

A 76

**CALIFORNIA COASTAL COMMISSION**

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



Filed: June 26, 1998  
49th Day: Aug. 14, 1998  
180th Day: Dec. 23, 1998  
Staff: JLR-LB *JK*  
Staff Report: July 14, 1998  
Hearing Date: Sept. 8-11, 1998

STAFF REPORT: REGULAR CALENDAR

APPLICATION NO.: 5-98-218  
APPLICANT: Kemal Ramezani  
PROJECT LOCATION: 689-697 Bienveneda Avenue, Pacific Palisades  
PROJECT DESCRIPTION: Add a 3,884 sq. ft. second residential unit, 3-story, 36' high with three parking spaces.

Lot area:	10,785 sq. ft.
Building coverage:	3,283 sq. ft.
Pavement coverage:	2,000 sq. ft.
Landscape coverage:	5,283 sq.ft.
Parking spaces:	Four
Zoning:	RD5-1
Plan designation:	Medium Density Residential
Project density:	8 du/ac
Ht abv fin grade:	36'

LOCAL APPROVALS RECEIVED: Approval in Concept-City of Los Angeles  
SUBSTANTIVE FILE DOCUMENTS: City adopted Brentwood-Pacific Palisades Community Plan

STAFF NOTE:

The Commission continued the subject permit item from the August 1998 public meeting in order that the applicant and staff could meet to re-evaluate Special Condition No. 2. After that meeting, staff modified Special Condition No. 2 to limit the geologic hazard that is more specifically relevant to the site.

STAFF RECOMMENDATION:

The staff recommends that the Commission adopt the following resolution:

I. Approval with Conditions.

The Commission hereby grants a permit, subject to the conditions below, for the proposed development on the grounds that the development will be in conformity with the provisions of Chapter 3 of the California Coastal Act of 1976, will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3 of the Coastal Act, and will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act.

II. Standard Conditions.

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

III. Special Conditions.

1. Conformance with Geotechnical Recommendations:

PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit 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 Investigation Reports dated May 7, 1991 and March 31, 1998, prepared by Applied Earth Science. 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 geologic hazard from underlying, unconsolidated fill material that varies from 4 to 6 feet in depth and the applicant assumes the liability from such hazard; 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 geologic hazard. 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 add a 3,884 sq. ft. second residential unit, 3-story, 36' high with three parking spaces resulting in two houses on a lot, consistent with City zoning and past Commission permit decisions. The proposed project is located within an established multi-family residential neighborhood in Pacific Palisades, a planning subarea within the City of Los Angeles. The subject lot descends southwesterly from the street, Bienvenida, with an overall relief of approximately 18 feet.

B. Geologic Hazards to Development:

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 mesa in a geographic area where steep slopes are subject to natural hazards. Natural hazards common to this area include landslides, erosion, flooding and slumping. However, the subject lot is not located within a known landslide area and is not considered a hillside lot because the slope is less than 3:1.

The applicant has submitted Geotechnical Investigation Reports dated May 7, 1991 and March 31, 1998, prepared by Applied Earth Sciences. The applicant's Geotechnical Report concludes that "based on the geotechnical engineering data derived from this investigation, the proposed construction may be made as planned". However, that report describes the lot in the following way:

At the time of our field exploration, the site was occupied by a single family residence. The ground surface of the site was noted to descend toward the south west through an average gradient of about 15 percent.

The materials encountered at the location of our exploratory test holes consisted of existing fill underlain by natural deposits of silty sand, silty and/or sandy clay and relatively clean sand soils. Thickness of the existing fill was found to range from about less than 4 to 6 feet at the location of our test holes.

The results of our investigation indicated that the existing fill contained large rocks (as much as 20 inches in diameter) in local areas. Such materials, however, were generally loose and compressible. The existing fill is considered to be inadequate to support foundations and grade slabs. Where feasible, however, the existing fill may be excavated and properly recompacted for grade slabs support.

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:

The area of the proposed grading activity was found to be covered by existing fill (as much as 5 to 6 feet thick). Due to the expected extension of the existing fill beyond property lines, it may not be feasible to remove and recompact the existing fill to receive new fill. Therefore, any new fill placed over the existing fill should be classified as being non-structural. Such fill soils, therefore, would not be used for support of foundations and grade slabs. All structural supporting elements in the areas of non-structural fill would be in a form of deep foundations penetrating through the fill (old and new) and be established in native soils. Concrete floors in the areas of the non-structural fill would be in a form of structural slabs.....

Caissons of Deep Footings: Deep footing and/or cast-in-place caissons are expected to provide adequate support for the proposed building. All supporting elements should be extended through the existing fill and be established in native soils. Footings should be a minimum width of 18 inches. Caissons should have a minimum diameter of 24 inches to facilitate cleaning. Footings should be established at least 12 inches into native soils. The caissons should be established at least 24 inches into native soils.

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 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 contains a geologic hazard.

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 existing unconsolidated fill material.

The applicant contends that there are no inherent risks on the site because the subject lot is not located within a known landslide area and is not considered a hillside lot because the slope is less than 3:1. However, the geology report acknowledges that the site contains unconsolidated fill material that can be built on safely only if specific recommendations are followed. The report recommends cast-in-place concrete friction piles and proper site drainage.

Therefore, the Commission 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 geologic area, and waiving the Commission's liability for damage that may occur as a result of such geologic 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 area. However, the bluffs and surrounding area are highly developed with existing residential structures that range from low to high density development.

The proposed second unit is consistent with the neighborhood character of the surrounding area. Adjacent and nearby the subject site there are numerous existing duplexes and triplexes. According to the Commission's guidelines, the density of residential development in Pacific Palisades should be limited to a maximum of 24 units per acre gross. The proposed project, which equates to 8 du/ac gross, is consistent with the Commission's guidelines.

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 15 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 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).

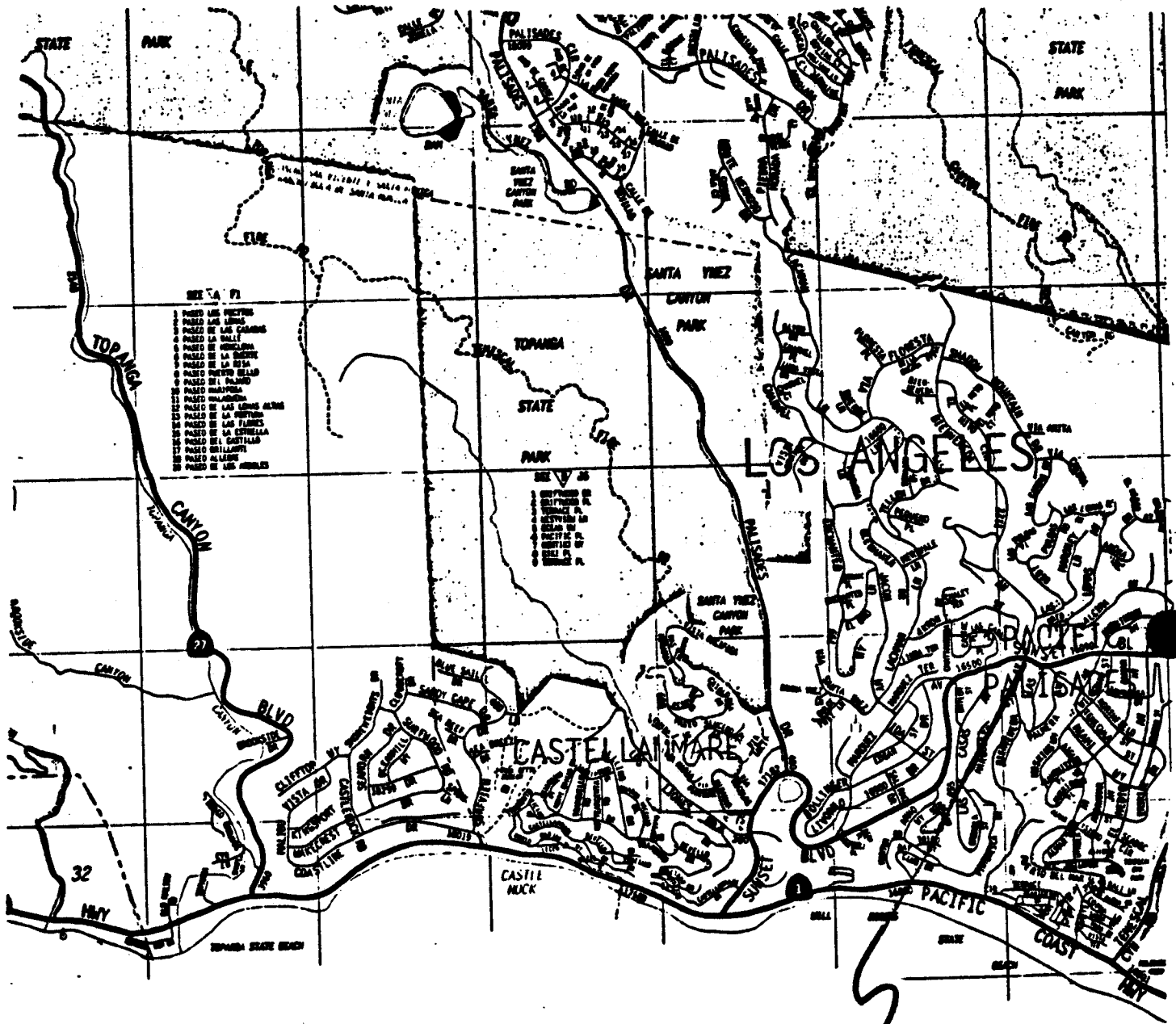
Section 13096 of Title 14 of the California Code of Regulations requires Commission approval of Coastal Development Permits to be supported by a finding showing the permit, as conditioned, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(A) 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 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.

E. Unpermitted Development

Although development has taken prior to Commission action on this coastal development permit application, consideration of the application by the Commission is based solely upon Chapter 3 policies of the Coastal Act. Approval of the permit does not constitute a waiver of any legal action with regard to the alleged violation nor does it constitute an admission as to the legality of any development undertaken on the subject site without a coastal development permit.

jr/lm  
0975G



5-98-218

Exhibit A



Bldg---Addition  
1 or 2 Family Dwelling  
Back Room Plan Check

City of Los Angeles - Department of Building and Safety

Plan Check #: DD8083FO

Initiating Office: WEST LA

Printed on: 04/08/98 08:27:40

# PLOT PLAN ATTACHMENT

# RECEIVED

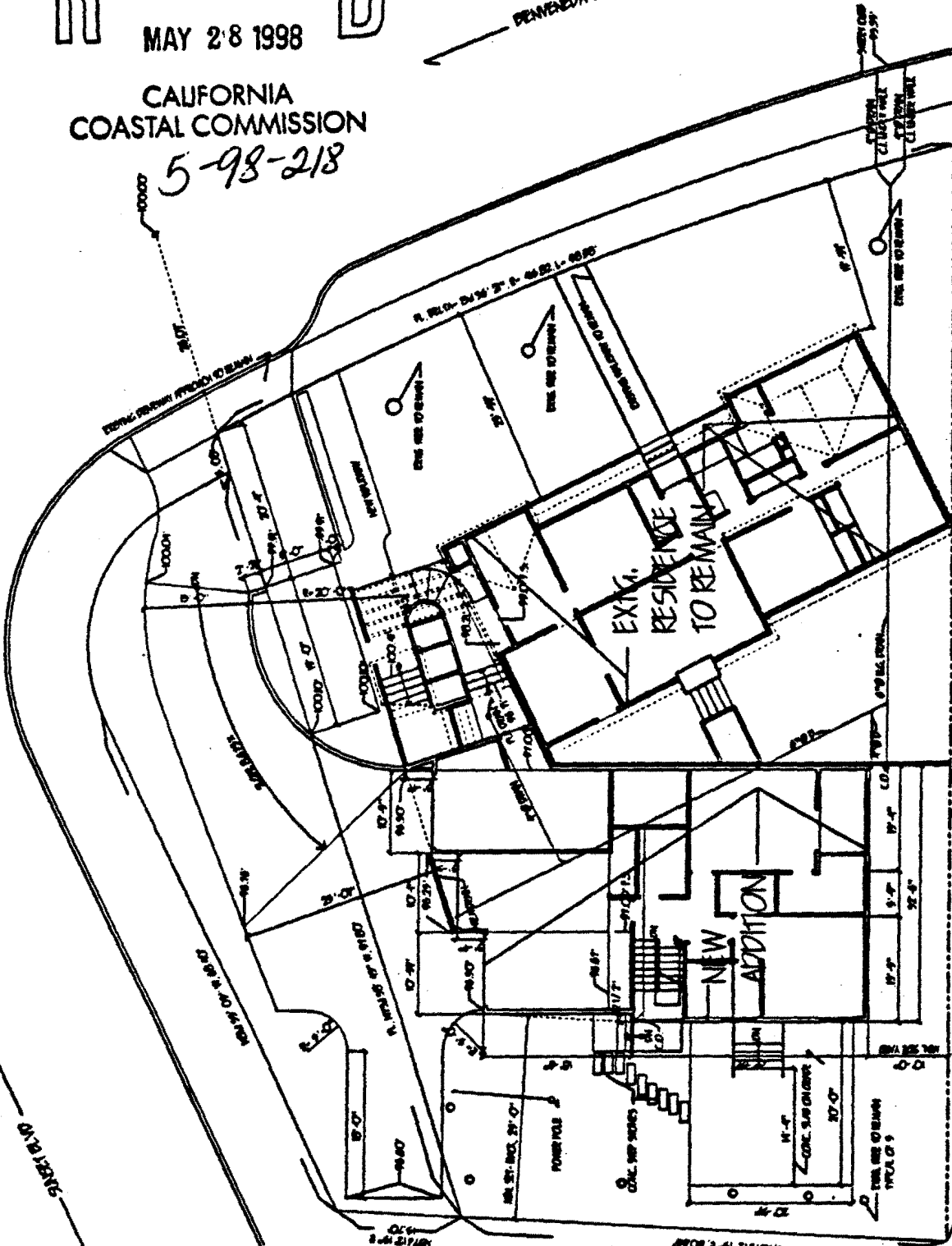
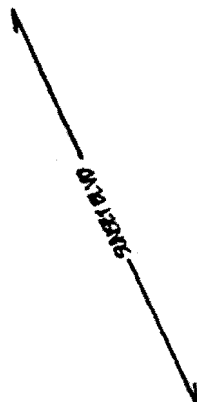
MAY 28 1998

CALIFORNIA  
COASTAL COMMISSION

5-98-218



(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)



5-98-218  
Exhibit B

NEON  
SITE PLAN  
5/8/98-170



8312

# CITY OF LOS ANGELES

CALIFORNIA

# RECEIVED

MAY 28 1998



RICHARD J. HORWATH  
MAYOR

CALIFORNIA  
COASTAL COMMISSION

DEPARTMENT OF  
CITY PLANNING  
CON HOWE  
DIRECTOR

FRANKLIN P. EBERHARD  
DEPUTY DIRECTOR

OFFICE OF  
ZONING ADMINISTRATION

221 NORTH FIGUEROA STREET  
ROOM 1500  
LOS ANGELES, CA 90012-2801  
(213) 590-5495  
FAX: (213) 590-5569

ROBERT JANOVICI  
CHIEF ZONING ADMINISTRATOR  
—  
ASSOCIATE ZONING ADMINISTRATORS  
EMILY J. GABEL-LUDDY  
DANIEL GREEN  
LOURDES GREEN  
ALBERT LANDINI  
WILLIAM LILLENBERG  
JOHN J. PARKER, JR.  
JON PERICA  
HORACE E. TRAMEL, JR.

5-98-218

California Coastal Commission  
South Coast District  
200 Oceangate, 10th Floor  
Long Beach, CA 90802-4302  
(562) 590-5071

Jim Ryan

AIC 98-045

Date 5/18/98

### APPROVAL IN CONCEPT

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.

5-98-218  
Exhibit D

PLEASE TYPE OR PRINT

PROPERTY ADDRESS: 689-697 BIENVENEDA AVE., PAC.PAL. 90272

LEGAL DESCRIPTION: TRACT 14509, LOT 5, M.B. 445, PAGES 36/37

DISTRICT MAP NO. (S) 129-121 COUNCIL DISTRICT NO. 0611

ZONE: RD 5-1 COASTAL PERMIT AREA: DUAL (X) SINGLE ( )

ADOPTED COMMUNITY PLAN: PACIFIC PALISADES

COMMUNITY PLAN LAND USE DESIGNATION: BREWSTER-PACIFIC PALISADES

REG-17 (REV)

City of Los Angeles  
DEPARTMENT OF BUILDING AND SAFETY  
Grading Division

District ADDRESS APPROVED

Log No.

Signature/Date

APPLICATION FOR REVIEW OF TECHNICAL REPORTS AND IMPORT-EXPORT ROUTES

INSTRUCTIONS

- A. Address all communications to the Grading Division, Department of Building and Safety, Room 460A, City Hall, Los Angeles, California 90012-4869. Phone (Area Code 213) 485-3435.
- B. Obtain address approval from the Department of Public Works prior to submittal.
- C. Submit 2 copies (4 for fault study zone) of reports and 3 copies of application with items ① through ⑩ completed.
- D. Check should be made to the Department of Building and Safety.

689

BIENVENEDA

Note: Please Print

① LEGAL DESCRIPTION  
Tract 14507  
Blk      Lots 5

② PROJECT ADDRESS 689 BIENVENEDA AVE.

③ OWNER KEMAL RAMEZANI  
Address 1544 6TH ST., # 204  
City SANTA MONICA, CA  
Phone (Daytime) 310/394.4464

④ APPLICANT KEMAL RAMEZANI  
Address 1544 6TH ST., # 204  
City SANTA MONICA, CA  
Phone (Daytime) 310/394.4464 Zip 90401

⑤ Report(s) Prepared by APPLIED EARTH SCIENCES Report Date(s) 5/7/1991 & 4/01/1998

⑦ Status of project:  Proposed  Under Construction  Storm Damage

⑧ Previous site reports? YES. If yes, give date(s) of report(s) and name of company(s) who prepared report(s).  
5/7/1991, APPLIED EARTH SCIENCES

⑨ Previous Department actions? YES. If yes, please give dates and attach a copy to expedite processing.  
Dates 3/4/1991 5.31.91

⑩ Signature of applicant Kemal Ramezani Position OWNER

(DEPARTMENT USE ONLY)

REVIEW REQUESTED & PROCESSING	FEES	REVIEW REQUESTED & PROCESSING	FEES
<input type="checkbox"/> Foundation Investigation		<input type="checkbox"/> Seismology report per 91.2305(d)	
<input type="checkbox"/> Soils Engineering		<input type="checkbox"/> Environmental Assessment	
<input type="checkbox"/> Geology		<input type="checkbox"/> Import-Export Route	
<input type="checkbox"/> Combined Soils Engr. & Geol.		<input type="checkbox"/> Division of Land	
<input type="checkbox"/> Supplemental <u>XLS</u>	<u>180.00</u>		
<input type="checkbox"/> Combined Supplemental			
		Sub-total	<u>180</u>
		One-Stop Surcharge	<u>24</u>
		TOTAL FEE	<u>204</u>

THE REPORT IS  APPROVED WITH CONDITIONS  NOT APPROVED

DEPARTMENT ACTION BY: [Signature] Date 8-6-98

For Geology Date For Soils & Foundation Date

Conditions of Approval  Reasons for Non-Approval  See Attached letter  Supplemental Sheet  Attach

Department Letter dated May 31, 1991 and its conditions of approval shall be a part of this approval

04/01/98 02:44:30PM WLDJ T-3038 C-11

GRADING REPORT	180.00
ONE STOP	3.60
SYS DEV	10.80
MISCELLANEOUS	5.00
CITY PLAN SURCHARGE (Cashier Use Only)	5.40
CARRY	304.80

(Continued Over)

DEPARTMENT USE ONLY  
Fee Due 204.80  
Fee Verified SKOM  
Date 7/1/98

DISTRIBUTION  
 Owner  
 Applicant  
 \_\_\_\_\_

Soil Engineer  
 Geologist  
 Board files  
 Tract file

LA TO PLAN Check #040  
 VN  
 WLA  
 SP/WLA

LA Inspection  
 VN  
 WLA  
 SP/WLA

Exhibit E-10f5  
5-98-218

13 8-17 (10/98)

City of Los Angeles

DEPARTMENT OF BUILDING AND SAFETY

Grading Division

DN 7284  
District 9-B-121  
Address Approved  
Signature/Date  
23998  
5-23-91

APPLICATION FOR REVIEW OF TECHNICAL REPORTS AND IMPORT-EXPORT ROUTES

INSTRUCTIONS

Address all communications to the Grading Division, Department of Building and Safety, Room 460A, City Hall, Los Angeles, California 90012-4869. Phone (Area Code 213) 485-3435.

Obtain address approval from the Department of Public Works prior to submittal.

Submit 2 copies (4 for fault study zone) of reports and 3 copies of application with items 1 through 10 completed.

Check should be made to the Department of Building and Safety.

697

Note: Please Print

1 LEGAL DESCRIPTION  
 Tract 14509  
 Blk \_\_\_\_\_ Lots 5

2 PROJECT ADDRESS 689 BIENVENIDA AVE.

4 APPLICANT KEMAL RAHEZANI  
 Address 645 LAS CASAS AVE  
 City PACIFIC PALISADES CA  
 Phone (Daytime) (213) 394-4464 Zip 90272

OWNER KEMAL RAHEZANI  
 Address 645 LAS CASAS AVE  
 City PACIFIC PALISADES Zip 90272  
 Phone (Daytime) (213) 394-4464

Report(s) Prepared by APPLIED EARTH SCIENCES  
 Report Date(s) 5/7/91

7 Status of project:  Proposed  Under Construction  Storm Damage

8 Previous site reports? NO. If yes, give date(s) of report(s) and name of company(s) who prepared report(s).

9 Previous Department actions? NIL. If yes, please give dates and attach a copy to expedite processing.

10 Signature of applicant Kemal Rahehani Position BOOK EXPLOR

(DEPARTMENT USE ONLY)

REVIEW REQUESTED & PROCESSING	FEES	REVIEW REQUESTED & PROCESSING	FEES
<input type="checkbox"/> Foundation Investigation		<input type="checkbox"/> Seismology report per 91.2305(d)	
<input checked="" type="checkbox"/> Soils Engineering	500-	<input type="checkbox"/> Environmental Assessment	
<input type="checkbox"/> Geology		<input type="checkbox"/> Import-Export Route	
<input type="checkbox"/> Combined Soils Engr. & Geol.		<input type="checkbox"/> Division of Land	
<input type="checkbox"/> Supplemental			
<input type="checkbox"/> Combined Supplemental			
		Sub-total	200-
		One-Stop Surcharge	4-

THE REPORT IS  APPROVED WITH CONDITIONS  NOT APPROVED  
 DEPARTMENT ACTION BY: \_\_\_\_\_ TOTAL FEE 204-

Conditions of Approval  Reasons for Non-Approval  See Attached letter  Supplemental Sheet  Attached

- 1 A GRADING PERMIT SHALL BE OBTAINED FOR UNCOMPACTED FILL AND WALL BACKFILL.
- 2 NO FILL SHALL BE PLACED UNTIL THE CITY GRADING INSPECTOR AND SOILS ENGINEER HAVE INSPECTED AND APPROVED THE BOTTOM EXCAVATIONS.
- 3 EXISTING UNCERTIFIED FILL SHALL NOT BE USED FOR SUPPORT.

GRADING REPORT	200.00
ONE STOP	4.00
TOTAL	204.00
CHECK (Cashier Use Only)	204.00

DEPARTMENT USE ONLY  
 Fee Due 204.00  
 Fee Verified SY  
 Date 5-23-91

DISTRIBUTION  
 Owner  
 Applicant  
 \_\_\_\_\_

Soil Engineer  
 Geologist  
 Board files  
 Tract file

Plan Check  
 VN  
 WLA  
 SP/WLA

LA Inspection  
 VN  
 BMI  
 SWLA  
 SP/WLA  
 BI

10/2  
 Exhibit E  
 2 of 5  
 5-98-218

OF FOOTINGS, FLOOR SLABS, STRUCTURAL OR NONSTRUCTURAL FILL, IN ACCORDANCE WITH SECTION 91.7006 (d).

- (A) CAST-IN-PLACE DESIGN DATA IN REPORT SHALL BE REVIEWED AND DETERMINED BY THE STRUCTURAL ENGINEER OF RECORD BASED ON THE ALLOWABLE PRESSURES PROVIDED.
- (5) CONDITIONS No. 4, 5, 6, 9, 10, 12, 13, 15, 16, 18, 19, 20, 21, 22, 24, 26, 27, 30 AND 31 OF THE ATTACHED SUPPLEMENTAL SHEET SHALL APPLY.

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Exhibit E  
3 of 5  
5-98-218

CITY OF LOS ANGELES  
DEPARTMENT OF BUILDING AND SAFETYSUPPLEMENTAL CONDITIONS FOR FOUNDATION INVESTIGATION REPORTS

1. A grading permit shall be obtained.
2. Existing uncertified fill shall not be used for support of footings, floor slab, or proposed fill.
3. No fill shall be placed until the City Grading Inspector has inspected and approved the bottom excavations.
4. The fill shall be placed under the inspection and approval of the responsible Engineer. A compaction report shall be submitted to the Department upon completion of the compaction.
5. If import soils are used, no footings shall be poured until the responsible Engineer has submitted a compaction report and in place shear test data and settlement data to the Department and obtained approval.
6. Compacted fill shall extend beyond the footings a minimum distance equal to the depth of the fill below the footings.
7. Prior to the issuance of any permit, the owner shall file a notarized Covenant and Agreement with the Office of the Los Angeles County Recorder acknowledging the proposed pavement will be constructed on uncertified fill and future settlement may occur.
8. The building design shall incorporate provision for anticipated differential settlements in excess of one-fourth inch.
9. The responsible Engineer shall review and approve the foundation plan and/or the Excavation/Shoring plan prior to the issuance of any permits.
10. A supplemental report shall be submitted to the Grading Division containing recommendations for shoring, underpinning and sequence of construction if any excavation would remove the lateral support of the public way or adjacent structures.
11. Prior to issuance of any permit, the owner of the subject site shall record a notarized affidavit with the office of the Los Angeles County Recorder which will inform future owners of the subject site that the lateral support of a portion of the building footings on the adjoining property is provided by the subterranean walls of the building on the subject site.
12. Approval from the Department of Public Works shall be obtained for any excavation that would remove the lateral support of the public way.
13. All roof and pad drainage shall be conducted to the street by gravity.
14. 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.
15. The design of the subdrainage system required to prevent possible hydrostatic pressure behind retaining/basement walls shall be approved by the responsible Engineer prior to issuance of the building permit. Installation of the subdrainage system shall be inspected and approved by the Soil Engineer.
16. Basement excavations shall be performed under the continuous inspection and approval of the responsible Engineer.
17. Installation of shoring, underpinning, and/or slot cutting excavations shall be performed under the continuous inspection and approval of the responsible Engineer.

September 1989

Exhibit E  
4 of 5  
5-98-218

CITY OF LOS ANGELES  
DEPARTMENT OF BUILDING AND SAFETY

18. Basement walls and slab shall be waterproofed with an L.A. City approved "Below-grade waterproofing" material with a research report number.
19. If the actual foundation design loads do not conform to the foundation loads assumed in the report, the responsible Engineer shall submit a supplementary report containing specific design recommendations for the heavier loads to the Department for review and approval prior to issuance of a permit.
20. 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.
21. Prior to the issuance of any permit which authorizes an excavation where the excavation is to be of a greater depth than are the walls or foundation of any adjoining building or structure and located closer to the property line than the depth of the excavation, the owner of the subject site shall provide the Department with evidence that the adjacent property owner has been given a 30-day written notice of such intent to make an excavation.
22. A copy of the foundation report and/or supplements and this approval letter shall be attached to the District Office and field set of plans. Submit one copy of the above foundation report and/or supplements to the Building Department Plan Checker prior to issuance of the permit.
23. All pile driving shall be performed under continuous inspection and approval of the responsible Engineer. A log of pile driving shall be kept and a copy submitted to the Department along with 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.
24. All friction pile drilling and installation shall be performed under the continuous inspection and approval of the responsible Engineer.
25. Spread footings and slab-on-grade shall be designed for expansive soil conditions.
26. 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.
27. 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 tamped from the bottom up; an admixture that reduces the problem of segregation of paste/aggregates and dilution of paste shall be included.
28. The installation and testing of tie-back anchors shall comply with the attached sheets titled "Requirements for Tie-back Earth Anchors".
29. Provide a notarized letter from adjoining property owners allowing tie-back anchors on their property.
30. Prior to the pouring of concrete, a representative of the consulting Foundation 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.
31. Prior to excavation, an initial inspection shall be called at where time sequence of shoring, protection fences and dust and traffic control will be scheduled.

Exhibit E  
(PG0913895CT/3WP)

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