

CALIFORNIA COASTAL COMMISSION

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



Filed: 1/28/11
 49th Day: 3/18/11
 180th Day: 7/27/11
 Staff: Al Padilla-LB
 Staff Report: 2/14/11
 Hearing Date: 3/9-11/11
 Commission Action:

W5c**STAFF REPORT: CONSENT CALENDAR****APPLICATION NUMBER:** 5-11-001**APPLICANT:** Cj Rudolph**PROJECT LOCATION:** 356 N. Grenola Street, Pacific Palisades**PROJECT DESCRIPTION:** Demolition of a 3,420 square foot single family residence and garage and construction of a 6,554 square foot single-family residence with basement and 700 square foot detached garage.

Lot Area:	12,139 sq. ft.
Building Coverage:	3,275 sq.ft.
Pavement Coverage:	250 sq. ft.
Landscape Coverage:	3,000 sq. ft.
Parking Spaces:	2
Ht above final grade:	26 feet (avg existing grade)
Zoning	R1—single-family residential

LOCAL APPROVALS RECEIVED: City of Los Angeles Approval In Concept No. ZA 2010-3306**SUMMARY OF STAFF RECOMMENDATION:**

Staff recommends that the Commission approve the proposed project with special conditions requiring: 1) conformance with geologic and soil recommendations; 2) erosion and runoff control plans; 3) landscaping plan; 4) future Improvement restriction; 5) assume the risk; 6) recordation of a deed restriction against the property referencing all of the Standard and Special Conditions contained in this staff report.

I. STAFF RECOMMENDATION:

Staff recommends that the Commission adopt the following resolution to **APPROVE** the coastal development permit application:

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

Staff recommends a **YES** vote. Passage of this motion will result in approval of all permits included on the consent calendar. An affirmative vote of a majority of the Commissioners present is needed to pass the motion.

RESOLUTION TO APPROVE THE PERMIT:

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

II. STANDARD CONDITIONS:

1. Notice of Receipt and Acknowledgment. The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. Expiration. If development has not commenced, the permit will expire two years from the date this permit is voted on by 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. 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 Geotechnical Engineering and Engineering Geology Investigation, by SASSAN Geosciences, Inc., dated October 8, 2010 and with the conditions imposed by the City of Los Angeles Department of Building and Safety, Geologic/Soils Report Approval Letter No. 72181-01, dated January 24, 2011.

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. Erosion and Drainage Control

A) PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant 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 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 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.

- (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.

3. Landscape Plan

PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit two sets of landscaping plans, prepared by a licensed landscape architect or a qualified resource specialist. The consulting landscape architect or qualified landscape professional shall certify in writing that the final Landscape plans are in conformance with the following requirements:

A) Landscaping Plan

- (1) All graded & disturbed areas on the subject site shall be planted and maintained for erosion control purposes within thirty (30) days of receipt of the certificate of

occupancy for the residence. To minimize the need for irrigation all landscaping shall consist primarily of native/drought resistant plants, 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. All native plant species shall be of local genetic stock. No plant species listed as problematic and/or invasive by the California Native Plant Society (<http://www.CNPS.org/>), the California Invasive Plant Council (formerly the California Exotic Pest Plant Council) (<http://www.cal-ipc.org/>), or as may be identified from time to time by the State of California shall be employed or allowed to naturalize or persist on the site. No plant species listed as a “noxious weed” by the State of California or the U.S. Federal Government shall be utilized within the property.

- (2) All cut and fill slopes shall be stabilized with planting at the completion of final grading. Planting should be of native plant species indigenous to the Santa Monica Mountains using accepted planting procedures, consistent with fire safety requirements. All native plant species shall be of local genetic stock. Such planting shall be adequate to provide 90 percent coverage within two (2) years, and this requirement shall apply to all disturbed soils;
- (3) Plantings will 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 applicable landscape requirements;
- (4) Rodenticides containing any anticoagulant compounds (including, but not limited to, Warfarin, Brodifacoum, Bromadiolone or Diphacinone) shall not be used.

B) Conformance with Coastal Commission Approved Site/Development Plans

The Permittee shall undertake development in accordance with the final Landscape Plans. The final Landscape Plans shall be in conformance with the site/development plans approved by the Coastal Commission. Any changes to the Coastal Commission approved site/development plans shall be reported to the Executive Director. No changes to the Coastal Commission approved final site/development plans shall occur without an amendment to the coastal development permit, unless the Executive Director determines that no amendment is legally required.

4. No Future Improvements Restriction

This permit is only for the development described in coastal development permit No. **5-11-001**. Except as provided in Public Resources Code section 30610 and applicable regulations, any future development as defined in PRC section 30106, including, but not limited to, a change in the density or intensity of use land, shall require an amendment to Permit No. **5-11-001** from the California Coastal Commission or shall require an additional coastal development permit from the California Coastal Commission or from the applicable certified local government.

5. Assumption of Risk, Waiver of Liability and Indemnity

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

6. 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 demolish a 3,420 square foot single family residence and garage and construct a 6,554 square foot two-story, 25'-9" high single-family residence with basement, 700 square foot detached garage, with approximately 1,900 cubic yards of grading.

The subject site consists of a graded developed lot located on Grenola Street, along the western rim of Las Pulgas Canyon, in Pacific Palisades of the City of Los Angeles. The eastern portion of the lot is developed with a soldier pile retaining wall that was

constructed to protect the existing residence and property from a landslide that occurred along the western slope of the canyon. Las Pulgas Canyon is a privately owned canyon that extends approximately 1/2 mile inland from the mouth of the canyon located at Pacific Coast Highway. The eastern and western rims of the canyon are developed with single-family residences.

The proposed single-family residence will replace the existing house and will not encroach further toward the canyon than the existing building footprint and will be setback a minimum of 43 feet from the existing retaining wall.

According to the geotechnical report the building site behind the soldier piles has a calculated factor of safety that exceeds 1.5, which is the City's minimum code requirements. The applicant's geology report concludes that, from a geotechnical perspective, the proposed project is feasible provided the advice and recommendations contained in their report are included and implemented. The City of Los Angeles Department of Building and Safety Grading Division reviewed the geotechnical report and found it to be acceptable.

B. Development

The development is located within an existing developed area and, as proposed, will not affect the visual appearance of the surrounding area. The project has been designed to assure structural integrity, and will not have any significant adverse impacts on public coastal views or public beach access. Therefore, the Commission finds that the development, as conditioned, conforms with Sections 30250, 30251, 30252, 30253 and the public access provisions of the Coastal Act.

C. Geologic Hazard

Under Section 30253 of the Coastal Act new development may occur in areas of high geologic, flood, and fire hazard so long as risks to life and property are minimized and the other policies of Chapter 3 are met. When development in areas of identified hazards is proposed, the Commission considers the hazard associated with the project site and the potential cost to the public, as well as the individual's right to use his/her property. To minimize risks to life and property and to minimize the adverse effects of development on areas of high geologic, flood, and fire hazard, the development has been conditioned to require one or more of the following: adherence to the geotechnical recommendations, for a drainage and runoff plan to minimize the percolation of water into the hillside or bluff, to submit landscape plans consisting primarily of native drought tolerant plants, to submit a plan for erosion and drainage control, and to require that the landowner or any successor-in-interest assume the risk of undertaking the development. As conditioned, the Commission finds that the development conforms to the requirements of Section 30253 of the Coastal Act regarding the siting of development in hazardous locations.

D. Water Quality

The proposed development has a potential for a discharge of polluted runoff from the project site into coastal waters. Furthermore, uncontrolled runoff from the project site and the percolation of water could also affect the structural stability of bluffs and hillsides. To address these concerns, the development, as proposed and as conditioned, incorporates design features to minimize the infiltration of water and the effect of construction and post-construction activities on the marine environment. These design features include, but are not limited to, the appropriate management of equipment and construction materials and the use of post-construction best management practices to minimize the project's adverse impact on coastal waters. Therefore, the Commission finds that the proposed development, as conditioned, conforms with Sections 30230 and 30231 of the Coastal Act regarding the protection of water quality to promote the biological productivity of coastal waters and to protect human health.

E. Future Improvements

The development is located within an existing developed area and is compatible with the character and scale of the surrounding area. However, the proposed project raises concerns that future development of the project site potentially may result in a development which is not consistent with the Chapter 3 policies of the Coastal Act. To assure that future development is consistent with the Chapter 3 policies of the Coastal Act, the Commission finds that a future improvements special condition must be imposed. As conditioned the development conforms with the Chapter 3 policies of the Coastal Act.

F. Deed Restriction

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

G. Local Coastal Program

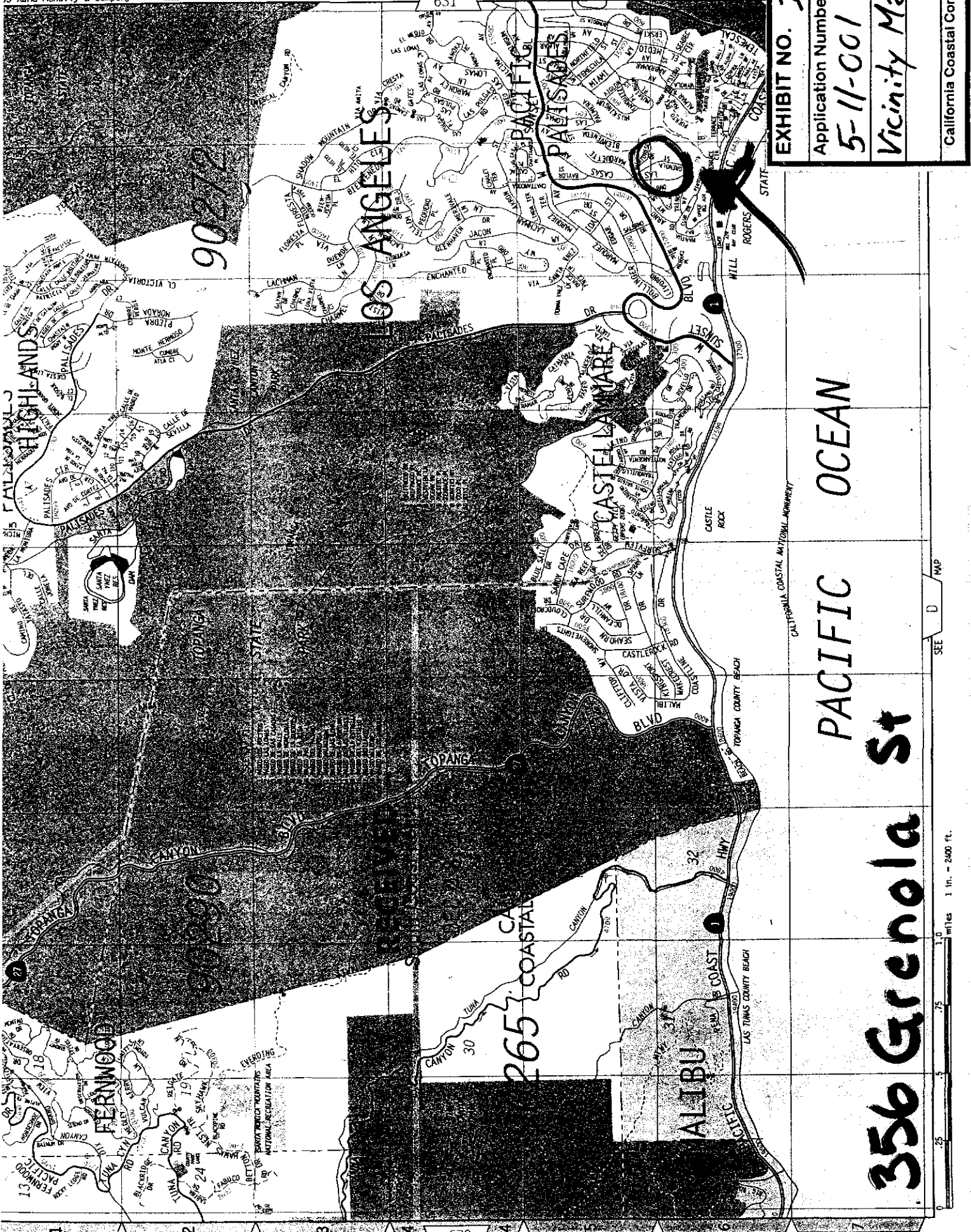
Coastal Act section 30604(a) states that, prior to certification of a local coastal program ("LCP"), a coastal development permit can only be issued upon a finding that the proposed development is in conformity with Chapter 3 of the Act and that the permitted development will not prejudice the ability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

development will be consistent with Chapter 3 of the Coastal Act. Approval of the project will not prejudice the ability of the local government to prepare a Local Coastal Program that is in conformity with the provisions of Chapter 3 of the Coastal Act.

H. California Environmental Quality Act

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

EXHIBIT NO. 7
Application Number 5-11-001
Vicinity Map
California Coastal Commission



356 Grenola St

PACIFIC OCEAN

Scale: 1 in. = 2400 ft.

12/22/2010

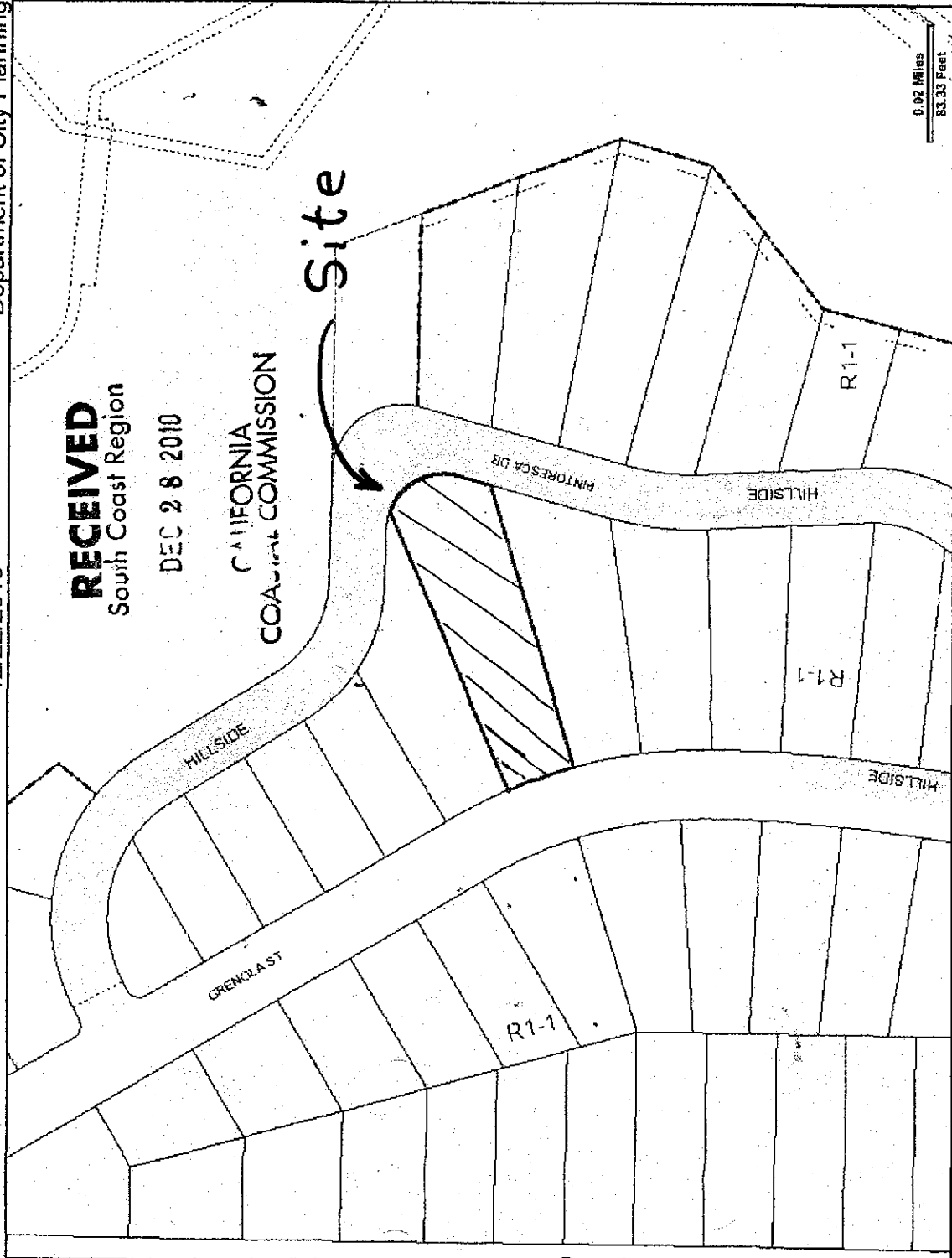
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RECEIVED
South Coast Region

DEC 28 2010

CALIFORNIA
COASTAL COMMISSION

Site



Generalized Zoning

- OS
- A, RA
- RE, RS, R1, RU, RZ, RWT
- R2, RD, RMP, RW2, R3, RAS3, R4, RASA, R5
- ADP, C1, C1.5, C2, CA, C5, CR, CH, LASED, WC
- CM, MR, CCS, M1, M2, LAX, M3, 5L
- P, PB
- PF
- HILLSIDE



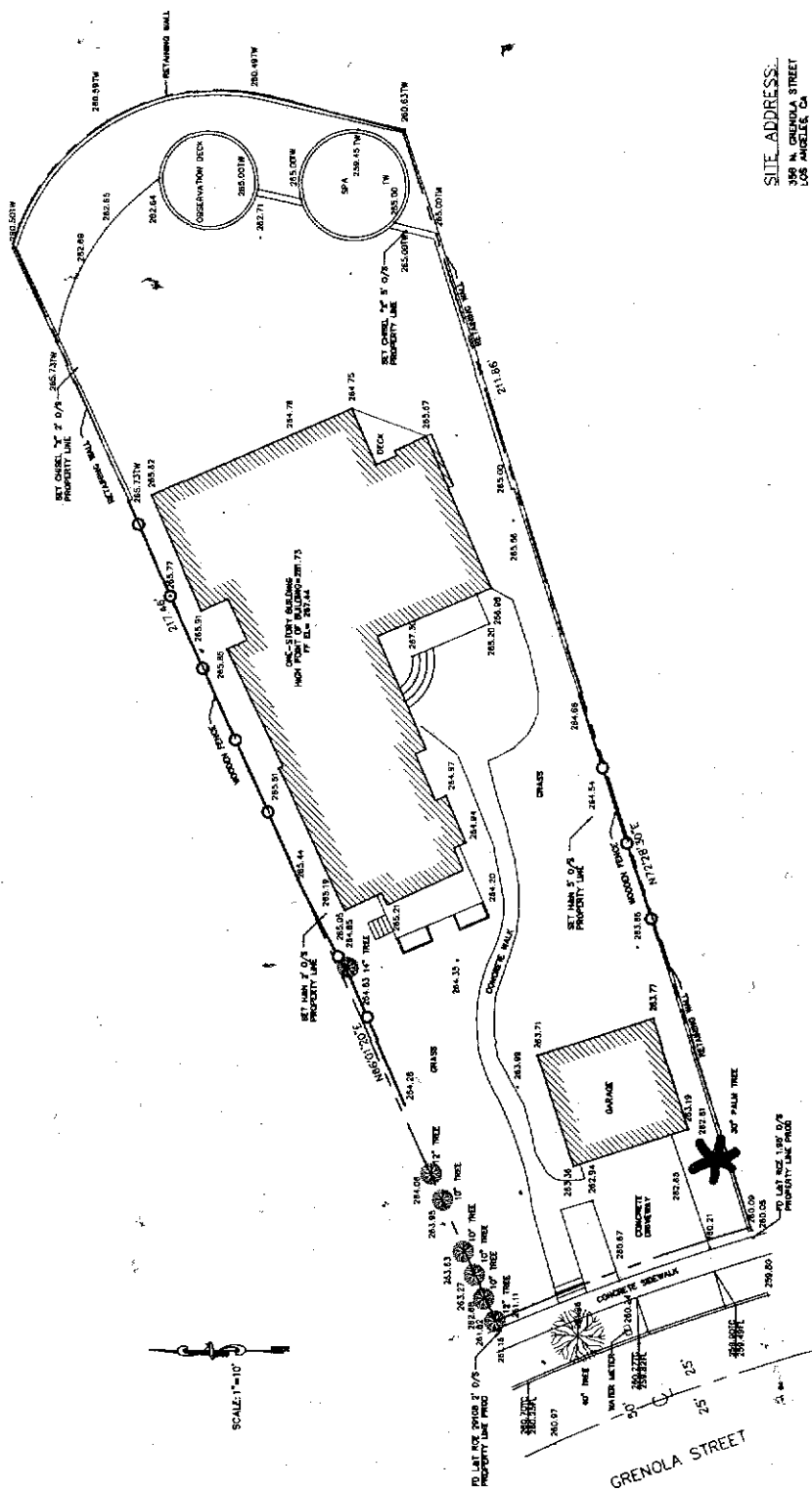
EXHIBIT NO. 2
Application Number 5-11-001
Parcel Map
California Coastal Commission

Tract: TR 9300
 Block: 138
 Lot: 12
 Arb: None

Zoning: R1-1
 General Plan: Low Residential

Address: 356 N GRENOLA ST
 APN: 4414023006
 PIN #: 126B121 349

Streets C



SITE ADDRESS:
 401 GRENOLA STREET
 LOS ANGELES, CA

LEGAL DESCRIPTION:
 LOT 12 TRACT NO. 8300, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK NO. 25100 OF MAPS IN THE OFFICE OF COUNTY RECORDER OF SAHO COUNTY.

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BENCHMARK
 BENCH MARK
 1011011
 1011011
 ELEV. 281.16

NOTE:
 THIS SURVEY AND MAP ARE THE PROPERTY OF TALA ASSOCIATES, INC. AND MAY NOT BE MODIFIED, ALTERED OR CHANGED IN ANY FASHION WITHOUT PRIOR WRITTEN PERMISSION FROM TALA ASSOCIATES, INC. FOR WHOM THE SURVEY WAS PREPARED. THIS PROVISION EXTENDS TO THE RESULTING PLOT OF SAID MAP AND TO THE COMPUTER DISK OR E-MAIL THAT MAP BE PROVIDED TO THE CLIENT. ANY VIOLATION OF THIS PROVISION WILL BE CONSIDERED A BREACH OF CONTRACT AND WILL BE EITHER EXPRESSED OR IMPLIED BY TALA ASSOCIATES, INC. AS TO SUCH CHANGED MATERIAL.

NOTE:
 THIS SURVEY IS INTENDED FOR DESIGN PURPOSES ONLY AND NOT FOR CONSTRUCTION. BOUNDARY STAKING MUST BE CONDUCTED PRIOR TO ANY CONSTRUCTION WORK BEING INITIATED. THE CONSTRUCTION OF ANY WORK TO THE NEWLY PLANNED CONSTRUCTION, TIE-BALLING OR GUESSED BOUNDARY LOCATIONS HAS NO JUSTIFICATION AND IF PERFORMED CANCEL THE VALIDITY AND ACCURACY OF THIS SURVEY.

EXHIBIT NO. 3
Application Number
5-11-001
Existing Site Plan
California Coastal Commission



JAMES J. VANCE & PARTNERS
ARCHITECTS
1055 1/2 AVENUE
SAN FRANCISCO, CA 94108
TEL: (415) 778-0200

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RUDOLPH RESIDENCE

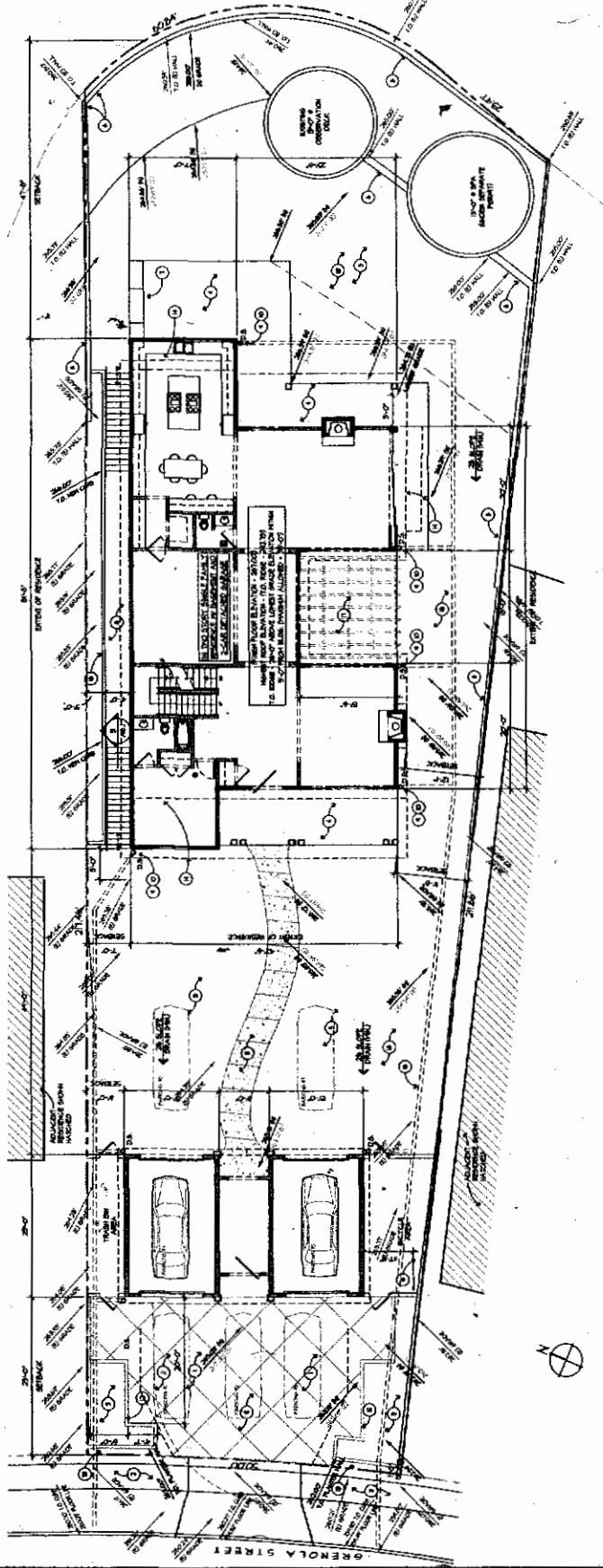
305 N. GRENOLA ST.
PACIFIC PALISADES
CALIFORNIA, 90735

EXHIBIT NO. 4

Application Number
5-11-001

Proposed Site
Plan

California Coastal Commission



GRADE POINT CALCULATION

SETBACKS FROM GRADE CALCULATION:
 APPROXIMATELY 20% COMPENSATION OF BALANCE FROM ANY PROYECT BALANCE, OR
 FLAT TO FLOOR LOCATIONS.
 3-0" MIN. SETBACK FROM WALL.
 USE GRADE 1/4" MAX. COMMONLY USED TO LOWEST EXISTING GRADE FROM 8-4" ANY PROYECT BALANCE FROM 1/4" TO 1/2" OR THERE OF THEREOF.

PROJECT INFO

PROJECT ADDRESS: 305 N. GRENOLA ST. PACIFIC PALISADES, CA 90735
 CITY: PACIFIC PALISADES
 COUNTY: SANTA BARBARA
 TYPE OF CONSTRUCTION: TYPE V - FULLY DEMOLISHED BALANCE
 EXISTING: 1-3050 N. GRENOLA ST.
 NUMBER OF FLOORS: 1 FLOOR
 NUMBER OF UNITS: 1 UNIT
 NUMBER OF PLOTS: 1 PLOT
 NUMBER OF LOTS: 1 LOT
 NUMBER OF BUILDINGS: 1 BUILDING
 NUMBER OF GARAGES: 2 GARAGES
 NUMBER OF DRIVEWAYS: 2 DRIVEWAYS
 NUMBER OF PORCHES: 2 PORCHES
 NUMBER OF PATIOS: 2 PATIOS
 NUMBER OF TERRACES: 2 TERRACES
 NUMBER OF BALCONIES: 2 BALCONIES

- REFERENCE NOTES:**
1. EXISTING CONCRETE FOUNDATION TO REMAIN.
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- GENERAL NOTES:**
1. EXISTING WALLS TO REMAIN UNLESS OTHERWISE NOTED.
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- GRADING NOTES:**
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