

TU 48

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
10000 Ocean Gate, Suite 1000
Long Beach, CA 90802-4302
(562) 590-5071



Filed: Aug. 26, 1998
49th Day: Oct. 14, 1998
180th Day: Feb. 22, 1999
Staff: JLR-LB *NIR*
Staff Report: Sept. 22, 1998
Hearing Date: Oct. 13-16, 1998
Commission Action:

STAFF REPORT: CONSENT CALENDAR

APPLICATION NUMBER: 5-98-245
APPLICANT: Edmond Shehab
AGENT: Elizabeth Srour/Srour & Associates
PROJECT LOCATION: 6919 Vista del Mar Lane, Playa del Rey
PROJECT DESCRIPTION: Construct a 5,790 sq. ft. single family residence, 3-story, 45' high with four parking spaces on a vacant 24,094 sq. ft. parcel.

Lot Area	24,094 sq. ft.
Building Coverage	2,600 sq. ft.
Pavement Coverage	3,000 sq. ft.
Landscape Coverage	1,500 sq. ft.
Parking Spaces	Four
Zoning	R-1
Ht above final grade	Low Density Residential

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

SUBSTANTIVE FILE DOCUMENTS: Draft, Vista del Mar Bluffs Specific Plan.

SUMMARY OF STAFF RECOMMENDATION:

Staff is recommending approval with special conditions addressing natural hazards 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 effects 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 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 Geologic and Soils Engineering Investigation Report prepared by Kovac Byer and Associates, Inc.. 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 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:

A. Project Description and Location

The commission hereby finds and declares as follows:

The applicant proposes to construct a 5,790 sq. ft. single family residence, 3-story, 45' high with four parking spaces on a vacant 24,094 sq. ft. parcel. The proposed project is located within an established single family residential neighborhood in Playa del Rey, a planning subarea within the City of Los Angeles. The site is located on a bluff between Vista del Mar and Vista del Mar Lane. The subject lot descends approximately 100 feet westerly from Vista del Mar Lane with an average slope gradient of 1.3:1. Some slopes exposing partially cemented Pleistocene dune sands are as steep as 0.5:1.

The Pleistocene sands are a unique formation in that partial cementation has rendered the formation partially consolidated and gives it a unique inherent strength capable of maintaining the steep bluffs along the Pacific Coast. According to the applicant's geology report, the only hazard from a geologic and soils engineering standpoint is surficial erosion of these materials where runoff is allowed to concentrate and spill down the face of the bluff. These materials are also subject to erosion where they have been disturbed by utility lines or even foot traffic.

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 erosion, flooding and slumping. The applicant's geology report prepared by Kovac Byre and Associates, Inc. concludes that the "subject property is grossly stable and a suitable site for the proposed development".

Because of the steep slope of the lot, the recommendations contained in 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:

Drilled, cast-in-place friction piles may be used to support the proposed residence. Piles should be a minimum of 24 inches in diameter and a minimum of ten feet into dense dune sands. Piles may be assumed fixed at five feet into the dense dune sands. The piles may be designed for a skin friction of 650 pounds per square foot for that portion of pile in contact with the dense dune sands. All piles should be tied in two horizontal directions with grade beams....

The colluvium on the site is subject to downhill creep. Pile shafts are subject to lateral loads due to the creep forces. Pile shafts should be designed for a lateral load of 1,000 pounds per linear foot for each foot of shaft exposed to colluvium.

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

4. Footings adjacent to a descending slope which is steeper than 2:1 in gradient shall be located a distance away from the face of the bedrock slope as required by Section 91.2907 (j) of the Code.
6. The design of the subdrainage system required to prevent possible hydrostatic pressure behind retaining walls shall be approved by the Soil Engineer prior to issuance of the building permit. Installation of the subdrainage system shall be inspected and approved by the Soil Engineer.
10. Pile and/or caisson shafts shall be designed for a lateral load of 1000 pounds per linear foot of shaft exposed to fill, soil, weathered bedrock, and coluvium, as recommended.
17. All pile driving shall be performed under the continuous inspection and approval of the Foundation Engineer. A log of the pile driving shall be kept and a copy submitted to the Department along with a written certification that the work supervised meets the conditions of the report. Such supervision does not waive the required inspection by the City Building Inspector.

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 form 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 Public View.

Section 30251 of the Coastal Act provides, in part, that the scenic and visual qualities of coastal areas be considered and protected as a resource of public importance. The proposed residence is located adjacent to a bluff inland of Paseo del Mar, the first public road that parallels Dockweiler State Beach. The bluff ascends approximately 100 feet to Vista del Mar Lane. The subject residence is no higher than approximately five feet above Vista del Mar Lane.

In the past, the Commission had required new houses proposed on this bluff face to cascade down the bluff in order to protect views from the road, Vista del Mar Lane. Subsequent to

issued exemptions pursuant to Sections 30610.1 and 30610.2 of the Coastal Act. After initial litigation it was determined that those exemptions were valid. According to Section 30610.1, the City of Los Angeles may issue exclusions on the lots on the west side of Vista del Mar Lane if five criteria, including geology, are met.

Prior to the time the City issued permit exemptions in this area, the Commission had attempted to protect public views over lots. This is now not feasible given the number of houses subsequently allowed without conditions to protect public views. The Commission therefore finds that the proposed project is in conformity with the public view policies of Chapter 3 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 Del Rey Lagoon draft LCP was denied by the Commission in 1981. The City of Los Angeles has not yet resubmitted a new LCP for the area. 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.

5-98-245

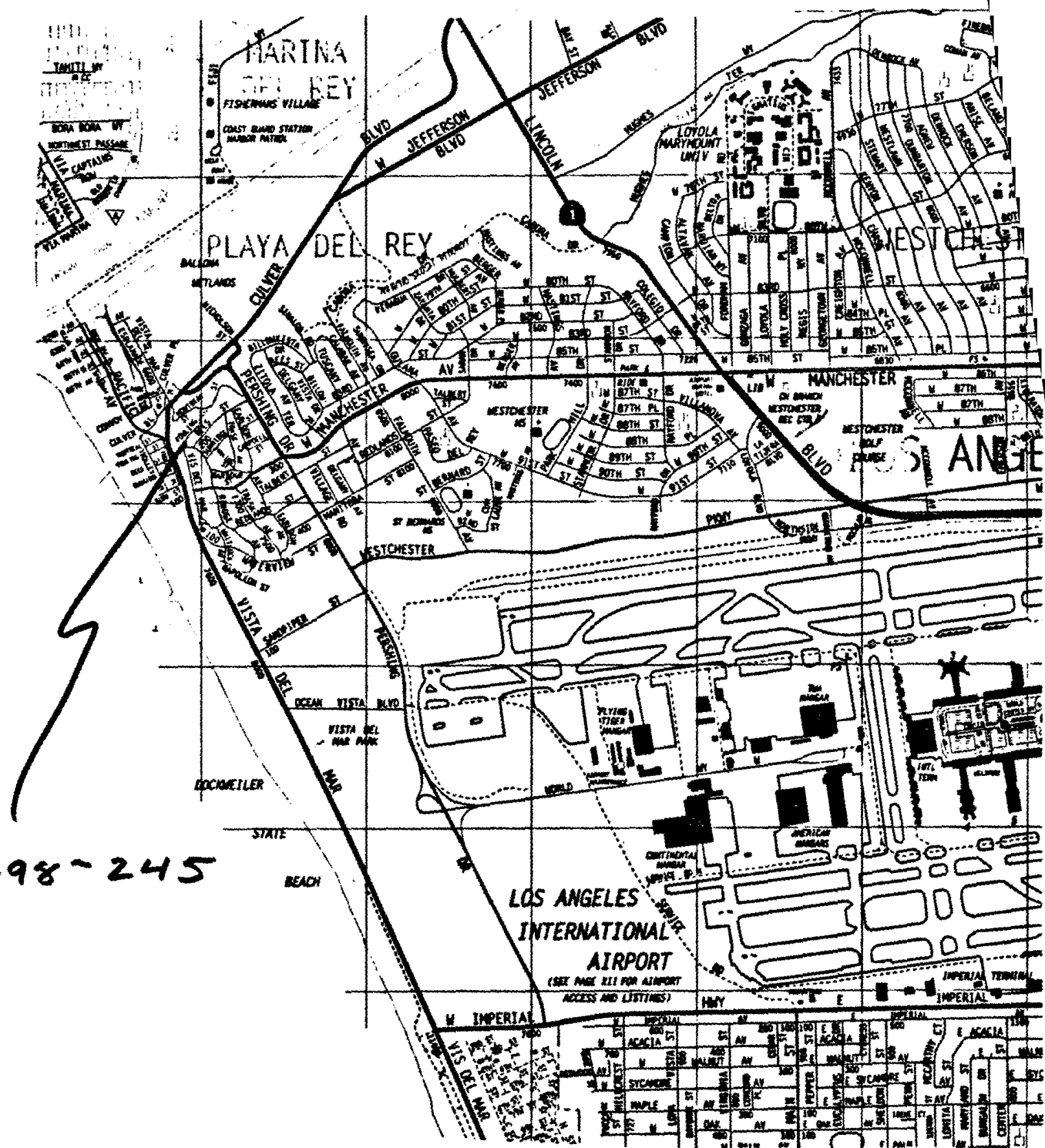


Exhibit A

July 24, 1998
File No: 4519

RECEIVED
JUL 27 1998

Mr. Ed Shehab
6321 Esplanade Street
Playa Del Rey, California 90293

CALIFORNIA
COASTAL COMMISSION

SUBJECT: Geotechnical Update Letter for 6922 Vista Del Mar Lane, Marina Del Rey, CA.

- REFERENCES:
1. Geologic and Soils Engineering Investigation for Proposed Single Family Residence, Vista Del Mar, Playa Del Rey, California, Prepared by Kovacs-Byer and Associates, Inc., No. KB 5689-G, dated May 13, 1980.
 2. Update of Site Conditions, Proposed Residence, 6901-6929 Vista Del Mar, Playa Del Rey, CA., Prepared by Kovacs-Byer and Associates, Inc., No. KB 8318-G, dated August 27, 1984.
 3. Addendum Geologic and Soils Engineering Exploration, Proposed Residence, 6901-6929 Vista Del Mar, Playa Del Rey, CA., Prepared by Kovacs-Byer and Associates, Inc., No. KB 8318-G, dated January 11, 1985.
 4. Kovacs-Byer and Associates, Inc., dated February 13, 1985.
 5. City of Los Angeles Review Letter dated February 22, 1998.

Dear Mr. Shehab:

As requested, we have reviewed the above referenced reports, inspected the subject site and reviewed the current plans for development. There have been no significant changes to the subject site since the referenced reports were prepared and we hereby concur with the findings as presented in these reports. The current plans for construction at the site reflect the recommendations in the referenced reports. Therefore, we accept responsibility as the Geotechnical Consultants of record for the remainder of the project.

All recommendations of the above referenced reports, not superseded by this letter, should be implemented.

5-98-245
Exh. bit B
1 of 2

HEADQUARTERS
10954 Santa Monica Blvd.
Los Angeles, California 90025

(310) 478-1501
(213) 879-1115
Fax (310) 478-7359

S. F. VALLEY
(818) 784-0917

SAN DIEGO
(619) 695-8626

VENTURA COUNTY
(805) 496-7232

RALPH STONE AND COMPANY, INC.

Geotechnical, Environmental & Civil Engineers

Mr. Schehab

-2-

July 24, 1998

It has been as pleasure to be of service. If any additional questions arise please contact our office.

Very truly yours,

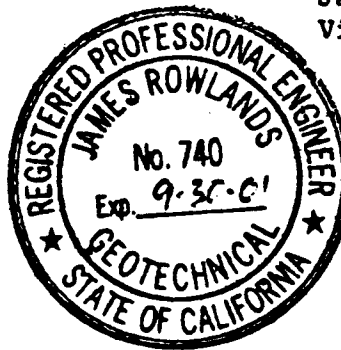
RALPH STONE AND COMPANY, INC.



James Rowlands, P.E.
Vice-President

JR:gw

doc: 46190798.doc



5-98-245
Exhibit B
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CITY OF LOS ANGELES

COMMISSIONERS

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DENITO A. SINCLAIR
VICE-PRESIDENT

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DEPARTMENT OF

BUILDING AND SAFETY

411, CITY HALL
LOS ANGELES, CA 90012-4869

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DEPUTY GENERAL MANAGERS

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TIMOTHY TAYLOR

APPROVED COPY
OF SOILS REPORTS

March 13, 1987

RECEIVED
JUL 27 1988

CALIFORNIA
COASTAL COMMISSION

Ed Shehab
3641 10th Avenue
Los Angeles, CA 90018

TRACT: - 8557
LOT: 2, 3, and 4
LOCATION: 6919 VISTA DEL MAR

Supplemental Soils Engineering Report dated October 22, 1986;
November 20, 1986; December 29, 1986; January 12, 1987 and
February 25, 1987, prepared by Dale Hinkle, Incorporated D.E..

REFERENCE: Department letter dated February 22, 1985;
November 12, 1986; and January 21, 1987.

The above reports concerning recommendations of an anchored
retaining wall for the construction of a single family residence
have been reviewed by the Grading Division of the Department of
Building and Safety.

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

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Exhibit C
1 of 1

1. All conditions of the Department letter dated February 22, 1985, except item 10, shall remain in effect.
2. 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.
3. All recommendations of the report which are in addition to or more restrictive than the conditions contained herein shall be incorporated into the plans.
4. Footings adjacent to a descending slope which is steeper than 2:1 in gradient shall be located a distance away from the face of the bedrock slope as required by Section 91.2907(j) of the Code.
5. Buildings adjacent to ascending slopes shall be set back from the toe of the slope a distance equal to one half the vertical height of the slope with a minimum clearance of 3 feet and a maximum clearance of 15 feet as required by Code Section 91.2907(j)2.
6. The design of the subdrainage system required to prevent possible hydrostatic pressure behind retaining walls shall be approved by the Soil Engineer prior to issuance of the building permit. Installation of the subdrainage system shall be inspected and approved by the Soil Engineer.
7. All applicable requirements of Rule of General Application 2-84 (RGA 2-84) shall be incorporated into the construction plans.
8. All friction pile or caisson drilling and installation shall be performed under the continuous inspection and approval of the Foundation Engineer.
9. Pile and/or caisson foundation ties are required by Code Section 91.2312(j)3B. Exceptions and modification to this requirement are provided in Rule of General Application 662.

Exhibit C

5-98-24
20f4

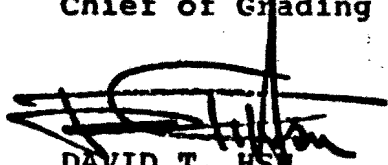
10. Pile and/or caisson shafts shall be designed for a lateral load of 1000 pounds per linear foot of shaft exposed to fill, soil, weathered bedrock, and colluvium, as _____ recommended.
11. Vertical cut on slopes within dune sand shall not be _____ allowed.
12. The geologist and soil engineer shall 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.
13. Any recommendations prepared by the consulting geologist _____ and/or the soils engineer for correction of geological hazards found during grading shall be submitted to the Department for approval prior to utilization in the field.
14. 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.
15. Shoring system shall be designed using a EFP of 15 psf per foot, as recommended.
16. Driven pile capacities shall be verified by the provisions _____ of Code Section 91.2908.
17. All pile driving shall be performed under the continuous _____ inspection and approval of the Foundation Engineer. A log of the pile driving shall be kept and a copy submitted to the Department along with a written certification that the work supervised meets the conditions of the report. Such supervision does not waive the required inspection by the City Building Inspector.
18. The proposed anchored retaining wall shall be designed and _____ constructed in accordance with the recommendations set forth in the report dated February 25, 1987.
19. The installation and testing of tie-back anchors shall _____ comply with the attached sheets titled "Requirements For Tieback Earth Anchors".
20. The lateral deflection of the retaining wall during backfilling shall be monitored under the direction and supervision of the soils engineer.

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EXHIBIT C
3 of 4

Page 4
6919 Vista Del Mar
March 13, 1987

21. Secure the written consent from all owners upon whose property the proposed grading is to extend.
22. 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.

ARTHUR J. JOHNSON, JR.
Chief of Grading Division



DAVID T. HS
Soils Engineer

DTH:gae
TGRSGL031387C/2GR
(213) 485-2160

cc: Dale Hinkle, Inc.
WLA District Office

5-98-245
Exhibit C
4 of 4

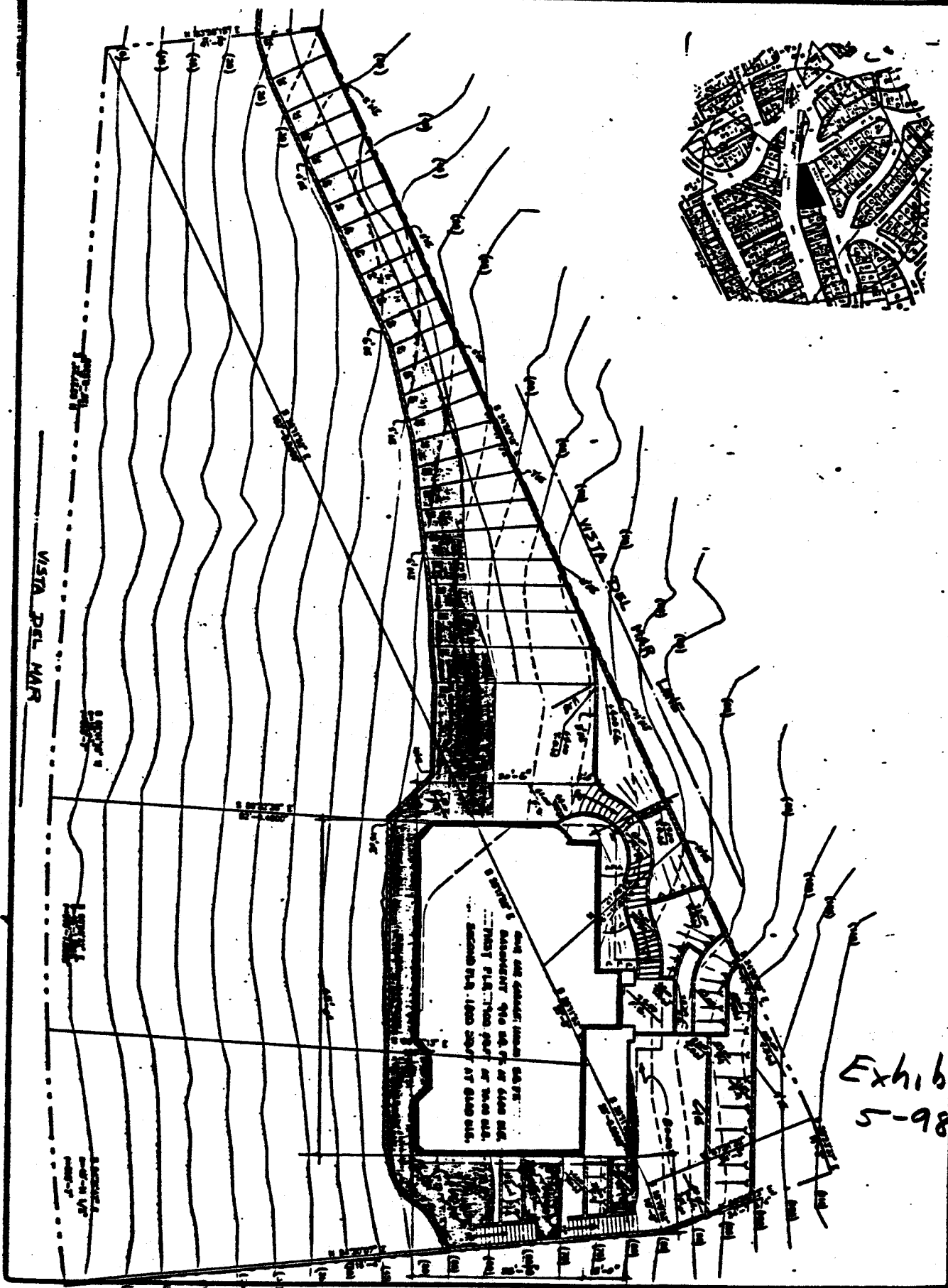


Exhibit D
5-98-245

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SINGLE FAMILY DWELLING
AT 5722 VISTA DEL MAR RD.,
CITY OF CHICAGO
CITY OF CHICAGO
PLANNED BY: [REDACTED]
TEL: (312) 555-1234

SITE PLAN

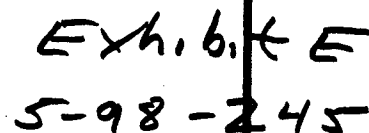


KARNAK DESIGN

1000 N. LAKE ST.
CHICAGO, IL 60610
TEL: (312) 555-1234
FAX: (312) 555-1235

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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SCALE 1/4" = 1' - 0"



KARNAK DESIGN
P.O. BOX 2000
BELLFLOWER, CA 90707
TEL: (562) 633-1000
FAX: (562) 633-0000

[illegible]

FIRST FLOOR PLAN

SCALE 1/4" = 1' - 0"

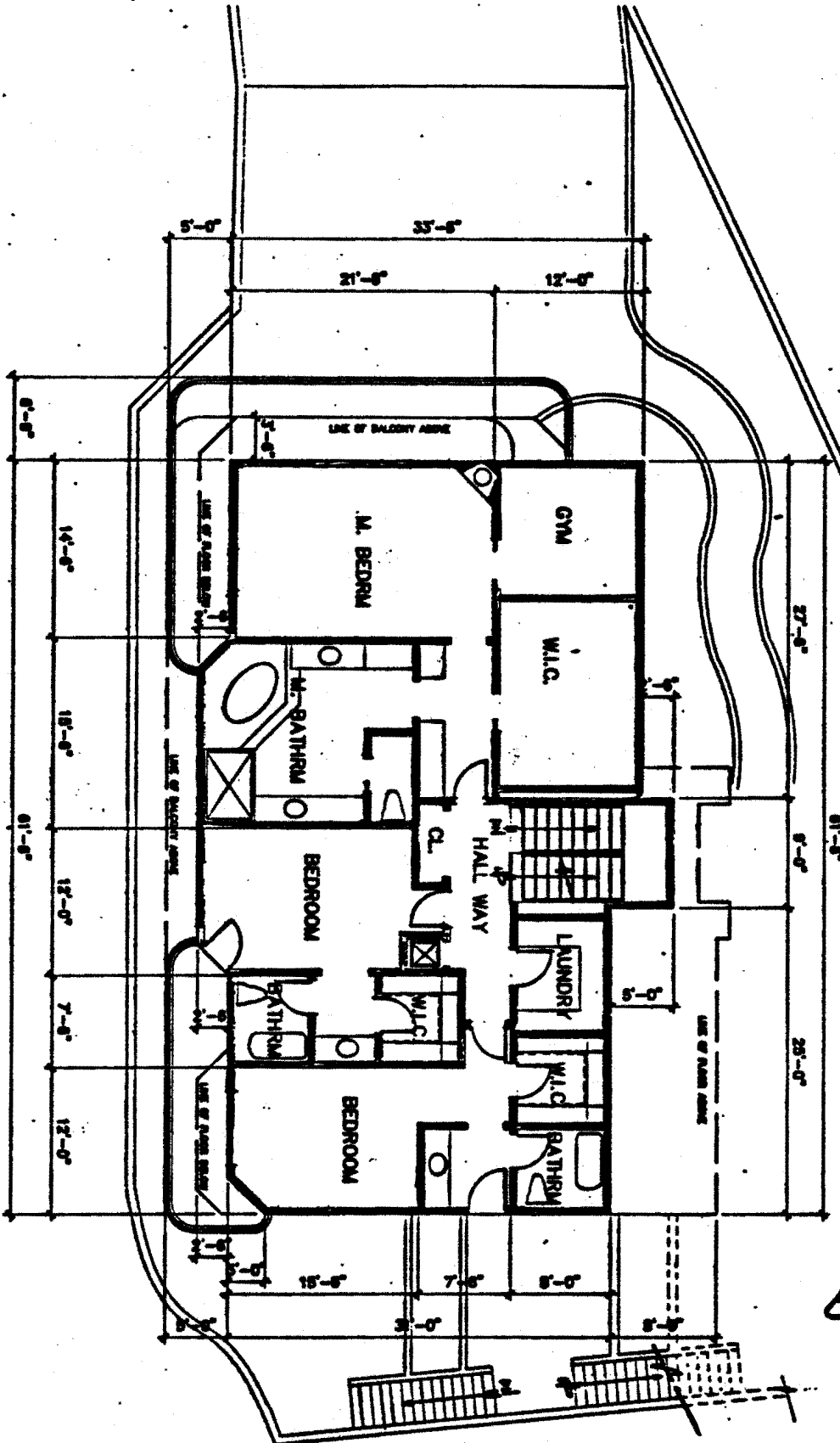


Exhibit F
5-98-245

4-3	1/2" = 1' - 0"	1/4" = 1' - 0"	1/8" = 1' - 0"	1/16" = 1' - 0"
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SINGLE FAMILY DWELLING
 AT 1022 VISTA DEL MAR BL.
 IN THE CITY OF
 SAN FRANCISCO
 PLATA DEL REY, CA 94065
 TEL: (415) 435-1000

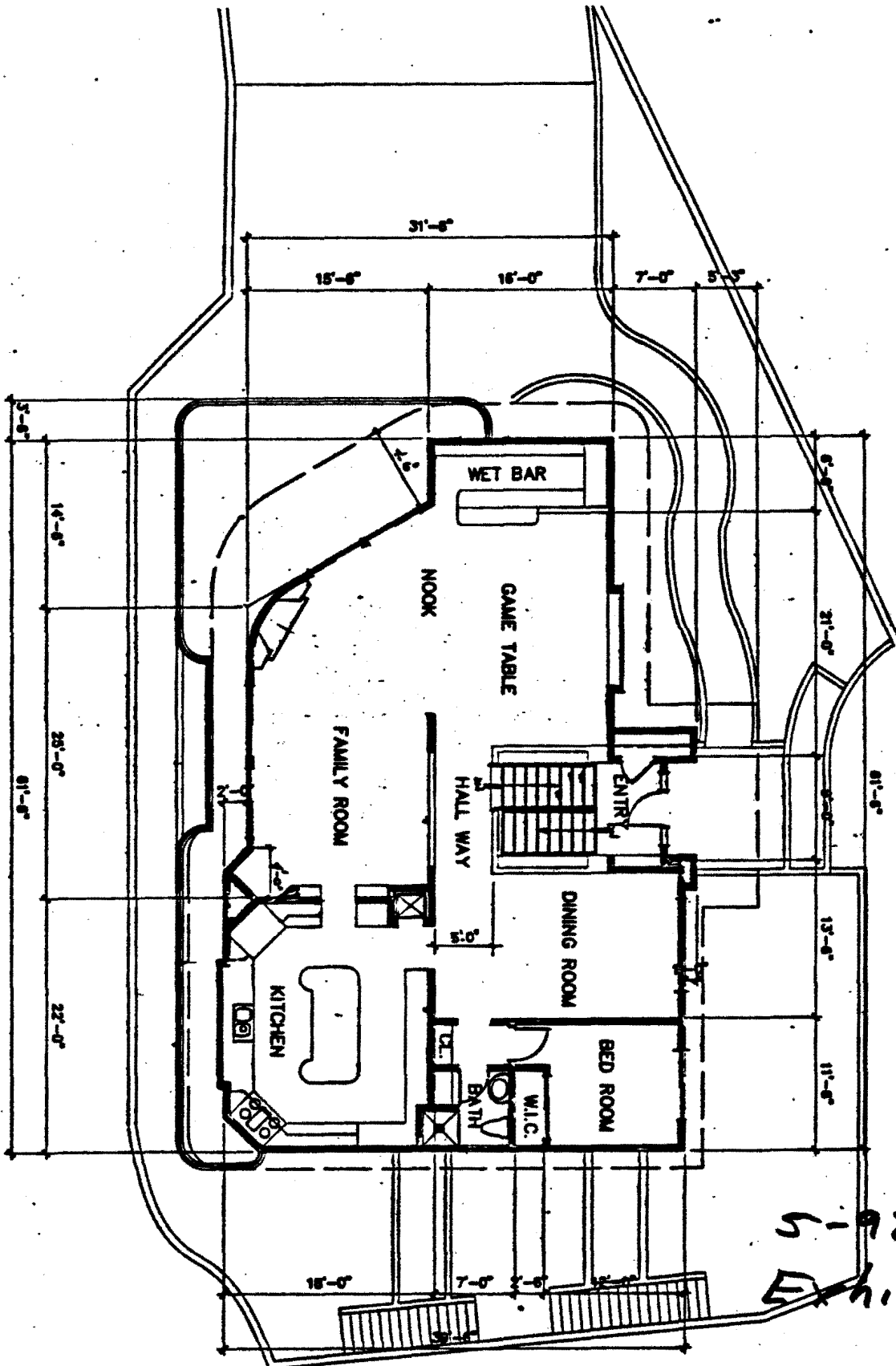
FIRST FLOOR PLAN

KARNAK DESIGN
 P.O. BOX 1000
 SAN FRANCISCO, CA 94107
 TEL: (415) 435-1000
 FAX: (415) 435-1000

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SECOND FLOOR PLAN

SCALE 1/4" = 1' - 0"



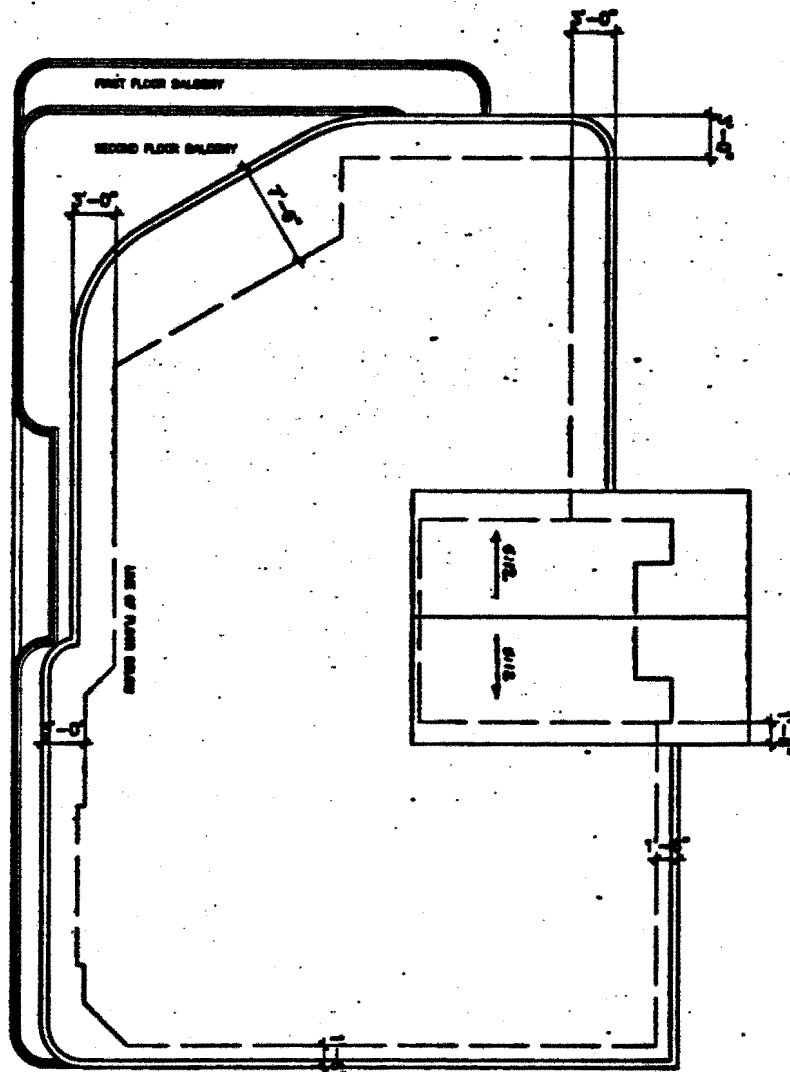
5-98-245
Exh. b. & G

SINGLE FAMILY DWELLING
AT 6002 WETA RD. AND CO.
ST. LOUIS, MO.
PLAN NO. 1001
REV. 10-10-00

SECOND FLOOR
PLAN

KARNAK DESIGN
P.O. BOX 1001
ST. LOUIS, MO. 63101
TEL: (314) 633-1001
FAX: (314) 633-1001

SCALE 1/4" = 1' - 0"



5-98-245
Exh. b, c, d

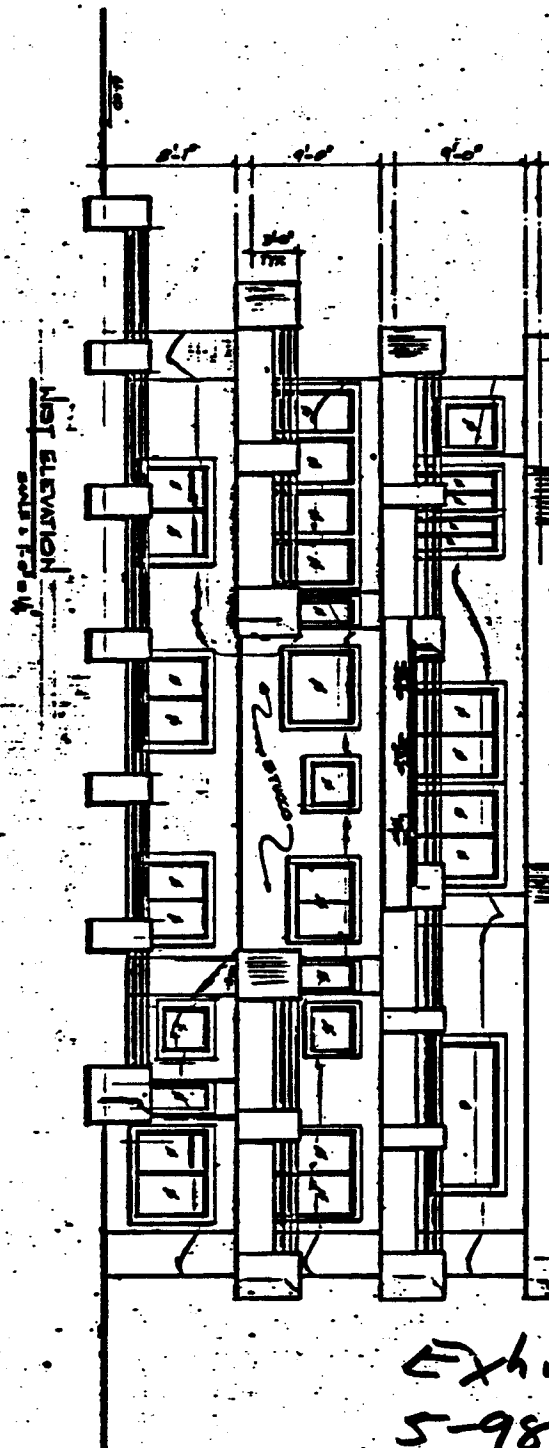


Exhibit I
5-98-245

