

CALIFORNIA COASTAL COMMISSION

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



Filed: 3/14/03
 49th Day: 5/2/03
 180th Day: 9/10/03
 Staff: AJP-LB
 Staff Report: 4/14/03
 Hearing Date: 5/6-9/03

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STAFF REPORT: CONSENT CALENDAR

APPLICATION NUMBER: 5-03-011
APPLICANT: S&P, LLC
AGENT: Ken Genser
PROJECT LOCATION: 216 N. Toyopa Drive

PROJECT DESCRIPTION: Construction of a 7,096 square foot, 28 foot high, single-family residence with an attached 3-car garage, and swimming pool. Project will require trimming existing slope to a 1:1 gradient, removing existing retaining walls and construction of a 16-foot high retaining wall along the eastern portion of the property.

Lot Area:	17,230 square feet
Building Coverage:	4,131 square feet
Pavement Coverage:	3,498 square feet
Landscape Coverage:	9,601 square feet
Parking Spaces:	3
Zoning:	RE20-1 Single-family Residential
Ht above final grade:	28 feet

LOCAL APPROVALS RECEIVED: City of Los Angeles Approval In Concept

SUMMARY OF STAFF RECOMMENDATION:

Staff recommends that the Commission approve the proposed project with special conditions requiring: 1) submittal of landscaping plans; 2) submittal of erosion and runoff control plans; 3) recordation of an assumption of risk deed restriction; 4) conformance with geologic and soil recommendations; and 5) recordation of a deed restriction against the property, referencing all of the Standard and Special Conditions contained in this staff report.

STAFF RECOMMENDATION:

The staff recommends that the Commission adopt the following resolution:

I. MOTION, STAFF RECOMMENDATION AND RESOLUTION FOR 5-03-011:

Staff recommends that the Commission make the following motion and adopt the following resolution:

MOTION: *I move that the Commission approve Coastal Development Permit #5-03-011 pursuant to the staff recommendation.*

STAFF RECOMMENDATION OF APPROVAL:

Staff recommends a **YES** vote. Passage of this motion will result in approval of the permit as conditioned and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

RESOLUTION TO APPROVE THE PERMIT:

The Commission hereby approves a permit, subject to the conditions below, for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the provisions of Chapter 3 of the California Coastal Act and 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. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/ or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternative that would substantially lessen any significant adverse impacts of the development on the environment.

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. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
4. 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.
5. 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. Landscape Plan

A. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicants shall submit, for the review and written approval of the Executive Director, a final landscaping plan. The landscaping plan shall conform with the following requirements: (a) all plants shall be low water use plants as defined by the University of California Cooperative Extension and the California Department of Water Resources in their joint publication: "*Guide to estimating irrigation water needs of landscape plantings in California*". (b) The applicant shall not employ invasive, non-indigenous plant species, which tend to supplant native species as identified on the California Native Plant Society publication "California Native Plant Society, Los Angeles -- Santa Monica Mountains Chapter handbook entitled Recommended List of Native Plants for Landscaping in the Santa Monica Mountains, January 20, 1992 " and/or by the California Exotic Pest Council. (c) No permanent irrigation system shall be allowed within the property. Temporary, aboveground irrigation to allow the establishment of the plantings is allowed. (d) Use of California native plants indigenous to the Pacific Palisades/ Santa Monica Mountains area is encouraged. (e) All required plantings shall be maintained in good growing condition throughout the life of the project, and whenever necessary, shall be replaced with new plant materials to ensure continued compliance with the landscape plan.

B. The permittee shall undertake development in accordance with the approved final plans. 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.

2. Erosion and Runoff Control Plans

Erosion Control Plan

- I. The erosion control plan shall demonstrate that:
 - (a) During construction, erosion on the site shall be controlled to avoid adverse impacts on adjacent properties.
 - (b) The following temporary erosion control measures shall be used during construction: sand bags, a desilting basin and silt fences.
 - (c) Following construction, erosion on the site shall be controlled to avoid adverse impacts on adjacent properties and public streets.
 - (d) The following permanent erosion control measures shall be installed: a drain to direct roof and front yard runoff to the street; no drainage shall be directed to rear yard slope; no drainage shall be retained in front yard.

- II. The plan shall include, at a minimum, the following components:
 - (a) A narrative report describing all temporary run-off and erosion control measures to be used during construction and all permanent erosion control measures to be installed for permanent erosion control.
 - (b) A site plan showing the location of all temporary erosion control measures.
 - (c) A schedule for installation and removal of the temporary erosion control measures.
 - (d) A site plan showing the location of all permanent erosion control measures.
 - (e) A schedule for installation and maintenance of the permanent erosion control measures.

Run-off Control Plan

- I. The run-off control plan shall demonstrate that:
 - (a) Run-off from the project shall not increase the sediment or pollutant load in the storm drain system.
 - (b) Run-off from all roofs, patios, driveways and other impervious surfaces on the site shall be collected and discharged to avoid ponding or erosion either on or off the 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. **ASSUMPTION OF RISK, WAIVER OF LIABILITY AND INDEMNITY**

By acceptance of this permit, the applicant acknowledges and agrees (i) that the site may be subject to hazards from erosion, landslide, or 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.

4. **Conformance of Design and Construction Plans to Geotechnical Report**

A. All final design and construction plans, including foundations, grading and drainage plans, shall be consistent with all recommendations contained in the Geotechnical and Geologic Engineering report prepared by Ralph Stone and company, Inc., dated December 7, 1999. **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 soil and 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.

5. **Deed Restriction**

PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and approval documentation demonstrating that the applicant has executed and recorded against the parcel(s) governed by this permit a deed restriction, in a form and content acceptable to the Executive Director: (1) indicating that, pursuant to this permit, the California Coastal Commission has authorized development on the subject property, subject to terms and conditions that restrict the use and enjoyment of that property; and (2) imposing the Special Conditions of this permit as covenants, conditions and restrictions on the use and enjoyment of the Property. The deed restriction shall include a legal

description of the entire parcel or parcels governed by this permit. The deed restriction shall also indicate that, in the event of an extinguishment or termination of the deed restriction for any reason, the terms and conditions of this permit shall continue to restrict the use and enjoyment of the subject property so long as either this permit or the development it authorizes, or any part, modification, or amendment thereof, remains in existence on or with respect to the subject property.

IV. FINDINGS AND DECLARATIONS:

The Commission hereby finds and declares:

A. Project Description and Location

The applicant proposes the construction of a 7,096 square foot, 28 foot high, single-family residence with an attached 3-car garage, and swimming pool. Project will require trimming existing slope to a 1:1 gradient and construction of a 16-foot high retaining wall along the eastern portion of the property.

The project site is a 17,230 square foot parcel. The site is located on the east side of Toyopa Drive, approximately 1,200 feet northwest from the intersection of Pacific Coast Highway and Chautauqua Boulevard, within the Pacific Palisades area of the City of Los Angeles (see Exhibit No. 1).

The subject site consists of a level building pad and a rear slope that descends approximately 56 feet, at a gradient of approximately $\frac{3}{4}$:1, to Corona Del Mar Street below.

The project site is currently vacant. Two existing retaining walls, varying from one and half feet to four feet high, and walkway, are located at the top of the slope. The existing retaining walls do not meet current building codes and will be removed and replaced with a single 16-foot high retaining wall. The area behind the wall will be backfilled and leveled with the rear yard, which will be lowered approximately 1-2 feet to an elevation of approximately 187 feet. The slope in front of the wall will be trimmed back approximately 1-3 feet to a gradient of 1:1, as required by the City of Los Angeles, to reduce slope sloughing and debris falling onto the road below. All drainage will be directed to the street through non-erosive drainage devices. The applicant has also indicated that the slope will be landscaped using drought tolerant non-invasive vegetation.

The project site is located within a developed single-family residential neighborhood. The parcel is one of two adjoining vacant parcels that the applicant is proposing to develop with a single-family residence. The applicant has submitted a second application for the adjoining lot (application No. 5-03-12).

B. Development

As proposed, the development is located within an existing developed area and is compatible with the character and scale of the surrounding area. The project provides adequate parking based on the Commission's typically applied standards. Therefore, the Commission finds that the development conforms with Sections 30250, 30251, and 30252 of the Coastal Act.

C. Water Quality

The proposed development has a potential for a discharge of polluted runoff from the project site into coastal waters. The development, as proposed and as conditioned, incorporates design features to minimize the effect of construction and post-construction activities on the marine environment. These design features include, but are not limited to, the appropriate management of equipment and construction materials, reducing runoff through the use of permeable surfaces, the use of non-invasive drought tolerant vegetation to reduce and treat the runoff discharged from the site, and for the use of post-construction best management practices to minimize the project's adverse impact on coastal waters. Therefore, the Commission finds that the proposed development, as conditioned, conforms with Sections 30230 and 30231 of the Coastal Act regarding the protection of water quality to promote the biological productivity of coastal waters and to protect human health.

D. Deed Restriction

To ensure that any prospective future owners of the property are made aware of the applicability of the conditions of this permit, the Commission imposes one additional condition requiring that the property owner record a deed restriction against the property, referencing all of the above Special Conditions of this permit and imposing them as covenants, conditions and restrictions on the use and enjoyment of the Property. Thus, as conditioned, this permit ensures that any prospective future owner will receive actual notice of the restrictions and/or obligations imposed on the use and enjoyment of the land in connection with the authorized development, including the risks of the development and/or hazards to which the site is subject, and the Commission's immunity from liability.

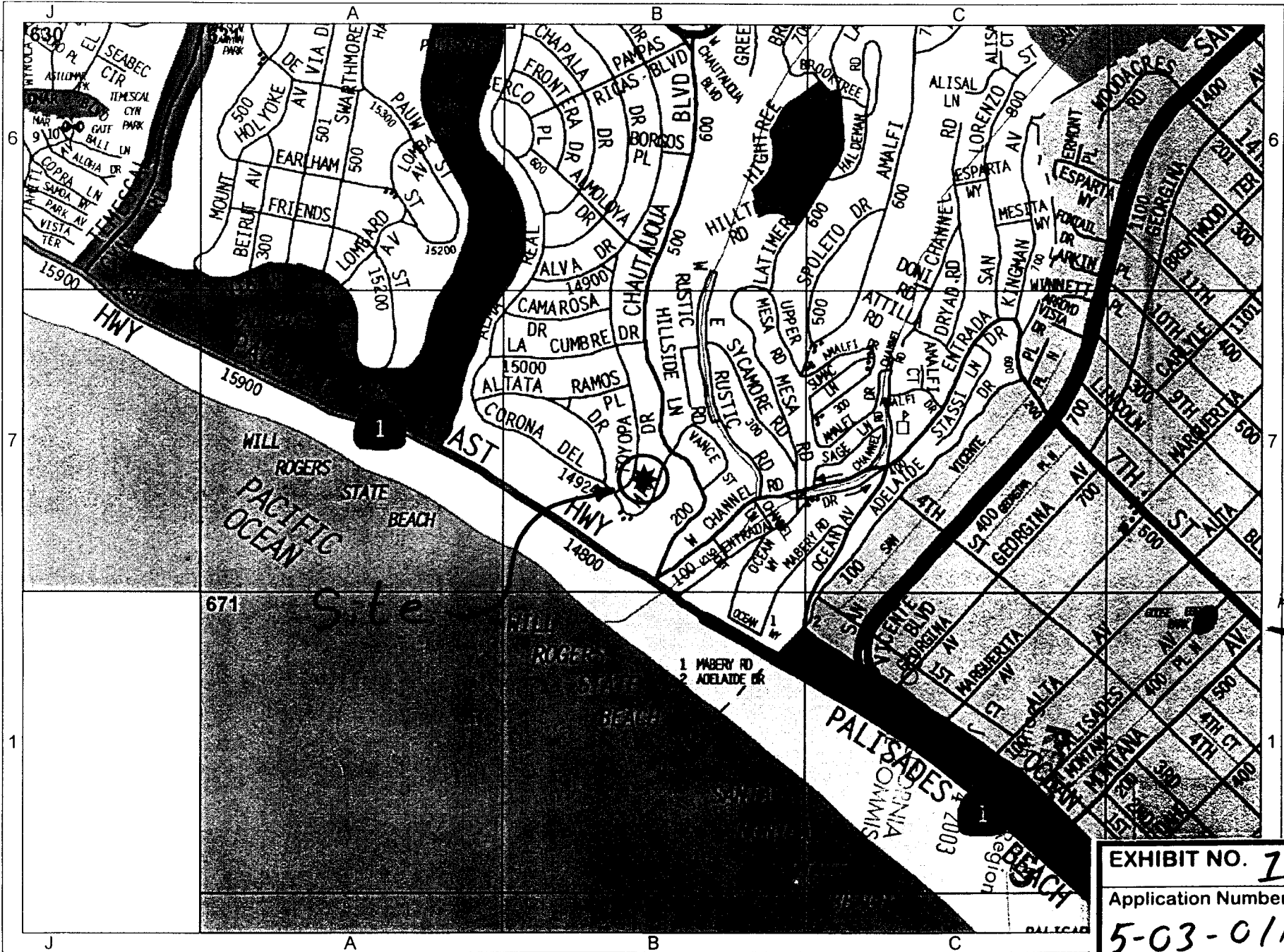
E. Local Coastal Program

Coastal Act section 30604(a) states that, prior to certification of a local coastal program ("LCP"), a coastal development permit can only be issued upon a finding that the proposed development is in conformity with Chapter 3 of the Act and that the permitted development will not prejudice the ability of the local government to prepare an LCP that is in conformity with Chapter 3. The Pacific Palisades area of the City of Los Angeles has neither a certified LCP nor a certified Land Use Plan. As conditioned, the proposed development will be consistent with Chapter 3 of the Coastal Act. Approval of the project, as conditioned, 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 of the Coastal Act.

F. California Environmental Quality Act

As conditioned, there are no feasible alternatives or additional feasible mitigation measures available that would substantially lessen any significant adverse effect that the activity may have on the environment. Therefore, the Commission finds that the proposed project, as conditioned to mitigate the identified impacts, is the least environmentally damaging feasible alternative and can be found consistent with the requirements of the Coastal Act to conform to CEQA.



★ 216 Toyopa Dr, Pacific Palisades, 90272, Page & Grid 631 B7

EXHIBIT NO. 7
Application Number
5-03-011
Vicinity Map
California Coastal Commission

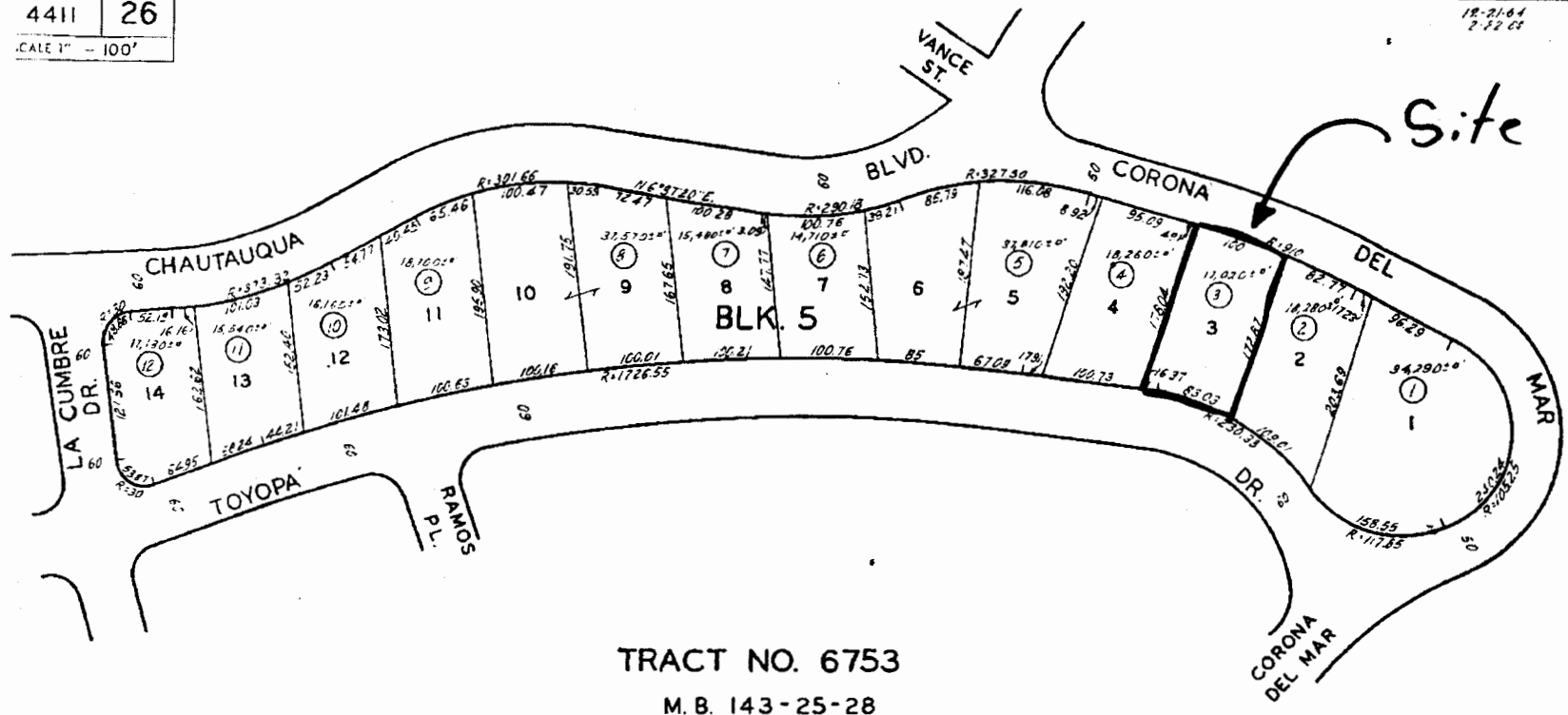
View Enlarged Map

View Printing Instructions

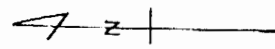
County of Los Angeles Rick Auerbach, Assessor

4411 26
SCALE 1" = 100'

18-21-64
2-22-65



TRACT NO. 6753
M. B. 143-25-28



CODE
67

FOR PREV. ASSMT. SEE: 4 411-26

EXHIBIT NO. 2
Application Number
5-03-011
Parcel Map

D FOR EXCAVATION,
IMPACTS OF SOIL,
ING WALLS NOT A
OR WORK IN THE

UND INTO NATURAL
D COMPACTED FILL AS

SAFE INCLUDING ROOF
LED TO THE STREEL IN
MIN SLOPE PROVIDE
AND DRAIN PIPE AT

14 BE COMPACTED BY
MINIMUM 95%
DETERMINED BY ASTM
S SHALL BE PROVIDED
THE SOILS ENGINEER
BOTTOM AND LEAVE A
FOR THE GRADING
INSPECTOR IS TO BE
ADING BEGINS AND, FOR
ONE FILL IS PLACED FILL
OBTAIN APPROVAL OF THE

REMENTS (B 104) SHALL
OF A PART OF THE

ENGINEERING REPORT BY
A 12/7/99, UPDATE
L.A. CITY APPROVAL
10/01/02 ARE HEREBY
ASS COMPLY WITH ALL

REQUIREMENTS CONTAINED, SEE EXEMPTS ON
SHEET G2

8 PROPERTY BOUNDARIES, SITE FEATURES, AND
ELEVATIONS AS SHOWN ARE BASED ON SURVEY
PROVIDED BY OWNER AND REPRODUCED ON
SHEET G3. INFORMATION SHOULD NOT BE RELIED
UPON AS BEING EXACTLY ACCURATE, BUT MUST
BE VERIFIED.

9 THESE PLANS DO NOT INCLUDE LANDSCAPING AND
SIDEWORK, EXCEPT AS NOTED. ALL SITE WORK
SHOWN TO BE VERIFIED WITH OWNER.

10 FINISH GRADES TO SLOPE AWAY FROM BUILDING
PERIMETER AT A MIN. 2% GRADIENT WITHIN 5 FEET
OF BUILDING.

11 VERIFY ALL UTILITY SERVICE LOCATIONS AND
PROVISIONS WITH LOCAL UTILITY COMPANY AND
OWNER.

12 CONTRACTOR TO OBTAIN A CONSTRUCTION
PERMIT FOR ALL WORK IN PUBLIC RIGHT-OF-WAY.
OBTAIN OSHA PERMIT FOR ANY TRENCHES OR
EXCAVATIONS 5' OR MORE IN DEPTH.

13 AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL
BE INSTALLED ON THE FUEL GAS LINE ON THE
DOWN STREAM SIDE OF THE UTILITY METER AND
BE RIGHTLY CONNECTED TO THE EXTERIOR OF THE
BUILDING OR STRUCTURE CONTAINING THE FUEL
GAS PIPING.

14 ALL RETAINING WALLS SHALL BE PROVIDED WITH
APPROVED WATERPROOFING ON THE BACKSIDE
AND PROVIDED WITH A PERFORATED BACKDRAIN
AT BASE OF THE WALL. VERIFY WATERPROOFING
METHODS AND MATERIALS.

ESTIMATED GRADING QUANTITIES

	CUBIC YDS.
CUT:	
BUILDING PAD	337
REAR SLOPE	158
POOL EXCAVATION	135
TOTAL CUT:	630
FILL:	
PAD (@ REAR RET. WALL)	144
EXPORT: (630-144)	486
REMOVAL & RECOMPACT	615
AREA OF RETAINING WALLS (WALL AND GRADE BEAM)	2833 SQ. FT.

SUMMARY - 2 1/2 TOYOPA (MEDITERRANEAN)

LEGAL DESCRIPTION	LOT 3, TRACT 6753
ZONE	RES-1
LOT AREA	17,330 SQ. FT.
NUMBER OF STORIES	3
BUILDING HEIGHT	37'-10"
MAX. BT ABOVE CENTERLINE OF TOYOPA	27'-6"
NUMBER OF PARKING SPACES	3 (COVERED)
CONSTRUCTION TYPE	V-N
OCCUPANCY	R-3
THOMAS BROG. MAP GUIDE	631-87
AREAS: (INCL. EXTER. WALLS)	
1 ST FLOOR TOTAL	4331 SQ. FT.
HABITABLE	3388 SQ. FT.
GARAGE	751 SQ. FT.
2 ND FLOOR	3716 SQ. FT.
TOTAL HABITABLE	7094 SQ. FT.
TOTAL HABITABLE & GARAGE	7847 SQ. FT.

NOTE: PROJECT CONFORMS TO ALL L.A. CITY ZONING
REQUIREMENTS AND ARCHITECTURAL GUIDELINES OF THE
BURLINGTON PALMSDALES PROPERTY OWNERS CORPORATION

Los Angeles City Planning
COASTAL ZONE PLAN APPROVAL

Single Jurisdiction

Dual Jurisdiction

File No. FA-2007-7272-AC

Approved by: [Signature]

Date: 12-13-02

RECEIVED
South Coast R

JAN 14 20

CALIFORNIA
COASTAL COMMISSION

6" DIA UNDERGROUND
DRAIN - CONNECT
TO STORM SEWER

TRIM EXISTING SLOPE
TO 1% AS REQ'D BY
L.A. CITY & GEOTECH.
ENGINEER

PROMA DEL MAR

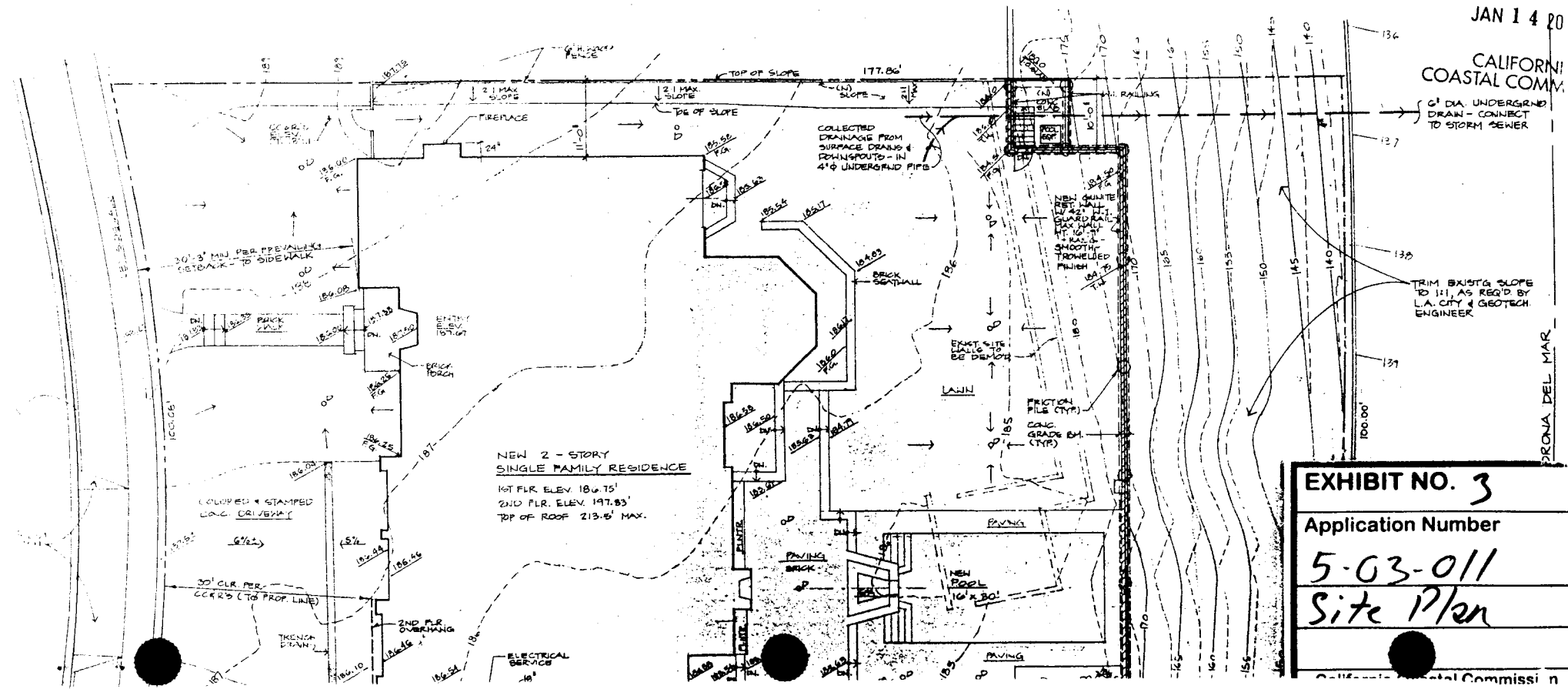
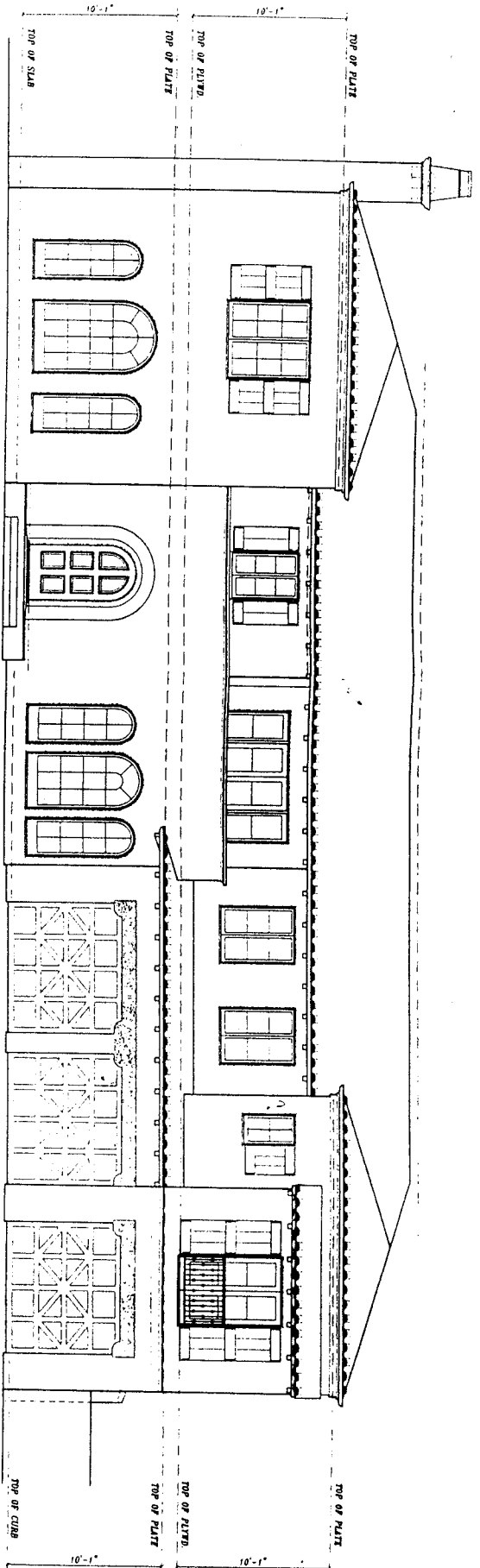
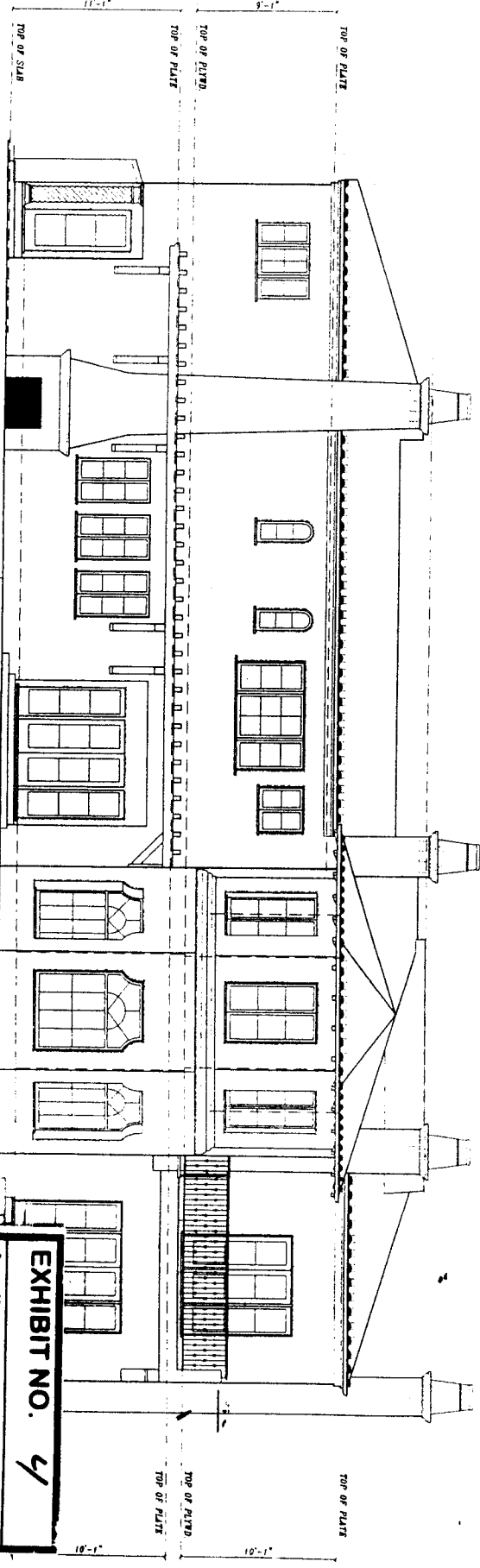


EXHIBIT NO. 3
Application Number
5-03-011
Site Plan



FRONT (WEST) ELEVATION

1/4" = 1'-0"



REAR (EAST)

1/4" = 1'-0"

EXHIBIT NO. 4
 Application Number
5-03-C11
Elevation

BOARD OF
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CALIFORNIA



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301 NORTH FLORENDA STREET
LOS ANGELES, CA 90012

ANDREW A. ADRIAN, PE
GENERAL MANAGER
TOM WHELAN
EXECUTIVE DEPUTY

September 19, 2002

CALIFORNIA
COASTAL COMMISSION

APPROVAL LETTER

Log # 37744

SOILS/GEOLOGY FILE - 2

Steve Meebos
1466 Bienvenida Av
Pacific Palisades, CA 90272

TRACT: 6753
LOTS: 3/4
LOCATION: 222 / 226 Toyopa Dr (aka 216/224 Toyopa Dr.)

<u>CURRENT REFERENCE</u> <u>REPORT/LETTER(S)</u>	<u>REPORT</u> <u>NO.</u>	<u>DATE(S) OF</u> <u>DOCUMENT</u>	<u>PREPARED BY</u>
Geology/Soil Report	4820	07/29/2002	Ralph Stone & Co
<u>PREVIOUS REFERENCE</u> <u>REPORT/LETTER(S)</u>	<u>REPORT</u> <u>NO.</u>	<u>DATE(S) OF</u> <u>DOCUMENT</u>	<u>PREPARED BY</u>
Geology/Soil Report	4820	12/07/1999	Ralph Stone & Co
Department Letter	29593	01/21/2000	LADBS

The referenced report concerning the proposed construction of a single-family residence with basement, swimming pool and rear-yard retaining wall on each of the subject lots has been reviewed by the Grading Section of the Department of Building and Safety.

A previous Department Approval Letter dated 01/21/2000, Log # 29593 was issued in response to the construction proposed in the 12/07/1999 report. The consultants have stated in the current report that the project essentially remains the same, except for adding a partial basement on each lot. Additional recommendations for the design of the basement retaining wall have been included. Temporary excavation up to 12 feet in height will be required.

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

1. The portion of all un-surcharged temporary vertical excavations greater than 5 feet shall be sloped back to 1:1 horizontal to vertical slope gradient, as recommended.
2. A supplementary report with calculations to justify the safety factor shall be submitted to the Department in case slot cuts are used during temporary excavation to support surcharged loads from existing structures. The calculations shall include the height of the project.

AN EQUAL EMPLOYMENT OPPORTUNITY - AFFIRMATIVE ACTION EMPLOYER

EXHIBIT NO. 5
APPLICATION NO. 5-03-011
<i>City of LA Geologic Review & Approval Letter</i>
California Coastal Commission

Page 2

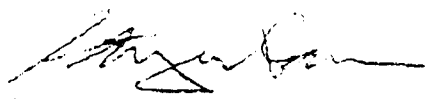
222 / 226 Toyopa Dr (aka 216/224 Toyopa Dr.)

cuts, ~~the~~ type and magnitude of the surcharge load, and the setback of the surcharging footings from the excavation

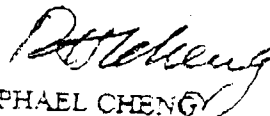
3 Basement retaining walls up to a maximum height of 12 feet with a level backslope shall be designed for a minimum lateral earth pressure plus surcharge load as recommended in page 2 and Plate 1 of the report dated 7/29/02.

4 All conditions contained in previous Department Letter dated 01/21/2000, Log # 29593 shall remain applicable and shall be complied with.

DAVID HSU
Chief of Grading Section



STEPHEN DAWSON
Engineering Geologist I



RAPHAEL CHENG
Geotechnical Engineer I

SD:RC.sd/rc
37744
(213) 977-6329

cc. Steve Meebos
Ralph Stone & Co. Inc.
WLA District Office

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JAN 14 2000

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MAYOR

DEPARTMENT OF
BUILDING AND SAFETY

ANDREW A. ABELMAN
GENERAL MANAGER

WALT KRUKOW
EXECUTIVE OFFICER

January 21, 2000

Log # 29593

SOILS/GEOLOGY FILE - 2

Steve Meehos
1466 Bienvenida Av
Pacific Palisades, CA 90272

TRACT: 5753
LOTS: 3 / 4
LOCATION: 222 / 226 Toyopa Dr

<u>CURRENT REFERENCE</u> <u>REPORT/LETTER(S)</u>	<u>REPORT</u> <u>NO.</u>	<u>DATE(S) OF</u> <u>DOCUMENT</u>	<u>PREPARED BY</u>
Geology/Soil Report	4820	12/07/99	Ralph Stone & Co

The referenced report concerning a proposed pool, tennis court and single-family dwelling has been reviewed by the Grading Section of the Department of Building and Safety. According to the report, the existing upper 2-3 feet of soil is not suitable for structural support. A steep 3/4:1 45 to 58 ft high slope of terrace deposits descends from the pad. The slope is locally oversteepened with talus collecting at Corona Del Mar street. The report is acceptable, provided the following conditions are complied with during site development:

1. The geologist and soils engineer shall review and approve the detailed plans prior to issuance of any permits. This approval shall be by signature on the plans which clearly indicates that the geologist and soils engineer have reviewed the plans prepared by the design engineer and that the plans include the recommendations contained in their reports.
2. As a minimum, the upper 2-3 feet of soil shall be removed and replaced as certified compacted fill, as recommended.
3. All new fill slopes shall be no steeper than 2:1.
4. The existing descending slope shall be trimmed of all loose material and to a gradient no steeper than 1:1; the existing overhanging footing and slab removed from the top of the slope, as recommended.
5. Foundations shall be supported entirely in terrace deposits or entirely in compacted fill, as recommended (Pgs.6,7).

6. All recommendations of the reports which are in addition to or more restrictive than the conditions contained herein shall be incorporated into the plans.
7. 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.
8. A grading permit shall be obtained.
9. 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.
10. 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.
11. All man-made fill shall be compacted to a minimum 90 percent of the maximum dry density of the fill material per the latest version of ASTM D 1557; or 95 percent where less than 15 percent fines passes 0.005mm.
12. All roof and pad drainage shall be conducted to the street in an acceptable manner.
13. Prior to issuance of the building permit, the design of the subdrainage system required to prevent possible hydrostatic pressure behind retaining walls shall be approved by the soils engineer and accepted by the Department. Installation of the subdrainage system shall be inspected and approved by the soils engineer and by the City grading inspector.
14. Footings adjacent to a descending slope steeper than 3:1 in gradient shall be located a distance of one-third the vertical height of the slope but need not exceed 40 feet measured horizontally from the face of the slope.
15. If old septic tanks or cesspools are encountered on the site they are removed and recompact per City of Los Angeles, Memorandum of General Distribution #54.
16. The dwelling shall be connected to the public sewer system.
17. Unsurcharged temporary excavations exposing fill and soil shall be trimmed to 1:1, as recommended.
18. The proposed swimming pool shall be designed for a freestanding condition, as recommended (Pg.9).
19. Seismic design shall satisfy the LABC minimums based on: Soil Profile Type Sd, a Type B fault with closest distance to seismic source of less than 2 km, as recommended.
20. Unsurcharged temporary excavations above 5 ft in height shall be trimmed to 1:1, as

Page 3
222 & 226 Toyopa Dr

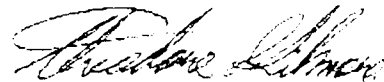
recommended.

21. A structure shall be considered surcharging an excavation or swimming pool, if the structure is located within a horizontal distance from the top of excavation equal to the depth of the excavation as specified in Code Section 91.3301.2.3.1.
22. Prior to issuance of any permit which authorizes an excavation, where the excavation is to extend lower than the walls or foundations of any adjoining building or structure 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.
23. Prior to the placing of compacted fill, a representative of the consulting Soils Engineer shall inspect and approve the bottom excavations. He shall post a notice on the job site for the City Grading Inspector and the Contractor stating that the soil inspected meets the conditions of the report, but that no fill shall be placed until the City Grading Inspector has also inspected and approved the bottom excavations. A written certification to this effect shall be filed with the Department upon completion of the work. The fill shall be placed under the inspection and approval of the Foundation Engineer. A compaction report shall be submitted to the Department upon completion of the compaction.
24. Prior to the pouring of concrete, a representative of the consulting Soil 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.

DAVID HSU
Chief of Grading Section



DANA PREVOST
Engineering Geologist II




THEODORE GILMORE
Geotechnical Engineer I

DP/TG:dp/tg
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cc: Ralph Stone & Co
WLA District Office

PROHIBITED INVASIVE ORNAMENTAL PLANTS

<u>SCIENTIFIC NAME</u>	<u>COMMON NAME</u>
<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 'Alba'</i>	White Trailing Ice Plant
<i>Dimorphotheca</i> sp. (all species)	African daisy, Cape marigold,
<i>Drosanthemum floribundum</i>	Freeway daisy
<i>Drosanthemum hispidum</i>	Rosea Ice Plant
<i>Eucalyptus</i> (all species)	Purple Ice Plant
<i>Eupatorium coelestinum</i> [<i>Ageratina</i> sp.]	Eucalyptus
<i>Foeniculum vulgare</i>	Mist Flower
<i>Gazania</i> sp. (all species & hybrids)	Sweet Fennel
<i>Genista</i> sp. (all species)	Gazania
<i>Hedera canariensis</i>	Broom
<i>Hedera helix</i>	Algerian Ivy
	English Ivy

EXHIBIT NO. 6
APPLICATION NO. 5-03-011
Invasive Plant List
 California Coastal Commission

<i>Ipomoea acuminata</i>	Blue dawn flower, Mexican morning glory
<i>Lampranthus spectabilis</i>	Trailing Ice Plant
<i>Lantana camara</i>	Common garden lantana
<i>Limonium perezii</i>	Sea Lavender
<i>Linaria bipartita</i>	Toadflax
<i>Lobularia maritima</i>	Sweet Alyssum
<i>Lonicera japonica</i> 'Halliana'	Hall's Honeysuckle
<i>Lotus comiculatus</i>	Birdsfoot trefoil
<i>Lupinus</i> sp. (all non-native species)	Lupine
<i>Lupinus arboreus</i>	Yellow bush lupine
<i>Lupinus texanus</i>	Texas blue bonnets
<i>Malephora crocea</i>	Ice Plant
<i>Malephora luteola</i>	Ice Plant
<i>Mesembryanthemum crystallinum</i>	Crystal Ice Plant
<i>Mesembryanthemum nodiflorum</i>	Little Ice Plant
<i>Myoporum laetum</i>	Myoporum
<i>Nicotiana glauca</i>	Tree Tobacco
<i>Oenothera berlandieri</i>	Mexican Evening Primrose
<i>Olea europea</i>	Olive tree
<i>Opuntia ficus-indica</i>	Indian fig
<i>Osteospermum</i> sp. (all species)	Trailing African daisy, African daisy, Cape marigold, Freeway daisy
<i>Oxalis pes-caprae</i>	Bermuda Buttercup
<i>Pennisetum clandestinum</i>	Kikuyu Grass
<i>Pennisetum setaceum</i>	Fountain Grass
<i>Phoenix canariensis</i>	Canary Island date palm
<i>Phoenix dactylifera</i>	Date palm
<i>Plumbago auriculata</i>	Cape leadwort
<i>Ricinus communis</i>	Castorbean
<i>Rubus procerus</i>	Himalayan blackberry
<i>Schinus molle</i>	California Pepper Tree
<i>Schinus terebinthifolius</i>	Florida Pepper Tree
<i>Senecio mikanioides</i>	German Ivy
<i>Spartium junceum</i>	Spanish Broom
<i>Tamarix chinensis</i>	Tamarisk
<i>Trifolium tragiferum</i>	Strawberry clover
<i>Tropaeolum majus</i>	Nasturtium
<i>Ulex europaeus</i>	Prickley Broom
<i>Vinca major</i>	Periwinkle

