

CALIFORNIA COASTAL COMMISSION

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Filed: 11/10/05
49th Day: 12/29/05
180th Day: 5/9/06
Staff: RT-LB
Staff Report: February 16, 2006
Hearing Date: March 7-10, 2006
Commission Action:

**T 13b****STAFF REPORT: REGULAR CALENDAR**

APPLICATION NUMBER: 5-05-398

APPLICANT: Tanah Property Trust

AGENT: SML Design Studio, Attn: Susan Morse

PROJECT LOCATION: 17411 Revello Drive, Pacific Palisades (Los Angeles County)

PROJECT DESCRIPTION: Construction of a 3,137 square foot addition to an existing 6,827 square foot, 30-foot high, 2-story over basement level single family residence with five parking spaces and an approximately 585 square foot freestanding pool. The project includes 590 cubic yards of cut and 140 cubic yards of fill and 33 new piles that range from 25 to 70 feet deep to support the existing house, the new pool and the 3,137 square foot addition. The project also includes the vacation of a walkway easement and lot line adjustments among 11 lots.

Lot Area (11 lots)	70,528 square feet
Building Site Area (3 lots)	27,140 square feet
Building Coverage	5,229 square feet
Pavement Coverage	8,572 square feet
Landscape Coverage	22,238 square feet
Parking Spaces	5
Zoning	R1-1
Plan Designation	Low Density Residential
Ht. as measured from centerline of frontage road	30 feet high

LOCAL APPROVAL: City of Los Angeles CDP No. ZA -2002-4220

SUMMARY OF STAFF RECOMMENDATION

The applicant's original permit for this project (CDP # 5-03-101) expired on 7/13/05, two years after it was approved. Unaware of the expiration date, the applicant soon thereafter completed the process of recording the deed restriction required by the Commission as a pre-requisite to issuance of the permit. During this process, the applicant submitted documents that indicated that a walkway easement had been vacated and that there had been recent lot-line adjustments among 11 lots approved by the City. Neither of these changes in lot configuration had received prior Coastal Act authorization, nor were they described in the original permit application or approved under CDP # 5-03-101. Construction of the approved project has begun, even though the approval expired and the permit was never issued. Therefore, the applicant has applied for an after-the fact authorization for the work that was approved under CDP # 5-03-101 as well as the vacation of the walkway easement and the lot-line adjustments. The easement subject to the vacation is on an extremely steep slope, and was never developed. The lot line adjustments do not affect the ability to develop the affected lots consistent with the Coastal Act. **See Pages 18 and 21 for an analysis of these issues.**

Staff is recommending that the Commission grant a coastal development permit (5-05-398) for the proposed development with special conditions relating to assumption of risk of the proposed development, future development, conformance to geotechnical consultant's and City of Los Angeles Department of Building and Safety's recommendations, drainage and erosion control, landscaping that does not include invasive plants, and measures to minimize leaks from the proposed swimming pool and spa. With the exception of Special Condition 2, Future Development, and Special Condition 7, Deed Restriction, all recommended special conditions are identical to those imposed on CDP 5-03-101. The applicant has provided material showing compliance with the development related special conditions, 3-6. **See Page Three for the motion.**

SUBSTANTIVE FILE DOCUMENTS:

- 1) City of Los Angeles Local Coastal Development Permit No. ZA -2002-4220 (CDP)
- 2) File No. 4863, Clarification Letter for Swimming Pool Foundations to Update Letter for Geotechnical and Geological Investigation, at 17411 Revello Drive, Pacific Palisades, City of Los Angeles, by Ralph Stone and Company, Inc., 2/4/03.
- 3) File No. 9030, Request for Modification of Building Ordinances (98.0403 LA.M.C.), City of Los Angeles Department of Building and Safety, 8/29/01.
- 4) Log No. 30579-01, Soils/Geology File-2, City of Los Angeles Department of Building and Safety, 7/27/00.
- 5) File No. 4863, Supplemental Letter Response to City Review of Geotechnical and Geological Investigation at 17411 Revello Drive, Pacific Palisades, City of Los Angeles, California by Ralph Stone and Company, Inc., 7/5/00.
- 6) Log No. 30579, Soils/Geology File-2, City of Los Angeles Department of Building and Safety, 6/5/00.
- 7) Log No. 02251, Geology Update Letter, by Brian A. Robinson and Associates, Inc., 3/29/2000.

- 8) File No. 4863, Update Letter for Geotechnical and Geological Investigation at 17411 Revello Drive, Pacific Palisades, City of Los Angeles, California by Ralph Stone and Company, Inc., 3/27/00.
- 9) File No. 2323, Update Geotechnical and Geologic Investigation and Report for Proposed Residence at 17411 Revello Drive, Pacific Palisades, California by Ralph Stone Company, Inc., 11/18/92.
- 10) Project No. 8507-97, Reference No. 2323, Update Geologic Report – Lots 1-4, 13-15, Block 17, and Lot 12 and Portion of Lot 11, Block 16, Tract 8923 M.B. 118 Pgs 27/35 – 17411 Revello Drive, Pacific Palisades Area, City of Los Angeles, by Dale Glen and Associates, 11/13/92.
- 11) Log No. 8963, City Review Letter of Geological Report No. 8507-97 (11/18/88) and Soil Engineering Report No. 2323 (11/30/88) by City of Los Angeles Department of Building and Safety, 2/23/89.
- 12) File No. 2323, Geotechnical and Geologic Engineering Investigation and Report for Proposed Residence Remodeling at 17411 Revello Drive, Pacific Palisades, California, by Ralph Stone and Company, Inc., 11/30/88.
- 13) Project No. 8507-97, Reference No. 2323, Geologic Exploration for Proposed Remodel of Existing Residence and Proposed Tennis Court, Pool, Driveway and Garage at 17411 Revello Drive, Pacific Palisades, California, by Dale Glen and Associates, 11/18/88.
- 14) City of Los Angeles Resolution to Vacate No. 98-1400083 (California Streets and Highways Code Section 8331).
- 15) Coastal Development Permit No. 5-03-101.
- 16) Pacific Palisades Historical Society Castellammare Map and Historical Guide, Fall 2001.

STAFF NOTE:

The proposed project is located within 300 feet of the top of the seaward face of a coastal bluff. Therefore, it is within the area of the Coastal Zone in of the City of Los Angeles, which has been designated in the City’s permit program as the “Dual Permit Jurisdiction” area. Pursuant to Section 30601 of the Coastal Act and Section 13307 of the California Code of Regulations, any development located in the Dual Permit Jurisdiction that receives a local coastal development permit from the City must also obtain a permit from the Coastal Commission. The City-approved local coastal development permit for the proposed project was not appealed to the Commission and construction began within 2 years after the effective date of approval, so the City’s permit is still valid.

STAFF RECOMMENDATION

The staff recommends that the Commission adopt the following resolutions to **approve** Coastal Development Permit 5-05-398 with special conditions.

MOTION: ***I move that the Commission approve Coastal Development Permit No. 5-05-398 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 TO APPROVE THE PERMIT:

The Commission hereby approves a coastal development permit for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the policies of Chapter 3 of the Coastal Act and will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the development on the environment.

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

2. Future Development Restriction

This permit is only for the development described in coastal development permit No. 5-05-398. Pursuant to Title 14 California Code of Regulations section 13253(b)(6), the exemptions otherwise provided in Public Resources Code section 30610 (b) shall not apply to the development governed by the coastal development permit No. 5-05-398. Accordingly, any future improvements to all properties subject to this application and the structure authorized by this permit, including but not limited to repair and maintenance identified as requiring a permit in Public Resources section 30610(d) and Title 14 California Code of Regulations sections 13252(a)-(b), shall require an amendment to Permit No. 5-05-398 from the Commission or shall require an additional coastal development permit from the Commission or from the applicable certified local government.

3. Conformance of Design and Construction Plans to Geotechnical Reports

A) All final design and construction plans, grading and drainage plans, and foundation plans shall be consistent with all recommendations contained in Soil Report #4863, prepared by Ralph Stone and Company, Inc., (2/4/03, 7/5/00 and 3/27/00), Geology Report # 02251, prepared by Brian A. Robinson and Associates, Inc., (7/10/00 and 3/29/00), and the requirements of the City of Los Angeles Department of Building and Safety, Soils/Geologic approval letter # 38639, dated December 27, 2002, for the swimming pool, Soils/Geologic review letter # 30579-01 dated 7/27/00 and Modification No. 9030 dated 8/29/01.

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. Erosion and Construction BMPs

A) **PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall submit to the Executive Director for review and written approval, final drainage and runoff control plans. The plan shall be prepared by a licensed engineer and shall incorporate structural and non-structural Best Management Practices (BMPs) designed to minimize to the maximum extent practicable the volume, velocity and pollutant load of stormwater leaving the developed site. The plan shall be reviewed and approved by the consulting engineering geologist to ensure the plan is in conformance with geologist's recommendations. In addition to the specifications above, the plan shall be in substantial conformance with the following requirements:

1) Erosion and Drainage Control Plan (Construction Phase)

- (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.
 - 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.
 - Permanent erosion and drainage control measures shall be installed to ensure the stability of the site, adjacent properties, and public streets.
 - The erosion and drainage control plans shall show all roof drainage from the addition.
- (b) The erosion control 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 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 and drainage control measures shall be required to be in place and operational on the project site prior to or concurrent with the initial grading

operations and maintained throughout 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.

- (d) The plan shall also include temporary erosion control measures should grading or site preparation cease for a period of more than 30 days, including but not limited to: stabilization of all stockpiled fill, access roads, disturbed soils, and cut and fill slopes with geotextiles and/or mats, sand bag barriers, and/or silt fencing; and include temporary drains and swales and sediment basins. These temporary erosion control measures shall be monitored and maintained until grading or construction operations resume.

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

5. Drainage and Landscape Plans

A) **PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall submit a landscaping plan prepared by a professionally licensed landscape architect or resource specialist, for review and approval by the Executive Director. The plan shall include, at a minimum, the following components: a map showing the type, size, and location of all plant materials that will be installed on the areas disturbed due to construction: the areas around the house and around the pool.

1) Landscape and Drainage Control

(a) The landscape and drainage control plan shall:

- Use efficient irrigation systems to minimize nuisance water runoff.
- Minimize to the maximum extent practicable the use of chemical pesticides, herbicides and fertilizers on all landscaped areas.
- No less than 80 percent of vegetation shall be low water use plants for southern California coastal areas 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 applicant shall employ no invasive, non-indigenous plant species, which tend to supplant native species as identified on the California Native Plant Society publication "California Native Plant Society, Los Angeles -- Santa Monica Mountains Chapter handbook entitled Recommended List of Native

Plants for Landscaping in the Santa Monica Mountains, January 20, 1992 “ and/or by the California Exotic Pest Council.

- Use of California native plants indigenous to the Santa Monica Mountains is encouraged. As much as possible, local seed sources shall be used.
- All required plantings shall be installed within 60 days of the receipt of the certificate of occupancy for the structure. Plantings shall be maintained in good growing condition throughout the life of the project, and whenever necessary, shall be replaced with new plant materials to ensure continued compliance with the landscape plan.

B) Five years from the date of issuance of Coastal Development Permit No. 5-03-101, the applicant shall submit for the review and approval of the Executive Director, a monitoring report, prepared by a licensed biologist, landscape architect or qualified resource specialist, that certifies the on-site landscaping is in conformance with the landscaping plan approved pursuant to this special condition. The monitoring report shall include photographic documentation of plant species, plant coverage and an evaluation of the conformance of the resultant landscaping with the requirements of this special condition.

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 or a qualified resource specialist 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.

6. Pool/Spa Leak Prevention Plan

A) Prior to Issuance of the Coastal Development Permit, the applicant shall submit, for the review and approval of the Executive Director, a written plan to mitigate for the potential of leakage from the proposed pool and spa. The plan shall, at a minimum:

1. Provide a separate water meter for the pool and spa to allow separate monitoring of the water usage for the pool and spa and the rest of the home;
2. Identify the materials, such as plastic linings or specially treated cement, to be used to waterproof the underside of the pool and spa to prevent leakage into the structure and the adjacent soils. The plan

shall include information regarding past success rates of these materials;

3. The pool and spa shall be installed using two layers of such material, with a drain between the layers.
4. Identify methods used to control pool and spa drainage and to prevent infiltration from drainage and maintenance activities into the soils of the applicant's and neighboring properties;
5. Identify normal and expected water consumption by the pool and spa;
6. Provide an automatic cut-off of water to the pool and spa if water use in a three-hour period exceeds the normal and expected flow. The cut-off shall have an override control of up to two hours to allow for the maintenance and cleaning of the pool and spa.
7. The pool shall drain to the sewer and not to the storm drain system.
8. The applicant's engineer shall inspect the liner before the concrete is poured and shall inspect the connections before the installation of any decks or coverings.

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

7. **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 landowner 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.

This deed restriction shall supersede and replace the deed restriction recorded pursuant to Special Condition 7 of Coastal Development Permit No. 5-03-101, approved on July 9, 2003, which deed restriction is recorded as Instrument No. 05 1713104 in the official records of Los Angeles County.

VII. FINDINGS AND DECLARATIONS

The Commission hereby finds and declares:

A. Project Description

The proposed project is the construction of a 3,137 square foot addition to an existing 6,827 square foot, 30-foot high, 2-story over basement level single family residence with five parking spaces and an approximately 585 square foot freestanding pool (Exhibit 2). The total 3,137 square footage consists of 1,951 square feet of added living floor area to the existing residence and 1,186 square feet for a basement expansion. The project includes 590 cubic yards of cut and 140 cubic yards of fill. The applicant's geotechnical consultant and the City of Los Angeles, Department of Building and Safety require and the applicant proposes 33 piles to be constructed to provide a minimum factor of safety of 1.5 for the existing house, proposed pool and addition, due to the potentially unstable soils found on the site, and the project's location of no more than 270 feet from a landslide. The proposed pile foundation consists of piles that range from 24 to 48 inches in diameter and from 25 to 70 feet deep. The application also seeks after-the-fact authorization for the vacation of a 10-foot wide walkway easement that extends from Tramonto Dr. to Revello Dr. (described in the Public Access and Recreation section) and lot-line adjustments among 11 lots (described in the Development section), which were approved by the City in 2004.

The subject site is located on 11 lots (see Table 1 on page 21 for complete list), but the proposed work would only occur on 3 lots where the existing single-family residence is located (lots 2,3 and 4, block 17, tract 8923) in the Castellammare area of Pacific Palisades. The subject site is on the top of a hill with descending slopes that face both Pacific Coast Highway and Los Liones Canyon (Exhibits 1b & 2b). The Castellammare area of Pacific Palisades is a prominent coastal bluff stretching from Sunset Boulevard to Surfview Drive. Pacific Coast Highway was constructed at the toe of this bluff, between the bluff face and the beach. Unlike most coastal bluffs in Southern California, this bluff face has undergone extensive development. In the mid 1920's several streets were constructed parallel to Pacific Coast Highway following the contours of the bluff, which are lined with one to four-level single-family homes. These roads (namely Castellammare Drive, Posetano Road, Revello Drive, Stretto Way, and Porto Marina Way) were graded on the face and top of the coastal bluff. The bluff top is cut on its northern side by Los Liones Creek, creating a ridge that falls off in two directions. The subject property includes both level pads and descending slopes that surround the site to the northeast, east and southwest and is approximately 300 feet inland of Will Rogers State Beach. The existing development is slightly visible from Pacific Coast Highway and the State Beach below. Revello Drive borders the property to the north and south sides of the property (Tramonto Drive borders a portion of the property to the northwest). From prehistoric times to the present, the surrounding area of Pacific Palisades has witnessed several landslides, some of which have lead to catastrophic destruction and loss of property and life.¹ However, the

¹ Pacific Palisades Area - Report on Landslide Study; U.S. Army Corps of Engineers and U.S. Geological Survey; September 1976

site is not situated on or within the confines of a mapped regional landslide. The site is located within the crown area of the ancient Tramonto Drive landslide.²

Currently except on the active slides, the Castellammare area is developed with one to four-level single-family homes. The ridge where this site is located is developed. This site, which is already developed with a single-family residence, is surrounded by other single-family homes.

Previously Approved Development

The Commission has previously approved development on this site. In October 1989, the Commission granted a waiver of a coastal development permit for a remodel and construction of a 5,114 square foot addition, pool, tennis court and driveway to an existing single-family residence (5-89-735-W). The development was never constructed. On April 11, 1991, the Commission approved a coastal development permit for construction of a 3,897 square foot, 45-foot high residence with a 376 square foot garage (5-91-108). The Commission imposed special conditions requiring geologic review with recommendations and requiring the applicant to execute and record a deed restriction assuming the risk of development. The Commission granted an immaterial amendment to that permit on January 6, 1993 that consisted of increasing the front yard setback from 2 to 10 feet.

In 2003, the Commission approved a coastal development permit for construction of a 3,137 square foot addition to an existing 6,827 square foot, 30-foot high, 2-story over basement level single family residence with five parking spaces and an approximately 585 square foot freestanding pool, 590 cubic yards of cut and 140 cubic yards of fill and 33 new piles that range from 25 to 70 feet deep to support the existing house, the new pool and the 3,137 square foot addition (5-03-101). The background maps submitted with that application did not show the lot-line adjustments. The walkway easement vacation and the lot-line adjustments however were not described in the written application or reported to the Commission in the staff report. As noted above, in the process of reviewing the material submitted for recording, staff noted that 1) the earlier permit (5-03-101) had expired, and, 2) that lot-line adjustments and the vacation of the walkway easement were shown on materials submitted for recording.

In the present application, the applicant identifies a building site containing lots 2, 3 and 4, block 17, tract 8923, and portions of lots 1, 15 and 14, block 17, tract 8923, which have been annexed to lots 2, 3 and 4 accordingly. The other 5 lots subject to this application are not subject to the lot-line adjustments and are not proposed for development with any structures. Additionally, lots 1 and 15, block 17, tract 8923 identified as within the "building site", also show lot-line adjustments that relinquish an approximately ten-foot wide walkway easement that connects Tramonto Drive with lower Revello Drive.

² Project No. 8507-97, Reference No. 2323, Geologic Exploration for Proposed Remodel of Existing Residence and Proposed Tennis Court, Pool, Driveway and Garage at 17411 Revello Drive, Pacific Palisades, California, by Dale Glen and Associates, 11/18/88.

Two of the three lots reduced in size by this lot-line adjustment (lots 14 and 15, block 17, tract 8923) are steep faced lots fronting lower Revello drive. They will remain 5,000 sq feet or more in size. After approval of this permit, these will remain separate legal lots. The lot line adjustment removed a strip of approximately 10 feet in width near the top of the ridge from these two lots and transferred it to lots 3 and 4 and is identified as the building site. An analysis of the consistency of these lot line adjustments with the Coastal Act is found in the Development section below.

B. Hazards

Section 30253 of the Coastal Act states in part:

New development shall:

- (1) Minimize the risk 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 coastal bluffs.*

The property is located on descending slopes that surround the ridge near the center of the property (Exhibit 2b). At some point in the past, pads were graded on the top of the slopes. The northwest slope is approximately 20 feet high from Revello Drive and is built at 2:1 (horizontal to vertical). The southwest slope descends onsite approximately 65 feet to Revello Drive and has gradients of 1.25:1 to 2.25:1. The initial geotechnical reports (1988) for the property indicate that the subject property lies within the crown area of an ancient landslide and the head scarp of the landslide is mapped about 150 feet north of the site. The existing structure is about 55 years old. As of 1988, the report states that no significant cracks, settlement, or other evidence of ground movement were observed in the structure of appurtenances on the site. In addition, the report states that Revello Drive (except for the area of the Revello and Castellammare landslides – upcoast from the site) is in good repair and shows no evidence of heaving or distressed pavement, ground cracking, scarps, or broken utility lines. According to the 1992 geotechnical report update, the only change since the 1988 reports was some minor erosion on the southeastern facing slope. According to the latest geotechnical reports for the proposed addition (2000), site conditions remain the same as described in previous reports and “all findings, conclusions and recommendations made therein are still current”.

While the property is not on a slide, the soils on the site require pilings. The applicant’s geotechnical reports indicate that the subject property does not meet the minimum slope stability factor of safety of 1.5. The City’s Department of Building and Safety review letter, dated July 29, 2000 states that the bedrock at the site is mantled with approximately 15 feet of uncertified fill and terrace deposits that are unsuitable for structural support. According to the geotechnical reports submitted, the existing terrace deposits are “irregular in thickness and contain open fractures; as a result they are prone to settlement when subjected to loads”. The reports also state that due to offsite landslides, a factor of safety

of 1.5 cannot be demonstrated for the site, as it exists. However, the report states, new construction can be constructed with a factor of 1.5 by installation of deep friction pile foundations into competent bedrock.

The applicant received a geologic review letter from the Grading Division of the City of Los Angeles, Department of Building and Safety on July 27, 2000, indicating that the geotechnical reports were acceptable provided that the City's recommendations were complied with during site development. The Department of Building and Safety also granted a modification to the July 27th review letter recommendations on August 29, 2001 (Exhibits 4 & 5). Conditions of approval of the modification also incorporated the City's July 27, 2000 conditions. The City of Los Angeles Department of Planning issued a coastal development permit for the proposed additions and remodel on December 27, 2002 (ZA 2002-4220 CDP). One of the conditions of approval require grading plans to be approved by the City's Department of Building and Safety prior to issuance of the permit.

The City notes that the majority of the site has a factor of safety that is less than the minimum 1.5 required by the Building Code. The City is requiring that piles be constructed to provide a minimum factor of safety of 1.5 for the existing building and proposed additions and also that the area of the addition shall not exceed 50 percent of the area of the dwelling or the entire site must be stabilized (Exhibits 4 & 5). Included in the conditions of approval from the City, the Department of Building and Safety requires that the proposed swimming pool be designed for a freestanding condition, founded on pile foundations bearing entirely in competent bedrock. The applicant proposes to construct the swimming pool as required by the City of Los Angeles. The Commission notes the condition of the City's soils letter will not allow water quality controls that depend on percolation of runoff into the soils.

The applicant's consultant and the City agree that with construction of the foundations as recommended, with a pile and grade beam foundation system, the development will be stable and within the generally accepted factor of safety of 1.5. The geotechnical report and updates state that the proposed development is considered feasible from a geotechnical engineering standpoint provided their recommendations are incorporated into the development plans. Therefore, the foundation system should assure stability of the site consistent with Section 30253 of the Coastal Act if the project is carried out in accordance with the recommendations set forth in the geotechnical reports.

Staff notes that construction of the house is underway based on the permit file 5-03-101 and the City's CDP.

Conformance with Geotechnical Recommendations

Recommendations regarding the design and installation of the 3,137 square-foot addition and swimming pool to the existing single family home, foundation system, retaining walls, and grading have been provided in several 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 ensure that the proposed single family home with additions and soldier pile 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.

Therefore, Special Condition 3 requires the applicant to conform to the geotechnical recommendations by Ralph Stone and Company, Inc in their Report #4863, dated 2/4/03, 7/5/00 and 3/27/00 and by Brian A. Robinson and Associates, Inc., in their Report #02251, dated 7/10/00 and 3/29/00. The applicant shall also comply with the recommendations by the City of Los Angeles Department of Building and Safety, Geologic/Soils Approval Letter #38639, dated 12/27/02 for approval of the swimming pool and Geologic/Soils Review Letter #30579-01 with modification # 9030, dated 7/27/00 and 8/29/01.

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/her property.

The proposed single-family home additions and 730 cubic yards of grading are situated on level pads that are located on unconsolidated fill and terrace deposits that contain open fractures. The Geotechnical analysis reports by Ralph Stone and Company, Inc. and Brian A. Robinson and Associates, Inc have stated that new construction will be founded into competent bedrock behind/below the geologic/geotechnical setbacks identified in the submitted reports. The City is requiring and the applicant proposes to construct piles so that the existing house and proposed additions are brought to a factor of safety of 1.5. By complying with the geotechnical recommendations and City conditions of approval, the site will be well suited for the proposed development. However, the geotechnical and geologic reports are commissioned by the applicant and ultimately the conclusion of the report and the decision to construct the project relying on the report is the responsibility of the applicant. 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, instability for this or adjacent property movement will not affect the stability of the proposed project. The site is approximately 600 feet to the south, 270 feet to the east and 360 feet to the north of landslides.³ Because of the inherent risks to development situated on a steeply sloping lot, the Commission cannot absolutely acknowledge that the design of the single family home will protect the proposed house during future storms, erosion, and/or slope failure on nearby property. 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 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

³ Project 8507-97, Plate 1.3, Dale Glenn & Associates, Inc., dated 11/18/88.

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 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.

In case an unexpected event occurs on the subject property, the Commission attaches Special Conditions, which requires the assumption of the risks of extraordinary erosion and/or geologic hazards of the property and acceptance of sole responsibility for the removal of any structural or other debris resulting from landslides, slope failures, or erosion on and from the site. The Commission also attaches Special Condition 7, which requires the applicant to record a deed restriction, which will provide notice of the Special Conditions of the permit, thus providing notice of the 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. In this case, the entire parcel includes all lots in the area that the applicant describes as the building site and all adjacent lots included as part of this application, further described in the Development section of this staff report and shown on Table 1, both on page 21.

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 4 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.

Currently, runoff is directed down walks to the driveway and then to the street. Water sheet flows over the natural slopes. The applicant has submitted a drainage plan that demonstrates that runoff water is directed to the street and not across the subject property. Runoff will be collected in catch basins located adjacent to the house and then directed to the street. This system is distributed throughout the subject property. The geotechnical reports indicate that no ground water was encountered, nor were any springs or seeps

observed in the on-site drillings and diggings during the course of the investigation. "However, the phreatic surface may occur at and below the contact between the conglomerate and the siltstone according to the off-site explorations described in *Seepage and Groundwater* of appended geology report."⁴

Although the applicant has 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 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 4).

Pool and Spa Monitoring

The applicant has proposed to construct a swimming pool and spa in the eastern side yard area between the single family home and the eastern property line (Exhibit 2). Ground water from leakage and splashing of the proposed pool and spa can contribute to an acceleration of bluff erosion and possible landslide/sloughing activity. Possible impacts from these structures are leakage into the subsurface, spillage, and maintenance activities that could create instability within the bluff.

It is for this reason that the Commission imposes Special Condition 6 that requires the applicant, prior to issuance of the coastal development permit, to submit a written plan to mitigate for the potential of leakage from the proposed pool and spa. The plan shall include separate water meters for the pool and spa and the existing home. Separate water meters will help in determining whether there is a leak in either the pool or the spa. An automatic cut-off, similar to that of irrigating landscaping on bluffs, shall be incorporated in the pool/spa system if water uses exceed that of normal and expected uses in a three-hour period. This shall ensure that if a break were to occur beneath the surface, without the knowledge of the property owner/resident, the water flow will be terminated. An override period of no more than two hours is allowed for routine maintenance and cleaning. The applicant shall provide the materials that will be used to waterproof the underside of the pool and spa and past success rates of such materials. Also, the applicant shall submit a final drainage plan that demonstrates where spill water and water from maintenance activities will be contained and diverted. The applicant shall include such a drainage plan in the overall drainage plan of the property.

Only as conditioned, to incorporate the geotechnical recommendations by Ralph Stone and Company, Inc., Brian A. Robinson and Associates, 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

⁴ File No. 2323, Geotechnical and Geologic Engineering Investigation and Report for Proposed Residence Remodeling at 17411 Revello Drive, Pacific Palisades, California, by Ralph Stone and Company, Inc., 11/30/88.

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. Water Quality

Section 30230 of the Coastal Act states:

Marine resources shall be maintained, enhanced, and where feasible, restored. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes.

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, and minimizing alteration of natural streams.

The proposed development has a potential for a discharge of polluted runoff from the project site into coastal waters. The Commission notes that the City of Los Angeles does not allow runoff to permeate into the soils especially on sites in areas with potential stability problems such as the Pacific Palisades area. The City is concerned that infiltration may create instability in slope areas that are susceptible to infiltration-induced instability even if the area is not located on a known landslide. This especially applies to areas that are not on a landslide but that are adjacent to landslide areas. The Commission is requiring that other alternatives be used to redirect nuisance flows from the site such as devices that remove debris and other material before emptying into the storm drain system. In addition, the Commission requires that runoff be minimized by restricting landscaping to low-water use plants and efficient irrigation as described below in Section D. Finally the Commission finds that restrictions on use of pesticides can reduce the pollutant levels in the water. 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, Revello Drive borders the property to the north and south sides of the property (Tramonto Drive borders a portion of the property to the northwest) and its located approximately 300 feet north of Pacific Coast Highway, which borders Will Rogers State Beach. The proposed project includes the vacation of a 10-foot wide walkway easement, which extends from Tramonto Drive south to Revello Driver (Exhibits 7,8 & 9).

This particular walkway easement is one of a number of walkway easements in the Castellammare hillside neighborhood, which was designed in the 1920's. Numerous stairways have been constructed on these easements, which are still in use today. This particular walkway easement was never improved. The City of Los Angeles vacated this walkway in 1998, determining that it was unnecessary for present or prospective public walk purposes subject to the reservation and exception of a permanent easement for public utility purposes (Exhibit 7).

This walkway easement is not a public coastal access route and alternative access is available along the existing improved streets and walkways. This walkway easement leads up and over a ridge where house is located and connects one portion of Tramonto Drive with another part of lower Revello Drive. Its Southern terminus is approximately 300 feet from the beach. An alternative, less challenging way to get from this part of Tramonto Drive to the present terminus of the walkway easement is to walk approximately 500 feet along Tramonto Drive and lower Revello Drive. In addition, this particular alignment is physically challenging due to the extremely steep topography and would require extensive grading/landform alteration to construct.

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

E. Landscaping

The project site is currently developed with a single-family residence and contains irrigated lawns, ornamental shrubs, and large trees in the landscaped areas, and chaparral and other natural plants on the slopes. The applicant has proposed to landscape the area surrounding the home with domestic, fire resistant plants and to leave the hillsides as is, with natural vegetation. The applicant has not, however, stated what plant species he/she intends to use in the landscaping plan.

To ensure that the project maintains predominantly low water use vegetation consistent with the southern California area, the Commission is imposing Special Condition 5, which requires the applicant to incorporate fire resistant and mostly low water use plants as defined in the University of California Cooperative Extension and the California Department of Water Resources publication "*Guide to estimating irrigation water needs of landscape plantings in California*". Low water use (drought tolerant) plants are used because they require little to no watering once they are established (1-3 years), they have deep root systems that tend to stabilize the soil, and are spreading plants that tend to minimize erosion impacts of rain and water run-off. The plantings shall be maintained in a good growing condition for the prevention of exposed soil, which could lead to erosion and possible landslides. The applicant does not propose to alter the existing native brush on the hillsides adjacent to Revello Drive. Therefore landscaping to the front and rear (adjacent to Rovello Drive) of the proposed single family home already exists as in conformance with Special Condition 5A. Special Condition 5 also requires a five-year monitoring program to ensure the proper growth and coverage of the landscaping. Five years from the implementation of the landscaping plan, the applicant shall submit a monitoring report that certifies the on-site landscaping is in conformance with the landscaping plan approved pursuant to this Special Condition.

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 property is located on the southwestern edge of the Santa Monica Mountains (Exhibit 1). The subject area is located in a developed, subdivided location where homes, urban landscaping, and landslides have impacted habitat. Single-family homes exist around the property. The subject property is not located within a habitat corridor. For this reason, the Commission finds that the proposed project will not affect a sensitive habitat area. However, the site is located approximately 600 feet to the south of the Los Lions portion of the Topanga State Park, which consists of Santa Monica Mountain native plant and animal habitats. The Los Lions area of the park is currently being restored which includes the removal of invasive plant species. Due to the close proximity to the park, the Commission does encourage the applicant to incorporate native vegetation into the landscaping plan and requires that invasive plants not be used on the site because of their strong capability to supplant any native plant habitats. As conditioned, the proposed project is consistent with 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 Rodgers State Beach to the Santa Monica Mountains. The project is located approximately 300 feet inland of Will Rodgers State Beach (Exhibit 1). The project site is located in an established residential community and is slightly visible from the State Beach and Pacific Coast Highway. The top of the existing chimney can be seen from Pacific Coast Highway. The subject property is one of an existing two-story single family residence. The residence is 36 feet high from the finished grade and is 30 feet high from the centerline of the frontage road. The home, including additions will not exceed the maximum 30-foot high building restriction as measured from the centerline of the frontage road. The height of the proposed structure is consistent with the Hill Side Ordinance that was established by the City of Los Angeles Planning Department. The neighboring homes in the Castellammare area consist of one to four level single family homes. The proposed single family home is consistent with the existing homes in this area. The project will not impact any public views to or from the Pacific Ocean, Will Rodgers State Beach or Pacific Coast Highway and is found consistent with the character of the surrounding community.

Section 30251 also requires all permitted development to minimize alteration of natural landforms. The project site consists of an existing residence situated on level pads on a bluff lot in a developed neighborhood of the Pacific Palisades. The applicant has proposed 590 cubic yards of cut and 140 cubic yards of fill to construct a basement expansion and to construct a pile foundation to conform with the recommendations of its geotechnical consultant. The 730 cubic yards of grading is the minimum possible to lessen the risk of earth movement caused by the construction and to increase the stability for the existing home and proposed additions.

The Commission finds that the applicant has minimized landform alteration in its effort to safely construct a 3,137 addition to an existing home on its property. The 730 cubic yards of fill is the least amount necessary to provide adequate support for the proposed project. 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.

G. Development

Section 30250 (a) of the Coastal Act states:

New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. In addition, land divisions, other than leases for agricultural uses, outside existing developed areas shall be permitted only where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels.

As mentioned earlier, the project includes lot-line adjustments among 11 lots, as seen in Table 1 below.

Table 1 Lot-Line Adjustments Summary

Assessor's Parcel Number	Existing Lots	Proposed Lots	Size of Existing Lot (square feet)	Size of Proposed Lot (square feet)
4416-021-053	Lot 1	Lot 1	8,650	7,444
4416-021-054	Lot 2	Lots 2, 3, 4 & Portions of Lots 1, 14, & 15 tied	6,940	27,140
	Lot 3 & 4 tied		15,840	
4416-021-037	Lot 13	Lot 13	6,360	6,360
4416-021-055	Lot 14	Lot 14	6,470	5,036
4416-021-056	Lot 15	Lot 15	7,250	6,248
4416-021-022	Lot 11	Lot 11	2,250	2,250
4416-021-050	Lot 12	Lot 12	5,800	5,800
4416-021-049	Lot 13	Lot 13	4,770	4,770
4416-021-025	Lot 14	Lot 14	5,480	5,480
Totals	11	11	70,528	70,528

As a result of the lot-line adjustments, the number of lots does not change, but the sizes of several of these lots do change (Exhibit 8). However, the lots that are being reduced in size (lots 1, 14, and 15) are still above 5,000 square-feet in size or bigger. The creation of these smaller lots does not change the average slopes, does not change the location of the potential building sites and the reconfigured lots do not present different potential

impacts on coastal resources than the previous configured lots. The lot-line adjustments do not result in the creation of potential building sites that are inconsistent with the Coastal Act. The lot-line adjustments do not affect the ability to build on those lots that have been reduced in size and development on the new lots would not have significant adverse effects, either individually or cumulatively, on coastal resources. Therefore, the Commission finds that the development conforms to the Chapter 3 policies of the Coastal Act.

H. 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.

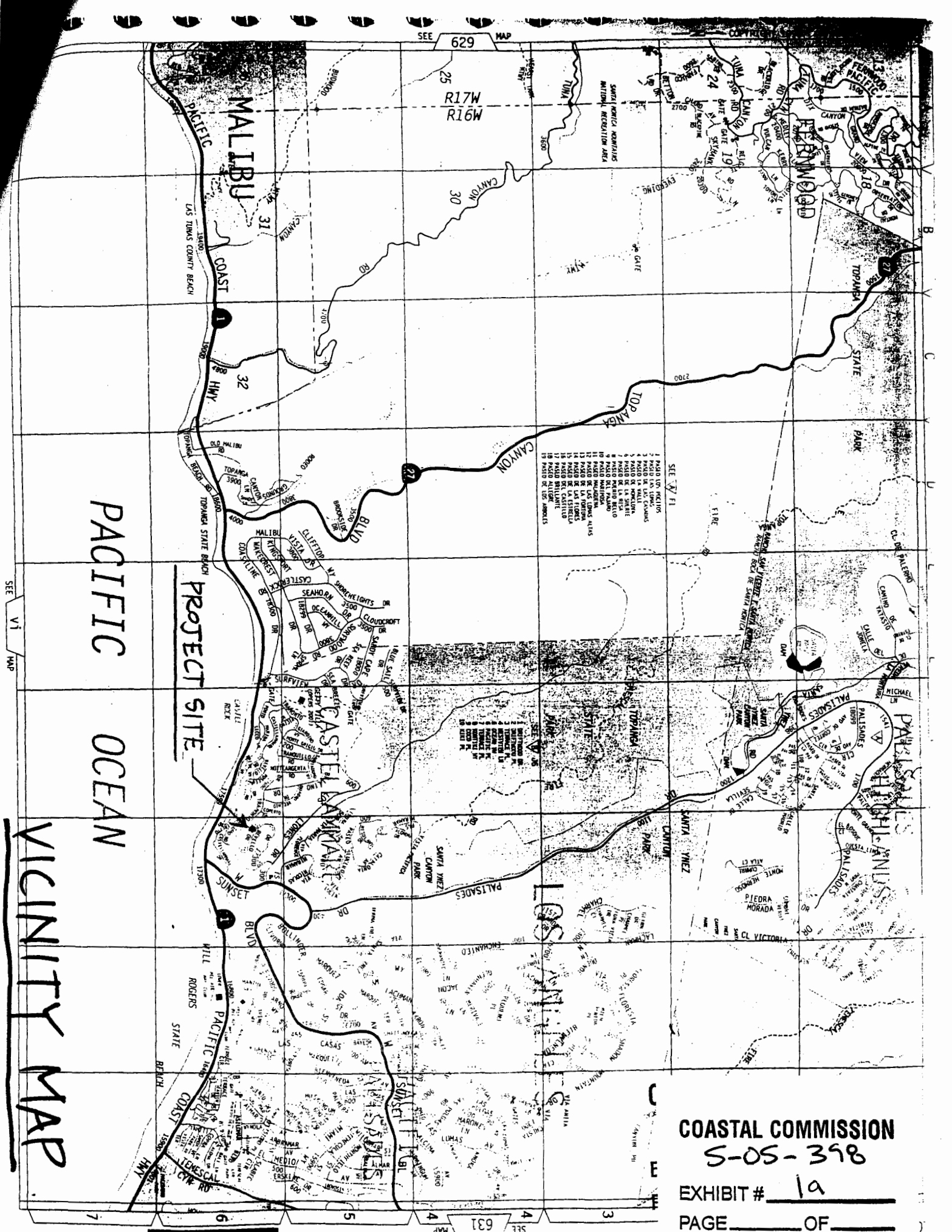
The City has submitted five Land Use Plans for Commission review and the Commission has certified three (Playa Vista, San Pedro, and Venice). However, the City has not prepared a Land Use Plan for Pacific Palisades. In the early seventies, a general plan update for the Pacific Palisades had just been 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 geologic stability, future development, landscaping, community character, sensitive habitat 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.

I. 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 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.



PACIFIC OCEAN

VICINITY MAP

SEE V1 MAP

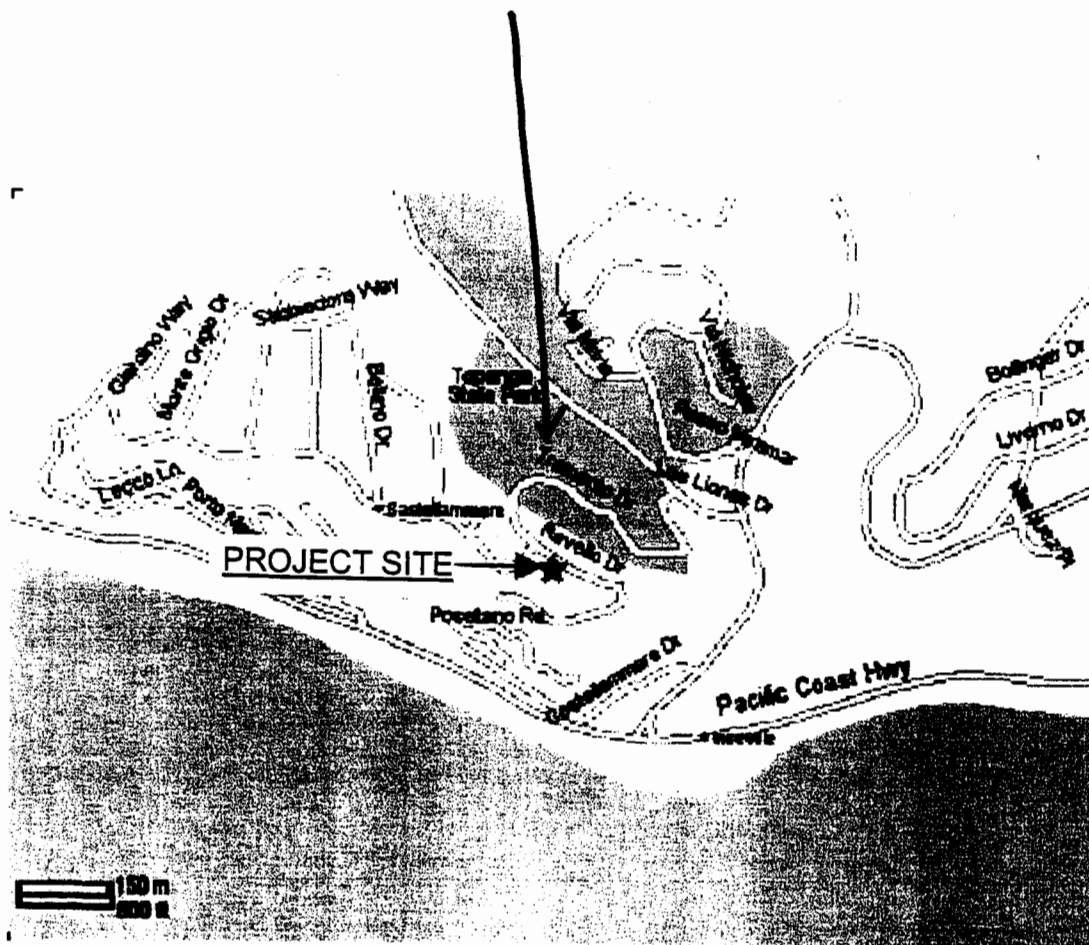
SEE 629 MAP

SEE 631 MAP

- SEE V7 F1
- 1 PASO DE LOS ANGELES
 - 2 PASO DE LOS ANGELES
 - 3 PASO DE LOS ANGELES
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COASTAL COMMISSION
 S-05-398
 EXHIBIT # 1a
 PAGE _____ OF _____

Topanga State Park



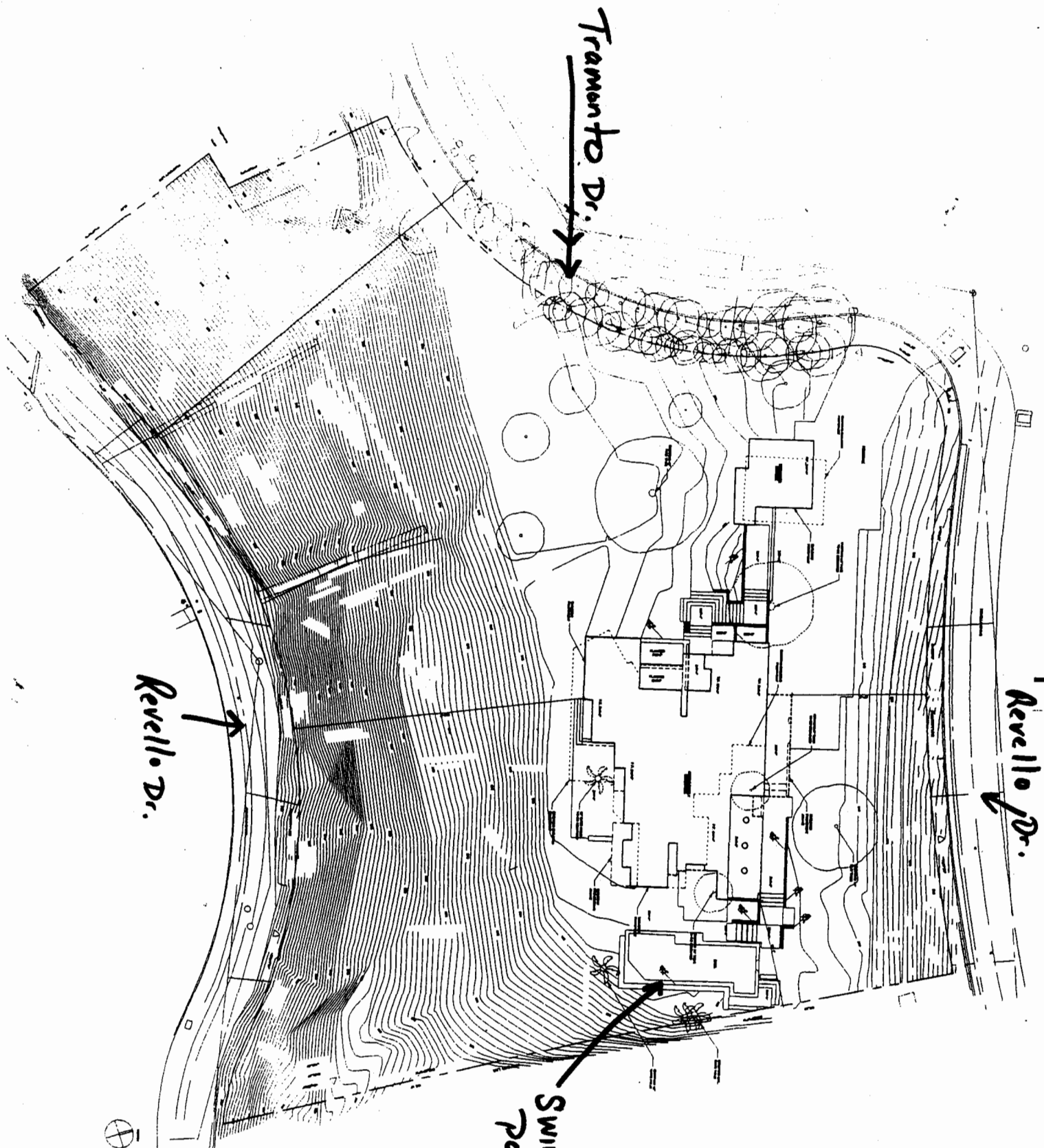
COASTAL COMMISSION

S-05-398

EXHIBIT # 16

PAGE _____ OF _____

VICINITY MAP

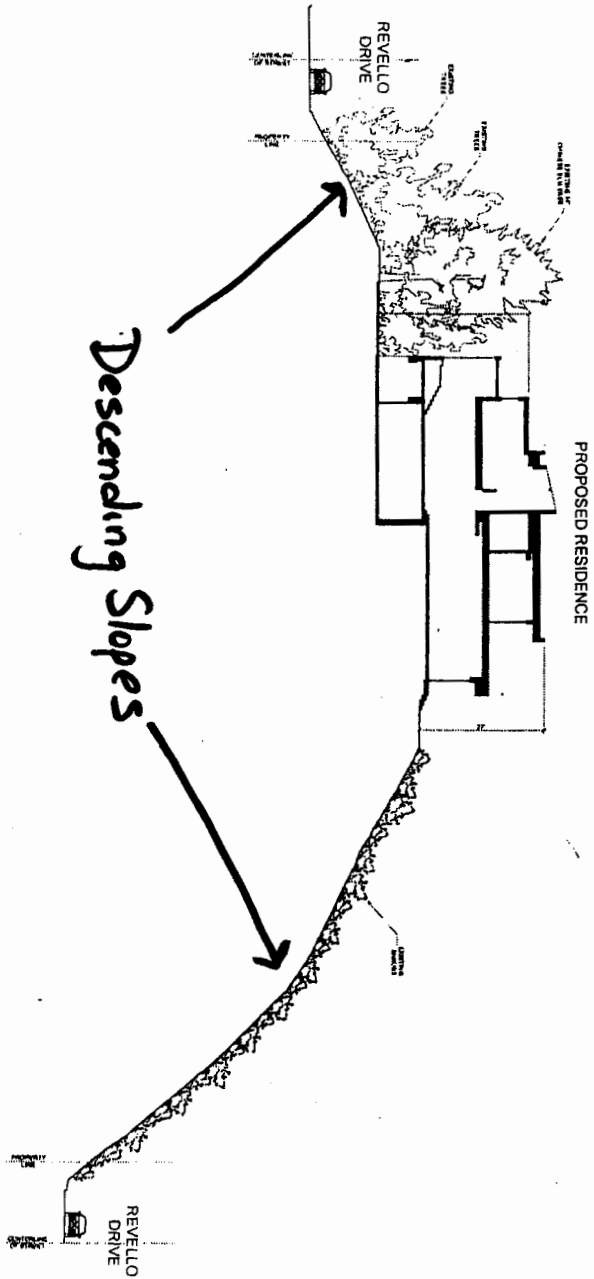


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S-05-398

EXHIBIT # 2a
PAGE _____ OF _____

Los
Liones
Canyon

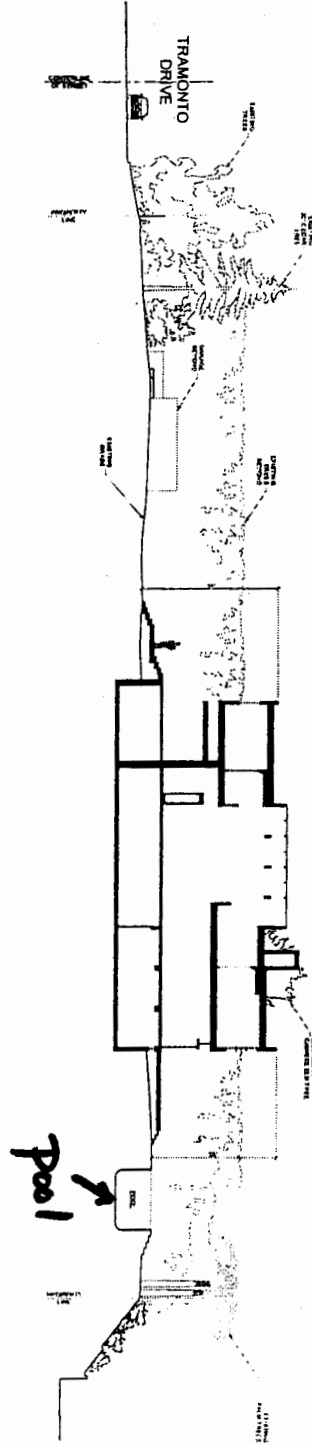
Descending Slopes



PROPOSED RESIDENCE

SECTION S-1

1



PROPOSED RESIDENCE

Pool

SECTION S-A

2

PC-H

LEMELSON RESIDENCE

17411 REVELLO DRIVE
PACIFIC PALISADES, CALIFORNIA 90272

sml design

736 EL MEDIO AVE, PACIFIC PALISADES
310.454.5062 TEL 310.454.3062

COASTAL COMMISSION

5-05-398

EXHIBIT # 2b

PAGE _____ OF _____



Handwritten note: "Handwritten 2011" with a star symbol.

EXISTING DEVELOPMENT

- REQUEST FOR MODIFICATION OF BUILDING ORDINANCES (98.0403 L.A.M.C.)
- REQUEST FOR ALTERNATE MATERIAL OR METHOD OF CONSTRUCTION (17951d H. & S.C.)
- REQUEST FOR HARDSHIP EXEMPTION OR EQUIVALENT FACILITATION (19957 H. & S.C.)

READ BY


FILE NO. **9030**

- DISTRIBUTION
- Owner P.I. Ck.
 - Petitioner Insp.
 - Fire Bur.
 - Health

For above requests, complete sections 1, 2, & 3 in duplicate by printing in ink or typing.

<p>JOB ADDRESS 17411 Revello Dr Pacific Pal. CA 90272</p> <p>Owner Susan Morse Address 736 El Medio Ave. Pacific Palisades, CA 90272 Daytime Phone (310) 454.3448</p> <p>Petitioner (also contact) Upadi Sukawati Address Daytime Phone (213) 812.2824</p>	<p>LOT(S) 12, 13, 14, 15, 16, 17, 18, 19, 20 BLK 16 TRACT 4423</p> <p>District Office W.L.A. Type</p> <p>Plan Ck No. Stories</p> <p>Zone Occ.</p> <p>Permit No. No. Units</p> <p>Job Order No. F. D.</p> <p>Bureau/Division D. M.</p> <p>Use of Bldg. single family C. D.</p> <p>Job Status proposed</p> <p><input type="checkbox"/> YARD NOTICE (COM-784) RECEIVED FROM PETITIONER</p> <p><input type="checkbox"/> POSTCARD (COM-3) NAME/ADDRESS COMPLETED BY PETITIONER</p> <p><input type="checkbox"/> SIGN NOTICE RECEIVED FROM PETITIONER</p>
--	--

2 REQUEST: Submit plans if necessary to illustrate request. Additional sheets or data may be attached.

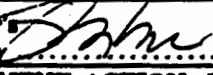
Modify condition #1 of the grading letter dated July 27, 2000, Log No. 30579-01 to allow maximum 50% addition by square footage calculation and exclude the cost of the pile foundation (F.S.=1.5) from the valuation calculation to keep the addition valuation below 50%.

Dept. Comment *Leave slopes with F.S. < 1.5*

Code Sections: L.A.M.C. - **7005.9**

3 JUSTIFICATION/FINDINGS OF EQUIVALENCY:

The proposed pile foundation will bring the existing structure and proposed addition up to a F.S.=1.5 and provide a significant betterment to the site by virtue of the project going forward and the site being occupiable and maintained.

Petitioner's Signature  Position **Owner/Agent** Date **Aug 13, 2001** Reviewed By **PP** Date **8/14/01**

DEPARTMENT ACTION: In accordance with Sect. 98.0403 L.A.M.C. Sect. 17951d H. & S.C. Sect. 19957 H. & S.C.

The Request is Granted (See attached letter). Denied (See reverse for appeal information.)

- Written concurrence from the (Fire) (Transportation) (Health) (.....) Dept. is required.
- Request **(US)** ~~(S)~~ in conformity with the spirit and purpose of Code Section involved.
- Condition **(DOES)** ~~(DOES NOT)~~ provide **Dana Pulvert** Department Action By **8/29/01**

Conditions Of Approval: (Reasons For Appeal in Case of Denial)

1. Piles shall be constructed to provide a minimum factor of safety of 1.5 for the existing building and the proposed additions.
2. All conditions of the Department letter dated July 27, 2000 shall apply, except No. 1.
3. The area of the addition shall not exceed 50% of the area of the dwelling or the entire site shall be stabilized.

LA Department of Buildings and Safety
 A 03 17 046499 08/14/01 09:54AM

BOARD APPLIC FEE \$100.00
 Total Due: \$100.00
 (credit card only) \$100.00

No. of Items **one**
 Fee due **0.00**
 Fee verified

APPEAL OF DEPARTMENT ACTION TO BOARD OF BUILDING AND COMMISSIONERS/HANDICAPPED ACCESS APPEALS COMMISSION (Signature, statement of reasons for appeal and filing fees are required.)
 Signature of Owner or Applicant submitting notarized declaration (B & S COMM-632) - B

COASTAL COMMISSION
S-05-390

Print Name Position I

EXHIBIT # **4**
 PAGE **1** OF **1**

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

MABEL CHANG
PRESIDENT

VICE-PRESIDENT

CORINA R. ALARCON
RODNEY L. DIAMOND
CHESTER A. WIDOM

CITY OF LOS ANGELES

CALIFORNIA



RICHARD J. RIORDAN
MAYOR

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

ANDREW A. ANFLMAN

WALT KRUKOW
EXECUTIVE OFFICER

July 27, 2000

LAN

Log # 30579-01

SOILS/GEOLOGY FILE - 2

Susan Morse
736 El Medio Ave
Pacific Palisades, CA 90272

TRACT: 89128923
BLOCK: 17, 18
LOT: 1-4, 13-15 and portions of 11 and 12
LOCATION: 17411 Revello Dr

<u>CURRENT REFERENCE REPORT/LETTER(S)</u>	<u>REPORT NO.</u>	<u>DATE(S) OF DOCUMENT</u>	<u>PREPARED BY</u>
Soil Report	4863	07/05/00	Ralph Stone&Co
Geology Report	02251	07/10/00	Brian A. Robinson
Ovrszd Doc	"	"	"

<u>PREVIOUS REFERENCE REPORT/LETTER(S)</u>	<u>REPORT NO.</u>	<u>DATE(S) OF DOCUMENT</u>	<u>PREPARED BY</u>
Soil Report	4863	03/27/00	Ralph Stone&Co
Geology Report	02251	03/29/00	Brian A. Robinson
Geology Report	8507-97	11/18/88	Dale Glenn&Assoc.
Soil Report	2523	11/30/88	Ralph Stone&Co
Department letter	8963	02/23/89	Bldg&Safety

The referenced reports concerning a proposed tennis court, pool, additions and re-modeling of the existing single-family residence have been reviewed by the Grading Section of the Department of Building and Safety. It is understood that the existing building has fire- damage. The extent of the required repairs is not clear at this time.

According to the previously approved reports, most of the site has a factor of safety for slope stability that is less than the minimum of 1.5 that is required by the Building Code. The reports have defined two pile-setback planes. All construction that is located to the north or south of these two imaginary planes will require support from soldier piles designed for lateral loads that are adequate to provide the required factor of safety.

In general, the bedrock at the site is mantled with approximately 15 feet of uncertified fill and terrace deposits, which are not suitable for structural support. The site is within a zone requiring investigation and mitigation for earthquake-triggered ground failure potential as designated by the State of California (Public Resources Code, Section 2690 et. seq., Seismic Hazard Map) proposed construction does not qualify as a "project" under the Act and is t

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EXHIBIT # 5a

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Page 2
17411 Revello Dr

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

1. In the event that the building is added to, altered or repaired in excess of 50 percent of its replacement value, the entire site shall be brought up to the current Code standard per Code Section 91.7005.9, which will require a supplemental report containing recommendations for bringing the entire site up to a minimum factor of safety of 1.5 for stability and possibly an evaluation of seismic slope stability. **See Modification (Exhibit 4)**
2. The owners shall record a sworn affidavit with the Office of the County Recorder which attests to their knowledge that the site is located in an area subject to slides or unstable soil and has a factor of safety less than 1.5 for slope stability.
3. All conditions of the above referenced Department letter shall apply.
4. The additions shall be supported by piles along the north and south sides of the building.
5. The soldier piles along the south side of the building and pool shall be designed for a minimum equivalent fluid pressure of 33 pcf down to the pile-setback plane, which appears to be up to 62 feet beneath the proposed construction.
6. The soldier piles along the north side of the building shall be designed for a minimum equivalent fluid pressure of 77 pcf, or 111 pcf when the piles are within 40 feet of the property line along Revello Drive; the depth to the setback plane is approximately 30 feet.
7. Soldier piles shall be spaced no greater than 6ft on clear, as recommended.
8. All new footings shall consist of piles and grade beams founded in competent bedrock.
9. Interior floor slabs shall be structural slabs, as recommended.
10. The proposed swimming pool shall be designed for a freestanding condition.
11. The design lateral pile deflection shall be noted on the foundation plans and reviewed by the soils engineer prior to issuance of a permit.

DAVID HSU
Chief of Grading Section



DANA PREVOST
Engineering Geologist II



THEODORE GILMORE
Geotechnical Engineer I

DP/TG:dp/tg

30579-01

(213) 977-6329

cc: Ralph Stone & Co.
Brian A. Robinson
WLA District Office

COASTAL COMMISSION

S-05-398

EXHIBIT # Sb

PAGE _____ OF _____

CITY OF LOS ANGELES

CALIFORNIA



JAMES K. HAHN
MAYOR

DEPARTMENT OF
CITY PLANNING
CON HOWE
DIRECTOR

FRANKLIN P. EBERHARD
DEPUTY DIRECTOR

OFFICE OF
ZONING ADMINISTRATION

200 N. SPRING STREET, 7TH FLOOR
LOS ANGELES, CA 90012
(213) 978-1318
FAX: (213) 978-1334

ROBERT JANOVICI
CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS

R. NICOLAS BROWN
ANIK CHARRON
EMILY J. GABEL-LUDDY
DANIEL GREEN
LOURDES GREEN
DAVID KABASHIMA
ALBERT LANDINI
JON PERICA
SARAH RODGERS

December 27, 2002

Susan Morse (A)(R)
736 El Medio Avenue
Pacific Palisades, CA 90272

Department of Building and Safety

CASE NO. ZA 2002-4220(CDP) ←
COASTAL DEVELOPMENT PERMIT
17411 Revello Drive
Brentwood-Pacific Palisades
Planning Area
Zone : R1-1
D. M. : 126B117
C. D. : 11
CEQA : ENV 2002-4221-MND
Fish and Game: Exempt
Legal Description: Lot 4, Block 17,
Tract 8923

Pursuant to Los Angeles Municipal Code Section 12.20.2, I hereby APPROVE:

a Coastal Development Permit for the construction, use and maintenance of a 3,137 square-foot addition to an existing single-family home,

upon the following additional terms and conditions:

1. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
2. The use and development of the property shall be in substantial conformance with the plot plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.
3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective conditions, if, in the opinion, such conditions are proven necessary for the protection of neighborhood or occupants of adjacent property.
4. All graffiti on the site shall be removed or painted over to match surface to which it is applied within 24 hours of its occurrence.

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EXHIBIT # 6a

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5. A copy of the first page of this grant and all conditions and/or any subsequent appeal of this grant and its resultant conditions and/or letters of clarification shall be included in and printed on the "notes" portion of the building plans submitted to the Zoning Administrator and the Department of Building and Safety for purposes of having a building permit issued.
6. Development on the site shall not exceed a maximum total of 9,964 square feet, including the instant addition, distributed over a two-story over basement structure.
7. The height of the development shall not exceed 36 feet from the average finished grade and 30 feet from the centerline of the frontage road.
8. Prior to the issuance of any permit, grading plans shall be submitted for review and approval by the Department of Building and Safety, Grading Division.
9. Prior to the issuance of any permit, plans shall be submitted for review and approval by the Fire Department.
10. Street dedications and improvements, if any, shall be to the satisfaction of the Bureau of Engineering.
11. All mitigation measures recommended in Mitigated Negative Declaration No. ENV-2002-4221-MND for the project(Exhibit "B" attached) are hereby made part of the conditions of approval of this grant.
12. All construction vehicles and catering trucks shall be parked on-site.
13. Prior to the issuance of any permit, the applicant shall obtain a clearance from the Planning Department Mello Act coordinator for the purpose of compliance with the requirements of the Mello Act.

OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES - TIME EXTENSION

All terms and conditions of the approval shall be fulfilled before the use may be established. The instant authorization is further conditional upon the privileges being utilized within two years after the effective date of approval and, if such privileges are not utilized or substantial physical construction work is not begun within said time and carried on diligently to completion, the authorization shall terminate and become void. A Zoning Administrator may extend the termination date for one additional period not to exceed one year, prior to the termination date of the period, if a written request on appropriate forms, accompanied by the applicable fee is filed therefore with a public Office of the Department of City Planning setting forth the reasons for said request and a Zoning Administrator determines that good and reasonable cause exist

TRANSFERABILITY

This authorization runs with the land. In the event the property is to be rented or occupied by any person or corporation other than yourself, you upon you advise them regarding the conditions of this grant.

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EXHIBIT # 6b

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SEP 03 1998

COPY of Document Recorded
 -----98-1585429-----
 Has not been compared with the
 Original will be held for
 processing has been
 LOS ANGELES COUNTY RECORDER

COASTAL COMMISSION

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EXHIBIT # 7a

PAGE _____ OF _____

**RESOLUTION TO VACATE NO. 98-1400083
 (California Streets and Highways Code
 Section 8331)**

R/W 44000-1691

Vacation of the walk southwesterly of Revello Drive from Tramonto Drive to Revello Drive.

The Council of the City of Los Angeles hereby finds and determines that the the walk southwesterly of Revello Drive from Tramonto Drive to Revello Drive is unnecessary for present or prospective public walk purposes subject to the reservation and exception of a permanent easement for public utility purposes; and

) That the vacation thereof will not cut off all access to any of the real properties adjoining said walk; and that the public interest, convenience and necessity require the summary vacation of said walk pursuant to Section 8331 of the California Streets and Highways Code.

The City Council hereby elects to proceed under this provision of said Code Section; and hereby resolves that said walk be and the same is vacated; and

The public walk which is to be vacated and said permanent easement for public utility facilities to be reserved therefrom are described herein as follows:

That certain walk, 10 feet wide, adjoining Lots 12 and 13, Block 16 and Lots 1 and 15, Block 17 of Tract No. 8923, as per map recorded in Book 118, pages 27 through 35, of Maps, in the office of the County Recorder of Los Angeles County, bounded northwesterly by the southwesterly continuation of that certain curve in the northwesterly line of said Lot 1 as shown on said map as being concave to the northwest and having a radius of 145 feet; and bounded southerly by the westerly continuation of that certain curve in the southwesterly line of said Lot 15 as shown on said map as being concave to the southwest and having a radius of 198 feet.

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R/W 44000-1691

RESERVING AND EXCEPTING therefrom, an easement for public utility purposes for the use of the Department of Water and Power over the entire vacation area described hereinabove.

The City Clerk shall certify this Resolution and affix the City seal, and shall transmit a sealed copy of this Resolution to the City Engineer for recordation in the office of the County Recorder of Los Angeles County.

IT IS THEREFORE RESOLVED that from and after the recordation of this Resolution, the area described and shown on said map is vacated subject to the reservation of said permanent easement.

I certify that the foregoing Resolution was adopted by the Council of the City of Los Angeles at its meeting of

JUL 22 1998 by a majority vote of all its members.

Approved as to form and legality
James Hahn, City Attorney

[Signature]
By _____
Deputy

LESLIE R. PINCHUK

JUN 15 1998

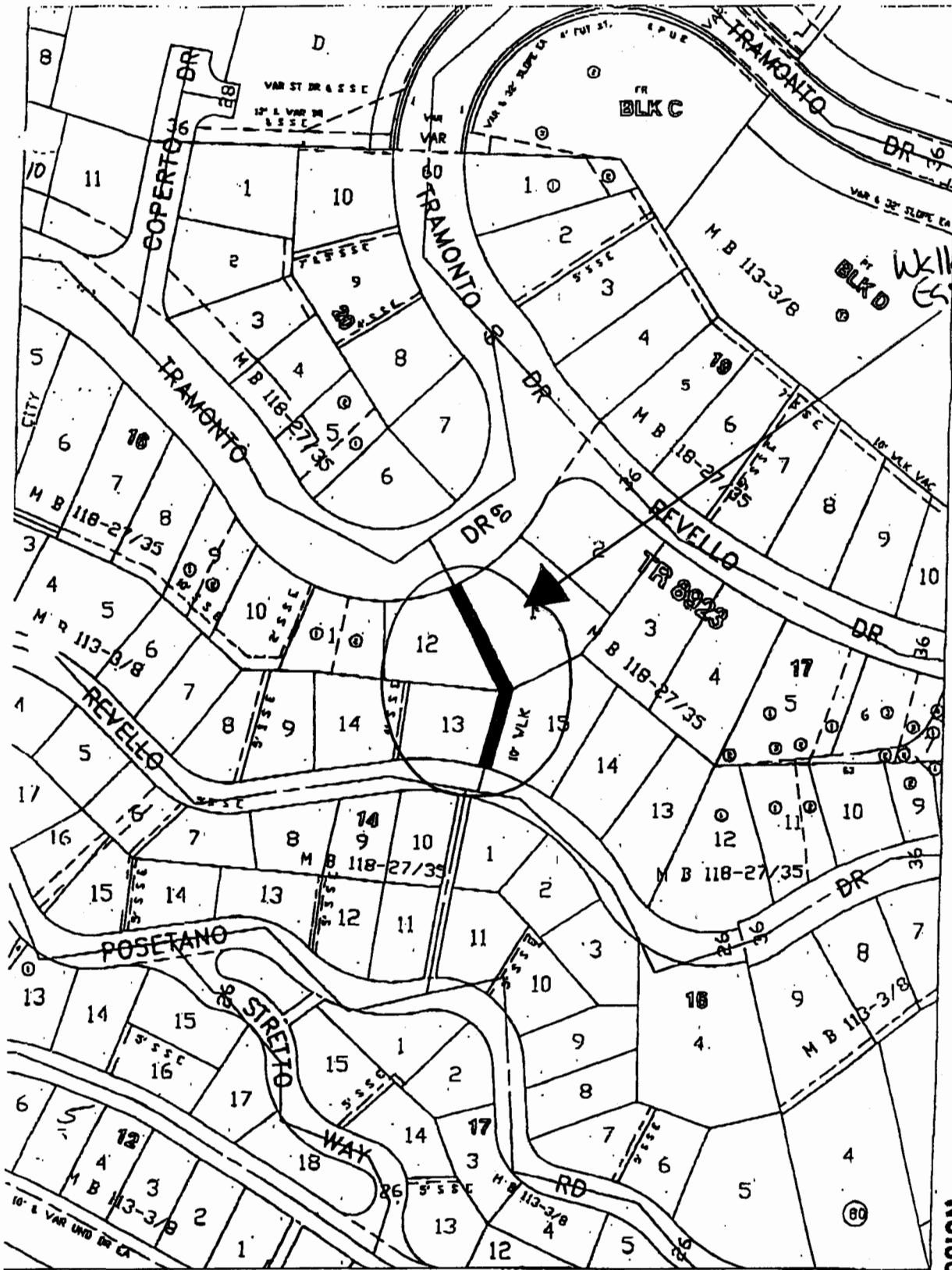
Council File No. 88-1509

X Ref. R/W 33219

J. MICHAEL CAREY, City Clerk

By *Betty Swader*
Deputy





Walkway Easement

TITLE: WALK SOUTHEASTERLY OF REVELLO DRIVE FROM TRAMONTO DRIVE TO APPROXIMATELY 87' SOUTHEASTERLY THEREOF.

WORK ORDER NO. VAC- E1400083
 COUNCIL FILE NO. 88-1509
 COUNCIL DIST. 11 DIV. INDEX 1158
 ENGR. DIST. W.L.A T.G. 630-G6
 DISTRICT MAP 126 -8- 117

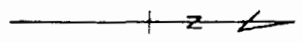
CITY OF LOS ANGELES
 DEPT. OF PUBLIC WORKS
 SAM L. FURUTA
 CITY ENGINEER

COASTAL COMMISSION
 S-05-358
 EXHIBIT # 7C
 PAGE ___ OF ___

880-120-7154

4416 21

100'

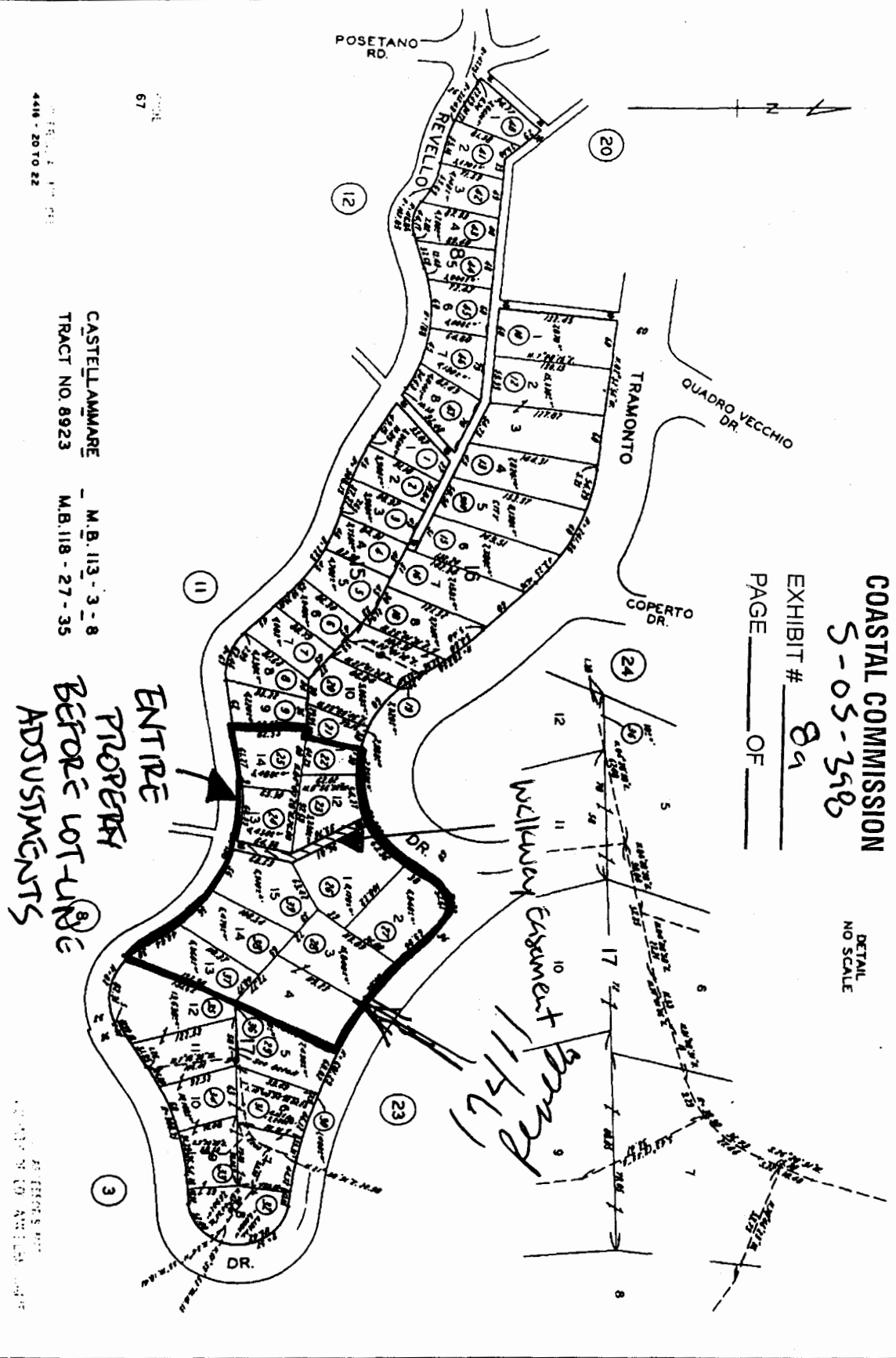


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S-05-358

EXHIBIT # Ba

PAGE _____ OF _____

DETAIL
NO SCALE



CASTELLAMARE - M.B. 113-3-8
TRACT NO. 8923 M.B. 118-27-35

ENTIRE
PROPERTY
BEFORE LOT LINE
ADJUSTMENTS

County of Los Angeles: Rick Auerbach, Assessor

4416 21
SCALE 100

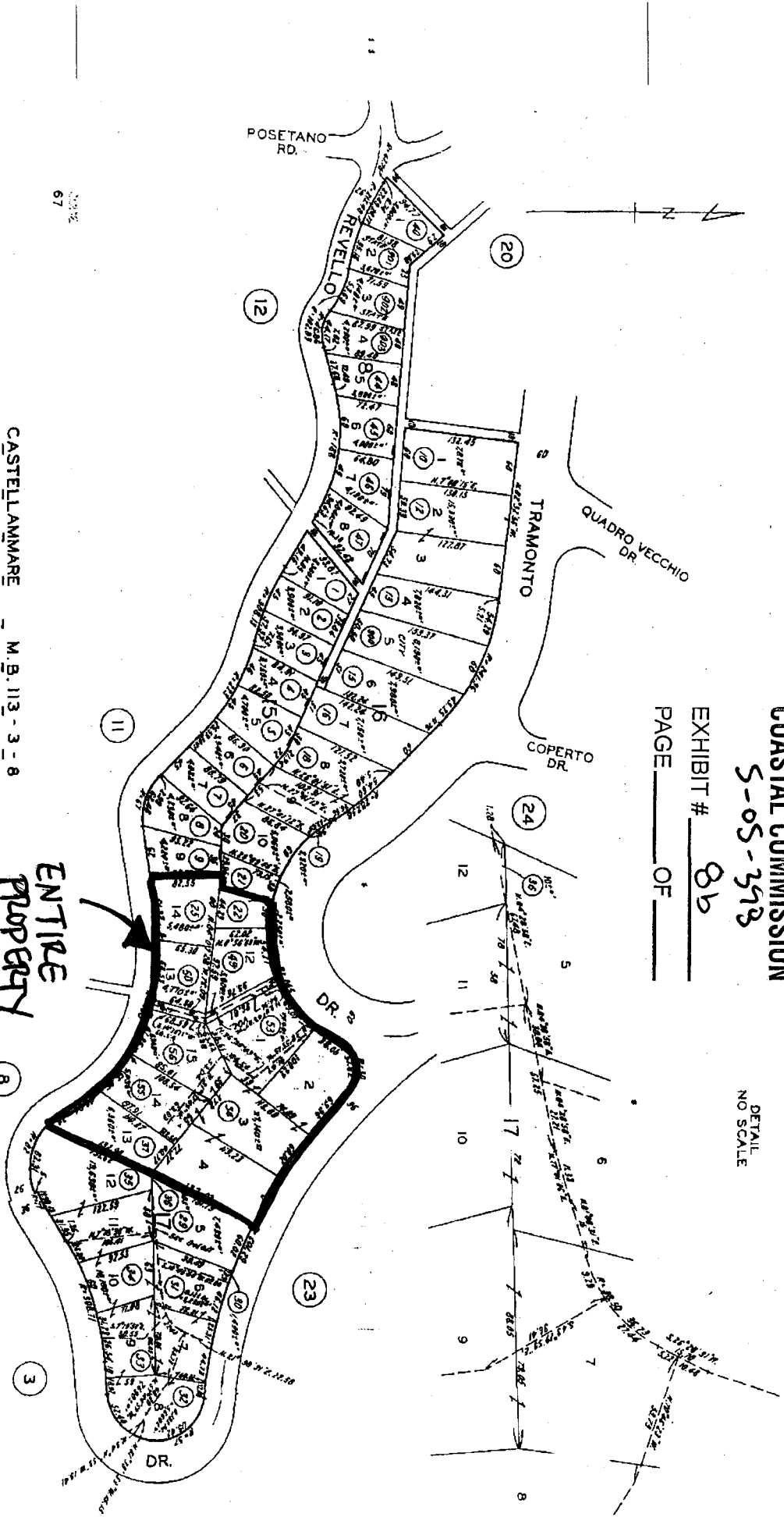
2005

COASTAL COMMISSION
S-05-378

EXHIBIT # 8b
PAGE OF

DETAIL
NO SCALE

98100709 02/004-07
9804317000000-07
9804317000000-07
20041158200001 07



67

CASTELLAMARE - M.B. 113-3-8

ENTIRE
PROPERTY
AFTER LOT-LINE
ADJUSTMENTS

COASTAL COMMISSION

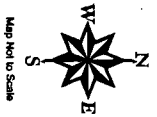
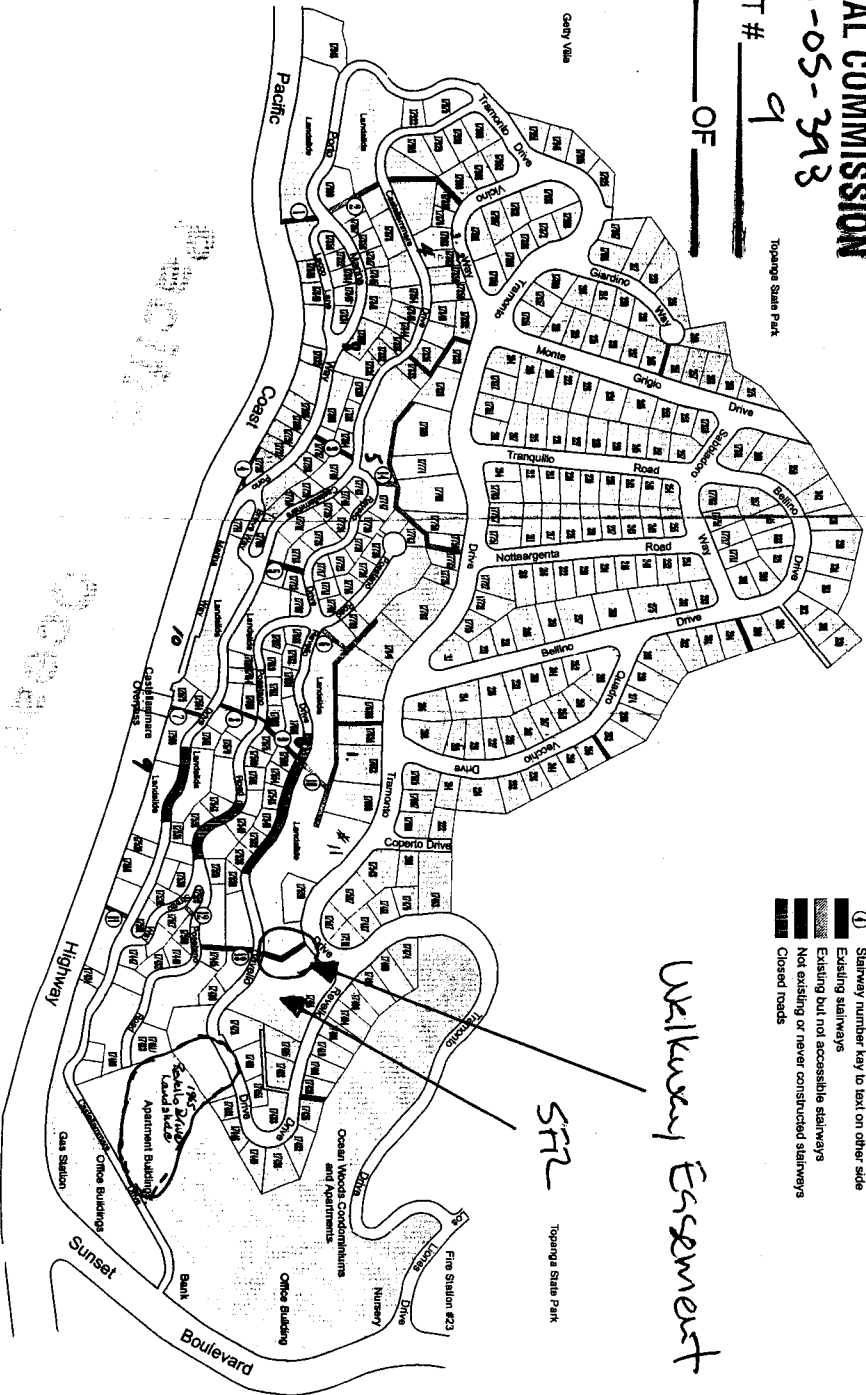
S-05-3A3

EXHIBIT # 9

PAGE OF

Topanga State Park

- MAP LEGEND**
- ① Stairway number key to text on other side
 - Existing stairways
 - Existing but not accessible stairways
 - Not existing or never constructed stairways
 - Closed roads



THE STAIRWAYS OF CASTELLAMMARE

- 3 items on Powell and R
limits of approximately were
determined by 1985 building
rights laws and also are
for present and all future to
1780 1980 building laws