

CALIFORNIA COASTAL COMMISSION

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Staff Report: September 22, 2005
Hearing Date: October 12-14, 2005
Commission Action:

**STAFF REPORT: REGULAR CALENDAR****APPLICATION NUMBER:** 5-05-147**APPLICANTS:** Farzin and Zohreh Khalkhali**AGENT:** Nooshin Akbarpour**PROJECT LOCATION:** 282 Trino Way, Pacific Palisades, City and County of Los Angeles

PROJECT DESCRIPTION: Demolition of an existing single-family residence and construction of a new two-story 6,103 square foot single-family residence with an attached 553.5 square foot two car garage, swimming pool, modify existing driveway retaining wall and extend existing driveway. The development will require 34 caissons and 27 soldier piles. Grading includes 620 cubic yards of cut and 950 cubic yards of fill.

Lot Area	19,038 square feet
Building Coverage	3,667 square feet
Pavement Coverage	6,978 square feet
Landscape Coverage	8,393 square feet
Zoning	R1
Planning Designation	Low Density Residential
Ht. above existing grade	30'2"
Parking Spaces	5

LOCAL APPROVALS RECEIVED: City of Los Angeles AIC No. ZA-2005-2351-AIC**SUBSTANTIVE FILE DOCUMENTS:**

- 1) City of Los Angeles AIC No. ZA-2005-2351, April 14, 2005.
- 2) Engineering Geologic Report, Project 112010, by Geoplan, Inc., July 3, 2001
- 3) Geotechnical Engineering Investigation, W.O. 174601, by Strata-Tech, Inc., October 2, 2001
- 4) Addendum to Geotechnical Engineering Investigation, W.O. 174601, by Strata-Tech, Inc., December 14, 2001
- 5) City of Los Angeles, Department of Building and Safety Geology/Soil Report Review Letter, Log No. 35529, December 21, 2001

- 6) Engineering Geologic Memorandum/Response to GRS 12/21/01, Project 112010, by Geoplan, Inc., February 25, 2002
- 7) Engineering Geologic Memorandum/Pre-Landslide Topography, Project 112010, by Geoplan, Inc., May 9, 2002
- 8) Update Geotechnical Engineering Report and Response to the City of Los Angeles Department of Building and Safety Review Letter, Project No. 3836, by West Coast Geotechnical, October 18, 2002
- 9) City of Los Angeles Department of Building and Safety Correction Letter, Log No. 35529-01, March 28, 2003; Log No. 35529-02, November 3, 2003
- 10) Memorandum Response to City of Los Angeles Department of Building and Safety Letter, W.O. 174601-A, by Strata-Tech, Inc., May 30, 2003
- 11) Engineering Geologic Memorandum Response Geotechnical Review Sheet, W.O. 174601-B, by Strata-Tech Inc., April 20, 2004
- 12) Addendum to Geotechnical Engineering Report #2, Response to the City of Los Angeles Department of Building and Safety Grading Division Review Letter, City Log #35529-02 dated November 3, 2003, Project No. 3836, by West Coast Geotechnical, May 12, 2004
- 13) City of Los Angeles Department of Building and Safety Geology/Soil Report Approval Letter, Log No. 35529-03, July 8, 2004
- 14) City of Los Angeles Department of Building and Safety Grading Pre-Inspection Report, Log No. LA04777, April 4, 2005

SUMMARY OF STAFF RECOMMENDATION

Staff is recommending that the Commission **APPROVE** a coastal development permit for the proposed development with six (6) special conditions addressing: 1) assumption of risk; 2) evidence of conformance with geotechnical recommendations; 3) conformance with the submitted grading and erosion control plan; 4) drainage and polluted runoff control plan; 5) final landscape plan; and 6) a deed restriction against the property, referencing all of the Special Conditions contained in this staff report.

STAFF RECOMMENDATION:

The staff recommends that the Commission adopt the following resolution to **APPROVE** the coastal development permit application with special conditions:

MOTION: *I move that the Commission approve Coastal Development Permit No. 5-05-147 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.

I. Resolution: Approval with Conditions

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.

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. Assumption of Risk, Waiver of Liability and Indemnity**

- A. By acceptance of this permit, the applicants acknowledge and agree (i) that the site may be subject to hazards from landslide, erosion 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.

2. Conformance with Geotechnical Recommendations

- A. All final design and construction plans, including foundations, grading and drainage plans, shall be consistent with all recommendations contained in all the current reports including Geology Report, W.O. 174601-B, by Strata-Tech Inc., April 20, 2004; Soil Report, Project No. 3836, by West Coast Geotechnical, May 12, 2004 and City of Los Angeles, Department of Building and Safety Geology/Soil Report Review Letter, Log No. 35529, December 21, 2001; Log No. 35529-01, March 28, 2003; Log No. 35529-02, November 3, 2003. To the extent the information is incorporated the final recommendations, the final plans shall take into account information in all the previous referenced reports including: Geology Report, W.O. 174601-A, by Strata-Tech, Inc., May 30, 2003; Soil Report, Project No. 3836, by West Coast Geotechnical, September 5, 2003; Geology Report, Project 112010, by Geoplan, Inc., July 3, 2001, February 25, 2002, May 9, 2002; Soil Report, Project No. 3836, by West Coast Geotechnical, October 18, 2002; Soil Report, W.O. 174601, by Strata-Tech, Inc., October 2, 2001, December 14, 2001.
- B. **PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicants 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.
- C. The permittees 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 legally required.

3. Conformance with Grading and Erosion Control Plans

- A. The applicants shall comply with the Grading and Erosion Control Plan submitted April 14, 2005, prepared by Servtec Consultants Inc., as shown on pages 1-4 of the submitted plans (W.O. 200410). In addition to the conditions

required by City of Los Angeles, the applicants shall comply with the following provisions regarding the grading and erosion control plans:

Temporary Erosion Control

- (a) In order to avoid adverse impacts to adjacent properties, public streets, and the integrity of the coastal bluff, the applicants shall control erosion on the site during construction to avoid discharge of sediment off the property as much as possible. In the event there is a discharge of sediment, the applicants shall remedy the design of the on-site devices to avoid further discharge. The following temporary erosion control measures shall be used during construction: temporary sediment basins (including debris basins, desilting basins or silt traps), temporary drains and swales, sand bag barriers, silt fencing, stabilize any stockpiled fill with geofabric covers or other appropriate cover, install geotextiles or mats on all cut or fill slopes, and close and stabilize open trenches as soon as possible.
- (b) The erosion control plan shall include temporary erosion control measures should construction or site preparation cease for a period of more than 30 days. These temporary erosion control measures shall be monitored and maintained until grading or construction operations resume.
- (c) Temporary erosion control measures shall be installed on all portions of the lot for the prevention of exposed soil during the establishment of the landscaping for a maximum of two years or until the landscaping has established 90% coverage of the planted area, whichever occurs first. Such measures include, but are not limited to, mulching or matting all exposed earth. The temporary erosion control measures shall be used.

Permanent Erosion Control

- (a) Run-off from all roofs, patios, driveways and other impervious surfaces and slopes on the site shall be collected and discharged via pipe or other non-erosive conveyance to the frontage street or designated outlet point to avoid ponding or erosion either on- or off-site.
- (b) Run-off shall not be allowed to pond adjacent to the structure or sheet flow directly over the sloping surface;
- (c) The functionality of the approved drainage and runoff control plan shall be maintained throughout the life of the development.

- B. The permittees 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 legally required.

4. Drainage and Polluted Runoff Control Plan

- A. **PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicants shall submit to the Executive Director for review and written approval, three sets of final polluted runoff control plans, including supporting calculations, and all additional requirements as listed below. The plan shall be prepared by a licensed engineer and shall incorporate structural and non-structural Best Management Practices (BMPs) designed to control the volume, velocity and pollutant load of stormwater leaving the developed site. The plan shall be reviewed and approved by the consulting geotechnical engineer and geologist to ensure the plan is in conformance with the consultant's recommendations. In addition to the specifications above, the plan shall be in substantial conformance with the following requirements:

- (a) Energy dissipating measures shall be installed at the terminus of outflow drains.
- (b) The plan shall include provisions for maintaining the drainage system, including structural BMPs, in a functional condition throughout the life of the approved development. Such maintenance shall include the following: (1) BMPs shall be inspected, cleaned and repaired when necessary prior to the onset of the storm season, no later than September 30th each year and (2) should any of the project's surface or subsurface drainage/filtration structures or other BMPs fail or result in increased erosion, the applicant/landowner or successor-in-interest shall be responsible for any necessary repairs to the drainage/filtration system or BMPs and restoration of the eroded area. Should repairs or restoration become necessary, prior to the commencement of such repair or restoration work, the applicant shall submit a repair and restoration plan to the Executive Director to determine if an amendment or new coastal development permit is required to authorize such work.

- B. The permittees 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 legally required.

5. **Landscaping Plan**

- A. **PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicants shall submit final landscape plans for the review and approval of the Executive Director that generally conform to the landscape plan received on April 14, 2005. No plant species listed as problematic and/or invasive by the California Native Plant Society, the California Exotic Pest Plant Council, or as may be identified from time to time by the State of California shall be utilized on the property. No plant species listed as a 'noxious weed' by the State of California or the U.S. Federal Government shall be utilized within the property. With the exception of plants used in drainage swales, all plants employed on the site shall be drought tolerant, (low water use) plants identified by U. C Davis and the Water Resources Board (2) full size copies of a revised landscaping plan to the Executive Director for review and approval.
- B. The permittees shall undertake development in accordance with the approved plan. Any proposed changes to the approved final plan 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.

6. **Deed Restriction**

PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicants shall submit to the Executive Director for review and approval documentation demonstrating that the landowners have executed and recorded 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 (hereinafter referred to as the 'Standard and Special Conditions'); and (2) imposing all Standard and 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 applicant's entire parcel or parcels. 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 proposed project is the demolition of an existing single-family residence and construction of a new two-story 6,103 square foot single-family residence with an attached 553.5 square foot two car garage, swimming pool, modify existing driveway retaining wall and extend existing driveway, located on a 19,038 square foot lot. The development will require 34 caissons and 27 soldier piles. Grading includes 620 cubic yards of cut and 950 cubic yards of fill (Exhibit #2).

The subject property, which fronts on the southeast side of the cul de sac of Trino Way, is located approximately ¼ mile north of Pacific Coast Highway and Will Rogers State Beach and is about ½ mile east of the intersection of Sunset Boulevard and Pacific Coast Highway in Pacific Palisades, within the City of Los Angeles (Exhibit #1). Gentle to steep landscaped slopes on the property descend southeast and south, respectively. Elevation differential within the property is nearly 40 feet between the southwest and northeast corners.

B. Hazards

The proposed project is located in an area subject to natural hazards. The Pacific Palisades area has a long history of natural disasters, some of which have caused catastrophic damage. Hazards common to this area include landslides, erosion, flooding, and wildfires.

Section 30253 states in part:

New development shall:

(1) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.

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

Geotechnical Review

The applicant has provided geology and soils reports from the consulting firms of Geoplan, Inc., Strata-Tech, Inc and West Coast Geotechnical from 1991 to the present. According to the applicant's consulting engineering geologists (Geoplan Inc.), subsurface exploration has confirmed geologic conditions mapped in 1973 and 1982 by McGill that the building

site and the adjacent slopes are comprised of remnants of an ancient, inactive landslide mantled by colluvium and earth fill. Fill thickens west and south from the building site. To the west fill occupies a buried, southwest-trending ravine and is estimated to exceed 30 feet thick beneath the cul de sac of Trino Way. Fill thickness is about 15 feet at the southwest corner of the pad, but is virtually absent at the southeast corner. The development appears to be located outside the fill area, but is underlain by colluvium and ancient, inactive landslide debris, as illustrated in borings and geologic sections. The fill on the site is not competent to support structures.

According to the applicant's consultant, the ancient slide mass appears to have attained a level of stability substantially great than the slopes to the south between Pintoresca Drive and Pacific Coast Highway and to the west below Arno Way, near the Bel Air Bay Club. Water and adverse geologic structure including undercut bedding and/or gouge are the probably causes of the ancient and the active landslides. "Smectite" identified in borings by Solus Geotechnical (1990) is equivalent to the "gougy bentonitic clay" identified in borings by Geoplan and Strata-Tech and the "slickensided plastic clay" identified in borings by TT&I Engr. (1999). The project consultant has prepared a map illustrating the geologic structure in a cross-section (Exhibit #3).

Throughout the area bedrock is soft to very hard calcareous siltstone and diatomaceous mudstone of the Monterey Formation of Miocene geologic age. Siltstone, in particular, is very micaceous. Mica is a component like bentonite that reduces strength parameters and accounts in part for widespread slope instability.

The applicant's final reports (Geology Report, W.O. 174601-B, by Strata-Tech Inc., April 20, 2004; Soil Report, Project No. 3836, by West Coast Geotechnical, May 12, 2004) recommended the caissons and soldier piles listed in the project description. On July 8, 2004, after 3 years of review of the proposed project, the Grading Division of the City of Los Angeles, Department of Building and Safety provided a geologic approval letter indicating that the geotechnical reports and proposed foundations were acceptable, provided that the City's recommendations were complied with during site development (Exhibit #4).

1. Conformance with Geotechnical Recommendations

Recommendations regarding the design and installation of the single-family residence, pool, foundation system, and slope stability have been provided in reports and letters submitted by the applicant, as referenced in the above noted final reports. Adherence to the recommendations contained in these reports is necessary to increase the probability that the proposed single family home and foundation system assures stability and structural integrity, and neither creates nor contributes significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way requires the construction of protective devices that would substantially alter natural landforms.

In response to the geologic explorations, the City, in its approval letter (Exhibit #4), is requiring compliance with a total of 37 conditions during development of the site. Two of

those conditions are crucial in assuring stability and structural integrity of the development; they are as follows:

Condition #1: *The site shall be stabilized with soldier piles, as shown on the geotechnical map in the report dated May 12, 2004 by West Coast Geotechnical.*

Condition #7: *The proposed building and pool shall be supported by piles founded a minimum of 10 feet into competent bedrock below bentonite layer, as recommended.*

Special Condition #2 requires that the applicants conform to all the geotechnical recommendations contained in the current reports, including Geology Report, W.O. 174601-B, by Strata-Tech Inc., April 20, 2004; Soil Report, Project No. 3836, by West Coast Geotechnical, May 12, 2004 and the requirements of the City of Los Angeles as found in City of Los Angeles, Department of Building and Safety Geology/Soil Report Review Letter, Log No. 35529, December 21, 2001; Log No. 35529-01, March 28, 2003; Log No. 35529-02, November 3, 2003. These reports and recommendations are based on information provided in all the previous referenced reports, including Geology Report, W.O. 174601-A, by Strata-Tech, Inc., May 30, 2003; Soil Report, Project No. 3836, by West Coast Geotechnical, September 5, 2003; Geology Report, Project 112010, by Geoplan, Inc., July 3, 2001, February 25, 2002, May 9, 2002; Soil Report, Project No. 3836, by West Coast Geotechnical, October 18, 2002; Soil Report, W.O. 174601, by Strata-Tech, Inc., October 2, 2001, December 14, 2001; City of Los Angeles, Department of Building and Safety Geology/Soil Report Review Letter, Log No. 35529, December 21, 2001; Log No. 35529-01, March 28, 2003; Log No. 35529-02, November 3, 2003. 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.

2. Assumption of Risk

Under Section 30253 of the Coastal Act, new development in areas of high geologic, flood, and fire hazard may occur so long as risks to life and property are minimized and the other policies of Chapter 3 are met. The Coastal Act recognizes that new development may involve the taking of some risk. 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.

The proposed development would be located on an ancient, inactive landslide mantled by colluvium and earth fill. The geotechnical reports have indicated that the subject property possesses a factor of safety of less than the minimum building code required 1.5. The proposed project has been found to achieve a factor of safety of 1.5 by placing caissons and soldier piles below the indicated 1.5 factor of safety line. The factor of safety of 1.5 or greater demonstrates that, by a geotechnical standpoint, the subject site in the location of

the proposed development possesses a high probability of geologic stability. However, the decision to construct the project relying on the geotechnical reports and the Department of Building and Safety is the responsibility of the applicants. The proposed project may still be subject to natural hazards such as slope failure and erosion. The geotechnical evaluations do not guarantee that future erosion, landslide activity, or land movement will not affect the stability of the proposed project or that the required caissons will be installed as specified. Because of the inherent risks to development in areas of steep slopes and near mapped landslides, the Commission cannot absolutely acknowledge that the design of the single family home will protect the subject property during future storms, erosion, and/or landslides. Therefore, the Commission finds that the proposed project is subject to risk from landslides and/or erosion and that the applicant should assume the liability of such risk.

The applicants may decide that the economic benefits of development outweigh the risk of harm, which may occur from the identified hazards. However, neither the Commission nor any other public agency that permits development should be held liable for the applicant's decision to develop. Therefore, the applicant is required to expressly waive any potential claim of liability against the Commission for any damage or economic harm suffered as a result of the decision to develop. The assumption of risk, when recorded against the property as a deed restriction, will show that the applicants are aware of and appreciate the nature of the hazards which may exist on the site and which may adversely affect the stability or safety of the proposed development.

In case an unexpected event occurs on the subject property, the Commission attaches Special Condition #6, which requires recordation of a deed restriction whereby the land owner assumes the risk of extraordinary erosion and/or geologic hazards of the property. The deed restriction will provide notice of potential hazards of the property and help eliminate false expectations on the part of potential buyers of the property, lending institutions, and insurance agencies that the property is safe for an indefinite period of time and for further development indefinitely in the future.

Therefore, prior to issuance of the Coastal Development Permit, the applicants shall execute and record a deed restriction in a form and content acceptable to the Executive Director, which reflects the above restriction on development. 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.

3. Erosion Control Measures

Storage or placement of construction materials, debris, or waste in a location subject to erosion and dispersion via rain or wind could result in possible acceleration of slope erosion and landslide activity. The applicant shall follow both temporary and permanent erosion control measures to ensure that the project area is not susceptible to excessive

erosion. The applicants have submitted a drainage plan that will, if carried out, collect runoff water at various locations and direct it to a storm drain, which the applicants will construct, which leads to a storm drain in the curb on Arno Way. Although the applicants have submitted a drainage plan demonstrating the permanent erosion control measures, the Commission requires a complete erosion control plan for both permanent and temporary measures. Therefore, prior to issuance of the Coastal Development Permit, the applicants shall submit, for the review and approval of the Executive Director, a temporary and permanent erosion control plan that includes a written report describing all temporary and permanent erosion control and run-off measures to be installed and a site plan and schedule showing the location and time of all temporary and permanent erosion control measures (more specifically defined in Special Condition #4). In addition the applicants shall address the disposal of water from the pool so that the project does not add polluted water to the storm drain system. This issue is more thoroughly addressed in the section on water quality/marine resources, below.

4. Landscaping

The installation of in-ground irrigation systems, inadequate drainage, and landscaping that requires intensive watering are potential contributors to accelerated weakening of some formation; increasing the lubrication along geologic contacts and increasing the possibility of failure, landslides, and sloughing, which could necessitate protective devices. Due to the geologic sensitivity of the site, the Commission requires that all plants be low water use, 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.*"

The applicants have proposed to landscape 8,393 square feet of their property. The applicants have submitted a preliminary landscaping plan, which complies with Special Condition #5 and includes plant species that are not listed as problematic and/or invasive by the California Native Plant Society, the California Exotic Pest Plant Council, or as may be identified from time to time by the State of California nor any plant species listed as a 'noxious weed' by the State of California or the U.S. Federal Government. All plants employed on the site are drought tolerant, (low water use) plants identified by U. C Davis and the Water Resources Board.

As conditioned, to minimize infiltration of water and invasive plant species, the development will be consistent with section 30253 of the Coastal Act.

C. Water Quality/Marine Resources

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. The Commission recognizes that new development in the Santa Monica Mountains has the potential to adversely impact coastal water quality through the increase of impervious

surfaces, increase of runoff, erosion, and sedimentation, and introduction of pollutants such as petroleum, cleaning products, pesticides, fertilizers, and other pollutant sources.

Section 30231 of the Coastal Act states:

The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, minimizing alteration of natural streams.

To address these concerns, the development, as proposed and as conditioned with Special Conditions #3 and #4, 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. These special conditions will ensure that 1) sediment is kept on-site during construction; 2) runoff is controlled after construction, so that storm water and on-site irrigation water does not erode or percolate into nearby land (increasing the likelihood of failure); and 3) permanent features that maintain the quality of run off so that run off does not transport pollutants into the ocean.

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. Public Access and Recreation

Section 30211 of the Coastal Act states:

Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.

As was stated earlier, the subject property, which fronts on the southeast side of the cul de sac of Trino Way, is located approximately ¼ mile north of Pacific Coast Highway and Will Rodgers State Beach and is about ½ mile east of the intersection of Sunset Boulevard and Pacific Coast Highway (Exhibit #1).

The proposed development will not affect the public's ability to gain access to, and/or to make use of, the coast and nearby recreational facilities, specifically Will Rodgers State

Beach. Therefore, as proposed the development conforms with Sections 30210 through 30214, Sections 30220 through 30224, and 30252 of the Coastal Act.

E. Habitat

Section 30240 of the Coastal Act states:

(a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas.

(b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas.

The proposed project is located on a developed lot, which already contains a single-family residence and landscaping and is surrounded by other single-family residences. No environmentally sensitive habitat areas exist on site and the proposed project is not located immediately adjacent to any environmentally sensitive habitat areas, parks or recreation areas. Therefore, as proposed the development conforms to Section 30240 of the Coastal Act.

F. Visual Impacts/Landform Alteration

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 the surrounding areas, and, where feasible, to restore and enhance the 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 character of its setting.

The Coastal Act protects public views. In this case the public views are the views from the public streets to the Pacific Ocean and from Pacific Coast Highway and Will Rogers State Beach to the Santa Monica Mountains. The project will be above Pacific Coast Highway, separated from Pacific Coast Highway by the Upper Bel Air Bay Club and Bay Club Drive. The height of the proposed residence will be approximately 30 feet above existing grade and 8 feet high as measured from the centerline of Trino Way. The height of the structure will not impact public views to the Pacific Ocean from the streets of Arno Way and Aderno Way, which are upslope of the proposed project.

The project site is located in an established residential community. The height of the proposed structure is consistent with the Hillside Ordinance that was established by the City of Los Angeles Planning Department. The proposed single family home is consistent with the existing homes in this area. The neighboring homes in the immediate area consist of one to four level single-family homes. The project is located approximately ¼ mile from Will Rogers State Beach and will not be visible from the highway or the beach. The project will not impact any public views to or from the Pacific Ocean, Will Rogers State Beach, Pacific Coast Highway or the surrounding public streets and is consistent with the character and scale of the structures in the surrounding community.

Section 30251 also requires all permitted development to minimize alteration of natural landforms. The project site is in a developed neighborhood of the Pacific Palisades. The site is a sloping lot, descending towards Pacific Coast Highway, which was modified in the past by placement of fill to create a building pad. The applicant has proposed 620 cubic yards of cut and 950 cubic yards of fill, which conforms to the recommendations of the geotechnical consultants. Almost all of the grading will occur on fill material (Exhibit #3). The maximum height of the cut slope is 13 feet. The applicant proposes to remove much of the existing fill and import 330 cubic yards of fill, which will be compacted to create a pad. Only minor grading of natural soils will occur in the rear of the development, for retaining wall, which will not be visible from the street because it's mostly buried (Exhibit #3).

The Commission finds that the applicants have minimized landform alteration in an effort to safely construct a single-family home on their property. Therefore, as proposed, the Commission finds that the proposed project is consistent with Section 30251 of the Coastal Act.

G. 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, any prospective future owner will receive actual notice of the restrictions and/or obligations imposed on the use and enjoyment of the land including the risks of the development and/or hazards to which the site is subject, and the Commission's immunity from liability.

H. Development

As proposed, the development is located on an existing subdivided lot within an existing developed area and is compatible with the character and scale of the surrounding area. A single-family residence already exists on the subject site. The project provides adequate parking based on the Commission's typically applied standards. Therefore, the

Commission finds that the development conforms with the Chapter 3 policies of the Coastal Act.

I. Local Coastal Program

Section 30604 (a) of the Coastal Act states:

Prior to certification of the Local Coastal Program, a Coastal Development Permit shall be issued if the issuing agency, or the Commission on appeal, finds that the proposed development is in conformity with the provisions of Chapter 3 (commencing with Section 30200) of this division and that the permitted development will not prejudice the ability of the local government to prepare a local coastal program that is in conformity with the provisions of Chapter 3 (commencing with Section 30200).

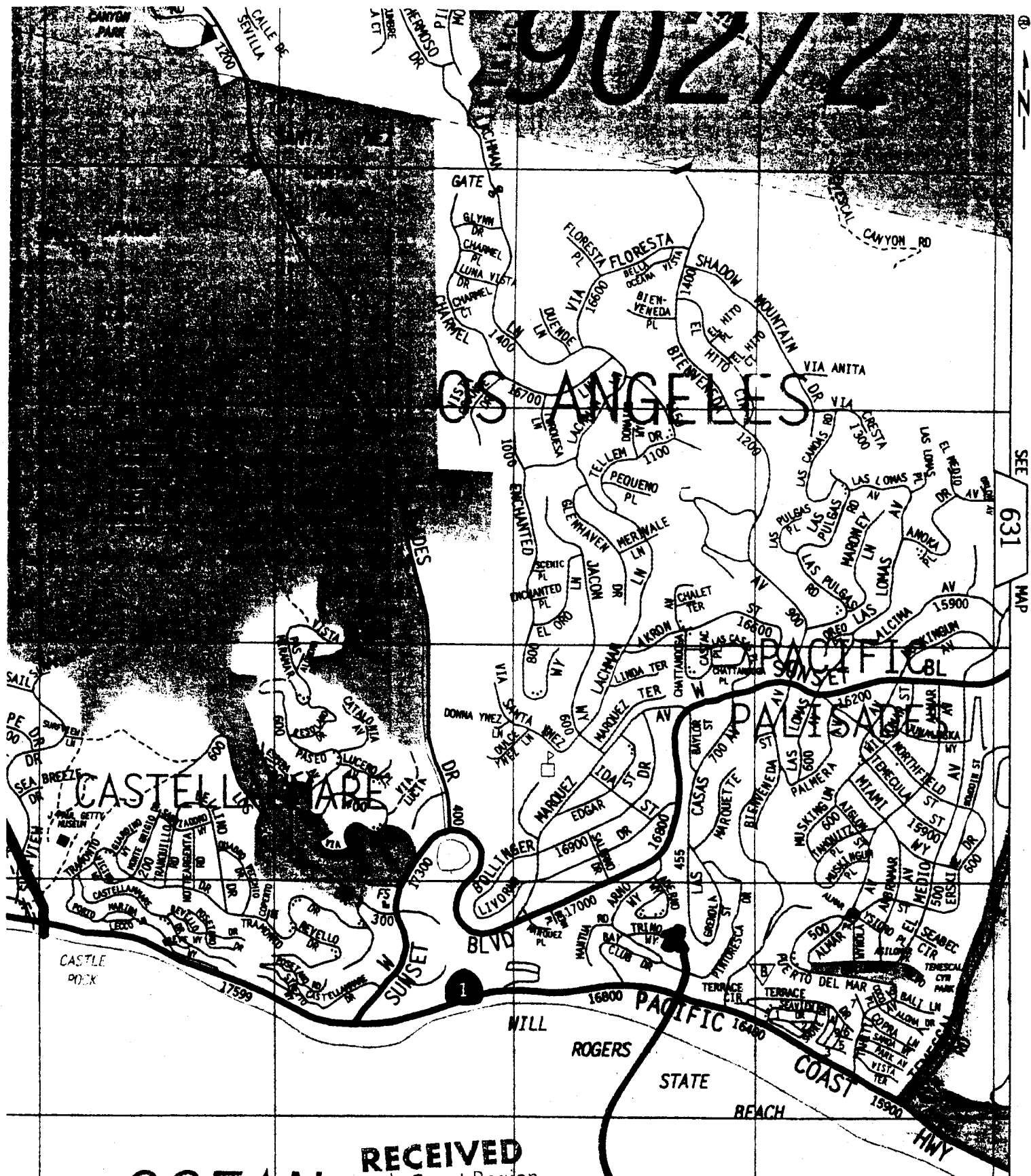
In 1978, the Commission approved a work program for the preparation of Local Coastal Programs in a number of distinct neighborhoods (segments) in the City of Los Angeles. In the Pacific Palisades, issues identified included public recreation, preservation of mountain and hillside lands, and grading and geologic stability.

The City has submitted five Land Use Plans for Commission review and the Commission has certified three (Playa Vista, San Pedro, and Venice). 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 been completed. When the City began the LUP process in 1978, with the exception of two tracts (a 1200-acre and 300-acre tract of land) 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. As conditioned, to address the geologic stability, water quality, and community character issues related to the project, approval of the proposed development will not prejudice the City's ability to prepare a Local Coastal Program in conformity with Chapter 3 of the Coastal Act. The Commission, therefore, finds that the proposed project is consistent with the provisions of Section 30604 (a) of the Coastal Act.

J. California Environmental Quality Act

Section 13096 of the Commission's regulations requires Commission approval of Coastal Development Permit applications to be supported by a finding showing the application, as conditioned by any conditions of approval, 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.

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 MAP 631

OCEAN

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S-05-147

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SITE

- 05 - 147

EXHIBIT # 1
PAGE 1 OF 1

MR. AND MRS. KHALKHALI RESIDENCE

282 TRINDO WAY
PACIFIC PALISADES, CALIFORNIA

DATA

Owner: Mr. & Mrs. Khalkhali
Address: 282 Trindo Way, Pacific Palisades, California 90272
Legal Description: Lot 16, Tract No. 19176, Map Book 163, Page 33, and a portion of Lot 16, Block 140, Tract No. 8331, Map Book 155, Page 35.
Lot Area: 19,038 Square Feet, 0.44 acres
Building Area: Basement: 1,048.0 Sq. Ft.
Garage: 683.0 Sq. Ft.
First Floor: 3,382.0 Sq. Ft.
Second Floor: 3,027.0 Sq. Ft.
Total: 8,840.0 Sq. Ft.
Lot Coverage: 20% < 40% Allowable
No. of Stories: Split Levels - Maximum Two (2) Stories (including basement level)
Height: 32.4' Feet < 36' Allowable
Zone: R1-1
Use: Single Family Dwelling
 setbacks: Front Yard: 35'-0" x 35'-0"
Side Yard: 7'-0" (each) x 7'-0"
Rear Yard: 42'-0" x 18'-0"
Max. lot Area: 19,038 Sq. Ft.
Construction Type: Type III, Fully Saturated
On Street Parking: Three (3) Covered (attached parking garage), Two (2) Uncovered (one tandem)

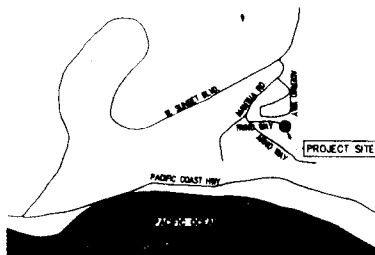
SHEET INDEX

- C-1 SURVEY MAP
- A-1 SITE PLAN - EXHIBIT A / SITE SECTION - EXHIBIT B
- A-2 SITE PLAN
- A-3 BASEMENT PLAN / FIRST FLOOR PLAN
- A-4 SECOND FLOOR PLAN / ROOF PLAN
- A-5 EXTERIOR ELEVATIONS
- A-6 BUILDING SECTION

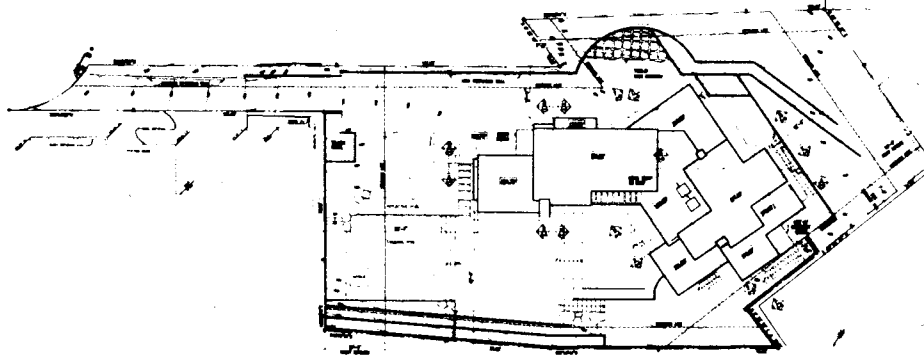
PROJECT DIRECTORY

- ARCHITECT: [Redacted]
- ENGINEER: [Redacted]
- STRUCTURAL ENGINEER: [Redacted]
- LANDSCAPE ARCHITECT: [Redacted]

VICINITY MAP



5-05-147



A EXHIBIT A - SITE PLAN
SCALE: 1/8" = 1'-0"

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EXHIBIT # 2

PAGE 1 OF 6

Atelier
M/A
INC.

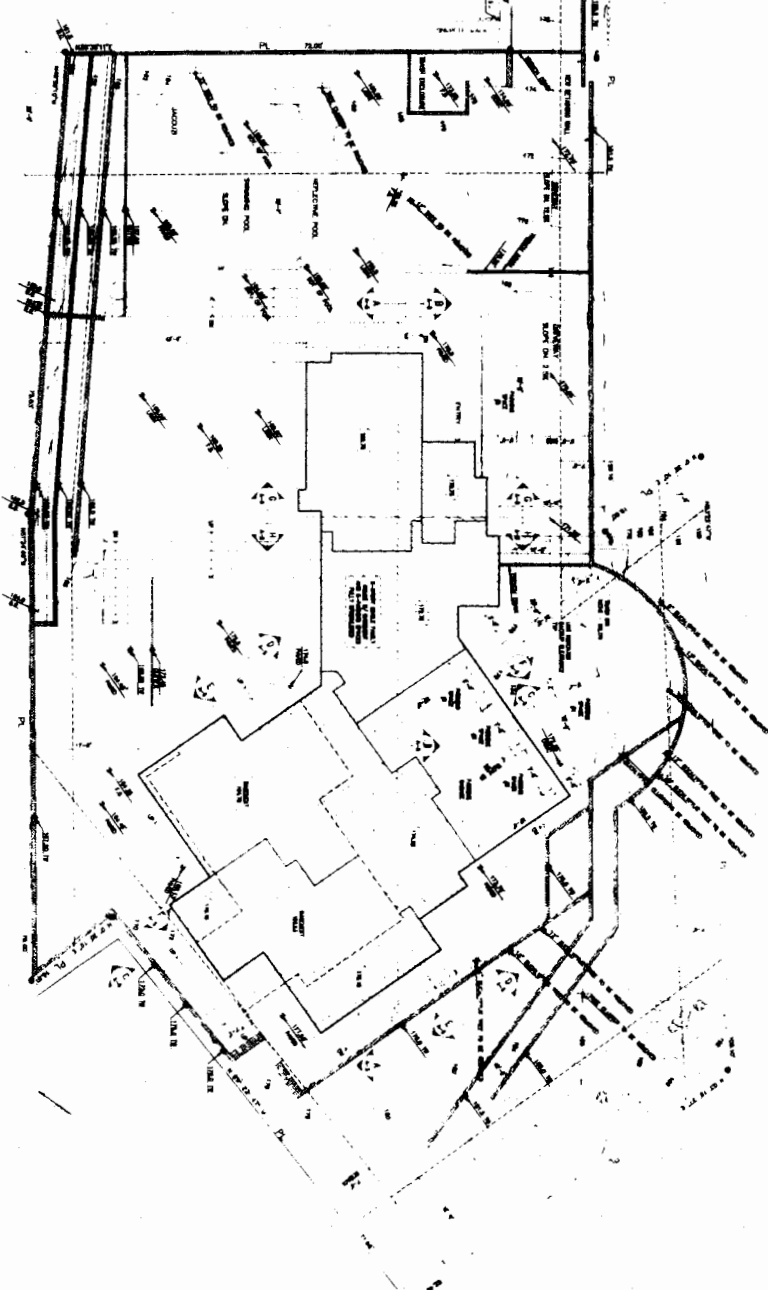
1225 WILMERE BLVD. #10
SANTA MONICA, CA 90405
310 578 0388

COASTAL COMMISSION - SITE PLAN
1/8" SINGLE FLOOR & ROOF
2ND FLOOR WAYS
PACIFIC PALISADES, CALIFORNIA

NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10	NO. 11	NO. 12	NO. 13	NO. 14	NO. 15	NO. 16	NO. 17	NO. 18	NO. 19	NO. 20	NO. 21	NO. 22	NO. 23	NO. 24	NO. 25	NO. 26	NO. 27	NO. 28	NO. 29	NO. 30	NO. 31	NO. 32	NO. 33	NO. 34	NO. 35	NO. 36	NO. 37	NO. 38	NO. 39	NO. 40	NO. 41	NO. 42	NO. 43	NO. 44	NO. 45	NO. 46	NO. 47	NO. 48	NO. 49	NO. 50	NO. 51	NO. 52	NO. 53	NO. 54	NO. 55	NO. 56	NO. 57	NO. 58	NO. 59	NO. 60	NO. 61	NO. 62	NO. 63	NO. 64	NO. 65	NO. 66	NO. 67	NO. 68	NO. 69	NO. 70	NO. 71	NO. 72	NO. 73	NO. 74	NO. 75	NO. 76	NO. 77	NO. 78	NO. 79	NO. 80	NO. 81	NO. 82	NO. 83	NO. 84	NO. 85	NO. 86	NO. 87	NO. 88	NO. 89	NO. 90	NO. 91	NO. 92	NO. 93	NO. 94	NO. 95	NO. 96	NO. 97	NO. 98	NO. 99	NO. 100
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NEW SINGLE FAMILY HOUSE
382 FERNWAY
PACIFIC PALM BEACHES, CA, 90640

SITE PLAN



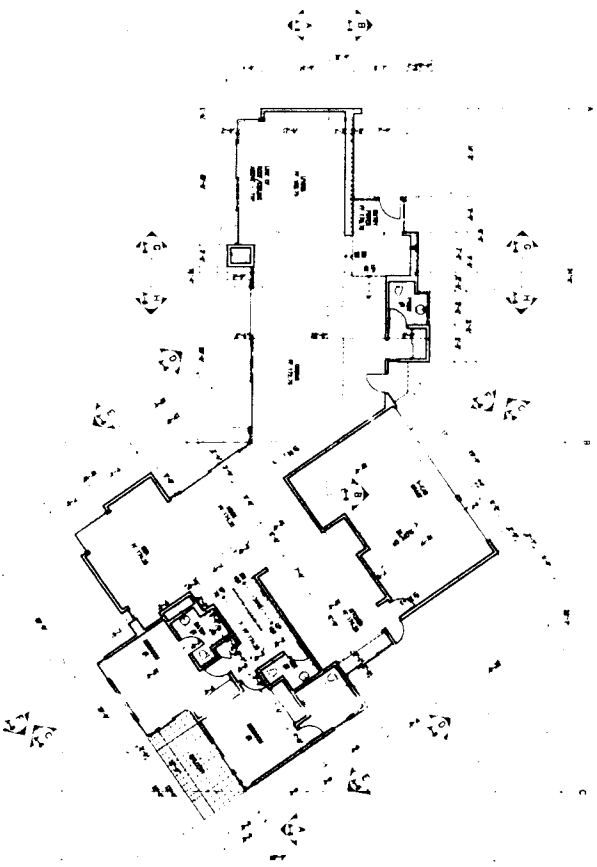
LEGEND

- PROPERTY LINE
- LANDSCAPE LINE
- EXISTING CONTOUR LINE
- SECTION CUT INFORMATION
- SPOT ELEVATION INDICATOR

A SITE PLAN
SC. 1/8" = 1'-0"

COASTAL COMMISSION
S-05-147

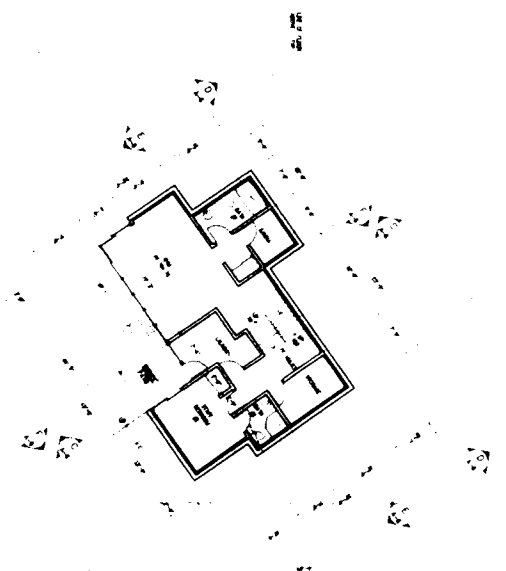
EXHIBIT # 2
PAGE 2 OF 6



FIRST FLOOR PLAN

SC 1/8" = 1'-0"

FIRST FLOOR
STUDY AREA: 5025 SQ. FT.
COVERED PATIO AREA: 5025 SQ. FT.
TOTAL AREA: 10050 SQ. FT.



BASEMENT PLAN

SC 1/8" = 1'-0"

BASEMENT FLOOR
STUDY AREA: 5025 SQ. FT.
COVERED PATIO AREA: 5025 SQ. FT.
TOTAL AREA: 10050 SQ. FT.

COASTAL COMMISSION

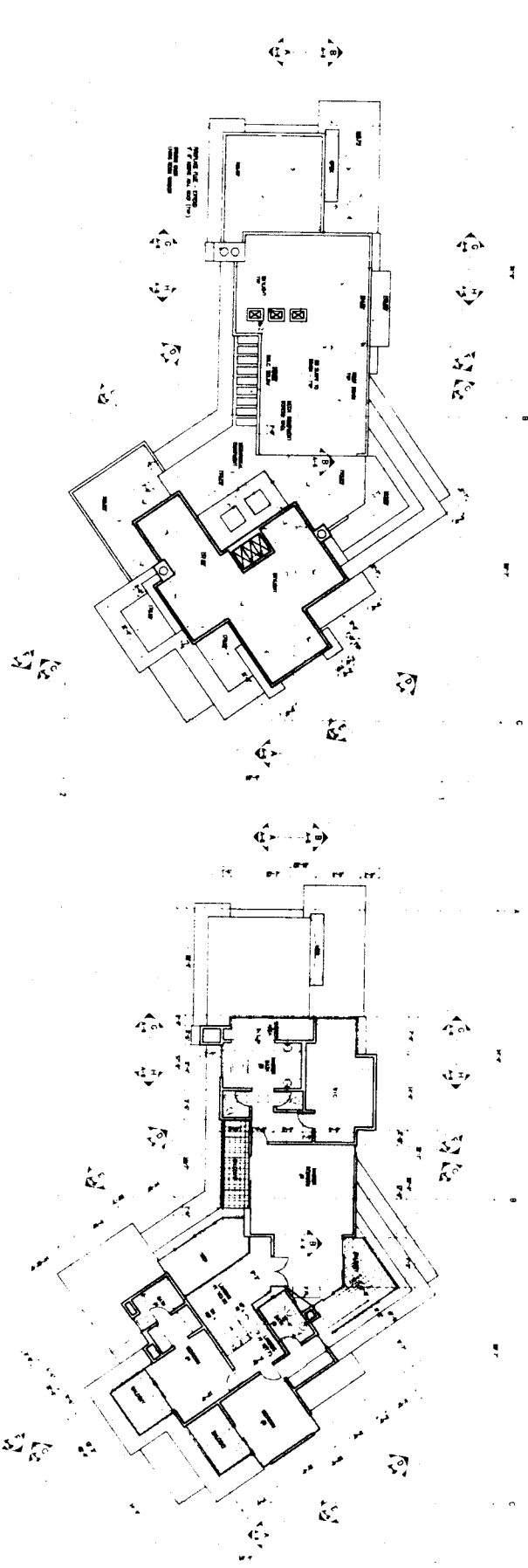
S-05-147

EXHIBIT # 2

PAGE 3 OF 6

NO.	DATE	REVISION
1	10/1/91	ISSUED FOR PERMIT
2	10/1/91	REVISION
3	10/1/91	REVISION
4	10/1/91	REVISION
5	10/1/91	REVISION
6	10/1/91	REVISION
7	10/1/91	REVISION
8	10/1/91	REVISION
9	10/1/91	REVISION
10	10/1/91	REVISION

SECOND FLOOR PLAN
ROOF PLAN
NEW SINGLE-FAMILY HOUSE
282 TRIND WAY
PACIFIC PALISADES, CA, FORMER



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

STUDIO: 1275 PALMBOULE AVENUE, SUITE 400, SAN FRANCISCO, CA 94108
TEL: 415 378 0588
FAX: 415 378 0589
E-MAIL: atelier@att.net
WWW: WWW.ATELIERMIA.COM

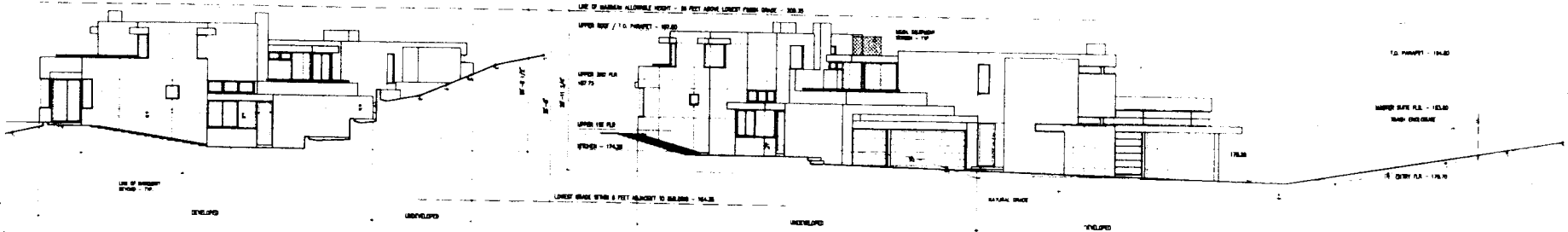
ROOF PLAN
SCALE: 1/8" = 1'-0"

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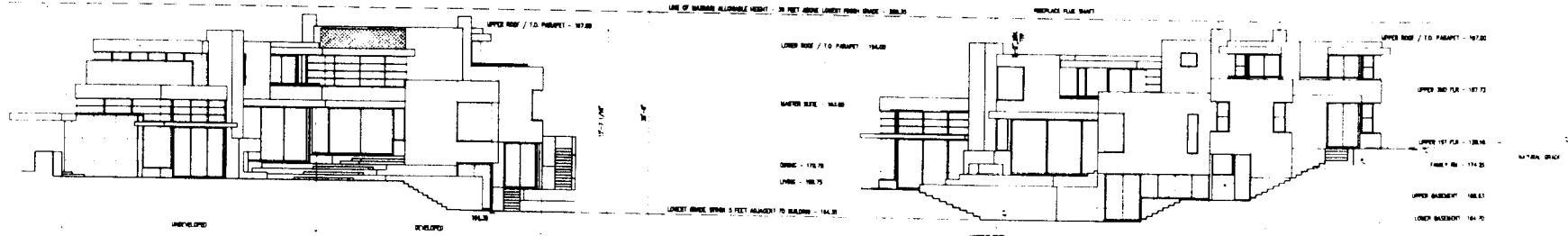
EXHIBIT # 2

PAGE 4 OF 6



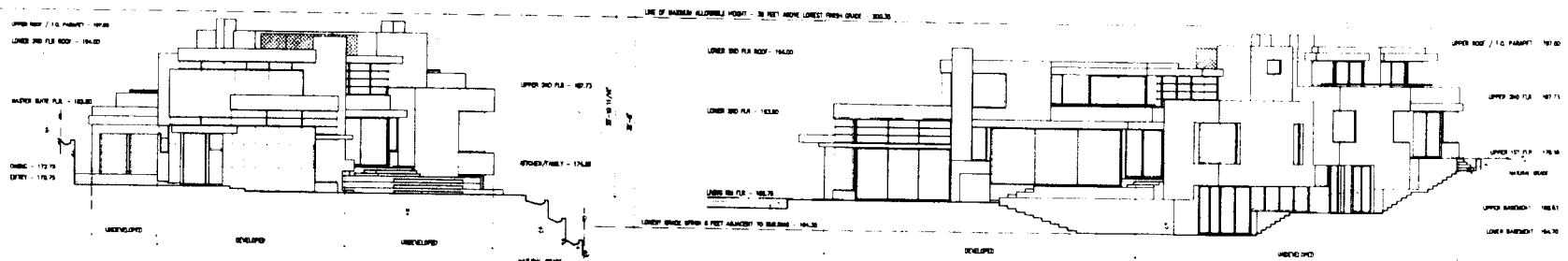
EAST ELEVATION
SC 1/8" = 1'-0"

NORTHEAST ELEVATION
SC 1/8" = 1'-0"



WEST ELEVATION
SC 1/8" = 1'-0"

SOUTH ELEVATION
SC 1/8" = 1'-0"



NORTHWEST ELEVATION
SC 1/8" = 1'-0"

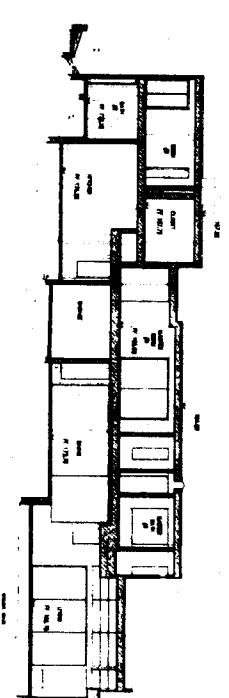
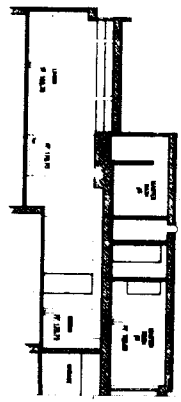
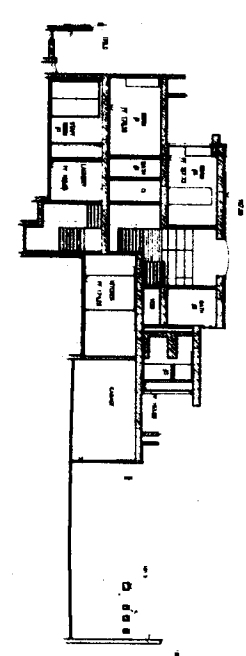
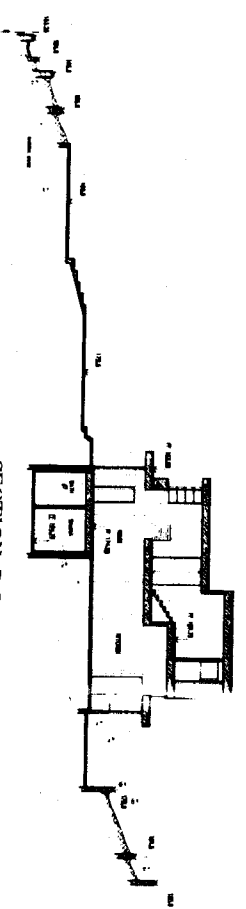
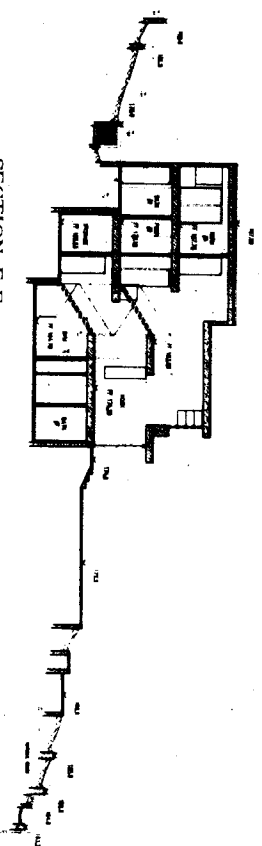
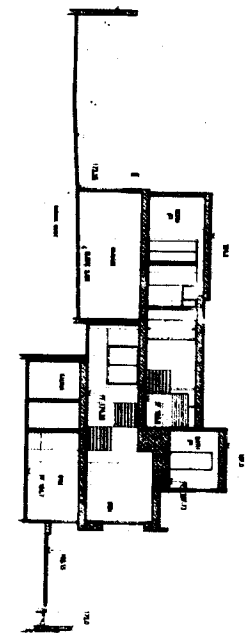
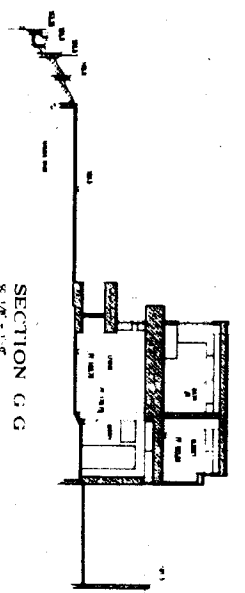
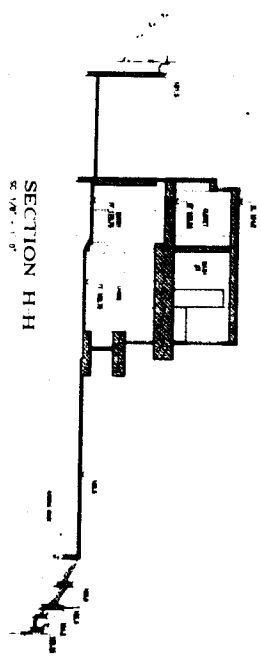
SOUTHWEST ELEVATION
SC 1/8" = 1'-0"

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S-05-147

EXHIBIT # 2
PAGE 5 OF 6

ALUMINUM FRAME WINDOW
STONE VENEER
EXTERIOR PLASTER - QUARTZ FINISH

EXTERIOR ELEVATIONS
NEW SINGLE FAMILY HOUSE
AND TRIMMAGE
SANTA MONICA, CALIFORNIA



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grading in hillside

RECOMMENDED PILE-SUPPORTED RETAINING WALL
WITH MIN. 3' FREEBOARD, V-DRAIN, AND SUBSTAIN

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PAGE 1 OF 2

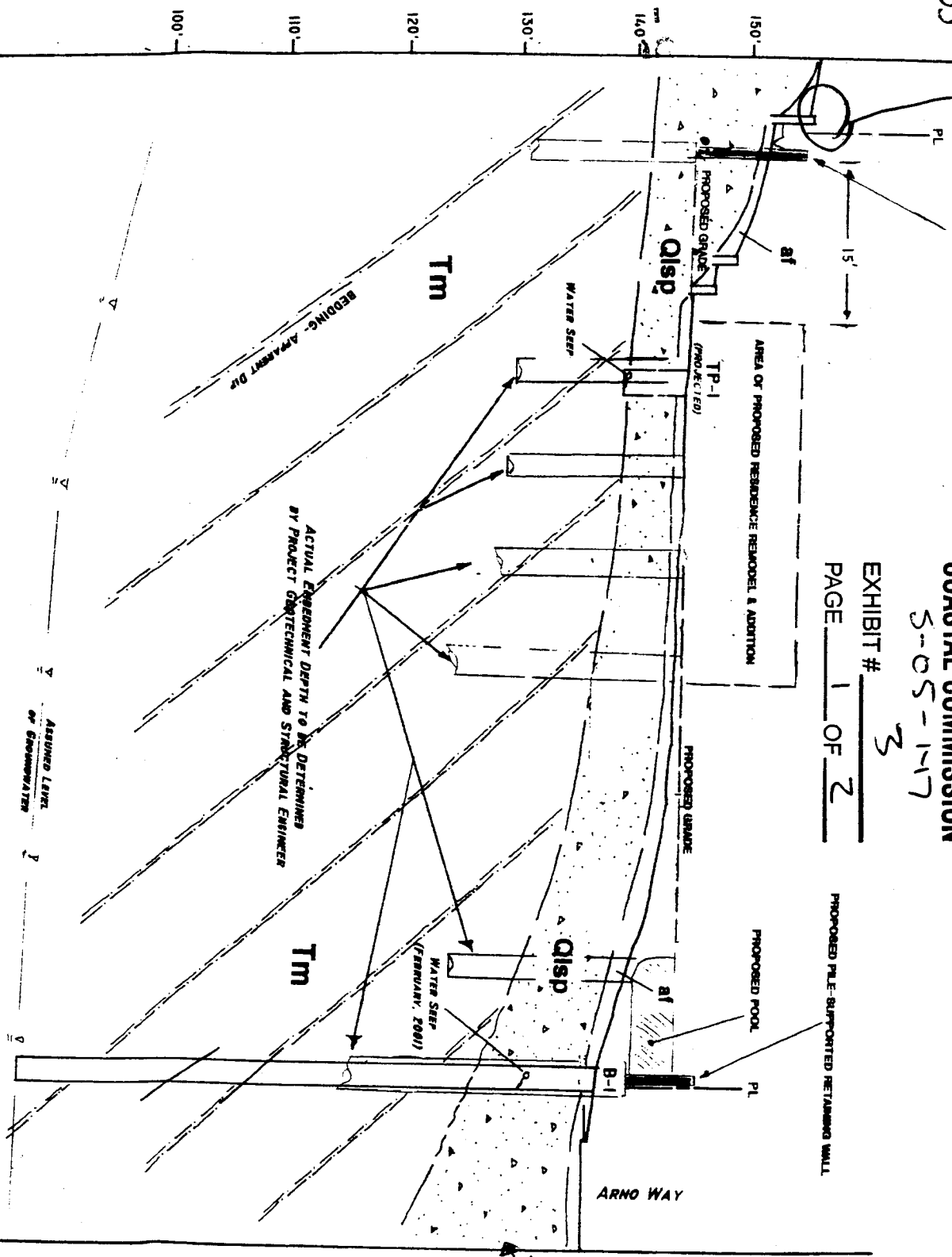
PROPOSED PILE-SUPPORTED RETAINING WALL

PROPOSED POOL

PL

ARNO WAY

Fill



SECTION A-A'

1" EQUALS 8'

COASTAL COMMISSION

S-05-147

EXHIBIT #

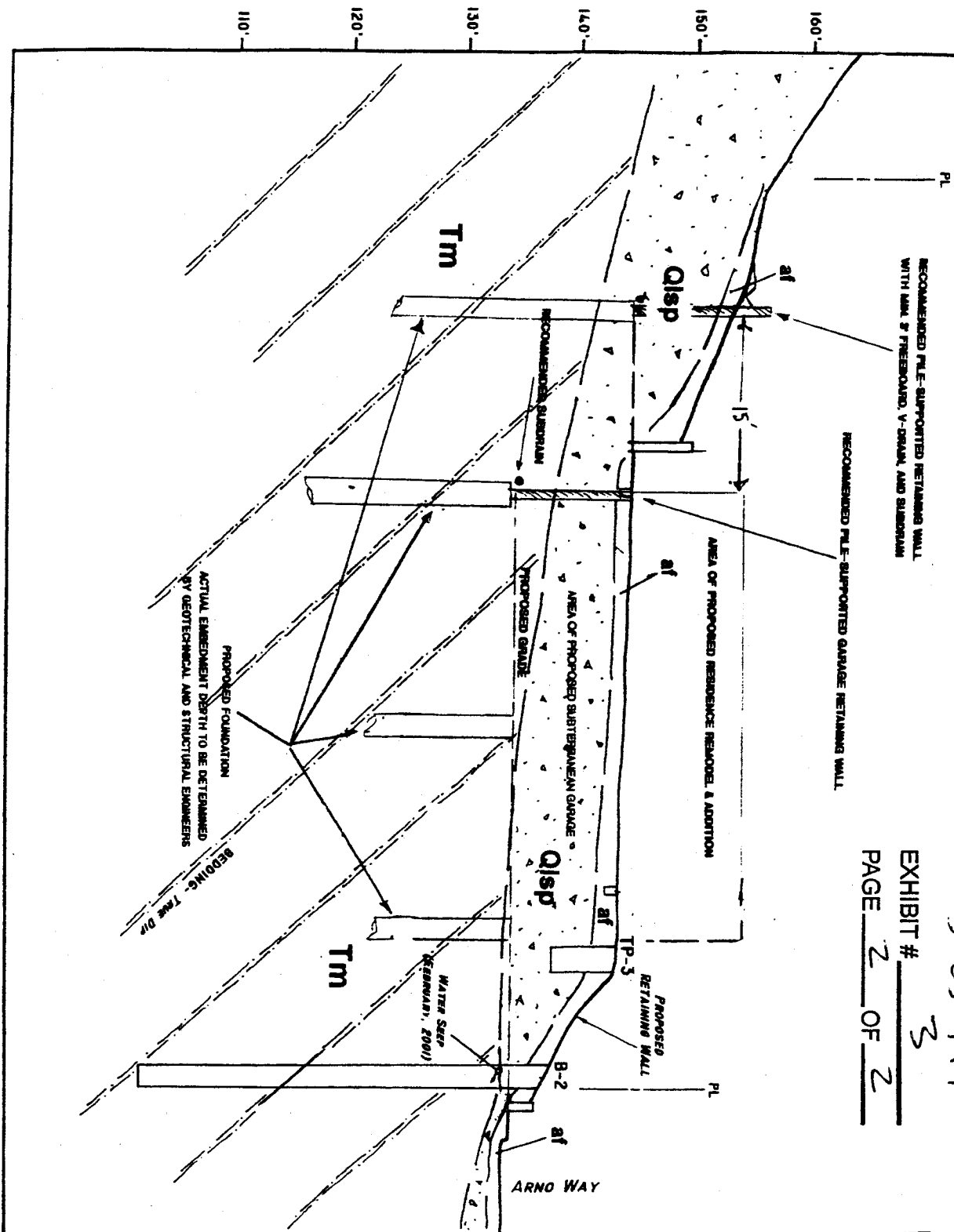
3

PAGE

2

OF

2



SECTION B-B'

1" EQUALS 8'

BOARD OF
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COMMISSIONERS

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PRESIDENT

ILAN ISRAELY
VICE-PRESIDENT

EFREN R. ABRATIQUE, P.E.

FRANCISCO ARRIZON
BARBARA BOUDREAUX

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

RAYMOND CHAN
EXECUTIVE OFFICER

5-05-147

GEOLOGY/SOIL REPORT APPROVAL LETTER

July 8, 2004

Log # 35529-03
SOILS/GEOLOGY FILE - 2
LAN

Farzin Khalkhali
16572 Via Floresta
Pacific Palisades, CA 90272

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EXHIBIT # 4
PAGE 1 OF 5

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TRACT: 10179
LOT: 16
LOCATION: 282 Trino Way

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<u>CURRENT REFERENCE REPORT/LETTER(S)</u>	<u>REPORT NO.</u>	<u>DATE(S) OF DOCUMENT</u>	<u>PREPARED BY</u>
Geology Report	174601-A	04/20/04	Strata-Tech
Ovrszd Doc	"	"	"
Soil Report	3836	05/12/04	West Coast Geotech
Ovrszd Doc	"	"	"

<u>PREVIOUS REFERENCED REPORT/LETTER(S)</u>	<u>REPORT NO.</u>	<u>DATE(S) OF DOCUMENT</u>	<u>PREPARED BY</u>
Geology Report	174601-A	05/30/03	Strata-Tech
Soil Report	3836	09/05/03	West Coast Geotech
Geology Report	112010-5.9	05/09/02	Geoplan, Inc
"	112010	02/25/02	"
"	112010	07/03/01	"
Soil Report	3836	10/18/02	West Coast Geotech
"	174601	12/14/01	Strata-Tech, Inc
"	"	10/02/01	"
Dept Correction letter	35529	12/21/01	LADBS
"	35529-01	03/28/03	"
"	35529-02	11/03/03	"

The referenced reports concerning recommendations for a proposed single-family residence located on a landslide have been reviewed by the Grading Division of the Department of Building and Safety. Based upon the revised geologic interpretations in the current referenced reports, the site is underlain by landslide to a depth that varies up to approximately 40 feet along the southern property line. Information from geologic reports for 224 Arno Way and 286 Trino Way was incorporated into the current site evaluation.



It is recommended by the consultants to remove and re-compact the existing landslide material beneath the driveway. However, cross-section K indicates that the depth of the landslide could exceed 20 feet on the southeast end of the driveway. It is not clear how the proposed removal of the landslide can be done without shoring both sides of the driveway.

Based on seismic slope stability analyses included as a part of the report, the site has an adequate factor of safety for seismically induced landsliding potential. This satisfies the requirement of State of 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:

(Note: Numbers in parenthesis () refer to applicable sections of the 2002 City of LA Building Code. P/BC numbers refer the applicable Information Bulletin. Information Bulletins can be accessed on the internet at LADBS.ORG.)


1. The site shall be stabilized with soldier piles, as shown on the geotechnical map in the report dated 05/12/04 by West Coast Geotechnical.
2. The minimum depth of the landslide for design purposes shall be based upon the cross-sections in the current reports dated 04/20/04 and 05/12/04.
3. The soldier piles along the south property line shall be designed for a minimum equivalent fluid pressure of 76 pcf to a depth of 44 feet, per the calculations in the soil report. The piles shall be spaced a maximum of 10 feet on-center and tied by a grade beam, as recommended.
4. The western portion of the driveway (section K-K) shall be provided with a pile-supported retaining wall along the north side, designed for a minimum equivalent fluid pressure of 70 pcf to a depth of 29 feet below the top of the retaining wall, per the calculations in the soil report.
5. The landslide material in the driveway shall be removed and replaced with compacted fill, as recommended.
6. Before beginning the removal of the landslide beneath the driveway, shoring piles shall be installed along both sides of the driveway to the property boundary located at Trino Way.
7. The proposed building and pool shall be supported by piles founded a minimum of 10 feet into competent bedrock below bentonite layer, as recommended.
8. Existing landslide shall not be used for lateral support of piles.
9. Isolated retaining walls that are located upslope of the proposed soldier piles and that are less than six feet in height may be supported by footings founded in certified compacted fill. These walls shall be designed in accordance with the recommendations on page 21 of the report dated 10/18/02 by West Coast Geotechnical.

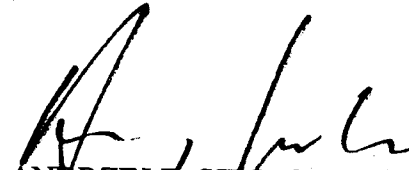
10. The proposed swimming pool shall be designed for a freestanding condition.
11. The geologist and soils engineer shall review and approve the detailed plans prior to issuance of any permits. This approval shall be by signature on the plans which clearly indicates that the geologist and soils engineer have reviewed the plans prepared by the design engineer and that the plans include the recommendations contained in their reports.
12. All recommendations of the reports which are in addition to or more restrictive than the conditions contained herein shall be incorporated into the plans.
13. 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. (7006.1)
14. A grading permit shall be obtained. (106.1.2)
15. 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 cohesionless soil having less than 15 percent finer than 0.005 millimeters is used for fill, it shall be compacted to a minimum of 95 percent relative compaction based on maximum dry density (D1556). Placement of gravel in lieu of compacted fill is allowed only if complying with Section 91.7011.3 of the Code.(7011.3)
16. All new graded slopes shall be no steeper than 2:1.
17. All graded, brushed or bare slopes shall be planted with low-water consumption, native-type plant varieties recommended by a landscape architect. Suitable arrangements shall be made with the Grading Division of the Department with respect to inspection and maintenance of the plant until it is established as an effective ground vegetation cover. (7012)
18. All loose foundation excavation material shall be removed prior to commencement of framing. Slopes disturbed by construction activities shall be restored. (7005.3)
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. (3301.1)
20. Unsurcharged temporary excavation may be cut vertically up to 5 feet. Excavations exceeding 5 feet shall have the portion above 5 feet trimmed back at a gradient not exceeding 1:1 (horizontal to vertical), as recommended.
21. Footings adjacent to a descending slope steeper than 3:1 in gradient shall be a minimum distance of one-third the vertical height of the slope but need not exceed 40 feet measured horizontally from the footing bottom to the face of the slope. (1806.5.3)
22. 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 need not exceed 15 feet in accordance with Code Section 1806.5.2.

23. The design passive pressure shall be neglected for a portion of the pile with a set back distance (horizontal set back) less than five feet from fill, soil or landslide contact plane with bedrock.
24. Building slabs shall be designed as structural slabs supported by piles. (7011.3 & 1806.1)
25. The LABC Soil Type underlying the site is S_c and the minimum horizontal distance to known seismic sources shall be in accordance with the "Maps of Known Active Fault Near Source Zones" published by ICBO. (1636A)
26. The recommended equivalent fluid pressure (EFP) for the proposed retaining wall shall apply from the top of the freeboard to the bottom of the wall footing.
27. 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. (7013.11)
28. All retaining walls shall be provided with a subdrain system to prevent possible hydrostatic pressure behind the wall. Prior to issuance of any permit, the retaining wall subdrain system recommended in the soil report shall be incorporated into the foundation plan which shall be reviewed and approved by the soils engineer of record. (7015.5 & 108.9)
29. Installation of the subdrain system shall be inspected and approved by the soils engineer of record and the City grading/building inspector. (7015.5 & 108.9)
30. Prefabricated drainage composites (Miradrain) (Geotextiles) may be only used in addition to traditionally accepted methods of draining retained earth.
31. The dwelling shall be connected to the public sewer system. (P.BC 2001-27)
32. All roof and pad drainage shall be conducted to the street in an acceptable manner. (7013.10)
33. 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. (7008.3)
34. Prior to the pouring of concrete, a representative of the consulting soils engineer shall inspect and approve the footing excavations. He shall post a notice on the job site for the LADBS 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 Grading Division of the Department upon completion of the work. (108.9 & 7008.2)
35. A registered grading deputy inspector approved by and responsible to the geotechnical engineer shall be required to provide continuous inspection for the proposed slot cutting, underpinning, shoring, tie-back, and/or buttress. (1701.5.13)
36. Prior to excavation, an initial inspection shall be called with LADBS Inspector at which time sequence of shoring, protection fences and dust and traffic control will be scheduled.

37. 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 LADBS 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 LADBS Grading Inspector has also inspected and approved the bottom excavations. A written certification to this effect shall be filed in the final compaction report filed with the Grading Engineering Division of the Department. All fill shall be placed under the inspection and approval of the soils engineer. A compaction report together with the approved soil report and Department approval letter shall be submitted to the Grading Engineering Division of the Department upon completion of the compaction. The engineer's certificate of compliance shall include the grading permit number and the legal description as described in the permit (7011.3).

ROBERT STEINBACH
Chief of Grading Division


DANA PREVOST
Engineering Geologist II


ANDRZEJ T. SZPAKOWSKI
Geotechnical Engineer II

35529-03
(213) 482-0480

cc: Strata-Tech
West Coast Geotechnical
WLA District Office

COASTAL COMMISSION

5-05-147

EXHIBIT # 41
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City of Los Angeles - Department of Building and Safety
GRADING PRE-INSPECTION REPORT

Address: **282 N Trino Way (90272)**
 CD: 11 Grad Dist.: **STGRDW14** Log No.: **LA04777** Permit Application:

Purpose: **REMOVE EXISTING HOUSE AND REPLACE WITH NEW SINGLE FAMILY RESIDENCE** Property Posted: **No** Posting Date:
 GPI Fees Paid: **Yes** Posting Fees Paid:

TRACT: **TR 10179**
 BLOCK: **N/A** LOT(S): **16** ARB: COUNTY REF. NO.:

INSPECTORS REPORT OF FIELD CONDITIONS

Approved Graded Lot: **No** Bearing Value: **per soils report**
 Fill over 100 feet: **No** Buttress Fill:
 Slope of Surface: **Descending** Natural Soil Classification Per Table 18.1.A
 Cut: ° Height: **ft** slide debris/fill/silty clay
 Fill: **flat°** Height: **10-15 ft** at site Expansive Soil: **Yes**
 Natural: **20-30°** Height: **50+- ft** side to side Slide Area: **Yes**
 Sewer Available: **Yes** PSDS Sized Per Code: **No**
 Site Below Street Roof Gutters: **Yes**
 Condition of Street for Drainage Purposes Recommended Termination of Drainage
 A/C to street
 Driveway Grade: **% Proposed** Maximum Rough Grade Allowed: **20 %**

RECEIVED
 South Coast Region

APR 14 2005

CALIFORNIA
COASTAL COMMISSION

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 for excavation and backfill.
- ☒ 2. A retaining wall permit is required.
- ☒ 3. OSHA permit required for vertical cuts 5 feet or over.
- ☒ 4. All footings shall be founded in undisturbed natural soil per Code.
- 5. Comply with the provisions of Section 91.1804.4 for expansive soil conditions.
- 6. In the event excavations reveal unfavorable conditions, the services of a soils engineer and/or geologist may be required.
- ☒ 7. Geological and Soils report(s) are required. Submit three copies (1 original and 2 copies), with appropriate fees, to the Grading Section for review and approval.
- 8. Incorporate all recommendations of the approved Geological and Soils report(s) and Department letters dated to come into the plans. Geologist and Soils Engineer to sign plans.
- 9. Site is subject to mudflow. Comply with provisions of Section 91.7014.3.
- 10. Buildings shall be located clear of the toe of all slopes which exceed a gradient of 3 horizontal to 1 vertical as per Section 91.1806.5.2.
- 11. Footings shall be set back from the descending slope surface exceeding 3 horizontal to 1 vertical as per Section 91.1806.5.3.
- 12. Swimming pools and spas shall be set back from descending and ascending slopes as per Section 91.1806.5.4.
- 13. Department approval is required for construction of on or over slopes steeper than 2 horizontal to 1 vertical.
- ☒ 14. Provide complete details of engineered temporary shoring or slot cutting procedures on plans. Call for inspection before excavation begins.
- ☒ 15. All concentrated drainage, including roof water, shall be conducted, via gravity, to the street or an approved location at a 2% minimum. Drainage to be shown on the plans.
- ☒ 16. A Registered Deputy Inspector is required for piles and shoring if required.
- ☒ 17. 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.
- ☒ 18. Specify on the 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."
- ☒ 19. Existing non-conforming slopes shall be cut back at 2:1 (26 degrees) or retained.
- 20. All cut or fill slopes shall be no steeper the 2:1 (26 degrees).
- ☒ 21. Stake and flag the property lines in accordance with a licensed survey map.
- 22. Approval required by the Department of for .

ADDITIONAL REQUIREMENTS

Initial grading inspection required

30 days of notification to adjacent owners required.

Coastal commission approval may be required

Inspector Signature <i>Rudi Foorman</i>	Inspector, Office, Phone Rudi Foorman, West L.A. , 310-575-8032	Date 04/04/2005
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COASTAL COMMISSION

EXHIBIT # 5
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