

**CALIFORNIA COASTAL COMMISSION**

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**F6d**

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**STAFF REPORT: CONSENT CALENDAR**

<b>Application No.</b>	<b>5-15-2074</b>
<b>Applicant:</b>	<b>Revello LLC</b>
<b>Agent:</b>	Michael Lee Architects
<b>Location:</b>	17639 Revello Drive, Pacific Palisades, City of Los Angeles, Los Angeles County (APN 4416-021-040).
<b>Project Description:</b>	Construct 2,086 square foot, 45-foot high single family home and two car garage on vacant lot.
<b>Staff Recommendation:</b>	Approval with Conditions.

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**SUMMARY OF STAFF RECOMMENDATION**

Revello LLC requests a permit to construct a new home and garage. The proposed location is a steeply sloping hillside lot in the Pacific Palisades district of Los Angeles, approximately 300 feet inland of Will Rodgers State Beach. The primary issue raised by the application is whether it minimizes risks to life and property and assures stability and structural integrity as required by Section 30253 of the Coastal Act. The home is proposed within a 24-foot deep cut into the hillside, which would remove 1,850 cubic yards of soil and rock from an area on top of multiple historic landslides. The applicant's geotechnical recommendations indicate that the proposed deepened pile, grade beam, shoring wall, and retaining wall foundation will increase the stability of the area under the home to a factor of safety of 1.5. The proposed development has received a local coastal development permit and the plans have been reviewed by the Grading Division of the Los Angeles Department of Building and Safety. Commission staff recommends **approval** of the proposed development with special conditions requiring the applicant to 1) comply with the terms of the approved development; 2) submit final plans consistent with the geotechnical recommendations; 3) submit an interim erosion control and construction best management practices plan; 4) submit a final drainage plan; 5) submit a final landscaping plan; 6) assume the risks of the development; and 7) record a deed restriction recording the terms of the permit as conditions, covenants, and restrictions on the property.

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## APPENDICES

Appendix A - Substantive File Documents

## EXHIBITS

Exhibit 1 – Vicinity Map

Exhibit 2 – Proposed Plans

## I. MOTION AND RESOLUTION

### Motion:

*I move that the Commission **approve** the coastal development permit application 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 of the permits included on the consent calendar. The motion passes only by affirmative vote of a majority of the Commissioners present.

### Resolution:

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

## II. STANDARD CONDITIONS

This permit is granted subject to the following 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 on which the Commission voted on the application. 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

This permit is granted subject to the following special conditions:

1. **Approved Development.** Coastal Development Permit 5-15-2074 permits the construction of a single-family home and two-car garage consistent with the following special conditions. All development must occur in strict compliance with the proposal as set forth in the application, subject to the special conditions. The proposed development is subject to the review and approval of the City of Los Angeles. This action has no effect on conditions imposed by a local government pursuant to an authority other than the Coastal Act, including the conditions of the City of Los Angeles Department of City Planning Case No. ZA-2014-0801(CDP)(ZAD) and the final conditions of the Grading Division of the City of Los Angeles Department of Building and Safety. The permittee shall obtain all required permits from the City for the use of public streets for the staging of equipment, such as cranes and drill rigs, and for the storage of vehicles and construction materials. The permittee shall abide by all City rules and regulations regarding the use of City streets for transporting equipment and construction materials to and from the project site. In the event of conflict between the terms and conditions imposed by the local government and those of this coastal development permit, the terms and conditions of Coastal Development Permit 5-15-2074 shall prevail.

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-approved amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

2. **Final Plans Conforming to Geotechnical Recommendations.** PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit, for review and approval of the Executive Director, three full sets of plans with evidence that an appropriately licensed professional has reviewed and approved all final design and construction plans (including grading plans, foundation plans, and drainage plans) and certified that each of those final plans is consistent with all the recommendations specified in the above-referenced report. All final plans shall be consistent with the recommendations contained in the C.Y. Geotech, Inc. report most recently updated August 7, 2014. The applicant shall also comply with the recommendations of the City of Los Angeles Department of Building and Safety.
3. **Interim Erosion Control and Construction Best Management Practices Plan.** PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit for review and approval of the Executive Director, three copies of an Interim Erosion Control and Construction Best Management Practices Plan, prepared by licensed civil engineer or qualified water quality professional. The consulting civil engineer/water quality professional shall certify in writing that the Interim Erosion Control and Construction Best Management Practices Plan is in conformance with the following requirements:
  - A. Erosion Control Plan
    - i. The plan shall delineate the areas to be disturbed by grading or construction activities and shall include any temporary access roads, staging areas and stockpile

- areas. The natural areas on the site shall be clearly delineated on the plan and on-site with fencing or survey flags.
- ii. Include a narrative report describing all temporary run-off and erosion control measures to be used during construction.
  - iii. The plan shall identify and delineate on a site or grading plan the locations of all temporary erosion control measures.
  - iv. The plan shall specify that grading shall take place only during the dry season (April 1 – October 31). This period may be extended for a limited period of time for the protection of life or property, if approved by the Executive Director. The applicants shall install temporary drains and swales, sand bag barriers, silt fencing, and shall 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 and holes as soon as possible.
  - v. The erosion control measures shall be required on the project site prior to or concurrent with the initial grading operations and maintained throughout the development process to minimize erosion and sediment from runoff waters during construction.
  - vi. The plan shall include the installation of a temporary fence at the toe of the slope (next to the channel bank) to reduce the potential for debris to enter the stream bed channel.
  - vii. The applicants shall immediately remove any debris that falls from the project site into the channel. The stream bed shall be checked daily to ensure that it is kept clear of sediment and debris from the project site.
  - viii. The plan shall also include temporary erosion control measures should grading or site preparation cease for a period of more than thirty (30) days, including but not limited to: stabilization of all stockpiled fill, access roads, disturbed soils and cut and fill slopes with geotextiles and/or mats, sand bag barriers, silt fencing; temporary drains and swales and sediment basins. The plans shall also specify that all disturbed areas shall be seeded with native grass species and include the technical specifications for seeding the disturbed areas. These temporary erosion control measures shall be monitored and maintained until grading or construction operations resume.

**B. Construction Best Management Practices**

- i. No construction materials, debris, or waste shall be placed or stored where it may enter sensitive habitat, receiving waters or a storm drain, or be subject to wave, wind, rain, or tidal erosion and dispersion.
- ii. No construction equipment, materials, or activity shall be placed in or occur in any location that would result in impacts to environmentally sensitive habitat areas, streams, wetlands or their buffers.
- iii. Construction debris and sediment shall be removed from work areas each day that construction occurs to prevent the accumulation of debris that may be discharged into coastal waters.
- iv. All trash shall be disposed in the proper trash and recycling receptacles at the end of every construction day.
- v. The applicant shall provide adequate disposal facilities for solid waste, including excess concrete, produced during construction.

- vi. Debris shall be disposed of at a legal disposal site or recycled at a recycling facility. If the disposal site is located in the coastal zone, a coastal development permit or an amendment to this permit shall be required before disposal can take place unless the Executive Director determines that no amendment or new permit is legally required.
- vii. All stock piles and construction materials shall be covered, enclosed on all sides, shall be located as far away as possible from drain inlets and any waterway, and shall not be stored in contact with the soil.
- viii. Machinery and equipment shall be maintained and washed in confined areas specifically designed to control runoff. Thinners or solvents shall not be discharged into sanitary or storm sewer systems.
- ix. The discharge of any hazardous materials into any receiving waters shall be prohibited.
- x. Spill prevention and control measures shall be implemented to ensure the proper handling and storage of petroleum products and other construction materials. Measures shall include a designated fueling and vehicle maintenance area with appropriate berms and protection to prevent any spillage of gasoline or related petroleum products or contact with runoff. The area shall be located as far away from the receiving waters and storm drain inlets as possible.
- xi. Best Management Practices (BMPs) and Good Housekeeping Practices (GHPs) designed to prevent spillage and/or runoff of demolition or construction-related materials, and to contain sediment or contaminants associated with demolition or construction activity, shall be implemented prior to the on-set of such activity.
- xii. All BMPs shall be maintained in a functional condition throughout the duration of construction activity.

#### 4. **Final Drainage Plan.**

PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit for review and approval of the Executive Director, three copies of a final Drainage Plan for the post-construction project site, prepared by a licensed civil engineer or qualified licensed water quality professional. The plan shall include detailed drainage and runoff control plans with supporting descriptions and calculations. The plan shall incorporate Best Management Practices (BMPs) including site design, source control and treatment control measures designed to reduce, to the maximum extent practicable, the volume, velocity and pollutant load of stormwater and dry weather runoff leaving the developed site. The consulting licensed civil engineer or qualified licensed professional shall certify in writing that the final Drainage Plan is in substantial conformance with the following minimum requirements:

- A. The plan shall incorporate appropriate Best Management Practices (BMPs) into the development, designed to reduce, to the maximum extent practicable, the volume, velocity and pollutant load of stormwater and dry weather flows leaving the developed site. The drainage system shall also be designed to convey and discharge runoff from the developed site in a non-erosive manner;
- B. Irrigation and the use of fertilizers and other landscaping chemicals shall be minimized through the use of low-maintenance landscaping and efficient irrigation technology or systems;

- C. Trash, recycling and other waste containers, as necessary, shall be provided. All waste containers anywhere within the development shall be covered, watertight, and designed to resist scavenging animals;
- D. All slopes shall be stabilized in accordance with provisions contained in the Landscaping and/or Interim Erosion and Sediment Control Condition for this coastal development permit. The final drainage plans shall be designed and installed in conformance with the recommendations of the project consulting geotechnical engineer; and,
- E. Should any of the project's surface or subsurface drainage/filtration structures or other BMPs fail or result in increased erosion, the permittee or successor-in-interest shall be responsible for any necessary repairs to the drainage/filtration system or BMPs and restoration of the eroded area. Should repairs or restoration become necessary, prior to the commencement of such repair or restoration work, the permittee shall submit a repair and restoration plan to the Executive Director to determine if an amendment or new coastal development permit is required to authorize such work.

## 5. Final Landscaping Plan

PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit for review and approval of the Executive Director, three sets of a final Landscaping Plan, prepared by a licensed landscape architect or a qualified resource specialist. The final Landscaping Plan shall be reviewed and approved by the consulting geotechnical expert to ensure that the plans are in conformance with the consultants' recommendations. The consulting landscape architect or qualified landscape professional shall certify in writing that the final Landscape Plan is in conformance with the following requirements:

- A. 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 of native, drought tolerant 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.
- B. 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;
- C. Rodenticides containing any anticoagulant compounds (including, but not limited to, Warfarin, Brodifacoum, Bromadiolone or Diphacinone) shall not be used.

- D. If using potable water for irrigation, the project shall use water-conserving emitters (e.g. microspray) and drip irrigation. Use of weather-based irrigation controllers and reclaimed water for irrigation is encouraged.

The permittee shall undertake development in accordance with the final Landscaping Plan approved by the Executive Director. Three years from the date of the receipt of the Certificate of Occupancy for the home, the permittee shall submit to the Executive Director a landscape monitoring report, prepared by a licensed Landscape Architect or qualified Resource Specialist, that certifies the on-site landscaping is in conformance with the Landscaping Plan approved pursuant to this special condition. The monitoring report shall include photographic documentation of plant species and plant coverage.

If the landscape monitoring report indicates the landscaping is not in conformance with or has failed to meet the requirements specified in this condition, the permittee, or successors in interest, shall submit, within thirty (30) days of the date of the monitoring report, a revised or supplemental landscaping plan, certified by a licensed Landscape Architect or a qualified Resource Specialist, that specifies additional or supplemental landscaping measures to remediate those portions of the original plan that have failed or are not in conformance with the original approved plan. This remedial landscaping plan shall be implemented within thirty (30) days of the date of the final supplemental landscaping plan and remedial measures shall be repeated as necessary to meet the requirements of this condition.

6. **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 bluff and slope instability, sea level rise, erosion, landslides and wave uprush or other tidal induced erosion; (ii) to assume the risks to the applicant and the property that is the subject of this permit of injury and damage from such hazards in connection with this permitted development; (iii) to unconditionally waive any claim of damage or liability against the Commission, its officers, agents, and employees for injury or damage from such hazards; and (iv) to indemnify and hold harmless the Commission, its officers, agents, and employees with respect to the Commission's approval of the project against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement arising from any injury or damage due to such hazards.
7. **Deed Restriction.** PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and approval documentation demonstrating that the 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. DUAL PERMIT JURISDICTION AREA**

Within the areas specified in Section 30601 of the Coastal Act, which is known in the City of Los Angeles permit program as the *Dual Permit Jurisdiction* area, the Coastal Act requires that any development which receives a local coastal development permit also obtain a second (or “dual”) coastal development permit from the Coastal Commission. For projects located inland of the areas identified in Section 30601 (i.e., projects in the *Single Permit Jurisdiction* area), the City of Los Angeles local coastal development permit is the only coastal development permit required.

The proposed project site is located within the *Dual Permit Jurisdiction* area in the City of Los Angeles. On October 5, 2015, the City of Los Angeles Zoning Administrator approved local Coastal Development Permit No. ZA-2014-0801(CDP)(ZAD). The City reported its final action to the Coastal Commission on October 27, 2015 and there were no appeals within the 20 day appeal period. A permit from the Commission is required to compliment the local coastal development permit issued by the City of Los Angeles. Chapter 3 of the Coastal Act is the standard of review.

#### **IV. FINDINGS AND DECLARATIONS**

##### **A. PROJECT LOCATION AND DESCRIPTION**

Revello LLC requests a permit to construct a 2,086 square foot, 45-foot high single family home and 396 square foot two-car garage on a vacant lot. The proposed location is a steeply sloping hillside lot in the Pacific Palisades district of Los Angeles, approximately 300 feet inland of Will Rodgers State Beach (**Exhibit 1** and **Exhibit 2**). The home is proposed within a 24-foot deep cut into the hillside, which would remove 1,850 cubic yards of soil and rock from an area on top of multiple historic landslides. Shoring walls, retaining walls, and soldier piles are proposed to stabilize the slope during and following grading activities. In order to stabilize the new home, the applicant proposes to install 30-inch diameter rebar and concrete soldier piles and 24-inch diameter grade beams into bedrock under the footprint of the home at a depth at least 12 feet below the historic landslides (**Exhibit 2**). The applicant’s geotechnical recommendations indicate that the proposed deepened pile, shoring wall, and retaining wall foundation will increase the stability of the area under the home to a factor of safety of 1.5. The rear of the structure adjacent to the hillside would be designed in order to withstand debris flow and filter water away from the structure. The two parking spaces provided on site are consistent with the public access and recreation policies of the Coastal Act and previous Commission-approved homes in Pacific Palisades.

The sloped lot ascends approximately 50 feet up the hillside at a slope ranging from 1.5:1 to 2:1. According to the applicant’s geotechnical investigation, the lower slope has been subject to multiple landslides. The slope is partially covered by coastal scrub vegetation native to the Santa Monica Mountains. Along Revello Drive, three upsloping lots to the west and four downsloping lots to the south are developed with single family homes. To the east are undeveloped lots along the same steep upsloping hillside partially covered by coastal scrub vegetation native to the Santa Monica Mountains and subject to the same historic landslide geologic conditions. The applicant has proposed native vegetation in raised planters at the east, south, and west sides of the home and a drainage swale at the north side.

The applicant retained C.Y. Geotech, Inc. to conduct a geotechnical investigation, including multiple borings and a study of historic and recent landslides. The initial report was dated October 20, 2013, and was updated July 25, 2014 and revised August 7, 2014 following comments from the Grading Division of the Los Angeles Department of Building and Safety. The report indicates that the slope contains a top layer of colluvium (light brown silty sand and gravel). Below that, at depths up to 56 feet below grade, is fractured and sheared sandstone debris associated with historic landslides, as well as weathered and oxidized bedrock in some areas, considered unfavorable to gross slope stability. Competent bedrock was discovered below 56 feet. The geotechnical report indicates that the factor of safety of the area subject to the historic landslides is 0.51, which is unstable. The geotechnical report recommends a deep pile foundation, with grade beams to support the house, which is what the applicant has proposed.

The Grading Division reviewed and approved both the original and the updated geotechnical report, provided comments on the foundation design and the rear hillside debris walls, and approved the revised design on August 21, 2014 subject to conditions requiring construction and post-construction best management practices and compliance with the recommendations of the geotechnical engineering firm. The Grading Division conditional approval and the Coastal Development Permit from the City Planning Department each contained conditions addressing geotechnical issues with specific requirements for site preparation, grading, pile design, site drainage, and erosion control.

Recommendations regarding the design and installation of the foundational elements and drainage features have been provided in the above noted report. Adherence to the recommendations is necessary to ensure that the proposed foundation assures stability and structural integrity, and neither creates nor contributes significantly to erosion or geologic instability. Therefore, **Special Condition 1** requires the applicant to comply with the proposal as set forth in the application, subject to the other special conditions. The proposed development is subject to the review and approval of the City of Los Angeles and the conditions imposed by the local government pursuant to an authority other than the Coastal Act, including the conditions of the City of Los Angeles Department of City Planning Case No. ZA-2014-0801(CDP)(ZAD) and the final conditions of the Grading Division of the City of Los Angeles Department of Building and Safety. In order to ensure that construction activities are carried out safely consistent with the requirements of the Coastal Act and the Los Angeles Municipal Code, Special Condition 1 requires the permittee to obtain all required permits from the City for the use of public streets for the staging of equipment, such as cranes and drill rigs, and for the storage of vehicles and construction materials. The permittee shall abide by all City rules and regulations regarding the use of City streets for transporting equipment and construction materials to and from the project site. In the event of conflict between the terms and conditions imposed by the local government and those of this coastal development permit, the terms and conditions of Coastal Development Permit 5-15-2074 shall prevail.

The applicant has completed a site plan showing preliminary drainage devices and landscaped areas, and a preliminary foundation plan. However, in order to ensure that the development minimizes risks to life and property and assures stability and structural integrity as required by Section 30253 of the Coastal Act, the Commission imposes special conditions requiring the applicant to submit final plans reviewed by the geotechnical engineering firm prior to issuance of the permit. Prior to issuance of the permit, **Special Condition 2** requires the applicant to submit, for review and approval of the Executive Director, three full sets of plans with evidence that an appropriately licensed professional has reviewed and approved all final design and construction plans (including grading plans, foundation plans, and

drainage plans) and certified that each of those final plans is consistent with all the recommendations specified in the above-referenced report. All final plans shall be consistent with the recommendations contained in the C.Y. Geotech, Inc. report most recently updated August 7, 2014. The applicant shall also comply with the recommendations of the City of Los Angeles Department of Building and Safety.

Special Conditions three through six are necessary to ensure that the development minimizes erosion caused by natural and manmade processes and that landscaping is maintained to provide maximize slope stability and enhance the scenic and visual qualities of the natural landform, which is visible from public roadways and public beaches. **Special Condition 3** requires the applicant to submit an interim erosion control and construction best management practices plan prior to issuance of the permit, which is necessary to ensure slope stability during construction and maintain water quality. **Special Condition 4** requires the applicant to submit a final drainage plan prior to issuance of the permit, which shall filter water on-site and comply with the geotechnical recommendations regarding drainage and slope stability. In order to enhance water quality, preserve visual resources, and maximize slope stability consistent with Sections 30231, 30251, and 30253 of the Coastal Act, **Special Condition 5** requires the applicant to submit a final landscaping plan prior to issuance of the permit, which shall include only drought tolerant plants native to the Santa Monica Mountains, and which shall minimize irrigation with a drip or microspray system.

Under Section 30253 of the Coastal Act new development in areas of high geologic, flood, and fire hazard may occur so long as risks to life and property are minimized and the other policies of Chapter 3 are met. The Coastal Act recognizes that new development may involve the taking of some risk. When development in areas of identified hazards is proposed, the Commission considers the hazard associated with the project site and the potential cost to the public, as well as the individual's right to use his property. The applicant's geotechnical analysis has stated that the property is suitable for the proposed improvements from a geotechnical engineering and engineering geology standpoint provided that the recommendations are incorporated into the plans. However, the proposed project may still be subject to natural hazards such as slope failure and erosion. The geotechnical analysis does not guarantee that future erosion, landslide activity, and land movement will not affect the stability of the proposed project. Because of the inherent risks to development situated on sloping hillside lots, the Commission cannot absolutely acknowledge that the design of the pile, grade beam, shoring wall, and retaining wall system will protect the subject property during future storms, erosion, and/or landslides. Therefore, the Commission finds that the proposed project is subject to risk from erosion and/or slope failure and that the applicant should assume the liability of such risk.

The applicant may decide that the economic benefits of development outweigh the risk of harm which may occur from the identified hazards. However, neither the Commission nor any other public agency that permits development should be held liable for the applicant's decision to develop. Therefore, the applicant is required to expressly waive any potential claim of liability against the Commission for any damage or economic harm suffered as a result of the decision to develop. The assumption of risk (**Special Condition 6**) when recorded against the property as a deed restriction (**Special Condition 7**) will demonstrate that the applicant is aware of and appreciates the nature of the hazards which may exist on the site and which may adversely affect the stability or safety of the proposed development. The deed restriction will provide notice of potential hazards of the property and help eliminate false expectations on the part of potential buyers of the property, lending institutions, and insurance agencies that the property is safe for an indefinite period of time and for further development indefinitely in the future.

Therefore, prior to issuance of the Coastal Development Permit, the applicant shall execute and record a deed restriction in a form and content acceptable to the Executive Director, which reflects the above restriction on development. The deed restriction shall include a legal description of the entire parcel. 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.

## **B. DEVELOPMENT**

The development is located within an existing developed area and, as conditioned, will be compatible with the character and scale of the surrounding area, has been designed to assure structural integrity, maintains visual resources, and will avoid cumulative adverse impacts on public 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**

Development adjacent to slopes such as those found on hillsides is inherently hazardous. Development which may require a protective device in the future cannot be allowed due to the adverse impacts such devices have upon public access, and visual resources. To minimize risks to life and property the development has been conditioned to require that the landowner or and any successor-in-interest assume the risk of undertaking the development. As conditioned, the Commission finds that the development conforms to the requirements of Sections 30235 and 30253 of the Coastal Act regarding the siting of development in hazardous locations.

## **D. ENVIRONMENTALLY SENSITIVE HABITAT AREA**

The Commission has found that certain coastal bluffs and canyons in the Pacific Palisades area and Santa Monica Mountains are classified as Environmentally Sensitive Habitat Areas. Typically these areas are undeveloped and include extensive, connected habitat areas that are relatively undisturbed. The subject area is in a developed, subdivided location where homes, urban landscaping, and landslides have impacted habitat. The area of the proposed development has been disturbed by existing development. All new development will be located near the top of the slope in an area that has been disturbed by previous landslides and will not disturb the lower portions of the slope. For this reason, the Commission finds that the proposed project will not affect a sensitive habitat area. Therefore, the project, as conditioned is consistent with Section 30240 of the Coastal Act.

## **E. 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.

## **F. LOCAL COASTAL PROGRAM (LCP)**

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 City of Los Angeles has neither a certified LCP nor a certified Land Use Plan for the Pacific Palisades area. As conditioned, the proposed development will be consistent with Chapter 3 of the Coastal Act. Approval of the project, as conditioned, will not prejudice the ability of the local government to prepare a Local Coastal Program for the Pacific Palisades area that is in conformity with the provisions of Chapter 3 of the Coastal Act.

## **G. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

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 California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available, which would substantially lessen any significant adverse effect which the activity may have on the environment.

The City of Los Angeles is the lead agency responsible for certifying that the proposed project is in conformance with the California Environmentally Quality Act (CEQA). On October 27, 2014 the City completed its CEQA analysis and issued a Mitigated Negative Declaration (ENV 2014-802-MND).

As conditioned by the City and this coastal development permit, there are no feasible alternatives or additional feasible mitigation measures available that would substantially lessen any significant adverse effect that the activity may have on the environment. Therefore, the Commission finds that the proposed project, as conditioned to mitigate the identified impacts, is the least environmentally damaging feasible alternative and can be found consistent with the requirements of the Coastal Act to conform to CEQA.

---

## **SUBSTANTIVE FILE DOCUMENTS**

1. Geotechnical and Geological Engineering Investigation. C.Y. Geotech, Inc. October 20, 2013. Updated July 25, 2014. Revised August 7, 2014.
2. City of Los Angeles local Coastal Development Permit ZA-2014-0801(CDP)(ZAD). October 5, 2015.



## Vicinity Map: 17639 Revello Drive, Pacific Palisades, Los Angeles

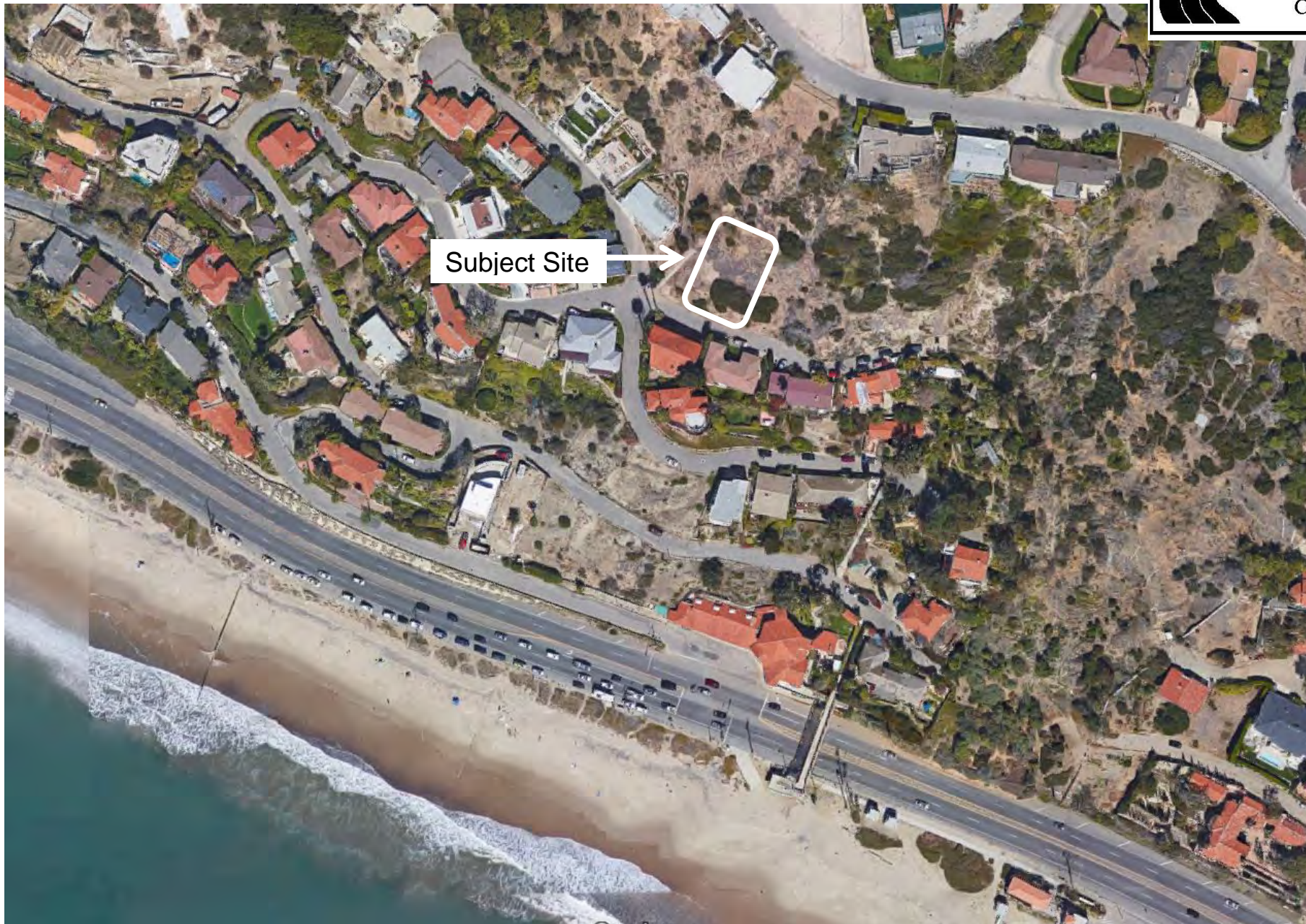


Photo credit: Google Maps

Job Address:	17639 Revello Drive Pacific Palisades, CA 90272
Zone:	Hillside Ordinance
Building Type:	SFR w/ Attached Garage
Occupancy Group:	R3
Construction Type:	Type V-B
Number of Stories:	3 + Basement
Legal Description:	4416-021-040 Lot 1, Block 8 Castellamare Tract Book 113, Pages 3-6

Lot Size	3,893.00 S.F.
Lot Coverage	1,608.00 S.F.
F.A.R. (Slope Analysis)	1,347.00 S.F.
Added 20% Bonus (Side Yard)	269.40 S.F.
Total Allowed R.F.A.	1,616.40 S.F.
Garage:	396 S.F.

THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VALVES, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/ OR ADDITIONAL EXPENSES.

# California Coastal Commission



1 SITE PLAN  
1/8"=1'-0"

The map shows a section of the Pacific Coast Highway (Highway 163) in San Diego. The highway runs diagonally from the bottom left towards the top right. To the north of the highway, there are several residential streets including Pacific Coast Hwy, San Marcos Rd, and various local streets like Pacific Coast Hwy, San Marcos Rd, and others. The map also shows commercial areas, including the Spectrum Athletic Club and Pacific Palms. A large black circle with a crosshair marks the 'Project Site' near the intersection of Pacific Coast Hwy and San Marcos Rd. The text 'not to scale' is written in the bottom right corner. A north arrow is located in the bottom left corner.

General Contractor	Geotechnical Consultant
	C.Y. Geotech, Inc. 9428 Elton Ave., Unit M Chatsworth, CA 91311 Tel: (818) 341-1899 Fax: (818) 341-1897
Structural Engineer	Civil Engineer
	Robert Newton Design, Inc. 3550 Las Flores Canyon Rd. Malibu, CA 90265 Tel: (310) 456-8750 Fax: (310) 456-9009
Energy Consultant	Mechanical Consultant
	Curesh Engineering 1659 Wellesley Ave. Los Angeles, CA 90025 Tel: (310) 775-7662 Fax: (310) 775-7662

1.0

PROPERTY ADDRESS:

VACANT PROPERTY REVELLO DRIVE  
PACIFIC PALISADES, CA

ASSESSOR'S PARCEL NO.:

4416-021-040 (LOS ANGELES COUNTY)

LEGAL DESCRIPTION:

LOT 1 IN BLOCK 8 OF CASTELLAMARE TRACT, AS PER MAP RECORDED IN BOOK 113, PAGES 3 TO 6 INCLUSIVE OF MAPS, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, IN THE OFFICE OF THE RECORDER OF SAID COUNTY.

BASIS OF BEARINGS:

THE BEARING OF N 60° 21'17" W ALONG THE SIDELINE OF REVELLO DRIVE AS SHOWN ON CASTELLAMMARE TRACT IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 113, PAGES 3 TO 8, IN THE OFFICE OF THE RECORDER OF SAID COUNTY, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCH MARK:






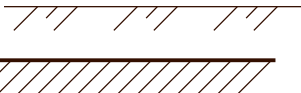







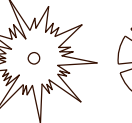
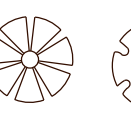
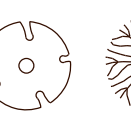
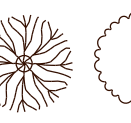

ELEVATIONS SHOWN ON THIS MAP ARE BASED ON A TOPO SURVEY PROVIDED TO LAND AND AIR SURVEYING BY CLIENT.

NOTES:

1) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE REPORT. EASEMENTS, IF ANY, ARE NOT SHOWN ON THIS MAP.

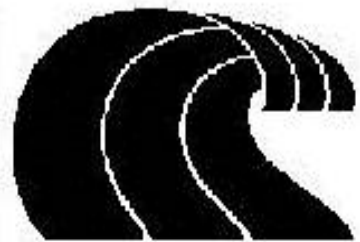
2) PERTAINING TO SURVEY AND TOPO MAP, IF RETAINING WALLS OR SIMILAR STRUCTURES ARE TO BE DESIGNED FROM CONTOURS SHOWN ON THIS MAP, GROUND ELEVATIONS AT CRITICAL POINTS CONTROLLING THE DESIGN SHOULD BE VERIFIED BY DIRECT LOCATION AND LEVELS PRIOR TO FINAL DESIGN ADOPTION.

LEGEND:

- PROPERTY LINE: 
- STREET CENTERLINE: 
- EASEMENT: 
- MONUMENT: 
- BASIS OF BEARINGS: (B.O.B.)
- ENCROACHMENT: (ENCR.)
- CLEAR: (CLR.)
- STREET LIGHT (ST.LT.): 
- ASPHALT (A/C): 
- BUILDING: 
- CHAIN LINK FENCE (C.L.F.): 
- WOOD FENCE: 
- WIRE FENCE: 
- WROUGHT IRON-FENCE: 
- CONCRETE (CONC.): 
- MANHOLE (M.H.): 
- TREES:     







# Exhibit 2

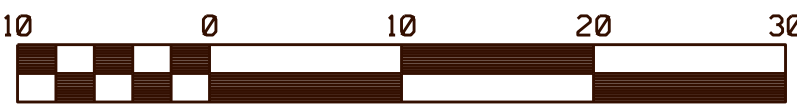
Page 2 of 10



California Coastal  
Commission

SLOPE ANALYSIS LEGEND:

- 0%-14.99% = 334 SQ.FT. x .50 = 167 SQ.FT. 
- 15%-29.99% = 0.0 SQ.FT. x .45 = 0.0 SQ.FT. 
- 30%-44.99% = 0.0 SQ.FT. x .40 = 0.0 SQ.FT. 
- 45%-59.99% = 2,242 SQ.FT. x .35 = 785 SQ.FT. 
- 60%-99.99% = 1,317 SQ.FT. x .30 = 395 SQ.FT. 
- 100% = 0.0 SQ.FT. x .00 = 0.0 SQ.FT. 
- STREET EASEMENT = 0.0 SQ.FT.
- GROSS AREA = 3,893 SQ. FT./ 0.09 ACRES
- NET AREA (GROSS MINUS STREET EASEMENTS AND SLOPES 1:1 AND STEEPER) = 3,893 SQ. FT./ 0.09 ACRES
- ZONING: LAR1  
EXISTING HOUSE AREA: N/A  
EXISTING GARAGE AREA: N/A
- TOTAL EXISTING BUILDING AREA: 0.0 SQ. FT.
- RESIDENTIAL FLOOR AREA TOTAL: 1,347 SQ.FT.
- 20% BONUS AREA = 270 + 1,347 = 1,617



Scale 1" = 10'

STAMP

S:\Jobs.D\DIAMOND.DAVID\DIAMOND.DRIVE.DGN

SLOPE ANALYSIS			
REVISIONS:	SURVEYED FOR:	SURVEYED BY:	SCALE:
	DAVID DIAMOND 4207 S. HUDSON PKWY ENGLEWOOD, CO 80113		1" = 10'
SURVEYED BY: RCE 28034		LAND & AIR SURVEYING BOUNDARY - TOPOGRAPHIC - ALTA. SURVEYS SUBDIVISIONS - PARCEL MAPS 22741 PACIFIC COAST HIGHWAY SUITE #400A MALIBU, CA 90265 BUSINESS (310) 456-9381 FAX (310) 456-9821	CALC'D BY: DS
DRAWN BY: DS,AS			JOB NO: DIAMOND 112
			SURVEY DATE: 9/18/2003
			SHEET: 1 OF 1
			EASEMENTS CHK'D BY: NA

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ALL RIGHTS RESERVED

## Residence

17639 Revello Drive  
Pacific Palisades, CA  
90272

Date: 08/25/2015


[illegible]

Scale: 1/4"=1'-0"

Drawn by: JPT

## Site Plan

A	1.6
---	-----



**1** SITE PLAN  
1/4"=1'-0"

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Residence

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Pacific Palisades, CA  
90272

Date: 08/25/2015

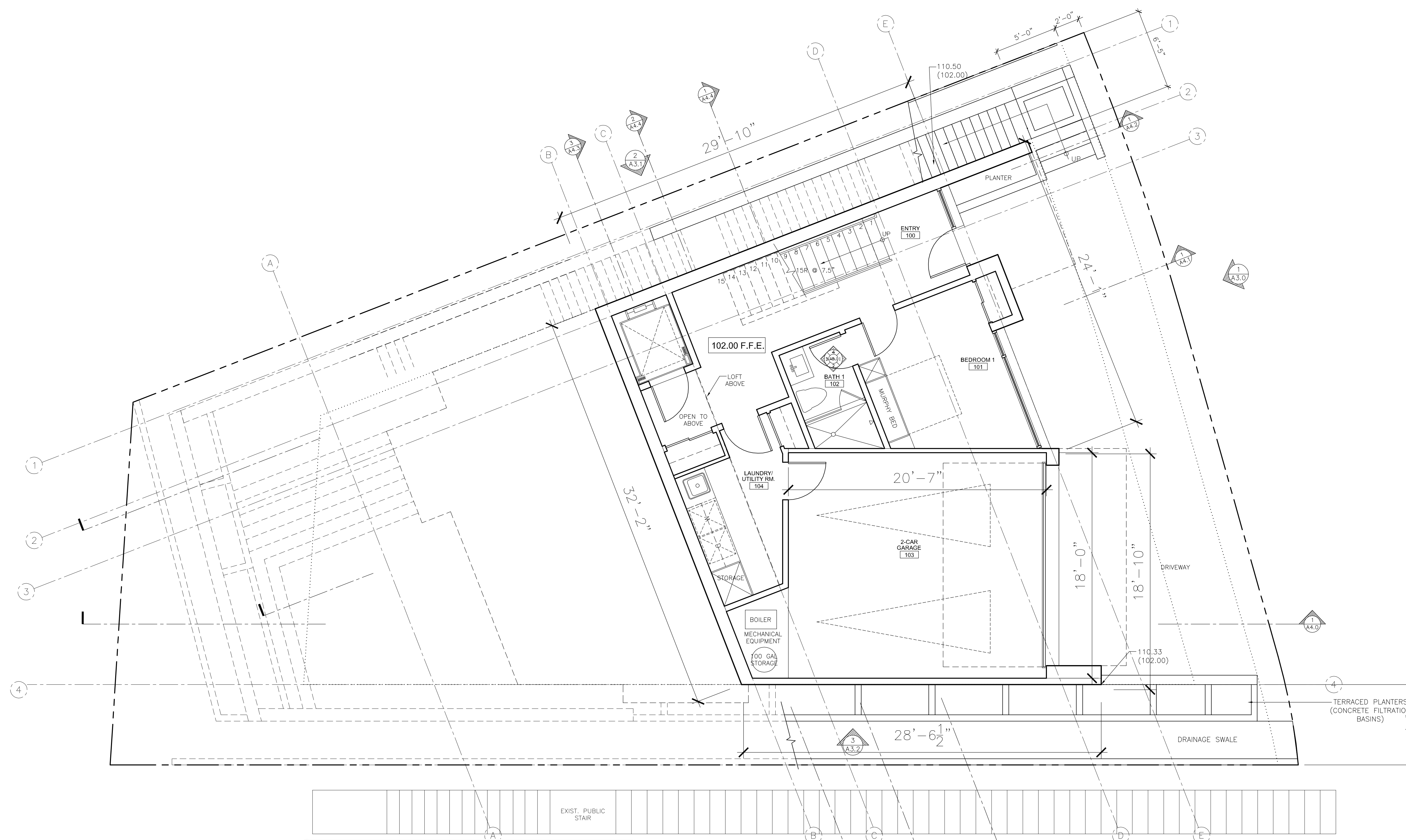
[illegible]

Scale: 1/4"=1'-0"

Drawn by: JPT

## Floor Plan

A	2.0
---	-----





91'-11" OF PERIMETER COMPLETEY BURIED (~67.7%)  
43'-10" OF BASEMENT PERIMETER EXPOSED

## Exhibit 2

Page<sub>4</sub> of 10

California Coastal  
Commission

  FIRST FLOOR PLAN  
1/4"=1'-0"

LEE

MICHAEL LEE ARCHITECTS, INC.

2200 Highland Avenue  
Manhattan Beach, CA 90266  
t. 310.545.5771  
f. 310.545.4330  
www.mleearchitects.com

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Revello, LLC

Residence

17639 Revello Drive  
Pacific Palisades, CA  
90272

Date: 08/25/2015

Revisions By


Scale: 1/4"=1'-0"

Drawn by: JPT

Floor  
Plan

A 2.1

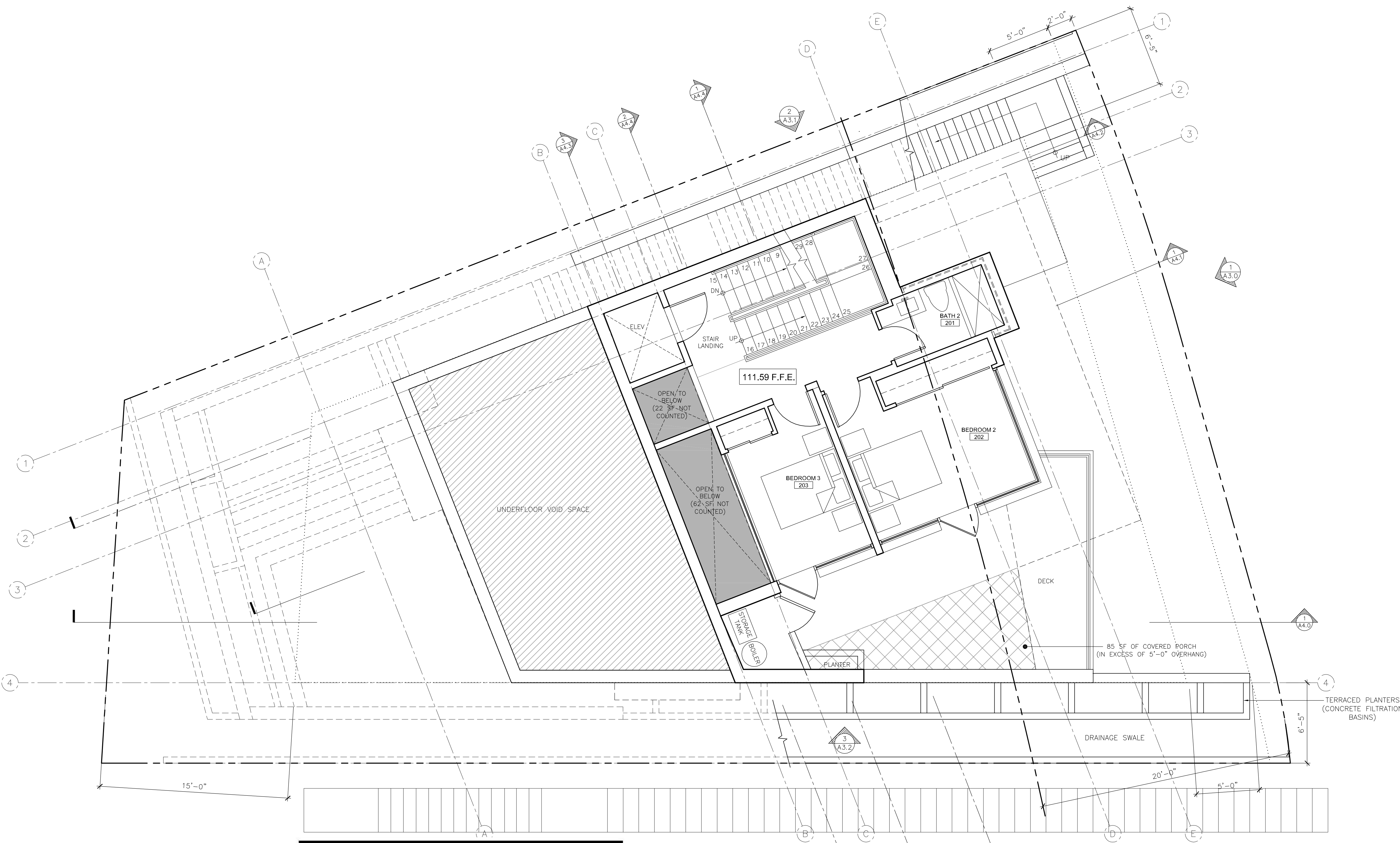


Exhibit 2

Page<sub>5</sub> of 10

California Coastal  
Commission

1 SECOND FLOOR PLAN  
1/4"=1'-0"

LEE

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Manhattan Beach, CA 90266  
t. 310.545.5771  
f. 310.545.4330  
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Revello, LLC

Residence

17639 Revello Drive  
Pacific Palisades, CA  
90272

Date: 08/25/2015

Revisions By


Scale: 1/4"=1'-0"

Drawn by: JPT

Floor  
Plan

A 2.2

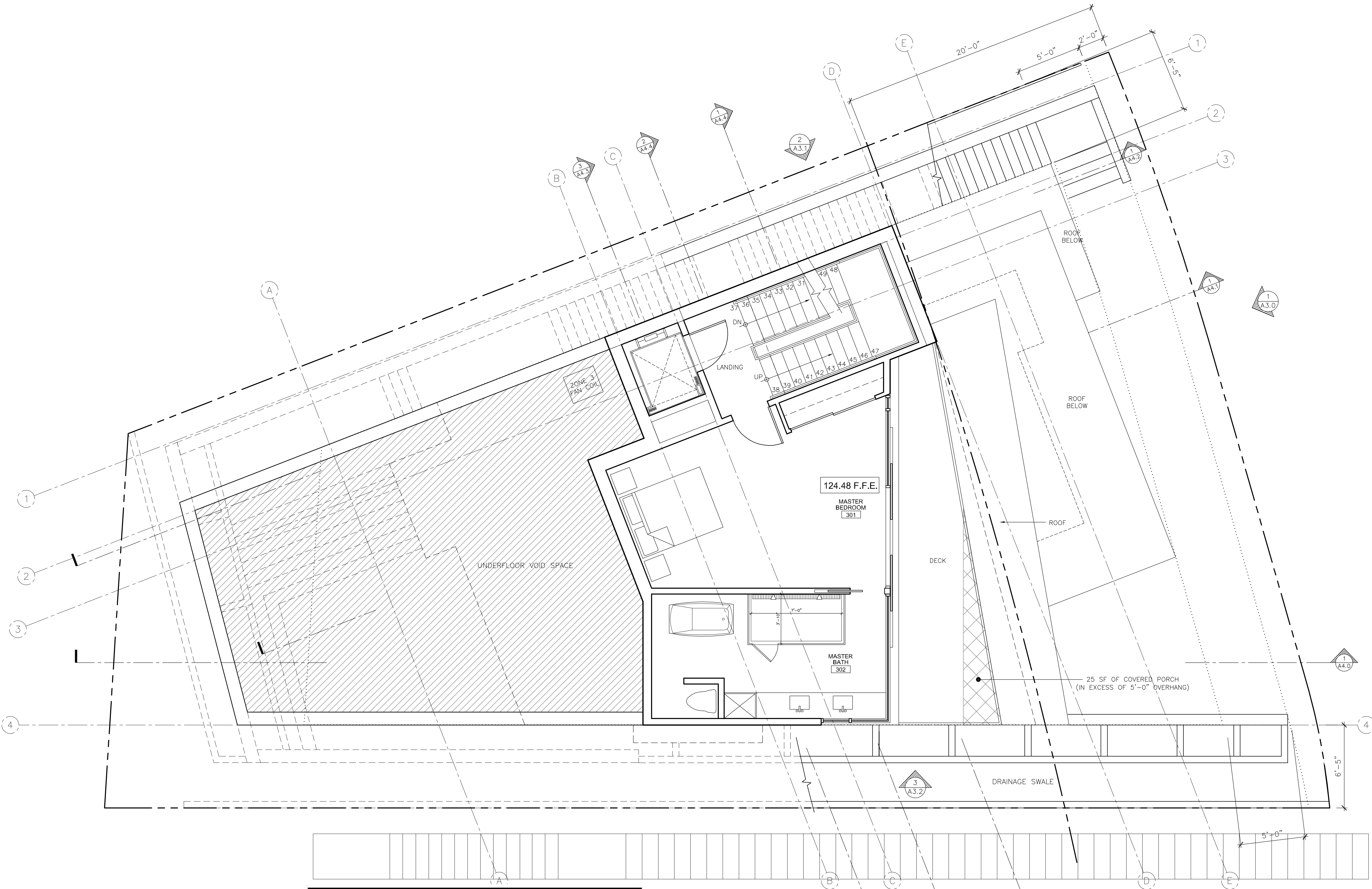



Exhibit 2

Page<sub>6</sub> of 10

California Coastal  
Commission

 1 THIRD FLOOR PLAN  
1/4"=1'-0"

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f. 310.545.4330  
www.mleearchitects.com

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Revello, LLC

Residence

17639 Revello Drive  
Pacific Palisades, CA  
90272

Date: 08/25/2015

Revisions By

Scale: 1/4"=1'-0"

Drawn by: JPT

Floor  
Plan

A

2.3

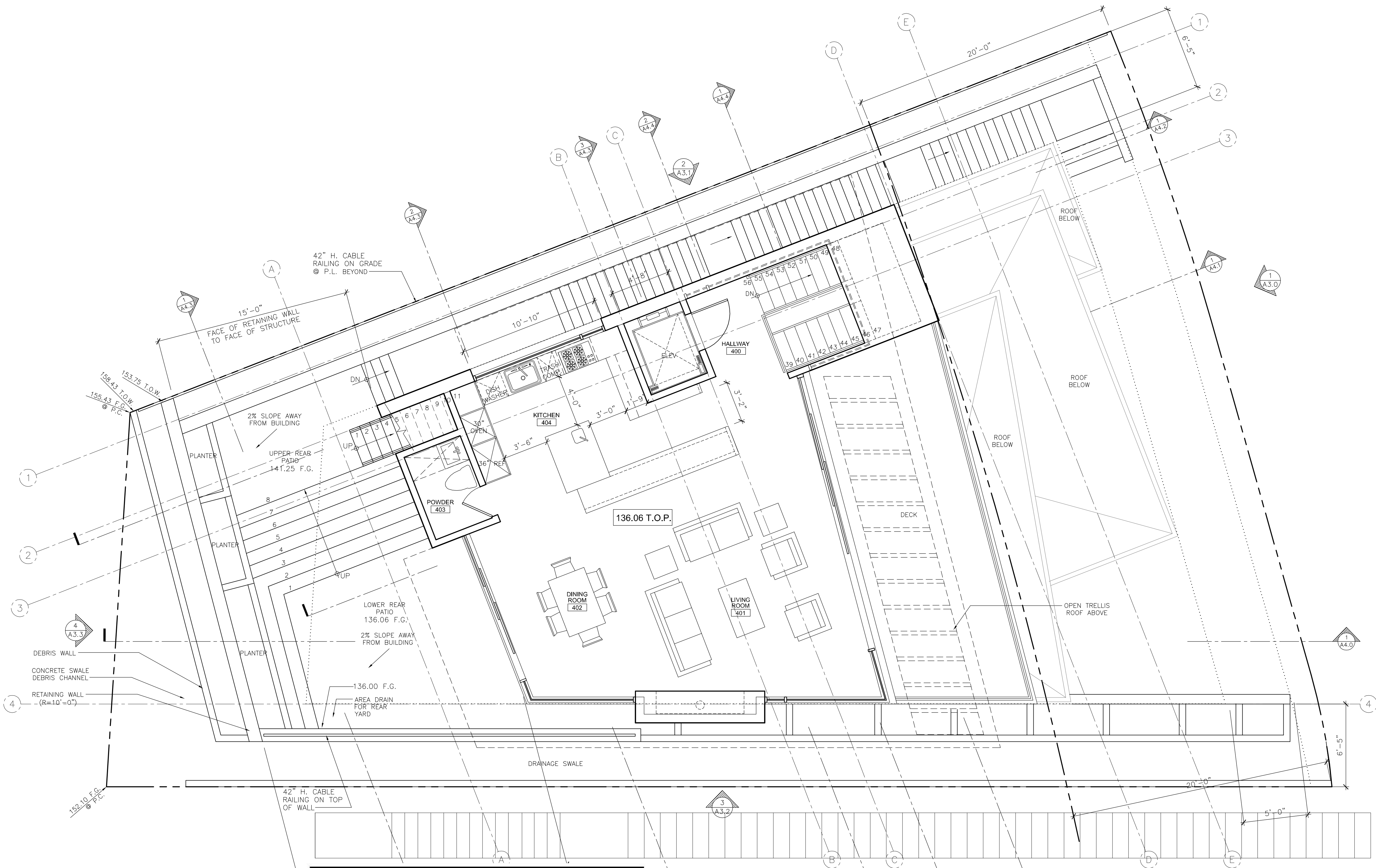


Exhibit 2

Page 7 of 10



California Coastal  
Commission

1 FOURTH FLOOR PLAN  
1/4"=1'-0"

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## Residence

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Pacific Palisades, CA  
90272

Date: 08/25/2015

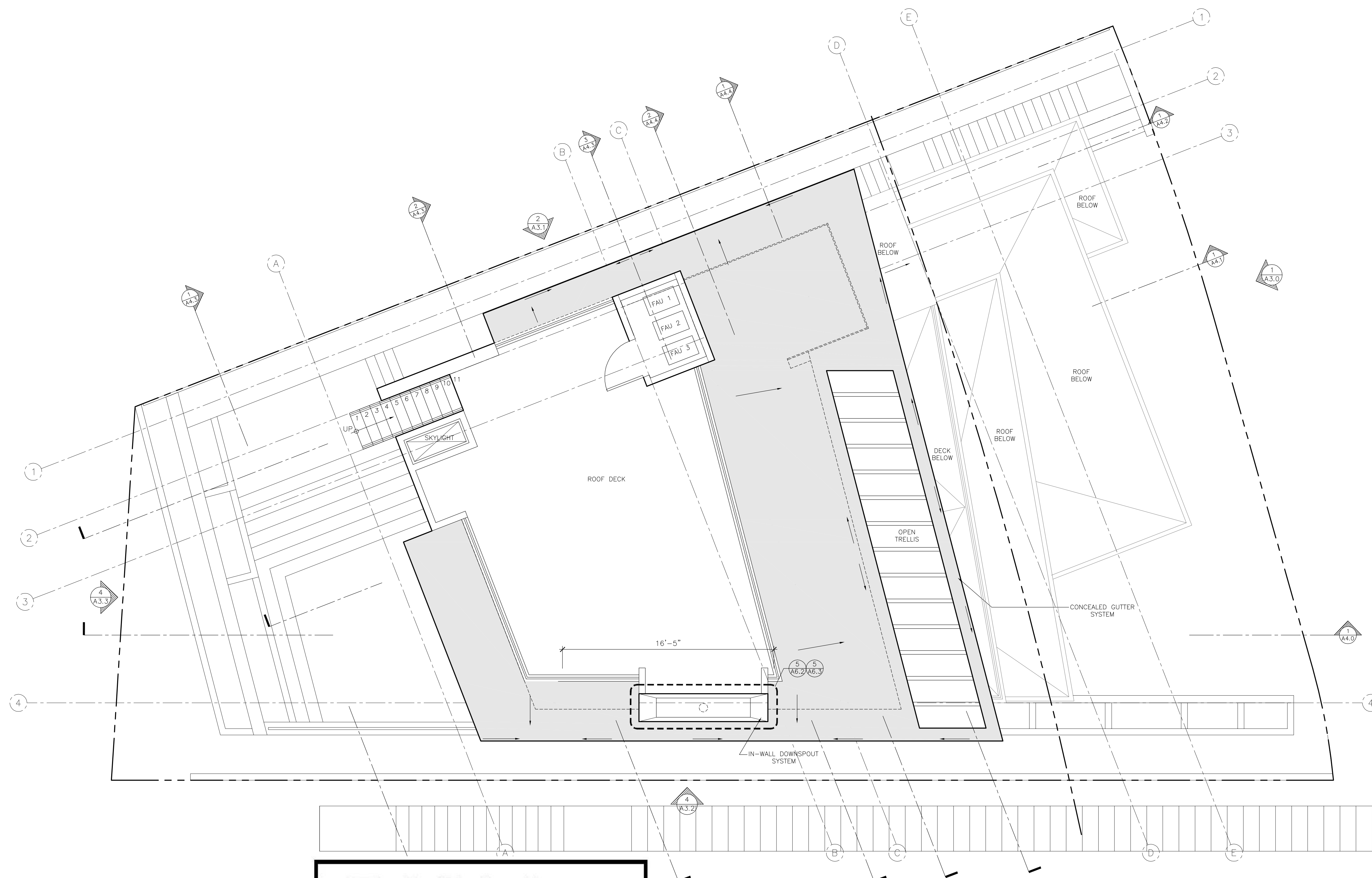
[illegible]

Scale: 1/4"=1'-0"

Drawn by: JPT

Roof  
Plan

A 2.4



## Page 8 of 10



California Coastal  
Commission




ROOF PLAN  
1/4"=1'-0"

Revello, LLC

Residence

17639 Revello Drive  
Pacific Palisades, CA  
90272

Date: 08/25/2015

Revisions	By

Scale: 1/4"=1'-0"

Drawn by: JPT

Exterior  
Elevations

A 3.0

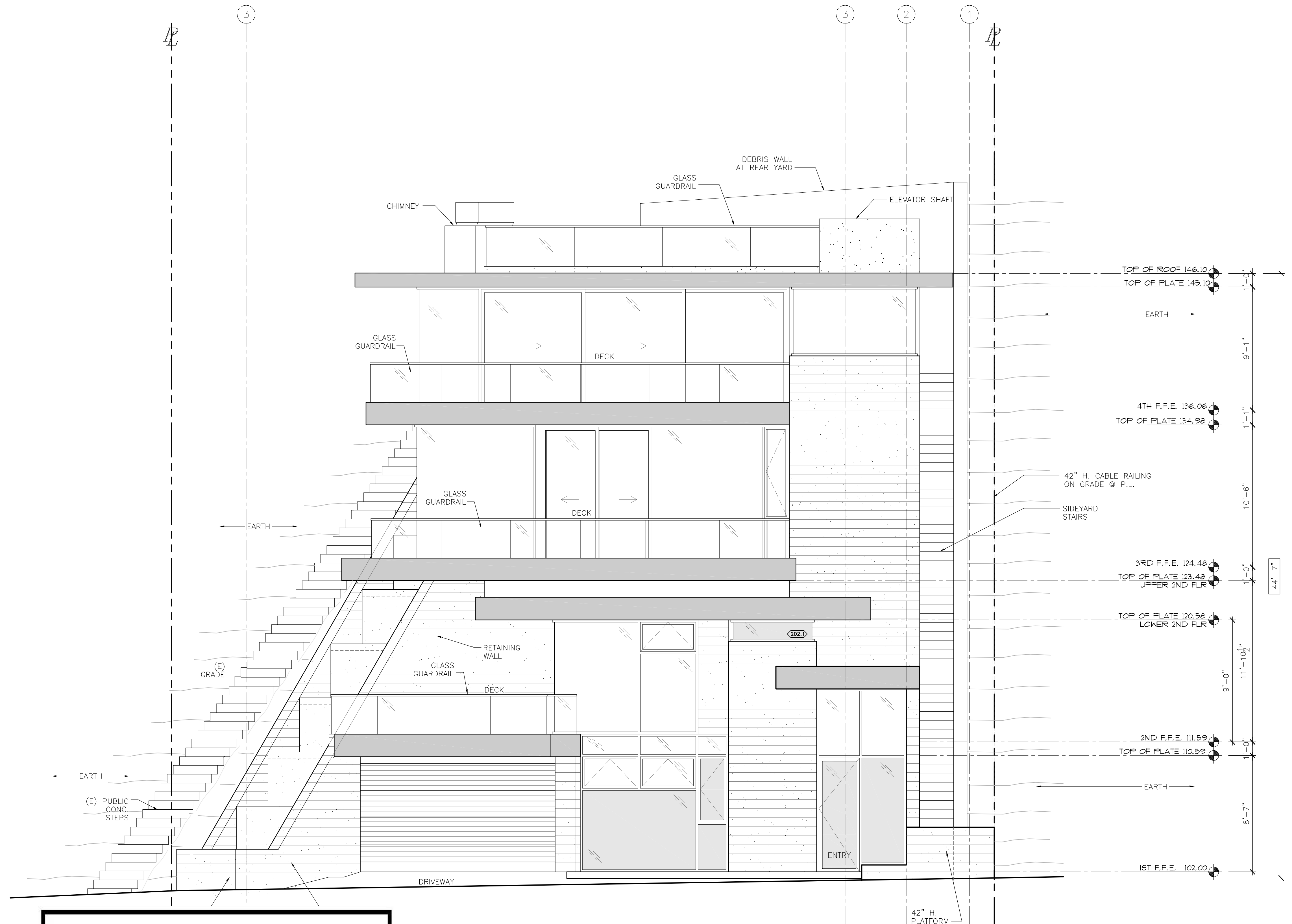


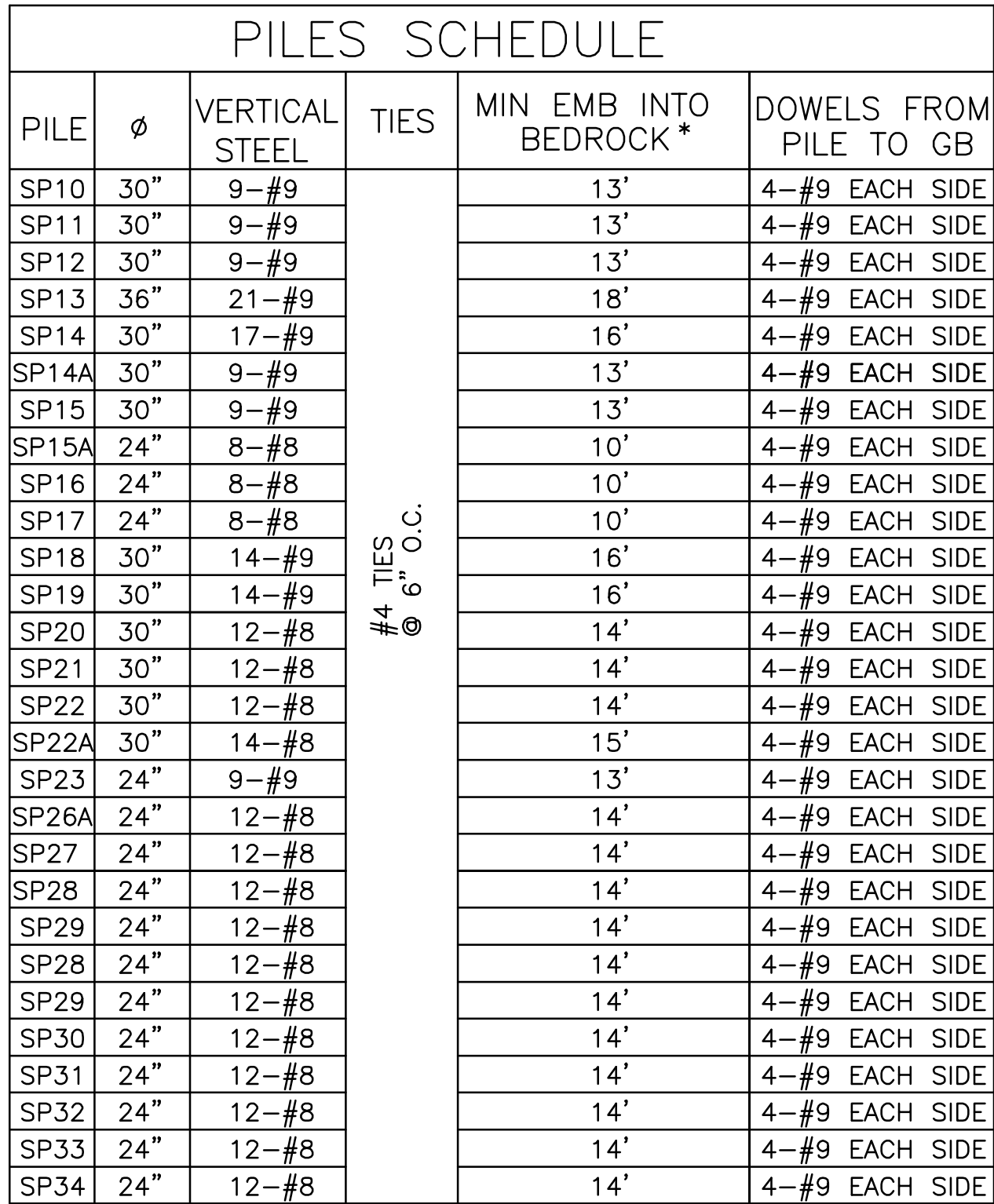
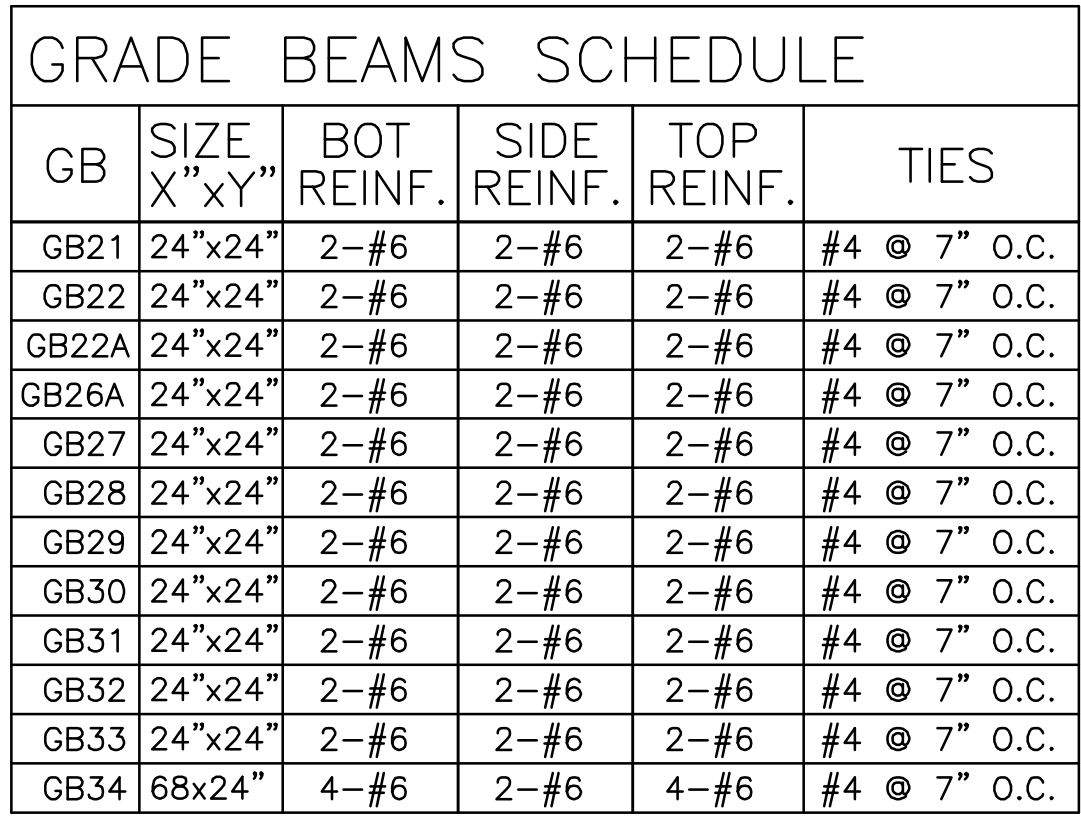
Exhibit 2

Page 9 of 10



California Coastal  
Commission

1 WEST ELEVATION  
1/4"=1'-0"



NOTES:

- |   |  |
|---|--|
| <b>Exhibit 2</b>  |  |
| Page 10 of 10   |  |
|  | <b>California Coastal<br/>Commission</b> |



**FOUNDATION PLAN**  
ADDRESS: 17639 REVELLO DR.,  
PACIFIC PALISADES, CA 90272  
OWNER:

SEAL

DRAWN:	O.F.
CHECKED:	S.C.
DATE:	10/03/14
SCALE:	$\frac{1}{4} = 1" = 0"$
JOB #:	15-222
SHEET:	<b>S1</b>