

CALIFORNIA COASTAL COMMISSION

SOUTH COAST AREA
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Th9a

Filed: 8/26/96
49th Day: 10/14/96
180th Day: 2/22/97
Staff: PE/LB
Staff Report: 9/19/96
Hearing Date: 10/10/96
Commission Action:

STAFF REPORT: PERMIT AMENDMENT

APPLICATION NO.: 5-91-286A3

APPLICANT: City of Los Angeles Department of Recreation and Parks AGENTS: Kathleen Chan
Dallan R. Zamrzla

PROJECT LOCATION: 15101 Pacific Coast Highway, Pacific Palisades, Los Angeles, Los Angeles County

DESCRIPTION OF PRESENT AMENDMENT REQUEST: Realign an approximately 560 foot long segment of a one mile long fire/access road to be incorporated into landslide repair plans. Landslide repair includes demolition of Sunspot Motel, excavation of debris and importation of fill and construction of approximately 180 foot high, 87,000 cubic yard buttress fill.

DESCRIPTION OF PROJECT PREVIOUSLY APPROVED: Installation of approximately three million cubic yards of clean fill dirt in Potrero Canyon: first Phase (now completed) entailed installation of subdrain system, storm drain, and 25 feet of fill; second Phase is 75 additional feet of fill and additional buttress fills along canyon sides, Phase 3 is construction of park and restored riparian habitat area.

LOCAL APPROVALS RECEIVED:

- 1) Los Angeles City Coastal Development Permit 85-21, D.M. 7197; C.C. No. 11; EIR Department of Recreation and Parks, June, 1985
- 2) Department of Building and Safety geologic review letter dated February 3, 1996, log # 17035 15145 Pacific Coast Highway

SUBSTANTIVE FILE DOCUMENTS: See Appendix A, page 13

SUMMARY OF STAFF RECOMMENDATION:

Staff is recommending approval of the proposed amendment with four special conditions to assure the applicability of the existing assumption of risk to the expanded project, use of adequate erosion control during construction, conformance with plans reviewed and approved by the coastal engineer and the Commission and to assure that the slope is revegetated with coastal sage scrub. As conditioned, the amended project will comply with the habitat, natural hazards and visual impact policies of the Coastal Act.

STAFF RECOMMENDATION:

The staff recommends that the Commission adopt the following resolution:

I. Approval with Conditions

The Commission hereby grants a permit for the proposed development on the grounds that the development as amended will be in conformity with the provisions of Chapter 3 of the California Coastal Act of 1976, 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, and will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act.

II. SPECIAL CONDITIONS

Staff note: All conditions previously imposed by the Commission, including standard conditions, unless specifically changed below, remain unchanged.

1. Evidence of applicability of assumption of risk

Prior to issuance of the amendment to the permit, the applicant shall provide evidence for review and approval of the Executive Director that 1) the Los Angeles City Council resolution assuming risk of the development and 2) the documents assuming the risk of the development recorded on subdivided residential lots required by condition 2 of coastal development permit 5-91-286 (consistent with the similar condition applied to the predecessor permit 5-86-958) adequately assume the risk of the expanded development. The applicant shall demonstrate that the present documents adequately indemnify the Coastal Commission from damage caused by landslides, mudslides or slope failure. If the Executive Director determines that the present documents do not apply to the additional project area approved in the amendment, the applicant shall 1) amend its Council resolution and 2) record additional documents assuming the risk of the development, consistent with condition 2 of permit 5-91-286, as required by the Executive Director. (see Appendix B.)

2. Timing of revegetation of buttress fill.

Prior to issuance of the amendment to the permit the applicant or its representatives shall agree to commence the revegetation program for the buttress fill area not later than six months following final inspection of the buttress fill approved in this amendment. Pursuant to this condition, by May 1, 1997, the applicant shall provide a plant list for the review and approval of the Executive Director. Said list shall include the varieties and the number of plants proposed, the sizes of container plants, and, if seed is proposed the

III. FINDINGS AND DECLARATIONS

The Commission finds and declares as follows:

A. DESCRIPTION OF DEVELOPMENT PROPOSED IN PRESENT AMENDMENT

The City proposes to demolish a motel, the Sunspot Motel, excavate a landslide and install a 87,000 cubic yard 200 foot high buttress fill on the face of a bluff at the mouth of Potrero canyon, in Pacific Palisades. The slide is approximately 190 feet long and 175 feet above motel grade. The bluff is inland of Pacific Coast Highway, and adjacent to the Potrero Canyon remediation project 5-91-286 (City of Los Angeles).

Changes in the access road proposed for access to Potrero Canyon as shown in the present permit 5-91-286A2 for the Potrero Canyon project are necessary to accommodate the buttress fill. As part of the project, the City proposes to install drains and retaining walls and to reroute approximately 560 feet of the Potrero Canyon access road, which is planned to extend from the mouth of the canyon to an existing park on the mesa top at the northerly end of the canyon. The fire road/access trail is proposed to be no more than 12 feet wide over most of its length. As it crosses the buttress fill, it is designed as a 20 foot wide road with a switch back to reduce the grade to 10% and to accommodate trucks. When the road leaves the buttress fill and enters the canyon proper it will transition to 12 feet wide as proposed in earlier designs. This road will be used as an access route for construction vehicles, and after completion of the canyon landscaping will serve as a recreational and fire access route. (See 5-91-286A2.) The City plans to initially use the existing temporary road, supported with concrete, for its trucks to access the canyon, and then to construct the new road on the buttress fill which will be stabilized with soil cement. (See plans and letter from applicant's engineer, Exhibits 4-7, 10.)

The City proposes to use imported fill to construct the buttress and to over-excavate an unspecified amount of debris and concrete from the toe of the slide and to export all debris to dumps outside the coastal zone. At the conclusion of the project, the City also proposes to revegetate the fill with coastal sage scrub.

The proposed addition to the project is necessary because the slide is now hazardous to the public and to adjoining public property. The Department of Recreation and Parks has received a notice to abate from the City Department of Building and Safety.

B. PROJECT DESCRIPTION AND HISTORY

The previously issued Coastal Development Permit allowed the City to fill Potrero Canyon, a coastal canyon. The fill in the canyon was necessary because landslides had resulted in the loss of twenty homes and endangerment of other homes. This permit, 5-91-286, was granted in September, 1991, and included about 3,000,000 cubic yards of fill, including fill 100 feet above

specified time. Other conditions describe final development, which has not yet occurred. Where required, the City has provided revised final plans and council resolutions indicating its agreement with the conditions. (See Appendix B, Conditions previously imposed, page 19.)

C. Geologic Stability and Safety of Development

The entire project was approved because the City supplied the Commission convincing evidence that there was no other feasible way to stop ongoing collapse of the canyon walls and destruction of houses located on the canyon rim. This present amendment adds development necessary to stabilize a slide on the bluff at the canyon mouth.

Section 30253 of the Coastal Act provides that development shall ensure stability and shall not contribute to geologic hazards. More specifically it states:

Section 30253:

New development shall:

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

The geologic report submitted with the project states that:

"The slide is a rock fall based upon the configuration of the failure and the exposed scarp. The rock fall does not have a typical slip surface or landslide plan. Large blocks of Pico formation siltstone moved downslope along a combination of jointing and fracture planes which dip in the direction of the slope face. The rocks dislodged from the scarp area moved downslope and came to rest on the west wing of the motel building. The head scarp of the slide is approximately 190 feet long and 175 feet above motel grade.

The majority of the debris is sandy and gravelly silts and sands, ... upper portions of the slide debris contains large blocks of the bedrock which contain open fractures. (J Byer Jan 4, 1996, JB 16504-B page 6)

The report goes on to say that the existing slopes are up to 210 feet high and are grossly unstable. City staff stated a concern that during a heavy rain it is possible that debris from the slide could leave the boundary of the site and endanger Pacific Coast Highway. For that reason, the City has requested that work begin on the slide as soon as possible.

Commission find that the project is consistent with section 30253 of the Coastal Act. Since the City has provided similar documents relating to the underlying project 5-91-286, and for 5-86-958, a previous approval of this identical project, the Commission finds that if the Executive Director determines that the existing documents adequately protect the Commission with regards to this addition to the perimeter of the project, no additional action will be necessary. However, if the Director determines after reviewing the present documents, that the existing documents do not sufficiently protect the Commission, the City must record and/or adopt resolutions consistent with the requirements of 5-91-286, indemnifying the Commission from damages due to landslide, slope collapse and or mudslides relating to the buttress fill subject to this application. Only as conditioned for an assumption of risk, can the Commission find that the proposed project is consistent with Section 30253 of the Coastal Act.

D. Public Shoreline Access/Recreation.

Coastal Act Sections 30210 and 30211 require the Commission to provide a maximum access to the coast and to protect existing access to the coast. Section 30223 requires protection of upland areas suitable for recreation.

The site of the proposed additional grading is on the landward side of Pacific Coast Highway and is presently not open for public recreation. At the conclusion of the project, the City plans to develop a picnic area on the benches of the fills overlooking the ocean and also to develop a hiking trail on the fire road that will extend from Pacific Coast Highway to the Pacific Palisades Recreation Center at the top of the mesa.

The new work proposed in the amendment will require 87,000 yards of fill. Almost all of it will be imported. In addition, an unspecified amount of old Pacific Coast Highway, old landslide debris, cement fill and motel debris will have to be removed from underneath the slide before the slide can be reconstructed. This material will be hauled to dumps outside the coastal zone along Pacific Coast Highway, a coastal recreation access route.

Condition 4 of the existing permit, 5-91-286, restricts use of PCH as a haul route during peak beach transportation hours. Since PCH is the only access to the site and heavily used for beach access it is necessary to assure beach access is not impacted by the project and by the amended project. This condition would still apply to the project as amended. Secondly, Caltrans has conditioned the project so as to not to impact peak commuter times.

When the project is completed, it will provide additional public recreation opportunities including views to and along the coast. As conditioned in the Commission's prior actions, the project is consistent with the public access and recreation policies of the Coastal Act.

Marine resources shall be maintained, enhanced, and where feasible, restored. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes.

Section 30231 of the Coastal Act states:

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

The proposed project involves considerable grading immediately inland of the Pacific Ocean. Without use of temporary erosion control measures, project runoff during a storm event could result in a mudflow over Pacific Coast Highway and into the ocean.

It is the Commission's responsibility to protect coastal waters from siltation and pollution. While City representatives have declared their intention of installing runoff control measures during the rainy season, no plans have yet been provided. Only as conditioned to assure that such measures are employed can the Commission find the project consistent with the provisions of Section 30230 and 30231 of the Coastal Act.

H. Local Coastal Program:

Section 30604 (a) of the Coastal Act states that:

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

The City of Los Angeles has not prepared a draft Land Use Plan for this planning sub-area. However, approval of the proposed reconfiguration of the slope will not prejudice the local government's ability to prepare a certifiable Local Coastal Program as conditioned to revegetate the slope, indemnify the Commission for the risks of the development, build according to the submitted design and employ temporary anti-siltation and erosion control measures. The Commission, therefore, finds that the proposed project is consistent with Section 30604 (a) of the Coastal Act.

APPENDIX A
SUBSTANTIVE FILE DOCUMENTS

1. Coastal Development Permits 5-91-286, 5-86-958 (City of Los Angeles Dept Recreation and Parks), 5-86-958A(City of Los Angeles Dept Recreation and Parks).
2. FEIR Potrero Canyon Park Development Project, City of Los Angeles Department of Recreation and Parks, June 1985.
3. England and Nelson, Land Capability /Suitability Mapping and Analysis, Los Angeles County General Plan Revision Program, (1976): Volume III, Significant Ecological Area Study.
4. Friesen, Richard Dean; Significant Ecological Areas of the Santa Monica Mountains, Report 1977
5. BCA Civil Engineers, Status Report May 16, 1991, Potrero Canyon Development
6. Leighton Assoc. Feasibility Study for Potrero Canyon restoration
7. Kovacs-Byer Assoc. Geotechnical Investigation Reports dated 6/3/86; 5/27/87; 7/1/87; 8/12/87; 12/18/87; 3/14/88; 4/27/88; 5/23/88; 8/8/88.
8. The J. Byer Group, Inc., January 4, 1996 project JB 16504-B Report titled "Geologic and Soils Exploration/ Proposed Remedial Repair of Sunspot Motel Landslide, Pacific Palisades", J. Byer Group Project ID Number JB 16504-B, January 4, 1996.
9. Geologic Review Letter of Approval from Joseph Cobarrubias City Geologist, City of Los Angeles, Grading Division, Department of Building and Safety, dated February 23, 1996.
10. State of California, the Resources Agency, Department of Fish and Game, "Report on the status of the Natural Community Conservation Planning Program", 1993.
11. Hillyard, Deborah and Black, Martha, "Coastal Sage Scrub Revegetation at Crystal Cove State Park, Orange County California: 1987 Update". Proceedings of the Second Native Plant Revegetation Symposium, 1987.

III. SPECIAL CONDITIONS IMPOSED ON 5-91-286A2

Staff note: All conditions previously imposed by the Commission, unless specifically changed below, remain unchanged.

1. Condition 1, timing of condition compliance shall now read:

1. Timing of Condition Compliance

(a) The Applicant shall deliver all resolutions and agreements specified below to the Executive Director within 90 days of the Commission's action on this permit amendment.

(b) The applicant shall submit all final plans and mitigation programs as described in Conditions 5 and 8 below within one year of the Commission's action on this permit amendment.

(c) The applicant shall complete all corrections to plans and programs required below within ninety days of the review of such plans by the Executive Director or by the Commission, unless additional time is granted by the Executive Director for a good cause.

(d) Upon final inspection of the fill project the applicant shall provide written notification to the Executive Director. The plants, trails, signs and other elements of the park use plan and habitat restoration plan shall be installed and public use shall begin within one year after completion of the grading work.

Failure to comply with the requirements within the time periods specified, or within such additional time as may be granted by the Executive Director for good cause, will terminate this permit.

2. Condition 5 below shall substitute for the condition 5 previously imposed by the Commission on permit 5-91-286.

5) Within one year of the Commissions approval of this amendment, the applicant shall provide revised final engineering plans, for the review and approval of the Commission. Prior to submittal the revised plans shall be reviewed and approved by the project geologist, generally conforming to the preliminary plans approved in this amendment action. The plans shall be stamped by the project geologist and a licensed civil engineer, and where appropriate the project naturalist. The plans shall be consistent with the following

a) the revised plans and calculations shall be based on previous geologic reports and shall be approved in writing by the City of Los Angeles Board of Building and Safety.

b) The construction shall use materials specified by the Board and in the geology reports by John Byer, except that if approved by the geologist, six inch concrete chunks and windrowed rocks

planting methods, diversity and location of plant species and associated habitat value to riparian animal species. The plan shall provide willow and riparian vegetation in the riparian corridor, low water use landscaping and access corridor outside the riparian corridors area, appropriate barriers and restored coastal sage scrub habitat; and

iv) park working drawings showing picnic and trails areas that are compatible with coastal sage scrub and riparian restoration showing 1) clear and visible signage at PCH and at the Palisades Recreation Center, 2) trail connections to PCH and to Palisades Recreation Center, 3) automobile and bicycle parking at Palisades Recreation Center, 4) Landscaping to reduce visual impacts at Pacific Coast Highway. If the applicant proposes to use introduced vegetation in the passive recreation and trail area, the plans shall specify that no non-native invasive plants shall be employed. Invasive, non-native vegetation is specified, among other sources, in the California Native Plant Society, Santa Monica Mountains Chapter, in their document entitled Recommended Native Plant Species for Landscaping Wildland Corridors in the Santa Monica Mountains, dated January 20, 1992.

v) Park and Recreation support. The City will work with Caltrans to prepare revised park plans that shall provide for public parking of no fewer than 10 and no more than 30 spaces on City or Caltrans property at the southern end of the canyon to serve the park. Restroom facilities shall be provided accessible to recreation areas and located on park or adjacent public property. The parking lot and restrooms shall be constructed as part of the final park improvements. Future concession development may relocate or incorporate such parking and other facilities, but the parking and bathroom facilities shall be provided free of charge, shall be identifiable as public facilities and the support facilities and their identifying signs shall remain visible from Pacific Coast Highway and the park. If access for parking and/or construction of a restroom at the south (PCH) end of the Canyon is not feasible, the City will submit plans for these facilities at an alternate location for the review and approval of the Commission.

vi) detailed final irrigation/runoff plan including final plans for use of nuisance water, pumps, water quality standards, and a water balance plan for the entire park. The plans shall maximize low flow collection to provide water to the riparian area. If necessary to supply water to the riparian area, the applicant may substitute paved terraces or low water use, non invasive plants for the turf areas shown.

- B. A monitoring and maintenance program, to be provided for the review and approval of the Executive Director within one year of the Commission's action on this project, but to be instituted at the completion of construction. The program shall include:

IV. SPECIAL CONDITIONS IMPOSED ON ORIGINAL PERMIT 5-91-286

1. Timing of Condition Compliance

(a) The Applicant shall deliver all resolutions and agreements specified in conditions 2-7 below to the Executive Director within 90 days of the Commission's action on this permit.

(b) The applicant shall submit all final plans and mitigation programs as described in Condition 8 below within one year of the Commission's action on this permit.

(c) Upon final inspection of the fill project the applicant shall notify the Executive Director. The plants, trails, signs and other elements of the park use plan and habitat restoration plan shall be installed and public use shall begin within one year after completion of the grading work.

Failure to comply with the requirements within the time periods specified, or within such additional time as may be granted by the Executive Director for good cause, will terminate this permit.

2. Assumption of risk

Within 90 days of the Commission's action on this permit, the City and all co-applicants shall record a deed restriction and/or submit a resolution by the City Council, as deemed appropriate by the Executive Director, which provides that the applicants understand that the site may be subject to extraordinary hazard from landslides and erosion and the applicants assume the liability from those hazards; that the applicants shall indemnify and hold harmless the California Coastal Commission, its officers, agents and employees against any and all claims, demands, damages, costs, expenses of liability arising out of the acquisition, design construction, operation, maintenance, existence or failure of the permitted project.

In addition, the document shall indicate that any adverse impacts on private property caused by the proposed project shall be fully the responsibility of the applicants. The applicants may submit, for compliance with this condition the resolution adopted in compliance with the similar condition applied to 5-86-958.

3. Acceptance of Conditions. Timing of sale of residential lots

Within 90 days of the Commission's action on this permit, the City Council of the City of Los Angeles shall adopt an ordinance, resolution or other action deemed appropriate by the Executive Director accepting the terms and conditions of this permit. The ordinance shall further specify that the City shall not offer for sale any of the City-owned residential lots adjacent to the canyon until the riparian habitat and park construction outlined in these conditions has been completed, the park open for public use, and a source of funds for its inspection and continued maintenance

the site, the area shown in Exhibit 2, as riparian habitat in perpetuity. The resolution or other action shall state that the restored area shall be maintained in willow and sycamore habitat, and shall be protected from foot traffic, consistent with the Final Potrero Canyon Riparian Mitigation Proposal Dated August, 1991 by ERCE

The applicant shall also agree, by resolution, to refrain from all development within the Environmentally Sensitive Habitat/Woodland open space area except for development explicitly approved in this permit.

8. Landscaping and restoration plans

Within one year of the Commission's action on this permit, the applicant shall submit detailed landscaping plans and a restoration program for the review and approval of the Executive Director. The plans and program shall be consistent with the Final Potrero Canyon Riparian Mitigation Proposal Dated August, 1991 by ERCE.

Pursuant to this requirement, the applicant shall submit working drawings and a manual of operations showing detailed specifications including numbers and sizes of plants, final design for nuisance water recovery and methods of maintenance and inspection. The project shall receive approval of appropriate city agencies, the California Department of Fish and Game and the United States Fish and Wildlife service. Any significant change in these plans or their method of execution shall be reported to require an amendment to this permit.

The program shall include:

- A. The following plans to be completed within one year of Commission action:
 - i) a statement of habitat objectives, including specific values to be restored and animal species utilization expected.
 - ii) a detailed site plan
 - iii) detailed landscape plan, indicating sizes of plants used, planting methods, diversity and location of plant species and associated habitat value to riparian animal species. The plan shall provide willow and riparian vegetation in the riparian corridor, low water use landscaping and access corridor outside the riparian corridors area, appropriate barriers and restored coastal sage scrub habitat.
 - iv) park working drawings showing picnic and trails areas that are compatible with coastal sage scrub and riparian restoration showing 1) clear and obvious signage at PCH and at the Palisades Recreation Center, 2) trail connections to PCH and to Palisades Recreation Center, 3) automobile and bicycle parking at Palisades Recreation Center, 4) trail access to De Pauw St., 5) Landscaping to reduce visual impacts at Pacific Coast Highway. If the applicant proposes

THE J. BYER GROUP, INC.

A Geotechnical Consulting Firm

512 E. WILSON AVENUE • SUITE 201

GLENDALE, CALIFORNIA 91206

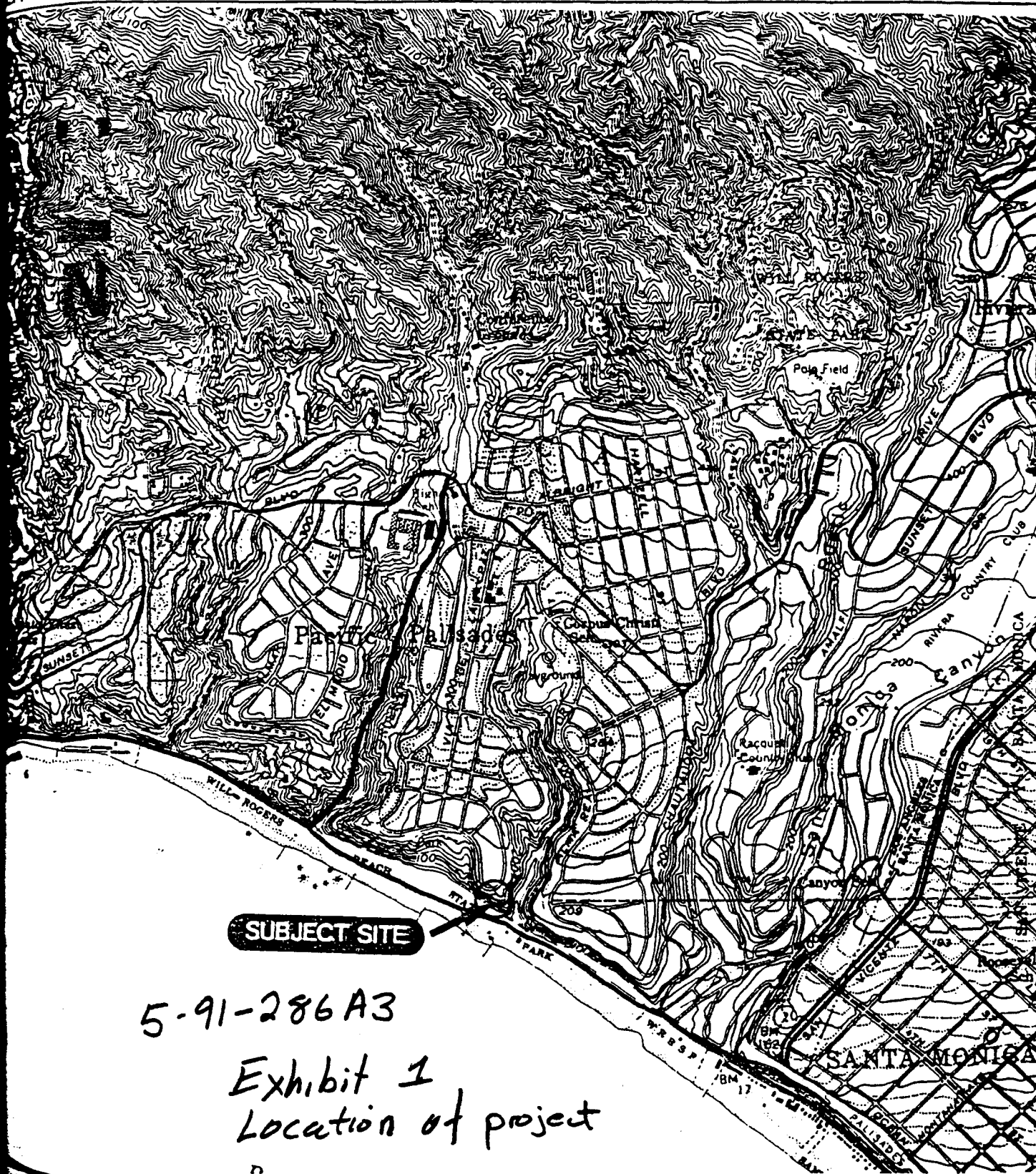
(818) 549-9959 • Fax (818) 543-3747

VICINITY MAP

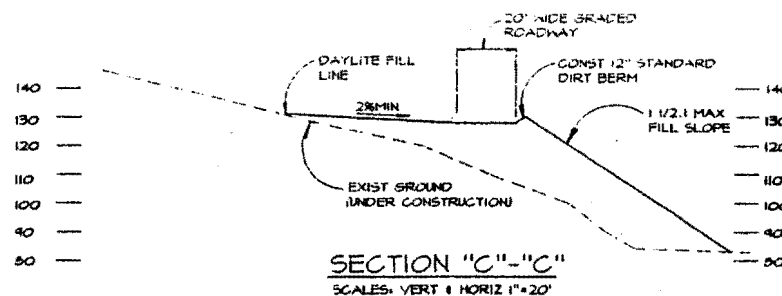
JB: 15600-B C.E. PARKS-POTRERO

STAFF GEOL.: SDW SCALE: 1:24,000

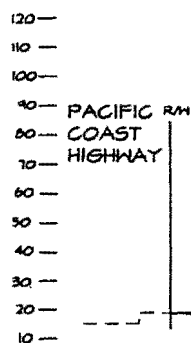
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final cross-section

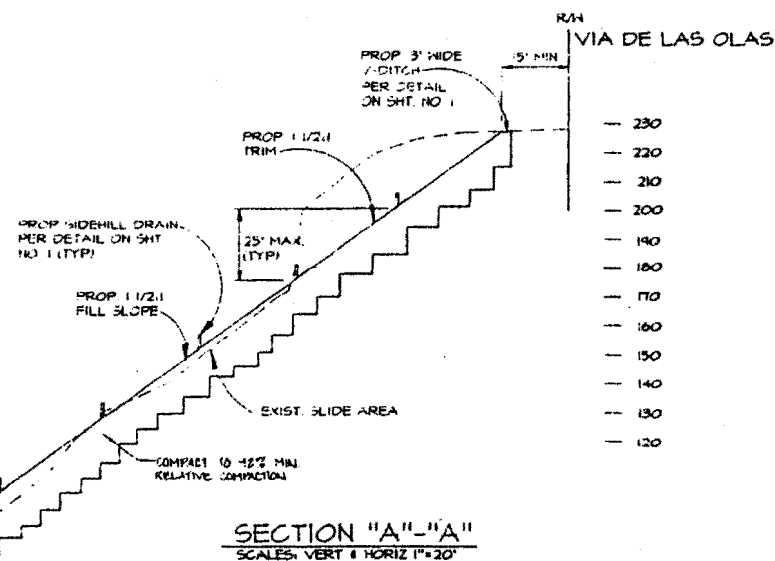


SECTION "C"-"C"
 SCALES: VERT & HORIZ 1"=20'



AUG 26 1946

CALIFORNIA
COASTAL COMMISSION
SOUTH COAST DISTRICT



SECTION "A"- "A"
 SCALES: VERT & HORIZ 1"=20'

EXHIBIT "A"

PLANS PREPARED BY
J. E. VIGIL, CO.
2810 FORTWELL BL.
BIRMINGHAM, LA. 35204
205/982-2882
FAX 205-728

CITY OF LOS ANGELES, DEPARTMENT OF RECREATION AND PARKS, 200 NORTH MAIN STREET, ROOM 1290, LOS ANGELES, CALIFORNIA 90012

REMEDIAL SLOPE REPAIR - SUNSPOT MOTEL
STATION DETAILS

POTRERO CANYON PARK DEVELOPMENT - PHASE 2

15101 PACIFIC COAST HIGHWAY

Exhibit 5
extension of fill

Into Canyon

EXHIBIT 10

EYIGIL CO.
205 ROUTE 11, E.
SUNLAND, CA 91060
(818) 353-2592
FAX 358-1729

1706 2 6 1990
CALIFORNIA
COASTAL COMMISSION
SOUTH COAST DISTRICT

RECEIVED

MATCH LINE - SEE SHEET NO. 2

A stylized, high-contrast black and white map of the New York City area. The map is composed of thick, irregular black lines representing the city's layout. Two specific locations are highlighted with bold, sans-serif text: 'FRIENDS' is located in the lower-left quadrant, and '1 STREET' is located in the upper-right quadrant. The map also shows some smaller, less distinct labels like '454' and '100'.

SCALP, 17040

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MAYOR

DEPARTMENT OF
RECREATION AND PARKS
200 NO. MAIN ST.
13TH FLOOR
LOS ANGELES, CALIF. 90012

(213) 485-5671
FAX - (213) 817-0439

JACKIE TATUM
GENERAL MANAGER

September 20, 1996

Ms. Pam Emerson
California Coastal Commission
P.O. Box 1450
Long Beach, CA 90802-4416

Dear Ms. Emerson:

**POTRERO CANYON - SUNSPOT SLIDE REMEDIATION -
AMENDMENT TO PERMIT NO. 5-91-286**

Please be advised, in response to your inquiries of September 18, 1996, the slopes created as part of the slide remediation will be revegetated with a coastal scrub mix which contains no invasive plant material. A mix similar to the mix specified elsewhere in the permit will be used.

Also, please be assured that any unsuitable material generated from either the demolition of the Sunspot, or as part of the slide debris will be separated and removed from the site to a suitable disposal site outside the coastal zone.

Be assured that this amendment to the project will be carried out in a manner consistent with all the terms and conditions of the original permit and development will be completed with the park plans as approved as part of permit No. 5-91-286.

Should you have any additional questions, please do not hesitate to call Kathleen Chan, Project Manager at (213) 485-5671.

Very truly yours,

JACKIE TATUM
General Manager

DALLAN R. ZAMRZLA
Director of Planning and Development

DRZ/KC:rib

cc: J. Byer/The Byer Group
Calex Engineering

5-91-286 A3

Project clarification
regarding
habitat and park
facilities

Exhibit 9



J. E. VIGIL COMPANY

CIVIL ENGINEERS

SEPTEMBER 19, 1998

MR. PAUL EMERSON
CALIFORNIA COASTAL COMMISSION
SOUTH COAST AREA
245 WEST BROADWAY, SUITE 250
LONG BEACH, CALIFORNIA 90802-4415

POTRERO CANYON PARK - DEVELOPMENT PHASE III (810178)
COASTAL PERMIT NO. 97-01-136

RE: SUNSPOT MOTEL REMEDIAL SLIDE REPAIR

PLEASE ACCEPT THIS CORRESPONDANCE AS A DESCRIPTION OF THE
SEQUENCE OF CONSTRUCTION FOR THIS PROJECT

1. DEMOLISH AND REMOVE THE SUNSPOT MOTEL

2. REMOVE ANY CONTAMINATED OR HAZARDOUS MATERIAL FROM THE
SITE.

3. REMOVE EXIST SLIDE DEBRIS, CONSTRUCT RETAIN, SLIDE REPAIR,
AND NEW ACCESS ROAD INTO PROJECT.

WHILE UNDER CONSTRUCTION THE J. BYER GROUP (PROJECT SITE
ENGINEER) WILL CONSTANTLY INSPECT COILC BEING REMOVED AND
PLACED AT SITE. THE CONSTRUCTION OF THE NEW SLOPE FOR THE
REPAIR OF THE LANDSLIDE IS TO BE CONSTRUCTED WITH THE
ADDITION OF SOILS CEMENT (3 PERCENT). THE NEW ACCESS ROAD
BEING CONSTRUCTED ALONG WITH THE SLIDE REPAIR WILL HAVE A
MAXIMUM GRADE OF 12 AND PROVIDE FOR ACCESS INTO THE PROJECT
AT A HIGHER ELEVATION THAN THE EXIST ROAD DOES NOW. THIS WILL
ALLOW EARLIER CONSTRUCTION METHODS FOR THE CONSTRUCTION OF
PHASE III.

VERY TRULY YOURS

J. E. Vigil
JOHN E. VIGIL
RCE 19481

Exhibit 11
5-91-286A3
Project
details