

**CALIFORNIA COASTAL COMMISSION**

South Coast Area Office  
 200 Oceangate, Suite 1000  
 Long Beach, CA 90802-4302  
 (562) 590-5071

**Th8a**

Filed:	12/30/2014
180th Day:	6/28/2015
Staff:	S. Vaughn-LB
Staff Report:	1/22/2015
Hearing Date:	2/12/2015

**STAFF REPORT: CONSENT CALENDAR**

**Application No.:** 5-14-1858

**Applicant:** Clay Lorinsky

**Agent:** Tim Peterson

**Location:** 17880 Vicino Way, Pacific Palisades, City of Los Angeles (APN 4416-017-021)

**Project Description:** Remodel of a single-family residence including: demolition and replacement of 1,380 square foot floor area plus the addition of 34 square feet, the construction of a new 1,429 square foot basement below the remodeled area and interior remodel throughout the house. New windows, exterior finishes and re-roofing at existing height. Grading of 646 cubic yards is proposed to build a new basement.

**Staff Recommendation:** Approval with conditions

**SUMMARY OF STAFF RECOMMENDATION:**

The applicant proposes to demolish and remodel 1,380 square feet of an existing 3,040 square foot development adding 34 square feet of new floor area to the main level of the residence and construct a new 1,429 square foot basement on a hillside in the Castellammare area of Pacific Palisades in the Dual Permit Jurisdiction area of the City of Los Angeles. The project includes 646 cubic yards of grading for the new basement and reroofing the house to the existing grade. Staff is recommending **approval** of the proposed coastal development permit with **nine (9)** special conditions. The special conditions include: **1) Permit Compliance; 2) Local Government Approval; 3) Conform to Geotechnical Report; 4) Interim Erosion Control Plan; 5) Hydrauger Plan; 6) Drainage Run off Plan; 7) Landscaping Plan; 8) Assumption of Risk; and 9) Deed Restriction.**

**STAFF NOTE - DUAL PERMIT JURISDICTION:**

On October 10, 2014, the City of Los Angeles Department of City Planning issued Local Coastal Development Permit No. ZA-2013-3482 approving with special conditions the proposed basement level and first story addition. Pursuant to Coastal Act Section 30600(b), any development which receives a local coastal development permit from the City must also obtain a second (or “dual”) coastal development permit from the Coastal Commission if the development is within the areas specified in Section 30601 (e.g., within three hundred feet of the beach or sea, or within one hundred feet of a stream, or within three hundred feet of the top of the seaward face of a coastal bluff). The areas specified in Section 30601 are known in the City of Los Angeles permit program as the *Dual Permit Jurisdiction* area. The proposed project is in the *Dual Permit Jurisdiction* area. For projects located inland of the areas identified by Section 30601 (i.e., projects in the *Single Permit Jurisdiction*), the City of Los Angeles local coastal development permit is the only coastal development permit required. The local coastal development permits in both the single and dual jurisdiction areas are appealable to the Commission. In this case, the City’s issuance of the local coastal development permit was not appealed. The Commission's standard of review for the proposed development is the Chapter 3 policies of the Coastal Act, because there is no certified Local Coastal Program (LCP).

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### EXHIBITS

Exhibit 1 – Vicinity Maps

Exhibit 2 – Site Plan

Exhibit 3 – Proposed Project Images

Exhibit 4 – City of Los Angeles Coastal Development Permit ZA 2013-3482 (ENV 2013-3483)

Exhibit 5 – City of Los Angeles Department of Building and Safety Approval Letter

## I. MOTION AND RESOLUTION

### Motion:

*I move that the Commission **approve** the coastal development permit applications included on the consent calendar in accordance with the staff recommendations.*

Staff recommends a **YES** vote. Passage of this motion will result in approval of all of the permits included on the consent calendar. The motion passes only by affirmative vote of a majority of the Commissioners present.

### Resolution:

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

## II. STANDARD CONDITIONS:

This permit is granted subject to the following 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 of 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:

This permit is granted subject to the following special conditions:

1. **Approved Development – Permit Compliance.** Coastal Development Permit 5-14-1858 permits an addition to and the remodel of of a single-family residence consistent with the following special conditions. All development must occur in strict compliance with the proposal as set forth in the application, subject to the special conditions. Any proposed change or deviation from the approved plans shall be submitted to the Executive Director to determine whether an amendment to this permit is necessary pursuant to the requirements of the Coastal Act and the California Code of Regulations. No changes to the approved plans shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is required.
2. **Local Government Approval.** The proposed development is subject to the review and approval of the local government (City of Los Angeles). This action has no effect on conditions imposed by a local government pursuant to an authority other than the Coastal Act, including the conditions of the City of Los Angeles Department of City Planning Case No. ZA-2013-3482. The proposed project is required to comply with the City’s Baseline Hillside Ordinance (Ordinance No. 181,624). The permittee shall abide by all City-imposed limits on the buildings’ height and floor area. The permittee shall also abide by all City rules and regulations regarding the use of City streets for transporting equipment and construction materials to and from the project site and construction staging. In the event of conflict between the terms and conditions imposed by the local government and those of this coastal development permit, the more restrictive terms and conditions shall prevail.
3. **Plans Conforming to Geotechnical Engineer’s Recommendations.** By acceptance of this coastal development permit, the applicant agrees to comply with the recommendations set forth in the geotechnical, engineering and soils reports prepared for the project and referenced by City of Los Angeles Department of Building and Safety Geology and Soils Report Approval Letter dated June 26, 2013. These recommendations, including recommendations concerning excavation, foundations and drainage, shall be incorporated into all final design and construction plans, which must be reviewed and approved by the consulting engineers (Grover Hollingsworth and Associates, Inc.) prior to commencement of development. The final plans approved by the consulting engineers shall conform with the Commission approved plans. Any changes to the Commission approved plans required by the consulting engineers shall be reported to the Executive Director. No changes to the Commission approved plans shall occur without an amendment to the coastal development permit, unless the Executive Director determines that no amendment is required.
4. **Interim Erosion Control and Construction Responsibilities.** Prior to issuance of the coastal development permit, the applicant shall submit for review and written approval of the Executive Director, two copies of an Interim Erosion Control and Construction Best Management Practices Plan. The plan shall be prepared by a licensed civil engineer or qualified water quality professional 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 consulting civil engineer/water quality professional shall

certify in writing that the Interim Erosion Control and Construction Best Management Practices (BMPs) Plan is in conformance with the consulting engineers' recommendations and the following requirements:

A. Erosion Control Plan

- 1) 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. The natural areas on the site shall be clearly delineated on the plan and on-site with fencing or survey flags.
- 2) Include a narrative report describing all temporary run-off and erosion control measures to be used during construction to avoid adverse impacts on adjacent properties, public streets and the beach.
- 3) The plan shall identify and delineate on a site or grading plan the locations of all temporary erosion control measures (e.g., temporary drains and swales, sand bag barriers, silt fencing, etc.).
- 4) The plan shall specify that grading shall take place only during the dry season (April 1 - October 31). This period may be extended for a limited period of time for the protection of life or property, if approved by the Executive Director. The applicant shall install temporary drains and swales, sand bag barriers, silt fencing, and shall stabilize any stockpiled fill with geofabric covers or other appropriate cover, install geotextiles or mats on all cut or fill slopes, and close and stabilize open trenches and holes as soon as possible.
- 5) The 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 runoff waters during construction.
- 6) The plan shall include the installation of temporary fencing at the toe of the slope to reduce the potential for debris to enter the street.
- 7) The applicant shall immediately remove any debris that falls from the project site into the street. The street shall be checked daily to ensure that it is kept clear of sediment and debris from the project site.
- 8) The plan shall also include temporary erosion control measures should grading or site preparation cease for a period of more than thirty (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. The plan shall also specify that all disturbed areas shall be seeded with native grass species and include the technical specifications for seeding the disturbed areas. These temporary erosion control measures shall be monitored and maintained until grading or construction operations resume.

B. Construction Best Management Practices

- 1) No construction materials, debris, or waste shall be placed or stored where it may enter sensitive habitat, receiving waters or a storm drain, or be subject to wave, wind, rain, or tidal erosion and dispersion.

- 2) No construction equipment, materials, or activity shall be placed in or occur in any location that would result in impacts to beaches environmentally sensitive habitat areas, streams, wetlands or their buffers.
- 3) Construction debris and sediment shall be removed from work areas each day that construction occurs to prevent the accumulation of debris that may be discharged into coastal waters.
- 4) All trash shall be disposed in the proper trash and recycling receptacles at the end of every construction day.
- 5) Sanitary facilities shall be provided for construction workers.
- 6) The applicant shall provide adequate disposal facilities for solid waste, including excess concrete, produced during construction.
- 7) Excess soil and debris exported from the site shall be disposed of at a legal disposal site or recycled at a recycling facility. If the disposal site is located in the coastal zone, a coastal development permit or an amendment to this permit shall be required before disposal can take place unless the Executive Director determines that no amendment or new permit is legally required.
- 8) All stock piles and construction materials shall be covered, enclosed on all sides, shall be located as far away as possible from drain inlets and any waterway, and shall not be stored in contact with the soil.
- 9) Machinery and equipment 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.
- 10) The discharge of any hazardous materials into any receiving waters is prohibited.
- 11) Spill prevention and control measures shall be implemented to ensure the proper handling and storage of petroleum products and other construction materials. Measures shall include a designated fueling and vehicle maintenance area with appropriate berms and protection to prevent any spillage of gasoline or related petroleum products or contact with runoff. The area shall be located as far away from the receiving waters and storm drain inlets as possible.
- 12) Best Management Practices (BMPs) and Good Housekeeping Practices (GHPs) designed to prevent spillage and/or runoff of demolition or construction-related materials, and to contain sediment or contaminants associated with demolition or construction activity, shall be implemented prior to the on-set of such activity.
- 13) All BMPs shall be maintained in a functional condition throughout the duration of construction activity.

The permittee shall undertake development in accordance with the final Interim Erosion Control and Construction Best Management Practices Plan approved by the Executive Director. The final Interim Erosion Control and Construction Best Management Practices Plan shall be in conformance with the project plans approved by the Commission. Any changes to the Commission approved plans required by the consulting civil engineer/water quality professional shall be reported to the Executive Director. No changes to the Commission approved final site/development plans shall occur without an amendment to the coastal development permit, unless the Executive Director determines that no amendment is required.

5. **Hydrauger Plan.** Prior to issuance of the coastal development permit, the applicant shall submit for review and written approval of the Executive Director, two copies of a final Hydrauger Plan

for the project site, prepared by a licensed civil engineer. The plan shall include a long-term plan for disposal of the water discharged from hydraugers, and shall demonstrate that during development of the dewatering wells, the extracted ground water shall be pumped into a settling tank to allow sediment in the water to settle prior to discharge of the water to the storm drain system. Turbid water shall not be discharged to the storm drain system. The water from the sump pumps shall be directed to a secure, enclosed storm drain, via a City-approved route. The permittee shall maintain the sump pumps and shall periodically check for greases and oils. If a significant amount of grease or oil is present the applicant shall report the situation to the City of Los Angeles Department of Public Works before discharging into the storm drain.

- 6. Permanent Drainage and Runoff Control Plan.** Prior to issuance of the coastal development permit, the applicant shall submit for review and written approval of the Executive Director, two copies of a final Drainage and Runoff Control Plan for the post-construction project site, prepared by a licensed civil engineer or qualified licensed water quality professional. The plan shall include detailed drainage and runoff control plans with supporting descriptions and calculations. The plan shall incorporate Best Management Practices (BMPs) including site design, source control and treatment control measures designed to reduce, to the maximum extent practicable, the volume, velocity and pollutant load of stormwater and dry weather runoff leaving the developed site. The consulting licensed civil engineer or qualified licensed professional shall certify in writing that the final Drainage and Runoff Control Plan is in substantial conformance with the following minimum requirements:
- A. The plan shall incorporate appropriate Best Management Practices (BMPs) into the development, designed to reduce, to the maximum extent practicable, the volume, velocity and pollutant load of stormwater and dry weather flows leaving the developed site. The drainage system shall also be designed to convey and discharge runoff from the developed site in a non-erosive manner into the City's storm drain system;
  - B. Irrigation and the use of fertilizers and other landscaping chemicals shall be minimized through the use of low-maintenance landscaping and efficient irrigation technology or systems;
  - C. Trash, recycling and other waste containers, as necessary, shall be provided. All waste containers anywhere within the development shall be covered, watertight, and designed to resist scavenging animals;
  - D. All slopes shall be stabilized in accordance with provisions contained in the Landscaping and/or Interim Erosion and Sediment Control Condition for this coastal development permit. The final drainage plans shall be designed and installed in conformance with the recommendations of the project consulting geotechnical engineer; and,
  - E. Should any of the project's surface or subsurface drainage/filtration structures or other BMPs fail or result in increased erosion, the permittee or successor-in-interest shall be responsible for any necessary repairs to the drainage/filtration system or BMPs and restoration of the eroded area. Should repairs or restoration become necessary, prior to the commencement of such repair or restoration work, the applicant shall submit a repair and

restoration plan to the Executive Director to determine if an amendment or new coastal development permit is required to authorize such work.

The permittee shall undertake development in accordance with the final Drainage and Runoff Control Plan approved by the Executive Director. The final Drainage and Runoff Control Plan shall be in conformance with the development plans approved by the Commission. Any changes to the Commission approved plans required by the consulting licensed civil engineer or engineering geologist shall be reported to the Executive Director. No changes to the Commission approved final site/development plans shall occur without an amendment to the coastal development permit, unless the Executive Director determines that no amendment is required.

7. **Landscaping Plan.** No plant species listed as problematic and/or invasive by the California Native Plant Society (<http://www.CNPS.org/>), the California Invasive Plant Council (formerly the California Exotic Pest Plant Council) (<http://www.cal-ipc.org/>), or as may be identified from time to time by the State of California shall be employed or allowed to naturalize or persist on the site. 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.
8. **Assumption of Risk, Waiver of Liability and Indemnity Agreement.** By acceptance of this coastal development permit, the applicant acknowledges and agrees (i) that the site may be subject to hazards from wildfire, seismic shaking, landsliding, and erosion; (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.
9. **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 governed by this permit a deed restriction, in a form and content acceptable to the Executive Director: (1) indicating that, pursuant to this coastal development 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 governed by this coastal development 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 coastal development permit shall continue to restrict the use and enjoyment of the subject property so long as either this coastal development 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 & LOCATION**

The applicant proposes to demolish and remodel 1,380 square feet of the existing development, increasing the main floor area by 34 square feet and construct a new 1,429 square foot basement. The proposal includes reroofing the development to the same grade (27 feet – 10 inches), a new 384 square foot balcony on the main floor and a new 266 square foot deck on the basement level (**EXHIBIT #3**). The project site is a south facing 9,372 square foot hillside parcel consisting of two tied lots in the R1-1 Zone upslope of Castellammare Drive and downslope of Vicino Way (**EXHIBIT #1**). The parcel has 34 feet of frontage on Vicino Way, where the driveway is located and 50 feet of frontage on Castellammare Drive. Vicino Way is a Substandard Hillside Limited Street dedicated to a width of 40 feet and improved to a width of 26 feet with a concrete roadway, curb and gutter. Castellammare Drive is a Substandard Hillside Limited Street dedicated to a width of 26 feet and improved to a width of 20 feet with an asphalt roadway, curb and gutter. The applicant is required to provide a 5-foot dedication on Castellammare Drive.

The proposed deck will be set back 11 feet from the southerly property line (adjacent to Castellammare Drive) and the basement level will be set back 23 feet. The proposed development will be constructed above 15 solder piles to stabilize the dwelling. Drainage of the property will be improved by five proposed horizontal drains (hydraugers). The grading required for the basement consists of approximately 645 cubic yards of cut, all of which will be exported outside of the coastal zone. No fill or importing of soils is proposed. The basement perimeter retaining walls on the north, east and west sides are proposed to be 12 inches wide and made of concrete. The south side of the basement is proposed to be held up by concrete piles that will be embedded eight feet into the bedrock, approximately 17 feet deep below the basement slab. A new five foot long by 7 ½ feet high concrete masonry unit (CMU) retaining wall on the west side of the house will be constructed.

The site is currently developed with a 3,040 square foot, single-story, single-family residence including a 177 square foot covered patio and a detached 389 square foot two-car garage. The property is located in the *Dual Permit Jurisdiction* area, a Very High Fire Hazard Severity Zone, a Special Grading Area, the Santa Monica Fault Zone, a Hillside area and within the area of the Baseline Hillside Ordinance. The existing residence and site is consistent with others in the area abutting Castellammare in terms of architecture, design and topography. Many properties have large terraces or decks facing the ocean. The adjacent properties are all zoned R1-1. The majority of the properties are developed with one and two-story single-family houses on sloping lots. The adjacent lots to the west (above Castellammare Drive) and south (below Castellammare Drive) were condemned by the City after a landslide and are unsafe for residential development.

The Geologic and Soils Engineer Exploration Report prepared by Grover Hollingsworth and Associates, Inc. on April 29, 2011 and further expounded on April 12, 2013, notes that there is landslide debris from an ancient landslide at the southerly end of the property and the existing retaining wall at the southern end of the slope is severely distressed. Portions of the ancient landslide have been active in recent history and a section of the headscarp forms a steep descending slope south (below) of the dwelling. Significant historical movement is not known to have occurred close to the project site. However, the severe rotation of the toe of the retaining wall along the

southern end of the development technically constitutes movement of a thin sliver of slide debris that might exist on the subject property. The Geologic and Soils Engineer Exploration Report further states that static stability calculations were performed for the existing south-facing descending slope below the proposed addition and the calculations indicate that the existing south-facing descending slope has a static factor of safety in excess of 1.5 and is therefore considered grossly stable. They reviewed previous studies (approved by the City) performed on the properties directly east of the subject site and found that others have determined that the gross stability of the site with respect to the ancient landslide is in excess of 1.5 and 1.1 for static and seismic conditions, respectively. In conclusion, the Geologic and Soils Engineer Exploration Report found that construction of the proposed additions is feasible from a geologic and soils engineering standpoint, provided their advice and recommendations are implemented during construction.

The subject property is zoned R1-1 (single-family residential). On October 10, 2014, the City of Los Angeles Department of City Planning issued Local Coastal Development Permit No. ZA-2013-3482 approving the proposed remodel and addition to the single-family residence. The City also issued Mitigated Negative Declaration No. ENV-2013-3483-MND for the proposed project (**EXHIBIT #4**). The City of Los Angeles Department of Building and Safety has reviewed the applicant's geology and soils reports and foundation plans for the proposed project (by Grover Hollingsworth and Associated, Inc). On June 26, 2013, the Grading Division of the City of Los Angeles Department of Building and Safety issued a Geologic and Soils Report Approval Letter indicating that the geotechnical reports and proposed foundations were acceptable, provided that the City's recommendations were complied with during site development (**EXHIBIT #5**).

The City of Los Angeles Department of City Planning also reviewed the proposed project for compliance with the City's Baseline Hillside Ordinance [(BHO) Ordinance No. 181,624 - effective May 9, 2011], which limits the height and mass of buildings on steeply sloping lots. Special Condition Eight of the City's Coastal Development Permit No. ZA-2013-3482 requires that the proposed project comply with the BHO. The applicant asserts that the proposed project was completely redesigned to meet the requirements of the BHO. The project plans submitted with the permit application include the City's "Approval" stamp, which indicates that the City has reviewed and approved the proposed project for compliance with the BHO.

The special conditions imposed by this permit will protect coastal resources from significant adverse impacts, and will ensure that the proposed project 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 of the Coastal Act.

## **B. WATER QUALITY**

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. To address these concerns, the development, as proposed and as conditioned, 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. 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.

### **C. DEVELOPMENT IN HAZARDOUS AREAS**

Development adjacent to slopes such as those found on canyons or hillsides is inherently hazardous. Development which may require a protective device in the future cannot be allowed due to the adverse impacts such devices have upon public access, and visual resources. To minimize risks to life and property the development has been conditioned to: require an appropriate set-back from the top of slope, to prohibit construction of protective devices (such as a retaining wall) in the future, for a drainage and runoff control plan to minimize percolation of water into the slope, for a landscaping plan, and to require that the landowner or and any successor-in-interest assume the risk of undertaking the development. As conditioned, the Commission finds that the development conforms to the requirements of Sections 30235 and 30253 of the Coastal Act regarding the siting of development in hazardous locations.

### **D. PUBLIC ACCESS AND RECREATION**

As conditioned, the proposed development will not have any new adverse impact on public access to the coast or to nearby recreational facilities. Thus, as conditioned, the proposed development conforms with Sections 30210 through 30214, Sections 30220 through 30224, and 30252 of the Coastal Act.

### **E. HABITAT**

As conditioned, the development will not result in significant degradation of adjacent habitat, recreation areas, or parks and is compatible with the continuance of those habitat, recreation, or park areas. Therefore, the Commission finds that the project, as conditioned, conforms with Section 30240(b) of the Coastal Act.

### **F. DEED RESTRICTION**

To ensure that any prospective future owners of the property are made aware of the applicability of the conditions of this permit, the Commission imposes one additional condition requiring that the property owner record a deed restriction against the property, referencing all of the above Special Conditions of this permit and imposing them as covenants, conditions and restrictions on the use and enjoyment of the Property. Thus, as conditioned, this permit ensures that any prospective future owner will receive actual notice of the restrictions and/or obligations imposed on the use and enjoyment of the land in connection with the authorized development, including the risks of the development and/or hazards to which the site is subject, and the Commission's immunity from liability.

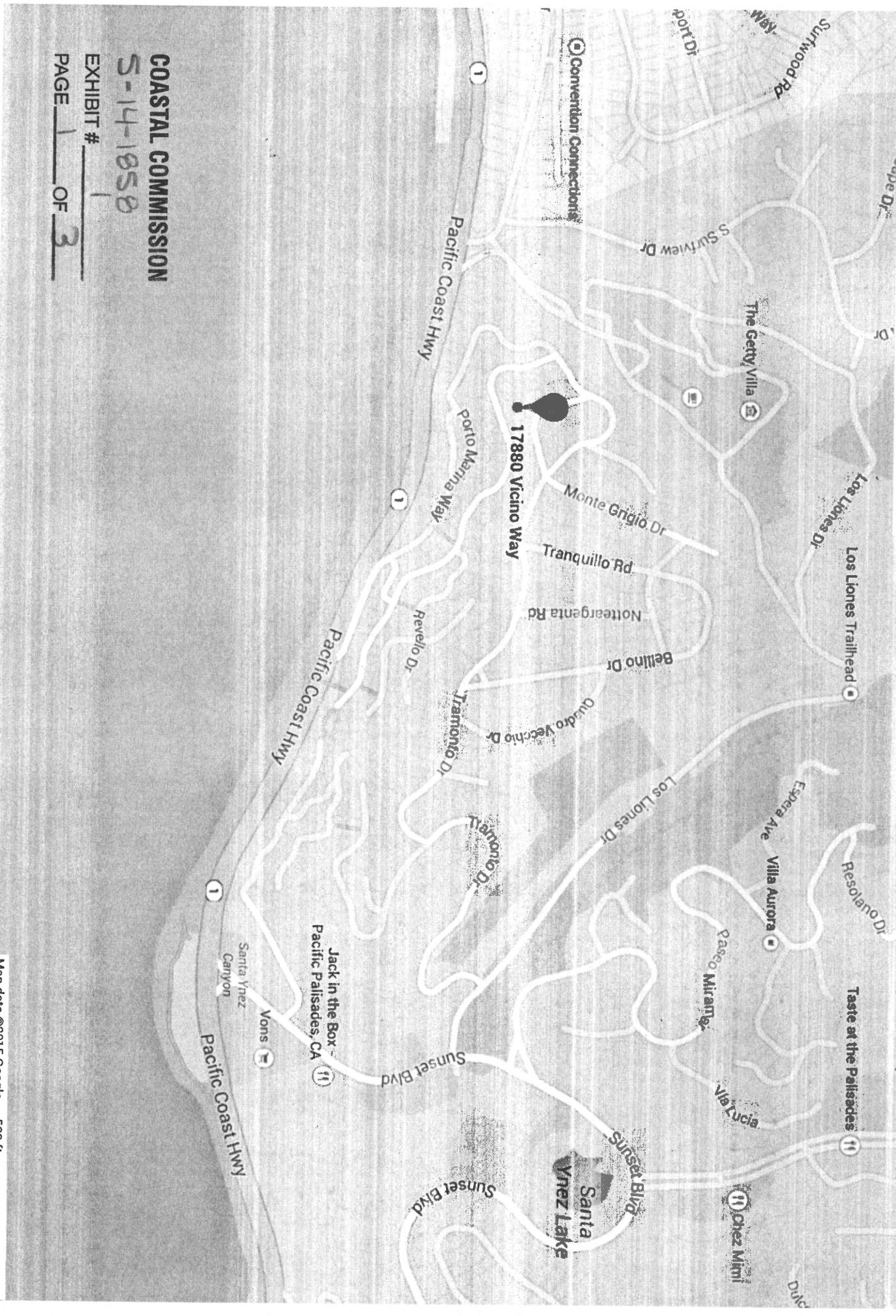
### **G. LOCAL COASTAL PROGRAM (LCP)**

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.

#### **H. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

As conditioned, there are no feasible alternatives or additional feasible mitigation measures available that would substantially lessen any significant adverse effect that the activity may have on the environment. Therefore, the Commission finds that the proposed project, as conditioned to mitigate the identified impacts, is the least environmentally damaging feasible alternative and can be found consistent with the requirements of the Coastal Act to conform to CEQA.

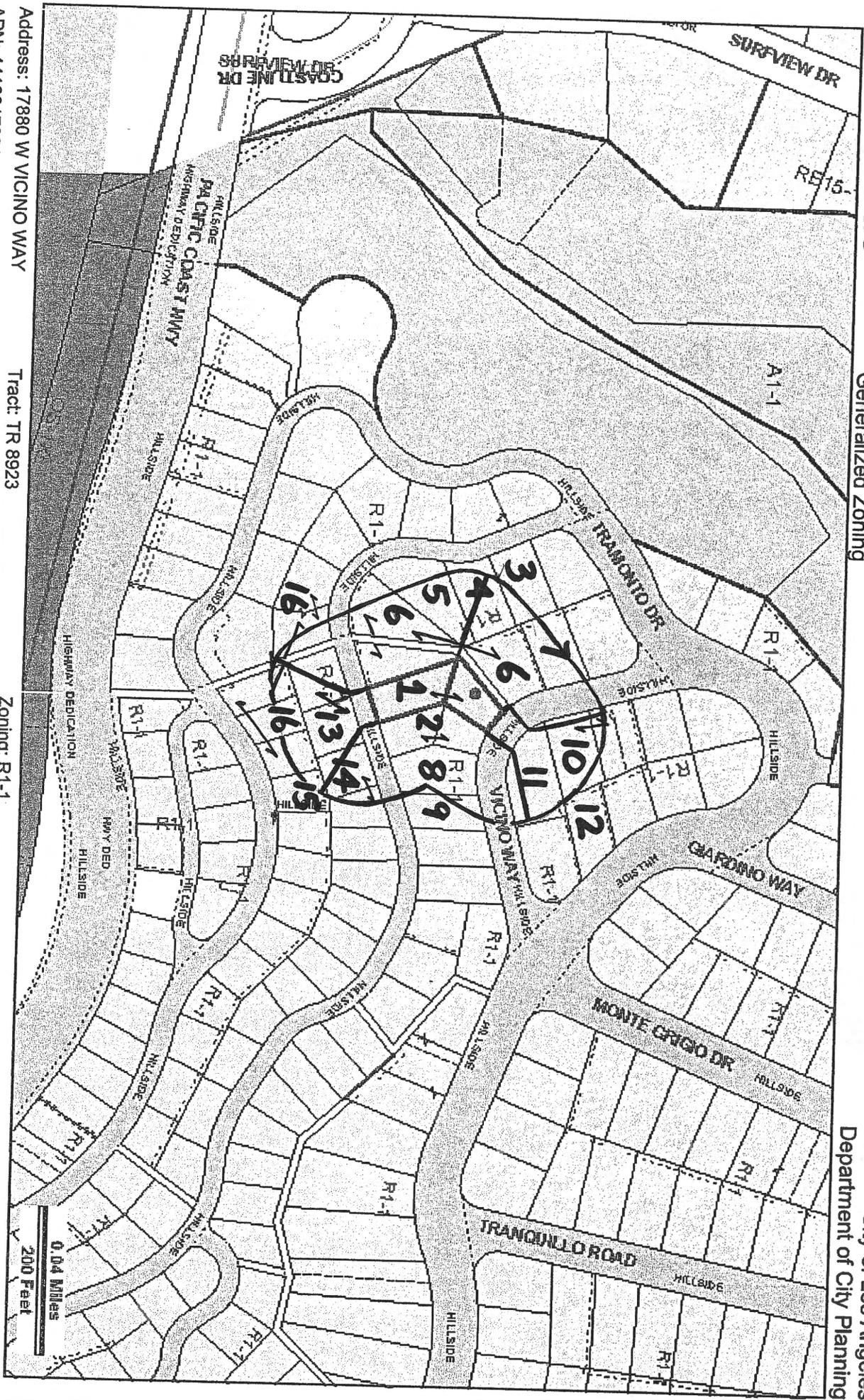


COASTAL COMMISSION

5-14-1858

EXHIBIT # 1

PAGE 1 OF 3



Address: 17880 W VICINO WAY  
 APN: 4416017021  
 PIN #: 126B113 76

Tract: TR 8923  
 Block: 2  
 Lot: 1  
 Afb: 2

Zoning: R1-1  
 General Plan: Low Residential

**COASTAL COMMISSION**

5-14-1958

EXHIBIT # 1

PAGE 2 OF 3

**COASTAL DEVELOPMENT PERMIT**



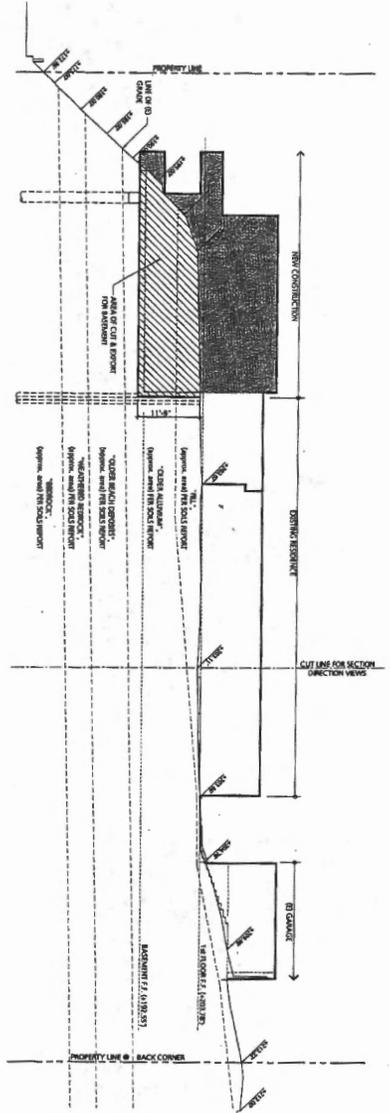
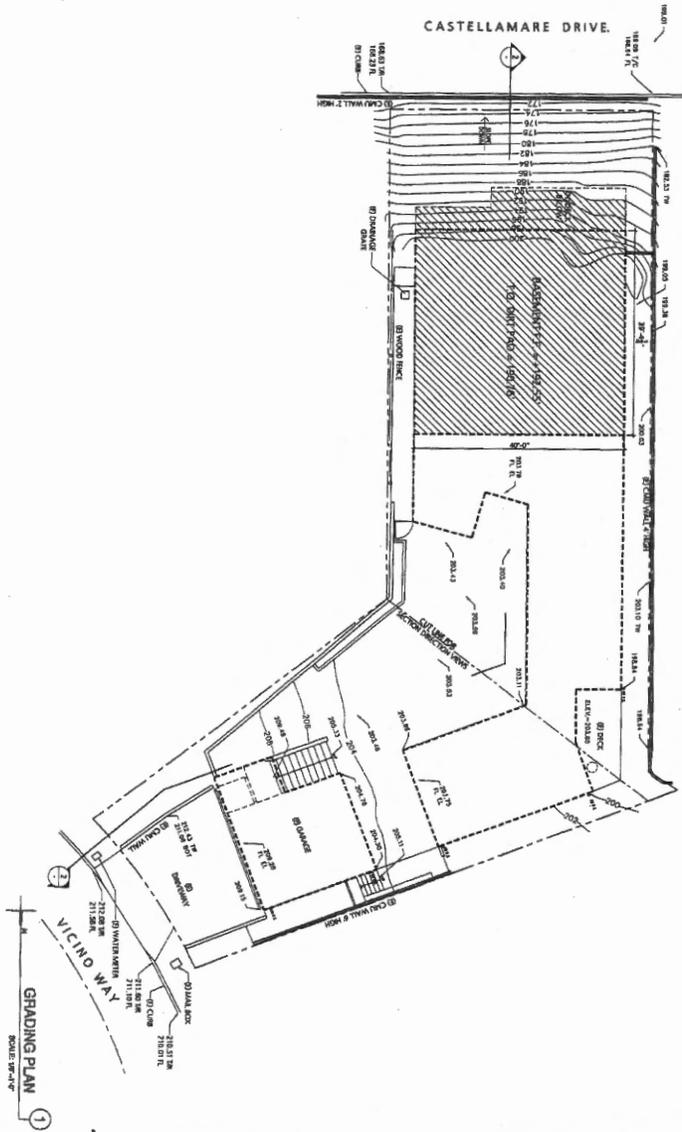
**CONTINENTAL MAPPING SERVICE**  
 6345 VAN NUYS BLVD. VAN NUYS, 91401  
 (818) 787-1663

CASE NO.:

DATE: 11-24-14



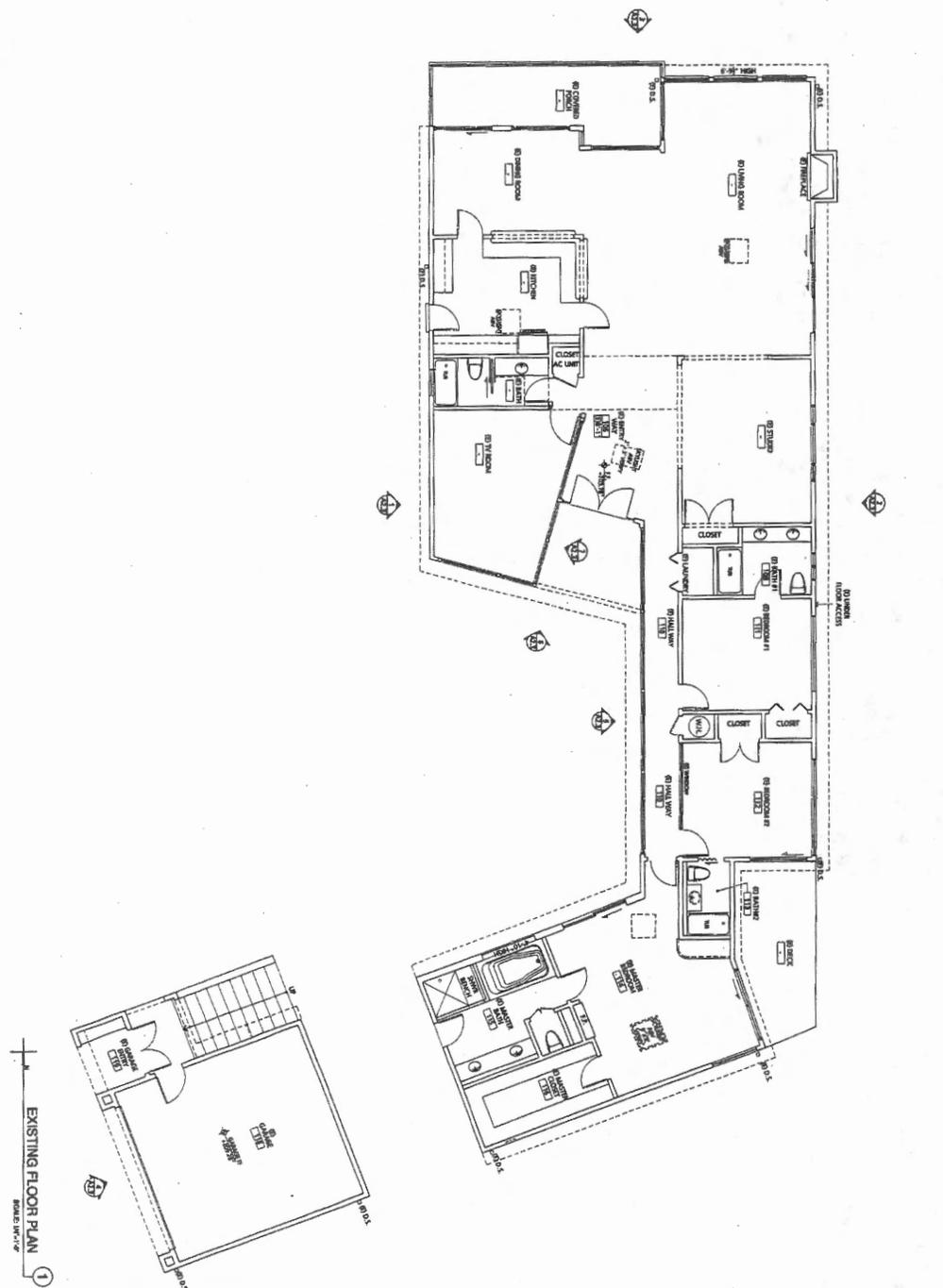


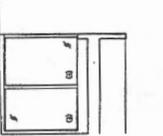


**GRADING LEGEND**

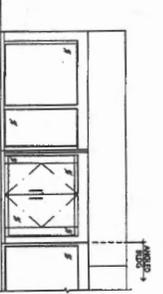
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[Symbol]	CUT & EXPOSED ON SITE
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[Symbol]	3' CUTS
[Symbol]	1' CUTS



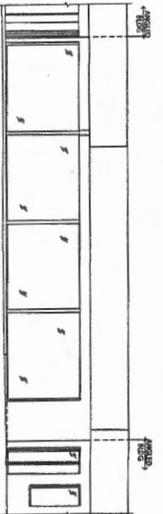




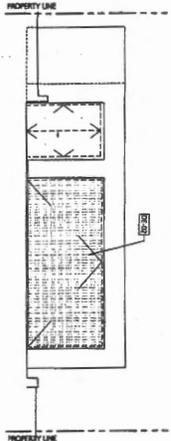
ENTRY WAY (west) (7)  
 SCALE: 1/4\"/>



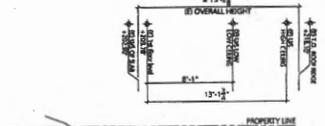
MAIN ENTRY (north) (8)  
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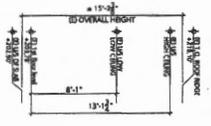
STOREFRONT ELEVATION (south) (5)  
 SCALE: 1/4\"/>



GARAGE AND ENTRY ELEVATION (9)  
 SCALE: 1/4\"/>

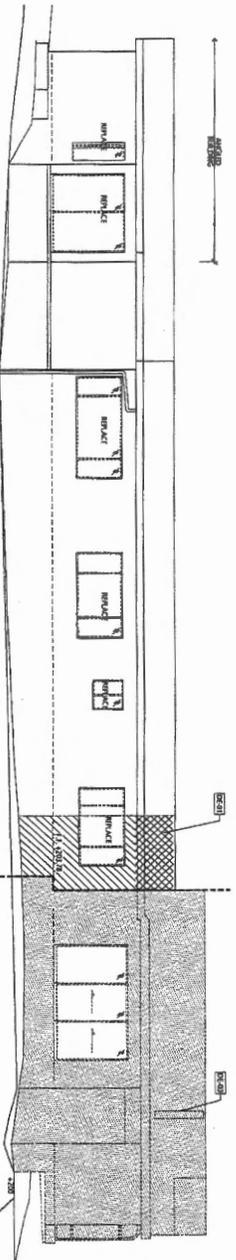


FRONT DEMOLITION ELEVATION (south) (3)  
 SCALE: 1/4\"/>



SIDEYARD DEMOLITION ELEVATION (north) (6)  
 SCALE: 1/4\"/>

SIDEYARD DEMOLITION ELEVATION (south) (2)  
 SCALE: 1/4\"/>



SIDEYARD DEMOLITION ELEVATION (west) (1)  
 SCALE: 1/4\"/>

**DEMOLITION LEGEND**

	RIPPED BRICKS
	MASONRY TO BE RECYCLED
	MASONRY TO BE DEMOLISHED
	MASONRY TO BE RETAINED
	MASONRY TO BE REPLACED
	MASONRY TO BE REPAIRED

**DEMOLITION NOTES:**  
 1. DEMOLITION SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.  
 2. DEMOLITION SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.

**DEMOLITION KEYNOTES:**  
 E-201 MASONRY TO BE RECYCLED  
 E-202 MASONRY TO BE DEMOLISHED  
 E-203 MASONRY TO BE RETAINED  
 E-204 MASONRY TO BE REPLACED  
 E-205 MASONRY TO BE REPAIRED

**LORINSKY RESIDENCE**

17800 Vaino Way,  
 Pacific Palisades, CA 90272  
 Owner: Clay Lortney

A2.3





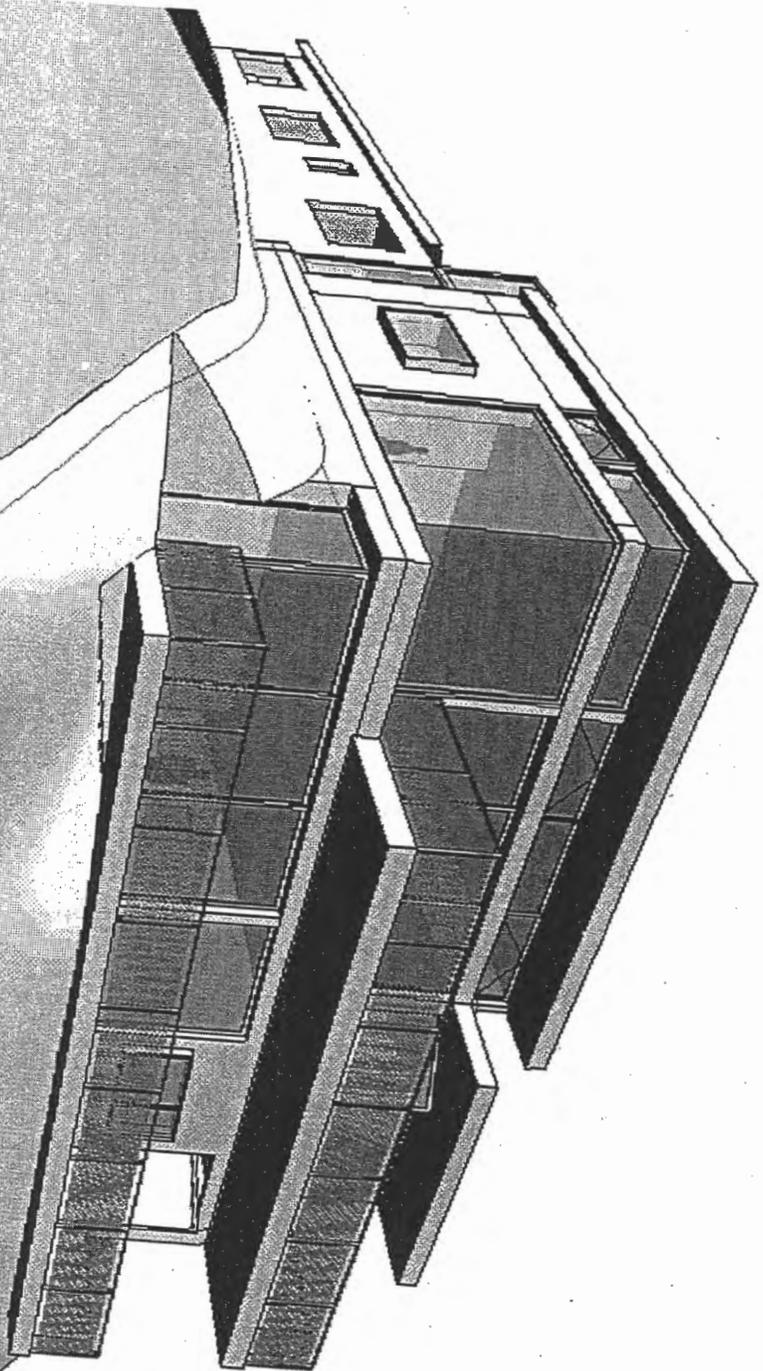


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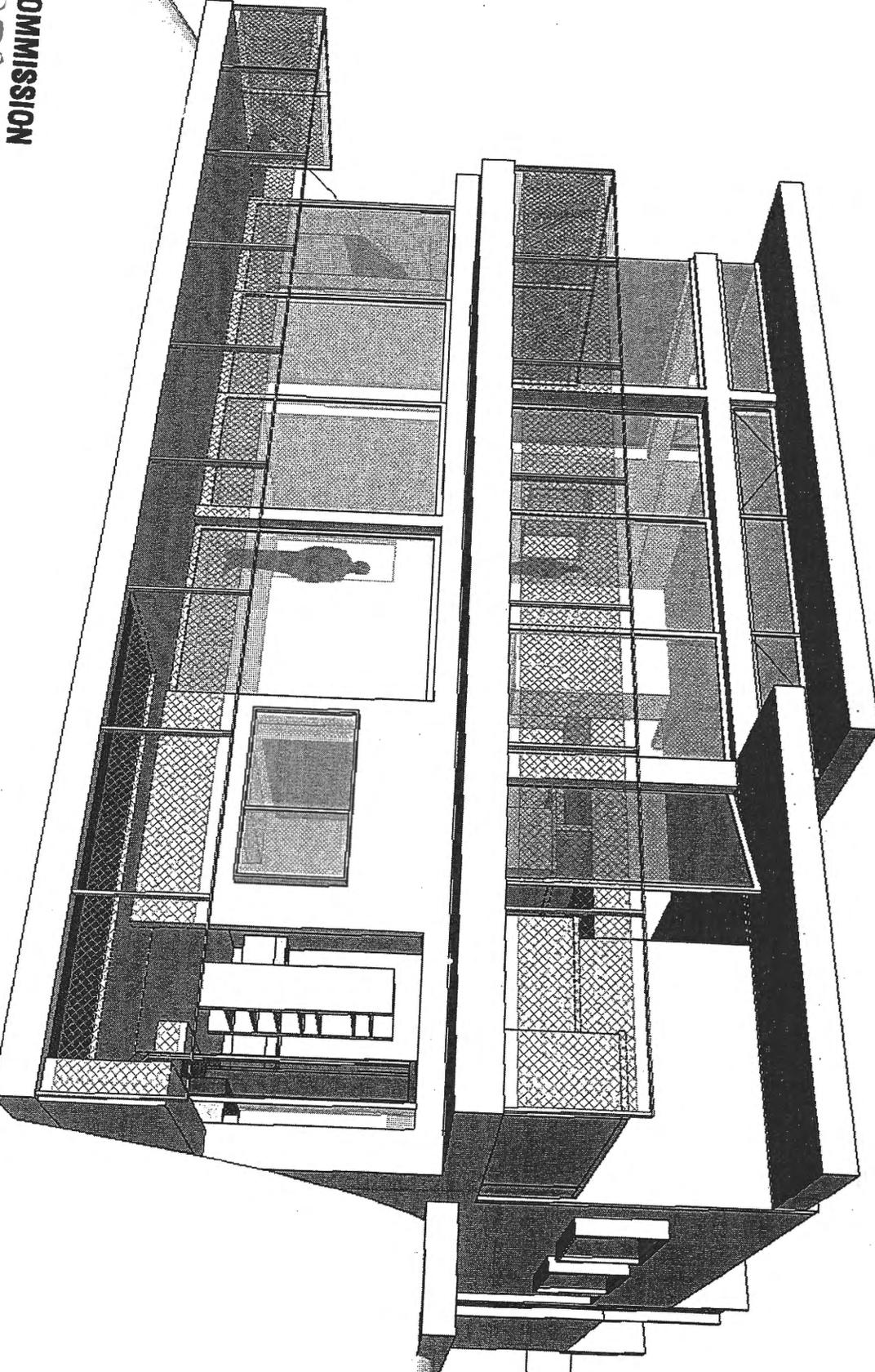


COASTAL COMMISSION

5-141858

EXHIBIT # 3

PAGE 1 OF 6



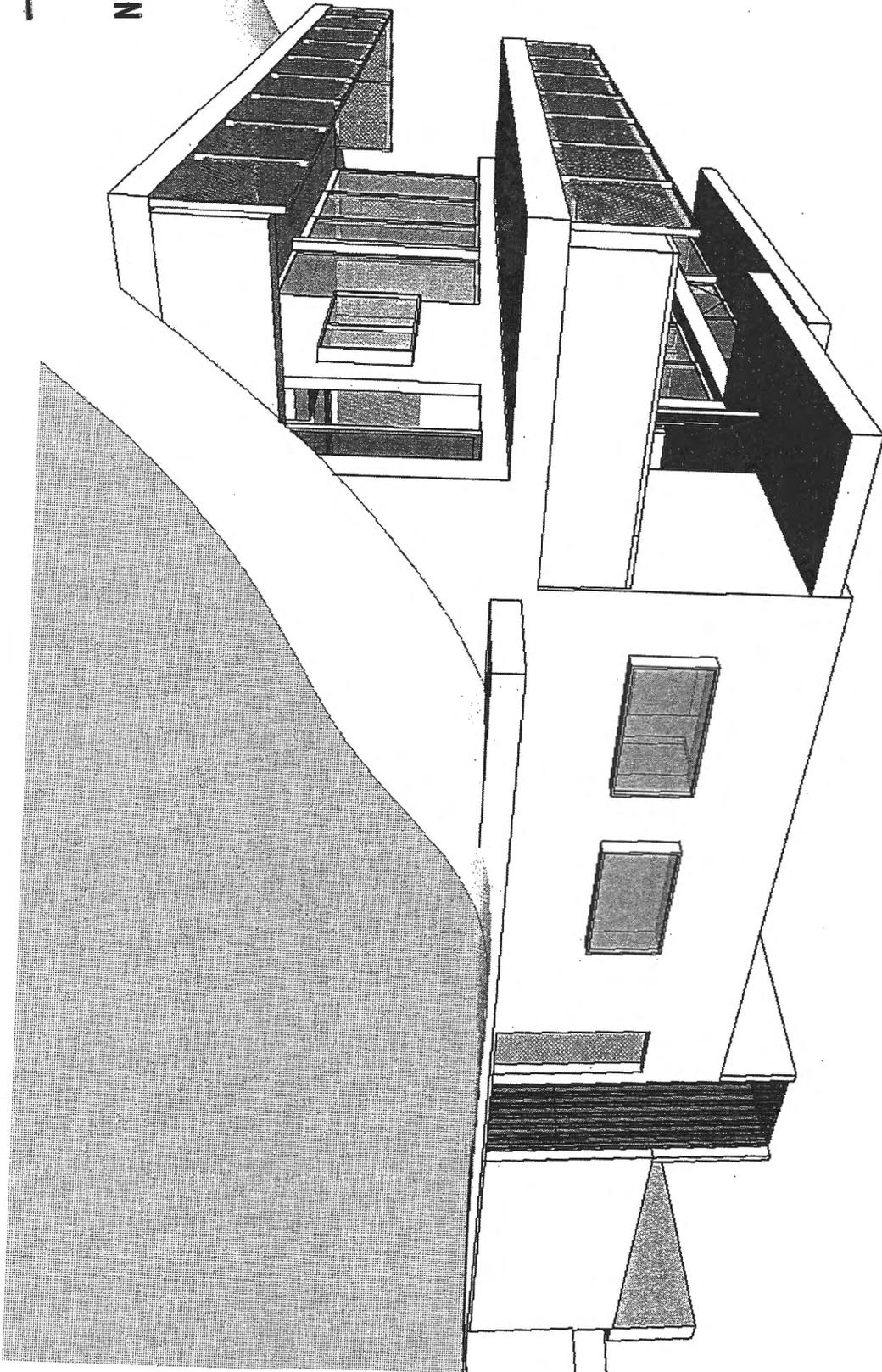
COASTAL COMMISSION

5-14-1958

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COASTAL COMMISSION

5-14-1953

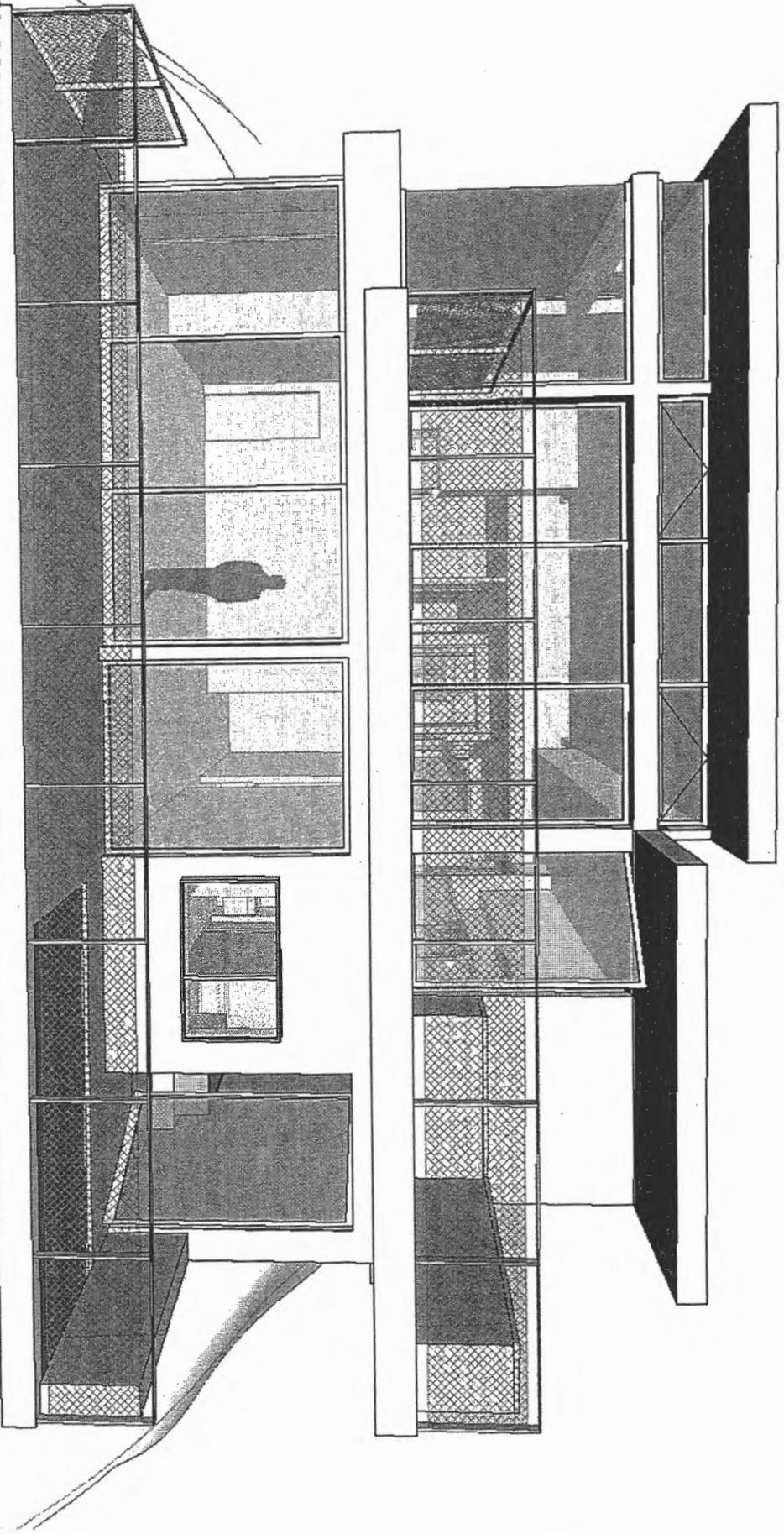
EXHIBIT #

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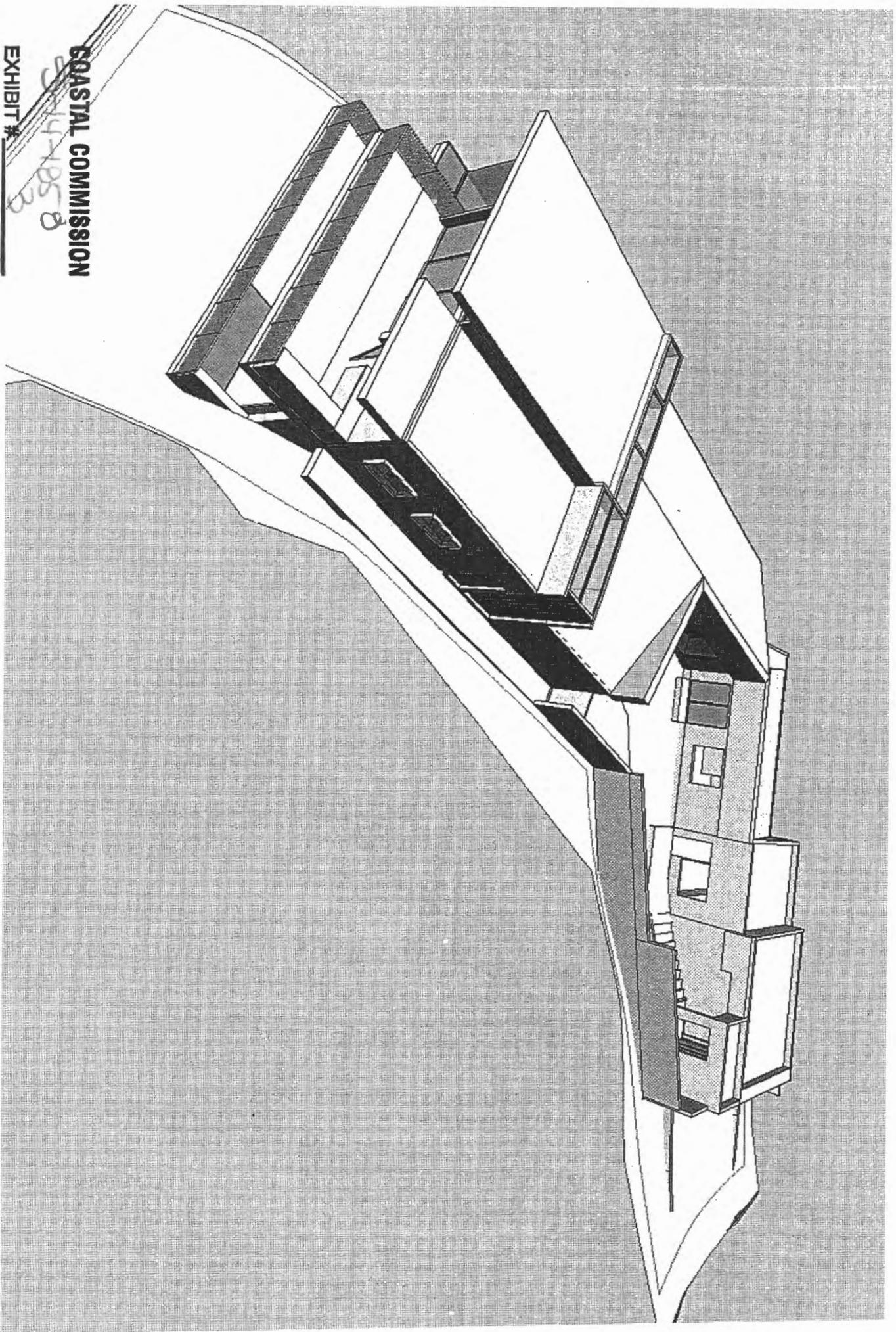


**COASTAL COMMISSION**

EXHIBIT #

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PAGE 5 OF 6

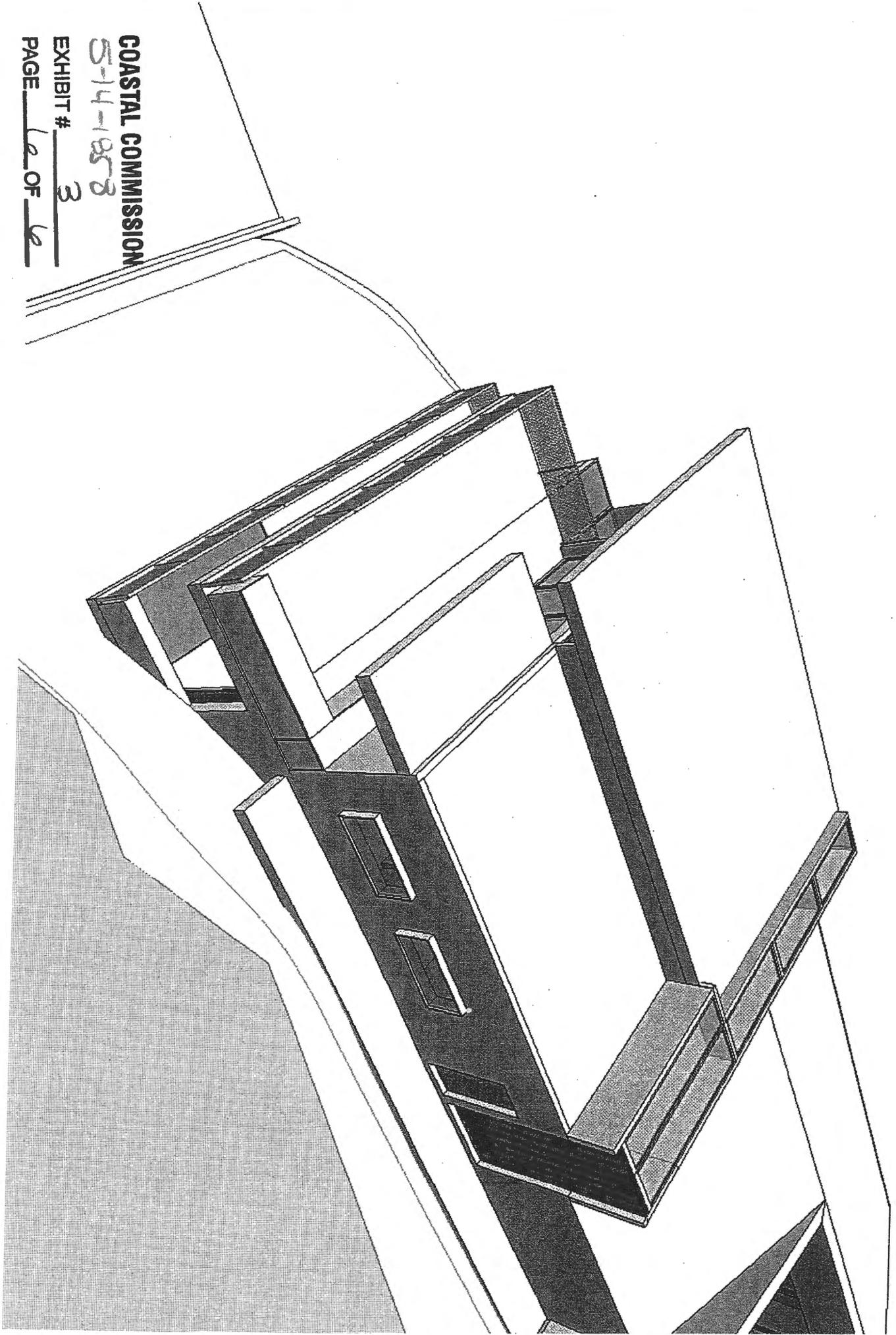


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LINN K. WYATT  
CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS

R. NICOLAS BROWN  
SUE CHANG  
LOURDES GREEN  
CHARLES J. RAUSCH, JR.  
JIM TOKUNAGA  
FERNANDO TOVAR  
DAVID S. WEINTRAUB  
MAYA E. ZAITZEVSKY

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

DEPARTMENT OF  
CITY PLANNING

MICHAEL J. LOGRANDE  
DIRECTOR

OFFICE OF  
ZONING ADMINISTRATION

200 N. SPRING STREET, 7<sup>TH</sup> FLOOR  
LOS ANGELES, CA 90012

(213) 978-1318  
FAX: (213) 978-1394

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October 10, 2014

Clay Lorinsky (A)(O)  
17880 Vicino Way  
Pacific Palisades, CA 90272

Tim Petersen (R)  
TPA Architecture  
5727 Venice Boulevard  
Los Angeles, CA 90019

CASE NO. ZA 2013-3482(CDP)(ZAD)  
COASTAL DEVELOPMENT PERMIT/  
ZONING ADMINISTRATOR'S  
DETERMINATION  
17880 Vicino Way and  
17879 Castellammare Drive  
Brentwood-Pacific Palisades  
Planning Area  
Zone : R1-1  
D. M. : 126B113  
C. D. : 11  
CEQA : ENV 2013-3483-MND  
Legal Description: Lots 1 & 3, Tract 8923

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Pursuant to Los Angeles Municipal Code Section 12.20.2, I hereby APPROVE:

a coastal development permit authorizing a basement level and first-story addition to an existing single-family dwelling in the dual permit jurisdiction area of the California Coastal Zone; and

Pursuant to Los Angeles Municipal Code Section 12.24-X,28, I hereby APPROVE:

a determination to permit the single-family dwelling to maintain 5-foot side yards in lieu of the 6 feet required by Section 12.21-C,10(a); and,

a determination to permit the single-family dwelling and structures to cover 49.2% of the lot as otherwise not allowed on an R1-1 Zone lot in the Hillside Area,

upon the following additional terms and conditions:

1. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
2. The use and development of the property shall be in substantial conformance with the plot plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.



3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective Conditions, if, in the Administrator's opinion, such Conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
4. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
5. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Development Services Center and the Department of Building and Safety for purposes of having a building permit issued.
6. The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action or proceedings against the City or its agents, officers, or employees relating to or to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.
7. Approved herein is the construction of a two-story addition to an existing 3,040 square-foot single-family dwelling with a 389 square-foot garage resulting in a new residential floor area of 3,362 square feet and a 1,429 square-foot basement level (and existing 389 square-foot garage), with a 49.2% lot coverage, and 5-foot side yard setbacks. No other deviations from Los Angeles Municipal Code Section 12.21-C,10 were requested or approved.
8. The project shall comply with all of the conditions required in the Geology and Soils Report approval letter dated June 26, 2013. All conditions shall be incorporated and printed on the plans submitted to the Department of City Planning and the Department of Building and Safety for plan check.
9. Prior to the issuance of any grading or building permit, the applicant shall submit the plot plan for approval by the Fire Department, Hydrants and Access Unit.
10. All lighting shall be shielded and directed onto the site. This condition shall not preclude the installation of low-level security lighting.
11. No construction equipment or material shall be stored on the street.
12. The applicant shall submit a landscape and irrigation plan to the satisfaction of the Development Services Center prior to the sign-off of building plans. The plan shall include, at a minimum, the following components: a map showing the type, size, and

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location of all plant materials that will be on the site, the topography of the site, all other landscape features, and a schedule for installation of plans. Prior to submitting the landscape and irrigation plan to the Department of City Planning, a majority of the vegetation planted shall consist of native/drought and fire resistant plants of the coastal sage 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 invasive or noxious weeds are permitted. The landscaping and irrigation shall be properly maintained at all times and diseased landscaping shall be replaced. The plans shall be designed consistent with the City's Water Conservation Ordinance so as to limit water consumption, minimize soil saturation, promote soil stability, and preclude soil erosion. In addition to the requirements of the Landscape Ordinance, the irrigation plan shall incorporate the following:

- Weather-based irrigation controller with rain shut-off.
- In-ground moisture sensors and flow meters.
- Matched precipitation (flow) rates for sprinkler heads.
- Drip/micro spray/subsurface irrigation where appropriate.
- Minimum irrigation system distribution uniformity of 75 percent.
- Proper hydro-zoning, turf minimization, and use of native drought tolerant plant materials.
- Use of landscape contouring to minimize precipitation runoff.

13. This approval is tied to ENV-2013-3483-MND, the following mitigation measures shall be printed on the site plan:

a. Seismic

The design and construction of the project shall conform to the Uniform Building Code seismic standards as approved by the Department of Building and Safety.

b. Erosion/Grading/Short-Term Construction Impacts (Hillside Grading Areas)

- 1) The grading plan shall conform with the City's Landform Grading Manual guidelines, subject to approval by the Advisory Agency and the Department of Building and Safety's Grading Division.
- 2) Appropriate erosion control and drainage devices shall be provided to the satisfaction of the Building and Safety Department. These measures include interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code, including planting fast-growing annual and perennial grasses in areas where construction is not immediately planned.

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## c. Geotechnical Report

The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.

## d. Explosion/Release (Existing Toxic/Hazardous Construction Materials)

- 1) (Asbestos) Prior to the issuance of the demolition permit, the applicant shall provide a letter to the Department of Building and Safety from a qualified asbestos abatement consultant that no ACM are present in the building. If ACM are found to be present, it will need to be abated in compliance with the South Coast Air Quality Management District's Rule 1403 as well as all other state and federal rules and regulations.
- 2) (Lead Paint) Prior to the issuance of any permit for demolition or alteration of the existing structure(s), a lead-based paint survey shall be performed to the written satisfaction of the Department of Building and Safety. Should lead-based paint materials be identified, standard handling and disposal practices shall be implemented pursuant to OSHA regulations.

## e. Hillside Construction Staging and Parking Plan

- 1) Prior to the issuance of a grading or building permit, the applicant shall submit a Construction Staging and Parking Plan to the Department of Building and Safety and the Fire Department for review and approval. The plan shall identify where all construction materials, equipment, and vehicles will be stored through the construction phase of the project, as well as where contractor, subcontractor, and laborers will park their vehicles so as to prevent blockage of two-way traffic on streets in the vicinity of the construction site. The Construction Staging and Parking Plan shall include, but not be limited to, the following:
  - a) No construction equipment or material shall be permitted to be stored within the public right-of-way.
  - b) If the property fronts on a designated Red Flag Street, on noticed "Red Flag" days, all the workers shall be shuttled from an off-site area, located on a non-Red Flag Street to and from the site in order to keep roads open on Red Flag days.
  - c) During the Excavation and Grading phases, only one truck hauler shall be allowed on the site at any one time. The drivers shall be required to follow the designated travel plan or approved Haul Route.

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- d) Truck traffic directed to the project site for the purpose of delivering materials, construction-machinery, or removal of graded soil shall be limited to off-peak traffic hours, Monday through Friday only. No truck deliveries shall be permitted on Saturdays or Sundays.
- e) All deliveries during construction shall be coordinated so that only one vendor/delivery vehicle is at the site at one time, and that a construction supervisor is present at such time.
- f) A radio operator shall be on-site to coordinate the movement of material and personnel in order to keep the roads open for emergency vehicles, their apparatus, and neighbors.
- g) During all phases of construction, all construction vehicle parking and queuing related to the project shall be as required to the satisfaction of the Department of Building and Safety, and in substantial compliance with the Construction Staging and Parking Plan, except as may be modified by the Department of Building and Safety or the Fire Department.

f. Emergency Evacuation Plan

Prior to the issuance of a building permit, the applicant shall develop an emergency response plan in consultation with the Fire Department. The emergency response plan shall include but not be limited to the following: mapping of emergency exits, evacuation routes for vehicles and pedestrians, location of nearest hospitals, and fire departments.

g. Increased Noise Levels (Demolition, Grading and Construction Activities)

- 1) The project shall comply with the City of Los Angeles Noise Ordinance Nos. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.
- 2) Construction and demolition shall be restricted to the hours of 7 a.m. to 6 p.m. Monday through Friday, and 8 a.m. to 6 p.m. on Saturday.
- 3) Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.

- 4) The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.

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## h. Public Services (Fire)

The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.

## i. Transportation (Haul Route)

- 1) The developer shall install traffic signs around the site to ensure pedestrian and vehicle safety.
- 2) (Hillside and Subdivisions): Projects involving the import/export of 1,000 cubic yards or more of dirt shall obtain haul route approval by the Department of Building and Safety.

## Hillside Projects

- 3) All haul route hours shall be limited to off-peak hours as determined by Board of Building and Safety Commissioners.
- 4) The Department of Transportation shall recommend to the Building and Safety Commission Office the appropriate size of trucks allowed for hauling, best route of travel, the appropriate number of flag people.
- 5) The Department of Building and Safety shall stagger haul trucks based upon a specific area's capacity, as determined by the Department of Transportation and the amount of soil proposed to be hauled to minimize cumulative traffic and congestion impacts
- 6) The applicant shall be limited to no more than two trucks at any given time within the site's staging area.

## j. Inadequate Emergency Access (Hillside Streets - Construction Activities)

- 1) No parking shall be permitted on the street during Red Flag Days in compliance with the "Los Angeles Fire Department Red Flag No Parking" program.

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All demolition and construction materials shall be stored on-site and not within the public right-of-way during demolition, hauling and construction operations.

## k. Utilities (Solid Waste Disposal):

All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle demolition and construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete, bricks, metals, wood, and vegetation. Non recyclable materials/wastes shall be taken to an appropriate landfill. Toxic wastes must be discarded at a licensed regulated disposal site.

14. Prior to the utilization of this grant, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Development Services Center for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Zoning Administrator for attachment to the subject case file.

**OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES**

All terms and conditions of the approval shall be fulfilled before the use may be established. The instant authorization is further conditional upon the privileges being utilized within three years after the effective date of approval and, if such privileges are not utilized or substantial physical construction work is not begun within said time and carried on diligently to completion, the authorization shall terminate and become void.

**TRANSFERABILITY**

This authorization runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent upon you to advise them regarding the conditions of this grant.

**VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR**

Section 12.29 of the Los Angeles Municipal Code provides:

"A variance, conditional use, adjustment, public benefit or other quasi-judicial approval, or any conditional approval granted by the Director, pursuant to the authority of this chapter shall become effective upon utilization of any portion of the privilege, and the owner and applicant shall immediately comply with its Conditions. The violation of any valid Condition imposed by the Director, Zoning Administrator, Area Planning Commission, City Planning Commission or City Council in connection with the granting of any action taken pursuant to the authority of this chapter, shall constitute a violation of this chapter and shall be subject to the same penalties as any other violation of this Code."

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Every violation of this determination is punishable as a misdemeanor and shall be punishable by a fine of not more than \$2,500 or by imprisonment in the county jail for a period of not more than six months, or by both such fine and imprisonment.

### APPEAL PERIOD - EFFECTIVE DATE

The applicant's attention is called to the fact that this authorization is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any Condition of this grant is violated or not complied with, then this authorization shall be subject to revocation as provided in Section 12.27 of the Municipal Code. The Zoning Administrator's determination in this matter will become effective after OCTOBER 27, 2014, unless an appeal therefrom is filed with the City Planning Department. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of the Zoning Administrator's action, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. **Forms are available on-line at <http://cityplanning.lacity.org>.** Public offices are located at:

Figueroa Plaza  
201 North Figueroa Street,  
4th Floor  
Los Angeles, CA 90012  
(213) 482-7077

Marvin Braude San Fernando  
Valley Constituent Service Center  
6262 Van Nuys Boulevard, Room 251  
Van Nuys, CA 91401  
(818) 374-5050

Furthermore, this coastal development permit shall be subject to revocation as provided in Section 12.20.2-J of the Los Angeles Municipal Code, as authorized by Section 30333 of the California Public Resources Code and Section 13105 of the California Administrative Code.

Provided no appeal has been filed by the above-noted date, a copy of the permit will be sent to the California Coastal Commission. Unless an appeal is filed with the California Coastal Commission before 20 working days have expired from the date the City's determination is deemed received by such Commission, the City's action shall be deemed final.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

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### NOTICE

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PAGE 8 The applicant is further advised that all subsequent contact with this Office regarding this determination must be with the Zoning Administrator who acted on the case. This would include clarification, verification of condition compliance and plans or building permit

applications, etc., and shall be accomplished **BY APPOINTMENT ONLY**, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

### FINDINGS OF FACT

After thorough consideration of the statements contained in the application, the plans submitted therewith, and the report of the Zoning Analyst thereon, the statements made at the public hearing on July 31, 2014, all of which are by reference made a part hereof, as well as knowledge of the property and surrounding district, I find that the requirements and prerequisites for granting a coastal development permit as enumerated in Section 12.20.2 of the Municipal Code have been established by the following facts:

### BACKGROUND

The subject site is an irregularly-shaped, sloping 9,372 square-foot parcel consisting of two tied lots in the R1-1 Zone. The through lot has 34 feet of frontage on Vicino Drive and 50 feet of frontage on Castellammare Drive. The property is developed with a one-story, 3,040 square-foot single-family dwelling and a detached 389 square-foot, two-car garage. The property is located in the dual permit jurisdiction area of the California Coastal Zone, a Very High Fire Hazard Severity Zone, a Special Grading Area, the Santa Monica Fault Zone, a Hillside Area, and within the area of the Baseline Hillside Ordinance. The property has abundant vegetation. The site is consistent with others in the area abutting Castellammare in terms of architecture, design, and topography. Many properties have large terraces or decks facing the ocean.

The adjacent properties are all zoned R1-1. The majority of the properties are developed with one- and two-story single-family dwellings on sloping lots. The adjacent lots to the west and southwest were condemned by the City after a landslide and are unsafe for residential development.

Vicino Way is a Substandard Hillside Limited Street dedicated to a width of 40 feet and improved to a width of 26 feet with a concrete roadway, curb and gutter.

Castellammare Drive is a Substandard Hillside Limited Street dedicated to a width of 26 feet and improved to a width of 20 feet with an asphalt roadway, curb and gutter. The property owner is required to provide a 5-foot dedication.

Previous zoning related actions on the site/in the area include:

Case No. ZA 2013-3208(CDP)(ZAA) - On May 13, 2014, the Zoning Administrator approved a coastal development permit for the construction, of two retaining walls for slope stabilization, located within the dual permit jurisdiction of the Coastal Zone, and an adjustment for the construction of two, 10-foot retaining walls in lieu of the 6 feet permitted, within a side and rear yard setback at 17800 Tramonto Drive.

Case No. ZA 2013-3205(CDP)(ZAA) - On May 13, 2014, the Zoning Administrator approved a coastal development permit for the construction of two retaining walls

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for slope stabilization, located within the dual permit jurisdiction of the Coastal Zone, and an adjustment to permit the construction of two, 10-foot high retaining walls to exceed a maximum height of 6 feet otherwise permitted within a rear yard setback at 17774 Tramonto Drive.

Case No. ZA 2013-3164(CDP) - On May 28, 2014, the Zoning Administrator approved a coastal development permit to allow the stabilization of a slope on a vacant property located within the dual permit jurisdiction of the Coastal Zone at 17801-17807 Tramonto Drive.

Case No. ZA 2012-0359(CDP) - On August 22, 2012, the Zoning Administrator approved a coastal development permit for the construction of a four-story, 3,055 square-foot single-family dwelling and garage at 17405 Castellammare Drive.

Case No. ZA 2011-2111(CDP) - On February 3, 2012, the Zoning Administrator approved a coastal development permit authorizing the construction of additions to an existing single-family dwelling located within the dual permit jurisdiction area at 17708 Tramonto Drive.

### Public Hearing

The public hearing was held on July 31, 2014, in the West Los Angeles Municipal Building.

Clay Lorinsky, Owner

- The Castellammare Mesa HOA Architectural Committee has reviewed and the plans
- Our CC&Rs include view easements
- The roofline will be lowered
- This is an L-shaped house
- We are demolishing the kitchen and living room areas, building a basement below, and rebuilding the kitchen and living room with 34 extra square feet coming from the enclosed patio area
- 18 caissons are being constructed to stabilize the home and property
- The house next door slid (12 others were red tagged), the City sold it as a undevelopable lot

Tim Peterson, Architect:

- Our side yard will remain 5 feet, but with the addition of the basement LADBS plan checker told us it would require a 6-foot side yard
- The property will be more structurally sound
- The lot coverage deviation was triggered by the enclosed patio (49% vs 45% allowed lot coverage)

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**COASTAL DEVELOPMENT PERMIT FINDINGS**

In order for a coastal development permit to be granted all of the requisite findings maintained in Section 12.20.2 of the Los Angeles Municipal Code must be made in the affirmative. Following is a delineation of the findings and the application of the facts of this case to same.

**1. The development is in conformity with Chapter 3 of the California Coastal Act of 1976.**

The subject property is an irregularly-shaped, down-sloping, 9,372 square-foot parcel consisting of two tied lots in the R1-1 Zone. The through parcel has 34 feet of frontage on Vicino Drive, where the driveway is located, and 50 feet of frontage on Castellammare Drive. The property is located on the Santa Monica Fault Zone, in a Very High Fire Severity Zone, and is subject to the provisions of the Baseline Hillside Ordinance. The property is located in the Castellammare neighborhood of the Pacific Palisades which is a prominent coastal bluff facing Will Rogers State Beach.

The property is located in the dual permit jurisdiction area of the Coastal Zone. Pursuant to Coastal Act Section 30600(b), any development which receives a local coastal development permit from the City must also obtain a second coastal development permit from the Coastal Commission if the development is within the areas specified in Section 30601. The applicant is requesting a coastal development permit to authorize the construction of a two-story addition to an existing 3,040 square-foot single-family dwelling with a 389 square-foot garage. The single-family dwelling will be 28 feet in height, and will have a residential floor area ("RFA") of 3,362 square feet plus a 1,429 square-foot basement level. The existing 389 square-foot garage will remain. According to the slope analysis prepared, the 9,372 square-foot lot is permitted a maximum RFA of 4,021 square feet. The applicant is requesting to maintain a 5-foot side yard in lieu of the 6 feet required and to permit a lot coverage of 49.2%. Two covered parking spaces will be provided and there is room in the driveway for a third car.

Chapter 3 of the Coastal Act contains the various policy provisions of such legislation. Section 30250(a) states the following regarding new residential development in the Coastal Zone:

...shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources.

Coastal Act Section 30253 states in part that new development shall:

**COASTAL COMMISSION**

Minimize risks to life and property in areas of high geologic, flood, and fire hazard.

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Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or the surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.

The neighborhood is developed with one- to four-story single-family dwellings in the R1-1 Zone. There have been historic and more recent landslides caused by seismic activity, heavy rainfall, and irrigation leaks in the southern portion of the Castellammare neighborhood. The vacant properties to the west and the southwest were condemned by the City in 1969 after homes were severely damaged by a landslide. The property's northerly elevation adjacent to Vicino Way is approximately 212 feet above sea level and the southerly elevation is approximately 172 feet. The property steeply slopes at a 1:1 gradient for the last 30 to 35 feet. The Geologic and Soils Engineering Exploration Report prepared for the project notes that there is landslide debris at the southerly end of the property, and the existing retaining wall at the southern end of the slope is "severely distressed" (Grover Hollingsworth and Associates, Inc. April 29, 2011).

The applicant is also proposing to construct a 384 square-foot deck off of the remodeled first level of the dwelling. The deck will be set back 11 feet from the southerly property line (adjacent to Castellammare Drive) and the basement level will be set back 23 feet. The deck and the two-story addition will be constructed above 15 shoring piles to stabilize the dwelling. Drainage of the property will be improved by the five proposed horizontal drains (hydraugers). The grading required for the basement will be approximately 645 cubic yards of cut, all of which will be exported off-site. No fill or importing of soil is proposed. The cracked and tilted retaining wall at the southerly end of the property will be replaced. On June 26, 2013, the Department of Building and Safety Grading Division approved the Geology and Soils Report, and required numerous conditions of approval to ensure that the addition will not result in further erosion or increase the geologic instability of the property. The development permit has been conditioned upon compliance with the geotechnical engineer's recommendations and the requirements of the Grading Division.

The proposed addition is located in the lower portion of the property and will not block public views of the ocean from Vicino Way and it was designed in a manner that is consistent and compatible with the adjacent hillside developments. The development has been required to prepare a landscape and irrigation plan utilizing plants which are native to the Santa Monica Mountains. The irrigation system will include sensors that shut off when it rains. The use of native plants and an upgraded irrigation system should reduce soil erosion and conserve water. The proposed development will not adversely affect public access to the public beach and recreation area. There will be no dredging, filling or diking of coastal waters or wetlands associated with the project. No known sensitive habitat areas, archaeological or paleontological resources have been identified on the site. With the imposition of the conditions in the Soils Approval letter, the project's

**COASTAL COMMISSION**

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mitigation measures, as well as the conditions of this grant, the development can be found to be in conformance with Chapter 3 of the California Coastal Act of 1976.

2. **The development will not prejudice the ability of the City of Los Angeles to prepare a local coastal program that is in conformity with Chapter 3 of the California Coastal Act of 1976.**

There is no adopted local coastal program (LCP) for the Pacific Palisades. The Brentwood-Pacific Palisades Community Plan contains the applicable land use policies and goals for that portion of the Coastal Zone. The Brentwood-Pacific Palisades Community Plan designates the property for Low Residential land use with the corresponding zone of R1-1. The property is not within any specific plans area or subject to any interim control ordinances. The continued use of the property for single-family residential purposes is consistent with the Community Plan land use designation and the site's zoning. The addition to the one-story single-family dwelling was designed to reduce impacts to the views of adjacent property owners and from the public right-of-way. The dwelling's 28-foot height is consistent with the BHO regulations and the bulk of the addition will be located below the dwelling in the new basement and is consistent with Policy 1-3.2 of the Brentwood-Pacific Palisades Community Plan which encourages the preservation of "existing views in hillside areas." As conditioned, the addition to the single-family dwelling on a lot zoned for such use is not anticipated to prejudice the ability of the City to prepare a Local Coastal Program.

3. **The Interpretive Guidelines for Coastal Planning and Permits as established by the California Coastal Commission dated February 11, 1977 and any subsequent amendments thereto have been reviewed, analyzed and considered in light of the individual project in making this determination.**

The Los Angeles County Interpretive Guidelines ("Guidelines") were adopted by the Coastal Commission on October 14, 1980. The Guidelines were intended to assist local agencies when reviewing development projects prior to the certification of a local coastal program. The Guidelines address the siting, height, density, setbacks, and parking for developments located in the Coastal Zone. The Guidelines have been reviewed and considered in preparation of these findings and are in conformance with the spirit and intent of the Guidelines. However, following prevailing case law (e.g., Pacific Legal Foundation v. Coastal Commission (1982) 33 Cal.3d 158), the City's determination is based on the cited provisions of the California Coastal Act and other legally established laws and regulations. In this case, the City's BHO Ordinance contains the relevant regulations for the redevelopment of a single-family dwelling in the Hillside Area with the Coastal Zone.

**COASTAL COMMISSION**

The decision of the permit granting authority has been guided by any applicable decision of the California Coastal Commission pursuant to Section 30625(c) of the Public Resources Code.

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The Zoning Administrator reviewed the following decisions of the Coastal Commission: 1) a coastal permit (No. 05-10-008) authorizing the construction of a 3,497 square-foot, 28-foot high single-family residence, with an attached three-car garage at 17632 Castellammare Drive; 2) a coastal permit (No. 5-13-0771) for the construction of a four-level, 3,783 square foot single-family residence (and two-car garage in the basement) on a vacant lot at 17405 Castellammare Drive; and 3) a coastal permit (No. 5-13-0770) for the construction of a four-level, 4,535 square-foot single-family residence (and two-car garage) on a vacant lot at 17415 Castellammare Drive. These decisions by the Coastal Commission for projects located in the vicinity were used as a guide for the limitations imposed herein.

5. **If the development is located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, the development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act of 1976.**

Section 30210 of the Coastal Act states the following in regards to public access:

In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, right of private property owners, and natural resources from overuse.

Section 30211 of the Coastal Act states the following in regards to public recreation policies:

Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.

The development is not located between the nearest public road and the shoreline of the Coastal Zone. The subject property is located over 550 feet to the north of the shoreline of Will Rogers State Beach. The steeply sloping property does not provide direct access to the beach or to any recreation areas. The redevelopment of the single-family dwelling will conform to the public access and recreation policies of the Coastal Act.

6. **An appropriate environmental clearance under the California Environmental Quality Act has been granted.**

Grover Hollingsworth and Associates, Inc. prepared a Geologic and Soils Engineering Investigation which evaluated the construction of the proposed addition. The Department of Building and Safety issued a Geology and Soils Letter for the proposed development which included 51 conditions. A Mitigated Negative Declaration (ENV-2013-3483-MND) was prepared for the project consistent with the provisions of the California Environmental Quality Act

**COASTAL COMMISSION**

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and the City CEQA Guidelines. The MND concluded that after the implementation of the mitigation measures (including the conditions required by the Department of Building and Safety), the proposed development would not result in any significant impacts to the environment. The MND and Initial Study Checklist were submitted to the State Clearinghouse and posted for a 30-day public review period. The Department of Fish and Game did not submit any comments regarding the proposed project during that period. The MND prepared for the proposed development was appropriate pursuant to CEQA.

7. **The project is consistent with the special requirements for low and moderate income housing units in the Coastal Zone as mandated by California Government Code Section 65590 [Mello Act].**

The property is developed with a single-family dwelling which will remain, and no new dwelling units are proposed. The project is exempt from the Mello Act pursuant to a Settlement Agreement effective January 3, 2001.

#### **ZONING ADMINISTRATOR'S DETERMINATION FINDINGS**

8. **The project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region.**

The project consists of the construction of a two-story addition to an existing one-story, 3,040 square-foot single-family dwelling with a 389 square-foot garage located in the Hillside Area of the Pacific Palisades and in the dual permit jurisdiction area of the Coastal Zone. The project involves the excavation of a basement level and the reconstruction of a 1,380 square-foot portion of the first floor. After the remodel the dwelling will be 27 feet 10 inches and will have a residential floor area ("RFA") of 3,362 square feet plus a 1,429 square-foot basement level. The existing 389 square-foot garage will remain. According to the slope analysis, the dwelling may have a maximum RFA of 4,021 square feet. The applicant is requesting to maintain a 5-foot side yard in lieu of the 6 feet required by LAMC Section 12.21-C,10(a); and to permit a lot coverage of 49.2% of the R1-1 Zone lot in lieu of 45% as required by LAMC Section 12.21-C,10(e).

LAMC Section 12.21-C,10(a) requires that R1-1 zoned hillside properties located in the Coastal Zone must provide a 5-foot side yard setback for dwellings which are 18 feet in height, and one additional foot setback for each increment of 10 feet above. The 28-foot in height, one-story over a basement level dwelling requires a 6-foot side yard. The applicant is constructing the basement level within the footprint of the existing dwelling which has 5-foot side yard setbacks. The BHO regulations allow property owners to file for a Zoning Administrator Determination pursuant to LAMC 12.24-X,28 to allow reduced side yard setbacks of up to 4 feet, 1-foot fewer than requested here. The proposed redevelopment of the dwelling will increase the lot coverage slightly above the 45% permitted. Similar to the side yard reduction, Zoning Administrators can allow dwellings in the hillside to cover up to 50% of the

**COASTAL COMMISSION**

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lot area. As the majority of the new floor area is contained within the semi-subterranean basement, there will be little impact of allowing the dwelling to continue to maintain the side yards and slightly increase the lot coverage. As conditioned, the project will enhance the built environment in the surrounding Castellammare neighborhood.

9. **The project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood or the public health, welfare, and safety.**

The project is located on an irregularly-shaped, 9,372 square-foot, through hillside lot that fronts on Vicino Drive and on Castellammare Drive in the Pacific Palisades. The property is developed with a 3,040 square foot, one-story, single-family dwelling constructed in 1956. The applicant is proposing to enlarge the dwelling by adding a 1,429 square-foot basement and 34 square feet on the first level and two partially covered porches for a floor area of 4,791 square feet two levels and a RFA of 3,62 square feet. The remodeled dwelling will comply with the BHO regulations pertaining to height, RFA, grading, front yard, and parking.

The dwelling's floor area, density, height, lot coverage, and yards will be consistent and compatible with the surrounding neighborhood. Castellammare was developed in the 1920's and many of the lots are substandard in both area and width. Many of the homes were constructed and then added on to before the adoption of BHO. The requested side yard and lot coverage deviations are unlikely to adversely affect or degrade any properties since there will be a negligible change from the existing lot coverage and no change in the side yard. The adjacent property to the west has a post landslide deed restriction that prevents it from being developed. The adjacent property owner to the east did not raise any objections to the proposed project and the Castellammare Mesa HOA Architectural Committee reviewed the design of the dwelling for consistency with their CC&R's. The design of the project will benefit the public health, welfare and safety by improving the stability of the property and the dwelling.

10. **The project substantially conforms with the purpose, intent and provisions of the General Plan, the community plan, and any specific plan.**

There are eleven elements of the General Plan. Each of these elements establishes policies that provide for the regulatory environment in managing the City and for addressing environmental concerns and problems. The majority of the policies derived from these elements are in the form of LAMC requirements. Except for the entitlements described herein, the project does not propose to deviate from any of the requirements of the LAMC. The General Plan Framework Element establishes the broad overall policy and direction for the General Plan. Objective 3.5 of the Framework Element states: "ensure that the character and scale of stable single-residential neighborhoods is maintained, allowing for infill development provided that it is compatible with and maintains the scale and character of existing development."

**COASTAL COMMISSION**

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The Land Use Element of the General Plan divides the city into 35 Community Plan areas. The Brentwood-Pacific Palisades Community Plan designates the property for Low Residential land use with the corresponding zone of R1-1. The property is not within the area of any specific plans or interim control ordinances. The continued use of the property for residential purposes is consistent with the Community Plan land use designation and the site's zoning. The project substantially conforms to the purpose, intent and provisions/objectives of the General Plan and the Brentwood-Pacific Palisades Community Plan.

11. **The proposed use is in conformity with the public necessity, convenience, general welfare and good zoning practice.**

The project does not involve the creation of a new use of the property. The property is currently developed with a single-family dwelling and will continue to be used for single-family purposes. The proposed remodeling of the dwelling will provide the property owner with a larger and more useable floor plan and will increase the stability of the property. As conditioned, the use will continue to be in conformity with the public necessity, convenience, general welfare and good zoning practice.

a. **The reduction in yards will not be materially detrimental to the public welfare or injurious to the adjacent property or improvements.**

As noted above, there were no objections raised to the dwelling maintaining 5-foot side yard setbacks from any property owners. No evidence was submitted that the requested side yards will be materially detrimental.

b. **The increased lot coverage will result in a development which is compatible in size and scale with other improvements in the immediate neighborhood, and the increase will not result in a loss of privacy or access to light enjoyed by adjacent properties.**

According to the site plan, the existing lot coverage of the property is 45.8%. After the construction of the proposed addition the lot coverage will be 49.2%, a less than 4 percent increase. Based on the site visit by staff, the photographs submitted, and the aerial photographs of Castellammare, the minor increase in lot coverage will be compatible in size and scale with the nearby properties. The increased lot coverage is due to two partially covered porches and 34 square feet added to the first floor level for a total increase of 322 square feet above the existing lot coverage. No evidence was presented that this minor increase in lot coverage will diminish the privacy or access to light enjoyed by the adjacent properties.

**ADDITIONAL MANDATORY FINDINGS**

**COASTAL COMMISSION**

The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No.

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5-14-18<sup>12</sup> B

172,081, have been reviewed and it has been determined that this project is located in Zone C, areas of minimal flooding.

13. On May 27, 2014, the Department of City Planning issued Mitigated Negative Declaration No. ENV-2013-3483-MND. On the basis of the whole of the record before the lead agency, including any comments received, the lead agency finds that with imposition of the mitigation measures described in the MND, there is no substantial evidence that the proposed project will have a significant effect on the environment. I hereby adopt that action. This Mitigated Negative Declaration reflects the lead agency's independent judgment and analysis. The records upon which this decision is based are with the Environmental Review Section of the Department of City Planning, 200 North Spring Street, Room 750, Los Angeles, CA 90012.

Inquiries regarding this matter shall be directed to Antonio Isaia, Planning Staff for the Office of Zoning Administration at (213) 978-1353.

*Maya E. Zaitzevsky*

MAYA E. ZAITZEVSKY  
Associate Zoning Administrator

MEZ:Al:lmc

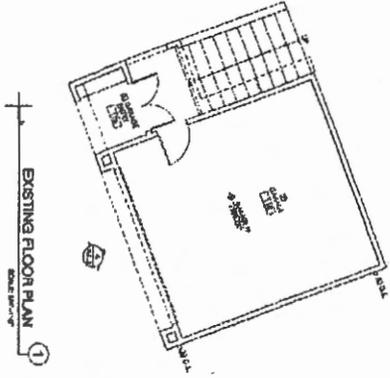
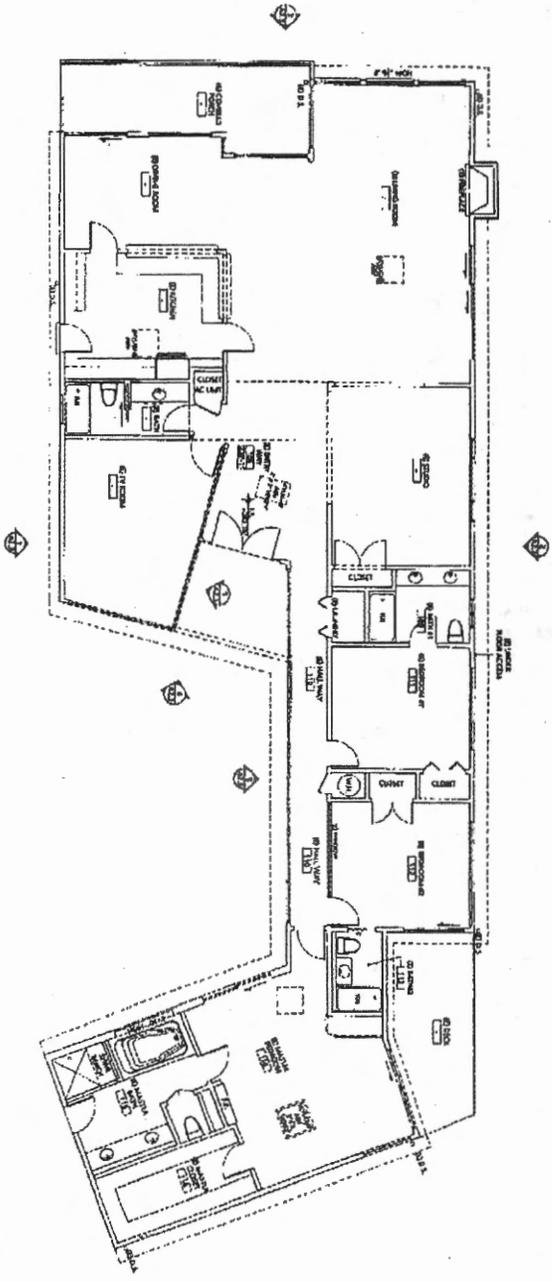
cc: Councilmember Mike Bonin  
Eleventh District  
Adjoining Property Owners

**COASTAL COMMISSION**

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EXHIBIT # 4  
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EXHIBIT "A"  
 Page No. 2 of 6  
 Case No. ZA-2013-3462-CPD-ZAD

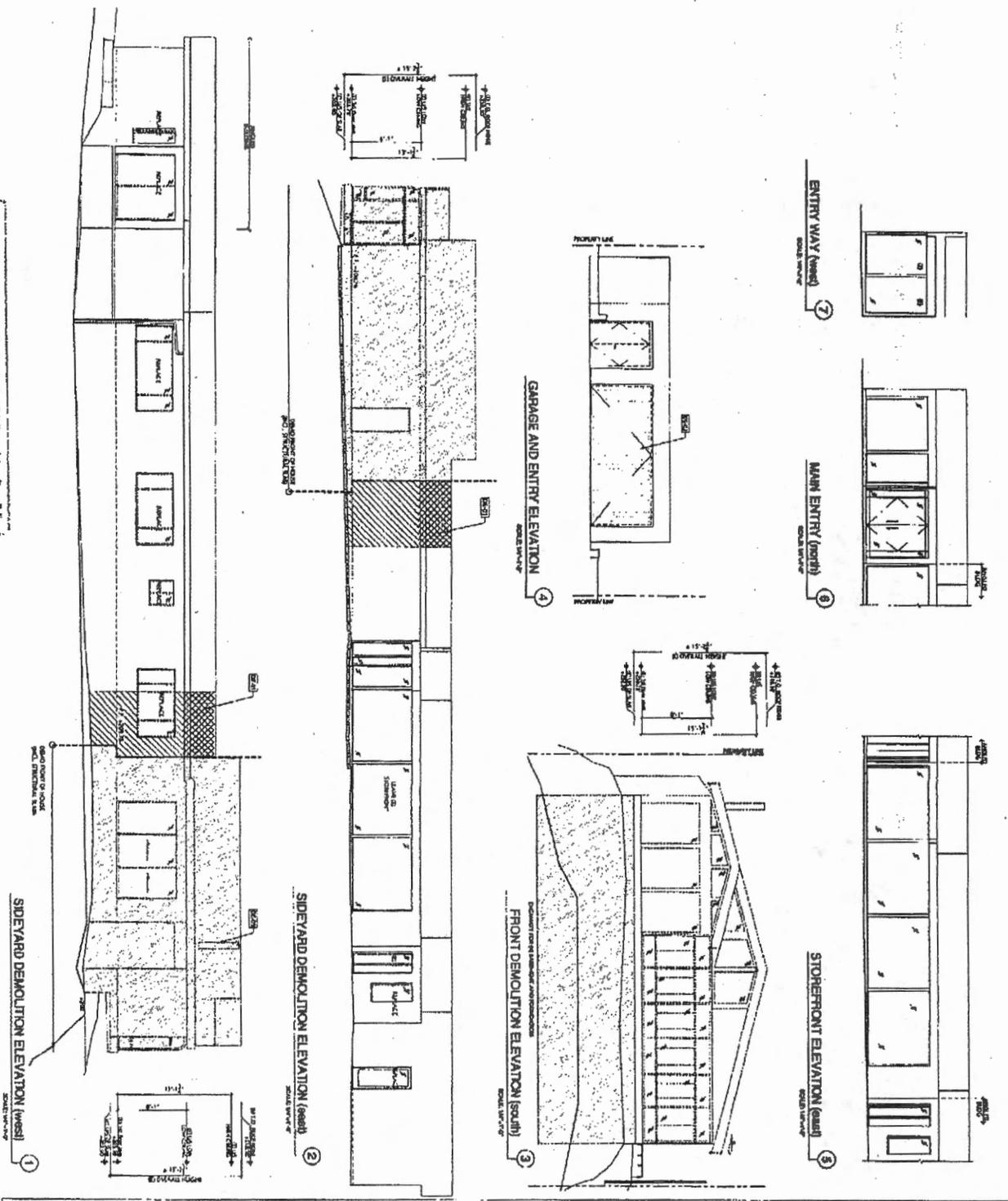


**COASTAL COMMISSION**  
 5-14-1858  
 EXHIBIT # 4  
 PAGE 20 OF 24

**LORINSKY RESIDENCE**  
 17000 Vista Way,  
 Pacific Palisades, CA, 90272

**TPA**

EXHIBIT "A"  
 Page No. 3 of 6  
 Case No. ZA-2013-3482-CDP-ZAD



**DEMOLITION LEGEND**

- REMOVE EXISTING
- REMOVE EXISTING OR AS SHOWN TO BE REMOVED
- REMOVE EXISTING OR AS SHOWN TO BE REMOVED
- REMOVE EXISTING OR AS SHOWN TO BE REMOVED
- REMOVE EXISTING OR AS SHOWN TO BE REMOVED

**DEMOLITION NOTES:**

- REMOVE EXISTING OR AS SHOWN TO BE REMOVED
- REMOVE EXISTING OR AS SHOWN TO BE REMOVED
- REMOVE EXISTING OR AS SHOWN TO BE REMOVED

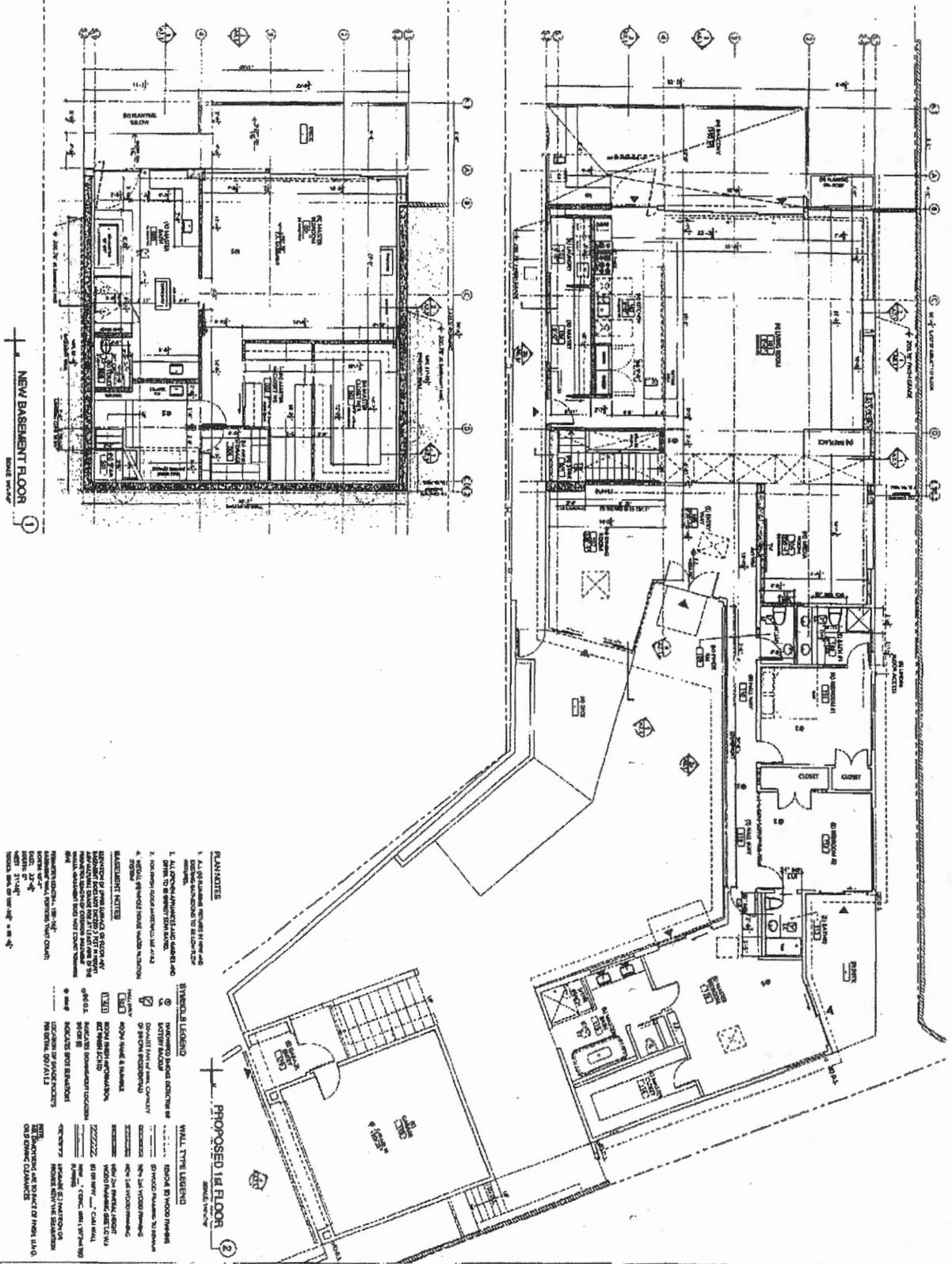
**DEMOLITION NOTES:**

- REMOVE EXISTING OR AS SHOWN TO BE REMOVED
- REMOVE EXISTING OR AS SHOWN TO BE REMOVED
- REMOVE EXISTING OR AS SHOWN TO BE REMOVED

COASTAL COMMISSION  
 5-14-1958  
 EXHIBIT # 4  
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**TPA**

**LORINSKY RESIDENCE**  
 17880 Vichu Way,  
 Pacific Palisades, CA 90272  
 www.claylorinsky.com



**PLAN NOTES**

1. ALL DIMENSIONS REFER TO FINISH SURF UNLESS NOTED OTHERWISE.
2. ALL OPENINGS UNLESS NOTED OTHERWISE ARE TO BE FINISHED WITH INTERIOR FINISHES.
3. ALL OPENINGS UNLESS NOTED OTHERWISE ARE TO BE FINISHED WITH INTERIOR FINISHES.
4. ALL OPENINGS UNLESS NOTED OTHERWISE ARE TO BE FINISHED WITH INTERIOR FINISHES.

**SYMBOLS LEGEND**

○ HATCHED AREA INDICATING WALL TO BE REMOVED  
 ○ HATCHED AREA INDICATING WALL TO BE ADDED  
 ○ HATCHED AREA INDICATING WALL TO BE REFINISHED  
 ○ HATCHED AREA INDICATING WALL TO BE REFINISHED

**WALL TYPE LEGEND**

--- 12" CMU BLOCK WITH INTERIOR FINISH  
 --- 12" CMU BLOCK WITH INTERIOR FINISH  
 --- 12" CMU BLOCK WITH INTERIOR FINISH  
 --- 12" CMU BLOCK WITH INTERIOR FINISH

**EXHIBIT "A"**  
 Page No. 4 of 6  
 Case No. ZA-2013-3482-CDP-ZAD

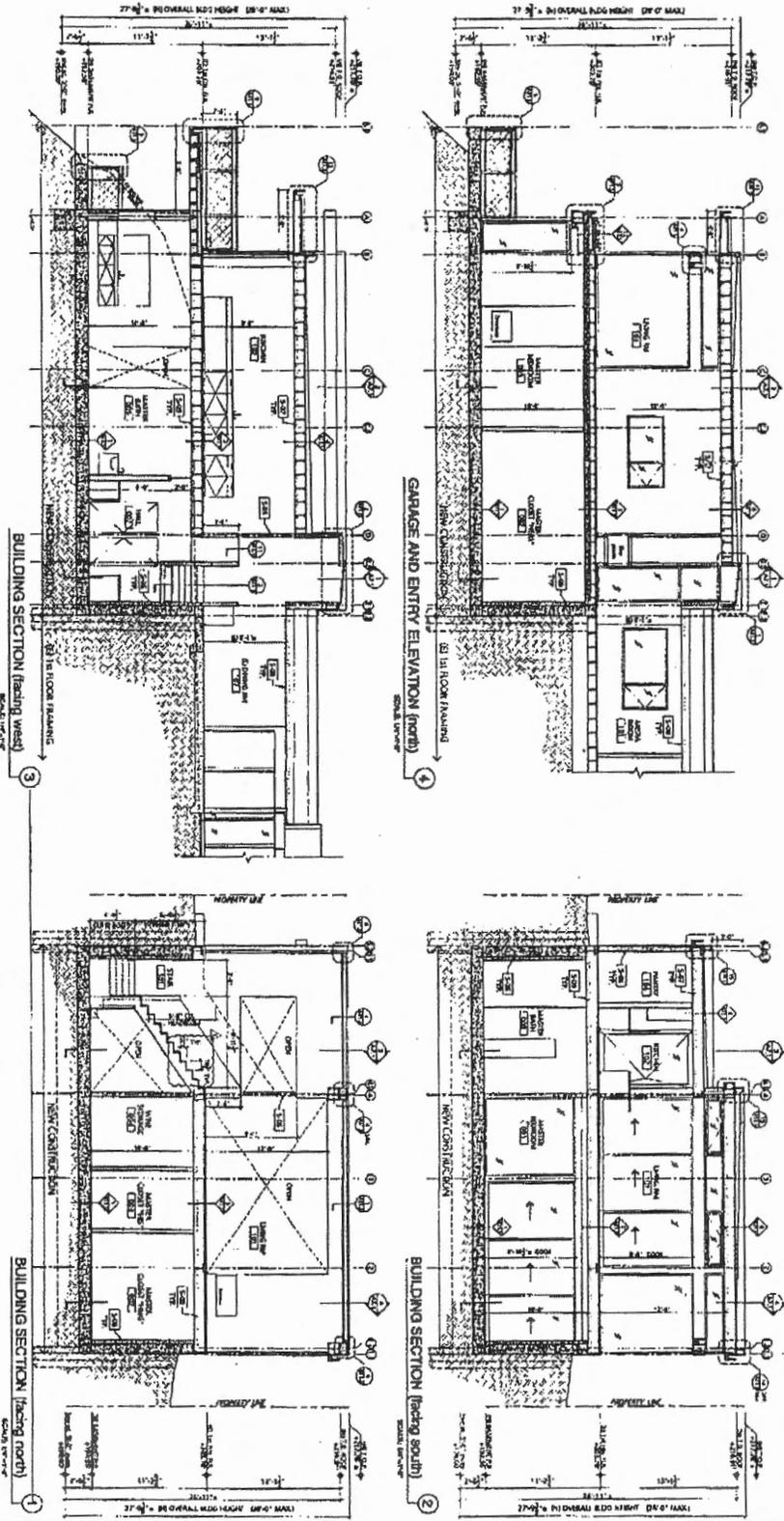
**COASTAL COMMISSION**  
 5-14-1858  
 EXHIBIT # 4  
 PAGE 22 OF 24

**LORINSKY RESIDENCE**  
 6880 Viaero Way  
 Pacific Palisades, CA 90272

**TPA**  
 THE PLANNING GROUP



EXHIBIT "A"  
 Page No. 1 of 6  
 Case No. ZA-2013-3482-CDF-ZAD



- SECTION IDENTIFIER**
- [S1] SECTION 1 - GARAGE AND ENTRY ELEVATION (NORTH)
  - [S2] SECTION 2 - BUILDING SECTION (FACING SOUTH)
  - [S3] SECTION 3 - BUILDING SECTION (FACING WEST)
  - [S4] SECTION 4 - BUILDING SECTION (FACING NORTH)

**COASTAL COMMISSION**  
 5-14-18  
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**LORINSKY RESIDENCE**  
 17800 Vista Way,  
 Pacific Palisades, CA 90272  
 Architect: Gray Lorrsky



5-141858

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

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PRESIDENT

VAN AMBATIELOS  
VICE-PRESIDENT

E. FELICIA BRANNON  
VICTOR H. CUEVAS  
SEPAD SAMZADEH

CITY OF LOS ANGELES  
CALIFORNIA



ANTONIO R. VILLARAIGOSA  
MAYOR

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

RAYMOND S. CHAN, C.E., S.E.  
SUPERINTENDENT OF BUILDING  
INTERIM GENERAL MANAGER

**GEOLOGY AND SOILS REPORT APPROVAL LETTER**

June 26, 2013

LOG # 80586

SOILS/GEOLOGY FILE - 2  
LAN-Exempt

**RECEIVED**  
South Coast Region

DEC 3 2014

CALIFORNIA  
COASTAL COMMISSION

Clay Lorinsky  
17880 W. Vicino Way  
Los Angeles, CA 90272

TRACT: 8923  
BLOCK: 2  
LOT(S): 1 (arb-2)  
LOCATION: 17880 W. Vicino Way

<u>CURRENT REFERENCE</u> <u>REPORT/LETTER(S)</u>	<u>REPORT</u> <u>No.</u>	<u>DATE(S) OF</u> <u>DOCUMENT</u>	<u>PREPARED BY</u>
Additional Information	GH14090-G	04/12/2013	Grover Hollingsworth
Oversize Docs	"	"	"

<u>PREVIOUS REFERENCE</u> <u>REPORT/LETTER(S)</u>	<u>REPORT</u> <u>NO.</u>	<u>DATE(S) OF</u> <u>DOCUMENT</u>	<u>PREPARED BY</u>
Dept. Approval Letter	74136-01	01/06/2012	LADBS - Grading
Additional Information	GH14090-G	12/19/2011	Grover Hollingsworth
Addendum Report	GH14090-G	09/28/2011	"
Dept. Correction Letter	74136	06/29/2011	LADBS - Grading
Geology/Soils Report	GH14090-G	04/29/2011	Grover Hollingsworth

The Grading Division of the Department of Building and Safety has reviewed the referenced supplemental report dated April 12, 2013, providing additional temporary shoring and basement recommendations for the proposed additions to the existing single-family residence.

The consultants provide additional information and recommendations regarding temporary shoring and retaining wall design for the proposed semi-subterranean addition to the southern portion of the existing dwelling. The proposed work has been revised since the previous Department approval, with the current proposed basement addition depicted in the April 12, 2013, referenced report. Temporary shoring piles will be required along the east and west sides of the subject site due to property line locations with shoring piles also required on the north side of the addition due to the presence of the existing residence.

Previously, the Grading Division of the Department of Building and Safety had reviewed and approved (Log # 74136-01, dated January 6, 2012 ) the referenced reports dated December 19, 2011, September 28, 2011, and April 29, 2011, providing recommendations for the proposed additions to the existing

**COASTAL COMMISSION**

5-141858  
LADBS-CO (Rev. 05/14/2013)

AN EQUAL EMPLOYMENT OPPORTUNITY - AFFIRMATIVE ACTION EMPLOYER

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PAGE 1 OF 2

single-family residence including infilling the area between the residence and the existing garage and a pile-supported two-level addition (the lower level of which is to be semi-subterranean) with deck adjacent to the steep slope above Castellammare Drive, and hydraugers. The proposed addition appears to be less than 50 percent of the replacement value of the existing residence.

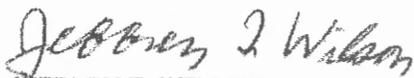
The reports note that the house immediately west of this residence was demolished after a previous landslide event, and also note that ancient landslide debris is located across the south side of the property along Castellammare Drive.

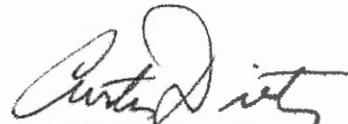
The site is located in a designated seismically induced landslide hazard zone as shown on the "Seismic Hazard Zones" map issued by the State of California, however, one- and two-family dwellings, and additions thereto, covered under the 2011 City of Los Angeles Residential Code, not exceeding two stories, are exempt from the Code requirements for evaluation of seismically induced landslide hazards. (P/BC 2011-044)

The referenced report dated April 12, 2013 is 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. Retaining/basement walls shall be designed as a minimum for the lateral earth pressures specified in the section titled "Retaining Walls" starting on page 3 of the current report, for the applicable condition of wall restraint. All surcharge loads shall be incorporated into the design.
2. Shoring piles shall be designed for an EFP of 38 pounds per cubic foot, as recommended.
3. Proposed shoring piles shall be founded a minimum of 8 feet into competent older alluvium, as recommended.
4. All recommendations of the reports which are in addition to or more restrictive than the conditions contained herein or in the 01/06/2012 Department letter (Log # 74136-01) shall be incorporated into the plans.
5. All conditions of the 01/06/2012 Department letter (Log # 74136-01) shall be incorporated into the plans shall apply except as specifically indicated otherwise herein.

  
JEFFREY T. WILSON  
Engineering Geologist I

  
CURTIS DIETZ  
Geotechnical Engineer I

Log No. 80586  
213-482-0480

cc: Tim Petersen, Applicant  
Grover Hollingsworth and Associates, Inc., Project Consultant  
WLA District Office

**COASTAL COMMISSION**

5-14-1858

EXHIBIT # 5

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