

**CALIFORNIA COASTAL COMMISSION**

South Coast Area Office  
200 Oceangate, 10th Floor  
Long Beach, CA 90802-4302  
(562) 590-5071



Filed: Nov. 17, 1997  
49th Day: Jan. 5, 1998  
180th Day: May 16, 1998  
Staff: JLR-LB JKR  
Staff Report: Nov. 25, 1997  
Hearing Date: Jan 13-16, 1998

STAFF REPORT: CONSENT CALENDAR

APPLICATION NO.: 5-97-312

APPLICANT: Maria Tobalina

PROJECT LOCATION: 14914 Corona del Mar, Pacific Palisades

PROJECT DESCRIPTION: Construct thirteen 36-inch diameter soldier pilings and associated grade beams and grade 1,400 cubic yards to maintain downhill slope protection and stabilize an existing single-family residence located on a blufftop lot.

Lot area:	32,547 sq.f t.
Building coverage:	N/A
Pavement coverage:	N/A
Landscape coverage:	N/A
Parking spaces:	N/A
Zoning:	R-1
Plan designation:	Low Density Residential
Project density:	N/A
Ht abv fin grade:	N/A

LOCAL APPROVALS RECEIVED: Approval in Concept-City of Los Angeles

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

SUMMARY OF STAFF RECOMMENDATION:

Staff is recommending approval with special conditions addressing natural hazards in order to be consistent with the provisions of Section 30253 of the Coastal Act.

5-97-312 (Maria Tobalina)

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 Acknowledgement. The permit is not valid and construction 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 construction has not commenced, the permit will expire two years from the date on which the Commission voted on the application, or in the case of administrative permits, the date on which the permit is reported to the Commission. Construction 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 construction 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 of the Commission.
5. Inspections. The Commission staff shall be allowed to inspect the site and the development during construction, 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.

5-97-312 (Maria Tobalina)

III. Special Conditions.

1. Conformance with Geotechnical Recommendations:

PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit grading and foundation plans for the review and approval of the Executive Director. 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 Report prepared by Gorian & Associates, Inc. dated May 5, 1997. 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/Indemnification:

PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall execute and record a deed restriction, in a form and content acceptable to the Executive Director, which shall provide: (a) that the applicant understands that the site may be subject to extraordinary hazards from landslides, erosion, slope failure, mudslides and slumping and the applicant assumes the liability from such hazards; and (b) that the applicant unconditionally waives any claim of liability on the part of the Commission and agrees to indemnify and hold harmless the Commission, its officers, agents, and employees relative to the Commission's approval of the project for any damage due to natural hazards. The deed restriction shall run with the land, binding all successors and assigns, and shall be recorded free of prior liens that the Executive Director determines may affect the enforceability of the restriction.

IV. Findings and Declarations.

The Commission hereby finds and declares as follows:

A. Project Description and Location:

The applicant proposes to construct thirteen 36-inch diameter soldier pilings and associated grade beams and grade 1,400 cubic yards to maintain downhill slope protection and stabilize an existing single-family residence. The proposed project is located at the top of a 160 ft. high bluff that has been subject to historic and prehistoric landslides. The project has received an "Approval in Concept" from the City of Los Angeles as well as approval of numerous geology reports reviewed and conditionally approved by the City of Los Angeles Department of Building and Safety. The applicant has submitted an up-dated Geotechnical Report prepared by Gorian & Associates, Inc. dated May 5, 1997.

5-97-312 (Maria Tobalina)

The subject parcel is located in the Huntington Palisades area of Pacific Palisades, a planning subarea of the City of Los Angeles. Numerous past landslides have occurred in the Huntington Palisades area. Major recorded landslides occurred in October 1932, March 1951, February 1974, March 1978, February 1984, November 1989 and March 1995. The landslides that occurred in 1974, 1978, 1984 and 1995 were correlated with rainfall that was much higher than average seasonal amounts. The most recent landslide in 1995 occurred after a total seasonal rainfall that was approximately twice the average cumulative seasonal amount for the area.

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 includes unstable slopes. The effect of rains on these slopes is to renew or accelerate movement of many younger landslides including some of the larger active landslides. According to the study "soil falls from the eastern part of Huntington Palisades repeatedly have blocked the Pacific Coast Highway".

**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 applicant's geotechnical report acknowledges that the subject parcel has inherent geologic risks regarding slope stability. According to that report, bluff retreat at this site "has been on the order of 50 to 60 feet since 1962. The retreat has been due largely to a combination of erosion and slope failure that resulted from occasional strong ground motion". Following is a more detailed description of the subject site excerpted from the applicant's Geotechnical Report:

The subject property is located at the top of the Huntington Palisades, an approximately 160 ft. high coastal bluff above Pacific Coast Highway. Due to this location, the property has inherent geologic risks, the most obvious of which is the property's exposure to slope instability. The Huntington Palisades have been effected by landsliding from prehistoric times to the present as a result of periodic erosion, groundwater buildup, and earthquake shaking.

5-97-312 (Maria Tobalina)

As a consequence of the 1994 Northridge earthquake, and subsequent heavy rains of winter 1994-1995, part of the coastal bluff in the rear of the property failed damaging a tennis court slab supported on piles and caissons. In addition, the earthquake apparently caused minor distress to the residence and decking around the pool area.

As part of our assessment of the subject property, we have explored subsurface conditions and evaluated stability of the coastal bluff. In our opinion, the existing residential structure has an adequate safety level; however, the rear yard area has an unsatisfactory level of safety. The bluff in its present configuration presents a hazardous condition.

The applicant's geology report concludes that, from a geotechnical perspective, the stability of the rear yard can be improved by construction of a tied-back soldier pipe wall and reconfiguring the slope to a 1 1/2:1 (horizontal to vertical) grade. Those recommendations are incorporated in the subject coastal permit application.

The City of Los Angeles Department of Building and Safety Grading Division reviewed the geology reports and found them acceptable. The City's conditional approval included 18 conditions addressing geotechnical issues with specific recommendations for site preparation, grading, foundation design and site drainage. The approval letters are attached to this report.

Therefore, the Commission finds that the proposed pilings can be approved consistent with the provisions of Section 30253 of the Coastal Act, as long as the applicant conforms to the recommendations contained in the aforementioned soils and geology reports and the City's geologic conditions of approval. The Commission further finds that the proposed development, 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. 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 to implement. One of the conclusions contained in the applicant's geology report recommends that future property owners of the subject site be made aware that there is a risk of future landslides effecting the property. Following is an excerpt from that report:

Ms. Maria Tobalina and future property owners must acknowledge that the subject property is a known landslide area and that there is a risk of future landslides effecting the property and improvements on the property. The recommendations provided in this report assume that the property owner will properly maintain the property, particularly stabilization construction and drainage devices. The proposed tied-back pile wall will be compromised if surface drainage is directed toward the wall or if drainage systems on the property do not function properly. This information should be provided to future property owners.

5-97-312 (Maria Tobalina)

Therefore, based on 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. 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. Local Coastal Program:

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

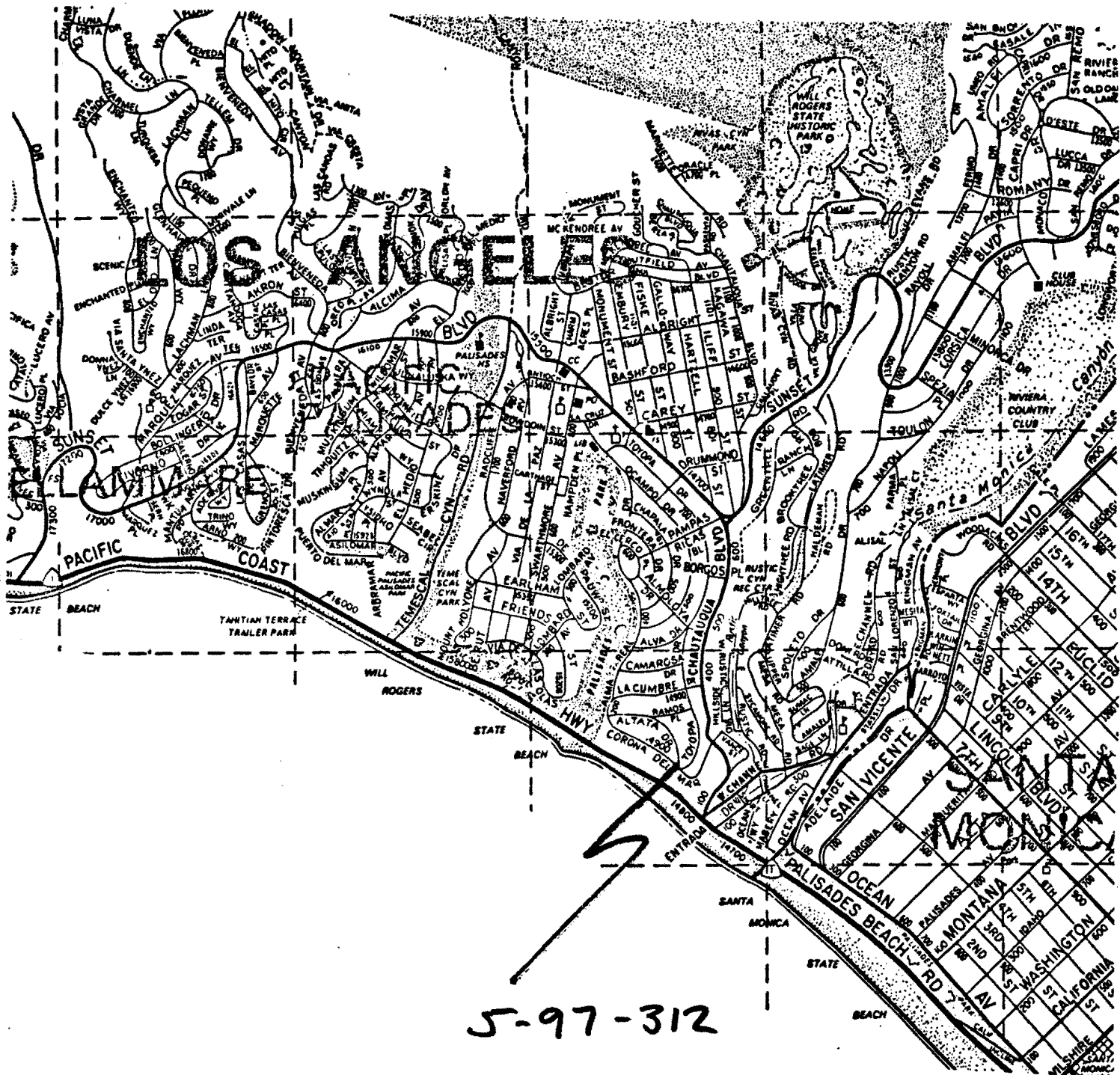
Prior to certification of the Local Coastal Program, a Coastal Development Permit shall be issued if the issuing agency, or the Commission on appeal, finds that the proposed development is in conformity with the provisions of Chapter 3 (commencing with Section 30200) of this division and that the permitted 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 the provisions of Section 30604 (a) of the Coastal Act.

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

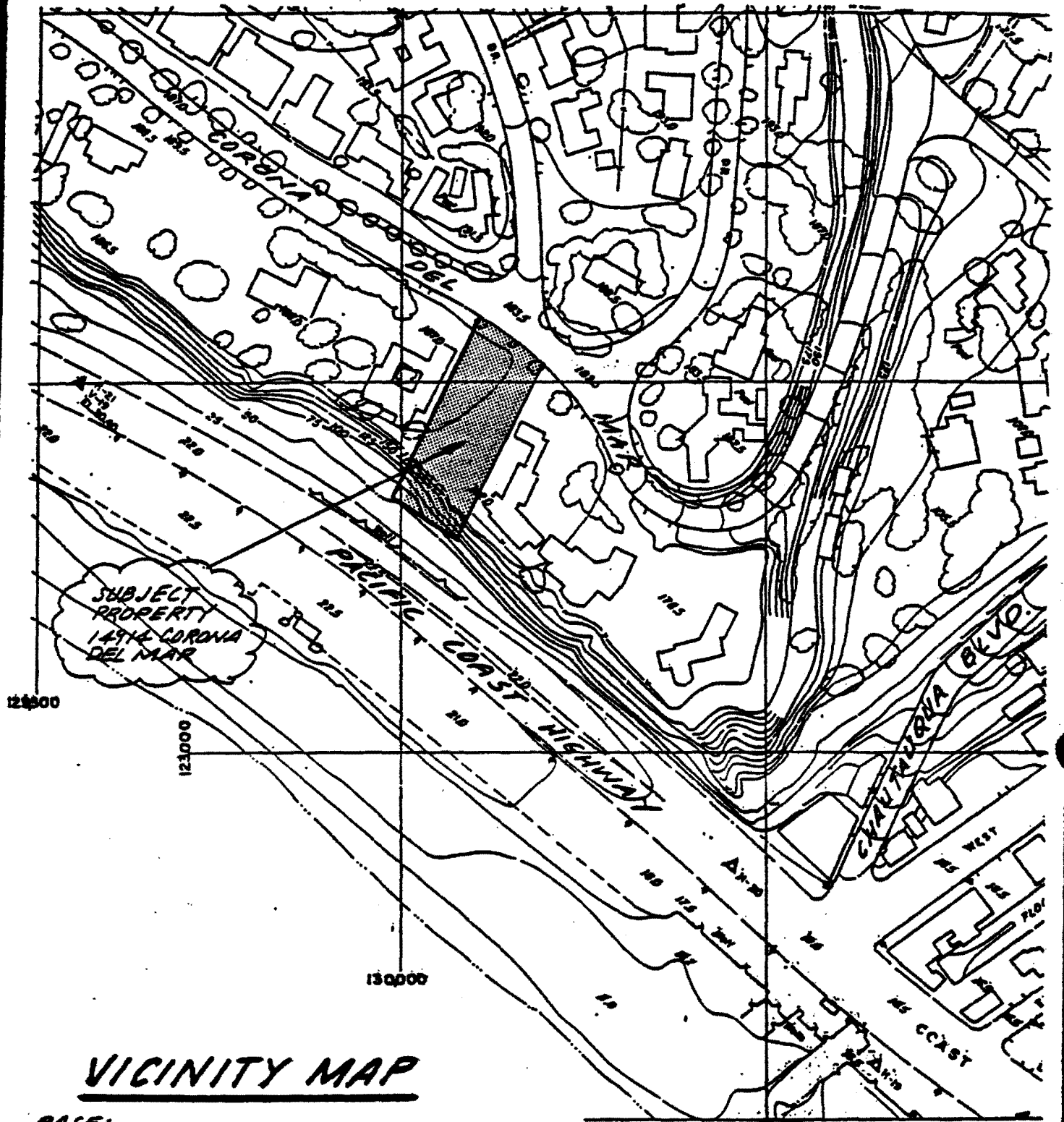
Section 13096 of Title 14 of the California Code of Regulations requires Commission approval of Coastal Development Permits to be supported by a finding showing the permit, as conditioned, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5 (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.



5-97-312


EXHIBIT A



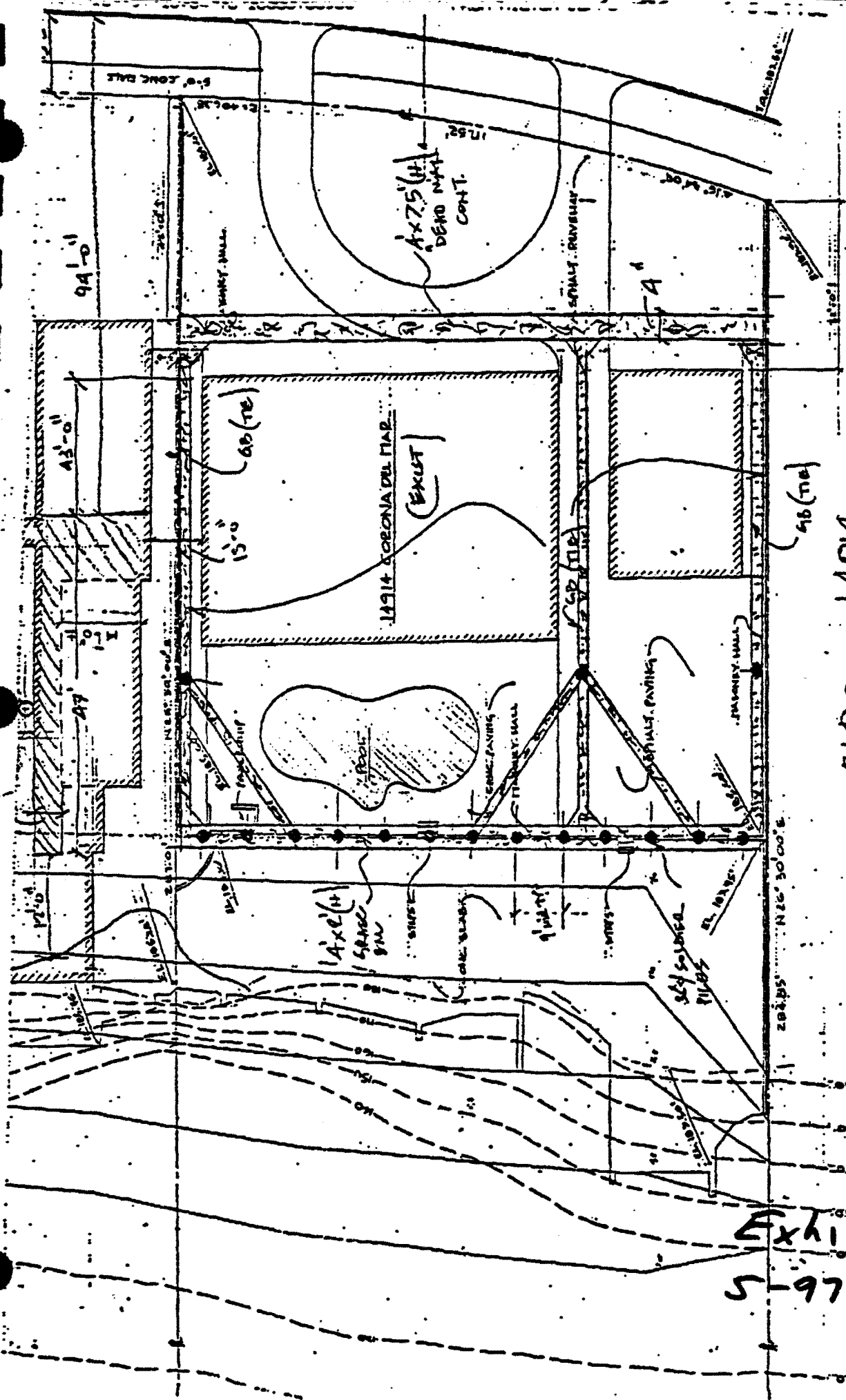
**VICINITY MAP**

BASE:  
CITY OF LOS ANGELES SANTA MONICA  
MOUNTAINS TOPOGRAPHIC MAPS 1960

Exhibit B  
5-97-312

	<b>GORIAN &amp; ASSOCIATES, INC.</b> Applied Earth Sciences		<b>FIGURE 1</b>
	Job No.: 2097-1-10	Date:	
Scale: AS SHOWN	Drawn by: JGR	Log No.:	
Approved by:			





BLDG c 14914

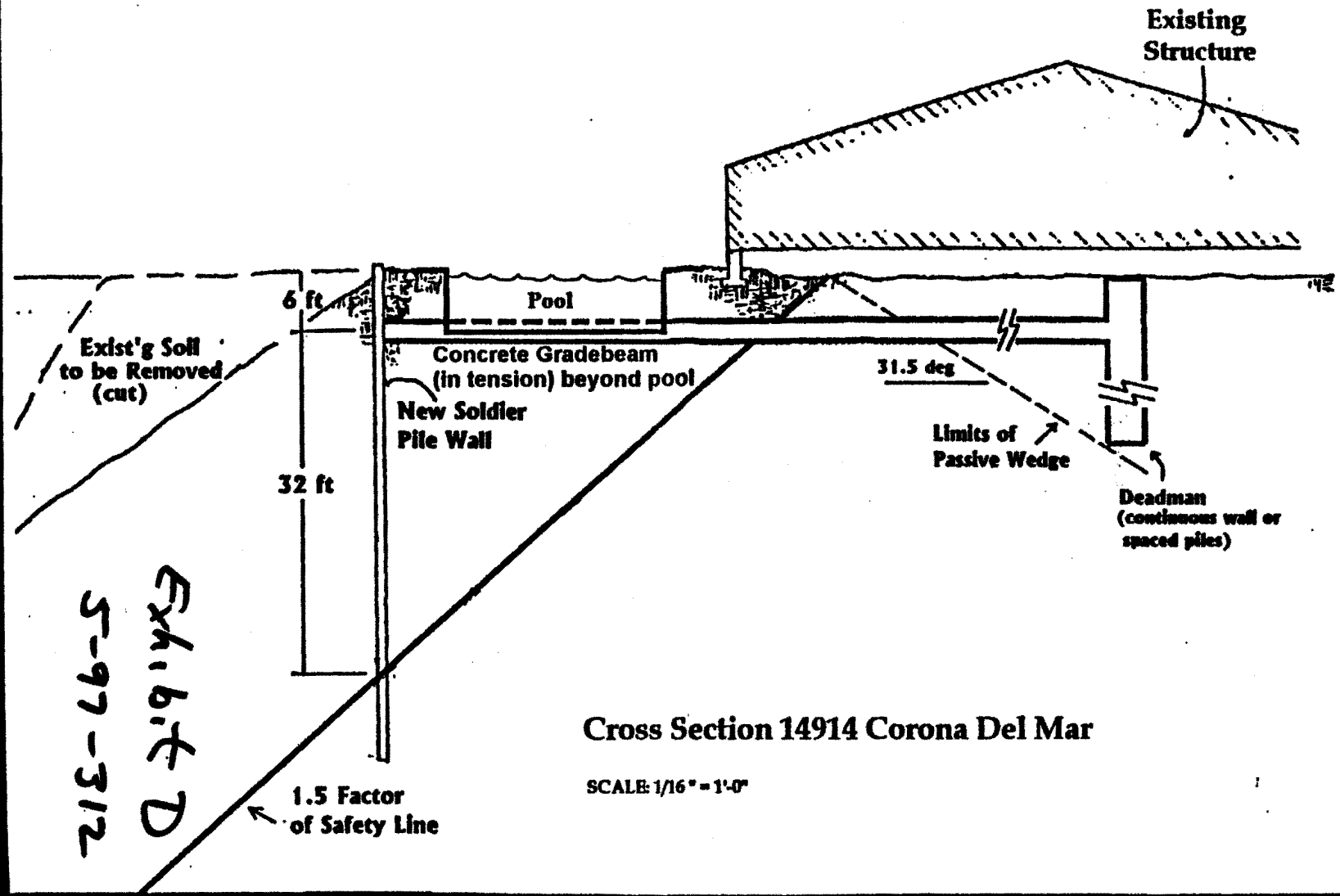
Page

CORONA DEL MAR ALT. # 1

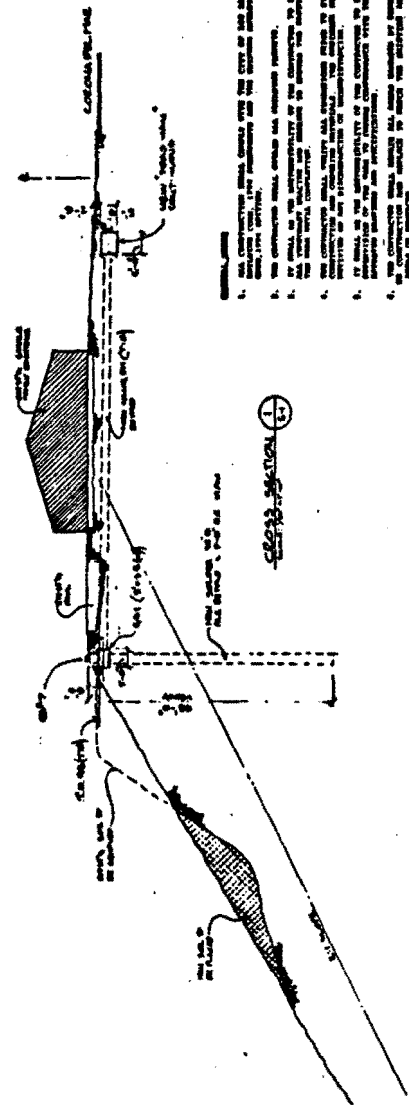
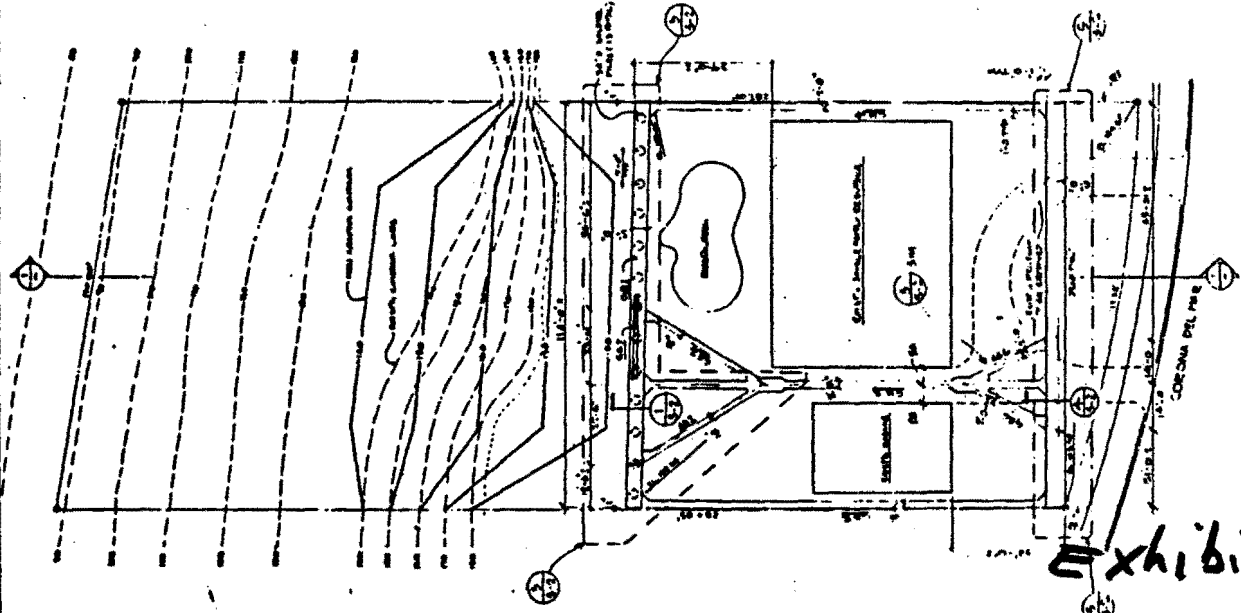
ACE 1

Exhibit C  
5-97-312

# OPTION A & B - Deadmen (Piles or Wall)



Exh. b.f. D  
5-97-312



1. ALL CONSTRUCTION SHALL BE DONE WITHIN THE CITY OF LOS ANGELES AND SHALL BE IN ACCORDANCE WITH THE CITY ORDINANCES AND THE STATE ENGINEERING ACTS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF LOS ANGELES AND THE STATE ENGINEERING ACTS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF LOS ANGELES AND THE STATE ENGINEERING ACTS.
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6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF LOS ANGELES AND THE STATE ENGINEERING ACTS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF LOS ANGELES AND THE STATE ENGINEERING ACTS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF LOS ANGELES AND THE STATE ENGINEERING ACTS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF LOS ANGELES AND THE STATE ENGINEERING ACTS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF LOS ANGELES AND THE STATE ENGINEERING ACTS.

THIS FOUNDATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY ORDINANCES AND THE STATE ENGINEERING ACTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF LOS ANGELES AND THE STATE ENGINEERING ACTS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF LOS ANGELES AND THE STATE ENGINEERING ACTS.

THIS PLAN HAS BEEN PREPARED BY ARCHITECT AND ENGINEER, INC. AND SHOULD BE USED IN ACCORDANCE WITH THE CITY ORDINANCES AND THE STATE ENGINEERING ACTS.



Architect and Engineer  
 1700 Main Street  
 Los Angeles, California



Contractor  
 1700 Main Street  
 Los Angeles, California

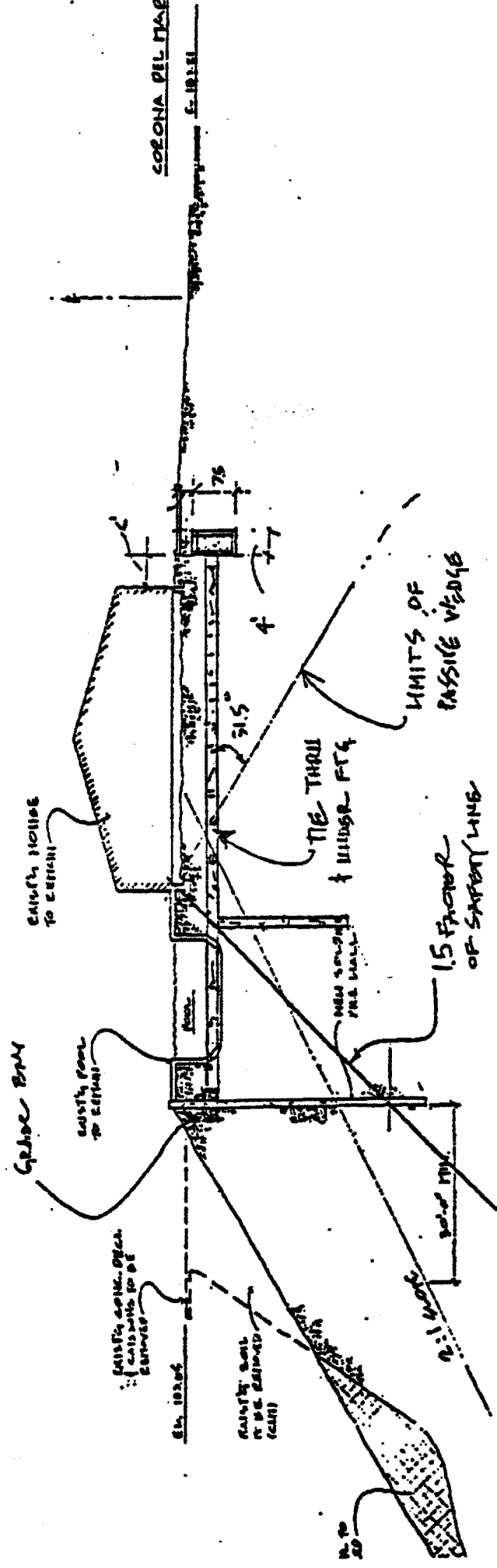
DATE	1957
PROJECT	1700 MAIN STREET
OWNER	1700 MAIN STREET
DESIGNER	1700 MAIN STREET
CONTRACTOR	1700 MAIN STREET
CHECKED BY	1700 MAIN STREET
DATE	1957

**TOBALINA**  
 1700 MAIN STREET  
 LOS ANGELES, CALIFORNIA

**FOUNDATION PLAN & NOTES**

1957

Exhibit E  
 5-97-312

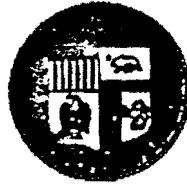


CROSS SECTION 1A914 CORONA DEL MAR 1  
 SCALE: 1/2" = 1'-0"

ALT # 1

Exhibit F  
 5-97-312

# CITY OF LOS ANGELES CALIFORNIA



RICHARD J. RIORDAN  
MAYOR

DEPARTMENT OF  
BUILDING AND SAFETY  
400 CITY HALL  
LOS ANGELES, CA 90012-4000

TIM TAYLOR  
GENERAL MANAGER

RICHARD E. HOLGUIN  
EXECUTIVE OFFICER

JUN 11 1997

### COMMISSIONERS

JOYCE L. FOSTER  
PRESIDENT

MABEL CHANG  
VICE-PRESIDENT

LEE KANON ALPERT

JEANETTE APPLIGATE

NANCY H. ZAMORA

June 3, 1997

5-97-312  
**RECEIVED**  
OCT 1 1997

Log # 21301  
C.D.

SOILS FILE - 2

Maria Tobalina  
14914 Corona Del Mar  
Pacific Palisades, CA 90272

CALIFORNIA  
COASTAL COMMISSION

TRACT: 6753  
LOT: 1  
LOCATION: 14914 CORONA DEL MAR

<u>CURRENT REFERENCE REPORT/LETTER(S)</u>	<u>REPORT NO.</u>	<u>DATE(S) OF DOCUMENT</u>	<u>PREPARED BY</u>
Soil Report	2097-2-10	May 5, 1997	Gorian & Assoc.
<u>PREVIOUS REFERENCE REPORT/LETTER(S)</u>	<u>REPORT NO.</u>	<u>DATE(S) OF DOCUMENT</u>	<u>PREPARED BY</u>
Department Letter	17873	5-1-96	Build & Safety
Soil Report	2097-1-10	4-9-96	Gorian & Assoc.
Department Letter	17207	3-5-96	Build & Safety
Soil Report	2097-1-10	1-18-96	Gorian & Assoc.

The above three referenced soil reports for a new residence at the top of a bluff have been reviewed by the Grading Section of the Department of Building and Safety. According to the reports, the descending slope will be trimmed and a soil buttress fill built. The remaining pad will be stabilized with a soldier pile wall designed for a lateral load of 200 pounds per square foot. This wall will be held in place by a deadman system. The reports are acceptable, provided the following conditions are complied with during site development:

- The soils engineer shall review and approve the detailed plans prior to issuance of any permit. This approval shall be by signature on the plans which clearly indicates that the soils engineer has reviewed the plans prepared by the design engineer and that the plans included the recommendations contained in his report.

EXHIBIT G  
1 of 3

5-97-312

Page 2

14914 CORONA DEL MAR

2. All recommendations of the reports dated January 18, 1996, April 9, 1996, and May 5, 1997 which are in addition to or more restrictive than the conditions contained herein shall be incorporated into the plans.
3. The applicant is advised that the approval of this report does not waive the requirements for excavations contained in the State Construction Safety Orders enforced by the State Division of Industrial Safety.
4. 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.
5. A grading permit shall be obtained for all structural fill and retaining wall backfill.
6. Prior to the placing of compacted fill, a representative of the consulting Soils Engineer shall inspect and approve the bottom excavations. He shall post a notice on the job site for the City Grading Inspector and the Contractor stating that the soil inspected meets the conditions of the report, but that no fill shall be placed until the City Grading Inspector has also inspected and approved the bottom excavations. A written certification to this effect shall be filed with the Department upon completion of the work. The fill shall be placed under the inspection and approval of the Foundation Engineer. A compaction report shall be submitted to the Department upon completion of the compaction.
7. All man-made fill shall be compacted to a minimum 90 percent of the maximum dry density of the fill material per the latest version of ASTM D 1557.
8. All concentrated drainage shall be conducted in an approved device and disposed of in a manner approved by the Department.
9. 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.
10. Prior to excavation, an initial inspection shall be called at which time sequence of shoring, protection fences and dust and traffic control will be scheduled.
11. The deadman wall or piles shall be located beyond the "Limits of Passive Wedge" as shown on the cross sections in the latest report, and at least ten feet from any existing footing.

Exhibit G


2 of 3

5-97-312

Page 3

14914 CORONA DEL MAR

12. No new building footings shall be located within ten feet of the wall deadman footing unless it can be shown that the wall deadman will not deflect and laterally load the building foundation.
13. The slope shall be trimmed as recommended and the pad supported by a row of soldier piles designed for a pressure of 200 pounds per square foot.
14. The slope shall be trimmed and filled no steeper than  $1\frac{1}{2} : 1$  as shown on the cross section on Sheet 2.
15. Fill slopes steeper than 2:1 shall be compacted to a minimum 92 percent relative compaction.
16. Prior to issuance of the building permit, the design of the subdrainage system required to prevent possible hydrostatic pressure behind retaining wall and under pool shell, shall be approved by the soils engineer and accepted by the Department. Installation of the subdrainage system shall be inspected and approved by the soils engineer and by the City grading inspector.
17. Pool deck drainage shall be collected and conducted to an approved location via a non-erosive device.
18. Building foundations shall be located below the 1.5 factor of safety line.

  
THEO SEELEY  
Geotechnical Engineer I

TRS  
21301  
(213) 485-3435

cc: Gorian & Assoc.  
Milton Jeffs  
WLA District Office

Exhibit G  
3 of 3  
5-97-312

