

CALIFORNIA COASTAL COMMISSION

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



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Filed: November 19, 2003
 49th Day: January 7, 2004
 180th Day: May 17, 2004
 Staff: MS-LB
 Staff Report: December 17, 2003
 Hearing Date: January 15, 2004
 Commission Action:

STAFF REPORT: CONSENT CALENDAR

APPLICATION NUMBER: 5-03-376

APPLICANT: Jerome Cedicci

AGENT: Kevin Cozen, Classical Progression Inc.

PROJECT LOCATION: 224 Arno Way, Pacific Palisades, City and County of Los Angeles

PROJECT DESCRIPTION: Construction of a 2,958 square foot addition, attached three-car garage, detached swimming pool and spa, rear and front yard retaining walls and fencing to an existing single family residence. Minimal grading is proposed.

Lot Area	12,200 square feet
Building Coverage	3,711 square feet
Pavement Coverage	2,000 square feet
Landscape Coverage	6,500 square feet
Parking Spaces	6
Zoning	R1-1, Low Density
Ht above final grade	33

LOCAL APPROVAL: City of Los Angeles AIC No. ZA -2003-5656

SUMMARY OF STAFF RECOMMENDATION

Staff is recommending that the Commission grant a coastal development permit (5-03-376) for the proposed development with special conditions relating to landscape, drainage, erosion control and conformance to geotechnical consultant's and City of Los Angeles Department of Building and Safety's recommendations, **See Page Two for the motion.**

SUBSTANTIVE FILE DOCUMENTS:

- 1) City of Los Angeles Local Coastal Development Permit No. ZA -2003-5656 (AIC), August 13, 2003.
- 2) Department of Building and Safety Approval Letter, Log No. 33693-04, City of Los Angeles, March 7, 2003.
- 3) Update Geotechnical Engineering Report for Proposed Single Family Residence Remodel and Additions, 224 Arno Way, Pacific Palisades, Project No. 3948 prepared by West Coast Geotechnical, June 16, 2003.

- 4) Update Engineering Geologic Report for Proposed Site Improvements, 224 Arno Way, Pacific Palisades, Project No. JH5627 prepared by Mountain Geology, Inc.

STAFF RECOMMENDATION

The staff recommends that the Commission adopt the following resolutions to **approve** Coastal Development Permit 5-03-376 with special conditions.

MOTION: *I move that the Commission approve the coastal development permit applications included on the consent calendar in accordance with the staff recommendations.*

STAFF RECOMMENDATION TO ADOPT CONSENT CALENDAR:

Staff recommends a **YES** vote. Passage of this motion will result in approval of all the permits included on the consent calendar. The motion passes only by affirmative vote of a majority of the Commissioners present.

I. RESOLUTION TO APPROVE THE PERMIT:

The Commission hereby approves a coastal development permit for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the policies of Chapter 3 of the 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 alternatives that would substantially lessen any significant adverse impacts of the development on the environment.

III. 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.

IV. 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 Reports

A) All final design and construction plans, grading and drainage plans, and foundation plans shall be consistent with all recommendations contained in Geotechnical Engineering Report Project No. 3948, prepared by West Coast Geotechnical, dated June 16, 2003 and the requirements of the City of Los Angeles Department of Building and Safety Approval Letter Log No. 33693-04, dated March 7, 2003.

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.

III. FINDINGS AND DECLARATIONS

The Commission hereby finds and declares:

A. Project Description

The proposed project is the remodel and expansion of an existing 2,810, two-story single family residence, maintaining portions of the exterior walls, adding 2,958 square feet of additional floor space to the home and constructing a second garage that will provide three enclosed parking spaces (Exhibit 2). Fencing, retaining walls and a pool are also proposed on the site. The proposed development will not exceed 33 feet in height above finished grade. Three parking spaces exist on the site and will remain. Large scale grading is not proposed, however the geotechnical report dated June 16, 2003 recommends, and the Los Angeles Department of Building and Safety requires deepened footings beneath the home and that the pool be supported in competent bedrock. Soldier pile retaining walls are to be provided across the full lot width along Arno Way and behind the residence (Department of Building and Safety Approval Letter, dated March 7, 2003).

The subject site is located on a relatively flat lot (lot 14, tract 10179), approximately 150 feet inland from Will Rogers State Beach in an established residential area in Pacific Palisades (Exhibit 1). The rear yard area has an ascending slope that lies adjacent to another residential lot located inland of the property site on Trino Way.

According to the applicant's geotechnical reports listed in the Substantive Documents section of this report, the property is located on prehistoric landslide debris. The applicant has received an Approval in Concept from the City of Los Angeles (8/13/03) and an approval letter from the Los Angeles Department of Building and Safety (3/7/03)(Exhibit 3). The applicant proposes to incorporate the City's conditions of approval and the recommendations of the soils report into the project design, including but not limited to 1) all proposed structures shall be supported on a pile foundation system embedded into competent bedrock below the landslide plane; 2) the existing residence foundation system shall be underpinned into competent bedrock below the landslide plane; 3) retaining walls along full width of lot; and 4) all roof and pad drainage shall be conducted to the street in an acceptable manner. The City of Los Angeles does not allow infiltration of water on sites in Pacific Palisades. As mentioned above, the project site is located on a relatively flat area and is similar to previous projects in the neighborhood that have received coastal development permit approval from the Coastal Commission. The site is designated as low density R1-1 area in the Pacific Palisades.

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. Furthermore, uncontrolled runoff from the project site and the percolation of water could also affect the structural stability of bluffs and hillsides. To address these concerns, the development, as proposed and as conditioned, incorporates design features to minimize the infiltration of water and 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, the use of non-invasive drought tolerant vegetation, 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.

E. Geologic Hazard

Under Section 30253 of the Coastal Act new development may occur in areas of high geologic, flood, and fire hazard so long as risks to life and property are minimized and the other policies of Chapter 3 are met. When development in areas of identified hazards is proposed, the Commission considers the hazard associated with the project site and the potential cost to the public, as well as the individual's right to use his/her property. To minimize risks to life and

property and to minimize the adverse effects of development on areas of high geologic, flood, and fire hazard, the development has been conditioned to require one or more of the following: adherence to the geotechnical recommendations, for a drainage and runoff plan to minimize the percolation of water into the hillside or bluff, and to require that the landowner or any successor-in-interest assume the risk of undertaking the development. As conditioned, the Commission finds that the development conforms to the requirements of Section 30253 of the Coastal Act regarding the siting of development in hazardous locations.

E. Deed Restriction

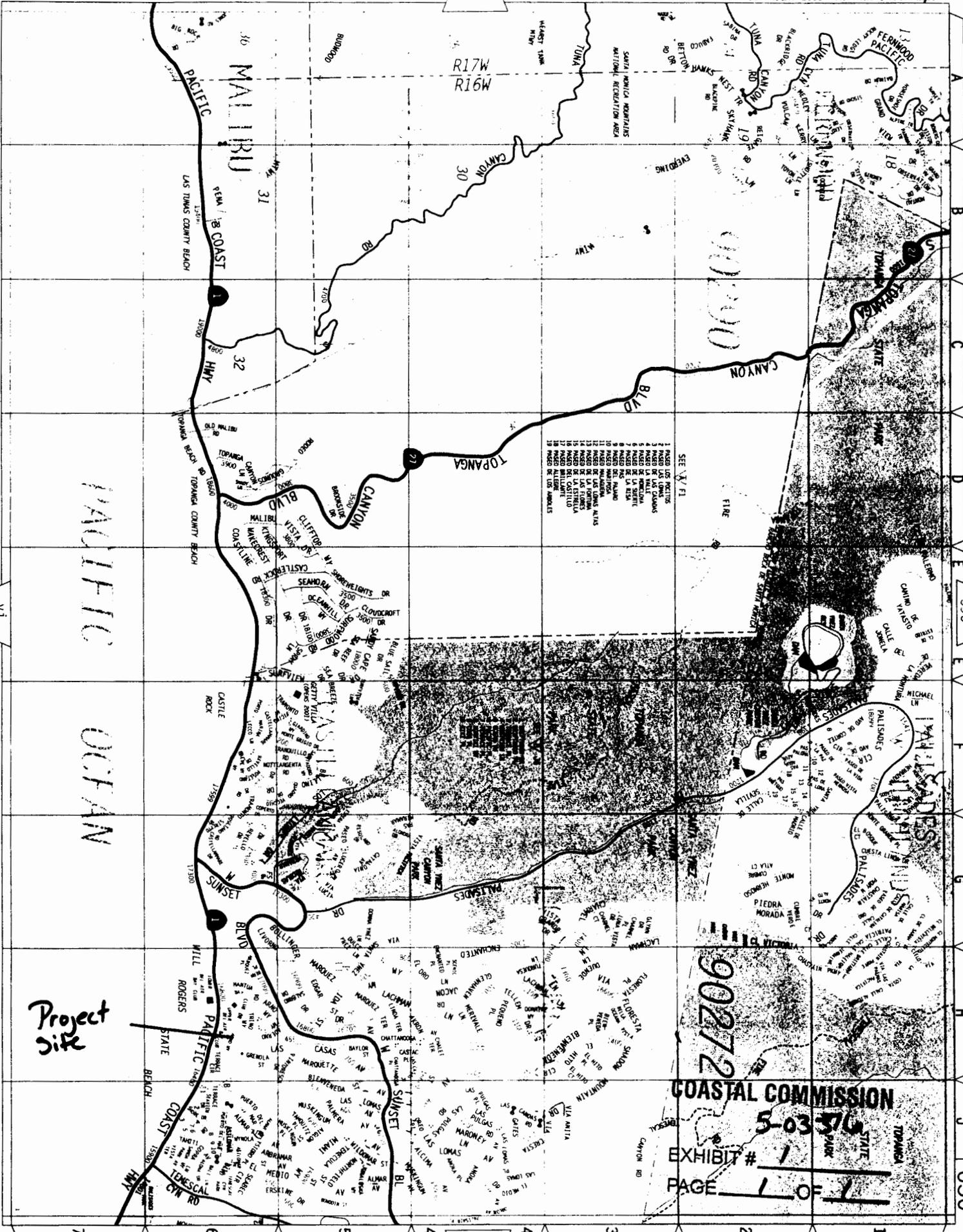
To ensure that any prospective future owners of the property are made aware of the applicability of the conditions of this permit, the Commission imposes one additional condition requiring that the property owner record a deed restriction against the property, referencing all of the above Special Conditions 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.

F. 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.

G. 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.



- SEE V.7 E1
- 1 PASO DE LOS PUEBLOS
 - 2 PASO DE LAS CALANAS
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Project Site

90272

COASTAL COMMISSION

5-03376 STATE PARK

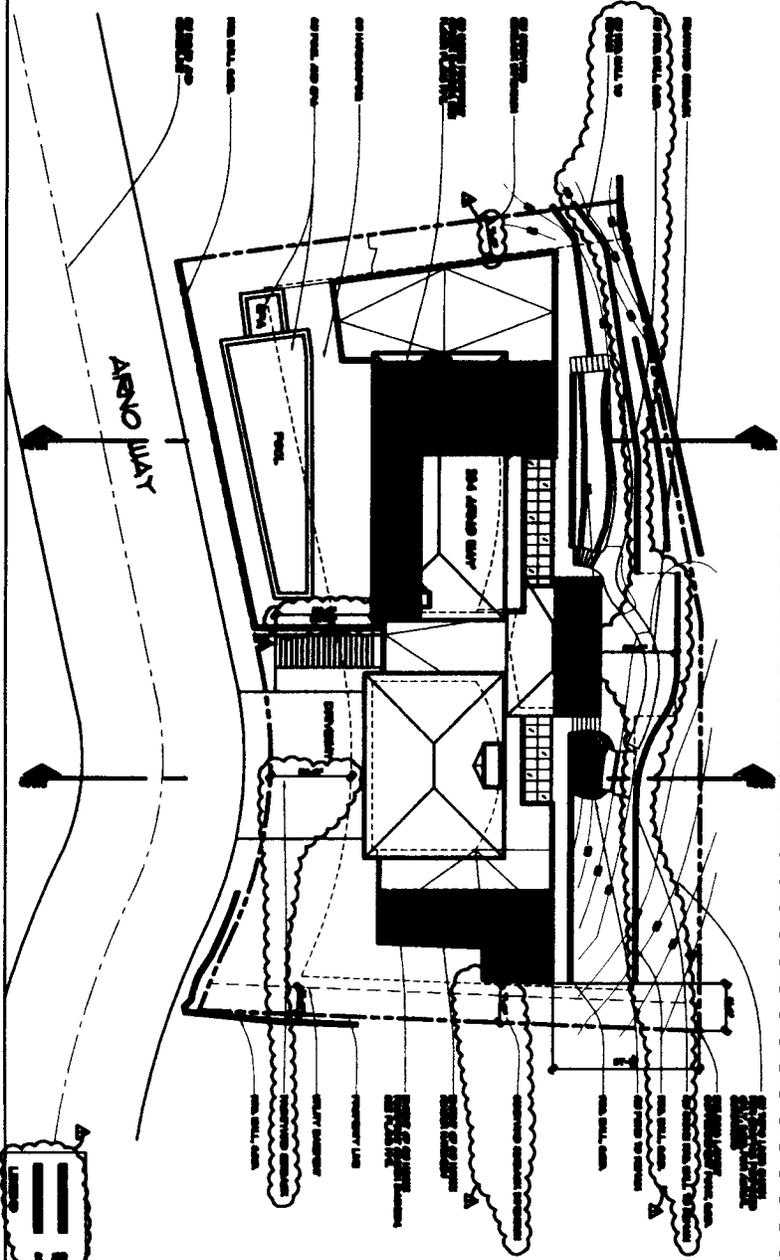
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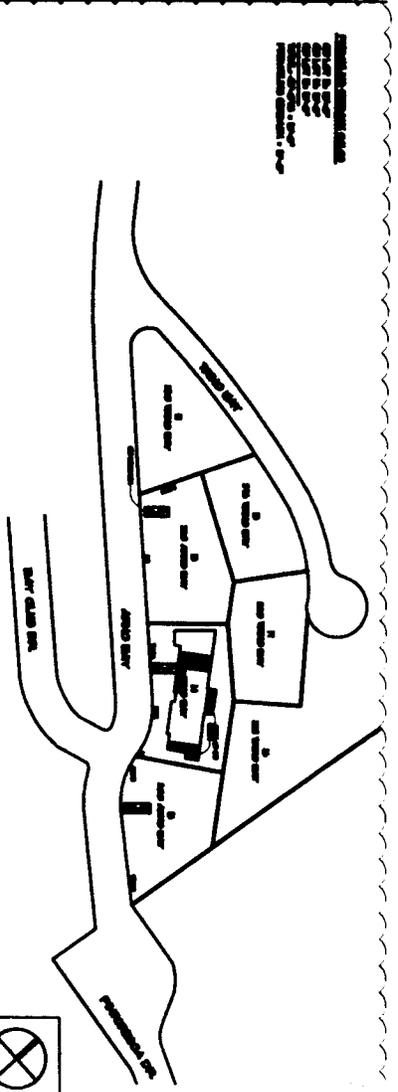
SEE V.1 MAP

SEE V.90 MAP

630



SITE PLAN



BLOCK PLAN

SITE PLAN
 SITE PLAN
 SITE PLAN
 SITE PLAN

BLOCK PLAN
 BLOCK PLAN
 BLOCK PLAN

A.3

CEDICCI RESIDENCE
 224 Arno Way
 Pacific Palisades CA 90272

COASTAL COMMISSION

5-03-376

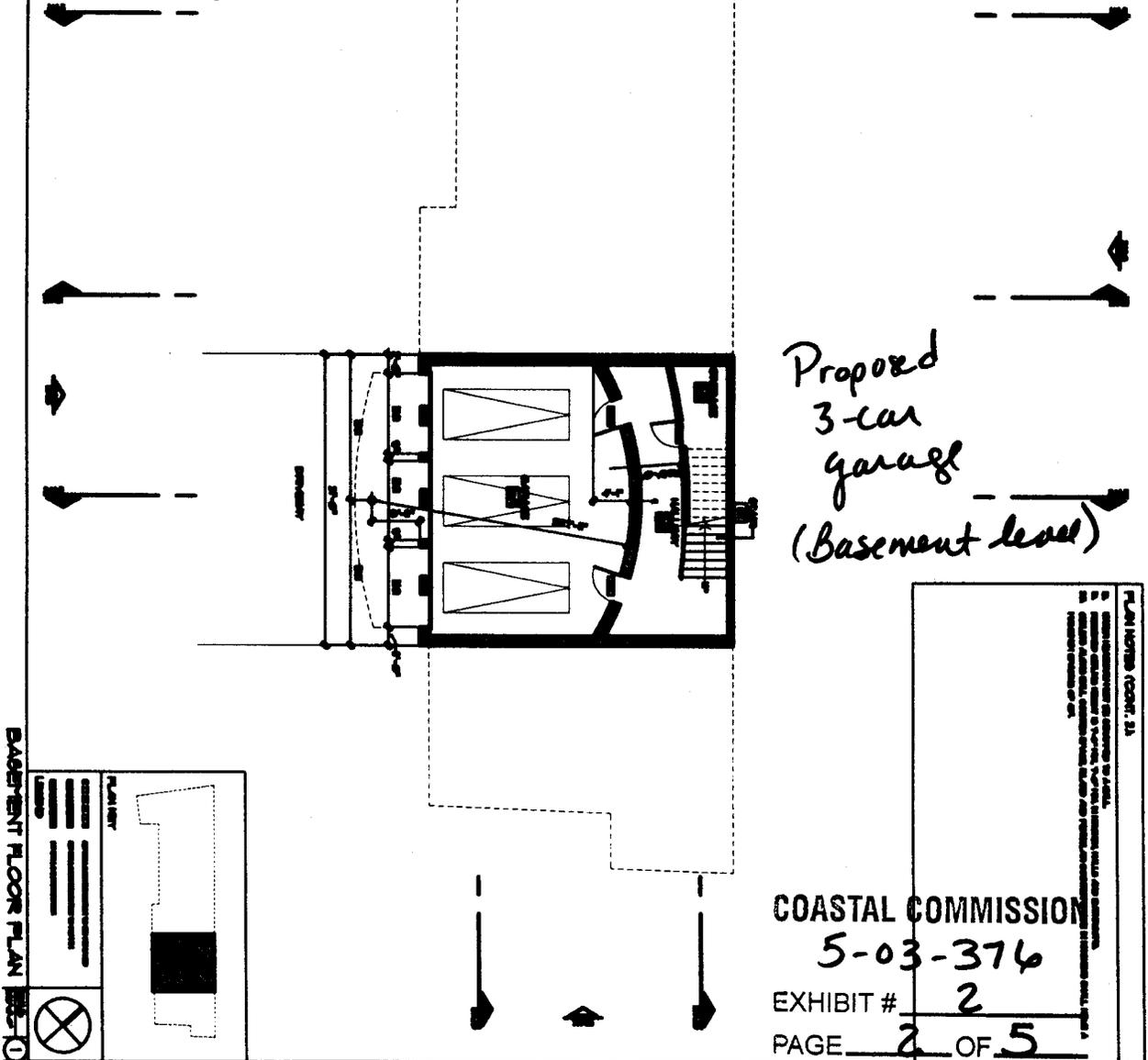
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 PAGE 1 OF 5

PLAN NOTES (CONT. 1)

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. FINISH FLOOR IS TO BE 1/2" THICK POLISHED CONCRETE OVER 2" THICK COMPACTED GRAVEL.
3. ALL WALLS TO BE 8" THICK CMU WITH 1/2" GYPSUM BOARD ON BOTH SIDES.
4. ALL CEILING TO BE 5/8" THICK GYPSUM BOARD ON 2" X 4" JOISTS.
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18. ALL PLUMBING SYSTEMS TO BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
19. ALL HVAC SYSTEMS TO BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
20. ALL FINISHES TO BE AS SHOWN ON FINISH SCHEDULE.

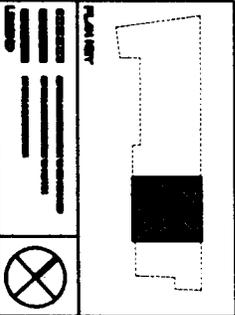
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Proposed
3-car
garage
(Basement level)

BASEMENT FLOOR PLAN



A.4

COASTAL COMMISSION
5-03-376
EXHIBIT # 2
PAGE 2 OF 5

CEDICCI RESIDENCE
224 Amo Way
Pacific Palisades CA 90272

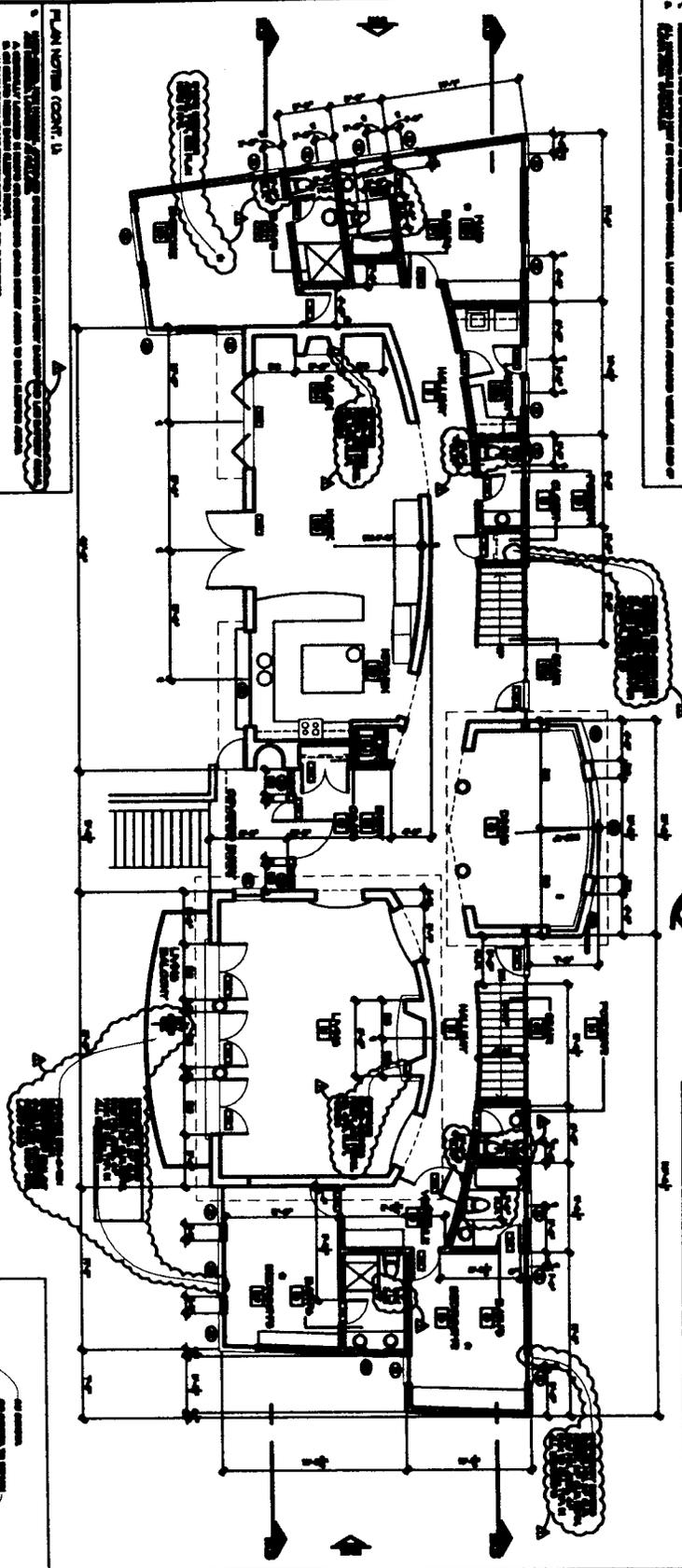


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3. ALL FLOORS ARE TO BE CONCRETE WITH FINISH.
4. ALL ROOFS ARE TO BE ASPH/FLT WITH INSULATION.
5. ALL EXTERIOR WALLS ARE TO BE CONCRETE BLOCK WITH STUCCO FINISH.
6. ALL EXTERIOR DOORS ARE TO BE 6'0" X 2'0" WITH GLASS INSERT.
7. ALL EXTERIOR WINDOWS ARE TO BE 6'0" X 4'0" WITH GLASS INSERT.
8. ALL INTERIOR DOORS ARE TO BE 3'0" X 8'0" WITH GLASS INSERT.
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12. ALL INTERIOR CEILING ARE TO BE GYP/DRI WITH FINISH.
13. ALL INTERIOR LIGHTING ARE TO BE 4' X 4' RECESSED CAN.
14. ALL INTERIOR VENTILATION ARE TO BE 14" X 14" SQUARE.
15. ALL INTERIOR ACoustics ARE TO BE 1" GYP/DRI ON 2" FIBERGLASS BATT.
16. ALL INTERIOR PAINT ARE TO BE SEMI-GLOSS WHITE.
17. ALL INTERIOR CARPET ARE TO BE 12' X 12' SQUARE.
18. ALL INTERIOR TILE ARE TO BE 12' X 12' SQUARE.
19. ALL INTERIOR STAIRS ARE TO BE 8" TREADS BY 4" RISES.
20. ALL INTERIOR BALUSTRADES ARE TO BE 36" HIGH.
21. ALL INTERIOR HANDRAILS ARE TO BE 3" DIA. WOOD.
22. ALL INTERIOR SINKS ARE TO BE 18" X 24" SINGLE BOWL.
23. ALL INTERIOR TUBS ARE TO BE 60" X 30" SINGLE END.
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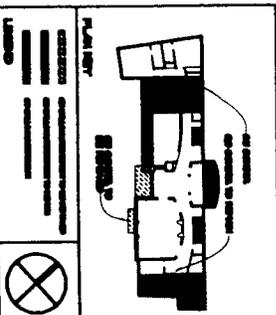
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**Interior
REMODEL
FIRST FLOOR**

DIMENSION PLAN-FIRST FLOOR



A.5B

CEDICCI RESIDENCE COASTAL COMMIS...
 224 Arno Way
 Pacific Palisades CA 90272

5-03-376

EXHIBIT # 2

PAGE 3 OF 5

PLAN NOTES (CONT. 14)

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11. ALL WORK IS TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PENAL CODE AND ALL APPLICABLE LOCAL ORDINANCES.

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14. ALL WORK IS TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA EVIDENCE CODE AND ALL APPLICABLE LOCAL ORDINANCES.

PLAN NOTES

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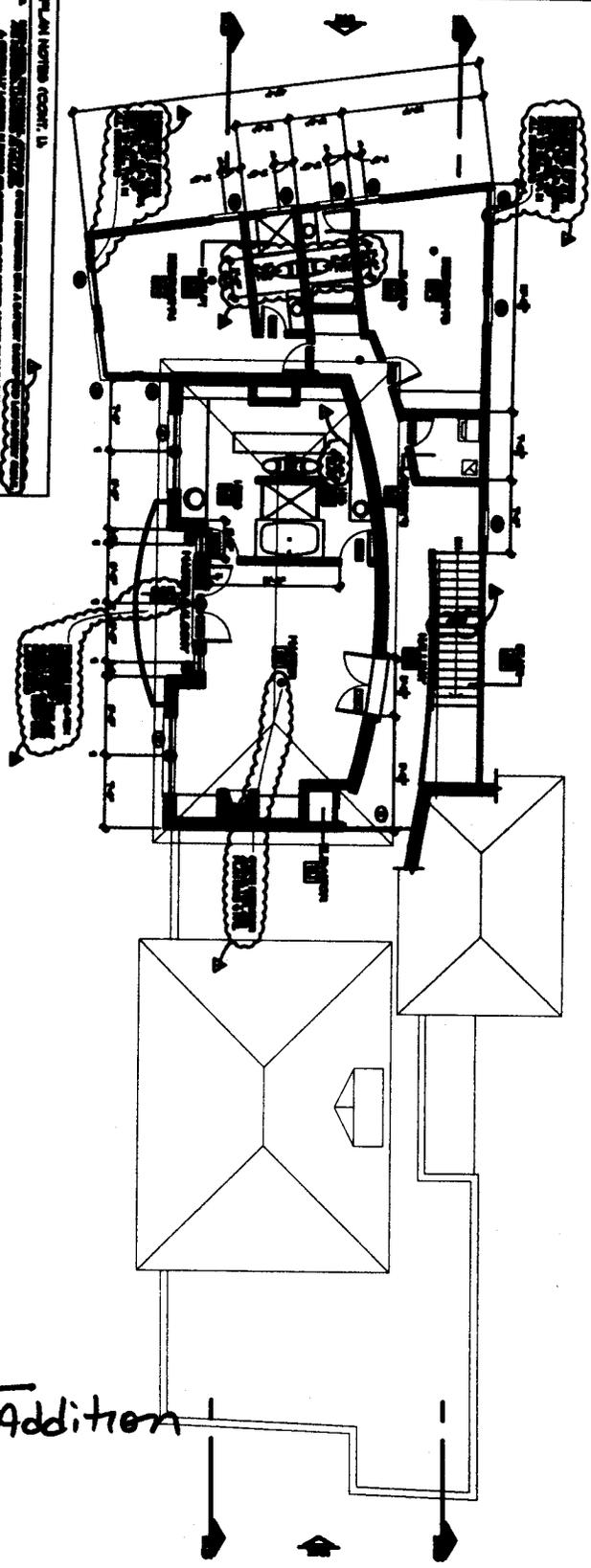
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Second Floor Addition

Addition

PLAN NOTES (CONT. 15)

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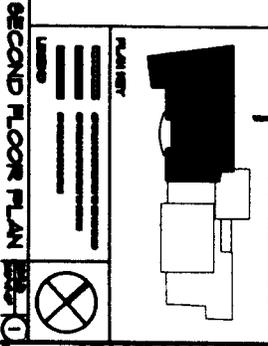
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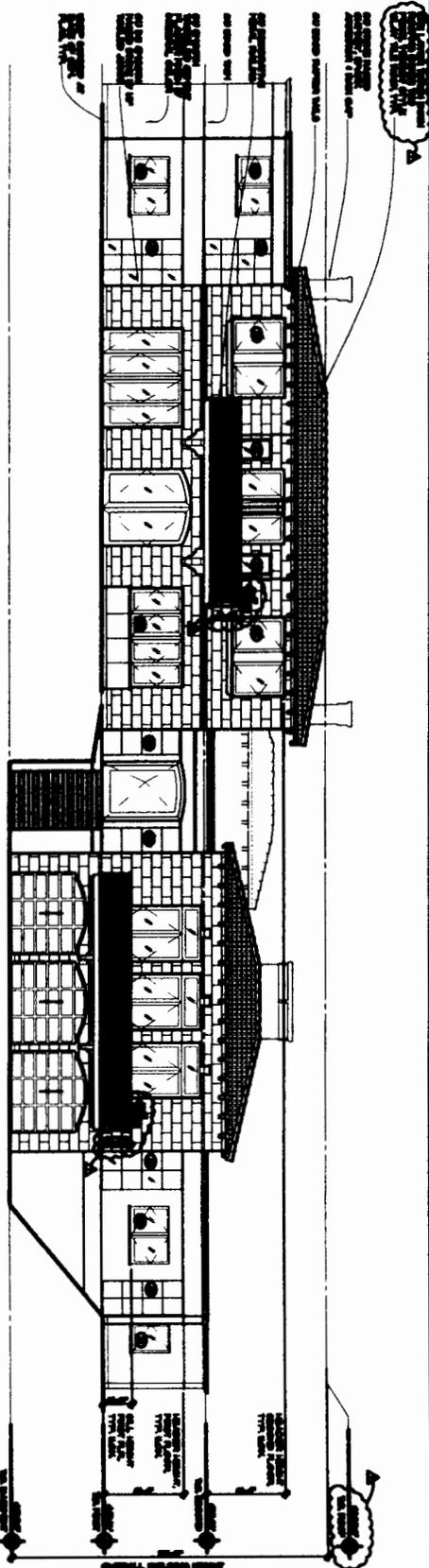
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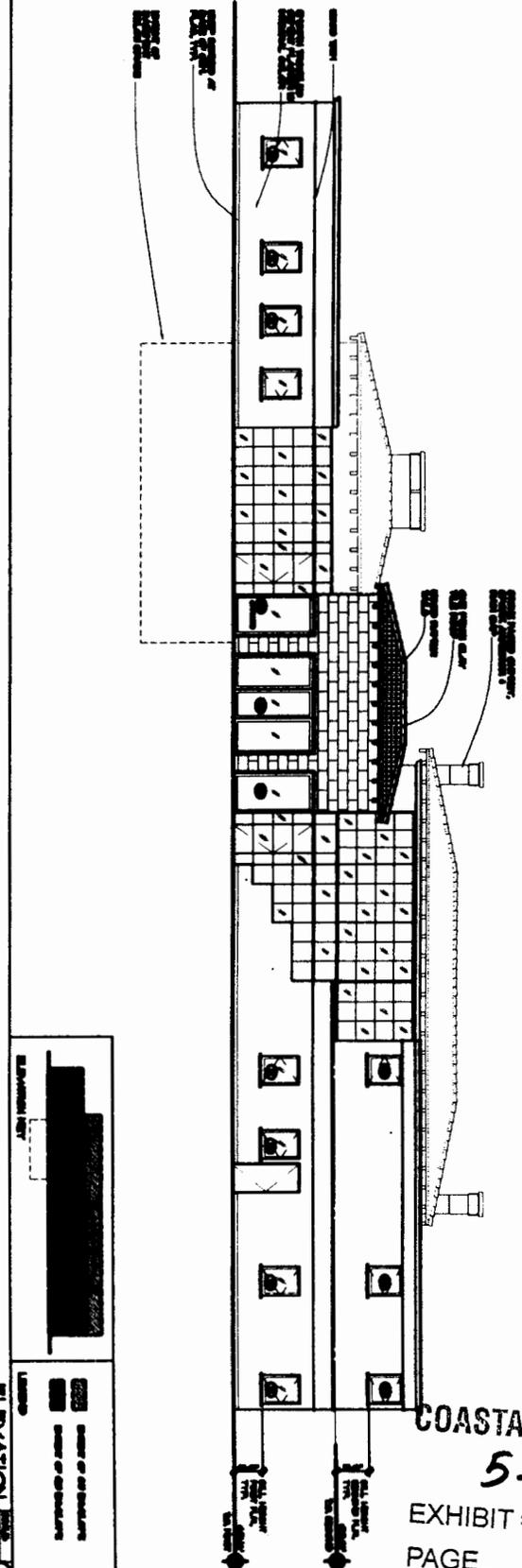


WALL	---
DOOR	---
WINDOW	---
STAIR	---
...	---



ELEVATION 01

A.8



ELEVATION 02

A.8

CEDICCI RESIDENCE

224 Amo Way
Pacific Palisades CA 90272

COASTAL COMMISSION
5-03-376
EXHIBIT # 2
PAGE 5 OF 5



MAR-12-03 12:09PM FROM-Brantwood Escrow

310 454 8433

T-248 P 001/005 F-543

BLDG SFTY GRADING

Fax:213-977-7811

Mar 12 2003 10:06 P.01

BOARD OF BUILDING AND SAFETY COMMISSIONERS

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CITY OF LOS ANGELES CALIFORNIA



JAMES K. HAHN MAYOR

DEPARTMENT OF BUILDING AND SAFETY 201 NORTH FIGUEROA STREET LOS ANGELES, CA 90012

ANDREW A. ADELMAN, P.E. GENERAL MANAGER

TOM WHELAN

March 7, 2003

Mr. Salapatas 5 Oakmont Drive Los Angeles, CA 90049

APPROVAL LETTER

Log # 33693-04 SOILS/GEOLOGY FILE - 2 LAN

TRACT: 10179 LOT: 14 LOCATION: 224 Arno Way

<u>CURRENT REFERENCE REPORT/LETTER(S)</u>	<u>REPORT NO.</u>	<u>DATE(S) OF DOCUMENT</u>	<u>PREPARED BY</u>
Addendum Soils Report Grading Ovrzsd. Doc.	3609	01/03/2003	West Coast Geotechnical
Addendum Geology Report Grading Ovrzsd. Doc.	JH4721d	12/12/2002	Mountain Geology
	"	"	"
<u>PREVIOUS REFERENCE REPORT/LETTER(S)</u>	<u>REPORT NO.</u>	<u>DATE(S) OF DOCUMENT</u>	<u>PREPARED BY</u>
Addendum Soils Report Grading Ovrzsd. Doc.	3609	08/21/2002	West Coast Geotechnical
Addendum Geology Report Grading Ovrzsd. Doc.	JH4721c	08/05/2002	Mountain Geology
Correction letter	33693-02	10/05/2002	LADBS
"	33693-03	10/17/2002	"
Soils Report	3609	07/16/2001	West Coast Geotechnical
Correction letter	33693-01	08/21/2001	LADBS
Addendum Geology	JH4721a	07/05/2001	Mountain Geology
Correction letter	33693	06/22/2001	LADBS
Soils Report	3609	03/26/2001	West Coast Geotechnical
Geology Report	JH4721	03/05/2001	Mountain Geology

The above referenced reports concerning the proposed remodeling and underpinning of the existing residence and construction of an addition, a subterranean garage, a deck, a swimming pool, and associated retaining wall have been reviewed by the Grading Section of the Department of Building and Safety. According to the reports, the site is located on a prehistoric landslide. The existing residence is supported on the underlying fill and prehistoric landslide. Water seepage is encountered

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EXHIBIT # 3

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224 Arno Way

at depth from 3 to 6 feet.

Based on seismic slope stability analyses included as part of the report, it is the consultant's opinion that the site is safe for seismically induced landsliding potential in accordance with California Public Resources Code, Section 2690 et. seq. (Seismic Hazard Mapping Act).

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

1. Whenever the principal building on a site is added to, altered or repaired in excess of 50 percent of its replacement value, the entire site shall be brought up to the current Code standard per Code Section 91.7005.9.
2. Existing uncertified fill and prehistoric landslide debris shall not be used for support of footings, concrete slabs or new fill.
3. All proposed structures shall be supported on pile foundation system embedded into competent bedrock below the landslide plane, as recommended.
4. The design pile tip depth and maximum depth to competent bedrock shall be tabulated on the pile plan.
5. The existing residence foundation system shall be underpinned into competent bedrock below the landslide plane, as recommended.
6. The soil engineer shall review and approve the shoring and/or underpinning plans prior to the issuance of any permits.
7. The structural engineer and soil engineer shall verify the adequacy for the existing footings for underpinning and for accepting additional loads from the proposed addition.
8. Buildings adjacent to ascending slopes shall be set back from the toe of the slope a level distance equal to one half the vertical height of the slope, but needs not to exceed 15 feet in accordance with Code Section 91.1806.5.2.
9. The LABC Soil Type underlying the site is S₁, as recommended.
10. 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.
11. 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 bedrock slope.
12. Soldier pile retaining walls shall be provided across the full lot width along Arno Way and behind the residence, as recommended. The soldier pile walls shall be designed for a

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MAR-12-03

12:10PM FROM-Brentwood Escrow

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- minimum lateral earth pressure EFP of 65pcf at the northeast wall and 61pcf at the northwest property line wall from the landslide plane to the top of retaining wall, plus any surcharge, as recommended.
13. Soldier piles shall be spacing shall be approved by the soils engineer and a maximum of 8ft on center.
 14. All friction pile or caisson drilling and installation shall be performed under the inspection and approval of the soils engineer.
 15. Pile caisson and/or isolated foundation ties are required by Code Section 91.1807.2. Exceptions and modification to this requirement are provided in Rule of General Application 662.
 16. Pile and/or caisson shafts shall be designed for a lateral load of 3000 pounds per linear foot equally distributed over the upper 3 feet of the friction pile shaft, as recommended (3/26/01 & 1/3/03 Rpt.).
 17. Structural design shall accommodate the estimated differential settlements of greater than 1/4 inch in 30ft.
 18. All recommendations of the report which are in addition to or more restrictive than the conditions contained herein shall be incorporated into the plans.
 19. 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.
 20. A grading permit shall be obtained.
 21. 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.
 22. 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 correction of hazards found during grading.
 23. 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. Where cohesion-less soil having less than 15 percent of finer than 0.005 millimeter is used for fill, it shall be compacted to a minimum of 95 percent of the maximum dry density.
 24. All roof and pad drainage shall be conducted to the street in an acceptable manner.
 25. 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

COASTAL COMMISSION

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224 Amo Way

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.

- 26. 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.
- 27. Grading shall be scheduled for completion prior to the start of the rainy season, or detailed temporary erosion control plans shall be filed in a manner satisfactory to the Department and the Department of Public Works, for any grading work in excess of 200 cu yd.
- 28. 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.
- 29. Prior to issuance of the building permit, the design of the subdrainage system required to prevent possible hydrostatic pressure behind the retaining shall be approved by the Soil Engineer and accepted by the Department. Installation of the subdrainage system shall be inspected and approved by the Soil Engineer.
- 30. Unrestrained retaining walls (between the soldier pile rows) supporting level ground up to 12ft high shall be designed for a minimum EFP of 43 pcf plus any surcharge, as recommended.
- 31. Restrained/basement retaining walls supporting level ground up to 10ft high shall be designed for a minimum 40H pcf (over the central 5/10ths) trapezoidal earthpressure plus any surcharge, as recommended.
- 32. The rear yard retaining walls shall be provided with a minimum freeboard of 12 inches, for slough protection, as recommended.
- 33. Temporary excavation over 6 feet exposing bedrock shall be trimmed back to 1 1/2:1. Excavation exposing fill and soil shall be trimmed back to a slope gradient of no steeper than 1:1, as recommended.
- 34. Excavation close to property lines, streets or pavements shall be shored, as recommended.
- 35. Existing uncertified fill and soil shall not be used for lateral and vertical support of deep foundation.
- 36. The proposed swimming pool shall be designed with a structural shell supported in competent bedrock, for freestanding and expansive conditions, and with an underdrain system, as recommended.

COASTAL COMMISSION

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224 Arno Way

- 37. Pool deck drainage shall be collected and conducted to an approved location via a non-erosive device. (Code Section 91.7013.10).
- 38. If any portion of the proposed pool lies within 45 degree plan projected downward from the bottom of any adjacent structures the pool shall be designed for possible additional surcharge, as recommended.

DAVID HSU
Chief of Grading Section

Negisti H. Girmay
NEGISTI H GIRMAY
Engineering Geologist Associate II

Theodore Gilmore
THEODORE GILMORE
Geotechnical Engineer I

NHG:TG/nbg:tg
(213) 977-6329
Log #33693-04

- cc: West Coast Geotechnical
- Mountain Geology
- WLA District Office

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