

**CALIFORNIA COASTAL COMMISSION**

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



Th4c

Filed: June 30, 1998  
49th Day: Aug. 18, 1998  
180th Day: Dec. 27, 1998  
Staff: JLR-LB JLR  
Staff Report: July 13, 1998  
Hearing Date: Aug. 11-14, 1998

STAFF REPORT: CONSENT CALENDAR

APPLICATION NO.: 5-98-221

APPLICANT: George Soneff and Ann Kelly

PROJECT LOCATION: 500 Via de la Paz, Pacific Palisades, City of Los Angeles.

PROJECT DESCRIPTION: Demolish a single-family residence and construct a 4,930 sq. ft. single-family residence, 2-story, 25' high with a detached 2-car garage.

Lot area:	10,297 sq. ft.
Building coverage:	2,800 sq. ft.
Pavement coverage:	1,500 sq. ft.
Landscape coverage:	5,997 sq. ft.
Parking spaces:	Two
Zoning:	R-1
Plan designation:	Low Density Residential
Project density:	N/A
Ht abv fin grade:	25'

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 no special conditions.

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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

None.

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 4,930 sq. ft. single-family residence, 2-story, 25' high with a detached 2-car garage. The subject 10,297 sq. ft. lot is located within an established single family residential neighborhood in Pacific Palisades, a planning subarea of the City of Los Angeles. The subject lot descends easterly from the street, Via de la Paz, with an overall relief of approximately three feet.

B. Neighborhood Character:

Section 30251 of the Coastal Act states:

Section 30251

The scenic and visual qualities of coastal area shall be considered and protected as a resources 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 landforms, to the visually compatible with the character surrounding areas, and where feasible, to restore and enhance visual quality in visual 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 area 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 25' above grade and the lot has a slope of less than two percent. Therefore, the proposed development is consistent with the provisions of the City's Hillside Ordinance.

The site is located approximately three 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 2-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.

C. 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 project is located on a hillside lot within an established single-family residential neighborhood. The subject lot descends easterly from the street, Via de la Paz, with an overall relief of approximately three feet. The Commission in previous permit decisions in the Pacific Palisades area, has found that, in general, there are certain development risks as a result of natural hazards in this area i.e., landslides, erosion, slumping etc.

The subject lot is not located within a mapped area for either pre-historic or historic landslides or other known hazardous conditions. The City's geologic review and approval did not require the applicant to submit a soils and geology report. Instead, the applicant received a City approved Grading Pre-Inspection Report that indicated no extraordinary soils/geology concerns. The subject lot is relatively flat and is not located adjacent to a steep bluff. Therefore, the Commission finds that the proposed project, as submitted, is consistent with the natural hazard provisions of Section 30253 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).

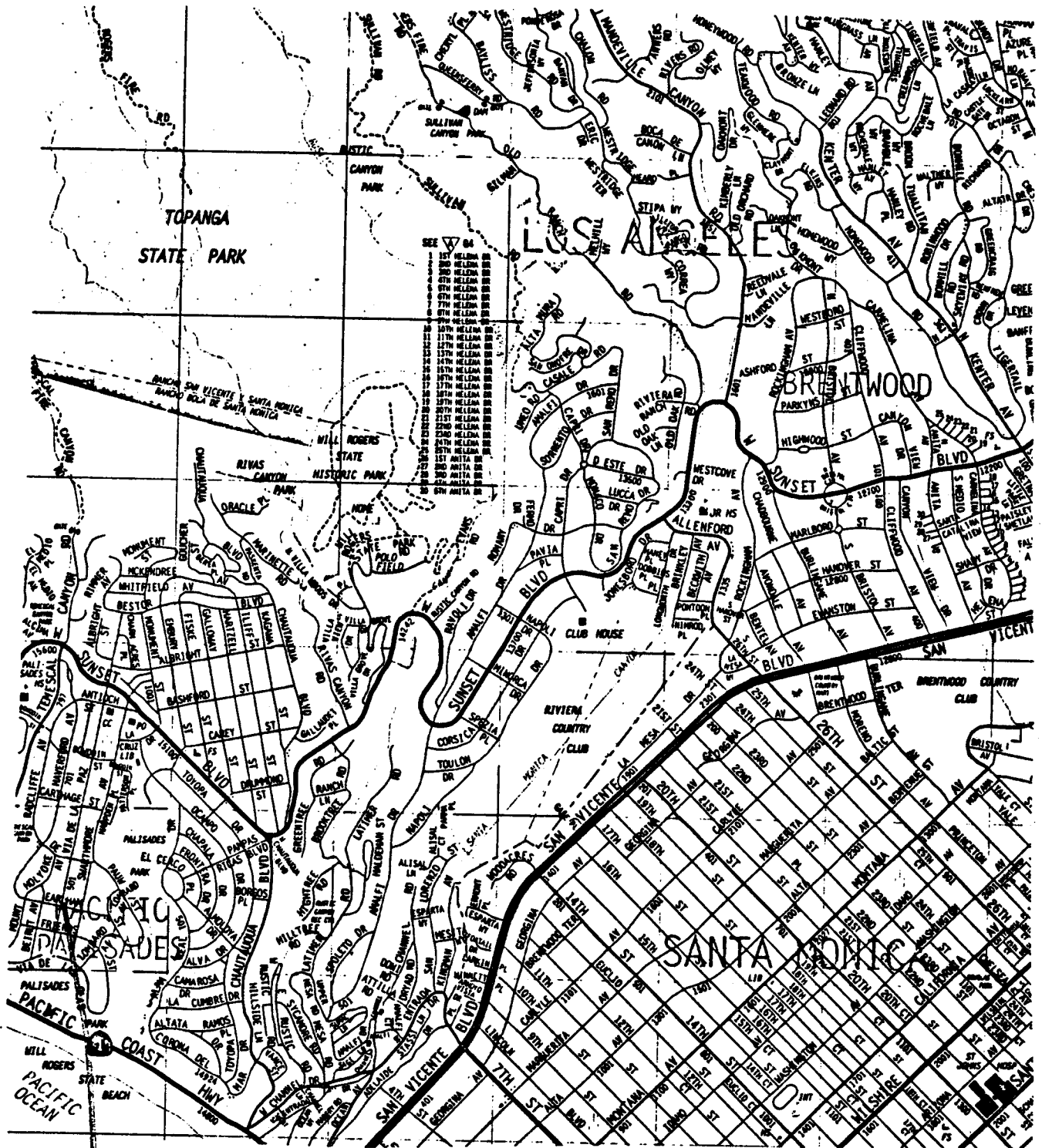
The City of Los Angeles has not prepared a draft Land Use Plan for this planning subarea. However, the City's work program to develop a Local Coastal Program considers visual and scenic qualities as an issue for this area of the City. Approval of the proposed development, as submitted, will not prejudice 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)(A) 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.

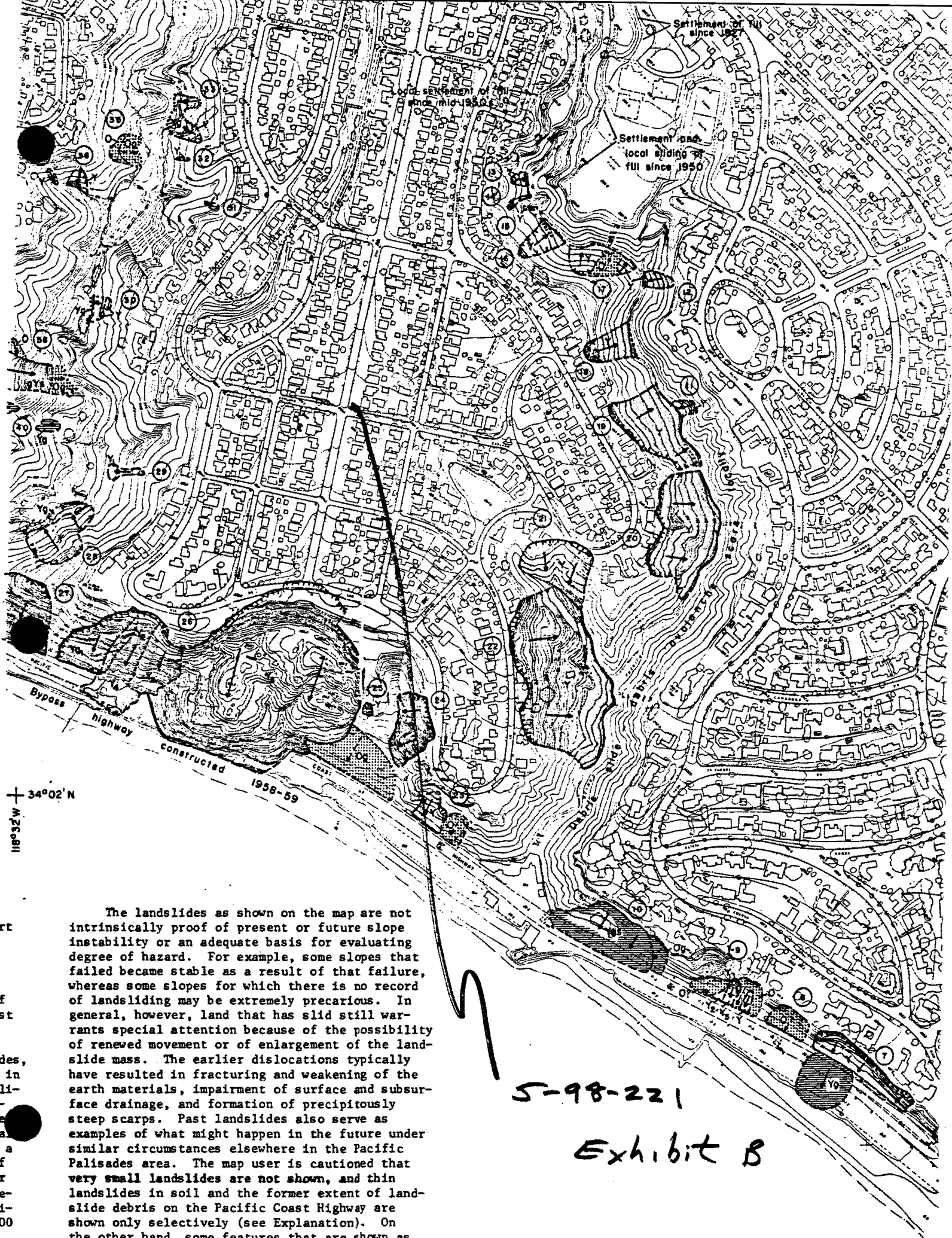
The proposed project is consistent with the visual and scenic policies of the Coastal Act. As submitted, there are no feasible alternative or feasible mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment. Therefore, the Commission finds that the proposed project can be found consistent with the requirements of the Coastal Act to conform to CEQA.

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jr/lm

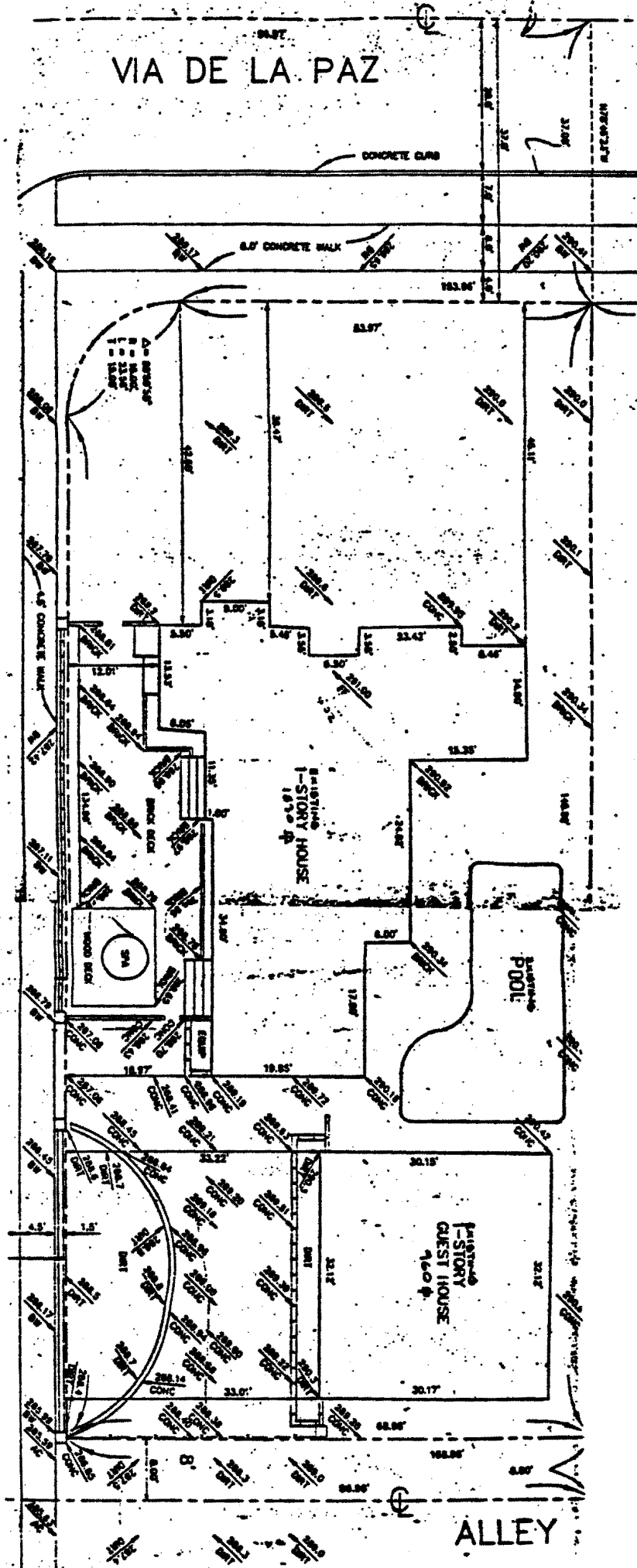


5-98-221

Exhibit A  
5-98-221

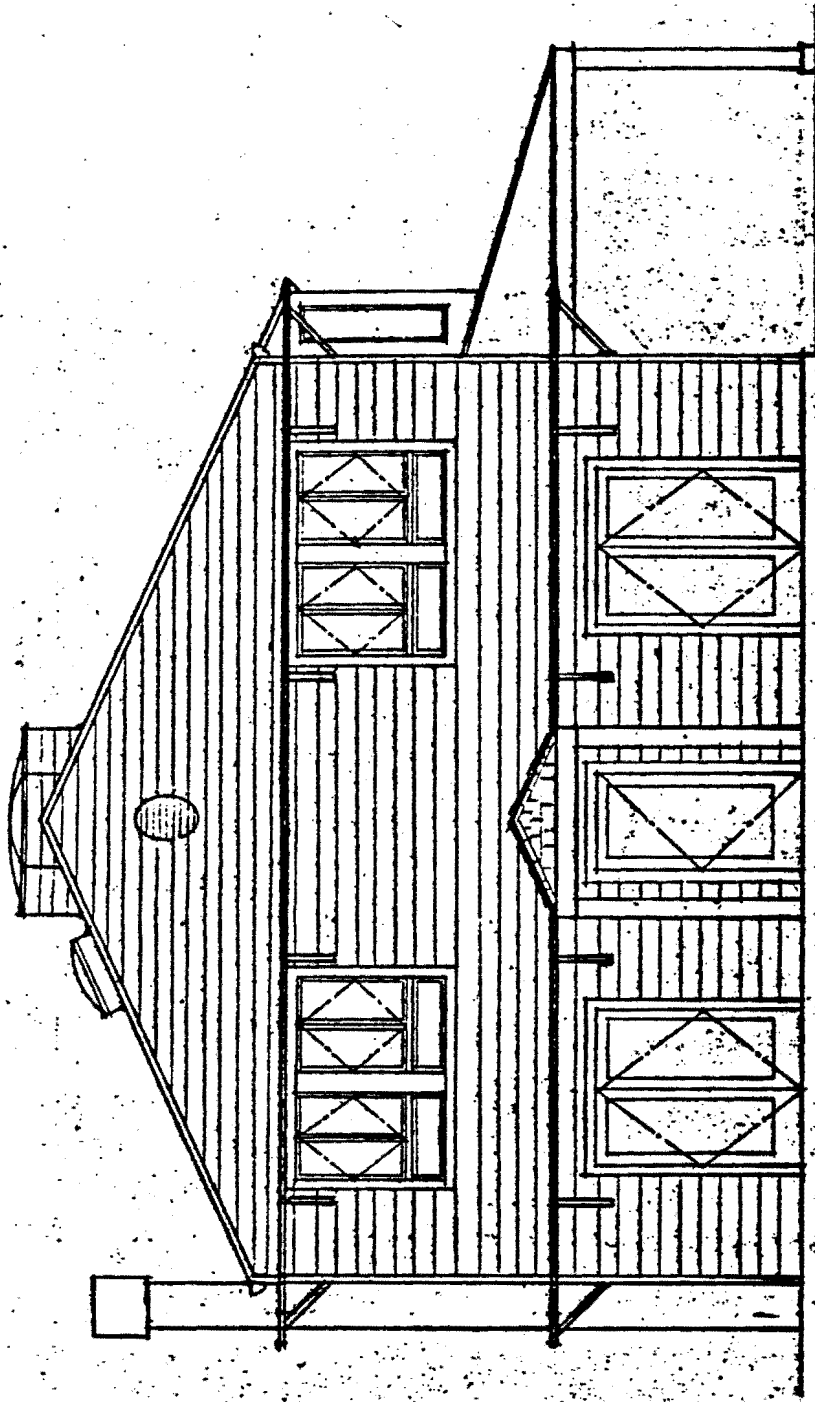


The landslides as shown on the map are not intrinsically proof of present or future slope instability or an adequate basis for evaluating degree of hazard. For example, some slopes that failed became stable as a result of that failure, whereas some slopes for which there is no record of landsliding may be extremely precarious. In general, however, land that has slid still warrants special attention because of the possibility of renewed movement or of enlargement of the landslide mass. The earlier dislocations typically have resulted in fracturing and weakening of the earth materials, impairment of surface and subsurface drainage, and formation of precipitously steep scarps. Past landslides also serve as examples of what might happen in the future under similar circumstances elsewhere in the Pacific Palisades area. The map user is cautioned that very small landslides are not shown, and thin landslides in soil and the former extent of landslide debris on the Pacific Coast Highway are shown only selectively (see Explanation). On the other hand, some features that are shown as



5-98-221  
Exhibit





WEST ELEVATION

②

5-98-221  
Exhibit D

CITY OF LOS ANGELES  
CALIFORNIA

ROBERT JANOVICI  
CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS

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AIC

APPROVAL IN CONCEPT

Date

This approval in concept is not a permit. It indicates that the proposed project conforms in concept to the City land use regulations and therefore entitles the applicant to apply (within 30 days) to the California Coastal Commission in Long Beach for an Administrative Coastal Development Permit. If the California Coastal Commission determines that a Standard Coastal Development Permit is required from the City, the applicant will be referred back to the City of Los Angeles Office of Zoning Administration.

An approval in concept may apply only to:

- Improvements to an existing structure that does not have a significant impact on coastal resources.
- Single-family dwellings except those in geologically unstable areas or those determined to have potential significant impacts on coastal resources.
- Multiple units (four or less rental units only) that does not require demolitions.
- Any other development that does not have a significant impact on coastal resources.

An approval in concept cannot be issued for the division of property.

PLEASE TYPE OR PRINT

PROPERTY ADDRESS: 500 VIA DE LA PAZ 5-98-221  
LEGAL DESCRIPTION: LOT 3 TRACT NO. 12017 Exhibit E  
DISTRICT MAP NO.(S) 126 B 125 COUNCIL DISTRICT NO. \_\_\_\_\_  
ZONE: R1-1 COASTAL PERMIT AREA: DUAL ( ) SINGLE ( )  
ADOPTED COMMUNITY PLAN: BRENTWOOD - PACIFIC PALISADES  
COMMUNITY PLAN LAND USE DESIGNATION: LOW DENSITY RESIDENTIAL



ADDRESS <u>500-11th St De la Paz</u>		City of Los Angeles - Department of Building and Safety <b>GRADING PRE-INSPECTION REPORT</b>		Permit Application: Plan Tag No. <u>L 8020</u> C.D. <u>11</u>	
TRACT <u>12017</u>		BLOCK <u>3</u> LOT(S) <u>3</u>		COUNTY REF. NO. <u>MB 722-40</u>	
Purpose: <u>Pool-GFD.</u>		Property Posted Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Fees paid GPI Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
		Posting Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			

**INSPECTORS REPORT OF FIELD CONDITIONS**

Approved Graded Lot Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Bearing Value <u>Code Value</u>	
Fill over 100 Feet Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Bulldress Fill Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Slope of Surface Ascending Descending		Natural Soil Classification Per Table 18.1.A <u>2:1 clay</u>	
Cut	Height	Expansive Soil Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Slide Area Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Fill	Height		
Natural	Height <u>2</u>		
Sewer Available Yes <input type="checkbox"/> No <input type="checkbox"/>		PSDS Sized Per Code Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Site Above <input checked="" type="checkbox"/> Below <input type="checkbox"/> Street		Roof Gutters Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Condition of Street for Drainage Purposes <u>AC Curbless</u>		Recommended Termination of Drainage <u>Street</u>	
Driveway Grade % Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Maximum Rough Grade Allowed			

**GRADING APPROVAL TO ISSUE PERMIT(S)**

☒ OK TO ISSUE. SEE BELOW FOR COMMENTS

☐ DO NOT ISSUE UNTIL BELOW REQUIREMENTS HAVE BEEN SATISFIED

**CONDITIONS & REQUIREMENTS PRECEDENT TO ISSUING PERMIT**

- ☒ A grading permit is required for Pool
- ☐ A retaining wall permit is required.
- ☐ OSHA permit required for \_\_\_\_\_
- ☒ All footings shall be founded in undisturbed natural soil per Code.
- ☐ Comply with provisions of Section 91.1804.4 for expansive soil condition.
- ☐ In the event excavations reveal unfavorable conditions, the services of a soils engineer and/or geologist may be required.

- ☐ Geological and/or soils reports are required. Submit two copies, with appropriate fees, to the Grading Section for review and approval. Owner notified by postcard on \_\_\_\_\_ Reports submitted with plans. Yes ☐ No ☐
- ☐ Incorporate all recommendations of the approved geological and/or soils reports and Department letters dated \_\_\_\_\_ into the plans. Soils engineer and/or Geologist to sign plans.
- ☐ Site is subject to mudflow. Comply with provisions of Section 91.7014.3.
- ☐ Buildings shall be located clear of the toe of all slopes which exceed a gradient of 3 horizontal to 1 vertical as per Section 91.1806.4.2.
- ☐ Footings shall be set back from the descending slope surface exceeding 3 horizontal to 1 vertical as per Section 91.1806.4.3.
- ☐ Swimming pools and spas shall be set back from descending and ascending slopes as per Section 91.1806.4.4.
- ☐ Department approval is required for construction of \_\_\_\_\_ on or over slopes steeper than 2 horizontal to 1 vertical.
- ☐ Provide complete details of engineered temporary shoring or slot cutting procedures on plans. Call for inspection before excavation begins.
- ☒ All concentrated drainage, including roof water, shall be conducted, via gravity, to the street or an approved location at a 2% minimum.
- ☐ A Registered Deputy Inspector is required for \_\_\_\_\_
- ☐ All fill or backfill shall be compacted by mechanical means to a minimum 90% relative compaction as determined by ASTM method D-1557. Subdrains shall be provided where required by Code.
- ☐ Specify on plans: "The soils engineer is to approve the key or bottom and leave a certificate on the site for the grading inspector. The grading inspector is to be notified before any grading begins and, for bottom inspection, before fill is placed. Fill may not be placed without approval of the grading inspector."
- ☐ Existing non-conforming slopes shall be cut back at 2:1 (26°) or retained.
- ☐ All cut or fill slopes shall be no steeper than 2:1 (26°).
- ☐ Grading General Requirements (B-164) shall be attached to and made a part of the plans.
- ☐ Stake and flag the property lines in accordance with a licensed survey map.
- ☐ Approval required by the Department of \_\_\_\_\_ for \_\_\_\_\_

ADDITIONAL REQUIREMENTS:  
1-A demolition permit is required for existing structure

RECEIVED  
JUN 2 1998  
CALIFORNIA  
COSTAL COMMISSION

Inspector Roy [Signature] Date 5-20-98 See reverse for additional requirements and/or comments Dist. Office 11711