soil Mechanics, Foundation Engineering, Slope Stability, Earth Retaining Structures, Finite Elements, Constitutive Modeling and Structural Engineering. In particular, he is the instructor of the only course at UCLA that focuses on the design of earth and concrete dams, including seepage analyses by numerical methods, piping, and slope stability analyses (including rapid drawdown).

Dr. Pradel is the author of many publications on topics such as dynamic compression of soils during earthquakes, seismic displacements of slopes, liquefaction and slope stability. He is the former chair of the Los Angeles ASCE geotechnical technical group, an editorial board member of the ASCE Journal of Geotechnical Engineering and has peer reviewed and edited U.S. Army Corps of Engineers (USACOE) technical manuals. In 1995, after a 2-year effort, the USACE presented Dr. Pradel with a certificate of Appreciation for his work for them

Dr. Pradel is also an active member in several research committees, his duties include reviewing documents and standards for the American Society of Testing Materials (ASTM), being member of the American Society of Civil Engineers Education Committee, and was subcommittee chairman for "Foundations" within the Structural Engineers Association of Southern California.

PUBLICATIONS IN JOURNALS AND BOOKS:

Pradel D., Tiwari B., Wartman J. (2011), "Landslides Triggered by 2011 Tohoku Pacific Earthquake: Preliminary Observations", Geo-Strata (ASCE's Geo-Institute) Sept./Oct. 2011, 28-32

Pradel D. and Chang K. (2011), "Practical Design of Stabilizing Piles" Deep Foundations (DFI), Summer 2011, 51-54

Pradel D., Smith P., Stewart J. and Raad G. (2005), "Case History of Landslide Movement during the Northridge Earthquake". ASCE Journal of Geotechnical and Geoenvironmental Engineering, Vol. 131, No. 11, 1360-1369.

Pradel D. (1997), "Procedure to Evaluate Earthquake-Induced Settlements in Dry Sandy Soils". ASCE Journal of Geotechnical Engineering, Vol. 124, No. 4, 364-368 and Vol. 124, No. 10, 1048.

Pradel D. and Raad G. (1993), "Influence of Permeability on Surficial Stability of Homogeneous Slopes". ASCE Journal of Geotechnical Engineering, Vol. 119, No. 2, 315-332.

Pradel D., Raad G. and Harter R. (1992), "Hydrocompression Settlement of Deep Fills, Discussion". ASCE Journal of Geotechnical Engineering, Vol. 118, No. 6, 954-955.

Lade P.V. and Pradel D. (1990), "Stability and Flow of Granular Materials: Experimental Investigation". ASCE Journal of Engineering Mechanics, Vol. 116, No. 11, 2532-2550.

Pradel D. and Lade P.V. (1990), "Stability and Flow of Granular Materials: Analytical Investigation". ASCE Journal of Engineering Mechanics, Vol. 116, No. 11, 2551-2566.

Pradel D., Ishihara K. and Gutierrez M. (1990), "Yielding and Flow of Sand under Principal Stress Axes Rotation". Soils and Foundations, Vol. 30, No. 1, 87-99.

Towhata I., Pradel D. and Ishihara K. (1988) "Plasticity Approach to Sand Behavior Under Principal Stress Axes Rotation". Micromechanics of Granular Materials, Studies in Applied Mechanics, Vol. 20, 191-200.

PUBLICATIONS IN PROCEEDINGS:

Pradel D., Wartman J., and Tiwari B. (2012), "Failure of Fujinuma Dam During the 2011 Tohoku Earthquake" 9th International Conference on Urban Earthquake Engineering/ 4th Asia Conference on Earthquake Engineering March 6-8, 2012, Tokyo, Japan

Tiwari B., Pradel D., Wartman J. (2012), "Performance of Slopes and Dams on the Mw 9.0 Tohoku, Japan Earthquake", 2nd International Conference on Performance-Based Design in Earthquake Geotechnical Engineering, Taormina, Italy.

Pradel D., Garner J. and Kwok A. (2010), "Design of drilled shafts to enhance slope stability", ASCE GSP 208, Earth Retention Conference 3, Bellevue, 920-927.

Pradel D. and Carillo R. (2008), "Landslide stabilization using drilled shafts", Proc. 1st Int. FLAC/DEM Symposium, Minneapolis.

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Chiu P., Pradel D. Et al. (2008), "Seismic Response Analyses for the Silicon Valley Rapid Transit Project", ASCE GSP 181, Geotechnical Earthquake Engineering and Soil Dynamics IV, Sacramento, 1-10.

Pradel D. (2006), "Engineering Implications of Ground Motions on Welded Steel Moment Resisting Frame Buildings". Soil Stress-Strain Behavior, Measurement, Modeling and Analysis, Springer, Roma, 937-947.

Pradel D. (1994), "Active Pressure Distribution in Cohesive Soils". Proc. of the XXIth International Conference of Soil Mechanics and Foundation Engineering, New Delhi, Vol. 2, 795-798.

Pradel D. (1991), "Instability and Plastic Flow of Soils". ASCE Engineering Mechanics Specialty Conference, Columbus OH, 1174-1178.

Pradel D. and Lade P.V. (1989), "Plastic Flow and Instability of Granular Materials". Proc. of the IIIrd International Symposium on Numerical Models in Geomechanics, Niagara Falls, 9-16.

Lade P.V. and Pradel D. (1989), "Comparison of Single and Double Hardening Models for Frictional Materials". Proc. of the IIIrd International Symposium on Numerical Models in Geomechanics, Niagara Falls, 147-154.

Pradel D. and Lade P.V. (1989), "Instability of Sand Under Applied Shear Stresses". Proc. of the XXth International Conference of Soil Mechanics and Foundation Engineering, Rio de Janeiro, 8/18: 743-748.

Pradel D. (1988), "Model with Multiple Mechanisms for Anisotropic Behaviors of Sands". Proc. of the VIth International Conference on Numerical Methods in Geomechanics, Innsbruck, 503-508.

Pradel D., Ishihara K. and Gutierrez M. (1987), "On Modeling of Inherent Anisotropy of Sands". Proc. of the XXIIth Japan National Conference on Soil Mechanics and Foundation Engineering, Niigata, 359-362

Pradel D. and Ishihara K. (1987), "Elastoplastic Model for Anisotropic Behavior of Sands". Proc. of the IInd International Conference on Constitutive Laws for Engineering Materials, Tucson, 631-638.

COMMITTEE PUBLICATIONS:

American Society of Civil Engineers (2007): "Seismic Rehabilitation of Existing Buildings" ASCE/SEI 41-06.

American Society of Civil Engineers (2003): "Seismic Evaluation of Existing Buildings" ASCE/SEI 31-03.

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Southern California Earthquake Center (2002): "Recommended Procedures for Implementation of DMG Special Publication 117 Guidelines for Analyzing and Mitigating Landslide Hazards in California."

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NEIGHBORHOOD COMPATIBILTY ANALYSIS, 283 TRINO WAY, PACIFIC PALISADES, CA 90272

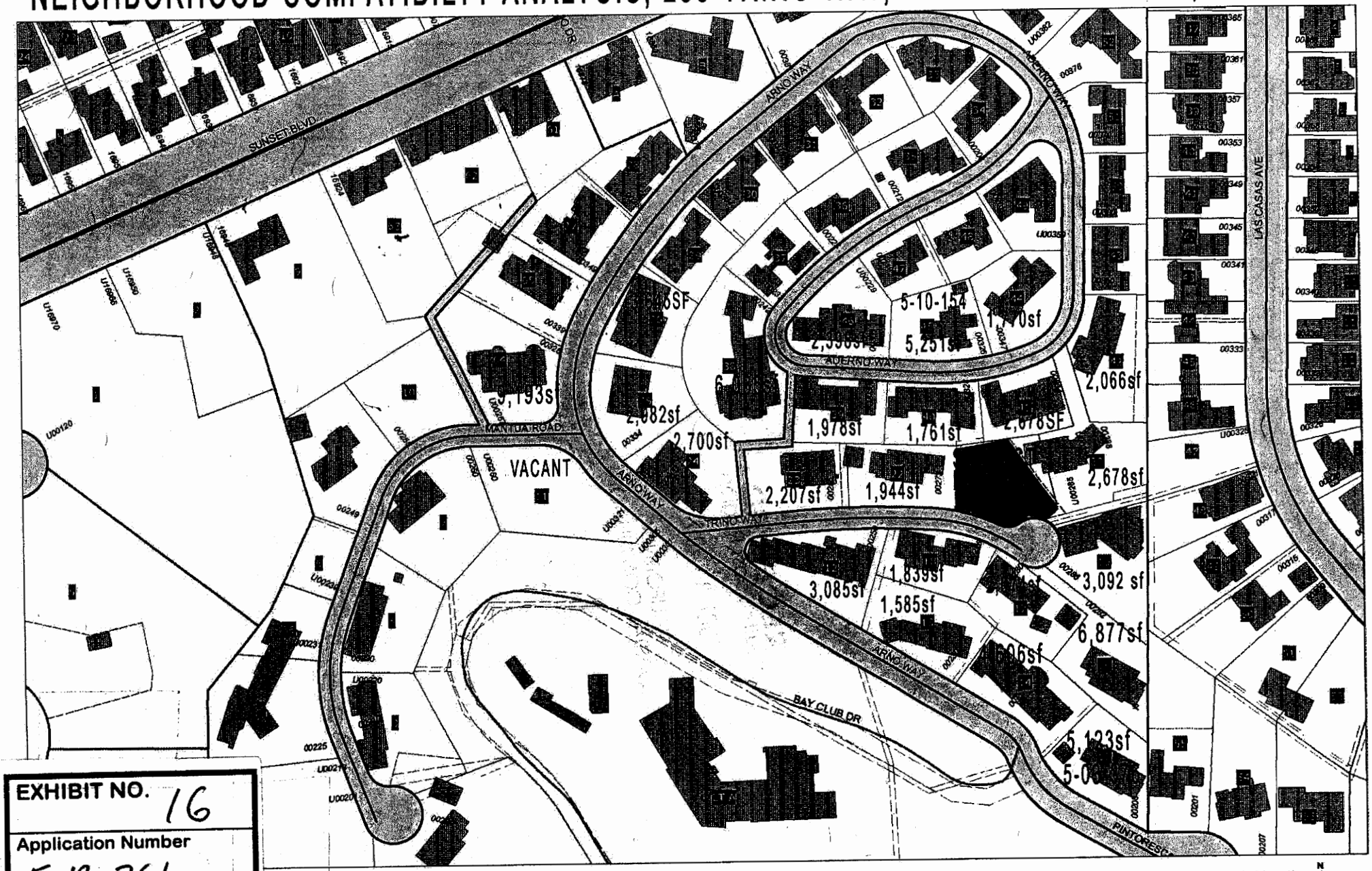

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EXHIBIT "B" ,PAGE 1 OF 1

EXHIBIT NO. 16

Application Number

5-12-301

Neighborhood Analysis

California Coastal Commission

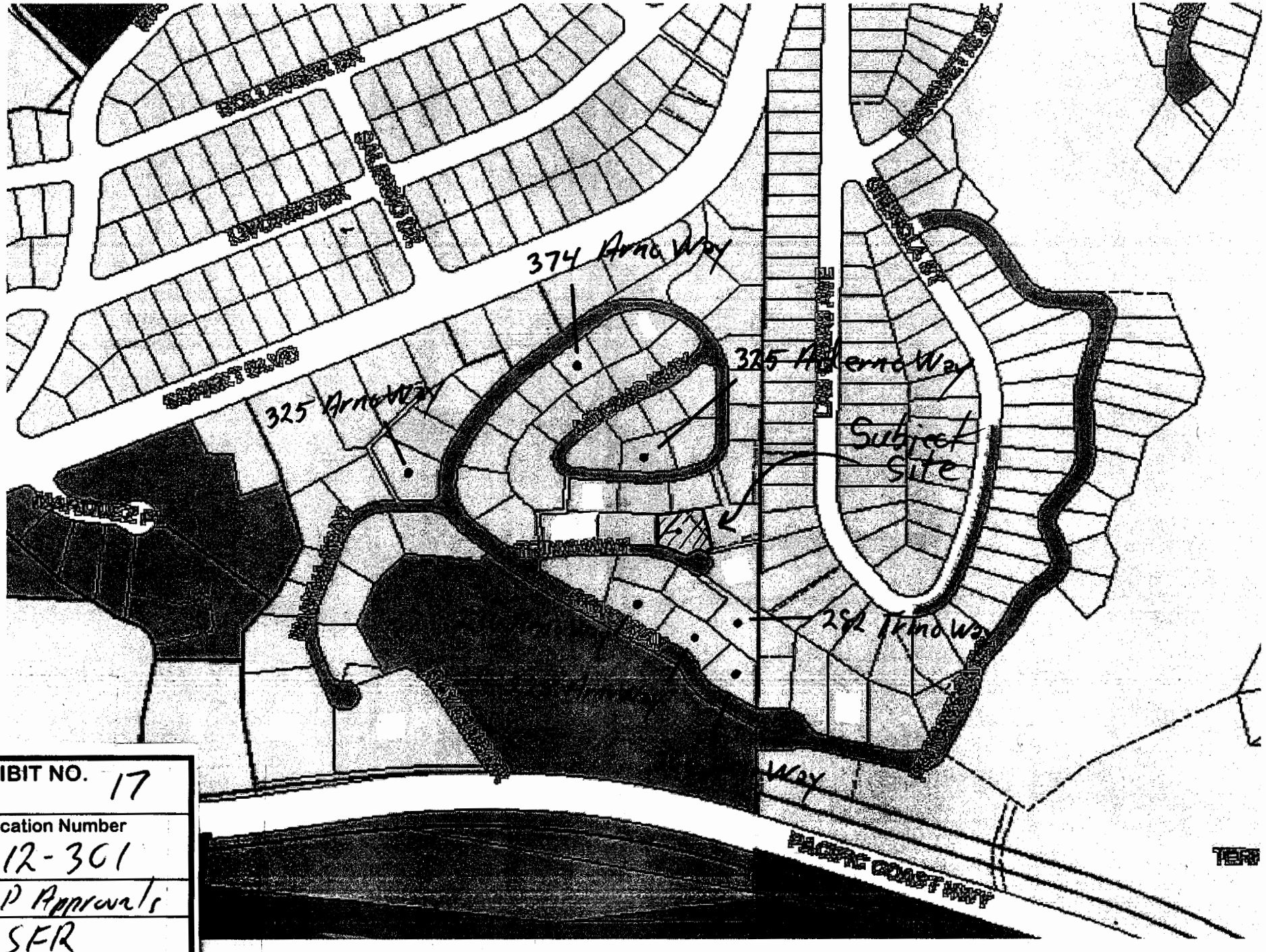

EXHIBIT NO. 17

Application Number
5-12-301

CDP Approvals for SFR

California Coastal Commission

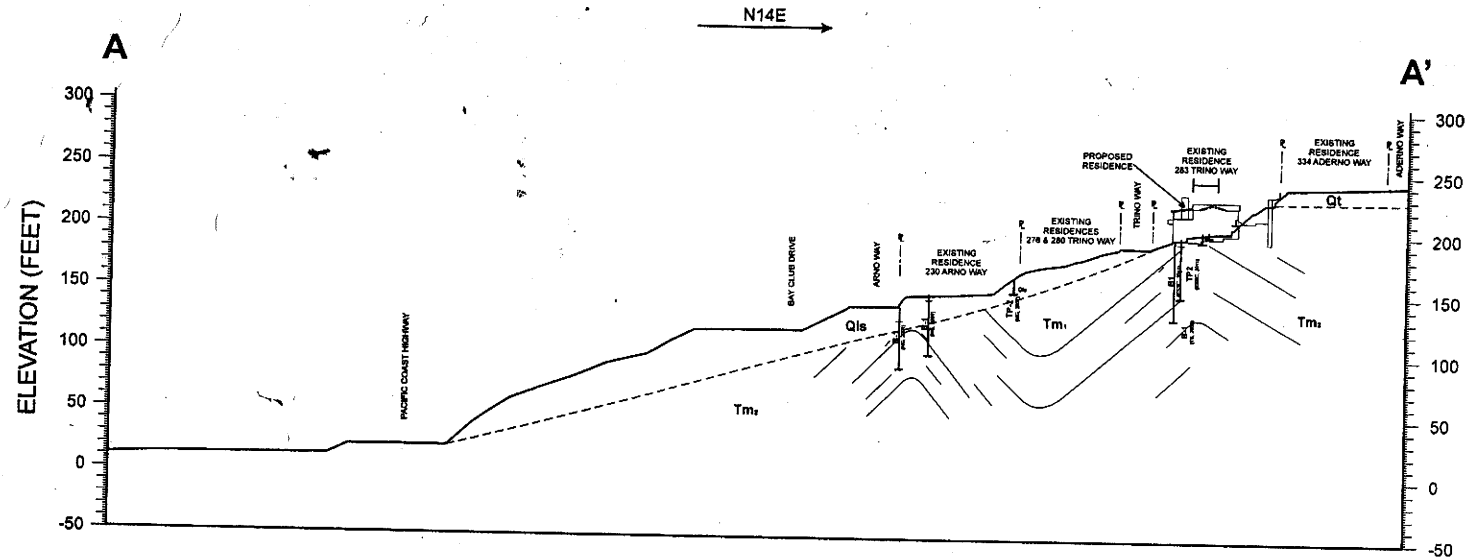

Plate VI

GEOLOGIC CROSS SECTION EXTENDED

PROPOSED RESIDENTIAL ADDITIONS
283 TRINO WAY
PACIFIC PALISADES, CALIFORNIA

Earth Systems
Southern California

12/08/2011 | LA-01384-01

SCALE
1 in = 100 ft (H&V)