

**CALIFORNIA COASTAL COMMISSION**

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

**F10a**

Click here to go to  
original staff report

**ADDENDUM**

Date: May 8, 2015

To: COMMISSIONERS & INTERESTED PERSONS

From: JOHN AINSWORTH, SENIOR DEPUTY DIRECTOR  
SHANNON VAUGHN, SOUTH COAST DISTRICT STAFF

Subject: Commission Hearing of May 15, 2015, Permit Amendments for Los Angeles County, item F10a of Commission Agenda, Coastal Development Permit Amendment No. 5-08-245-A1 (Biggs, Sr.), Pacific Palisades, City of Los Angeles, Los Angeles County.

1) The project description is amended as follows:

The installation of eight new dewatering wells, a new approximately 1,100-foot long keystone wall, a temporary irrigation system, replacement of a crushed dewatering well, and the planting of native drought-tolerant vegetation on the hillside to supplement an existing hillside dewatering system within an existing mobile home park.

2) The following finding shall be added to the staff report:

**Indemnification**

Coastal Act section 30620(c)(1) authorizes the Commission to require applicants to reimburse the Commission for expenses incurred in processing CDP applications. *See also* 14 C.C.R. § 13055(e). Thus, the Commission is authorized to require reimbursement for expenses incurred in defending its action on the pending CDP application. Therefore, consistent with Section 30620(c), the Commission imposes Special Condition 4, requiring reimbursement of any costs and attorneys fees the Commission incurs "in connection with the defense of any action brought by a party other than the Applicant/Permittee challenging the approval or issuance of this permit."

3) Correspondence from Stan Cervený received on May 6, 2015 and John Murdock on May 11, 2015.

May:6, 2015

To: Members and Staff of the Coastal Commission

From: Stan Cerveny 

Subject: Application Number 5-08-245-A1

I am a 28 year resident of Palisades Bowl mobile home park. There are four areas of the staff report I would like to address.

Geology:

The staff report fails to make any mention of the exhaustive study undertaken by the preeminent firm of Ninyo and Moore in 2008 of the slope at the rear of the park. This \$300,000 study was paid for in part by the park owner. It is extremely curious that he has not included their findings in his application to you. It says, in essence, that any tampering with the hillside which is not consistent with their recommendations voids the study findings. A risk and reward analysis of this "putting lipstick on a pig" meddling with a proven unstable hillside comes down on the side of being far too risky for minimal reward.

The Wall:

The idea of an 1100 foot wall is absurd. 900 feet of that wall goes along a portion of Terrace Drive that has been off limits to everyone; in some parts for as much as 50 years. In 1987, before I moved in, I noticed some recreational vehicles parked at the base of the hill. Since I was living in mine at the time I thought that would be a great place to live. When I inquired as to that possibility, I was told that those were just being stored there. No one was allowed to live there and occupied trailers previously there had been removed due to the danger of the hillside. Since then 11 additional units have been condemned and are either still in place or have been ordered removed as a result of earth movement. There is less than 100 feet of currently used roadway that might possibly benefit from a wall. However that hundred feet is the most unstable part of the entire proposed wall. Digging at the toe of the hill at that point would be foolhardy. Moreover any type wall is sure to topple at the first heavy rain. The obvious solution is to move the road away from the base of the hill, but that would require the owner giving up two already red-tagged space which he is loathe to do.

The irrigation:

Trying to irrigate the unstable soil conditions in the park has repeatedly resulted in near catastrophes. Here is a link to the most recent one of the three I have witnessed:

<http://www.myfoxla.com/story/21756430/early-morning-landslide-closes-pacific-coast-highway>

Once again the threat of causing what you are hoping to prevent far outweighs any problematic benefit.

Landscaping:

Native plants got to be native plants without any help from artificial irrigation. In our area, native plants are dormant in the warmest months since moisture through rainfall is not available. Winter is their growing season, therefore seeding or transplanting should be done in the fall prior to whatever rain we get. There have been two previous abortive attempts at landscaping. At the very least the two most eminent authorities on native plants (the Theodore Payne Center in Sylmar or the Santa Barbara Botanical Garden) should be consulted and possibly employed in the installation and maintenance of the native plant landscaping.

In conclusion, I would like to urge the commissioners and their staff to at least re-review their initial recommendation in light of this additional information

**John B. Murdock**  
**Attorney at Law**  
**1209 Pine Street**  
**Santa Monica, CA 90405**  
Tel 310-450-1859  
[jbmlaw@hotmail.com](mailto:jbmlaw@hotmail.com)  
May 11, 2015

**RECEIVED**  
South Coast Region

**MAY 11 2015**

CALIFORNIA COASTAL COMMISSION  
Att: Shannon Vaughn  
South Coast Area Office  
200 Oceangate, Suite 1000  
Long Beach, CA 90802-4302

CALIFORNIA  
COASTAL COMMISSION

Re: Application No. 5-08-245-A1; Staff Report **F10a**  
Location: 16321 PCH, Pacific Palisades, CA 90272  
Palisades Bowl Mobile Home Park

Dear Ms. Vaughn and Members of the Commission:

Thank you for circulating the detailed staff report F10a. After a thorough review by my clients, the residents in the Mobile Home Park, we respectfully request the following changes be made the **F10a Report** and the ultimate decision:

1. Section II Special Conditions And Exhibit #4 -
  - The F10a Staff Report has identified the Special Conditions listed in the original Staff Report for Permit No 5-08-245-A1. However, at the hearing for this permit, held on April 8<sup>th</sup> 2009, additional Special Conditions were added. The complete list can be found in the property deed restriction #20100461417 recorded on April 6, 2010 at 8:00am at the Record's office of LA County. Specifically, we request this list be referenced and that **the special condition "Monitoring of Drainage Systems" be added** to both Section II and Exhibit #4 of this report. The text of this special condition can be referenced in the attached, October 18, 2013 letter from my office to the Coastal Commission.
  - An additional "Special Condition" should be added that places requirements on the *material* used for the well casing. The well that was previously installed collapsed and was completely removed in



April 2011, and not replaced (violation of CC Permit No 5-08-245) as identified in Jordon Carlson's "October 19, 2012 Notice of Violation". My clients were told that the well casing was inadequate for the existing conditions. More specificity is required to prevent another collapse.

- An additional "Special Condition" should be added that reads: "The hillside remediation identified in Permit No 5-08-245 (and this amendment) are insufficient to allow the development and rehabilitation of the lots at the base of this hillside, that have been red-tagged". The applicant has currently submitted to Coastal Commission and the HCD, documentation regarding a plan to place "Resort Homes" throughout the park. However, the documentation submitted by this applicant and this staff report clearly and correctly identifies the scope the Permit no 5-08-245 (and this amendment) as follows:
  - i. "The keystone wall is not intended to stabilize the landslide but to minimize superficial erosion and slumping of the soil above the roadway and to prevent mud from washing onto the roadway during heavy rain events."
  - ii. "The initial report that was submitted with the underlying permit for the drainage system concluded that the proposed drainage system would not provide localized stability to the slope. However, the report prepared by Praad Geotechnical, Inc., which analyzed additional borings and the previously proposed retaining wall, indicated that due to the magnitude of the landslide, extensive slope improvements will be necessary to address the global stabilization that involves the two adjacent properties. **This global stabilization still needs to be comprehensively addressed by the City** and the surrounding property owners. As stated, the City is considering measures to stabilize the upper slope."
  - iii. "The proposed project, as with the original project approved under CDP 5-08-245, **is to address an immediate erosion issue** in the subject property and will not adversely affect any future overall slope stability designs developed for the entire slope. However, the proposed drainage system and well does not eliminate the geologic risk on the property or surrounding area associated with the existing landslide. In previous actions on hillside development in geologically hazardous areas, the

Commission has found that there are certain risks that can never be entirely eliminated. "

- iv. The Ninyo & Moore report on this hillside clearly details what would be required to stabilize this landslide.
2. Section B Project History – we request that this section reference the "October 19, 2012 Notice of Violation" and the attached letter from Jordan Carlson, which references this Notice of Violation, which is the reason for this current Permit Amendment. Let the record reflect that the applicant of this permit amendment has a history of non-compliance with Special Conditions on Coastal Commission Permits.
3. Section C Geologic Stability – the quoted statutory proviso for approval of new projects states that such projects **shall**:

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

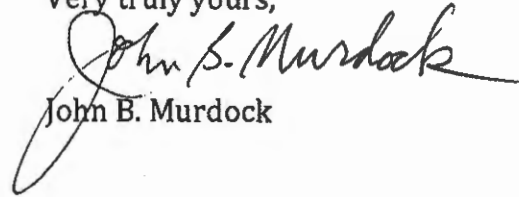
My clients suggest that the first 5 words of the above paragraph are still not being met for the following reasons:

- Later in this section the staff report clearly states: "The initial report that was submitted with the underlying permit for the drainage system concluded that the proposed drainage system would not provide localized stability to the slope."
- Also in this report the following is found: "The proposed project, as with the original project approved under CDP 5-08-245, is to address an immediate erosion issue".
- Finally, in the documentation submitted by the applicant the following statement is found: "The keystone wall is not intended to stabilize the landslide but to minimize superficial erosion and slumping of the soil above the roadway and to prevent mud from washing onto the roadway during heavy rain events."

This project deserves close scrutiny by the Commission due to the nature of the landslide threat and the length of time it is taking the park owner and the City to

come to grips with the solution. Thank you for your consideration of these comments on behalf of the residents in the Bowl.

Very truly yours,

A handwritten signature in cursive script, reading "John B. Murdock". The signature is written in dark ink and is positioned above the printed name. The first letter "J" is large and loops around the first part of the name.

John B. Murdock

cc: Honorable Mike Bonin, CD11  
PBRA

**John B. Murdock  
Attorney at Law  
1209 Pine Street  
Santa Monica, CA 90405  
Tel 310-450-1859  
Fax 310-450-9818**

October 18, 2013

Andrew Willis, Enforcement Analyst  
California Coastal Commission  
South Coast Area Office  
200 Oceangate, Suite 1000  
Long Beach, CA 90802-4302

**Re: Palisades Bowl Mobilehome Park  
Permit No. 5-08-245**

Dear Mr. Willis:

This is a follow up to my letter earlier this month concerning my clients' reports of lack of permit condition compliance at the subject site. I understand that the Coastal Commission (CC) issued conditional permit number 5-08-245 to the Palisades Mobilehome Park owner (Ed Biggs). In addition to the "standard conditions", the CC required several "special conditions". Some of these conditions were incorporated in the staff report prior to the (CC) hearing on April 8<sup>th</sup> 2009 and others were added as a result of the CC hearing. Specifically, according to the property deed restriction # 20100461417 recorded on April 6, 2010 at 8:00am in the Record's Office of Los Angeles County, the CC permit # 5-08-245 was conditionally permitted with the following "special conditions":

1. Conformance of Design and Construction Plans to Geotechnical Report
2. Assumption of Risk, Waiver of Liability and Indemnity
3. Landscape Plan
4. **Monitoring of Drainage Systems**
5. Deed Restriction

The park residents are concerned that the most important special condition has not been met and that this failure to comply has put the health, safety, and personal property of the residents, at risk. Over the years we have sent you numerous letters from residents, geological experts, as well as photo-documentation illustrating the complete lack of any "monitoring and maintenance" of the dewatering systems. The goal of these communications is simply to have the CC require the park owner to conform to the requirements of the permit and restore the abandoned drainage

systems and incorporate the required monitoring systems to assure their continued operation.

Special Condition #4 States the following:

*Monitoring of Drainage Systems*

*All subsurface dewatering drains, main drains; area drains, dewatering well and pump, shall be operated, monitored and maintained in accordance with manufacture's specifications where applicable, or in accordance with recognized technical specifications appropriate to the drainage system for the life of the project, and at a minimum, shall be inspected, cleaned-out, and where necessary repaired as necessary between October 15<sup>th</sup> and April 15<sup>th</sup> of each year. Debris and other water pollutants removed from the drainage system during clean-out shall be contained and disposed of in a proper manner.*

The permit covers three drainage systems 1) a dewatering well and pump, 2) an area drain, and 3) French drains. None of these systems have been monitored or maintained as required and some have been completely removed or abandoned:

**1. The dewatering well and pump**

This pump, located at the base of the hillside and next to the "Red tagged" space #177 and across the street from "Red tagged" space 117, used to operate, not only when it rained, but all year round. However, residents report that in early April 2011 the park owner completely removed, and did not replace, this dewatering well. The plumbing, the electrical components, and the well pump itself were all removed. To this day **these components lie on the surface**, just above where they were installed, next to lot 177. This has had a significant impact on the surrounding area and lots. Since that time there has been new buckling in the road in front of the well, in the road in front of unit 177, and the driveway of unit 177. This is the furthest east such buckling has occurred. There has also been increased movement on the land under unit 177. In fact, the land has moved so much the home on this lot had to be removed, as it was about to fall over. This well and pump needs to be restored immediately, as to the maintenance requirement of the permit, to help de-water and stabilize this area.

To further exacerbate the problem, residents report that the operation of the only remaining dewatering pump, a sump pump located at the rear of space 176, has been eliminated. **The park maintenance person stopped operating this pump abruptly on Jan 28<sup>th</sup> 2013 and this pump has not operated since that date.**

**2. The Area Drain near space #89**

As part of a de-watering system, a drain was installed in the road near space #89. This drain was to capture any water runoff from the upper park and channel it to a drain located about 400 yards west of this location. While the

grate on top of this drain makes it look like the drain is adequate, in the bottom of this drain there is a single 6-inch drain line which is completely inadequate. With each rain, residents attest, this drain is completely overwhelmed with the volume of water accumulated, causing land erosion and flooding on lots 87 through 90. To prevent the constant flooding and erosion, the size of this drain line needs to be increased to handle the runoff from a typical rain. Additionally, per the condition of the permit, a camera needs to be used to determine if there is a blockage that is significantly reducing the effectiveness of this drain.

### **3. The French Drains**

As part of a de-watering system French drains were installed at various points at the base of the hillside from unit 177 on the eastern point to about 400 yards west. Each French drain was designed to leach the water from the hillside into a perforated pipe running at the base of the hillside near unit 177 to the drain about 400 yards west of there. Even though it was required by the permit, no mechanism was installed to monitor the operation of this system. Due to the land movement that has occurred since its installation it is inconceivable that this drain line remains intact. The land movement would suggest a blockage or complete drain failure.

At a recent LAHD hearing the park owner's French drain contractor Mr. Cornelius, under oath, clearly outlined what would be required to monitor the operation of the French drains. The transcript of his testimony is included as an attachment. The audio recording of this hearing is available from the LAHD. Mr. Cornelius described the only way to monitor the French drains is to run a camera from the top of the drains down to the lateral manifold at the base of the hillside. When asked if this had been done, he replied, "No".

#### **Drainage systems monitoring summary:**

The drainage systems installed as a result of this conditional permit have not been monitored or maintained and in fact, like the de-watering well, some have been completely removed and/or essentially abandoned.

The terms of Coastal Commission conditional permit number 5-08-245, most critical to the health, safety, and personal property preservation, of the park residents, have been clearly violated.

We ask, after you have reviewed the evidence and inspected the site, to require the park owner to comply with the conditions of the permit by restoring the drainage systems and incorporate the required monitoring systems (as recommended by the park owner's own contractor) to assure their continued operation.

This is a partial transcript of the City of Los Angeles Housing Department, LAHD, hearing held on May 14<sup>th</sup> 2012. The LAHD Hearing officer was Beth Rosenprince. The Case Number is 31655. The Hearing was recorded and is available from the LAHD upon request.

During this section of the LAHD hearing we were discussing how the mira drain system should be monitored. A Palisades Bowl was asking the Mobilehome Park Owner's contractor ( Mr Cornelius) how one could determine if the lateral mira drains, that run up the slope , were still connected to the collection pipe at the base of the hill, given the amount of land movement that has occurred since the system was installed.

Start Time index of hearing recording: 2:01:25

Palisades Bowl Resident:

I guess I'd want to ask the geologist as well, as the contractor, given all of the movement we've seen since 2006, (pointing at the diagram) I assume that this is the mira drain that goes up the slope, and that this is the pipe that their talking about that was replaced, and that there is an intersection here. Given all the movement that has occurred, what is the probability that these connections are still working, that it is still connected?

Mr Spangenberg: (attorney for Mr Biggs, the park owner)

I think you (referring to Mr Cornelius) can address that because they have run cameras so they can actually look at what is going on there.

Mr Cornelius:

Water couldn't get into the system other than through the mira drains, it can't get into the header pipe because it is sealed.

Palisades Bowl Resident:

Sure but How many mira drains are there?

Mr Cornelius:

Five or Six laterals.

Palisades Bowl Resident:

So, if one, or two or three of them were no longer connected and the others were, then you'd see some water. I mean, you know the requirement of the Coastal Commission. and the Coastal Commissioner, himself, spoke at the hearing, and said, " I am a contractor and I've done these systems before and the land moves and they are disconnects, and we need to have a monitoring system". So how can you monitor that all of the connections are still valid?

Mr Cornelius:

Ya, the only way you would be able to monitor is to go up to the top of the hill and re-dig up the mira drain and actually put a clean out at the top of each one of those where you could camera the laterals.

Hearing officer – And have you done that Mr. Cunilious?

Mr. Conilious: No I have not done that.

Hearing Officer – So you would have to put a clean out, for monitoring, purposes at the top of each of the five or six mira drains?

Mr Cornelius:

Yes, your honor, at the top of every lateral. They would have to be located, they would have to be dug up, which would be on the top of the hillside, and then you'd have to actually go down to where the corrugated pipe that would receive water at actually connect something there where you could actually run down there and see that pipe wasn't collapsed.

End time index of hearing recording 2:03:33



**CALIFORNIA COASTAL COMMISSION**

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



November 30, 2012

Pacific Palisades Bowl Mobile Estates, LLC  
c/o Sherman Stacey  
Gaines & Stacey LLP  
1111 Bayside Drive, Suite 280  
Corona Del Mar, California 92625

Violation File Number: V-5-12-038

Property Location: 16321 Pacific Coast Highway, Los Angeles County

Unpermitted Development: Non-compliance with terms and conditions of Coastal Development Permit including non-compliance with landscaping and drainage monitoring requirements.

Dear Mr. Stacey:

Thank you for your attention to this matter and for your letter dated November 9<sup>th</sup>, 2012. We understand from your letter that you recently hydroseeded the slope adjacent to the mobilehome park, as required by Coastal Development Permit ("CDP") No. 5-08-245. Your letter also acknowledges that the previously installed dewatering pump has been removed and has not been replaced. While we understand that the dewatering pump was crushed by slope movement, the final plans attached to the CDP show the dewatering pump in place to prevent further slope movement and erosion. The complete plans are available to view in our office.

Special Condition No. 1 of the CDP requires the applicant to conform to the final approved plans to avoid erosion impacts to the surrounding area. The approved final plan clearly indicates a dewatering well and pump.

We appreciate your continued attention to this matter and prefer to resolve the issue noted above amicably. To that end, compliance with all the special conditions is required by the CDP. The specific matters of non-compliance with the CDP are more fully described in our October 19, 2012 Notice of Violation.

In certain cases, a violation involving non-compliance with an approved Coastal Development Permit may be resolved administratively by applying for and obtaining an amendment to the previously issued coastal development permit to authorize the unpermitted changes to the approved project. Please note that staff must reject requests for permit amendments that would lessen or avoid the intended effect of a prior permit action taken by the Commission. Section 13166(a) of Title 14 of the California Code of Regulations states:

"An application for an amendment shall be rejected if, in the opinion of the Executive Director, the proposed amendment would lessen or avoid the intended

effect of a partially approved or conditioned permit unless the applicant presents newly discovered material information, which he could not, with reasonable diligence, have discovered and produced before the permit was granted."

Thus, any request to amend a CDP that will affect the requirements of the special conditions should be accompanied by supporting information.

In order to resolve this matter in a timely manner, we are requesting that you submit a complete application for an amendment to Coastal Development Permit No. 5-08-245 by **January 4, 2013**, to request authorization of the changes to your previously approved project. You can find an application for amending your CDP at <http://www.coastal.ca.gov/index.html>. In order to begin the permit amendment process, please provide the following information with your application:

- Geologic Assessment that analyzes the effect of removing the dewatering pump on the site's stability.

In addition, staff feels that the amendment process is an opportunity to address the apparent failure to monitor the site stability measures approved pursuant to the CDP. Your November 9<sup>th</sup> letter notes that you monitored the subsurface drainage system in 2008 and 2009. However, we have received no documents verifying any monitoring from 2010 to 2012. Any amended CDP will include provisions for monitoring the drainage system, including monitoring reports, that will clarify the applicant's monitoring responsibilities and help to avoid further erosion impacts and property damage.

Please contact me by no later than **December 21, 2012** regarding how you intend to resolve this violation. Please see a complete application for a CDP amendment by no later than **January 4, 2013**. In order to do so, it is necessary to provide: 1) a Geologic Assessment that analyzes the effect of removing the dewatering pump on the site's stability; and 2) a complete amendment application.

Thank you for your attention to this matter. If you have any questions regarding this letter or the pending enforcement case, please feel free to contact me at (562) 590-5071. We hope that you will choose to cooperate in resolving this violation by submitting a permit amendment application by **January 4, 2013**.

Sincerely,



Jordan W. Carlson  
South Coast Enforcement

cc: Andrew Willis  
cc: Pacific Palisades Bowl Mobile Estates, LLC

**CALIFORNIA COASTAL COMMISSION**

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# F10a

Filed:	12/1/2014
180th Day:	5/30/2015
Staff:	S. Vaughn-LB
Staff Report:	4/23/2015
Hearing Date:	5/15/2015

## STAFF REPORT: MATERIAL AMENDMENT

**Amendment**

**Application Number:** 5-08-245-A1

**Applicant:** Edward Biggs Sr.

**Location:** 16321 Pacific Coast Highway, Pacific Palisades, City of Los Angeles (County of Los Angeles)

**Description:** The installation of eight new dewatering wells, a new approximately 1,100 foot keystone wall, a temporary irrigation system and the planting of native drought-tolerant vegetation on the hillside to supplement an existing hillside dewatering system within an existing mobile home park.

**Staff Recommendation:** Approval with conditions

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### SUMMARY OF STAFF RECOMMENDATION

The slope north of the Palisades Bowl Mobile Home Park has a history of being unstable. The applicant proposes to stabilize the slope with the installation of dewatering wells, a keystone wall and the planting of native drought-tolerant vegetation with a temporary irrigation system on the hillside to supplement an existing dewatering system that was permitted under Coastal Development Permit No. 5-08-245. The work is designed not to address the larger landslide that covers the approximately 17 acres, but to address the sloughing and minor movement that is occurring along the toe of the slope. Staff is recommending approval of the proposed coastal development permit amendment with **four (4)** special conditions. The special conditions would: 1) require the applicant to maintain all of special conditions imposed with the original Coastal Development Permit No. 5-08-245; 2) ensure conformance with the geotechnical report recommendations; 3) ensure the applicant complies with the landscape and irrigation plan; and 4) indemnifying the Coastal Commission from third party litigation costs. The special conditions are necessary to bring the proposed development into conformance with the geologic stability and water quality protection policies of the Coastal Act.

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## APPENDICES

Appendix A -- Prior Permit Action

Appendix B -- Substantive File Documents

## EXHIBITS

Exhibit 1 – Vicinity Map

Exhibit 2 – Drainage Improvement Plans

Exhibit 3 – Landscaping and Irrigation Plans

Exhibit 4 – Special Conditions from CDP 5-08-245

Exhibit 5 – Objection Letter from Joey Vermeulen

## **I. MOTION AND RESOLUTION:**

### **Motion:**

*I move that the Commission approve the proposed amendment to Coastal Development Permit No. 5-08-245 pursuant to the staff recommendation.*

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

### **Resolution:**

*The Commission hereby approves the coastal development permit amendment on the ground that the development as amended and subject to conditions, 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 amendment 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 amended development on the environment, or 2) there are no feasible mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the amended development on the environment.*

## **II. SPECIAL CONDITIONS**

This permit is granted subject to the following special conditions:

- 1. Conditions Imposed Under Original Permit.** Unless specifically altered by this amendment, all regular and special conditions attached to Coastal Development Permit No. 5-08-245-A1 and/or amendments thereto shall remain in effect (see **EXHIBIT #4**). If the specifications of any plans approved to comply with permit 5-08-245 are inconsistent with either the project description submitted with this amendment or the conditions imposed by this amendment, the applicant shall submit new plans to the Commission, for the review and approval of the Executive Director, that are consistent with the terms and conditions of this permit as modified by this amendment 5-91-245-A1.
- 2. Conformance of Design and Construction Plans to Geotechnical Report**
  - A. All final design and construction plans, including grading, elevation plans, and drainage plans, shall meet or exceed all recommendations and requirements contained in Geotechnical Investigation, Final Report, prepared by GeoSoils Consultants Inc., on July 31, 2014.
  - B. The permittees shall undertake development in accordance with the approved final plans. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur without a Commission amendment of this

coastal development permit unless the Executive Director determines that no amendment is legally required.

### **3. Landscape and Irrigation Plan**

A. The applicant shall conform to the landscape plan received on October 31, 2014 showing vegetated landscaped areas consisting of native plants or non-native drought tolerant plants, which are non-invasive. 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. All plants shall be low water use plants as identified by California Department of Water Resources (See:<http://www.water.ca.gov/wateruseefficiency/docs/wucols00.pdf>).

Existing vegetation that does not conform to the above requirements shall be removed.

B. The temporary irrigation system shall be meteorologically sensitive and shall be removed from the site after the vegetation is established on the hillside or after three years, whichever occurs first.

### **4. Liability for Costs and Attorney's Fees.**

By acceptance of this permit, the applicant/permittee agrees to reimburse the Coastal Commission in full for all Coastal Commission costs and attorney's fees -- including (1) those charged by the Office of the Attorney General, and (2) any court costs and attorneys fees that the Coastal Commission may be required by a court to pay -- that the Coastal Commission incurs in connection with the defense of any action brought by a party other than the applicant/permittee against the Coastal Commission, its officers, employees, agents, successors and assigns challenging the approval or issuance of this permit. The Coastal Commission retains complete authority to conduct and direct the defense of any such action against the Coastal Commission.

## **III. FINDINGS AND DECLARATIONS**

### **A. PROJECT DESCRIPTION**

The applicant proposes to amend previously issued Coastal Development Permit No. 5-08-245 that allowed the installation of subsurface dewatering drains, main drains and area drains, dewatering well and pump. The project also included the removal of 4,000 cubic yards of fill, which was mainly landslide debris that covered the existing mobile home park's interior roadway (Terrace Road), and re-grade and pave an access road on a 10 acre 170 unit mobile home park. The project was initially authorized under an emergency permit issued on October 27, 2005 (5-05-401-G). The applicant subsequently filed a regular Coastal Development Permit application that was approved by the Commission on April 8, 2009.

The proposed amendment is a request from the applicant to modify Coastal Development Permit No. 5-08-245 to allow the installation of eight new additional dewatering wells, an approximately 1,100 foot long keystone wall with a varying height of 3 feet – 17 feet along the existing interior roadway, native and drought-tolerant vegetation on the hillside and a temporary, meteorologically sensitive, above ground irrigation system to help the initial establishment of the vegetation **(EXHIBIT #3)**. The keystone wall will be designed with a spread footing approximately ½ a foot to 1 foot deep with only minor cutting into the toe of the slope and backfilling. The proposed dewatering wells will be located along the slope above the keystone wall ascending the natural slope along the rear/north side of the existing Palisades Bowl Mobile Home Park. The depth of each dewatering well will be approximately 50 feet below the surface and will discharge the water to a concrete swale above and behind the wall and daylight to a concrete swale at the bottom of the wall before flowing into a new catch basin at the west side of the property where a new below ground 380 foot storm drain line will be connected to the existing catch basin. The proposed dewatering wells are necessary to control subsurface water intrusion that continues to flow under the property that the previously installed dewatering wells cannot reach. The keystone wall is not intended to stabilize the landslide but to minimize superficial erosion and slumping of the soil above the roadway and to prevent mud from washing onto the roadway during heavy rain events.

The project is located within an irregular shaped 19 acre parcel. The front portion of the site is a gently sloping graded area varying in depth from Pacific Coast Highway inland, from approximately 100 feet along the western (upcoast) portion of the property to approximately 275 feet along the eastern (downcoast) portion of the property. The property then ascends approximately 200 feet at a 2:1 slope where the property ends approximately 2/3 up the 275 foot high slope. Beyond the upper portion of the property is a fire access road for the adjacent mobile home park (Tahitian Terrace). At the top of the slope there is a public residential street, Asilomar Boulevard, and residential development along the inland side of the street. The approximately 170 mobile homes are located on the flat portion of the property, between the toe of the slope and PCH. Running along most of the entire length of the toe of the slope, within the property, is one of the park's private interior circulation roads (Terrace Road).

The mobile home park is registered with the State Department of Housing and Community Development (HCD). The State Department of Housing and Community Development (HCD) regulates mobile home parks under the State Mobile Home Parks Act and has adopted regulations governing construction and occupancy of privately owned mobile homes within California. Except for certain enumerated categories of local land use regulations, the Mobile Home Parks Act preempts local government police power authority to regulate land uses affecting mobile home parks. However, the Mobile Home Parks Act does not address or prevent application of statewide policies of the Coastal Act.

## **B. PROJECT HISTORY**

The rear ascending slope has a history of movement with the majority of the slope movement starting after 1998. There has been minor slope movement on the upper portions of the slope since the 1960's. The Palisades Bowl Mobile Home Park was impacted by earth movement around 1998 after a period of heavy rain during which the toe of the slope started to show frontward movement. There have been episodes of movement during heavy rain events between 1998 and the present.

## C. GEOLOGIC STABILITY

Section 30253 of the Coastal Act states in part:

*New development shall:*

- (1) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.*
- (2) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.*

The geological and geotechnical report (July 31, 2014) states that the slope movement is due to heavy rain events when excess water filters into ground cracks at the top of the ascending slope causing the slope to move from time to time. The City of Los Angeles is currently planning to add dewatering wells as part of the slope repair along Asilomar Boulevard, above the Palisades Bowl Mobile Home Park. The installation of the dewatering wells, the keystone wall and slope vegetation proposed by this project, should help minimize the movement of the slope, improve the overall slope stability of the site, and minimize sedimentation.

The initial report that was submitted with the underlying permit for the drainage system concluded that the proposed drainage system would not provide localized stability to the slope. However, the report prepared by Praad Geotechnical, Inc., which analyzed additional borings and the previously proposed retaining wall, indicated that due to the magnitude of the landslide, extensive slope improvements will be necessary to address the global stabilization that involves the two adjacent properties. This global stabilization still needs to be comprehensively addressed by the City and the surrounding property owners. As stated, the City is considering measures to stabilize the upper slope.

The proposed project, as with the original project approved under CDP 5-08-245, is to address an immediate erosion issue in the subject property and will not adversely affect any future overall slope stability designs developed for the entire slope. [However, the proposed drainage system and well does not eliminate the geologic risk on the property or surrounding area associated with the existing landslide. In previous actions on hillside development in geologically hazardous areas, the Commission has found that there are certain risks that can never be entirely eliminated. In addition, the Commission notes that the applicant has no control over off-site or on-site conditions that may change and adversely affect the slope on the property. Therefore, based on the information in the applicant's geotechnical and soils investigation reports, the Commission finds that the proposed project is subject to risk from erosion and/or slope failure and that the applicant should assume the liability of such risk. Therefore, Special Condition 2, of the original permit, requires that the applicant should be aware of such risks and assume liability associated with the development. The assumption of risk will place the applicant and future owners on notice of the nature of the hazards which may exist on the site and which may adversely affect the stability or safety of the proposed development (Special Condition 2 of CDP 5-08-245).]



The original permit was conditioned for conformance of design and construction plans to the geotechnical report; assumption of risk, waiver of liability and indemnity, conformance to landscape plan, and monitoring of the drainage system. All previous conditions continue to apply to this amendment. Additionally, to ensure further measures are incorporated into the project to avoid erosion impacts to the surrounding area, this permit is also conditioned with Special Condition 2, which requires the applicant to conform to geotechnical recommendations to incorporate best management practices regarding grading and erosion. Furthermore, Special Condition 3 requires that all disturbed areas outside of the paved roadway shall be restored and landscaped with native and drought tolerant vegetation, or hydroseeded with a native seed mix, to reduce soil erosion. As conditioned, the Commission finds that the proposed development is consistent with Section 30253 of the Coastal Act.

#### **D. VISUAL RESOURCES**

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, public views are from PCH and the beach and are of the hillsides of the Santa Monica Mountains of Pacific Palisades.

The mobile home park is located just inland of Pacific Coast Highway and Will Rogers State Beach (**EXHIBIT #1**). The construction site is located along the bottom of a slope and is separated from PCH and the beach by 3 to 6 rows of mobile homes within the trailer park. The wells and keystone wall, which are located along the lower portion of the slope, will not be visible from PCH or the beach because the mobile homes within the park will block them from view. As designed, the existing slope will only be minimally affected near the bottom of the slope along the roadway. The dewatering wells will be buried along the slope and landscaped. Because of the project site is setback from PCH and existing development that blocks public views of the area, public visual impacts will be insignificant. Therefore, the project is found consistent with Section 30251 of the Coastal Act.

#### **E. 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 development will include trenching, loading debris onto a transport truck and transportation of the debris off-site, use of heavy construction equipment for placing the new sewer and storm drain lines, and pouring concrete and grout for the construction of the new lines and abandonment of the old. These proposed activities will occur adjacent to roadways and drainages that lead to Pacific Coast Highway. If not properly controlled, the proposed activities could have adverse impacts upon water quality resulting in impacts to biological productivity of coastal waters. For instance, trenching and stockpiling of debris or construction material could have adverse impacts if the debris or construction material is allowed to run off down the roadways and into street drains which could eventually end up in the ocean. Also, storage or maintenance of heavy equipment could result in the release of fuel, oil, lubricants, and other materials which could enter and pollute the watershed and adjacent coastal waters. Washing out trucks could result in the discharge of polluted rinse into coastal waters.

Therefore, the Commission imposes Special Condition No. 3 which requires the applicant to implement best management practices. In addition, in order to avoid impacts related to the discharge of sediment from the construction area, the condition requires the applicant to use measures such as sand bags, hay bales and sediment fences to prevent the discharge of sediment from the construction area to coastal waters.

Finally, since the contractor will be responsible for disposing of all material and debris Special Condition No. 3 puts the applicant on notice that disposal of the material within the coastal zone will require an amendment or new coastal development permit.

However, only as conditioned for appropriate storage of construction materials and equipment, incorporation of best management practices, and identification of a debris disposal site, does the Commission find that the proposed development is consistent with Section 30230 and 30231 of the Coastal Act.

## **F. LOCAL COASTAL PROGRAM**

Section 30604 (a) of the Coastal Act states:

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

The City of Los Angeles has not prepared a draft Land Use Plan for this planning subarea. However, the City's work program to develop a Local Coastal Program considers natural hazards as an issue for this area of the City. Approval of the proposed development, as conditioned to minimize risks from natural hazards, will not prejudice the City's ability to prepare a certifiable Local Coastal Program. The Commission, therefore, finds that the proposed project is consistent with the provisions of Section 30604 (a) of the Coastal Act.

## **G. CALIFORNIA ENVIRONMENTAL QUALITY ACT**

The City of Los Angeles is the lead agency on this project for the purposes California Environmental Quality Act (CEQA) review. The City certified an environmental impact report for the overall project in 1985.

Section 13096(a) of the Commission's administrative 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 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.

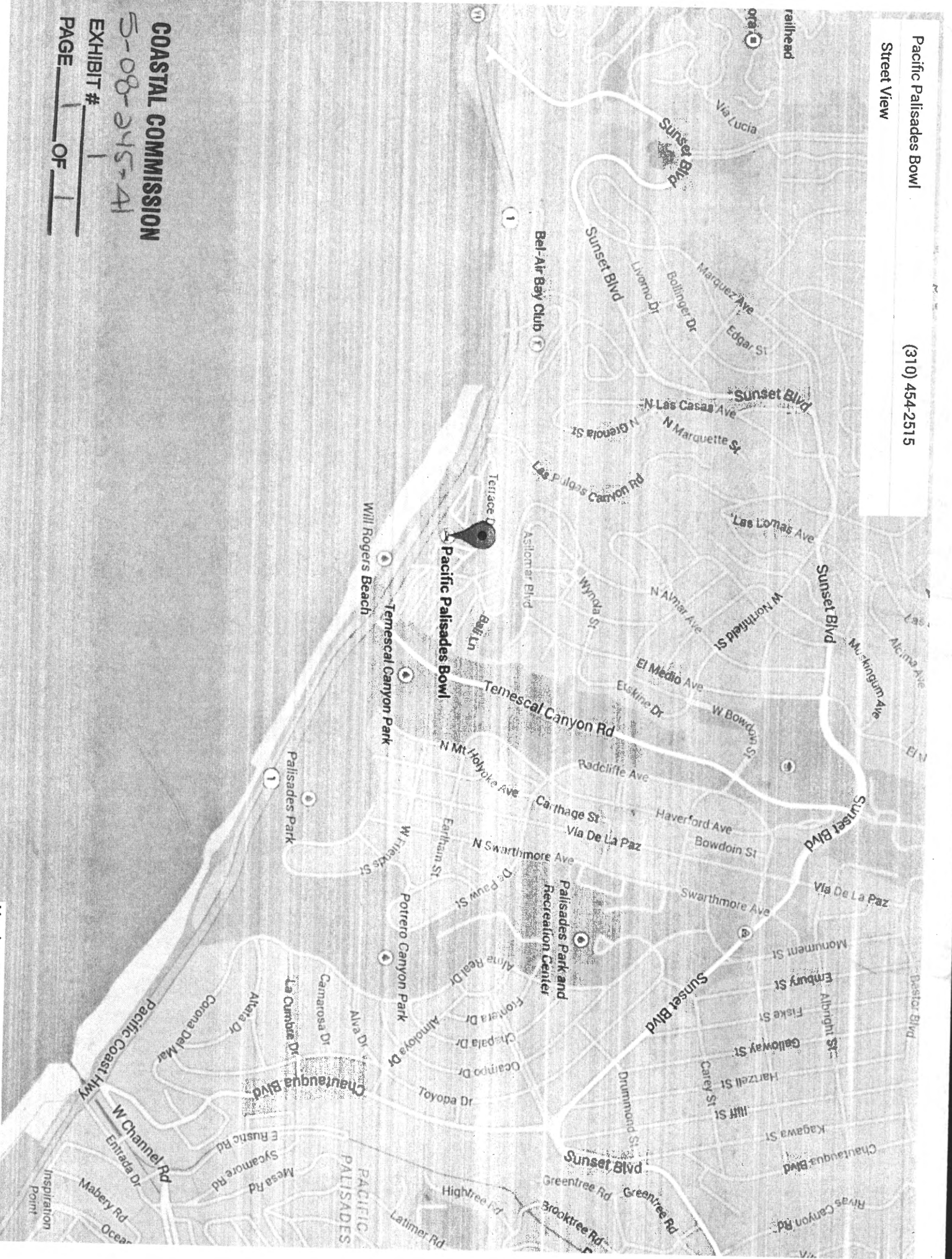
For the part of the proposed development that is being approved, with conditions, there are no feasible alternatives or mitigation measures (beyond the conditions imposed) available which would substantially lessen any significant adverse impact which the activity may have on the environment. Therefore, the proposed project is found consistent with CEQA and the policies of the Coastal Act.

5-08-245-A1 (Edward Biggs Sr.)

## **APPENDIX**

### **APPENDIX A-- SUBSTANTIVE FILE DOCUMENTS:**

1. Emergency Permit 5-05-401-G
2. Coastal Development Permit 5-08-245



COASTAL COMMISSION

5-08-245-A1

EXHIBIT # 1

PAGE 1 OF 1

**CLIENT:**  
PACIFICSON MANUFACTURED DEVELOPMENTS, INC.  
GLENN WHITE  
3419 VALUO # 606  
NEWPORT BEACH, CA 92660

**PROJECT LOCATION:**  
1000 PACIFIC COAST HIGHWAY  
PACIFIC PALISADES, CA 90272

**LEGAL DESCRIPTION:**  
A.P.N.: 441-021-025  
TRACT: 8300  
LOT: 5  
BLDG: 129

[illegible]

1. GENERAL CONTRACTOR TO CONTRACT THE DEMATEERING WELL AND DISCHARGE THE WATER TO NEAREST STORM DRAIN LINE, AS SHOWN ON THE APPROVED PLAN.
2. GENERAL CONTRACTOR TO CONSTRUCT REVISIONS WALLS AS SHOWN ON THE RETINAL OF THE APPROVED DRAWING. GENERAL CONTRACTOR TO RESURF THE EXISTING SITE CONDITION AND DETERMINE THE REMAIND HEIGHT AND TO BE ABLE TO KNOW THE WALL SYSTEMS APPLICABLE FOR SPECIFIC CONDITIONS.

## SCOPE OF WORK

1. ALL DEBERS AND FOREIGN MATERIAL SHALL BE RECOVERED FROM THE SITE PRIOR TO PLACING THE MATERIAL BACK TO SOIL, REPORT ON THIS PRODUCT.
2. IF SEVERED OR ON CESSPOOL, IS DISCONTINUED, DO NOT FILL WITH ASPHALT, OR CONCRETE, REMOVE FROM THE CITY OF LOS ANGELES, DRIVING DEPOT.
3. ALL FILL SHALL BE COMPACTED TO A DENSITY OF NOT LESS THAN 90% OF MAXIMUM DENSITY IN ACCORDANCE WITH AMERICAN SOCIETY FOR TESTING MATERIALS (AST) TEST METHOD D 1557-79.
4. THE FILL SHALL BE PLACED AT A MINIMUM OF 2% SLOPE TO PERMIT WASHING OR WADING (DOWN IN CESSPOOL AREAS).
5. SELECTED MATERIAL SHALL BE PLACED IN LAYERS, UNLESS OTHERWISE SPECIFIED, WITH A MINIMUM OF 18" PER LAYER. LAYERS SHALL BE HOMOGENEOUS, MIXED DURING THE SPREADING TO INSURE UNIFORMITY OF MATERIAL, AND MOISTURE IN EACH LAYER.
6. ALL WORK SHALL COMPLY TO CITY GRADING REGULATIONS.
7. THE STAMPED SET OF PLANS SHALL BE ON THE JOB SITE AT ALL TIMES.
8. CUT SLOPES SHALL BE 2:1 MAXIMUM, UNLESS APPROVED BY SOIL ENGINEER.
9. CUT SLOPES SHALL BE 2:1 MAXIMUM AND COMPACTED TO ONE OF THE PROTECTIVE MATERIAL SHALL BE USED BY THE CONTRACTOR AND THE OWNER TO PROTECT ADJACENT PROPERTY AND PUBLIC WAYS DURING GRADING OPERATIONS.
11. DIRT SHALL BE CONTROLLED BY MATTERING.
12. EXISTENCE WALL FIELDS IS REQUIRED TO BE DEFINED BY OWNER.
13. EXISTENCE WALL FIELDS IS REQUIRED TO BE DEFINED BY OWNER.
14. PERSON IS REQUIRED TO REPORT ON ORIENT, RELOCATION, OR REMOVAL OF ANY EXISTING UTILITY TO THE CITY OF LOS ANGELES, DRIVING DEPOT FROM THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO THE ISSUANCE OF A BUILDING OR GRADING PERMIT. (MISC 179223 EPT 3.1.76)
14. AN ENGINEER / SURVEYOR MUST SET THE CONSTRUCTION AND DRAINAGE STAKES.
15. CONSTRUCTION SHALL OBTAIN AND PAY ALL NECESSARY PERMITS, FEES FROM THE CITY OF LOS ANGELES, DRIVING DEPOT AND FROM THE CITY OF LOS ANGELES, DEPT. OF PUBLIC WORKS.
16. PRIOR TO ARCHITECTURAL, NOT PLAN FOR ADDITIONAL CONDUITS, UTILITIES AND OTHER STAKING DATA.
17. FOR REFERENCE TO EXISTING CONDUITS, SEE SHEET 3.2.
18. ALL ASPHALT CURBS AND DRIVEWAYS TO BE INDICATED BY 2" X 6" REDWOOD HEADERS ON CONCRETE, UNLESS OTHERWISE SPECIFIED ON PLAN.
19. GRADING & CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 2003 EDITION AND ITS LATEST REVISIONS.
20. SITE GRADING RECOMMENDATIONS OF

21. VARIOUS QUANTITIES:

VOL. OF CUT = 0 CY  
VOL. OF FILL = 0 CY  
VOL. OF IMPORT = 0 CY  
VOL. OF EXPORT = 0 CY  
REWORK & RECOMPACT = 0 CY

22. ALL GRADED SLOPES SHALL BE PLANTED AND SPRIGGLED.
23. STRONGING 12" HIGH BENCH IS REQUIRED AT TOP OF ALL GRADED SLOPES.
24. NO FILL TO BE PLACED, UNTIL THE CITY GRADING INSPECTOR HAS INSPECTED AND APPROVED THE BOTTOM EXCAVATION.
25. STREET GRADE SHALL BE RUN BETWEEN CURBWAYS AND STOP ELEVATIONS LOCATED THEREON.
26. WHEN THE PUBLIC SIDE-OF-WAY SHALL BE REPAIRED AND RESTORED TO THE SATISFACTION OF THE CITY OF LOS ANGELES, HERE, OR PUBLIC WORKS.
27. IF CONFLICT BETWEEN DRAWINGS AND SPECIFICATIONS ARISE, THE CONTRACTOR SHALL ASK FOR CLARIFICATION FROM THE SUPERVISOR IMMEDIATELY. WHENEVER THERE IS A CONFLICT BETWEEN THE DRAWINGS AND SPECIFICATIONS, THE SCOPE OF THE WORK.
28. TYPICAL SPECIFICATIONS FOR ALL GRADING PLANS--DEPARTMENT OF BUILDING AND SAFETY FORM #1-141 IS A PART OF THESE PLANS.
29. ALL GRADING SLOPES SHALL BE PLANTED AND SPRIGGLED. SEC. 91.017(2).
30. OWNERS TO OBTAIN PERMISSION FROM THE ADJACENT PROPERTY OWNERS) FOR GRADING AND CONSTRUCTION OF RETAINING WALL.
31. NO FILL TO BE PLACED, UNTIL THE CITY GRADING INSPECTOR HAS INSPECTED AND APPROVED THE BOTTOM EXCAVATION.
32. MAX-DEPTH FILL SHALL BE COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 90%.
33. CONCRETE/REINFORCED SOILS WITH LESS THAN 15% FINER THAN .0075 MM REQUIRED 95% COMPACTION.
- SEC. 91.017(3)
34. DAILY DRAINAGE CONTROL, TO BE INSTALLED BETWEEN OCTOBER 1 AND APRIL 15TH, OBTAIN [2000 CITY OF LOS ANGELES] DEPARTMENT OF PUBLIC WORKS APPROVAL OF PROPOSED PROCEDURES.
35. THE FOLLOWING STATUTORY SIGNED BY BOTH THE SOILS ENGINEER AND GEOLOGIST, SHALL BE ON THE FINAL PLANS:  
"THIS PLAN HAS BEEN REVIEWED AND COMPARED TO RECOMMENDATIONS OF SOILS ENGINEERING/GEOLOGIST DATED \_\_\_\_\_  
SIGNATURE AND DATE \_\_\_\_\_"

**LA 9 DBS**  
ENVIRONMENTAL POLLUTION AND SAFETY

**STORM WATER POLLUTION CONTROL**  
 (2014 Los Angeles Green Building Code)

**FORM**  
**GRN 1**

**Stream Water Pollution Control Requirements for Construction Activities**  
Minimum Water Quality Protection Requirements for All Construction Projects

[illegible]

Revised 01-01-2014

Page 1 of 1

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COASTAL COMMISSION  
5-08-245-A1  
EXHIBIT # 2  
PAGE 1 OF 4

**TITLE SHEET**

NOTE: AERIAL TOPOGRAPHIC SURVEY USED FOR THIS DRAWING IS OBTAINED FROM SLOOTEN CONSULTING INC. JOB NO 7539-41. FOR THE PURPOSE OF THE WELL DEWATERING LOCATION AND PROPOSED LOCATION OF THE KEYSTONE ONLY, TOPOGRAPHIC SURVEY SHOULD BE CONDUCTED TO VERIFY THE HEIGHT OF THE PROPOSED KEYSTONE WALL.

**IMPORTANT NOTICE**  
 Actions upon a sale or use of prohibited  
 items exceeds a 90-day grace period  
 within the grace period a  
 refund by account via US mail  
 for items not sold under CMA.

**Prohibited Items**  
 CMA will refund  
 100% of the  
 cost of the  
 item.

Free Shipping! Free Delivery! No Tax!

**IPV** **PALOS VERDES**  
ENGINEERING

27525 Hawthorne Blvd  
Suite 200  
Rolling Hills Estates  
CA 90747  
(914) 441-0000  
(914) 441-0881 Fax  
email: info@pvcc.com

Civil and Structural Consulting

PROJECT:  
**DRAINAGE  
IMPROVEMENT**  
16321 Pacific Coast Highway  
Pacific Palisades, CA 90272

**DRAWING:**  
**GRADING NOTES &  
PROJECT  
INFORMATION**

5 1 or 4 sets









COASTAL COMMISSION  
5-08-245-A1  
EXHIBIT # e  
PAGE 4 OF 4



DEWATERING WELLS AND KEYSTONE LAYOUT PLAN

**SCALE: 1" = 60'**

1

C-4  
4 or 5 sheets

JOB# 2-14-190  
 ENGINEER: N.R.A.  
 DRAWN: N.R.A.  
 CHECKED: J.O.S.  
 FILE: Grading.dwg  
 DATE: 4-11-14  
 SCALE: AS SHOWN

DRAINAGE  
MINOR GRADING PLAN

PROJECT:  
DRAINAGE  
IMPROVEMENT  
16321 Pacific Coast Highway  
Pacific Palisades, CA 90272

These drawings are not valid for construction unless void stamped and signed by Paul Verdon Engineering Corporation.

**STAMP**

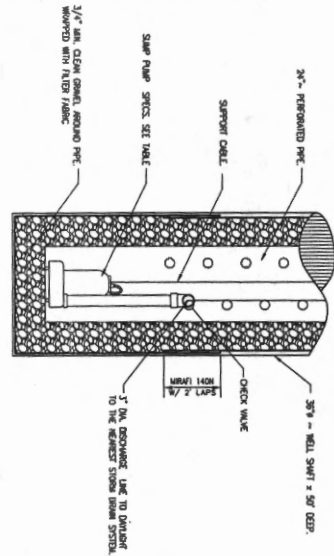
Civil a

**PALOS  
VERDES  
ENGINEERING**

37520 Hawthorne Blvd  
Suite 240  
Rolling Hills Estates  
CA 90274  
(310) 541-6088  
(310) 541-0321 Fax  
email: info@ovec.com

## Civil and Structural Consulting





DEWATERING WELL DETAIL

1

COASTAL COMMISSION  
S-08-245-A1  
EXHIBIT # 2  
PAGE 10 OF 10

DRAWING:

DETAILS

PROJECT:  
DRAINAGE  
IMPROVEMENT  
16321 Pacific Coast Highway  
Pacific Palisades, CA 90272

STAMP

These drawings are not  
valid for construction  
unless they are  
signed by Palos Verdes  
Engineering Corporation

**PALOS  
VERDES**  
ENGINEERING

Civil and Structural Consulting

27620 Hawthorne Blvd  
Suite 100  
Rolling Hills Estates  
CA 90274  
(310) 541-0221 Fax:  
(310) 541-0221 Email: info@pveco.com

DATE: 4/11/14  
SCALE: AS SHOWN  
SHEET

C-6  
5 of 6 sheets



Wynn Landscape Architects, Inc.  
 P.O. Box 1400  
 Torrance, CA 90501  
 Tel 310-205-4333  
 Fax 310-205-4338  
 e-mail: wynn@wlna.com

RYAN WHITE

Project:  
 16321 PACIFIC COAST  
 HIGHWAY  
 LOS ANGELES COUNTY  
 CA

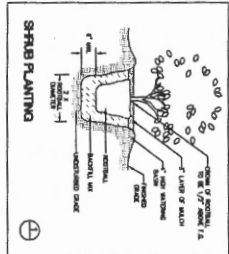
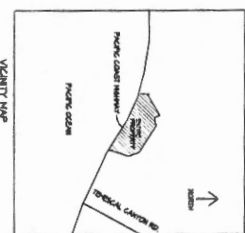
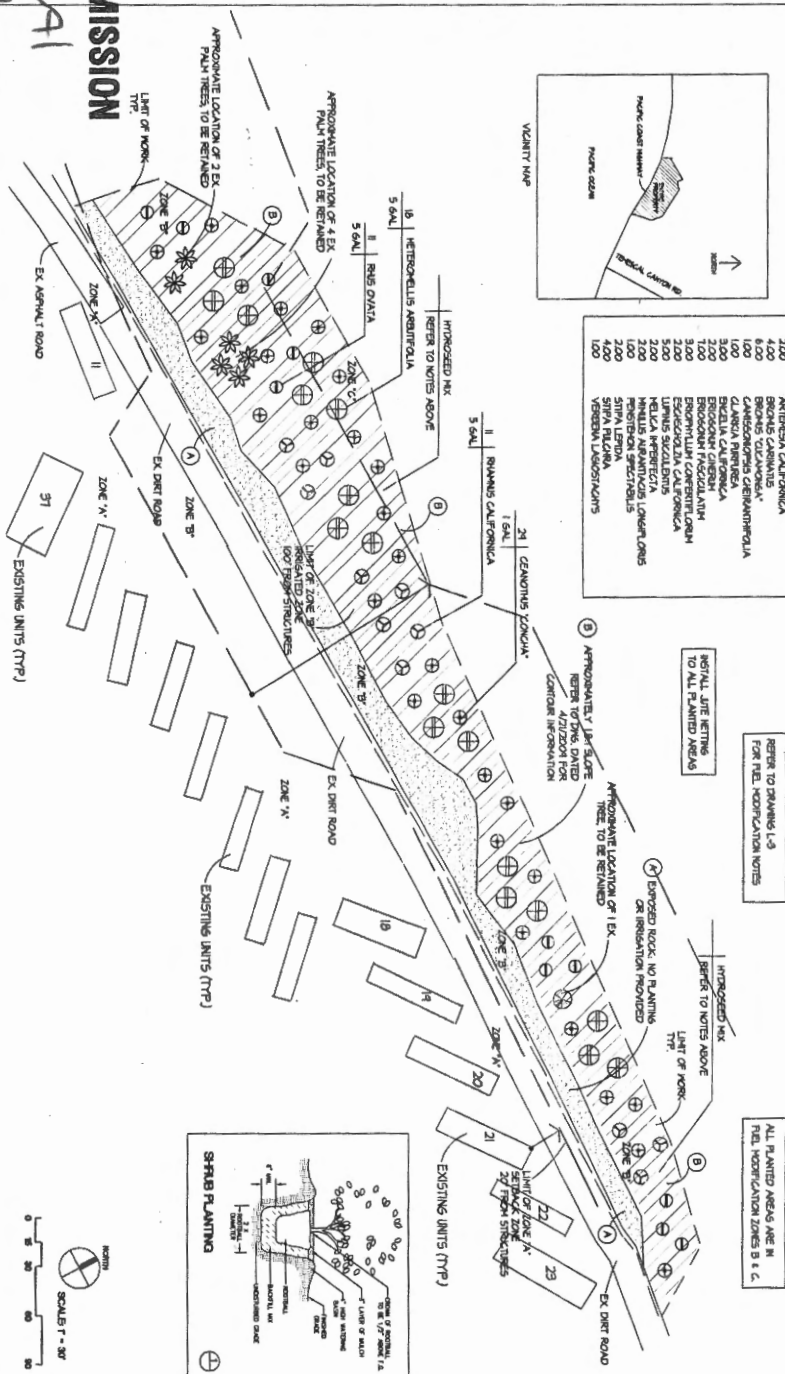


NO.	DATE	REVISION
1	11/03/14	Initial
2		
3		
4		
5		

Planting Plan

PLANT MATERIAL LEGEND									
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HT.	WID.	NOTES	DET.	SYMBOL
⊕	CEANOTHUS TENDRUM	RED TILIA	24	5 GAL.	1				⊕
⊕	LEUCODENDRON ARBOREUM	TOYON	10	5 GAL.	1				⊕
⊕	LEUCODENDRON ARBOREUM	CORRENTINE	11	5 GAL.	1				⊕
⊕	LEUCODENDRON ARBOREUM	SHRUB ROSE	11	5 GAL.	1				⊕
SHRUBS									
⊕	CEANOTHUS TENDRUM	RED TILIA	24	5 GAL.	1				⊕
⊕	LEUCODENDRON ARBOREUM	TOYON	10	5 GAL.	1				⊕
⊕	LEUCODENDRON ARBOREUM	CORRENTINE	11	5 GAL.	1				⊕
⊕	LEUCODENDRON ARBOREUM	SHRUB ROSE	11	5 GAL.	1				⊕

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HT.	WID.	NOTES	DET.
⊕	CEANOTHUS TENDRUM	RED TILIA	24	5 GAL.	1			
⊕	LEUCODENDRON ARBOREUM	TOYON	10	5 GAL.	1			
⊕	LEUCODENDRON ARBOREUM	CORRENTINE	11	5 GAL.	1			
⊕	LEUCODENDRON ARBOREUM	SHRUB ROSE	11	5 GAL.	1			





PAGE 3 OF 4

P.O. Box 144  
Troy, NY 12180  
CA 800-828-8282  
Tel 518-435-4242  
Fax 518-435-4205  
e-mail: [clm@mcn.com](mailto:clm@mcn.com)

16321 PACIFIC COAST  
HIGHWAY  
LOS ANGELES COUNTY  
CA

Sheet No.

53

[illegible]

Date 11/03/14

Scale

Drawing Title

HUEL

## SPECIF

Sheet No.

53

17. All trees shall be guaranteed for a period of one year from the date of final acceptance by the Owner. All shrubs and groundcovers shall be maintained for a period of ninety days from the date of final acceptance by the Owner.

ZONE C - NATIVE BRUSH THINNING ZONE

Experiments have been conducted to show that a 1000 mg dose of the medication, taken twice daily, is effective in relieving the symptoms of osteoarthritis. In a study conducted by the University of Washington, researchers found that patients taking 1000 mg of Celebrex twice daily experienced significant relief from pain and inflammation compared to those taking a placebo. The study also found that Celebrex was well-tolerated, with no serious side effects reported. These findings suggest that Celebrex may be a promising treatment for osteoarthritis, but further research is needed to confirm these results and to determine the optimal dosage and duration of treatment.

[illegible]

QUESTIONS REGARDING LANDSCAPE PLANNING AND MAINTENANCE WITH REGARD TO FIRE SAFETY SHOULD BE DIRECTED TO THE FIRE DEPARTMENT'S FIRE RECOGNITION UNIT AT (858)-364-5203.

### LONG TERM MAINTENANCE AGREEMENT

[illegible]

Name (Print) \_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_

APPROVAL OF THIS PLAN, MODIFICATION PLAN CONSTITUTES APPROVAL FOR ONLY THOSE CODES REVIEWED AS PART OF THE PLAN MODIFICATION PROCESS AND DOES NOT REPLACE THE NEEDED APPROVAL OF ANY OTHER OFFICE OR AGENCY WITH JURISDICTION AND REVIEW RESPONSIBILITY FOR THOSE ITEMS WHICH MAY OR MAY NOT BE ILLUSTRATED ON THE PLAN.

16321 PACIFIC COAST  
HIGHWAY  
LOS ANGELES COUNTY  
CA

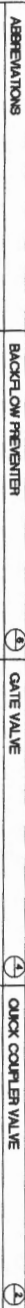
EDUCATIONAL DETAILS

[illegible]

Drawing Title:

## IRRIGATION DETAILS

Sheet No.



### ABBREVIATIONS

BACKFLOW PREVENTER

GATE VALVE

## QUICK COUPLER VALVE

5. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

### III. SPECIAL CONDITIONS

#### 1. Conformance of Design and Construction Plans to Geotechnical Report

A) All final design and construction plans and grading and drainage plans, shall be consistent with all recommendations contained in Geologic Engineering Report, by Joseph M. Provenzano, P. E., dated December 20, 2006, and Praad Geotechnical, Inc., dated August 15, 2008, except for landscaping and irrigation which shall be consistent with Special Condition No. 3 below (the retaining wall recommended in the Provenzano report is not part of the approved project).

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

#### 2. Assumption of Risk, Waiver of Liability and Indemnity

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.

#### 3. Landscape Plan

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

(i) All vegetation planted, or hydroseed mix, shall consist primarily of native/drought and fire resistant plants of the coastal sage community as listed by

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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; no plant species listed as problematic and/or invasive by the California Native Plant Society, the California Invasive Plant Council (formerly known as the California Exotic Pest Plant Council), or as may be identified from time to time by the State of California shall be utilized on the property; (b) 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; (c) no temporary or permanent irrigation system shall be allowed on the repaired slope area. Irrigation shall be by hand only; (d) all required plantings will be maintained in good growing conditions throughout the life of the project, and whenever necessary, shall be replaced with new plant materials to ensure continued compliance with the landscape plan.

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

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

(b) A schedule for installation of plants or hydroseeding.

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

If the landscape monitoring report indicates the landscaping is not in conformance with or has failed to meet the performance standards specified in the landscaping plan approved pursuant to this permit, the applicant, or successors in interest, shall submit a revised or supplemental landscape plan for the review and approval of the Executive Director. The revised landscaping plan must be prepared by a licensed Landscape Architect and shall specify measures to remediate those portions of the original plan that have failed or are not in conformance with the original approved plan.

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

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5-08-245-A1

EXHIBIT #

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#### 4. 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 is requesting a coastal development permit to permanently authorize the construction allowed under an emergency permit (5-05-401-G) for the installation of subsurface dewatering drains, main drains and area drains, dewatering well and pump; and regrade and pave the access street on a 19 acre 170 unit mobile home park. Approximately 4,000 cubic yards of fill material is being removed which is mainly landslide debris that covered the existing roadway and surrounding area within the mobile home park. The fill removed has been exported off-site and outside of the coastal zone.

The dewatering drain lines (miradrain drainage panels) consist of nine subterranean lines extending 8 to 12 below grade and varying from approximately 60 to 90 feet in length. The drain lines connect to a 12 inch diameter main line located along the existing road (Terrace Drive) at the toe of the slope. The main drain connects to the existing storm drain along Pacific Coast Highway (see Exhibit No. 3 and 4).

The project is located within an irregular shaped 19 acre parcel. The front portion of the site is a gently sloping graded area varying in depth from Pacific Coast Highway inland, from approximately 100 feet along the western (upcoast) portion of the property to approximately 275 feet along the eastern (downcoast) portion of the property. The property then ascends approximately 200 feet at a 2:1 slope where the property ends approximately 2/3 up the 275 foot high slope. Beyond the upper portion of the property is a fire access road for the adjacent mobile home park (Tahitian Terrace). At the top of the slope is the public

**COASTAL COMMISSION**

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**Vaughn, Shannon@Coastal**

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**From:** yojoeyjoey@gmail.com on behalf of Joey Vermeulen <joey@pobox.com>  
**Sent:** Tuesday, March 17, 2015 10:52 PM  
**To:** Vaughn, Shannon@Coastal; A. Gabrielle Bouton; Rachael Mcdonald  
**Subject:** Palisades Bowl permit # 5-08-245  
**Attachments:** ObjectionToProject.jpg

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Dear Shannon Vaughn,

With regard to the attached document the Residents Association at the Palisades Bowl MHP would like to request that there will be a public hearing regarding this amended permit request 5-08-245 and want to know the procedure for filing an objection. If it has already been scheduled when and where will it be?

Thank You

Joey Vermeulen

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**5-08-245-A1**  
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## CALIFORNIA COASTAL COMMISSION

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

EDMUND G. BROWN, JR., GOVERNOR



RECEIVED  
SOUTH COAST AREA OFFICE  
AUG 13 2014  
CALIFORNIA COASTAL COMMISSION

AMENDMENTS TO COASTAL PERMITS

Dear Permittee:

Application for an amendment to a previously issued coastal development permit may be made by submitting this form, completed and signed, together with the materials described below and the application fee.

1. Two sets of revised plans showing the proposed amendment; these must have been stamped and signed "Approved in Concept", by the local planning agency. Also please submit "Approved in Concept" form.
2. Stamped, addressed envelopes for renotification of all property owners and residents within 100 feet of the development and list of same. "METERED STAMPED ENVELOPES ARE NOT ACCEPTABLE".
3. An application fee of \$1076.00 for immaterial amendments. For material amendments the fee is 50% of filing fee of original permit based on current fee schedule.
4. Estimated Cost of Amended Project \$ 150,000.00

Upon receipt of the above information, the Executive Director will determine whether the amendment request is immaterial or material. If the Executive Director finds that the proposed amendment is immaterial, notification is sent to surrounding property owners and the site must be posted with a form which will be sent to you. If no objections are received, the amendment is approved, and you will be sent an amended permit (all original conditions must be complied with before amendments are issued). If objections are received, the request will be set for a public hearing. For material amendments, a public hearing will be held and you will receive a hearing notice.

02/26/2015 11:26

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