

## CALIFORNIA COASTAL COMMISSION

SOUTH COAST AREA

245 W. BROADWAY, STE. 380

P.O. BOX 1450

LONG BEACH, CA 90802-4416

(310) 590-5071

## RECORD PACKET COPY

Filed: Feb. 19, 1997  
49th Day: Apr. 09, 1997  
180th Day: Aug. 18, 1997  
Staff: JLR-LB *JLR*  
Staff Report: Mar. 10, 1997  
Hearing Date: Apr. 8-11, 1997

STAFF REPORT: CONSENT CALENDAR

APPLICATION NO.: 5-97-014

APPLICANT: Gerald and Doreen Rochman

PROJECT LOCATION: 17630 Tramonto Drive, Pacific Palisades

PROJECT DESCRIPTION: Remodel and add 710 sq. ft. to an existing 2-story single-family residence with a 2-car garage.

Lot area:	14,196 sq. ft.
Building coverage:	3,405 sq. ft.
Pavement coverage:	320 sq. ft.
Landscape coverage:	2,200 sq. ft.
Parking spaces:	Four
Zoning:	R-1
Plan designation:	Low Density Residential
Project density:	N/A
Ht abv fin grade:	23'

LOCAL APPROVALS RECEIVED: 1. Approval in Concept—City of Los Angeles  
2. City of Los Angeles Department of Building and Safety Soils/Geology Conditional Approval

SUBSTANTIVE FILE DOCUMENTS: City adopted Brentwood-Pacific Palisades Community Plan.

SUMMARY OF STAFF RECOMMENDATION:

Staff is recommending approval with special conditions addressing natural hazards.

STAFF RECOMMENDATION:

The staff recommends that the Commission adopt the following resolution:

I. Approval with Conditions.

The Commission hereby grants a permit, subject to the conditions below, for the proposed development on the grounds that the development 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. Standard Conditions.

1. Notice of Receipt and Acknowledgment. The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. Expiration. If development has not commenced, the permit will expire two years from the date this permit is reported to the Commission. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. Compliance. All development must occur in strict compliance with the proposal as set forth in the application for permit, subject to any special conditions set forth below. Any deviation from the approved plans must be reviewed and approved by the staff and may require Commission approval.
4. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
5. Inspections. The Commission staff shall be allowed to inspect the site and the project during its development, subject to 24-hour advance notice.
6. 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.
7. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

### III. Special Conditions.

#### 1. Conformance with Geotechnical Recommendations

Prior to issuance of the coastal development permit, the applicant shall submit, for the review and approval of the Executive Director, grading and foundation plans. The approved foundation plans shall include plans for the retaining walls, subdrains and footings. These plans shall include the signed statement of the geotechnical consultant certifying that these plans incorporate the recommendations contained in the Geotechnical and Geologic Engineering Investigation and Report prepared by Ralph Stone and Company, Inc., dated January 31, 1996. The approved development shall be constructed in accordance with the plans approved by the Executive Director. Any deviations from said plans shall be submitted to the Executive Director for a determination as to whether the changes are substantial. Any substantial deviations shall require an amendment to this permit or a new coastal development permit.

#### 2. Assumption of Risk:

Prior to the issuance of the Coastal Development Permit, the applicant (and landowner) shall execute and record a Deed Restriction, in a form and content acceptable to the Executive Director, which shall provide: (a) that the applicant understands that the site may be subject to extraordinary hazard from erosion and slope failure, and the (b) applicant hereby waives any future claims of liability against the Commission or its successors in interest for damage from such hazards. The document shall run with the land, binding all successors and assigns, and shall be recorded free of prior liens.

### IV. Findings and Declarations.

The Commission hereby finds and declares as follows:

#### A. Project Description and Location:

The applicant proposes to remodel and add 710 sq. ft. to an existing 2-story single-family residence with a 2-car garage. The proposed project is located on a hillside lot within an established single-family residential neighborhood in Pacific Palisades, a planning subarea within the City of Los Angeles. The subject lot descends from Tramonto Drive with an overall topographic relief of approximately 86 feet. The applicant has submitted a Geotechnical and Geologic Engineering Investigation and Report prepared by Ralph Stone and Company, Inc., dated January 31, 1996. Following is a brief description of the site as excerpted from that report:

The adjacent south slope represents either a remnant of a Quaternary seacliff, or the scarp of an ancient landslide. The latter theory, based on topographic evidence, is that shown by McGill (Reference 2). The map depicts a prehistoric landslide mass at the toe of the slope (at Posetano Road), extending to Pacific Coast Highway. By implication, the upper slope would represent the landslide scarp.

The validity of either premise does not minimize the inherent resistance and strength of the underlying bedrock to weathering processes, rock creep, or other surficial downslope movement as evidenced by the enduring precipitous slopes and scarcity of large blocks of sandstone and talus on the slope...

Factors that are favorable to the continued geologic gross stability of the slope are the essentially massive structure of the bedrock; its well indurated condition at depth; and the lack of regular or continuous planes of geologic weakness.

B. Natural Hazards:

Section 30253 of the Coastal Act provides in part:

New Development shall:

- (1) Minimize risks to life and property in areas of high geologic, flood, and fire hazards.
- (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 proposed development is located on a hillside lot above the Castellammare/Posetano landslide area of Pacific Palisades where landslides have historically occurred. Within the surrounding area, some homes that the Commission has approved and older homes constructed prior to the Coastal Act, have been destroyed by landslides. According to a landslide study report prepared by the U.S. Army Corps of Engineers dated September, 1976, this area has historically been subject to heavy winter rains. The effect of these rains "on slope stability was to renew or accelerate movement of many younger landslides including some of the larger active landslides in the study area". According to the study, the Castellammare area experienced the greatest damage to streets, residences and public utilities because "younger landslides were reactivated and somewhat enlarged".

Notwithstanding existence of landslides in the past, the Commission has approved permits for new homes in those cases in which the applicant's geologist has demonstrated that the house can be built safely. In this case, the applicant has provided a Geotechnical and Geologic Engineering Investigation and Report prepared by Ralph Stone and Company, Inc., dated January 31, 1996 that concludes that "the proposed small house and deck additions are feasible from the standpoint of geotechnical and geologic engineering practice at the subject site, provided all recommendations and conditions made herein are incorporated into all design".

The applicant's conditional approval from the City of Los Angeles supports the conclusion that there are certain risks associated with hillside development that can never be entirely eliminated. Following are three of the City's pertinent soils/geology conditions of approval:

2. The owner shall record a sworn affidavit with the Office of the County Recorder which attests to his knowledge that the site is located in an area subject to slides or unstable soil.
4. The geologist shall inspect all excavations to determine that conditions anticipated in the report have been encountered and to provide recommendations for the correction of hazards found during grading or foundation excavations.
5. The geologist and soils engineer shall review and approve the detailed plans prior to issuance of any permits. This approval shall be by signature on the plans which clearly indicates that the geologist and soils engineer have reviewed the plans prepared by the design engineer and that the plans include the recommendations contained in their report.

As previously mentioned, the applicant's geology report concludes that the site is considered suitable from a soils and engineering geologic standpoint for the proposed improvements provided the recommendations therein are followed and integrated in the building/grading plans. Therefore, the Commission finds that the house can be approved consistent with Section 30253 of the Coastal Act, as long as the applicant conforms to the recommendations contained in the aforementioned geotechnical report. The Commission further finds that the proposed residence, as conditioned to conform to the consultant's geology and soils recommendations, will minimize risks of developing in this area that may occur as a result of natural hazards.

The Commission, in previous permit actions on development in this area has found that there are certain risks associated with hillside development that can never be entirely eliminated. The applicant's geology report also supports that conclusion because the site contains both older and recent landslide debris. In addition to the general risks associated with hillside development in geologically hazardous areas, the Commission notes that its approval is based on professional reports and professional engineering solutions that are the responsibility of the applicants. Based on the presence of landslides throughout this area and site specific soil/geologic constraints addressed in the applicant's geology report, the applicant shall, as a condition of approval, assume the risks inherent in potential slope failure from erosion. Therefore, the Commission further finds that in order to be consistent with Section 30253 of the Coastal Act, the applicant must also record a deed restriction assuming the risk of developing in this hazardous area, and waiving the Commission's liability for damage that may occur as a result of such natural hazards.

C. Neighborhood Character:

Section 30251 of the Coastal Act states:

Section 30251

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

Section 30251 of the Coastal Act requires that scenic and visual resources of Coastal areas be protected and enhanced. It also states that permitted development shall be sited and designed to minimize the alteration of natural landforms and protect the scenic and visual quality of coastal areas. The Pacific Palisades area is a scenic coastal area. However, the bluffs and surrounding area are highly developed with existing single family residences.

The proposed development is a remodel and alteration of an existing 2-story, 2,695 sq. ft., single-family residence that includes an addition of 710 sq. ft. The proposed improvements will be no higher than the existing elevation of 23' above grade. A deck proposed at the rear of the structure will follow the existing contours.

On August 5, 1992, the City of Los Angeles adopted a hillside ordinance which will be incorporated into the City's future Local Coastal Program. That ordinance states that "on any lot where the slope of the lot measured from the lowest point of elevation of the lot to the highest point is 66 percent or less, no building or structure shall exceed 36 feet in height as measured from grade". The residence is 23' above grade and the lot has a slope of 59 percent. Therefore, the proposed development is consistent with the provisions of the City's Hillside Ordinance.

The proposed residence will not block any public views and will not be highly visible from Pacific Coast Highway. Also, the proposed improvements will not include any cut or fill. The proposed improvements are consistent with numerous past permit decisions that the Commission has approved in Pacific Palisades. Therefore, the Commission finds that the proposed development, as designed, is compatible with the surrounding pattern of development and will minimize alteration of land forms consistent with provisions of Section 30251 of the Coastal Act.

D. 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 subarea. However, the City's work program to develop a Local Coastal Program considers natural hazards as an issue for this area of the City. Approval of the proposed development, as conditioned to minimize risks from natural hazards, will not prejudice the City's ability to prepare a certifiable Local Coastal Program. The Commission, therefore, finds that the proposed project is consistent with Section 30604 (a) of the Coastal Act.

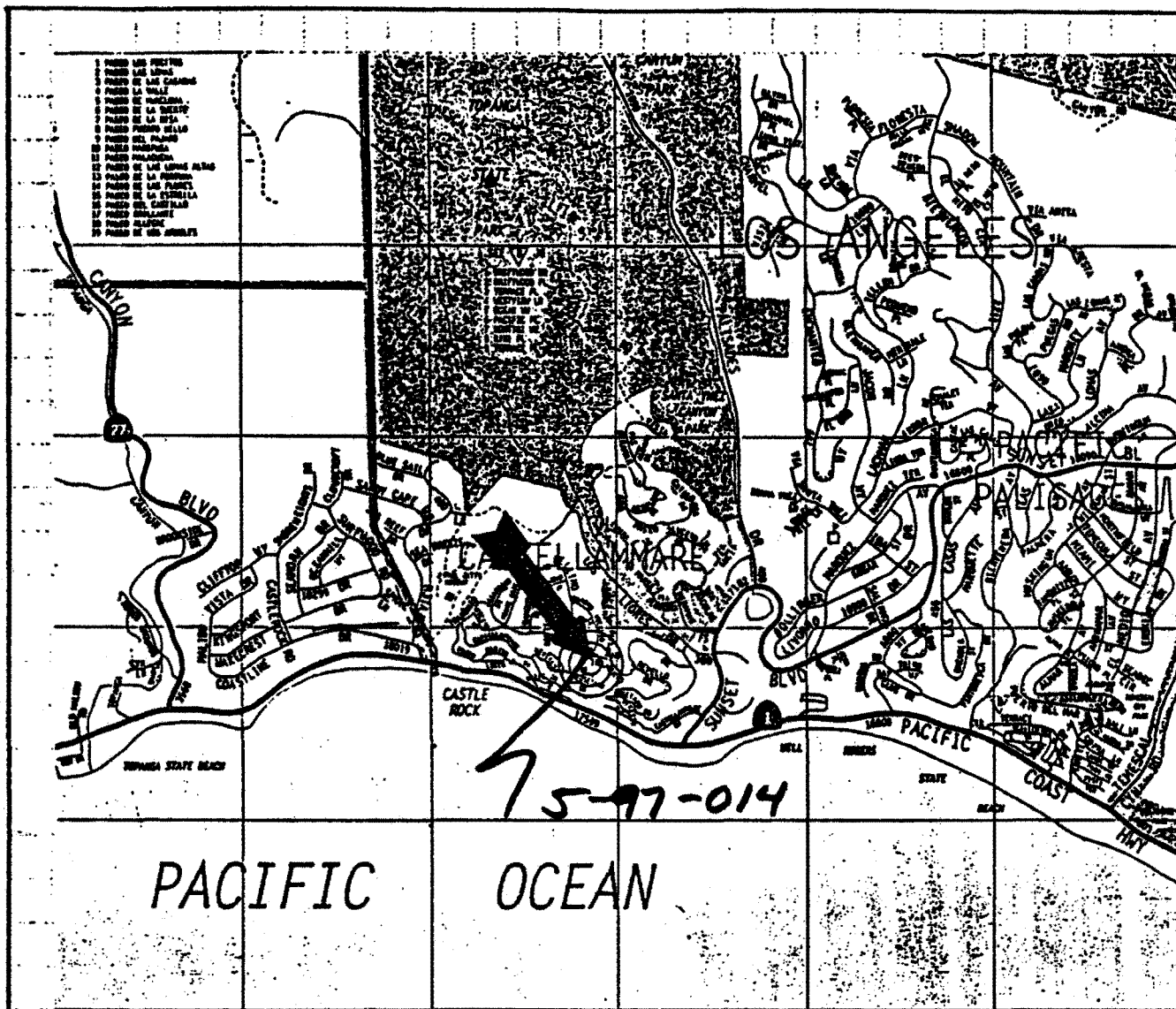
E. Consistency with the California Environmental Quality Act (CEQA).

Section 13096 of Title 14 of the California Code of Regulations requires Commission approval of Coastal Development Permits to be supported by a finding showing the permit, as conditioned, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5 (d) (2) (i) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment.

The proposed project has been conditioned in order to be found consistent with the natural hazards policies of the Coastal Act. Mitigation measures to conform to the consultant's geology/soils recommendations and to record a deed restriction assuming the risk of developing in this hazardous area, will minimize all adverse impacts. As conditioned, there are no feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment. Therefore, the Commission finds that the proposed project can be found consistent with the requirements of the Coastal Act to conform to CEQA.

8591F  
JR/lm

REF. SITE LOCATION



PACIFIC OCEAN

75-97-014

5-97-014  
Exhibit A

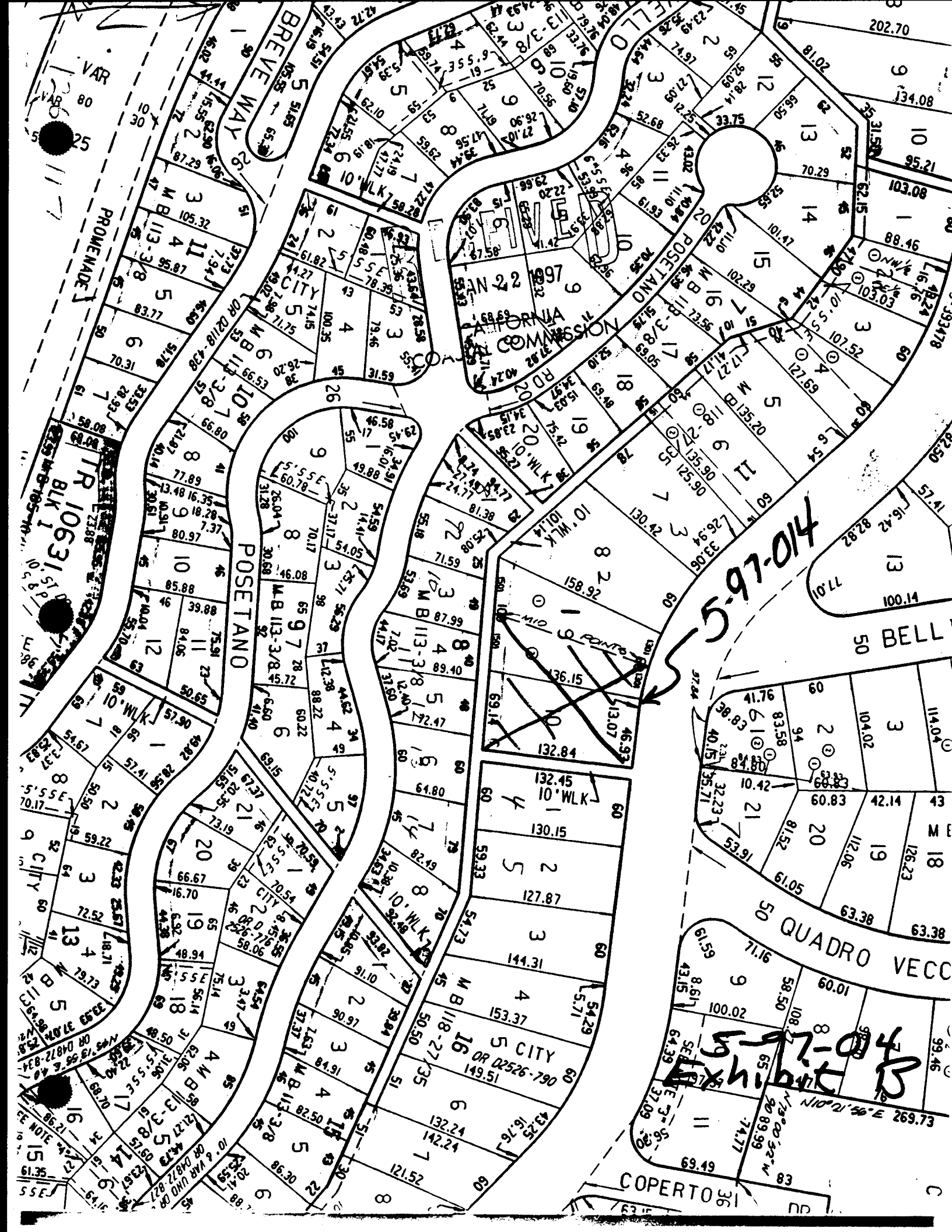
REF. THOMAS BROS. MAP  
p. 630 FG

Scale 1" = 2,400'

Site Location

PLATE I





CITY OF LOS ANGELES  
CALIFORNIA



RICHARD J. RIORDAN  
MAYOR

DEPARTMENT OF  
BUILDING AND SAFETY  
400, CITY HALL  
LOS ANGELES, CA 90012-4889

ARTHUR J. JOHNSON, JR.  
GENERAL MANAGER

ARTHUR C. DEVINE  
EXECUTIVE OFFICER

OWNERS

MT Z. ADLER  
PRESIDENT

JOYCE L. FOSTER  
VICE-PRESIDENT

JEANETTE APPLIGATE  
MABEL CHANG  
NANCY H. ZAMORA

July 30, 1996

5-97-014  
RECEIVED  
JAN 22 1997

CALIFORNIA  
COASTAL COMMISSION

Log # 18723  
C.D. --

(SOILS/GEOLOGY FILE - 2)

Jerry & doreen Rochman  
17630 Tramonto Drive  
Pacific Palisades, CA 90272

TRACT: 8923  
LOT: 9 & 10  
LOCATION: 17630 TRAMONTO DRIVE

<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>
Soils/Geo Report	4245	07/11/96	Ralph Stone & Co
Grading Ovrzsd Doc	4245	07/11/96	--

<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>
Soils/Geo Reports	4245	01/31/96	Ralph Stone & Co
	4245	05/09/96	
Department Letters	17405	03/15/96	Bldg & Safety
	18328	06/20/96	

The current and previous referenced reports concerning a proposed deck and additions to an existing single-family residence have been reviewed by the Grading Section of the Department of Building and Safety. A small addition is proposed at the rear of the

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Exhibit C  
1 of 3

residence, with larger additions adjacent to the street.

The site is located in an area subject to landslides and unstable soil. As indicated on published maps, landslides exist along the subject slope to the east, west and south of the site. However, based upon their laboratory testing and calculations, the consultants have concluded that the slope which immediately affects the dwelling, has a calculated factor of safety for slope stability which exceeds the minimum Building code requirement.

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

1. Whenever the principal building on a site is added to, altered or repaired in excess of 50 percent of its replacement value, the entire site shall be brought up to the current Code standard per Code Section 91.7005.9, which would include underpinning of the existing building.
2. The owner shall record a sworn affidavit with the Office of the County Recorder which attests to his knowledge that the site is located in an area subject to slides or unstable soil.
3. The proposed footings along the south side of the dwelling shall extend to a depth of approximately 31 feet as shown in the cross-section.
4. The geologist shall inspect all excavations to determine that conditions anticipated in the report have been encountered and to provide recommendations for the correction of hazards found during grading or foundation excavations.
5. The geologist and soils engineer shall review and approve the detailed plans prior to issuance of any permits. This approval shall be by signature on the plans which clearly indicates that the geologist and soils engineer have reviewed the plans prepared by the design engineer and that the plans include the recommendations contained in their reports.
6. All recommendations of the report which are in addition to or more restrictive than the conditions contained herein shall be incorporated into the plans.
7. A copy of the subject and appropriate referenced reports and this approval letter shall be attached to the District Office and field set of plans. Submit one copy of the above reports to the Building Department Plan Checker prior to issuance of the permit.
8. All roof and pad drainage shall be conducted to the street in an acceptable manner.

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Exhibit C  
2 of 3

July 30, 1996

9. All friction pile or caisson drilling and installation shall be performed under the periodic inspection and approval of the Foundation Engineer.
10. Pile and/or caisson foundation ties are required by Code Section 91.1807.2. Exceptions and modification to this requirement are provided in Rule of General Application 662.
11. Prior to the pouring of concrete, a representative of the consulting Soil Engineer shall inspect and approve the footing excavations. He shall post a notice on the job site for the City Building Inspector and the Contractor stating that the work so inspected meets the conditions of the report, but that no concrete shall be poured until the City Building Inspector has also inspected and approved the footing excavations. A written certification to this effect shall be filed with the Department upon completion of the work.
12. Footings adjacent to a descending slope steeper than 3:1 in gradient shall be located a distance of one-third the vertical height of the slope with a minimum of 5 feet but need not exceed 40 feet measured horizontally from the face of the slope.
13. All loose foundation excavation material shall be removed prior to commencement of framing. Slopes disturbed by construction activities shall be restored.



DANA V. PREVOST  
Engineering Geologist I



DAVID A. HSU  
Geotechnical Engineer II

DVP/DTH:rlm  
A:\JUL18723  
(213) 485-2160

cc: Ralph Stone & Co  
Frank Israel Design  
WLA District Office

5-97-014  
Exhibit C  
3 of 3

- REVELLO DRIVE -

5-97-014  
Exhibit D

ELEVATIONS FROM  
CITY TOPOGRAPHIC  
MAP NUMBER  
298 AND 304

ELEVATIONS FROM  
CLIENT SUPPLIED  
TOPOGRAPHIC MAP  
SEE PLATE I

SURFICIAL  
Qls  
(?)

40 FOOT JETBACK  
OF FOUNDATION  
FROM FACE OF  
SLOPE

PILE  
FOUNDATION  
(~ 31 FT. DEEP) Ts

BEDDING AT 14°  
APPARENT DIP  
(APPROX)

Ts

T.D. 65'

ELEVATION IN FEET MEAN SEA LEVEL

RALPH STONE AND COMPANY, INC.  
10954 SANTA MONICA BOULEVARD - LOS ANGELES, CALIFORNIA 90025

478 - 1501  
879 - 1115

MR. AND MRS. ROCHMAN  
17630 TRAMONTO DRIVE  
LOS ANGELES CA 90272

GEOLOGIC CROSS-SECTION C-C

DR	JTW	JOB	4245	DWG NO.		REV	
CR		SCALE	1" = 20'				
APP		DATE	7-96				

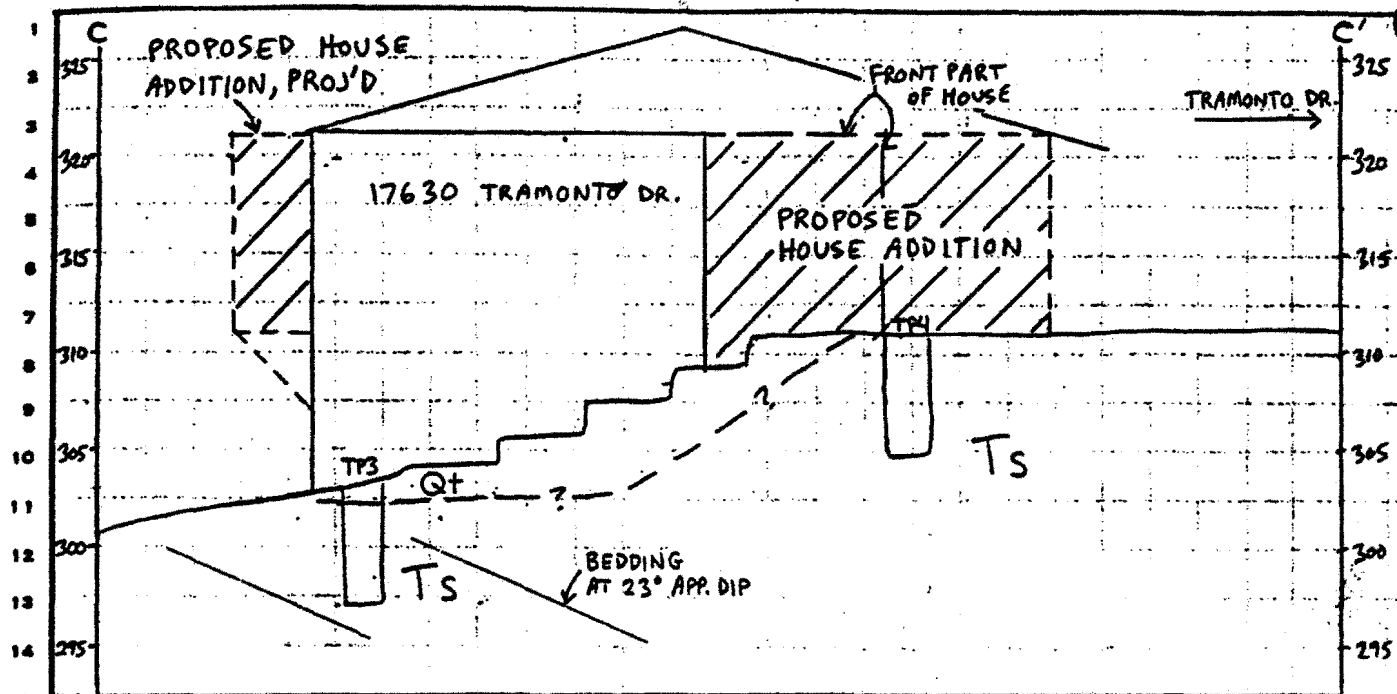
PLATE 2

SURVEY

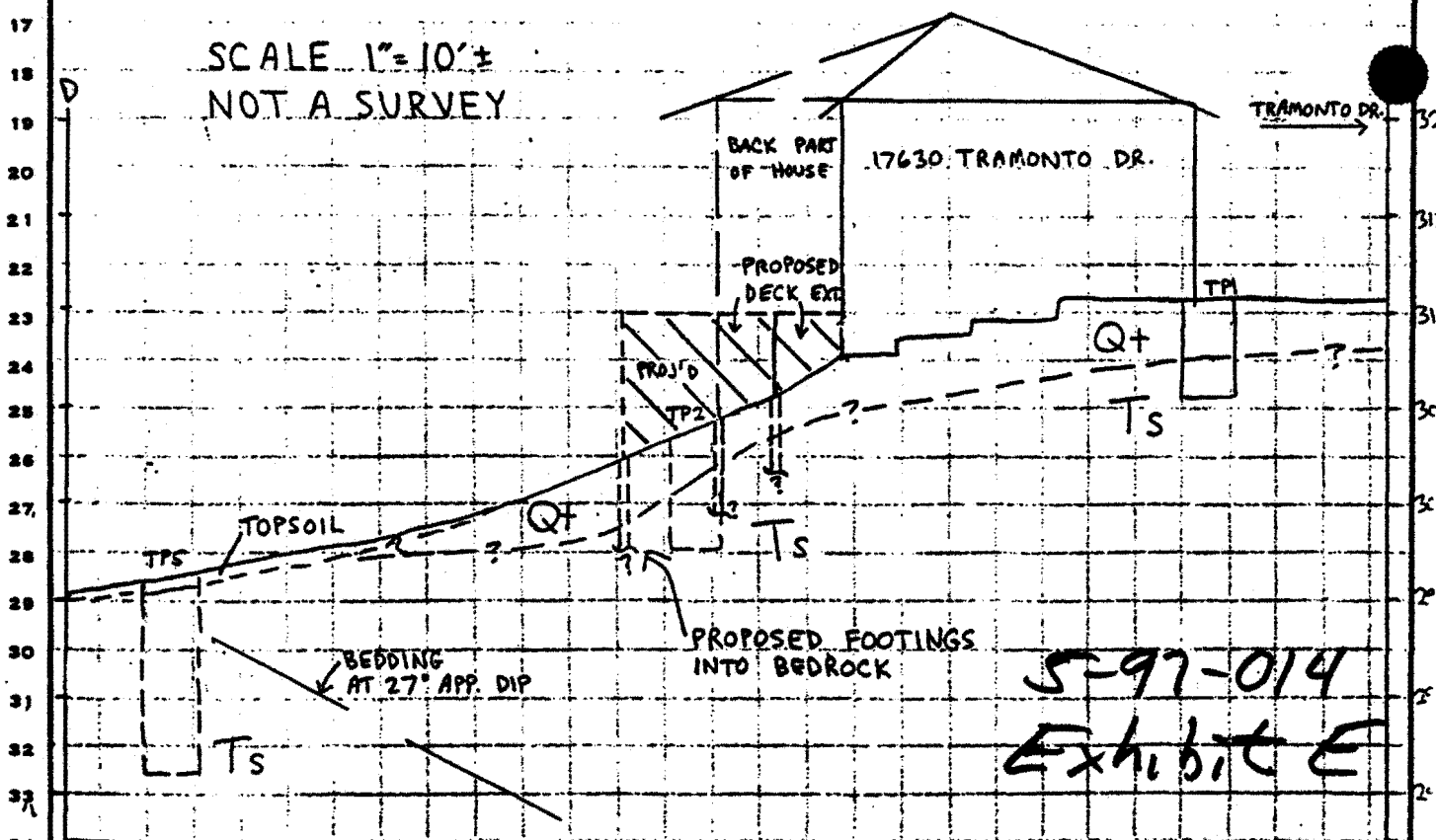


PROJECT: 17630 TRAMONTO DRIVE, PACIFIC PALISADES

REF. GEOLOGIC CROSS-SECTIONS C-C' AND D-D'

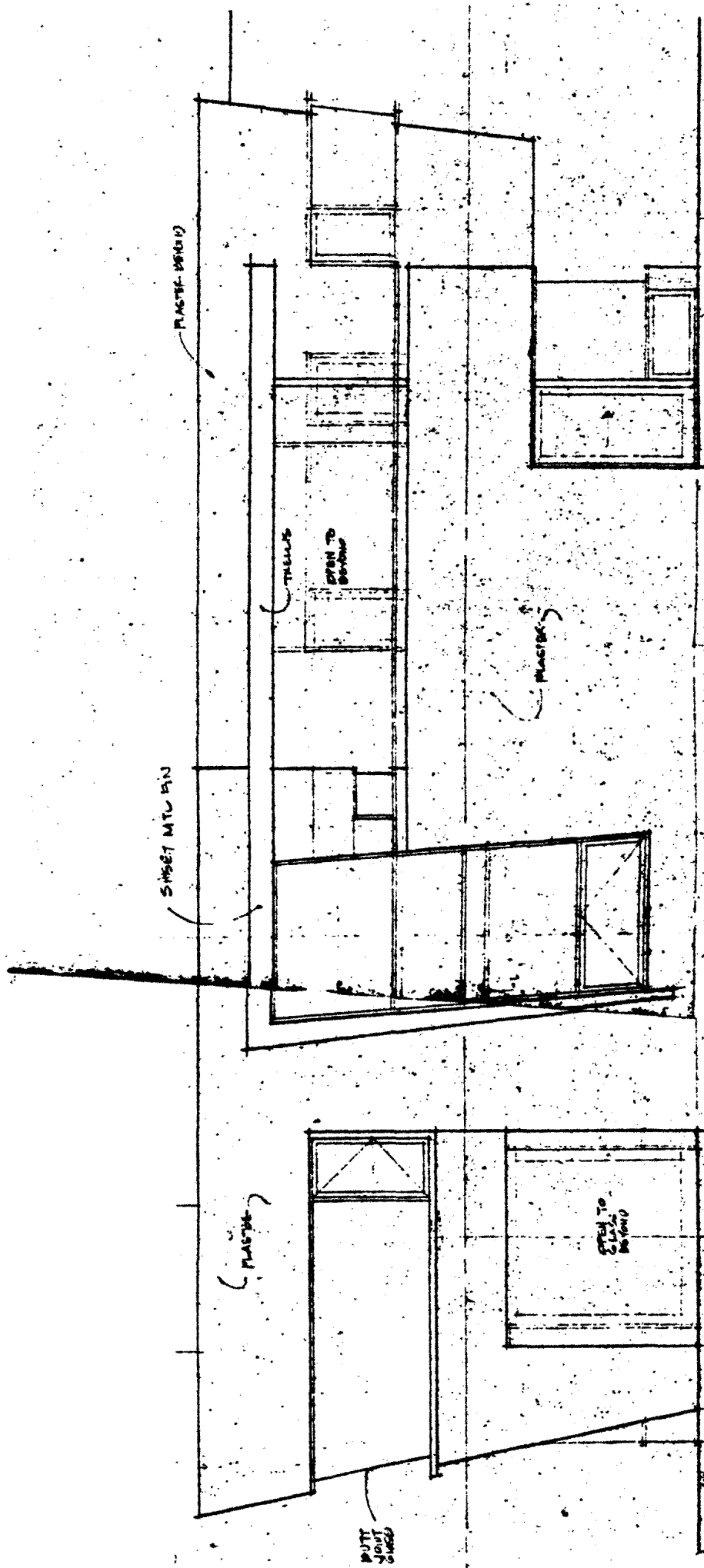


GEOLOGIC CROSS-SECTION C-C'

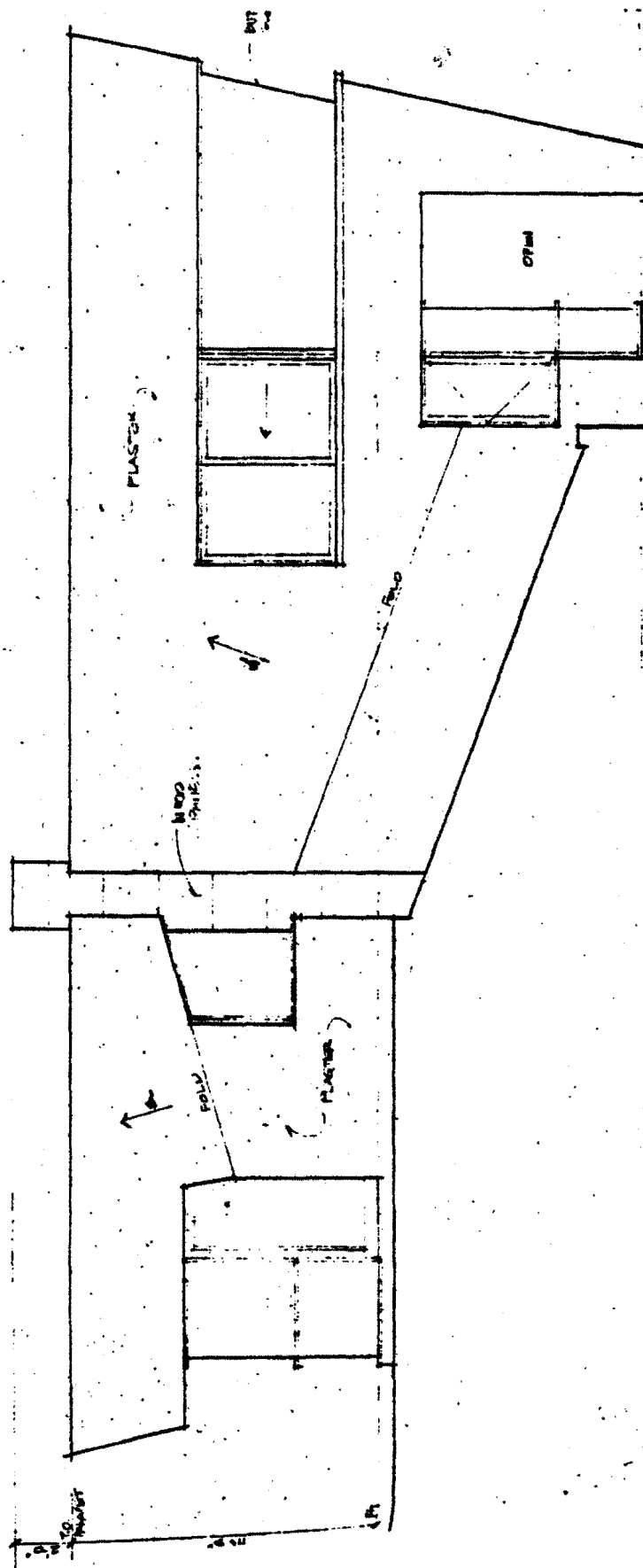


GEOLOGIC CROSS-SECTION D-D'

PLATE 5A



5-97-014  
Exhibit F



2 WEST ELEVATION  
1/4" = 1'-0"

5-97-014  
Exhibit G