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STATE OF CALIFORNIA - THE RESOURCES AGENCY PETE WILSON, *Governor*

CALIFORNIA COASTAL COMMISSION

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

RECORD PACKET COPY

Filed:	Nov. 18, 1997
49th Day:	Jan. 6, 1998
180th Day:	May 17, 1998
Staff:	JLR-LB JLR
Staff Report:	Dec. 1, 1997
Hearing Date:	Jan. 13-16, 1998

STAFF REPORT: CONSENT CALENDAR

APPLICATION NO.: 5-97-359

APPLICANT: Christopher Otis Bradley

PROJECT LOCATION: 374 Arno Way, Pacific Palisades

PROJECT DESCRIPTION: Demolish a single-family residence and construct a 4,043 sq. ft., 2-story, 28' high single-family residence with attached 2-car garage.

Lot area:	7,760 sq. ft.
Building coverage:	3,028 sq. ft.
Pavement coverage:	480 sq. ft.
Landscape coverage:	4,252 sq.ft.
Parking spaces:	Two
Zoning:	R-1
Plan designation:	Low Density Residential
Project density:	N/A
Ht abv fin grade:	28'

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

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

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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.

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.

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 and Geologic Engineering Investigation and Report prepared by Ralph Stone and Company, Inc. dated September 15, 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 demolish a single-family residence and construct a 4,043 sq. ft., 2-story, 28' high single-family residence with attached 2-car garage. The proposed project is located within an established single-family residential neighborhood in Pacific Palisades, a planning subarea within the City of Los Angeles. The subject lot ascends northerly from the street with an overall topographic relief of approximately 16 feet.

The applicant has submitted a Geotechnical and Geologic Engineering Investigation and Report prepared by Ralph Stone and Company, Inc. dated September 15, 1997. Following is a brief description of the site as excerpted from that report:

The subject site is located on the westside of Arno Way approximately 0.5 mile north from the intersection of Arno Way and Pacific Coast Highway within the Pacific Palisades area of the City of Los Angeles.

The site was graded circa 1950 prior to current grading codes by filling the bottom of a canyon. The site is presently occupied by a single story residence of slab on grade construction. It is our understanding that it is desired to construct a two story residence in it's place. The site consists of a level pad at an elevation of 2 feet above the street. An approximately 25 feet high slope ascends at an approximate gradient of 1:2 (V:H) to the house pad adjacent to Arderno Way. An existing retaining wall up to two feet high borders the rearyard ascending toe of slope.

The subject site is surrounded by similarly developed residential property. Site drainage is chiefly by sheet flow to the street. The residence is surrounded by medium height shrubs, trees, and rose bushes. The rear ascending slope is mantles with broad leaf ivy.

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 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 proposed residence is located on a hillside lot in an area which is subject to natural hazards. Natural hazards common to this area include landslides, erosion, flooding and slumping. The applicant's geology report prepared by Ralph Stone and Company, Inc. concludes "construction of a two story residence is 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 designs".

The geology report requires specific construction methods that are the responsibility of the applicant to carry out in a safe manner. Following is an excerpt from that report:

4. The proposed residence construction should be founded on friction piles penetrating into the bedrock as specified below. The depth to bedrock is estimated to vary from 12 to 16 feet although it may be deeper.

5. Demolition of existing structures will disturb the upper three feet of site soils which shall be recompacted as certified fill to provide firm uniform support for new exterior slabs and hardscape.

6. Improve site drainage. Grade low areas adjacent to future footings to cause water to drain away. The design should include eave gutters. All downspouts should discharge directly into pipe drains to the street. Other concentrated drainage should also be collected and discharged to the street in non-erosive devices.

In addition, the applicant's conditional geology approval from the City of Los Angeles Department of Building and Safety requires certain provisions be fulfilled with during site development. Following are some of the City's geology conditions:

2. 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.

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

11. Prior to issuance of the building permit, the design of the subdrainage system required to prevent possible hydrostatic pressure behind retaining walls 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.

13. All friction pile or caisson drilling and installation shall be performed under the inspection and approval of the soils engineer.

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 soils and geology 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. 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. 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. 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 enhance. 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 areas. However, the bluffs and surrounding area are highly developed with existing single family residences.

On August 5,1992, the City of Los Angeles adopted a hillside ordinance which may 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 proposed residence is 36' above grade and the lot has a slope of approximately 20 percent. Therefore, the proposed development is consistent with the provisions of the City's Hillside Ordinance.

The site is located approximately six blocks inland of Pacific Coast Highway. The proposed residence will not block any public views and will not be highly visible from Pacific Coast Highway. The proposed 3-story residence is 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, consistent with the 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 the provisions of 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.

0263G
JR/lm

10954 SANTA MONICA BLVD
LOS ANGELES, CALIF. 90025
478-1501 879-1115

RALPH STONE AND COMPANY, INC.
ENGINEERS

DATE SEPTEMBER 1997
CONT. NO. F 4446
BY JTW CHK'D
SHEET NO. OF

PROJECT: 374 ARND WAY, PACIFIC PALISADES

REF. SITE LOCATION

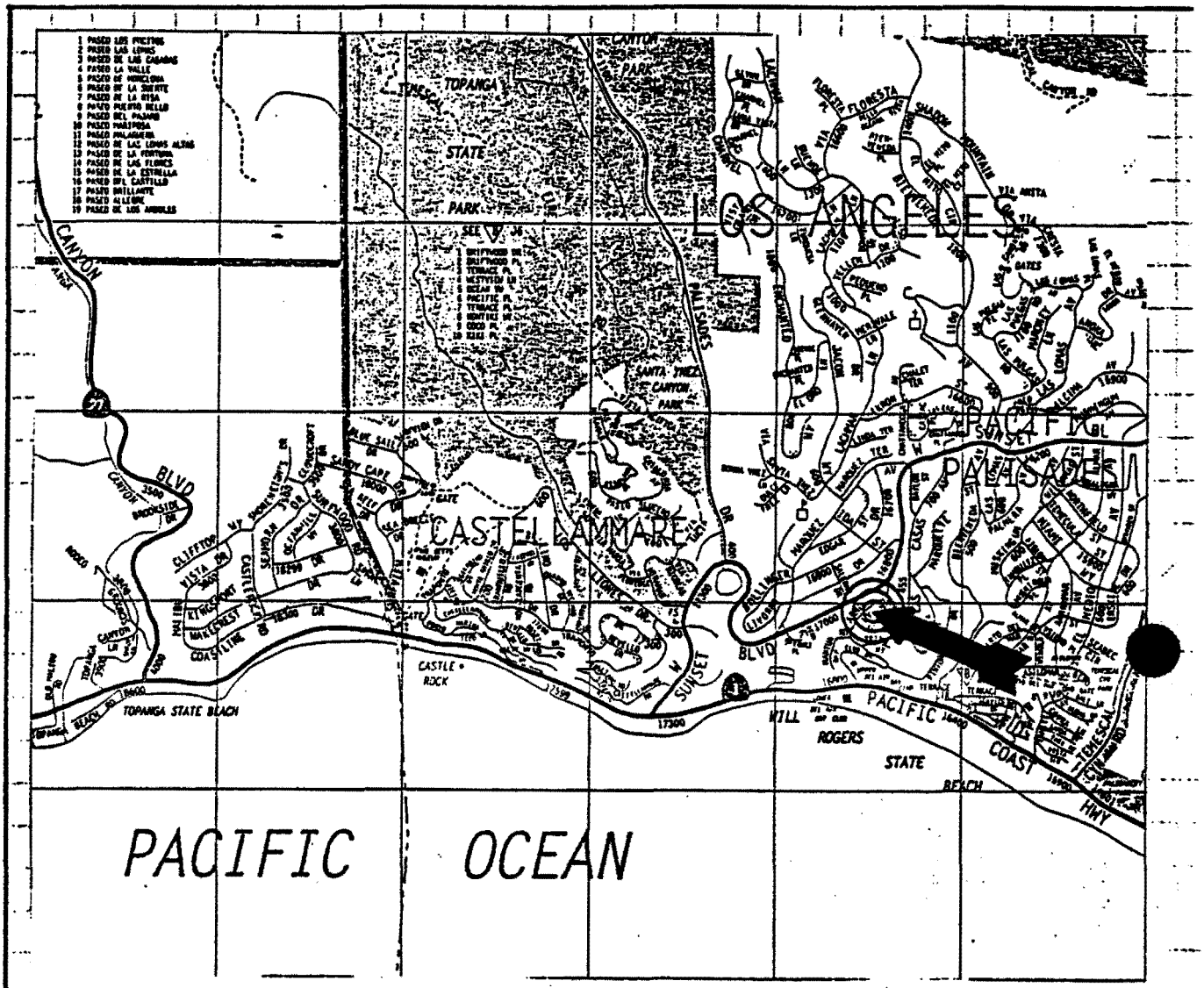


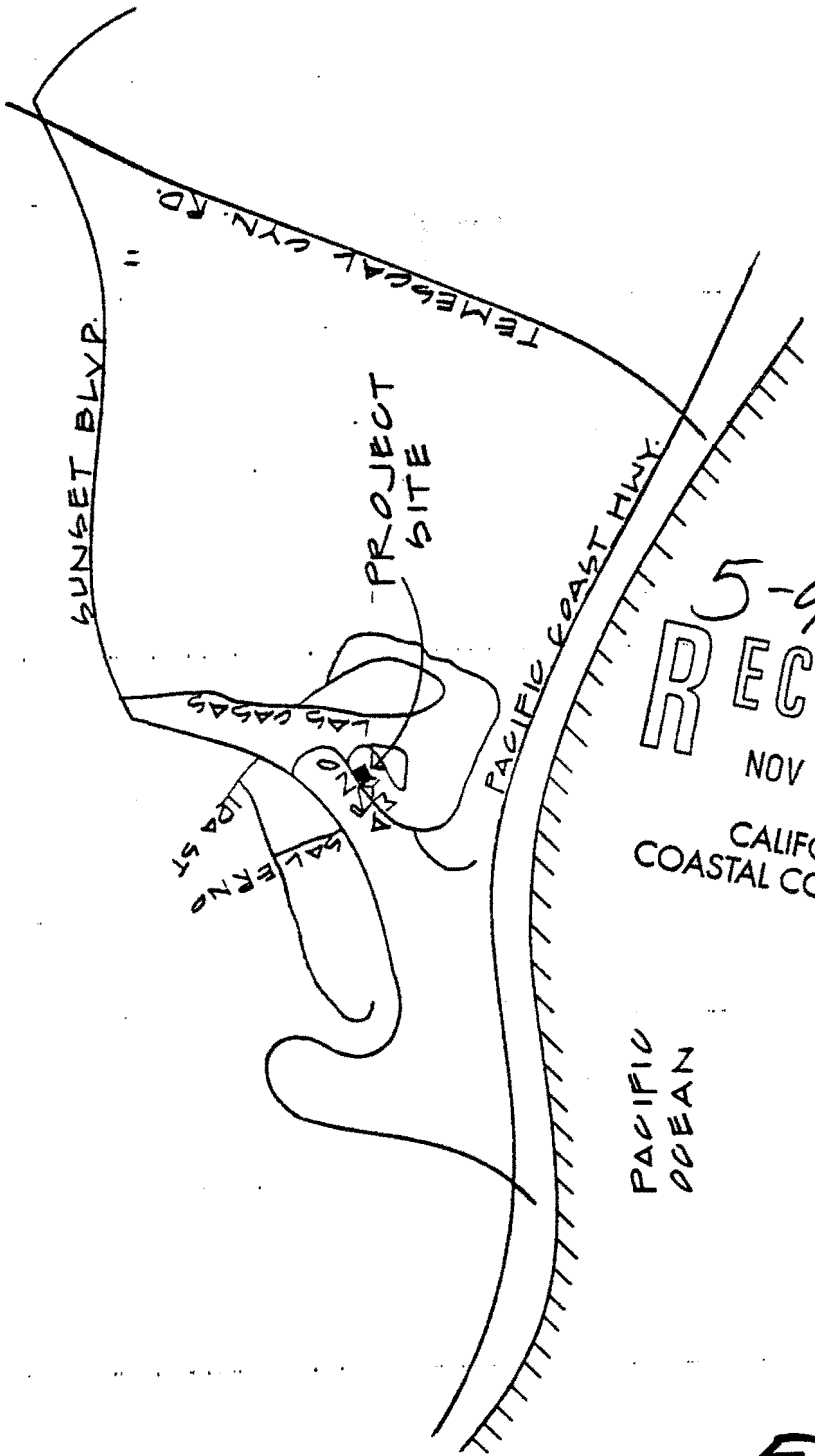
Exhibit A
5-97-359

REF. THOMAS BROS. MAP
p. 630 H6
Site Location

Scale 1" = 2,400'

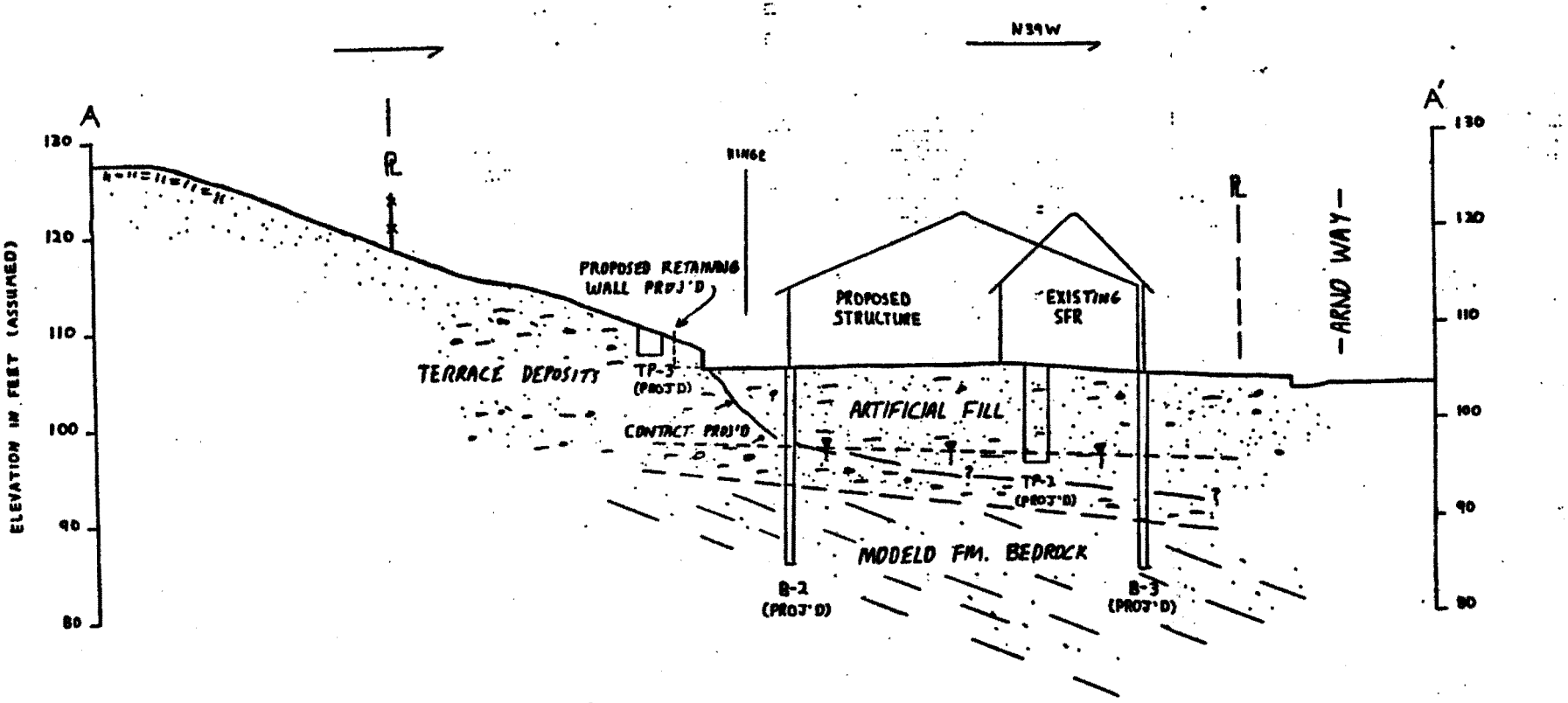
PLATE 1

VICINITY MAP



5-97-359

Exhibit B
5-97-359



RALPH STONE AND COMPANY, INC.

OTIS BRADLEY
374 ARNO WAY
PACIFIC PALISADES, CA

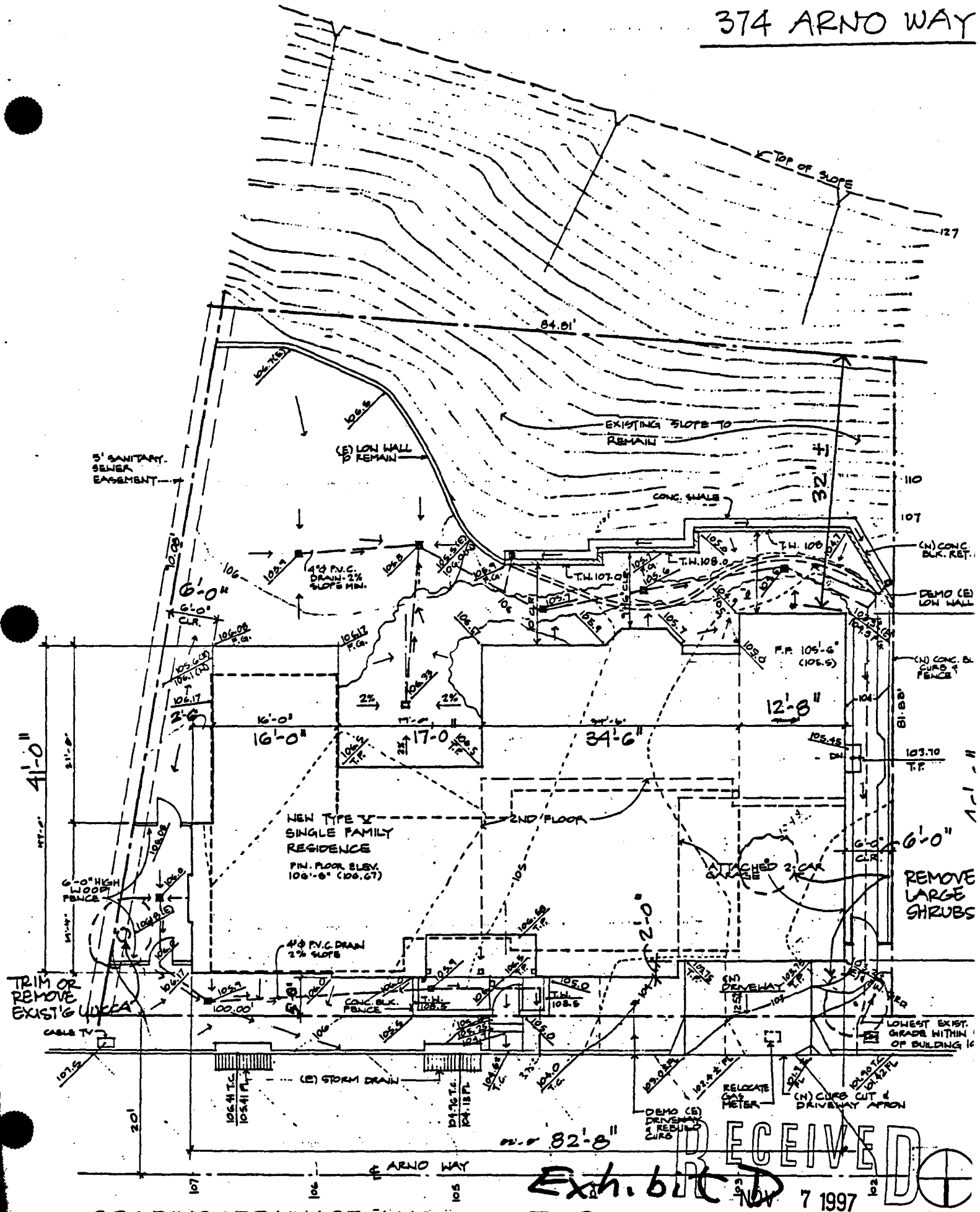
GEOLOGIC CROSS-SECTION A-A'

CLJ | 4446 | 1"=10' | 9-5-97

PLATE 3

Exhibit C
95-359-5

374 ARNO WAY

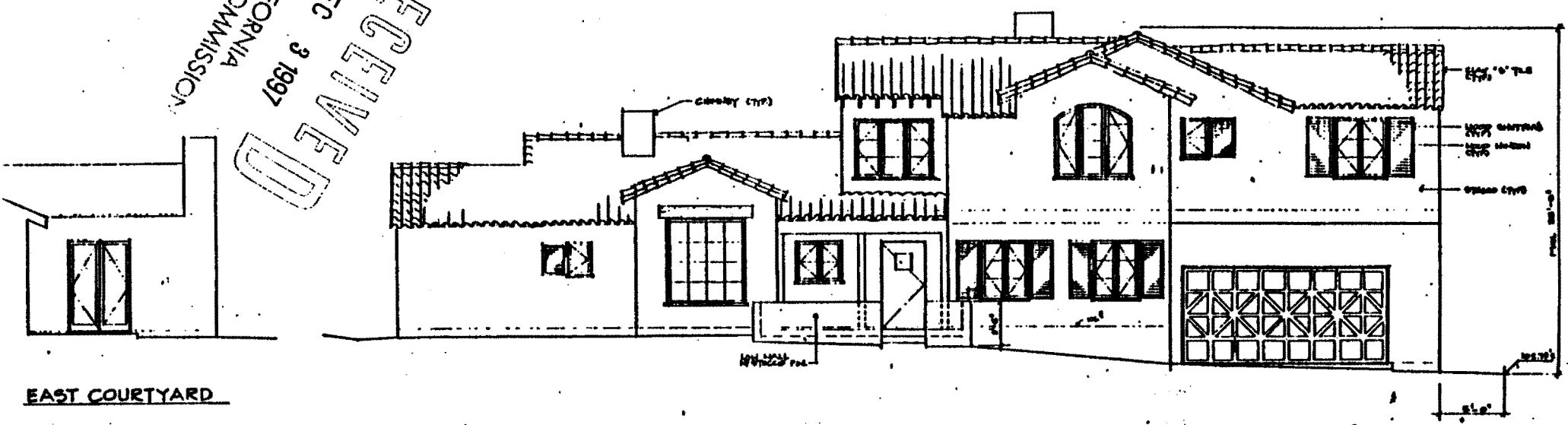


GRADING, DRAINAGE AND PLOT PLAN

GRADING & SITE INFORMATION BASED ON SURVEY BY [illegible] PROVIDED BY OWNER

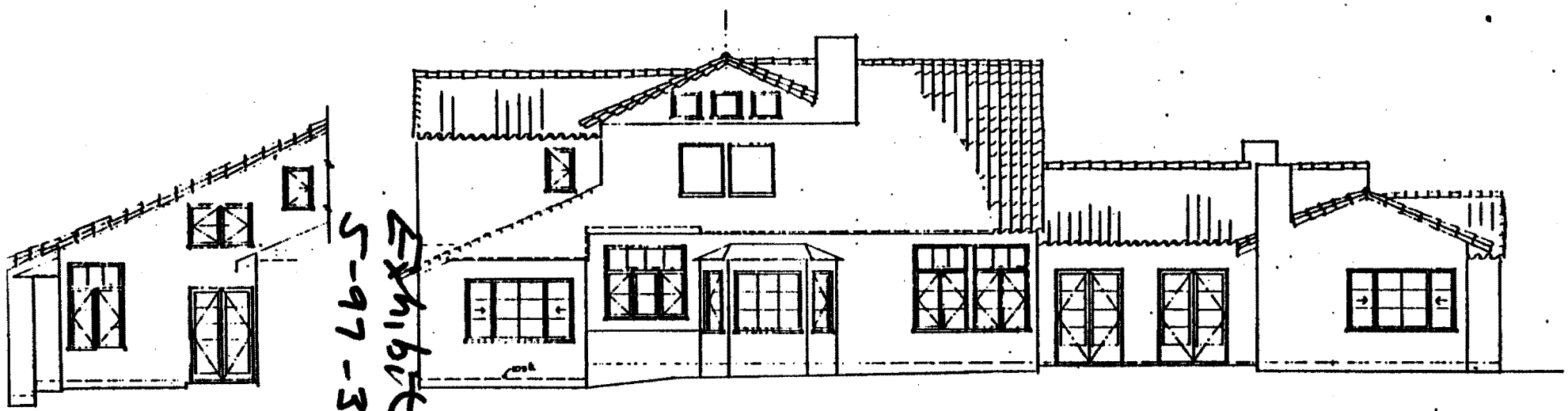
RECEIVED
NOV 7 1997
CALIFORNIA COASTAL COMMISSION

Exhibit D
5-97-359



EAST COURTYARD

FRONT (NORTH) ELEVATION



WEST COURTYARD

REAR (SOUTH) ELEVATION

5-97-359

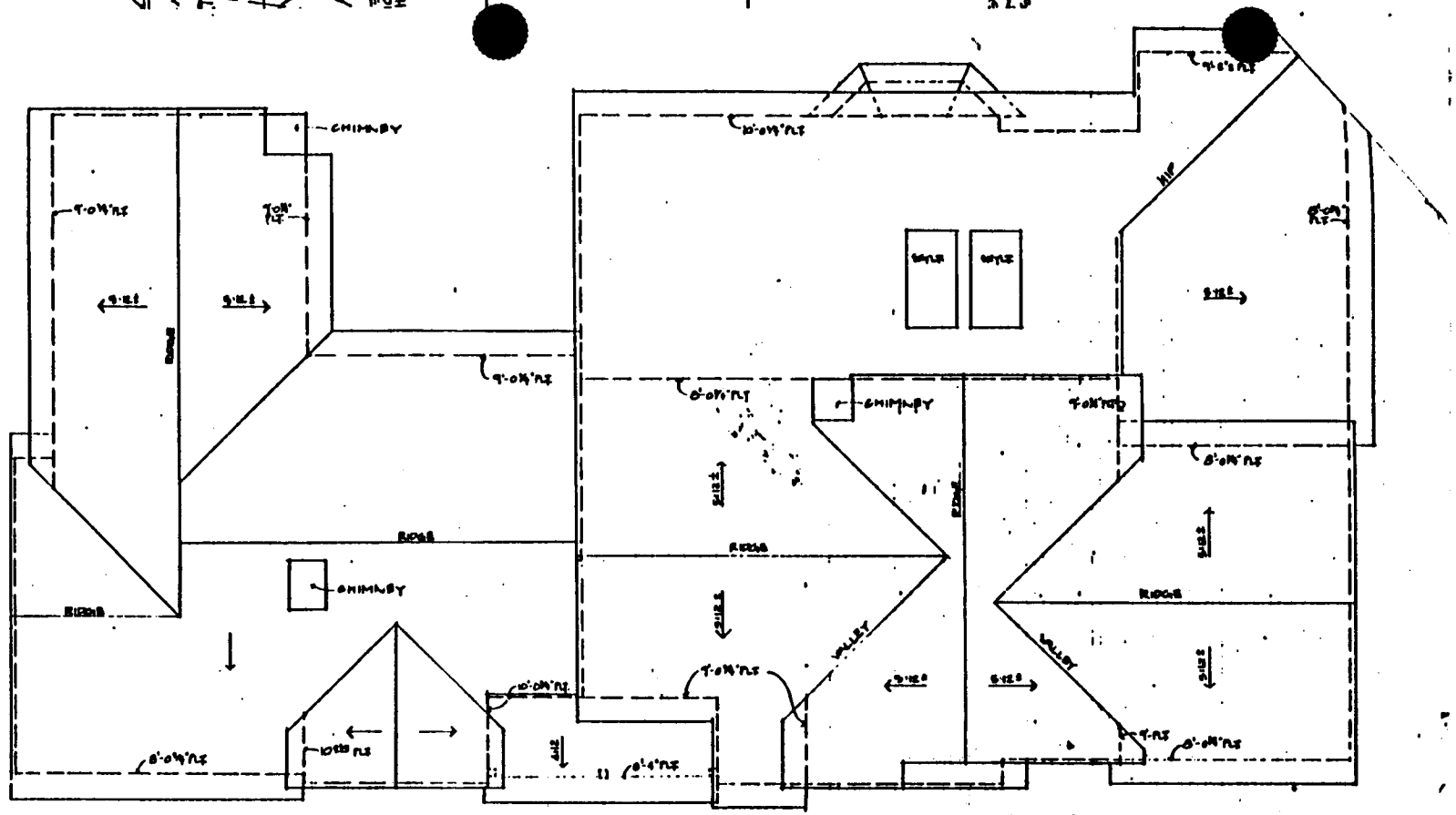
Exhibit 3

AY S-TILE, CLASS A C[illegible] AS VERIFIED WITH

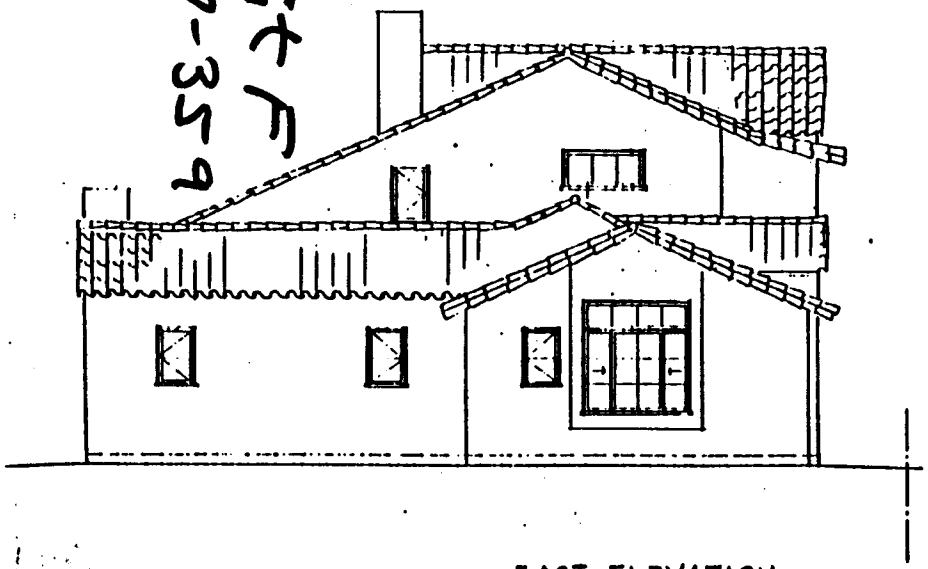
L BE PAINTED TO BLEND WITH ROOFING SHINGLES.
INT TERMINATION LOCATIONS. DO NOT PENETRATE
I VERIFIED AND APPROVED.
, FLASHING AT ROOF/WALL INTERSECTION, TYPICAL.
MATERIAL, FINISH AND SIZE OF GUTTERS AND

JUATE FOR HVAC EQUIPMENT LOCATED IN THE ATTIC.
F STU RATING OF EQUIPMENT). ANY ATTIC AREAS
ATTIC AREAS BY FIRE WALLS OR OTHER
E VENTS AS REQUIRED FOR INDIVIDUAL ATTIC SPACES.

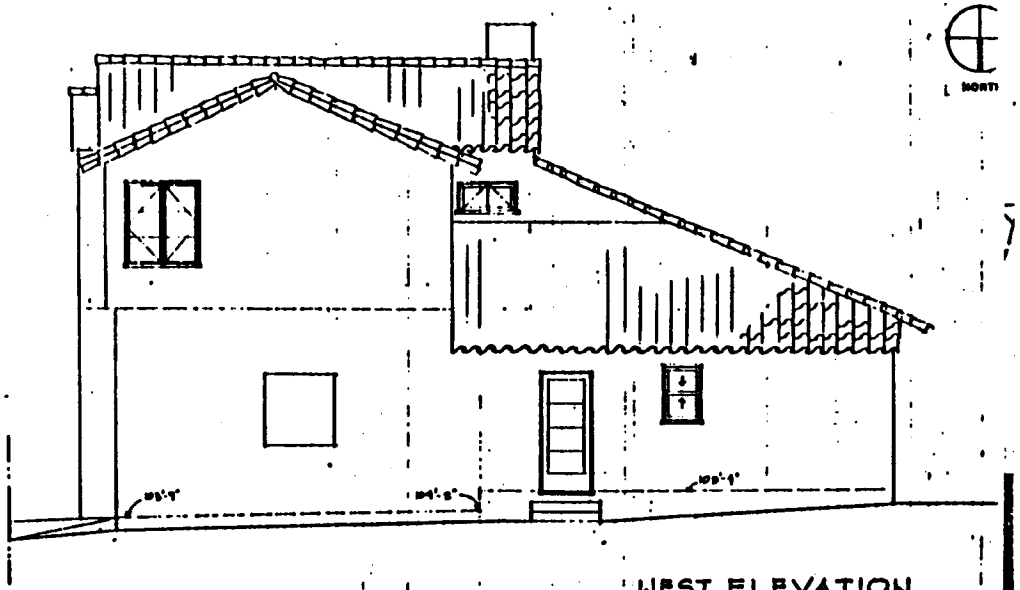
Exhibit F
5-97-359



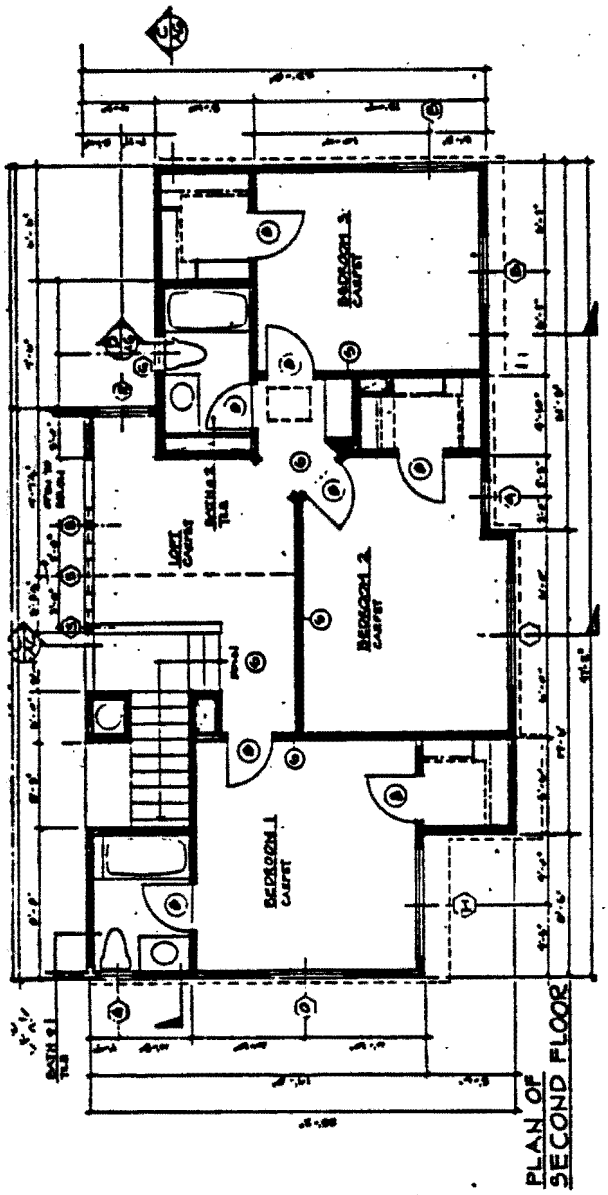
ROOF PLAN



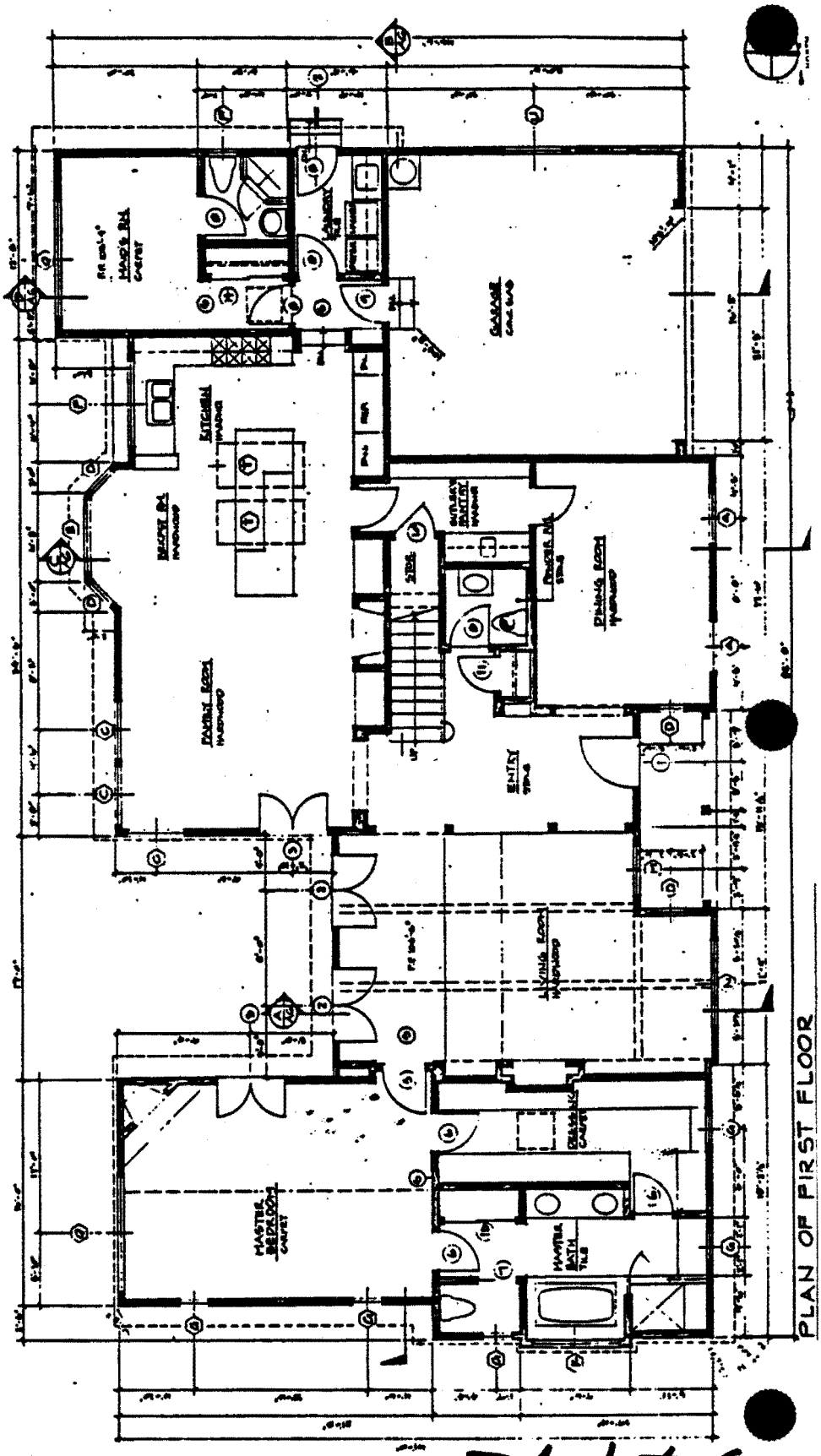
EAST ELEVATION



WEST ELEVATION



PLAN OF SECOND FLOOR



PLAN OF FIRST FLOOR

Exhibit G
5-97-359

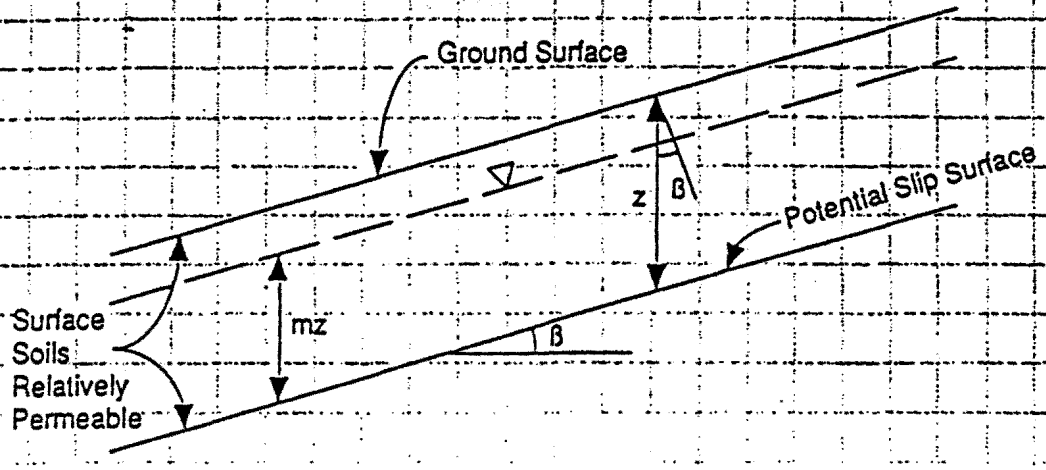
RALPH STONE AND COMPANY, INC.
ENGINEERS
10954 SANTA MONICA BLVD
LOS ANGELES, CALIF. 90025
478-1501 879-1115

DATE SEPTEMBER 1997
CONT. NO. F4446
BY JTW CHK'D
SHEET NO. OF

PROJECT: 374 ARND WAY, PACIFIC PALISADES

REF.

SURFICIAL SLOPE STABILITY



F.S.	= static Factor of Safety		
Y	= Unit Weight of Soil	=	120 PSF
Yw	= Unit Weight of Water	=	64.4 PSF
c	= Cohesion of Soil	=	410 PSF
ø	= Internal Angle of Friction	=	34°
z	= Vertical Depth of Slip Surface	=	(4)
mz	= Vertical Height of Temporary Water Surface Above Slip Surface	=	(1)(4)
β	= Slope Angle	=	26°

$$F.S. = \frac{c + z(Y - m\,Yw)\cos^2\beta \tan\phi}{z\,Y \sin\beta \cos\beta}$$

$$F.S. = \frac{410 + 4(120 - 64.4)\cos^2 26 \tan 34}{(4)(120)(\sin 26)(\cos 26)}$$

$$F.S. = \frac{531.1}{188.8} = 2.8$$

F.S. = 2.8 > 1.5 OKAY

Exhibit H
5-97-359

PLATE 16

LABORATORY LOG OF CORE BORING NO. B-1

LOCATION: 374 ARNO WAY, PACIFIC PALISADES

JOB NO. F4446 DATE DRILLED: 8-27-97 EQUIPMENT USED: HOLLOW STEM AUGER.

DEPTH, FEET	CORES	DESCRIPTION	ELEVATION	BLOWS PER FT.	Kelly Bar Wgt.	Unit Dry Wt. lb/ft³	Moisture Content % Dry Wt.	Relative Compaction (%)
0		ARTIFICIAL FILL (Af): MEDIUM BROWN GRAVELLY CLAYEY SILT MEDIUM MOIST, MEDIUM DENSE.						
4	■	GRAVEL FRAGMENT DRIVEN THROUGH SAMPLE		40	140	82.4	9.1	79.2
8	■	▼ APPROXIMATE GROUNDWATER ELEVATION		8	140	64.1	41.0	61.6
12	■	POSSIBLE TERRACE DEPOSITS DARK RED BROWN/DARK GRAY BROWN CLAYEY SILT W/ GRAVEL WET, MEDIUM DENSE		6	140	75.9	52.4	72.9
16	■	BEDROCK: MODELO FM. SILTSTONE (Mml) GRAY BROWN SILTSTONE MEDIUM MOIST, HARD, DENSE.		64	140	81.2	32.4	--
20	■	END OF BORING AT 20.5 FEET GROUNDWATER ENCOUNTERED AT 8.5 FEET BORING WAS BACKFILLED		34	140	75.0	34.3	--

Exhibit F
5-97-359

NOTE: The log of subsurface conditions shown hereon applies only at the specific boring location and at the date indicated. It is not warranted to be representive of subsurface conditions at other locations and times.

RALPH STONE AND COMPANY, INC.
ENGINEERS
10954 Santa Monica Blvd.
Los Angeles, California 90025
(310) 478 - 1501 (213)879-1115

PLATE: 4

CITY OF LOS ANGELES
CALIFORNIA

RICHARD J. RIORDAN
MAYOR

DEPARTMENT OF
BUILDING AND SAFETY
400 CITY HALL
LOS ANGELES, CA 90012-4899

TIM TAYLOR
GENERAL MANAGER
RICHARD E. HOLGUIN
EXECUTIVE OFFICER

5-97-359

October 20, 1997

Log # 2246
C.D. --

SOILS/GEOLOGY FILE - 2

Otis Bradley
911 Montana Av, Suite F
Santa Monica, CA 90403

TRACT: 10179
LOT: 31
LOCATION: 374 Arno Way

CURRENT REFERENCE REPORT/LETTER(S)	REPORT NO.	DATE(S) OF DOCUMENT	PREPARED BY
Geology/Soil Report	4446	09/15/97	Ralph Stone & Co
Ovrszd Doc	4446	09/15/97	Ralph Stone & Co

The referenced report concerning a proposed single-family residence has been reviewed by the Grading Section of the Department of Building and Safety. According to the report, the building pad is mantled with uncertified fill approximately 10-12 feet deep. Groundwater was observed at a depth of 8 feet. The report is acceptable, provided the following conditions are complied with during site development:

1. Existing uncertified fill shall not be used for support of footings, concrete slabs or new fill.

2. 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.

3. All recommendations of the report which are in addition to or more restrictive than the conditions contained herein shall also be incorporated into the plans for the project.

Exhibit J
1 of 3

4. All new graded slopes shall be no steeper than 2:1.

5. 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.

6. A grading permit shall be obtained for all structural fill and retaining wall backfill.

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 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.

9. All roof and pad drainage shall be conducted to the street in an acceptable manner.

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

11. Prior to issuance of the building permit, the design of the subdrainage system required to prevent possible hydrostatic pressure behind retaining walls 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.

12. Buildings adjacent to ascending slopes shall be set back from the toe of the slope a level distance equal to one half the vertical height of the slope, but needs not to exceed 15 feet in accordance with Code Section 91.1806.4.2.

13. All friction pile or caisson drilling and installation shall be performed under the inspection and approval of the soils engineer.

14. Pile caisson and/or isolated foundation ties are required by Code Section 91.1807.2. Exceptions and modification to this requirement are provided in Rule of General Application 662.

15. Prior to the placing of compacted fill, a representative of the 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 soils engineer. A compaction report shall be submitted to the Department upon completion of the compaction.

Exhibit C
2 of 3

16. Prior to the pouring of concrete, a representative of the consulting soils 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.

17. When water over 3 inches in depth is present in drilled pile holes, a concrete mix with a strength p.s.i. of 1000 over the design p.s.i. shall be tremied from the bottom up; an admixture that reduces the problem of segregation of paste/aggregates and dilution of paste shall be included.

18. The dwelling shall be connected to the public sewer system.

19. The prefabricated drainage composite (Miradrain) may be used only in addition to traditionally accepted methods of draining retained earth.

20. Grading shall be scheduled for completion prior to the start of the rainy season, or detailed temporary erosion control plans shall be filed in a manner satisfactory to the Department and the Department of Public Works, for any grading work in excess of 200 cu yd.

21. 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.

DANA PREVOST
Engineering Geologist I

ANDRZEJ T. SZPIKOWSKI
Geotechnical Engineer I

DP/ATS:dp:ats
22469
(213) 485-3435

cc: Ralph Stone & Co
Elizabeth Stevenson
WLA District Office

Exhibit J
3 of 3