

CALIFORNIA COASTAL COMMISSION

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Hearing Date: 11/14-17/06
Commission Action:

TH 15e

STAFF REPORT: REGULAR CALENDAR

APPLICATION NUMBER: 5-06-273

APPLICANT: Barbara Mandel

PROJECT LOCATION: 629 Radcliffe Avenue, Pacific Palisades, City and County of Los Angeles

PROJECT DESCRIPTION: Construction of a 58 foot long subterranean bluff top slope protection consisting of seven 46 feet deep soldier piles and 5 foot deep retaining wall connecting the piles along the top of a canyon bluff for remedial stabilization of bluff top property to protect an existing single-family residence and detached garage.

Lot Area	11,600 square feet
Building Coverage	2,089 square feet
Pavement Coverage	969 square feet
Landscape Coverage	781 square feet
Zoning	R-1-1
Plan Designation	Low Density Residential

SUMMARY OF STAFF RECOMMENDATIONS

The proposed project is to stabilize the existing building pad area at the top of a canyon slope in order to prevent further distress and damage to the existing single-family residence. The proposed soldier piles will extend through unstable unengineered fill into underlying landslide debris. Staff is recommending approval with conditions to: 1) conform to the geotechnical consultant's recommendations; 2) assume the risk of the proposed development; 3) prepare and carry out drainage and erosion control plans; 4) landscape with non-invasive, drought tolerant vegetation; 5) recordation of a deed restriction against the property, referencing all of the Special Conditions contained in this staff report.

LOCAL APPROVALS RECEIVED:

- 1) City of Los Angeles Approval in Concept No. ZA-2006-2181-AIC
- 2) City of Los Angeles Department of Building and Safety, Geology/Soils Approval Letter # 51153-01, April 14, 2006.

SUBSTANTIVE FILE DOCUMENTS:

1) Geotechnical Engineering and Engineering Geology Investigation, by Subsurface Designs Inc. November 11, 2005.

STAFF RECOMMENDATION OF APPROVAL:

MOTION:

I move that the Commission approve CDP #5-06-273 pursuant to the staff recommendation.

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

RESOLUTION:

I. APPROVAL WITH CONDITIONS

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

II. STANDARD CONDITIONS:

1. Notice of Receipt and Acknowledgment. The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. Expiration. If development has not commenced, the permit will expire two years from the date this permit is reported to the Commission. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. Interpretation. Any questions of intent or interpretation of any term or 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. Conformance of Design and Construction Plans to Geotechnical Report

A) All final design and construction plans and grading and drainage plans, shall be consistent with all recommendations contained in Geologic & Soils Engineering Investigation, by Subsurface Designs Inc., dated November 11, 2005 and with the conditions imposed by the City of Los Angeles Department of Building and Safety, Geologic/Soils Review Letter No. 51153-01, dated April 14, 2006.

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.

2. Assumption of Risk, Waiver of Liability and Indemnity

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

B) **PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall execute and record a deed restriction, in a form and content acceptable to the Executive Director incorporating all of the above terms of this condition. The deed restriction shall include a legal description of the applicant's entire parcel. The deed restriction shall run with the land, binding all successors and assigns, and shall be recorded free of prior liens that the Executive Director determines may affect the enforceability of the restriction. This deed restriction shall not be removed or changed without a Commission amendment to this coastal development permit.

3. **Erosion and Drainage Control**

A) **PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicants shall submit, for review and approval of the Executive Director, a plan for erosion and drainage control.

1) **Erosion and Drainage Control Plan**

(a) The erosion and drainage control plan shall demonstrate that:

- During construction, erosion on the site shall be controlled to avoid adverse impacts on adjacent properties, Temescal Canyon, and public streets.
- 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.
- Following construction, erosion on the site shall be controlled to avoid adverse impacts on adjacent properties, Temescal Canyon and public streets.
- Permanent erosion and drainage control measures shall be installed to ensure the stability of the site, adjacent properties, and public streets.
- All drainage from the lot shall be directed toward the street and away from the canyon slope.

(b) The plan shall include, at a minimum, the following components:

- 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.
- A site plan showing the location of all temporary erosion control measures.
- A schedule for installation and removal of the temporary erosion control measures.
- A site plan showing the location of all permanent erosion and drainage control measures.
- A schedule for installation and maintenance of the permanent erosion and drainage control measures.
- A written review and approval of all erosion and drainage control measures by the applicant's engineer and/or geologist
- A written agreement indicating where all excavated material will be disposed and acknowledgement that any construction debris disposed within the coastal zone requires a separate coastal development permit.

(c) These erosion control measures shall be required on the project site prior to or concurrent with the initial grading operations and maintained through out

the development process to minimize erosion and sediment from the runoff waters during construction. All sediment shall be retained on-site unless removed to an appropriately approved dumping location either outside the coastal zone or to a site within the coastal zone permitted to receive fill.

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.

4. **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 plan shall be prepared by a licensed landscape architect and incorporate the following criteria: (a) a majority of the vegetation planted shall consist of native/drought and fire resistant plants of the coastal sage community as listed by the California Native Plant Society, Santa Monica Mountains Chapter, in their document entitled Recommended List of Plants for Landscaping in the Santa Monica Mountains, dated February 5, 1996; (b) the applicant shall not employ invasive, non-indigenous plant species, which tend to supplant native species; (c) no permanent irrigation system shall be allowed within the property. Temporary, above ground irrigation to allow the establishment of the plantings is allowed; (d) the plantings established shall provide 90% coverage in 90 days; (e) all required plantings will be maintained in good growing conditions throughout the life of the project, and whenever necessary, shall be replaced with new plant materials to ensure continued compliance with the landscape plan.

1) The plan shall include, at a minimum, the following components:

(a) A map showing the type, size, and location of all plant materials that will be on the developed site, topography of the developed site, and all other landscape features, and;

(b) A schedule for installation of plants.

B) Five years from the date of the implementation of the landscaping plan the applicant shall submit for the review and approval of the Executive Director, a landscape monitoring report, prepared by a licensed Landscape Architect, that certifies the on-site landscaping is in conformance with the landscape plan approved pursuant to this Special Condition. The monitoring report shall include photographic documentation of plant species and plant coverage.

If the landscape monitoring report indicates the landscaping is not in conformance with or has failed to meet the performance standards specified in the landscaping plan approved pursuant to this permit, the applicant, or successors in interest, shall submit a revised or supplemental landscape plan for the review and approval of the Executive Director. The

revised landscaping plan must be prepared by a licensed Landscape Architect and shall specify measures to remediate those portions of the original plan that have failed or are not in conformance with the original approved plan.

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

5. Deed Restriction

PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and approval documentation demonstrating that the applicant has executed and recorded against the parcel(s) governed by this permit a deed restriction, in a form and content acceptable to the Executive Director: (1) indicating that, pursuant to this permit, the California Coastal Commission has authorized development on the subject property, subject to terms and conditions that restrict the use and enjoyment of that property; and (2) imposing the Special Conditions of this permit as covenants, conditions and restrictions on the use and enjoyment of the Property. The deed restriction shall include a legal description of the entire parcel or parcels governed by this permit. The deed restriction shall also indicate that, in the event of an extinguishment or termination of the deed restriction for any reason, the terms and conditions of this permit shall continue to restrict the use and enjoyment of the subject property so long as either this permit or the development it authorizes, or any part, modification, or amendment thereof, remains in existence on or with respect to the subject property.

IV. Findings and Declarations

The Commission hereby finds and declares:

A. Project Description and Location

The applicant proposes to construct a 58-foot long subterranean retaining wall, consisting of seven 46-foot deep soldier piles and reinforced 5-foot deep concrete wall, to protect an existing single-family residence and detached garage from erosion. The soldier piles and retaining wall will be located along the top edge of the canyon slope, approximately 9 to 12 feet from the western side of the existing foundation of the single-family residence, and 4 to 7 feet from the cantilevered portion of the residence (see Exhibit No. 3-5). The detached garage is located on the north side of the residence and is approximately 16 feet from the edge of the canyon's slope.

The single-family residence is located on a graded flat building pad with a west facing slope descending into Temescal Canyon. The slope descends approximately 85 feet down into Temescal Canyon with the slope ranging from 1.5:1 to 1:1 (see Exhibit No. 6). The descending slope has been terraced with multiple pipe and board and railroad-tie retaining wall systems.

The slopes are covered with a moderate to dense growth of ivy and other non-native ground cover, shrubs and trees.

The proposed project is located on Radcliffe Avenue, approximately 1/2 mile from Pacific Coast Highway, in the Pacific Palisades area of the City of Los Angeles. The subject site consists of an 11,600 square foot lot developed with a one-story, 2,089 square foot single-family residence, with wood deck extending over the top of the slope, and a detached garage. The surrounding area is developed with one and two story single-family residences, with bluff top development to the north and south along Radcliffe Avenue.

Temescal Canyon is a narrow canyon with a four-lane road running along the bottom of the canyon from Pacific Coast Highway to Sunset Boulevard. A linear landscaped park is improved along the east and west side of Temescal Canyon Road.

According to the geotechnical report, the rear yard wood deck pulled away from the residence as a result of soil slippage associated with heavy winter rains in 2005, and other signs of distress appeared at and below the top of the slope. The geotechnical report recommends that the building pad be stabilized to prevent distress and additional distress from occurring and recommends the proposed piles and retaining wall. The City of Los Angeles Department of Building and Safety Grading Division reviewed and approved the geotechnical report. The City's conditional approval included conditions addressing geotechnical issues with specific requirements for site preparation, grading, pile design and site drainage.

B. Hazards to Development

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.

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 damages. Such hazards common to this area include landslides, erosion, flooding, and wildfires. The subject property is located on a canyon bluff top lot (Exhibit No. 1) and has shown signs of distress, including radial ground cracks, cracks in stucco, and decking pulling away from residence. As recommended by the applicant's geologist, the applicant intends to protect the existing home, and garage by constructing a row of 46-foot deep soldier piles founded into landslide debris that exists below the fill (see Exhibit No. 4-6).

According to the geotechnical report:

A wedge of earth fill (ef) ranging from nine to thirteen feet (9'-13') thick is present over the western portion of the building pad and at the top of the descending slope. The earth fill appears to have been pushed over the rear natural slope and probably underlies the rear of the residence and detached garage area. A sequence of alluvial terrace deposits (Qt) underlie most of the building pad and the building pads of the adjacent properties. Landslide debris and/or creep-affected terrace deposits and bedrock were found in test pits TP 03, TP 04 and boring DH 01 [approximately at a depth of between 14 feet and 50 feet]. Underlying the surficial soils and landslide debris site and surrounding areas is sedimentary bedrock assigned to the Modelo Formation (Mml).

The report further states:

The observed distress appears to be the result of movement or consolidation of the existing fill at and along the top-of-slope. Stability analyses indicates a factor of safety less than the code required 1.5. Recommendations contained herein are intended to mitigate movement within the uncertified earth fill utilizing a row of soldier piles founded into the landslide debris encountered below the fill.

It should be noted that this remedial repair does not address the distress occurring on the slope area just below the top-of-slope. As such, distress in this area is likely to continue, particularly during the winter rainy season. Improvements to slope drainage will promote better stability in future rainy seasons.

Based upon our fielded observations, laboratory testing and analysis, the ancient slide debris found in the explorations should possess sufficient strength to support the proposed soldier piles for the remedial stabilization of the building pad area. The existing earth fill is not considered suitable for foundation support as these materials may possess adverse deformational characteristics.

The slope is underlain by an ancient landslide that has been recognized for some time. Fill placed in Temescal Canyon by the City serves to buttress the landslide, and the applicant's geologist has undertaken slope stability analyses that demonstrate a minimum factor of safety against sliding in excess of 1.5 for a failure mechanism involving the landslide debris. During City review, however, the Department of Building and Safety requested that the applicant do further calculations to demonstrate that the slippage observed did not involve movement on the deep landslide slip plane, and to provide a design for caissons that extended below the landslide debris into bedrock. The consulting engineering geologist provided a repair option which included extending piles into competent bedrock. According to the engineering geologist, the depth of the piles into bedrock, and required depth to resist design loads, would result in soldier piles up to 120 feet deep. The City ultimately approved the originally proposed plan, in which caissons are not founded in bedrock, provided that it was recognized that this is a remedial repair only and not intended to bring the site into compliance (see City Approval Letter, Exhibit No. 7). The applicant chose the option of placing the piles into the ancient slide debris that, according to their engineering geologist, should possess sufficient strength to support the proposed soldier piles for the remedial stabilization of the building pad area.

The City's Geology and Soils Report Approval Letter states:

...the proposed stabilization is remedial intended to improve the safety and stability of the pad relative to existing conditions and is not designed to bring the site into compliance with all current code requirements.

Condition number 1 of the City's approval requires that the owner:

...file a notarized affidavit with the Office of the Los Angeles County Recorder, attesting to their knowledge that the site is located in an area subject to slides or unstable soils and that they also have knowledge that the proposed remedial repair plan is not in compliance with current code requirements, future distress may occur, and future mitigation measures may be required...

1. Conformance with Geotechnical Recommendations

Recommendations regarding the design and installation of the retaining wall and drainage system have been provided in the above noted reports. Adherence to the recommendations is necessary to ensure that the proposed retaining wall structure, soldier pile and drainage system assures stability and structural integrity, and neither creates nor contributes significantly to erosion, geologic instability. Therefore, Special Condition No. 1 requires the applicant to conform to the geotechnical recommendations in the geologic & soils Engineering Investigation report, by Subsurface Designs Inc., dated November 11, 2005. The applicant shall also comply with the recommendations by the City of Los Angeles Department of Building and Safety, Geologic/Soils Review Letter No. 51153-01, dated April 14, 2006.

2. Assumption of Risk Deed Restriction

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 property.

The proposed piles and retaining wall, as well as the existing structures, lie on a level/gently sloping to steeply sloping canyon lot (Exhibit No.6). The applicant's geotechnical analysis has stated that the ancient slide debris found in the explorations should possess sufficient strength to support the proposed soldier piles for the remedial stabilization of the building pad area.

However, 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. Because of the inherent risks to development situated on a gently sloping to steeply sloping canyon lot, the Commission cannot absolutely acknowledge that the design of the pile and retaining wall system 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 erosion and/or slope failure and that the applicant should assume the liability of such risk.

The applicant 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 (Special Condition No. 2), when recorded against the property as a deed restriction (Special Condition No. 5), will show that the applicant is aware of and appreciates the nature of the hazards which may exist on the site and which may adversely affect the stability or safety of the proposed development. 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 applicant 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. Special Condition No. 3 requires the applicant to dispose of all demolition and construction debris at an appropriate location outside of the coastal zone and informs the applicant that use of a disposal site within the coastal zone will require an amendment or new coastal development permit. The applicant shall follow both temporary and permanent erosion control measures to ensure that the project area is not susceptible to excessive erosion.

The project is proposed to alleviate and maintain an erosion problem on the subject site. Currently, runoff flows uncontrolled over the edge of the canyon slope. According to the geotechnical report runoff onto the slope may have contributed to the distress to the property. The geotechnical report recommends that runoff be collected and directed to non-erosive devices. Furthermore, the City's grading approval requires as a condition of approval that all run-off be directed to the street and not allowed to run onto the slope.

To ensure that the proposed project conforms to the drainage recommendations, the Commission requires a complete erosion control plan for both permanent and temporary measures. Therefore, prior to issuance of the Coastal Development Permit, the applicant 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 No.3).

Only as conditioned, to incorporate the geotechnical recommendations by SubSurface Designs, Inc., and the City of Los Angeles, Department of Building and Safety, to submit evidence that the applicant has recorded an assumption of risk deed restriction on the development, to ensure that adequate temporary and permanent erosion control measures are used during and after construction, and a plan is submitted that describes the location, type, and schedule of installation of such measures can the Commission find that the proposed development is consistent with Section 30253 of the Coastal Act.

C. Landscaping

The installation of in-ground irrigation systems, inadequate drainage, and watering in general are major contributors to accelerated bluff erosion, landslides, and sloughing, which could necessitate protective devices. The project site contains a one-story single-family home, and detached garage.

The applicant's geotechnical report recommends that the slope area be planted with erosion retardant ground cover consisting of drought resistant plants, and the City's geologic and soils approval requires that all graded areas be planted with low-water consumption, native type plants. To ensure that the project maintains drought tolerant non-invasive vegetation, adequate drainage, and no in-ground irrigation systems, Special Condition No. 4 is required by the Commission. Special Condition No. 4 requires the applicant to submit a final landscaping plan, prepared by a licensed landscape architect. The plan shall include drought tolerant vegetation common to coastal bluffs, no invasive plant species, and no permanent irrigation systems. The plan shall allow for the temporary use of above ground irrigation, if necessary, to allow time to establish the plantings. The plantings shall provide 90% coverage within 90 days and the plantings shall be maintained in a good growing condition for the prevention of exposed soil that could lead to erosion and possible landslides. Furthermore, the applicant shall follow both temporary and permanent erosion control measures to ensure that the project area is not susceptible to excessive erosion. Prior to issuance of the Coastal Development Permit, the applicant 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.

D. 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 of the Santa Monica Mountains of Pacific Palisades, Topanga State Park, and from the surrounding neighborhood to the ocean.

The project is located approximately 1/2 mile inland of Will Rogers State Beach and Pacific Coast Highway (Exhibit No. 1). The project site is located on the eastern side of Temescal Canyon. The eastern side of the canyon is lined with single family homes. The bottom of the canyon is developed with a four-lane road and landscaped linear park extending from Pacific Coast Highway to Sunset Boulevard, located approximately 1 mile inland from Pacific Coast Highway. Although the project is located at the top the canyon's eastern slope dense vegetation obscures existing development and the proposed site from public view. Furthermore, the piles and the wall will be constructed below grade. Therefore, the proposed project will not block views from the public to the ocean or to the hillsides of the Santa Monica Mountains and is not visible from Pacific Coast Highway or from Temescal Canyon.

Section 30251 also requires all permitted development to minimize alteration of natural landforms. The project site is a steeply sloping canyon lot in a developed neighborhood of the Pacific Palisades. The proposed project includes the construction of a subterranean retaining system at the top of the slope to stabilize the upper property. As designed, the existing slope will only be minimally affected near the top of the slope in the location of the existing residence. The Commission finds that the applicant has minimized landform alteration in his effort to alleviate the erosion problem on his property. Therefore, the proposed project is found consistent with Section 30251 of the Coastal Act. The proposed project is also consistent and in scale with the surrounding neighborhood.

E. Sensitive 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 such resources shall be allowed within such 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 such areas, and shall be compatible with the continuance of such habitat areas.*

The Commission has found that certain coastal bluffs and canyons in the Pacific Palisades area and Santa Monica Mountains are classified as Environmentally Sensitive Habitat Areas. Typically these areas are undeveloped and include extensive, connected habitat areas that are relatively undisturbed. The subject area is in a developed, subdivided location where homes, urban landscaping, and landslides have impacted habitat. The area of the proposed development has been disturbed by existing development and is dominated by non-native

plants. Furthermore, all work will be limited near the top of the slope and will not disturb the lower portions of the slope. For this reason, the Commission finds that the proposed project will not affect a sensitive habitat area. As proposed, the applicant will include the landscaping of the area disturbed by the proposed development with native plant species endemic to the Santa Monica Mountains.

F. 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, all 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.

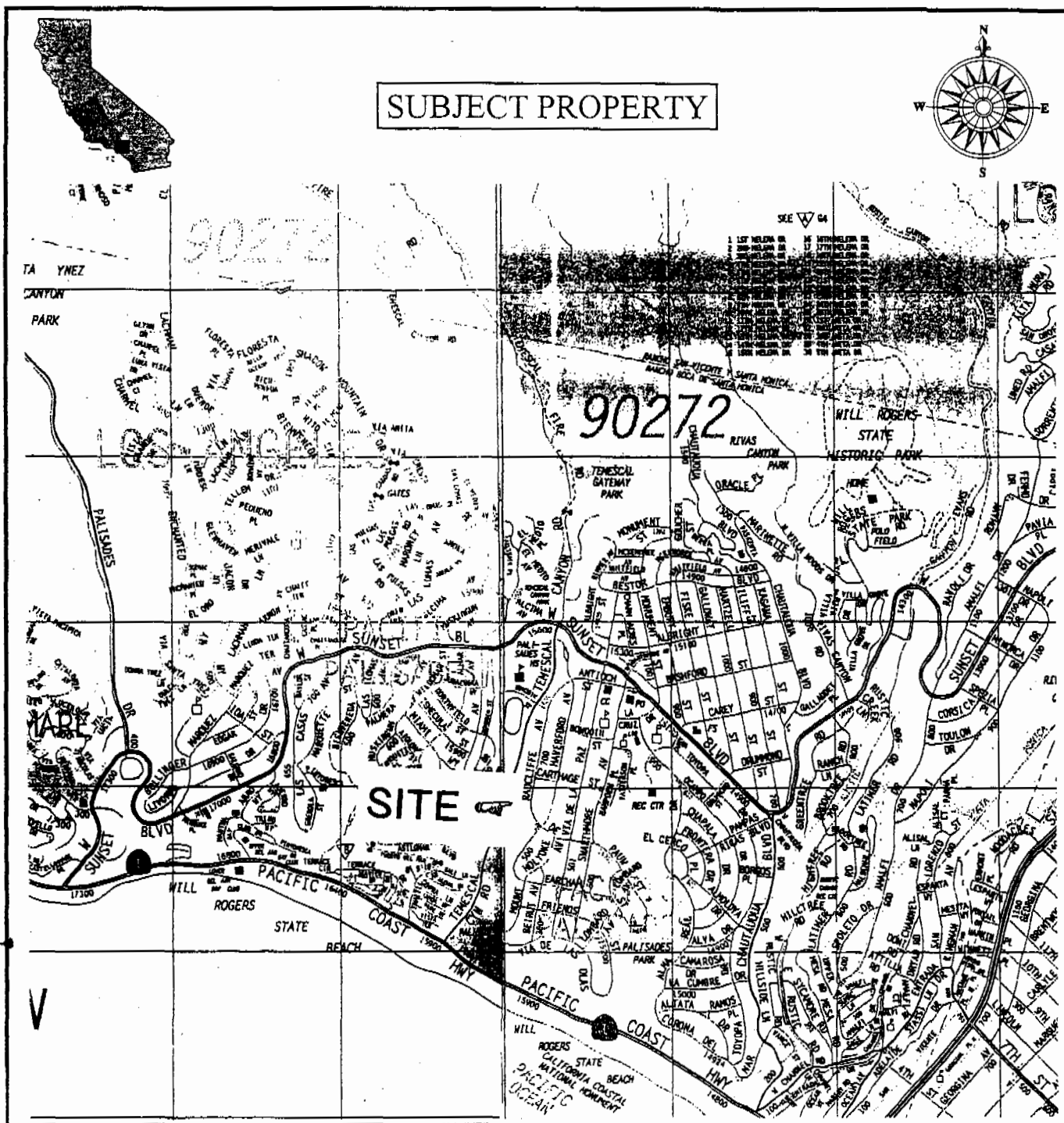
As conditioned, to address the sensitive habitat, visual quality, and underlying permit conditions of the project site, approval of the proposed development will not prejudice the City's ability to prepare a Local Coastal Program in conformity with Chapter 3 of the Coastal Act. The Commission, therefore, finds that the proposed project is consistent with the provisions of Section 30604 (a) of the Coastal Act.

G. 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.

The proposed project, as conditioned to assume the risk of the development, supply and implement an erosion control plan, and to provide a landscaping plan with predominately native, drought tolerant plant species, is found to be consistent with the Chapter 3 policies of the Coastal Act. As explained above and incorporated herein, all adverse impacts have been minimized and the project, as proposed, will avoid potentially significant adverse impact that the activity may have on the environment. Therefore, the Commission finds that the proposed project is consistent with the requirements of the Coastal Act and CEQA.



SubSurface Designs, Inc.
Geotechnical Engineers
Engineering Geologists

Client: Mandel

PIN# 4818

Subject: Vicinity Map

Ref: Thomas Bros. Maps L. A. County, Pages 630&631

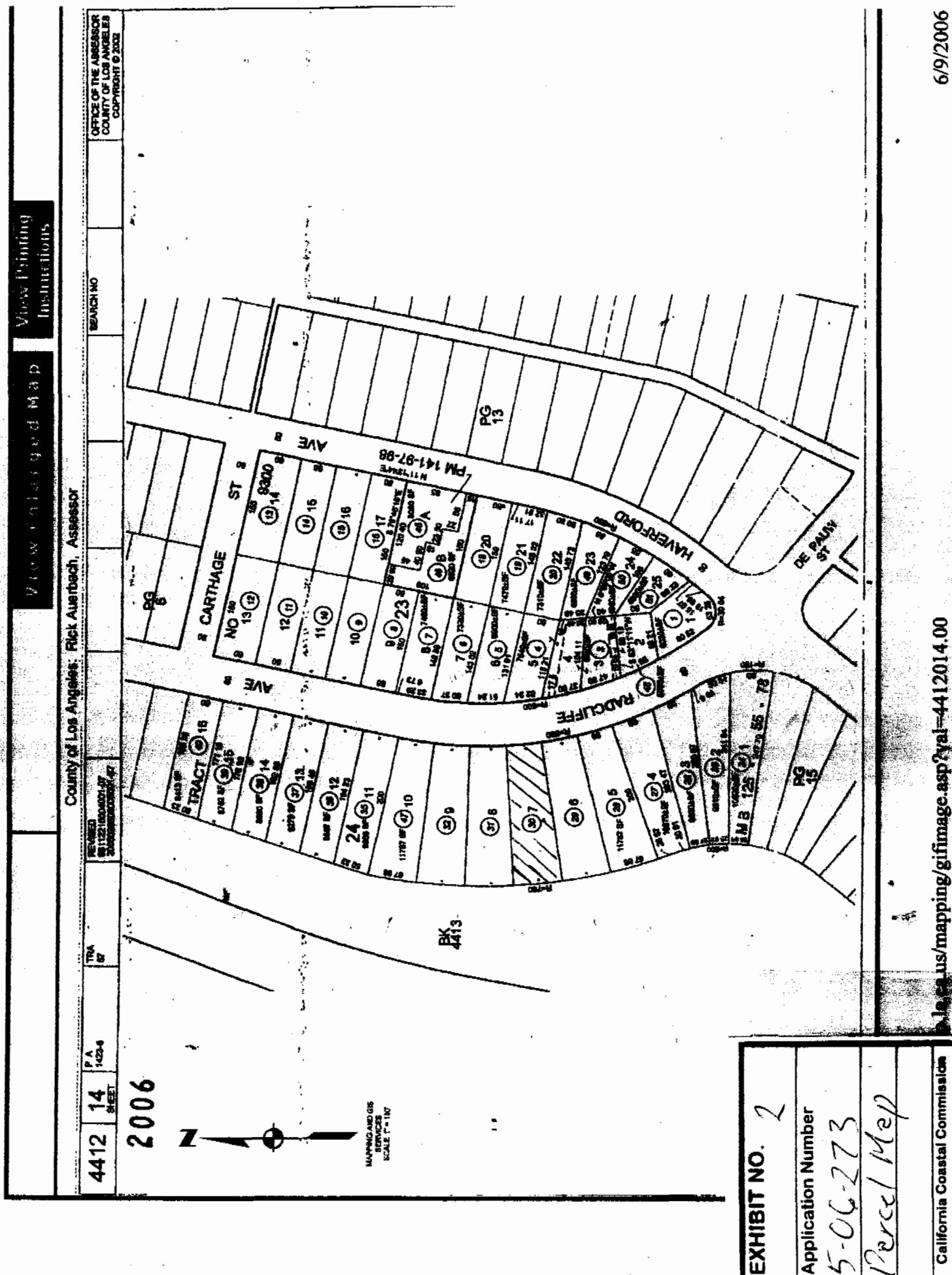
Scale: 1" = 2400'

EXHIBIT NO. 1

Application Number

5-06-273

Vicinity Map



LEGAL DESCRIPTION

LOT 7, PART OF TRACT NO. 9300, IN THE CITY OF LOS ANGELES, CALIFORNIA, BEING MORE OR LESS THE SAME AS SHOWN ON THE MAP OF THE CITY OF LOS ANGELES, CALIFORNIA, IN THE OFFICE OF THE COUNTY CLERK OF SAID COUNTY.

SURVEYOR'S STATEMENT

I, the undersigned, a duly licensed and sworn Surveyor of the State of California, do hereby certify that the foregoing is a true and correct copy of the original survey map and plat, as the same appears on the files of the Surveyor General of the State of California, and that the same is a true and correct copy of the original survey map and plat, as the same appears on the files of the Surveyor General of the State of California, and that the same is a true and correct copy of the original survey map and plat, as the same appears on the files of the Surveyor General of the State of California.

Robert J. N. [Signature]
Surveyor

SURVEYOR'S COMMENTS

1. LOCAL DESCRIPTION: PART OF LOT 7, IN THE CITY OF LOS ANGELES, CALIFORNIA, BEING MORE OR LESS THE SAME AS SHOWN ON THE MAP OF THE CITY OF LOS ANGELES, CALIFORNIA, IN THE OFFICE OF THE COUNTY CLERK OF SAID COUNTY.
2. THE SURVEYOR HAS BEEN ADVISED BY THE OWNER THAT THE PROPERTY IS BEING USED FOR RESIDENTIAL PURPOSES.
3. THE SURVEYOR HAS BEEN ADVISED BY THE OWNER THAT THE PROPERTY IS BEING USED FOR RESIDENTIAL PURPOSES.
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9. THE SURVEYOR HAS BEEN ADVISED BY THE OWNER THAT THE PROPERTY IS BEING USED FOR RESIDENTIAL PURPOSES.
10. THE SURVEYOR HAS BEEN ADVISED BY THE OWNER THAT THE PROPERTY IS BEING USED FOR RESIDENTIAL PURPOSES.

Site: 629 Radcliffe Avenue

LOT 8

BLOCK 24 OF TRACT NO. 9300

LOT 7 Location of Pile & Retaining well

629 RADCLIFFE AVENUE
PACIFIC PALISADES, CA 90272
LOT AREA - 0.208 ACRES - 13,991 SQUARE FEET
ONE STORY STUCCO RESIDENCE
FINISH FLOOR ELEV. 1402.20'

RADCLIFFE

AVENUE

LOT 5

LOT 6

MAP BOOK 125 PAGES 55 TO 78

EXHIBIT NO. 3

Application Number

5-06-273

Site Plan

California Coastal Commission

ENCROACHMENT SURVEY OF 629 RADCLIFFE AVENUE FOR:
STANDARD FEDERAL SAVINGS ASSOCIATION
IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

HENNON
and Associates

313 SOUTH BEACHWOOD DRIVE
SUNBURBANK, CALIFORNIA 91506
SURBANK - 9844 (213) 664-2513
PLANNING

DATE MADE: 12-19-83
SCALE: 1" = 40' - 0" (1" = 40' - 0")
PROJECT NO. 11232
SHEET NO. 1 OF 1

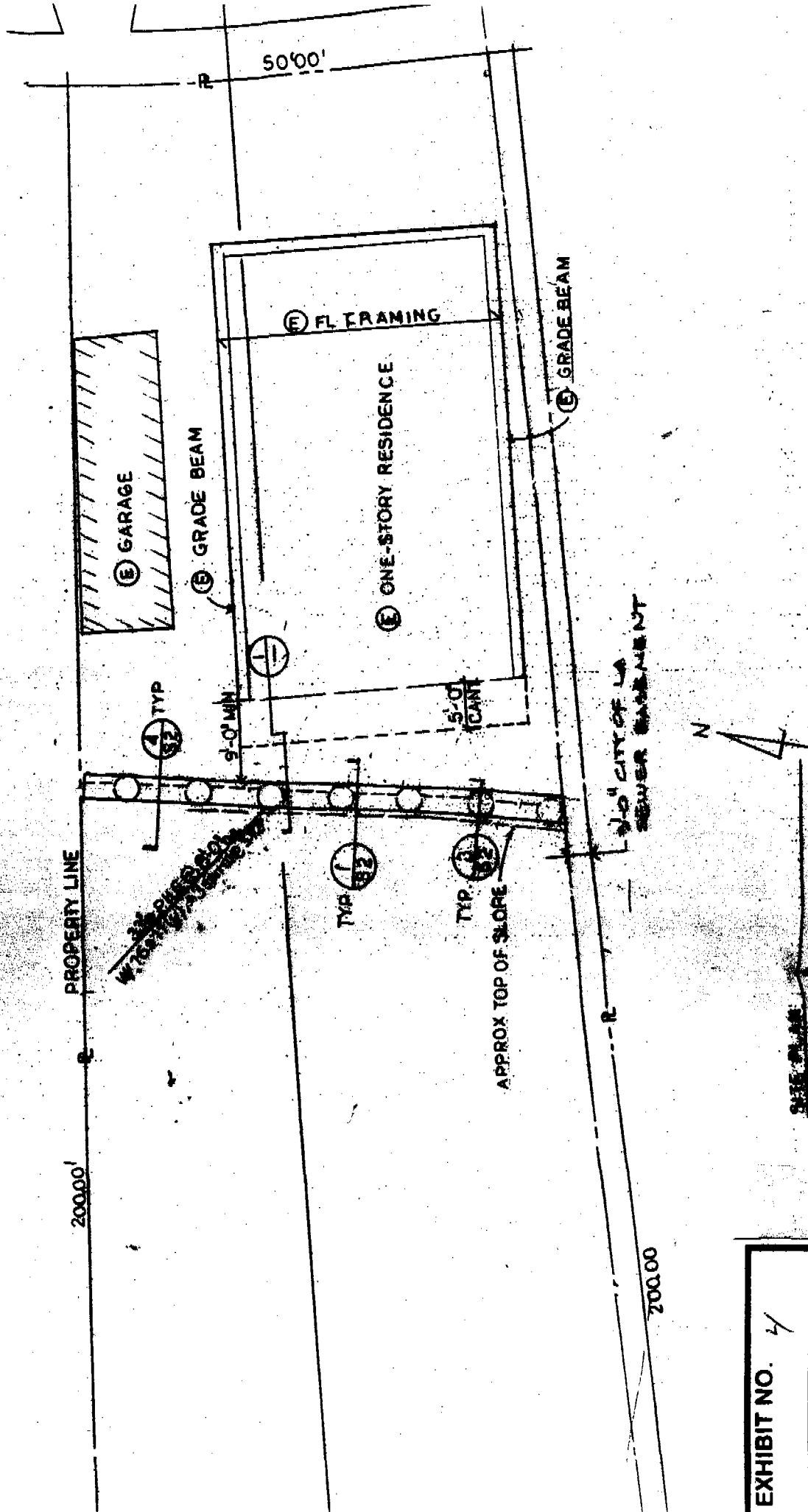
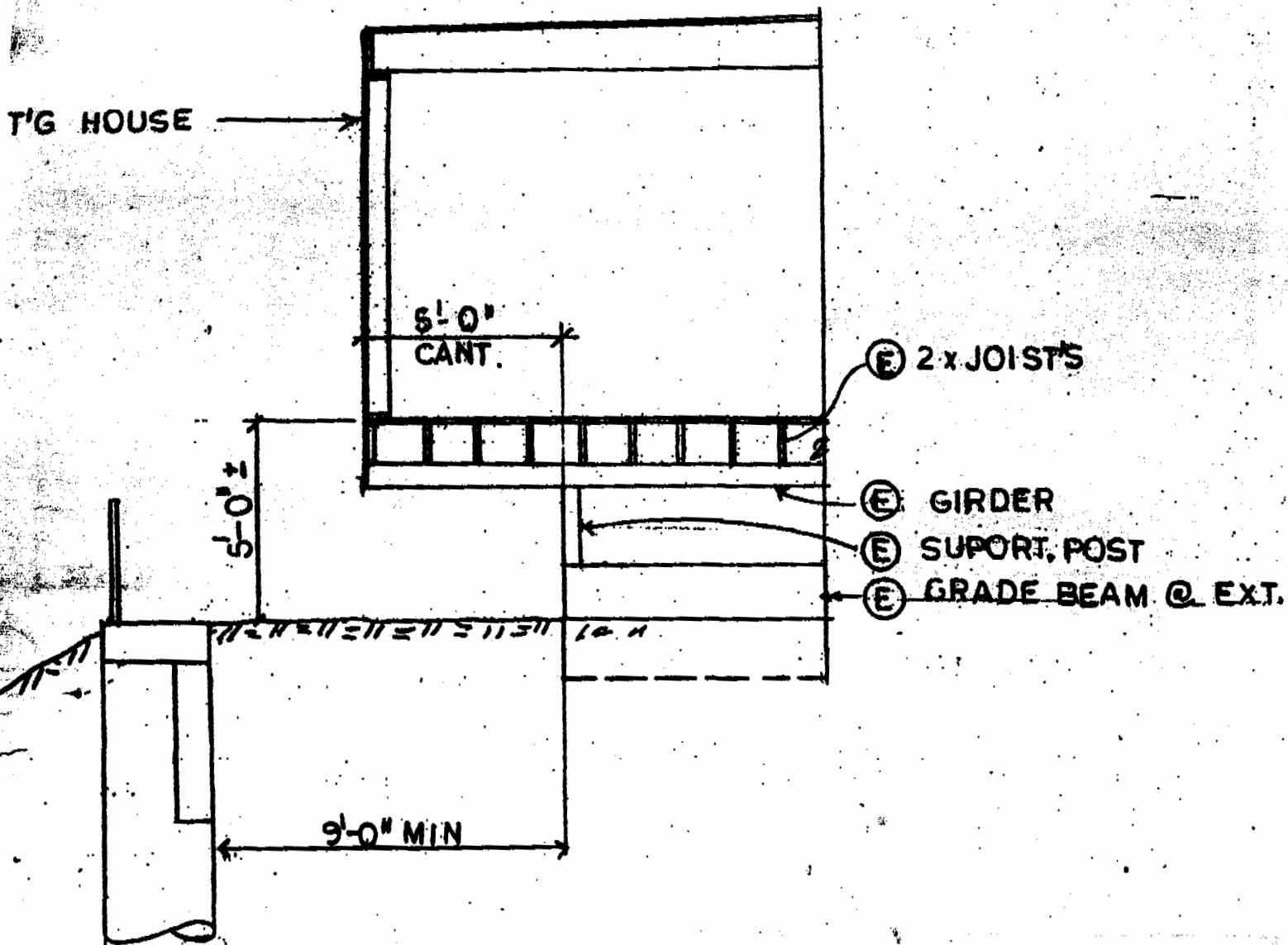


EXHIBIT NO. 4
Application Number
5-06-273
Location of Piles
and Retaining Wall
California Coastal Commission



PARTIAL SECTION

1/4" = 1'-0"

EXHIBIT NO. 5

APPLICATION NO.

5-06-273

Section



California Coastal Commission

N 84 E

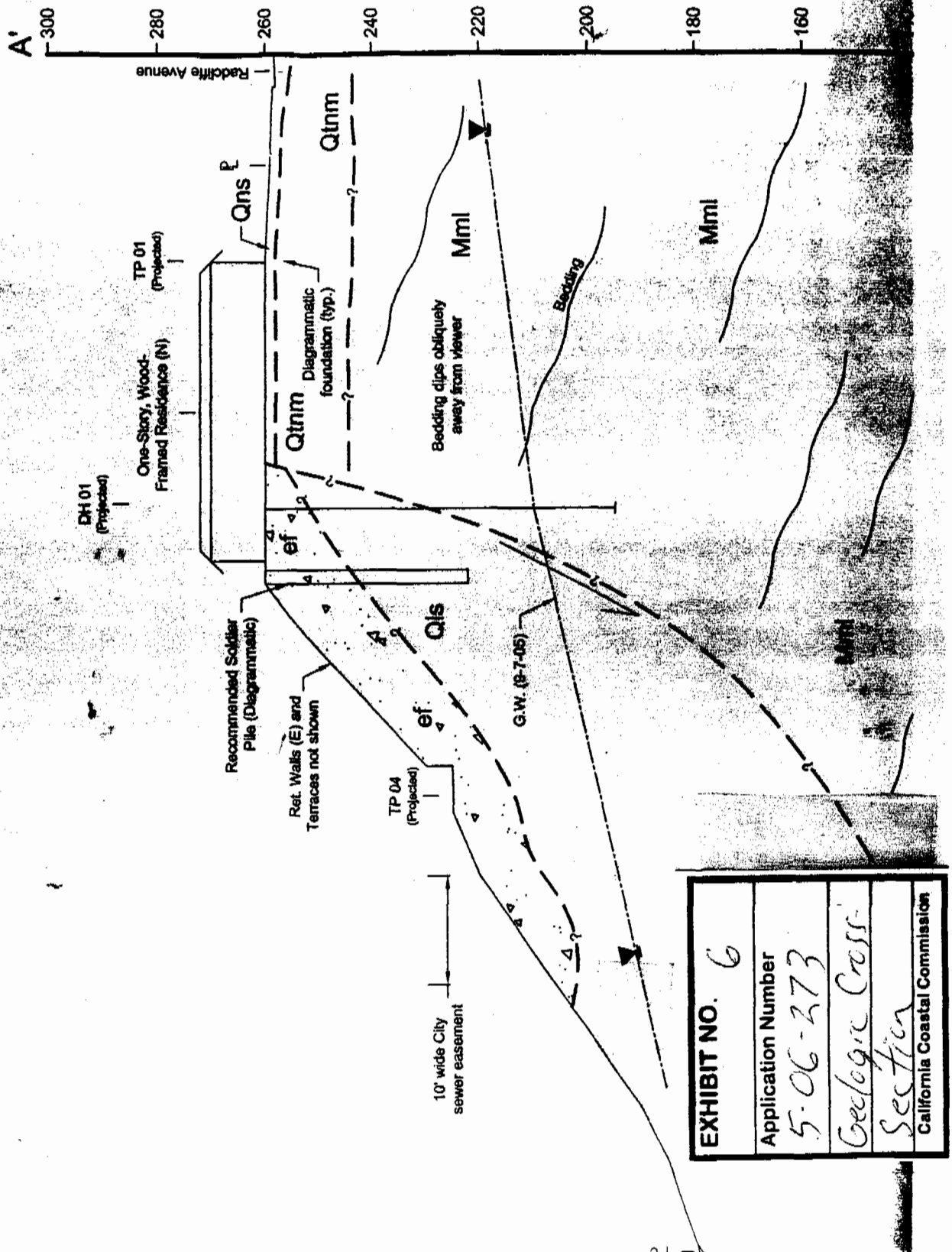


EXHIBIT NO. 6
Application Number 5-06-273
<i>Geologic Cross Section</i>
California Coastal Commission

5-06-273

City Approval
Letter

California Coastal Commission

BOARD OF
BUILDING AND SAFETY
COMMISSIONERSEFREN ABRATIQUE, P.E.
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CALIFORNIARECEIVED
South Coast Region

JUL 17 2006

ANTONIO R. VILLARAIGOSA
MAYORCALIFORNIA
COASTAL COMMISSION

GEOLOGY AND SOILS REPORT APPROVAL LETTER

April 14, 2006

Log # 51153-01
SOILS/GEOLOGY FILE - 2Barbara Mandel
629 Radcliffe Avenue
Pacific Palisades, CA 90272TRACT: 9300
BLOCK: 24
LOT: 7
LOCATION: 629 N. Radcliffe AvenueCURRENT REFERENCE
REPORT/LETTER(S)
Geology/Soils Report
Oversize DocsREPORT
NO.
PIN# 4818DATE(S) OF
DOCUMENT
02/06/06PREPARED BY
SubSurface DesignsPREVIOUS REFERENCE
REPORT/LETTER(S)
Geology/Soils Report
Department LetterREPORT
NO.
PIN# 4818
Log #51153DATE(S) OF
DOCUMENT
11/11/05
01/2006PREPARED BY
SubSurface Designs
LADBS

The referenced reports concerning the proposed remedial stabilization of building pad and underpinning of existing detached garage has been reviewed by the Grading Division of the Department of Building and Safety.

It shall be noted that the proposed stabilization is remedial intended to improve the safety and stability of the pad relative to existing conditions and is not designed to bring the site into compliance with all current code requirements.

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. Prior to the issuance of any permit, the owners shall file a notarized affidavit with the Office of the Los Angeles County Recorder, attesting to their knowledge that the site is located in



Page 2

629 N. Radcliffe Avenue

an area subject to slides or unstable soils and that they also have knowledge that the proposed remedial repair plan is not in compliance with current code requirements, future distress may occur, and future mitigation measures may be required. (Note: The completed affidavit form (PC/GRAD/Aff.08) must be approved by the Grading Division of the Department prior to being recorded.) (7016.4.3)

2. Existing uncertified fill shall not be used for support of footings, concrete slabs or new fill. (7011.3 & 1806.1)
3. The proposed piles shall be designed for a minimum thrust force of 7.5 kips per foot of pile spacing, as recommended.
4. Passive resistance shall be derived below the existing fill contact located approximately 9 to 13 feet below existing grade, as recommended.
5. The proposed piles shall be embedded a minimum depth of 20 feet into existing landslide debris, as recommended.
6. All recommendations of the reports which are in addition to or more restrictive than the conditions contained herein shall be incorporated into the plans.
7. 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)
8. 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.
9. 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 footing bottom to the face of the slope. (1806.5.3 & 1806.5.4)
10. 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)
11. The portion of all un-surcharged temporary vertical excavations in terrace deposits and existing fill greater than 5 feet high shall either be shored or sloped back to a 1:1 horizontal to vertical slope gradient.
12. The geologist and soils 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. (7008.2)
13. The upper five feet of the space between the soldier piles should be designed as a retaining wall, and shall be designed for a minimum equivalent fluid pressure of 45 pcf, as recommended.

Page 3

629 N. Radcliffe Avenue

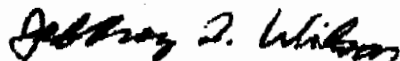
14. All retaining walls shall be provided with a standard surface backdrain system and all drainage shall be conducted to the street in an acceptable manner and in a non-erosive device. (7013.11)
15. The rear yard retaining walls shall be provided with a minimum freeboard of 8-inches.
16. The recommended equivalent fluid pressure (EFP) for the proposed retaining wall shall apply from the top of the freeboard to the bottom of the wall footing.
17. 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)
18. 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)
19. All roof and pad drainage shall be conducted to the street in an acceptable manner. Water shall not be dispersed on to descending slopes without specific approval from the Grading Division and the consulting geologist and soils engineer. (7013.10)
20. All graded, brushed or bare slopes shall be planted with low-water consumption, native-type plant varieties. (7012)
21. 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)
22. 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).
23. 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

Page 4

629 N. Radcliffe Avenue

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 LADBS 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. (108.9 & 7008.2)

24. The LABC Soil Type underlying the site is S_p as recommended in the report. The minimum horizontal distances to known seismic sources shall conform to the Maps of Known Active Fault Near Source Zones published by ICBO (1636A) (1636A)



JEFFREY T. WILSON
Engineering Geologist I



PASCAL CHALLITA
Geotechnical Engineer II

JTW/PC:jtw/pc
51153-01
(213) 482-0480

cc: Bourgault Drafting & Design
SubSurface Designs, Inc.
WLA District Office