

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
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RECORD PACKET COPY

Filed: March 31, 2000
49th Day: May 19, 2000
180th Day: Sept. 27, 2000
Staff: JLR-LB *JK*
Staff Report: May 19, 2000
Hearing Date: June 13-16, 2000
Commission Action:

STAFF REPORT: REGULAR CALENDAR

APPLICATION NUMBER: 5-00-099

APPLICANT: Hugh Evans III

AGENT: Cahill-Leese Architects

PROJECT LOCATION: 522 Erskine Drive, Pacific Palisades

PROJECT DESCRIPTION: Demolish a single-family residence and construct a 4,500 sq. ft. single-family residence, 2-story, 28' high, with four parking spaces.

Lot Area: 9,540 sq. ft.
Building Coverage: 1,190 sq. ft.
Pavement Coverage: 700 sq. ft.
Landscape Coverage: 3, 280 sq. ft.
Parking Spaces: Four
Zoning: R-1
Planning Designation: Low Density Residential
Ht above final grade: 28'

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

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

SUMMARY OF STAFF RECOMMENDATION:

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

STAFF RECOMMENDATION:

The staff recommends that the Commission **APPROVE** the permit application with special conditions by making the following motion and adopting the following resolution.

MOTION:

I move that the Commission approve CDP No 5-00-099 pursuant to the Staff Recommendation.

I. RESOLUTION TO APPROVE PERMIT APPLICATION 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. Assumption of Risk, Waiver of Liability and Indemnity

A. By acceptance of this permit, the applicant acknowledges and agrees (i) that the site may be subject to hazards from bluff retreat, erosion, slumping and earth movement; (ii) to assume the risks to the applicant and the property that is the subject of this permit of injury and damage from such hazards in connection with this permitted development; (iii) to unconditionally waive any claim of damage or liability against the Commission, its officers, agents, and employees for injury or damage from such hazards; and (iv) to indemnify and hold harmless the Commission, its officers, agents, and employees with respect to the Commission's approval of the project against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement arising from any injury or damage due to such hazards.

B. **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 incorporating all of the above terms of this condition. The deed restriction shall include a legal description of the applicant's entire parcel. 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. This deed restriction shall not be removed or changed without a Commission amendment to this coastal development permit.

2. Conformance of Design and Construction Plans to Geotechnical Report Geologic Hazard.

A. All final design and construction plans, including foundations, grading and drainage plans, shall be consistent with all recommendations contained in the

Section of the Geological Report prepared by Grover Hollingsworth and Associates, Inc. dated April 3, 1997. **PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall submit, for the Executive Director's review and approval, evidence that an appropriate licensed professional has reviewed and approved all final design and construction plans and certified that each of those final plans is consistent with all of the recommendations specified in the above-referenced geologic evaluation approved by the California Coastal Commission for the project site.

B. The permittee shall undertake development in accordance with the approved final plans. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

3. **Future Development Deed Restriction:**

A. This permit is only for the development described in coastal development permit No. 5-00-099 and in revised landscape plans submitted in compliance with condition No. 4 of this permit. Pursuant to Title 14 California Code of Regulations, section 13250(b)(6), the exemptions otherwise provided in Public Resources Code section 30610 (a) shall not apply to the portions of the parcel located between the southerly wall of the single family house approved in his permit 5-00-099 and the southerly property line as shown in Exhibit B.

Accordingly, any future improvements to the permitted structure, including but not limited to repair and maintenance identified as requiring a permit in Public Resources section 30610(d) and Title 14 California Code of Regulations sections 13252(a)-(b), which are proposed within the restricted area shall require an amendment to Permit No. 5-00-099 from the Commission or shall require an additional coastal development permit from the Commission or from the City of Los Angeles.

B. **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, reflecting the above restrictions on development in the restricted area. The deed restriction shall include legal descriptions of both the applicant's entire parcel and the restricted area. 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. This deed restriction shall not be removed or changed Commission amendment to this coastal development permit.

4. Landscape Plan

A. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit, for the review and written approval of the Executive Director, a landscape plan for landscaping, fencing and decks proposed in the area south of the approved house. The plan shall be prepared by a licensed landscape architect.

1. The plan shall comply with the following criteria:

- (a) To minimize the need for irrigation the majority of vegetation planted on the site will consist of native fire resistant drought-tolerant plants,
- (b) The applicant shall not employ invasive; non-indigenous plant species, which tend to supplant native species. Such plants are listed in Exhibit C.
- (c) All vegetation placed on the canyon side slope shall consist of native, drought and fire resistant plants of the coastal sage scrub community.
- (d) All planting shall be completed within 60 days after completion of construction,
- (e) All required plantings will be maintained in good growing conditions through-out the life of the project, and whenever necessary, shall be replaced with new plant materials to ensure continued compliance with the landscape plan, and
- (f) No permanent irrigation system shall be allowed within the property. Any existing in-ground irrigation systems shall be removed. Temporary above ground irrigation to allow the establishment of the plantings is allowed. The landscaping plan shall show all the existing vegetation.

2. The plan shall include, at a minimum, the following components:

- (a) A map showing the type, size, and location of all plant materials that will be on the developed site, the topography of the developed site, and all other landscape features, and
- (b) A schedule for installation of plants.
- (c) A plan showing all fencing, decks and other yard structures

B. The permittee shall undertake development in accordance with the approved final plan. Any proposed changes to the approved final plan shall be reported to the Executive Director. No changes to the approved final plan shall

occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

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 4,500 sq. ft. single-family residence, 2-story, 28' high, with four parking spaces. The proposed project is located approximately a half mile inland of Pacific Coast Highway within an established single-family residential neighborhood in Pacific Palisades, a planning subarea of the City of Los Angeles.

Most of the lot, including the building pad, is situated on a flat/level parcel. The rear portion of the lot descends approximately ten feet. Below the lot line, the hillside continues to slope to Temescal Park with an overall relief of approximately 100 feet below Erskine Drive. The slopes are undeveloped but covered with a mixture of coastal sage scrub and introduced non-native plants. The park is developed in the canyon bottom and is located on both sides of Temescal Canyon Road.

Past grading on the site has consisted of minor cutting and filling of the gently sloping building area of the lot as part of the site preparation to construct the existing house in 1946.

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 hazards.
- (2) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.

The 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. The applicant has submitted a Geological Report dated April 3, 1997, prepared by Grover Hollingsworth and Associates, Inc. In addition, on February 23, 2000, the City approved a Grading Pre-inspection analysis that states no further geological and/or soils reports are required.

The geology report notes that the slopes at the rear of the property are located in an area mapped as containing potentially unstable slopes. The report further notes that because of the steepness of the rear slopes below the applicant's property, "the risk of some type of slumping or erosion over the life of the property is moderately high". Following is a more detailed geologic site description excerpted from the applicant's geologic report:

Geologic conditions on the site were ascertained from limited exposures and a review of the records. The property is underlain by terrace deposits and bedrock at depth. The shale bedrock mapped by Dibblee in this vicinity generally dips moderately to the north. However, McGill shows a synclinal fold in this vicinity. The orientation of the geologic structure is generally favorable with respect to gross stability, although the terrace deposits and surficial materials overlying the bedrock on the rear slope are subject to erosion and slumping upon saturation. Evidence of recent instability was not observed, although some possible scarps from small slumps that occurred long ago were noted on the upper portion of the rear slope.

The applicant's geology report concludes that hillside properties are subject to potential natural hazards not found in typical flatland development. Those hazards include floods, mudslides, erosion and raveling of slopes. However, those hazards can be reduced by maintenance of slopes and drainage facilities. That report has specific, detailed recommendations regarding expansive soils, drainage, foundation plans, slope stability and slough protection.

The applicant's approved Grading Pre-Inspection Report (GPI) also includes specific geology/soils conditions addressing design and construction methods. Specially, the City's GPI addresses conditions and requirements as follows:

- 1) All footings should be founded in undisturbed natural soils
- 2) Be designed to withstand expansive soils
- 3) Footings should be setback from slope
- 4) All concentrated drainage shall be properly designed

Because the geology report has identified the slope at the rear of the lot as less stable than the rest of the lot, the Commission is requiring a special condition that the slope area and the area between the house and top of the slope be restricted to require a CDP for future development. Also, because of potential slope erosion problems from irrigation, the Commission is further requiring a landscape plan to minimize the need

for irrigation. The landscape plan requires that the majority of vegetation planted in the rear yard of the site will consist of native fire resistant drought-tolerant plants.

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 of natural causes.

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 the site specific soil/geologic constraints addressed in the applicant's geology report, the applicant shall, as a condition of approval, assume the risks inherent in potential slope failure from erosion. The Commission further finds that in order to be consistent with Section 30253 of the Coastal Act, the applicant must 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. Visual Quality

Section 30251 of the Coastal Act states:

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 of 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 Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the of its setting.

The subject parcel is located on a hillside lot overlooking Temescal Park, a regional park, which is located adjacent and at the rear of the parcel. At the bottom of the slope, Temescal Canyon Road bisects the Park. This road is designated as a Scenic Highway in the adopted Scenic Highways Element of the City's General Plan.

The surrounding developed properties are located on the top of a mesa. The property is zoned R-1 which permits a minimum lot area of 5,000 sq. ft. The Brentwood Pacific Palisades Plan, which will be part of the City's LCP, designates the subject property for a low density residential use. The project is consistent with City's lot size and zoning standards.

Erskine Drive is a local neighborhood street. From the rear of the property, a person can see a portion of Temescal Park. However, because there is an existing one story house, a person standing or driving by on the street cannot see the park. Not only does the house block the view from the street, there is dense landscaping located in the side yards. The surrounding lots are also developed with existing homes.

The proposed residence will be visible from the park as are the adjacent homes. However, impacts on views from the park will be minimized because the proposed house will be setback approximately 36 feet from the top of the bluff. In addition, the Commission is requiring a special condition that the applicant record a deed restriction that limits future development at the rear of the lot.

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 are highly developed with existing single family residences.

The property is zoned R-1 which permits a minimum lot area of 5,000 sq. ft. The Brentwood Pacific Palisades Plan, which will be part of the City's LCP, designates the subject property for a low density residential use. The project is consistent with City's lot size and zoning standards.

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 28' above grade and the lot has a slope of approximately 2 percent. Therefore, the proposed development is consistent with the provisions of the City's Hillside Ordinance.

The site is located approximately a half mile 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.

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 Chapter 3 (commencing with Section 30200) 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 Chapter 3 (commencing with Section 30200). A denial of a coastal development permit on grounds it would prejudice the ability of the local government to prepare a local coastal program that is in conformity with Chapter 3 (commencing with Section 30200).

In 1978, the Commission approved a work program for the preparation of Local Coastal Programs in a number of distinct neighborhoods (segments) in the City of Los Angeles. In the Pacific Palisades, issues identified included public recreation, preservation of mountain and hillside lands, grading and geologic stability. The continued use of Temescal Canyon as a recreation area was also an issue, because at that time the Canyon was in private hands.

The City has submitted five Land Use Plans for Commission review and the Commission has certified two (Playa Vista and San Pedro). However, the City has not prepared a Land Use Plan for Pacific Palisades. In the early seventies, a general plan update for the Pacific Palisades had just be completed. When the City began the LUP process, in 1978, with the exception of two tracts (a 1200-acre tract of land and an adjacent approximately 300-acre tract) which were then undergoing subdivision approval, most private lands in the community were subdivided and built out. The Commission's approval of those tracts in 1980 meant that no major planning decision remained in the Pacific Palisades. The tracts were A-381-78 (Headlands) and A-390-78 (AMH). Consequently, the City concentrated its efforts on communities that were rapidly changing and subject to development pressure and controversy, such as Venice, Airport Dunes, Playa Vista, San Pedro, and Playa del Rey.

Approval of the proposed development, as conditioned, 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)

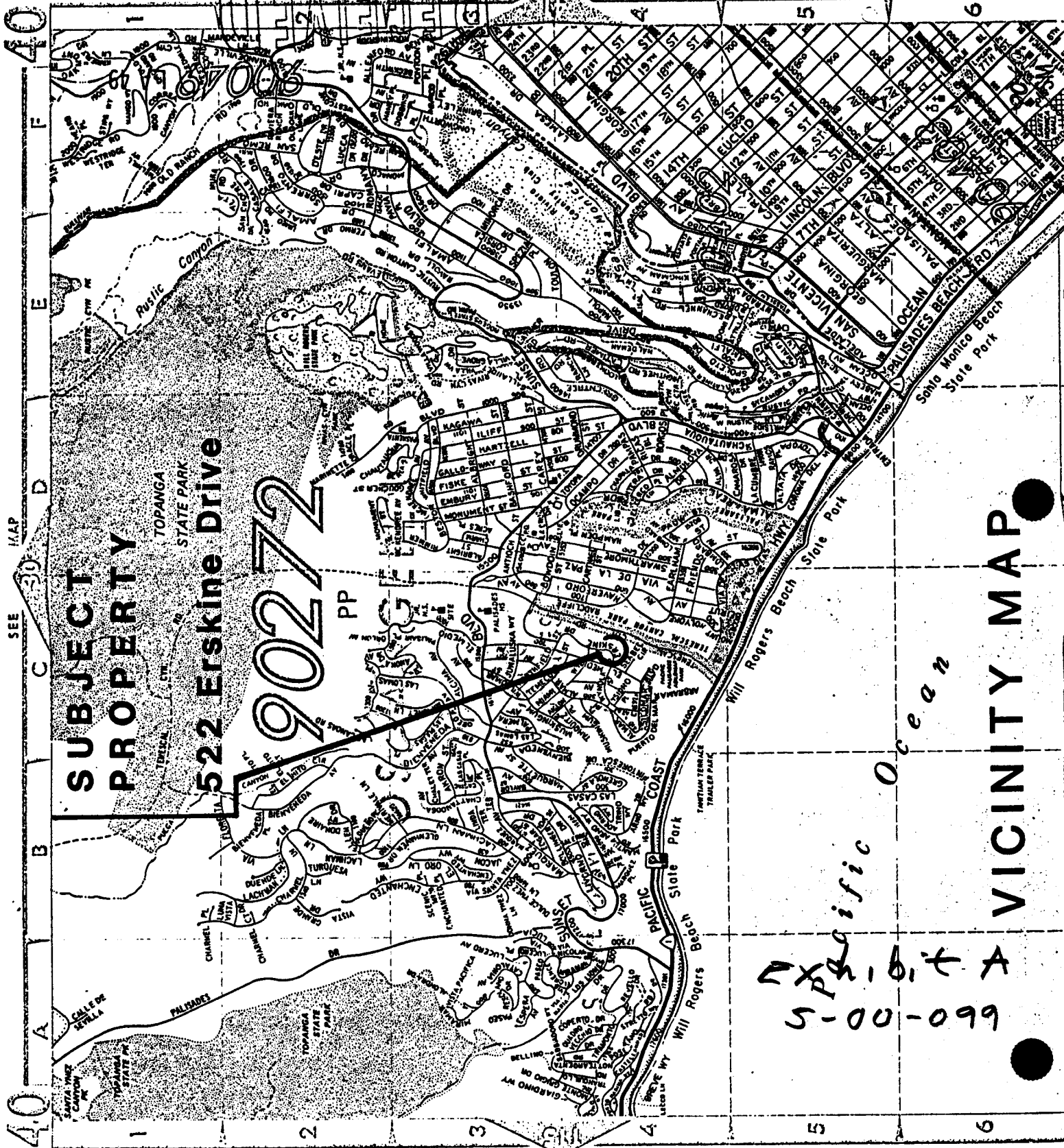
Section 13096 of Title 14 of the California Code of Regulations requires Commission approval of Coastal Development Permits to be supported by a finding showing the application, as conditioned, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section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

CALIFORNIA
COASTAL COMMISSION

MAR 1 6 2000

MAP SEE



**SUBJECT
PROPERTY**

522 Erskine Drive

90272

PP

VICINITY MAP

Exhibit A
5-00-099

RECEIVED

MAY 16 2000

CALIFORNIA
COASTAL COMMISSION

Area subject to
Future Improvement
Condition

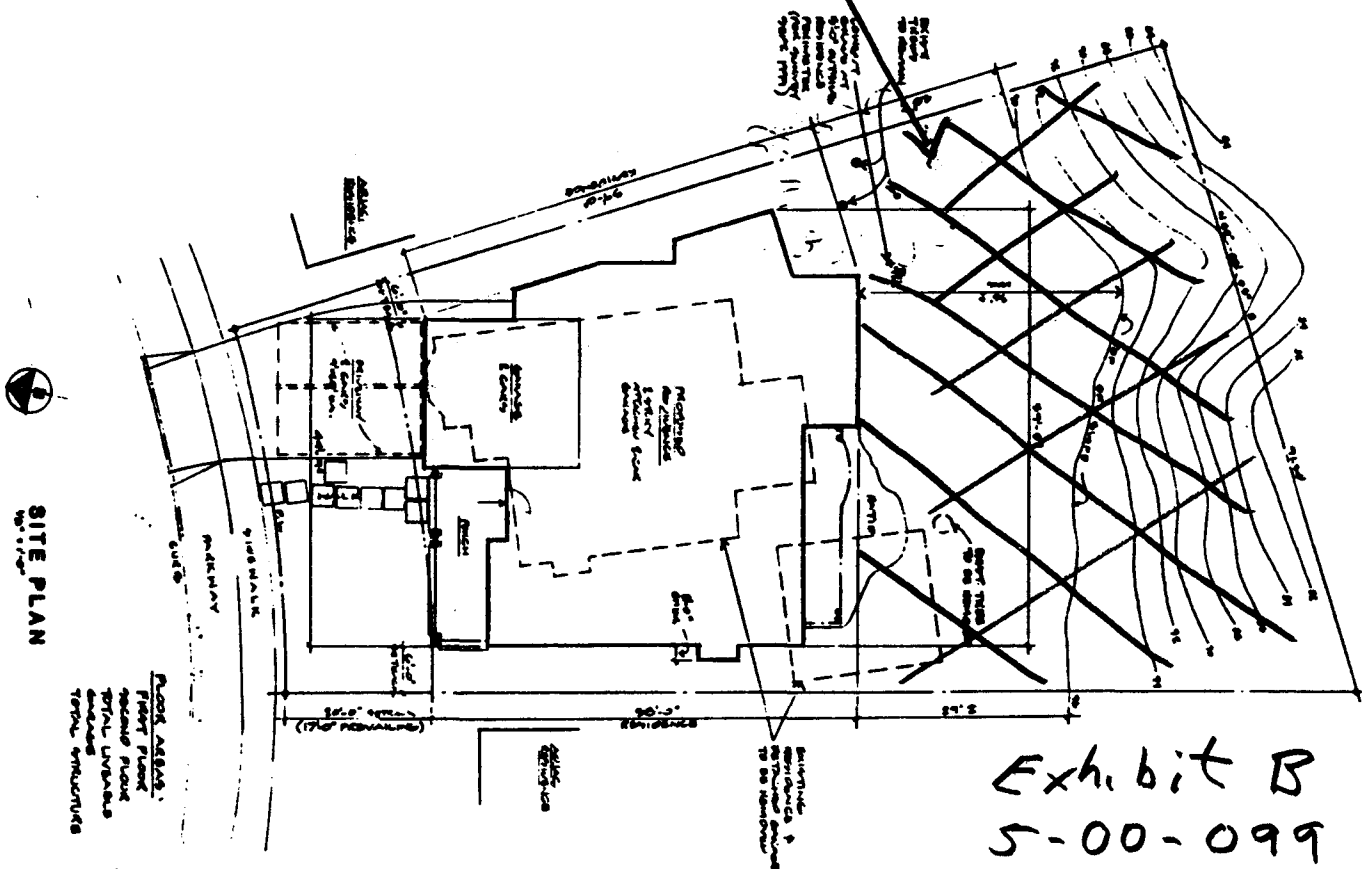


Exhibit B
5-00-099

SITE PLAN

PLANT AREA:
PARKING
DRIVEWAY
WALKWAY
LANDSCAPING
TOTAL: 1,000 SQ. FT.

4,000 SQ. FT.
1,000 SQ. FT.
4,000 SQ. FT.
4,000 SQ. FT.
4,000 SQ. FT.

CAHILL & LEESE ARCHITECTS

2428 BEVERLY AVE., SANTA MONICA, CA. 90405

TEL. (310) 392-9343

A RESIDENCE FOR MR. HUGH EVANS

522 ERSKINE DRIVE, PACIFIC PALISADES, CA. 90272

OCEAN TRAILS PROHIBITED INVASIVE ORNAMENTAL PLANTS

The species listed below are prohibited from use in landscaping on residential lots, parks, at the golf course clubhouse, and within the golf course proper. In addition to this list, all commercially available seed mixes are prohibited from use at Ocean Trails (variously called "grass mix", "turf mix", "wildflower mix", "meadow seed mix", and "pasture seed mix" mixes). Whenever a prohibited species is detected, the responsible party will be required to immediately remove the plant(s) and take appropriate measures to ensure non-recurrence of the plant species.

SCIENTIFIC NAME

COMMON NAME

<i>Acacia</i> sp. (all species)	Acacia
<i>Acacia cyclops</i>	Acacia
<i>Acacia dealbata</i>	Acacia
<i>Acacia decurrens</i>	Green Wattle
<i>Acacia longifolia</i>	Sidney Golden Wattle
<i>Acacia melanoxylon</i>	Blackwood Acacia
<i>Acacia redolens</i>	a.k.a. <i>A. Ongerup</i>
<i>Achillea millefolium</i> var. <i>millefolium</i>	Common Yarrow
<i>Agave americana</i>	Century plant
<i>Ailanthus altissima</i>	Tree of Heaven
<i>Aptenia cordifolia</i>	Red Apple
<i>Arctotheca calendula</i>	Cape Weed
<i>Arctotis</i> sp. (all species & hybrids)	African daisy
<i>Arundo donax</i>	Giant Reed or Arundo Grass
<i>Asphodelus fistulosus</i>	Asphodie
<i>Atriplex glauca</i>	White Saltbush
<i>Atriplex semibaccata</i>	Australian Saltbush
<i>Carpobrotus chilensis</i>	Ice Plant
<i>Carpobrotus edulis</i>	Hottentot Fig
<i>Centranthus ruber</i>	Red Valerian
<i>Chenopodium album</i>	Pigweed, Lamb's Quarters
<i>Chrysanthemum coronarium</i>	Annual chrysanthemum
<i>Cistus</i> sp. (all species)	Rockrose
<i>Cortaderia jubata</i> [<i>C. Atacamensis</i>]	Atacama Pampas Grass
<i>Cortaderia dioica</i> [<i>C. sellowana</i>]	Selloa Pampas Grass
<i>Cotoneaster</i> sp. (all species)	Cotoneaster
<i>Cynodon dactylon</i>	Bermuda Grass
<i>Cytisus</i> sp. (all species)	Broom
<i>Delosperma</i> 'Alba'	White Trailing Ice Plant
<i>Dimorphotheca</i> sp. (all species)	African daisy, Cape marigold, Freeway daisy
<i>Drosanthemum floribundum</i>	Rosea Ice Plant
<i>Drosanthemum hispidum</i>	Purple Ice Plant
<i>Eucalyptus</i> (all species)	Eucalyptus
<i>Eupatorium coelestinum</i> [<i>Ageratina</i> sp.]	Mist Flower
<i>Foeniculum vulgare</i>	Sweet Fennel
<i>Gazania</i> sp. (all species & hybrids)	Gazania
<i>Genista</i> sp. (all species)	Broom
<i>Hedera canariensis</i>	Algerian Ivy
<i>Hedera helix</i>	English Ivy

Exhibit C
1 of 2
5-00-099

*Ipomoea acuminata**Lampranthus spectabilis**Lantana camara**Limonium perezii**Linaria bipartita**Lobularia maritima**Lonicera japonica* 'Halliana'*Lotus corniculatus**Lupinus* sp. (all non-native species)*Lupinus arboreus**Lupinus texanus**Malephora crocea**Malephora luteola**Mesembryanthemum crystallinum**Mesembryanthemum nodiflorum**Myoporum laetum**Nicotiana glauca**Oenothera berlandieri**Olea europea**Opuntia ficus-indica**Osteospermum* sp. (all species)*Oxalis pes-caprae**Pennisetum clandestinum**Pennisetum setaceum**Phoenix canariensis**Phoenix dactylifera**Plumbago auriculata**Ricinus communis**Rubus procerus**Schinus molle**Schinus terebinthifolius**Senecio mikanioides**Spartium junceum**Tamarix chinensis**Trifolium fragiferum**Tropaeolum majus**Ulex europaeus**Vinca major*

Blue dawn flower,

Mexican morning glory

Trailing Ice Plant

Common garden lantana

Sea Lavender

Toadflax

Sweet Alyssum

Hall's Honeysuckle

Birdsfoot trefoil

Lupine

Yellow bush lupine

Texas blue bonnets

Ice Plant

Ice Plant

Crystal Ice Plant

Little Ice Plant

Myoporum

Tree Tobacco

Mexican Evening Primrose

Olive tree

Indian fig

Trailing African daisy, African daisy,

Cape marigold, Freeway daisy

Bermuda Buttercup

Kikuyu Grass

Fountain Grass

Canary Island date palm

Date palm

Cape leadwort

Castorbean

Himalayan blackberry

California Pepper Tree

Florida Pepper Tree

German Ivy

Spanish Broom

Tamarisk

Strawberry clover

Nasturtium

Prickley Broom

Periwinkle

EXhibit C
2 of 2
5-00-099

ADDRESS

522 E. Skunk d

City of Los Angeles - Department of Building and Safety

Permit Application:

GRADING PRE-INSPECTION REPORT

Plan Tag No.

L 9857

C.D. 11

TRACT 9300

BLOCK 112 LOT(S) 6

Purpose: SFD ATT Garage

Property Posted Yes ☐ No ☒Fees paid CPM Yes ☒ No ☐Posting Yes ☐ No ☒

INSPECTORS REPORT OF FIELD CONDITIONS

Approved Graded Lot Yes ☐ No ☒ Bearing Values Code 114100Fill over 100 Feet Yes ☐ No ☒ Building FH Yes ☐ No ☒

Slope of Surface Ascending Descending

Natural Soil Classification Per Table 18.1.A

Set

Height

Height

Height

Natural

Sewer Available

Yes ☒ No ☐Site Above ☒ Below ☐ Street

Condition of Street for Drainage Purposes

Recommended Termination of Drainage

Driveway Grade % Existing ☐ Proposed ☒ Maximum Rough Grade Allowed 10

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

1. ☐ A grading permit is required for2. ☐ A retaining wall permit is required3. ☐ OSHA permit required for4. ☒ All footings shall be founded in undisturbed natural soil per Code.5. ☒ Comply with provisions of Section 91.1804.4 for expansive soil condition.6. ☒ In the event excavations reveal unfavorable conditions, the services of a soils engineer and/or geologist may be required.7. ☐ 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 on8. ☐ Reports submitted with plans. Yes ☐ No ☐9. ☐ Incorporate all recommendations of the approved geological and/or soils reports and Department letters dated into this plan. Soils engineer10. ☐ Site is subject to mudflow. Comply with provisions of Section 91.7014.3.11. ☐ Buildings shall be located clear of the toe of all slopes which exceed a gradient of 3 horizontal to 1 vertical as per Section 91.1808.4.2.12. ☒ Footings shall be set back from the descending slope surface exceeding 3 horizontal to 1 vertical as per Section 91.1808.4.3.13. ☐ Swimming pools and spas shall be set back from descending and ascending slopes as per Section 91.1808.4.4.14. ☐ Department approval is required for construction of slopes steeper than 2 horizontal to 1 vertical15. ☐ Provide complete details of engineered temporary shoring or slot cutting procedures on plans. Call for inspection before excavation begins.16. ☒ All concentrated drainages, including roof water, shall be concluded, via gravity, to the street or an approved location at a 2% minimum.17. ☐ A Registered Deputy Inspector is required for18. ☐ 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.19. ☐ 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."20. ☐ Existing non-conforming slopes shall be cut back at 2:1 (26%) or retained.21. ☐ All cut or fill slopes shall be no steeper than 2:1 (26%).22. ☐ Grading General Requirements (B-184) shall be attached to and made a part of the plans.23. ☐ Stakes and flag the property lines in accordance with a licensed survey map.24. ☐ Approval required by the Department of

for

ADDITIONAL REQUIREMENTS:

Note: Addressed letter per part is Registered for Existing House & Garage

The parking will be per attached

See reverse for additional requirements and/or comments

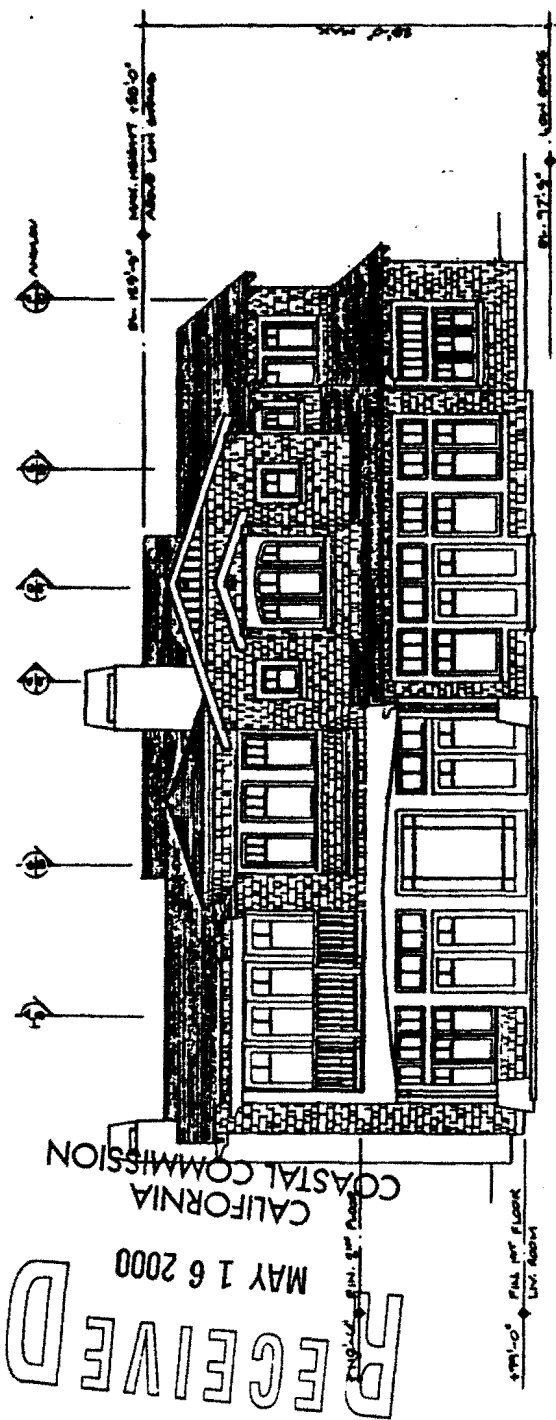
Inspector

Date 2-23-2000

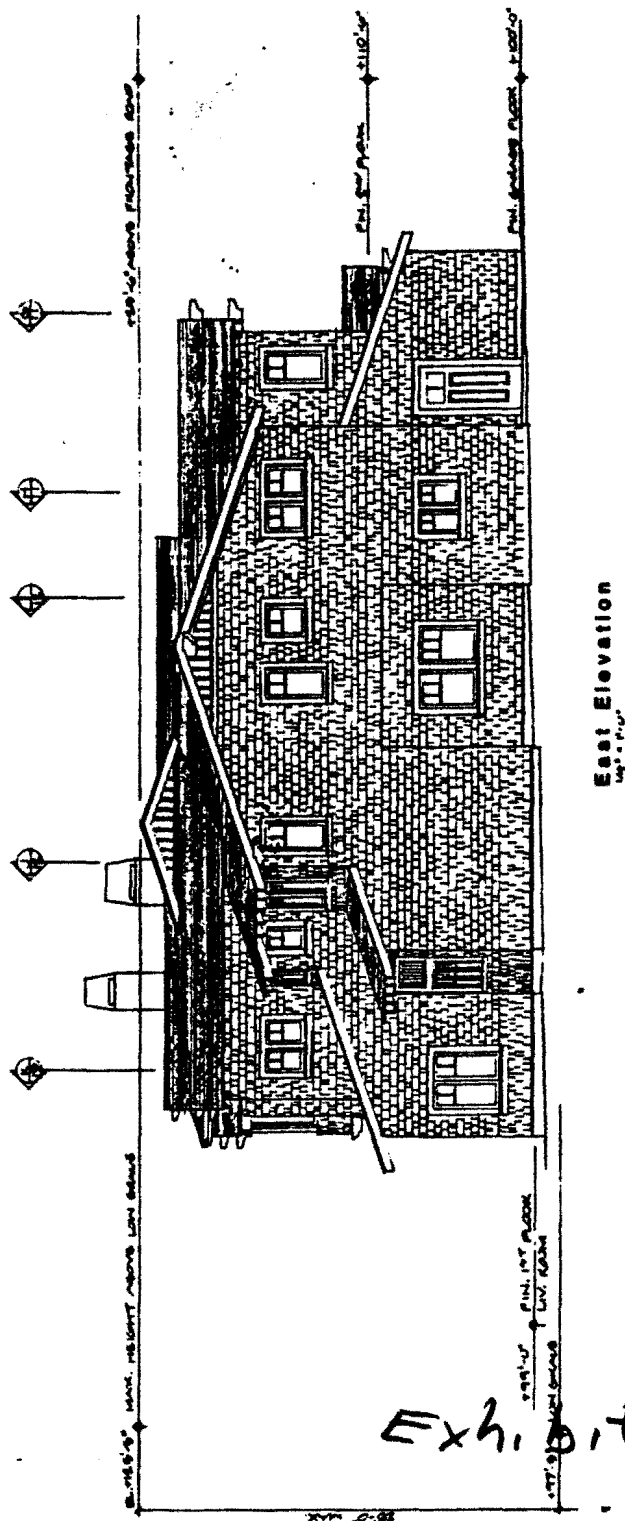
Dist. Office

CWA

4-00-099



South Elevation

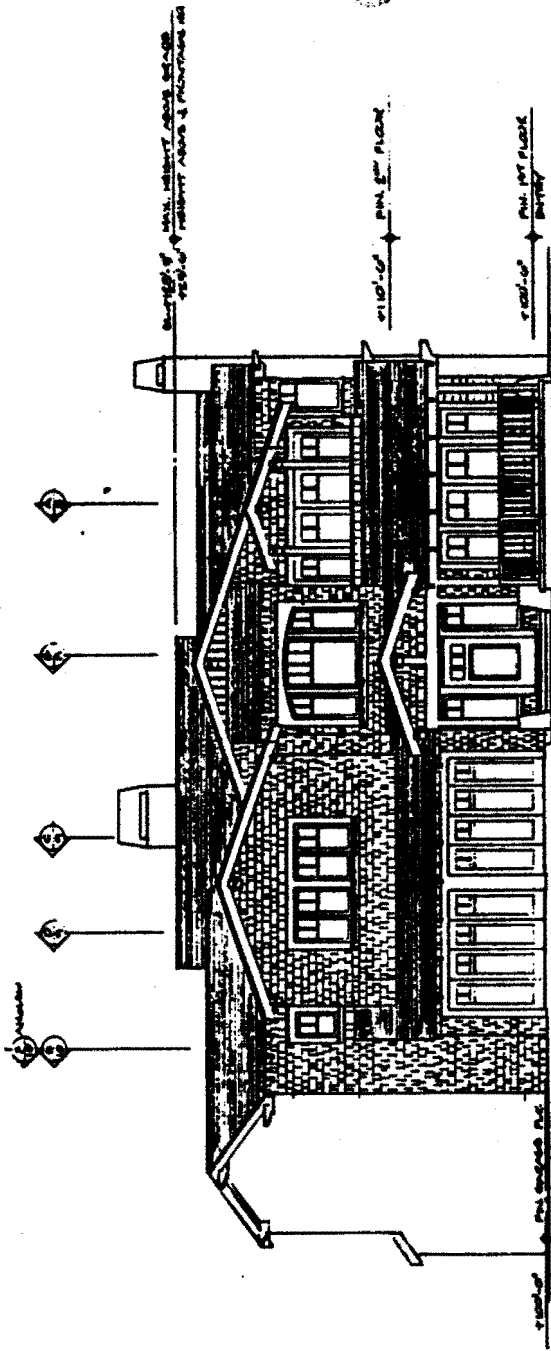


East Elevation

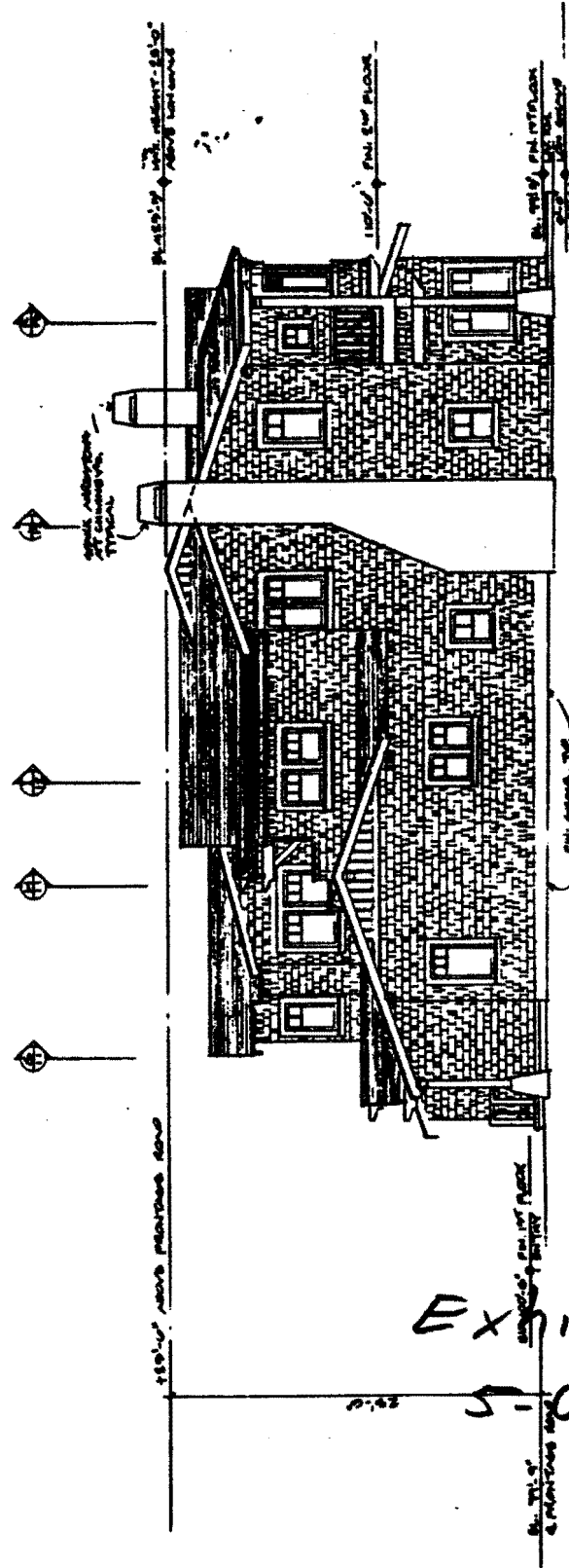
RECEIVED
MAY 16 2000
CALIFORNIA
COASTAL COMMISSION

Exhibit E

5-09-099



North Elevation



West Elevation

RECEIVED
MAY 16 2000
CALIFORNIA
COASTAL COMMISSION

Exhibit F
5-00-099

RECEIVED

MAY 16 2000

CALIFORNIA
COASTAL COMMISSION

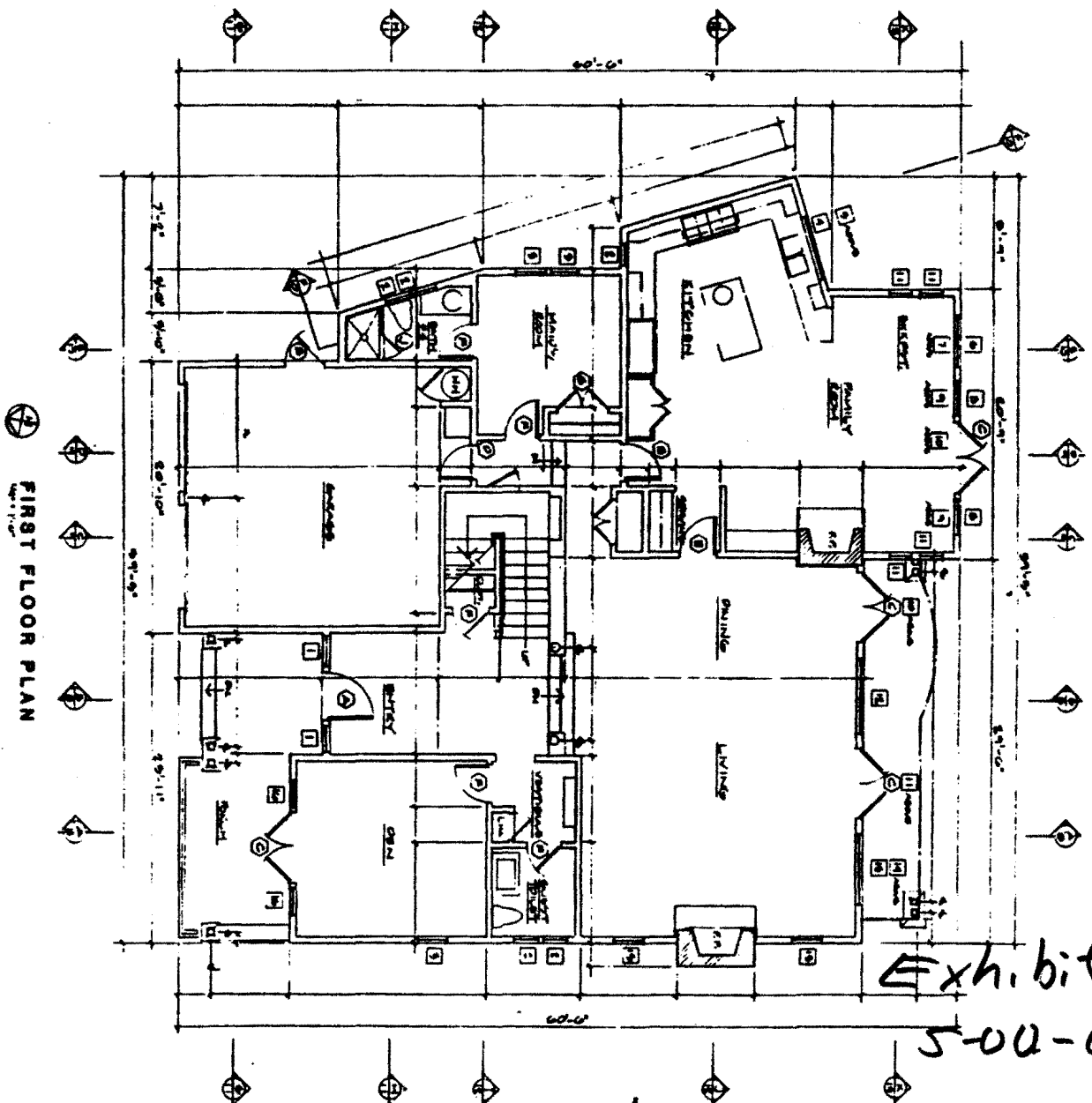


Exhibit G
5-02-099

CAHILL & LEESE ARCHITECTS

2428 BEVERLY AVE., SANTA MONICA, CA. 90405

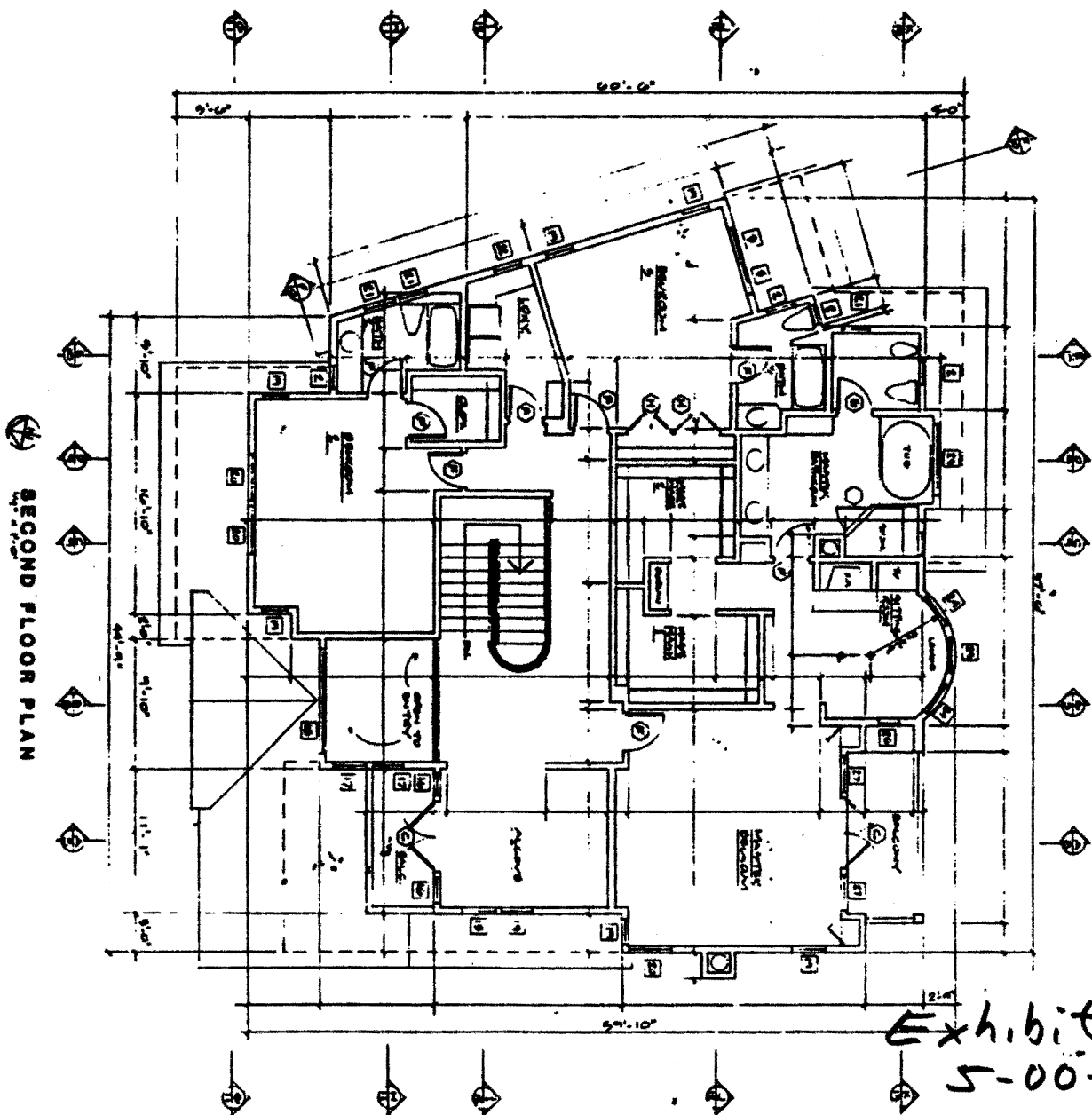
TEL. (310) 392-9343

A RESIDENCE FOR MR. HUGH EVANS

622 ERSKINE DRIVE, PACIFIC PALISADES, CA. 90272

RECEIVED
MAY 16 2000

CALIFORNIA
COASTAL COMMISSION



CAHILL & LEESE ARCHITECTS

2428 BEVERLY AVE., SANTA MONICA, CA. 90405

TEL. (310) 392-9343

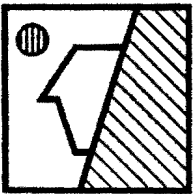
A RESIDENCE FOR MR. HUGH EVANS

532 ENGINE DRIVE, PACIFIC PALISADES, CA. 90272

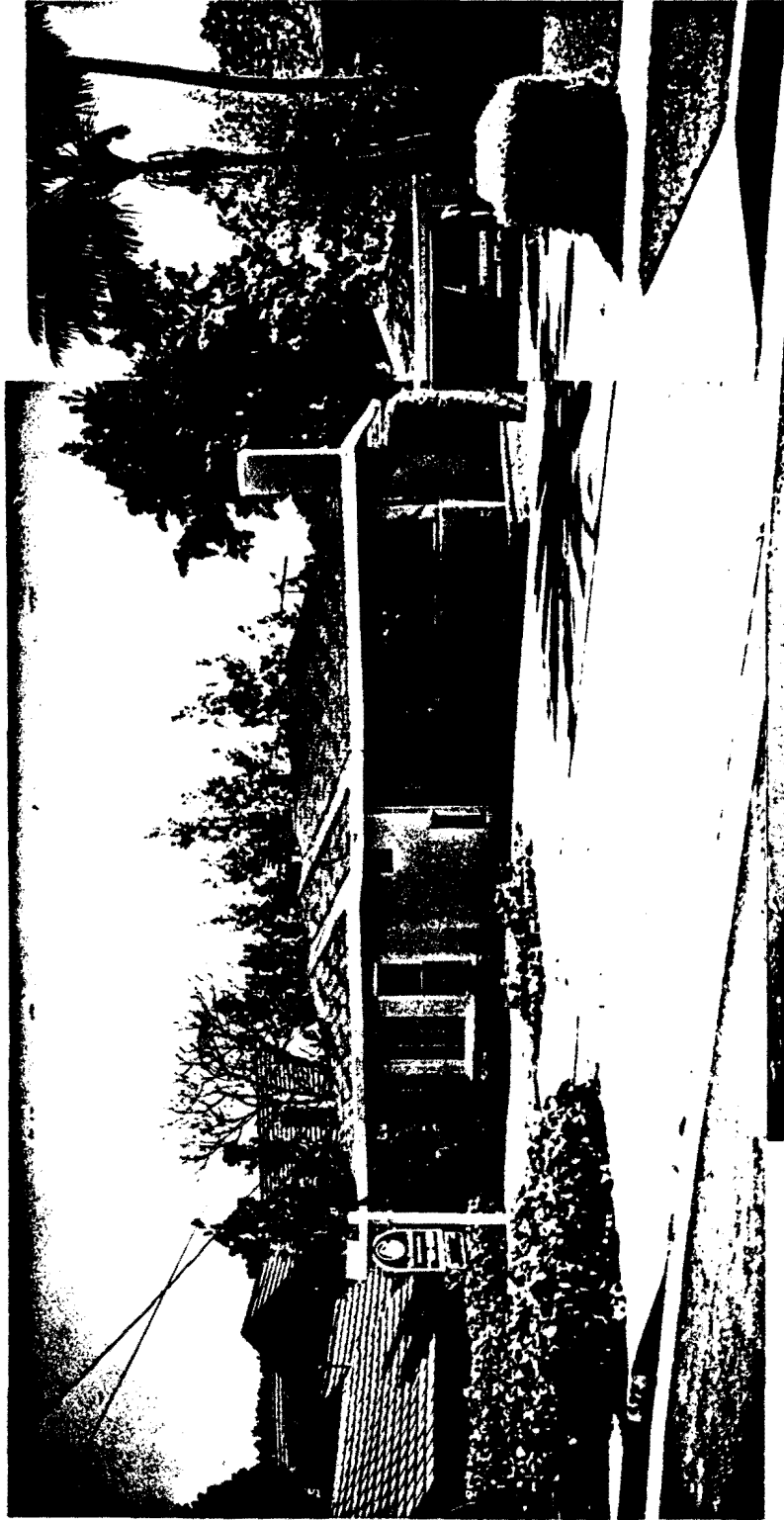
Grover-Hollingsworth and Associates, Inc.
Geotechnical Consultants

GH7698-T

CLIENT EVANS



1.



Existing House

Exhibit I
5-00-099

