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

W13h

A-5- PPL-17-0030 (CHAN)

JULY 12, 2017

EXHIBITS

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Project Location

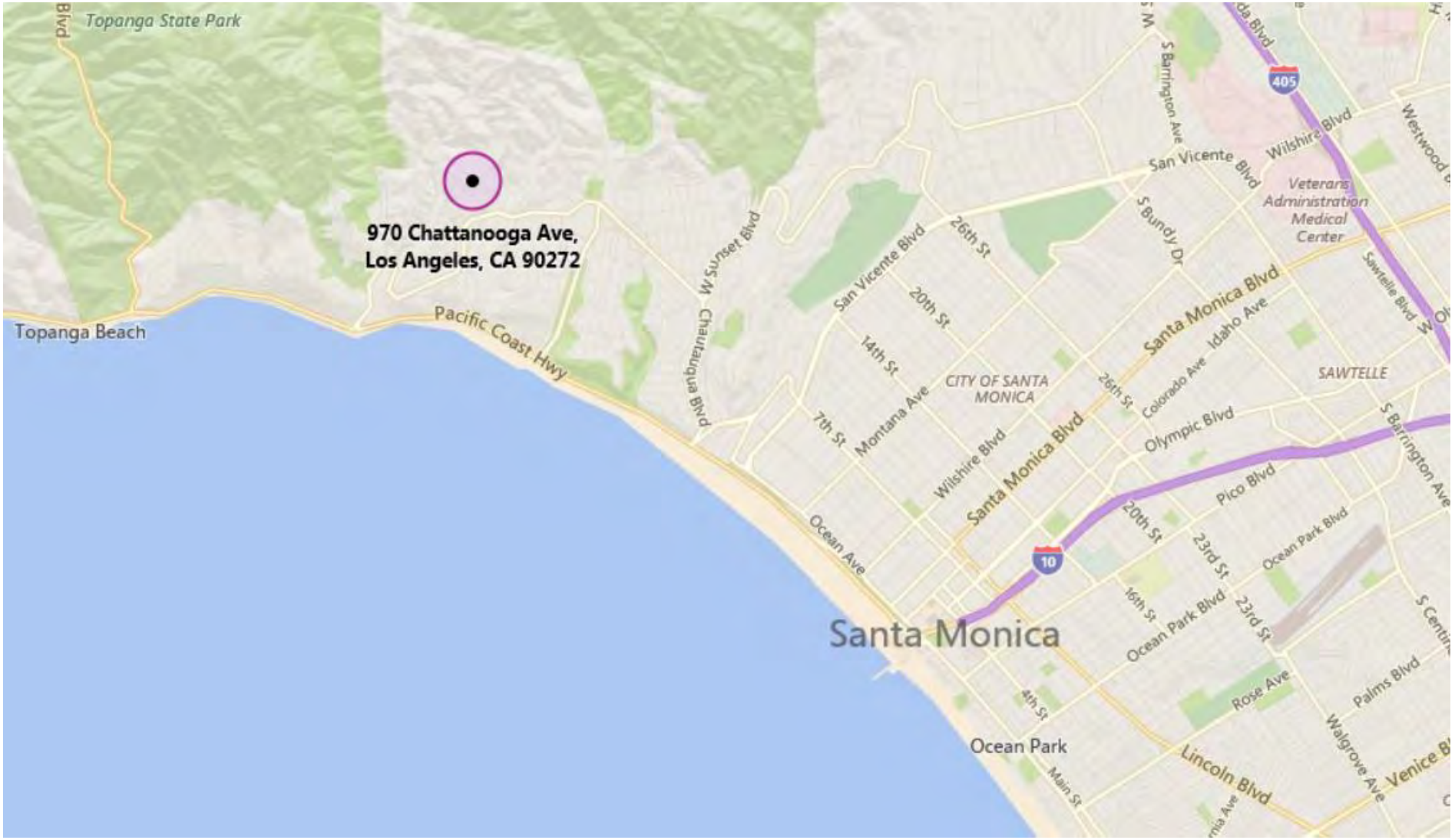


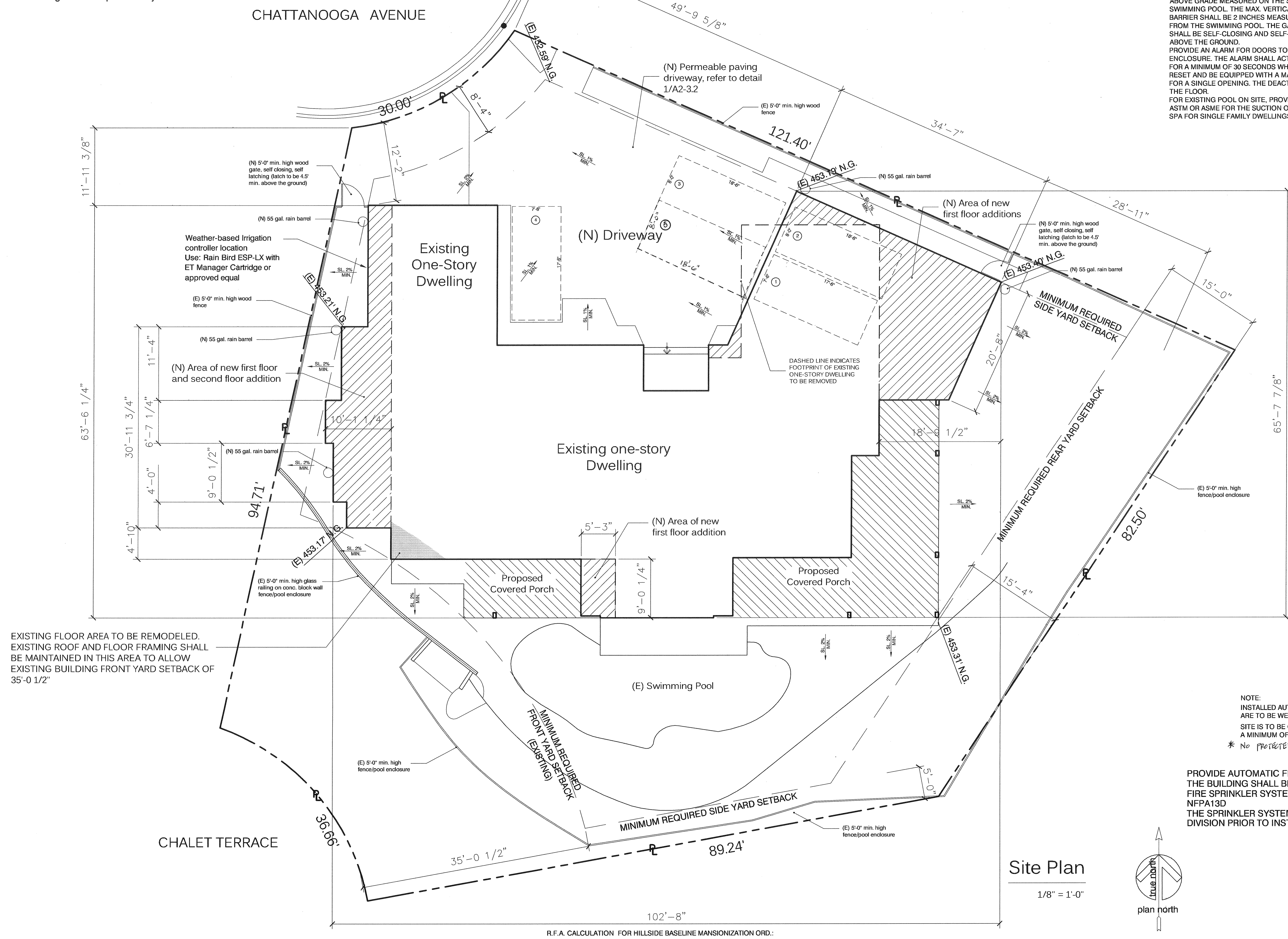
Exhibit 1

SITE PLAN

NOTE: Fences, planters, and retaining walls shall not exceed a height of 6'-0" above natural ground level in the required side and rear yards and may not exceed a height of 3'-6" above the natural ground in required front yard.

NOTE:

PROVIDE A POOL ENCLOSURE. THE TOP OF THE BARRIER SHALL BE AT LEAST 60 INCHES ABOVE GRADE MEASURED ON THE SIDE OF THE BARRIER THAT FACES AWAY FROM THE SWIMMING POOL. THE MAX. VERTICAL CLEARANCE BETWEEN GRADE AND THE BOTTOM OF THE BARRIER SHALL BE 2 INCHES MEASURED ON THE SIDE OF THE BARRIER THAT FACES AWAY FROM THE SWIMMING POOL. THE GATE SHALL OPEN OUTWARD AWAY FROM THE POOL AND SHALL BE SELF-CLOSING AND SELF-LATCHING. THE LATCH SHALL BE A MINIMUM OF 4.5 FEET ABOVE THE GROUND.
PROVIDE AN ALARM FOR DOORS TO THE DWELLING THAT FORM A PART OF THE POOL ENCLOSURE. THE ALARM SHALL ACTIVATE WITHIN 7 SECONDS AND SOUND CONTINUOUSLY FOR A MINIMUM OF 30 SECONDS WHEN THE DOOR IS OPENED. IT SHALL AUTOMATICALLY RESET AND BE EQUIPPED WITH A MANUAL MEANS TO DEACTIVATE (FOR 15 SECONDS MAX.) FOR A SINGLE OPENING. THE DEACTIVATION SWITCH SHALL BE AT LEAST 54 INCHES ABOVE THE FLOOR.
FOR EXISTING POOL ON SITE, PROVIDE ANTI-ENTRAPMENT COVER MEETING THE CURRENT ASTM OR ASME FOR THE SUCTION OUTLETS OF THE SWIMMING POOL, TODDLER POOL AND SPA FOR SINGLE FAMILY DWELLINGS PER ASSEMBLY BILL (AB) NO. 2977.



NOTE:
INSTALLED AUTOMATIC IRRIGATION SYSTEM CONTROLLERS ARE TO BE WEATHER OR SOIL BASED CONTROLLERS
SITE IS TO BE GRADED AT 2% MINIMUM AWAY FROM THE BUILDING FOR A MINIMUM OF 5'-0" TO PREVENT WATER FROM ENTERING THE BUILDING.
* No PROTECTED TREES TO BE REMOVED.

PROVIDE AUTOMATIC FIRE EXTINGUISHING SYSTEM THROUGHOUT. THE BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEN IN ACCORDANCE WITH SECTION R313.3 OR NFPA13D
THE SPRINKLER SYSTEM SHALL BE APPROVED BY THE PLUMBING DIVISION PRIOR TO INSTALLATION

Site Plan
1/8" = 1'-0"

plan north

STORMWATER MITIGATION PLAN APPROVED WITH CONDITIONS
☑ Low Impact Development (LID)
This set of plans and specifications must be at job site during construction.
NOTE: Stormwater Observation Report (SOR) is required prior to issuance of Certificate of Occupancy or final sign-off
By ________ Date 3/12/15
Watershed Protection Division
Bureau of Sanitation - Department of Public Works

R.F.A. CALCULATION FOR HILLSIDE BASELINE MANSIONIZATION ORD.:

	(1ST FLR.)		(1ST FLR. COVERED PATIO)		(ATTIC W/ HEAD HT. > 7'-0")		(GARAGE)		(COVERED PATIO)		(GARAGE)	
RFA =	3,245.0	+	773	+	763.0	+	517.0	-	250	-	400.0	= 4,648 sq. ft.

RFA = 4,648 sq. ft. < 5,721.5 sq. ft. allowed per slope analysis, O.K.

SHEET INDEX

EXISTING FLOOR AREA

Existing First Floor Area =	2,653.0 sq. ft.
Total Floor Area =	2,653.0 sq. ft.
Existing Garage Area =	435.0 sq. ft.
Existing Covered Porch Area =	0.0 sq. ft.
Total Existing Building Area =	3,288.0 sq. ft.

PROPOSED FLOOR AREA (SCHOOL FEE)

Existing Floor Area (Conditioned) =	2,653.0 sq. ft.
Added Floor Area =	592.0 sq. ft.
Total Floor Area (Conditioned) =	3,245.0 sq. ft.

PROPOSED FLOOR AREA (BUILDING AND SAFETY)

Proposed First Floor Area (Conditioned) =	3,245.0 sq. ft.
Total Floor Area (Conditioned) =	3,245.0 sq. ft.
Proposed Garage Area =	517.0 sq. ft.
Proposed Covered Porch Area =	773.0 sq. ft.
Total Proposed Building Area =	4,535.0 sq. ft.
Total Building Area Addition =	1,228.5 sq. ft.

LOT COVERAGE

Building Footprint =	3,954.0 sq. ft.
Covered Porch =	773.0 sq. ft.
Total Building =	4,727.0 sq. ft.
Lot Area =	13,280.0 sq. ft.
Lot Coverage =	4,727.0 sq. ft. / 13,280.0 sq. ft. = 35.56%

HIMES MILLER DESIGN
17155 LISETTE STREET
GRANADA HILLS, CA 91344
PHONE: (818) 400-6036
FAX: (866) 588-5741

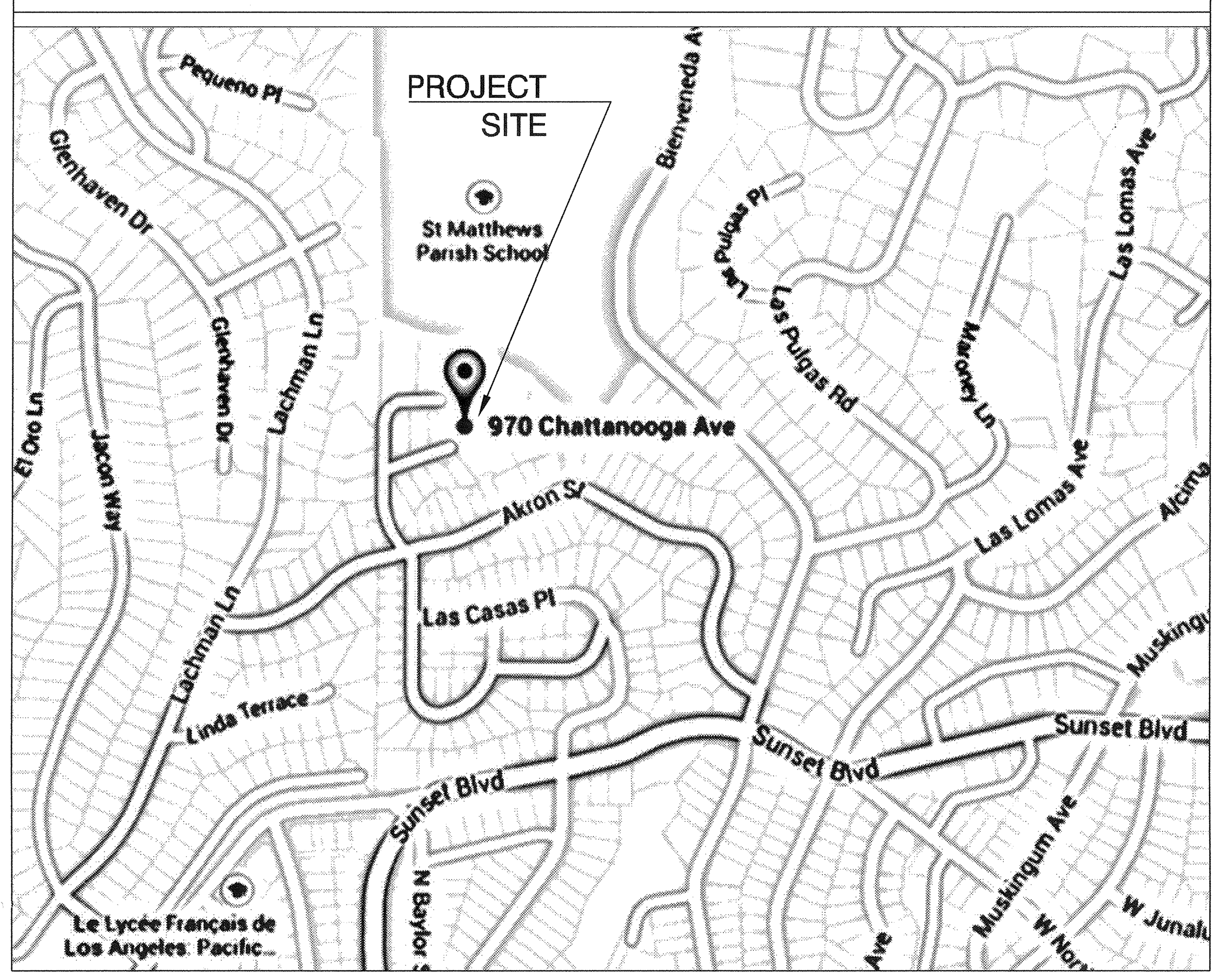
LICENSED ARCHITECT JOHN A. HIMES C-31315 STATE OF CALIFORNIA

OWNERSHIP OF DOCUMENTS
DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THESE DOCUMENTS ARE NOT TO BE REPRODUCED IN ANY FORM AND THEY ARE NOT TO BE USED BY THE PROJECT OWNER NOR ANY OTHER ENTITY ON ANY OTHER PROJECTS OR FOR ANY EXTENSIONS OR ADDITIONS OR ALTERATIONS TO THE ORIGINAL PROJECT EXCEPT BY WRITTEN AUTHORIZATION AND PERMISSION FROM AND AGREEMENT WITH THE ARCHITECT.

PLAN REVISIONS | BY

ADDITION AND REMODEL FOR MS. MARY CHAN 970 N. CHATTANOOGA AVENUE PACIFIC PALISADES, CALIFORNIA 90272

VICINITY MAP



NOTES

A WET WEATHER EROSION CONTROL PLAN (WWECP), UTILIZING SEDIMENT AND EROSION CONTROL BMPS, FOR PROJECTS THAT WILL LEAVE DISTURBED SOIL DURING THE RAINY SEASON (OCTOBER 1 TO APRIL 15) IS REQUIRED. THE WWECP MUST BE PREPARED, FOR PROJECTS THAT HAVE ALREADY BROKEN GROUND, NOT LESS THAN 30 DAYS PRIOR TO THE BEGINNING OF EACH RAINY SEASON DURING WHICH THE SOIL WILL BE DISTURBED, AND IMPLIMENTED THROUGHOUT THE ENTIRE RAINY SEASON. A COPY OF THE WWECP SHALL BE KEPT ON THE PROJECT SITE AT ALL TIMES BEGINNING 30 DAYS PRIOR TO THE START OF THE RAINY SEASON THROUGH THE END OF THE RAINY SEASON. FOR PROJECTS THAT WILL BEGIN CONSTRUCTION DURING THE RAINY SEASON, THE WWECP MUST BE AVAILABLE 30 DAYS BEFORE CONSTRUCTION COMMENCES. THE WWECP MUST BE SUBMITTED TO THE BUREAU OF ENGINEERING, PUBLIC WORKS FOR REVIEW AND APPROVAL. THE WWECP IS NOT A REQUIREMENT FOR THE ISSUANCE OF A BUILDING OR GRADING PERMIT.

THE CONSTRUCTION SHALL NOT RESTRICT A FIVE FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, 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 - WETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.

PROVIDE 30" MINIMUM CLEAR ACCESS AROUND MAIN BUILDING.

City of Los Angeles, Department of Building & Safety
APPROVED PLANS
- This perforated set of plans are not approval for construction until the required permit fees are paid and the permit is issued.
- The permit(s) is valid for two years from the date the permit fees are paid.
- Visit http://www.permitla.org/ipar/index.cfm to check the status of this set of plans by entering the 15 digits Permit number. "Issued" status means the permit fees have been paid.
- No inspection can be scheduled until the permit fees are paid.

BY: Herman Arvizda DATE: 3/18/15
Permit No.: 14014 - 20000 - 05648
Application No.

- This set of plans MUST be at the job site during construction.
- It is unlawful to alter, change, or deviate from these plans.
- The stamping of this plan SHALL NOT be held to permit or to be an approval of the violation of any provisions of any Ordinance or Law.
- SEPARATE permits are required for BUILDING, ELECTRICAL, PLUMBING, FIRE SPRINKLER, ELEVATOR, HEATING or REFRIGERATION work, unless this permit was issued as a combination permit for a One or Two Family Dwelling pursuant to LAMC Section 91.0107.2.2. and the work on that trade does not require Plan Check.

LEGEND

- NEW 2x WALL STUD
- EXISTING STUD WALL
- CONCRETE BLOCK WALL
- BATT INSULATION
- CONCRETE
- PLYWOOD
- PLASTER ON METAL LATH
- GYPSUM BOARD
- EARTH
- CONT. FRAMING LUMBER
- WOOD BLOCKING
- FINISH LUMBER
- DETAIL REFERENCE NUMBER SHEET NUMBER
- SECTION REFERENCE SHEET NUMBER
- S.D. SMOKE DETECTOR
- S.D. C.O. CARBON MONOXIDE DETECTOR W/ SMOKE DETECTOR
- LEGEND SYMBOL
- SWITCH
- 3-WAY SWITCH
- DUPLEX OUTLET
- 1/2 HOT DUPLEX OUTLET
- FOURPLEX
- GFI GROUND FAULT INTERRUPTED
- TELEPHONE JACK
- TV TELEVISION JACK
- WALL MOUNTED INCANDESCENT
- CEILING MOUNTED INCAND.
- RECESSED LIGHT FIXTURE
- RECESSED FLUORESCENT LIGHT FIXT.
- EXHAUST FAN
- DOOR REFERENCE
- WINDOW REFERENCE
- TYP. TYPICAL
- N.T.S. NOT TO SCALE
- F.O.S. FACE OF STUD
- ℄ CENTER LINE

PROJECT INFORMATION

JOB ADDRESS:
970 N. Chattanooga Avenue
Pacific Palisades, California 90272

LEGAL DESCRIPTION:
LOT: 6
TRACT: 14313
BLK: --
M.B.: 484-28/29

OWNER:
Ms. Mary Chan
970 N. Chattanooga Avenue
Pacific Palisades, California 90272

ZONING:
R1-1

OCCUPANCY:
R3 / U

LOT AREA:
13,280 SQ. FT. (PER SURVEY), 13,314 SQ. FT. (PER ZIMAS)

CONSTRUCTION TYPE:
Type V-B

FIRE ZONE:
VHFHSZ (SPRINKLERS REQUIRED THROUGHOUT)

BUILDING HEIGHT:
21'-9" (FROM LOWEST POINT OF GRADE 5'-0" FROM STRUCTURE) < 33'-0" MAX. ALLOWED ENVELOPE HEIGHT PER BHO

PROJECT DESCRIPTION (ADDITION AND REMODEL TO EXISTING DWELLING):
REMOVE AND REPLACE EXISTING GARAGE. REMODEL EXISTING FIRST FLOOR FOR LIVING ROOM, DINING ROOM, KITCHEN, POWDER ROOM THREE BEDROOMS AND THREE BATH ROOMS. ADD LAUNDRY, AND NEW STAIR TO ACCESS ATTIC STORAGE.

APPLICABLE CODES:
2013 CALIFORNIA BUILDING CODE WITH 2014 CITY OF LOS ANGELES BUILDING CODE

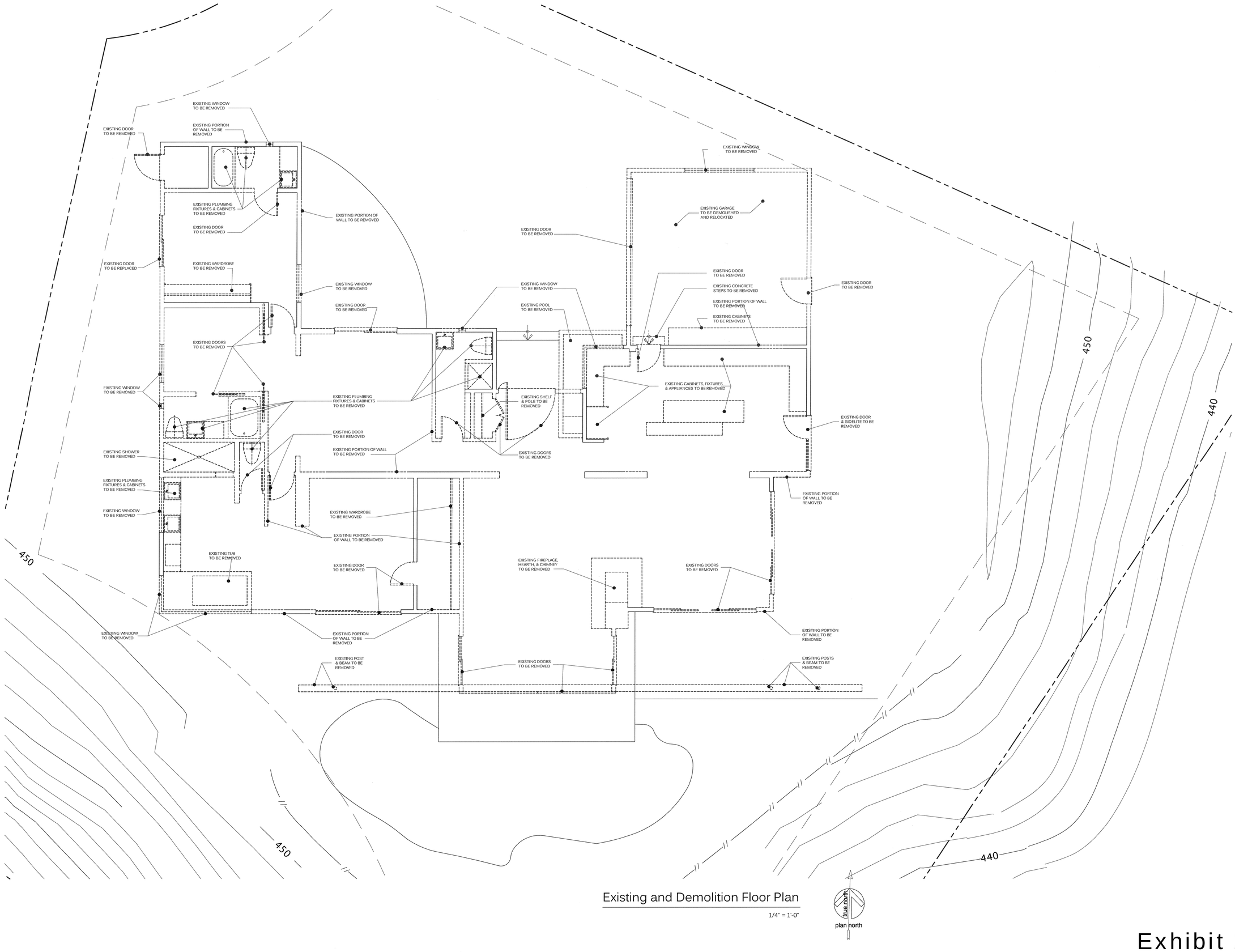
City of Los Angeles
Department of Building and Safety
Green Building Division
This set of plans and specifications has been reviewed and is approved for compliance with state and local ordinances related to the Green Building Code.
This set of plans MUST be at the job site during construction.
It is unlawful to alter, change, or deviate from these plans.
The stamping of this plan SHALL NOT be construed to be approval of violation of any provisions of any Ordinance or Law.
By: ________ Total of 1/8 Sheets
Date: 3/16/15
Restamp – 3/3/15

COVER SHEET
SITE PLAN
PROJECT INFORMATION

DATE:	03/12/15
SCALE:	NOTED
DRAWN:	JAH
JOB:	CHAN-3

SHEET
A0-1
OF ___ SHEETS

Exhibit 2
Page 1 of 3



Existing and Demolition Floor Plan

1/4" = 1'-0"

HIMES MILLER DESIGN
17155 LISETTE STREET
GRANADA HILLS, CA 91344
PHONE: (818) 400-6036
FAX: (866) 588-5741

LICENSED ARCHITECT JOHN A. HIMES C-25678 10/31/15 STATE OF CALIFORNIA

OWNERSHIP OF DOCUMENTS

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PLAN REVISIONS	BY

ADDITION AND REMODEL
FOR
MS. MARY CHAN
970 N. CHATTANOOGA AVENUE
PACIFIC PALISADES, CALIFORNIA 90272

EXISTING AND DEMOLITION PLAN

DATE:	03/12/15
SCALE:	NOTED
DRAWN:	JAH
JOB:	CHAN-3

SHEET A2-0

RECEIVED MAR 17 2015

OF SHEETS

Exhibit 2
Page 2 of 3

SHEARWALL SCHEDULE (1) (2) (3) - 2012 I.B.C./2014 L.A.B.C./2013 C.B.C.

TYPE	MATERIAL (4)	NAILING (4) (5) (6)	ANCHOR BOLTS(7)	SILLS (8)	NOTES	A-35 SPACING	CAPACITY (9)	SHEARWALL EXCEEDS 350 PLF
A	7/8" STUCCO, UNBLOCKED, ONE-SIDE	11 GAUGE NAILS 1-1/2" LONG @ 6, 6, 6	5/8" DIA @ 44" OC	20d @ 3"	(11)	24"O.C.	90	USE 2X PLATE & 2X STUD AT PANEL EDGE
B	15/32" STRUCT-1 PLYWOOD ONE-SIDE	8d COMMON @ 6, 6, 12	5/8" DIA @ 24" OC	20d @ 3"		20"O.C.	280	USE 2X PLATE & 2X STUD AT PANEL EDGE
C	15/32" STRUCT-1 PLYWOOD ONE-SIDE	10d COMMON @ 6, 6, 12	5/8" DIA @ 20" OC	20d @ 3"	(3)	16"O.C.	340	USE 2X PLATE & 2X STUD AT PANEL EDGE
D	15/32" STRUCT-1 PLYWOOD ONE-SIDE	8d COMMON @ 4, 4, 12	5/8" DIA @ 24" OC	SDS 1/4" DIA X 6" L. LAGS @ 6"	(3)	12"O.C.	430	USE 3X PLATE & 3X STUD AT PANEL EDGE
E	15/32" STRUCT-1 PLYWOOD ONE-SIDE	10d COMMON @ 4, 4, 12	5/8" DIA @ 20" OC	SDS 1/4" DIA X 6" L. LAGS @ 6"	(3)	10"O.C.	510	USE 3X PLATE & 3X STUD AT PANEL EDGE
F	15/32" STRUCT-1 PLYWOOD ONE-SIDE	8d COMMON @ 3, 3, 12	5/8" DIA @ 18" OC	SDS 1/4" DIA X 6" L. LAGS @ 6"	(3)	10"OC	550	USE 3X PLATE & 3X STUD AT PANEL EDGE
G	15/32" STRUCT-1 PLYWOOD ONE-SIDE	10d COMMON @ 3, 3, 12	5/8" DIA @ 16" OC	SDS 1/4" DIA X 6" L. LAGS @ 6"	(3)	8"O.C.	665	USE 3X PLATE & 3X STUD AT PANEL EDGE
H	15/32" STRUCT-1 PLYWOOD ONE-SIDE	8d COMMON @ 2, 2, 12	5/8" DIA @ 12" OC	SDS 1/4" DIA X 6" L. LAGS @ 6"	(3)	8"O.C.	730	USE 3X PLATE & 3X STUD AT PANEL EDGE
I	15/32" STRUCT-1 PLYWOOD ONE-SIDE	10d COMMON @ 2, 2, 12	5/8" DIA @ 12" OC	SDS 1/4" DIA X 6" L. LAGS @ 6"	(3)	6"O.C.	870	USE 3X PLATE & 3X STUD AT PANEL EDGE

PAD SCHEDULE:

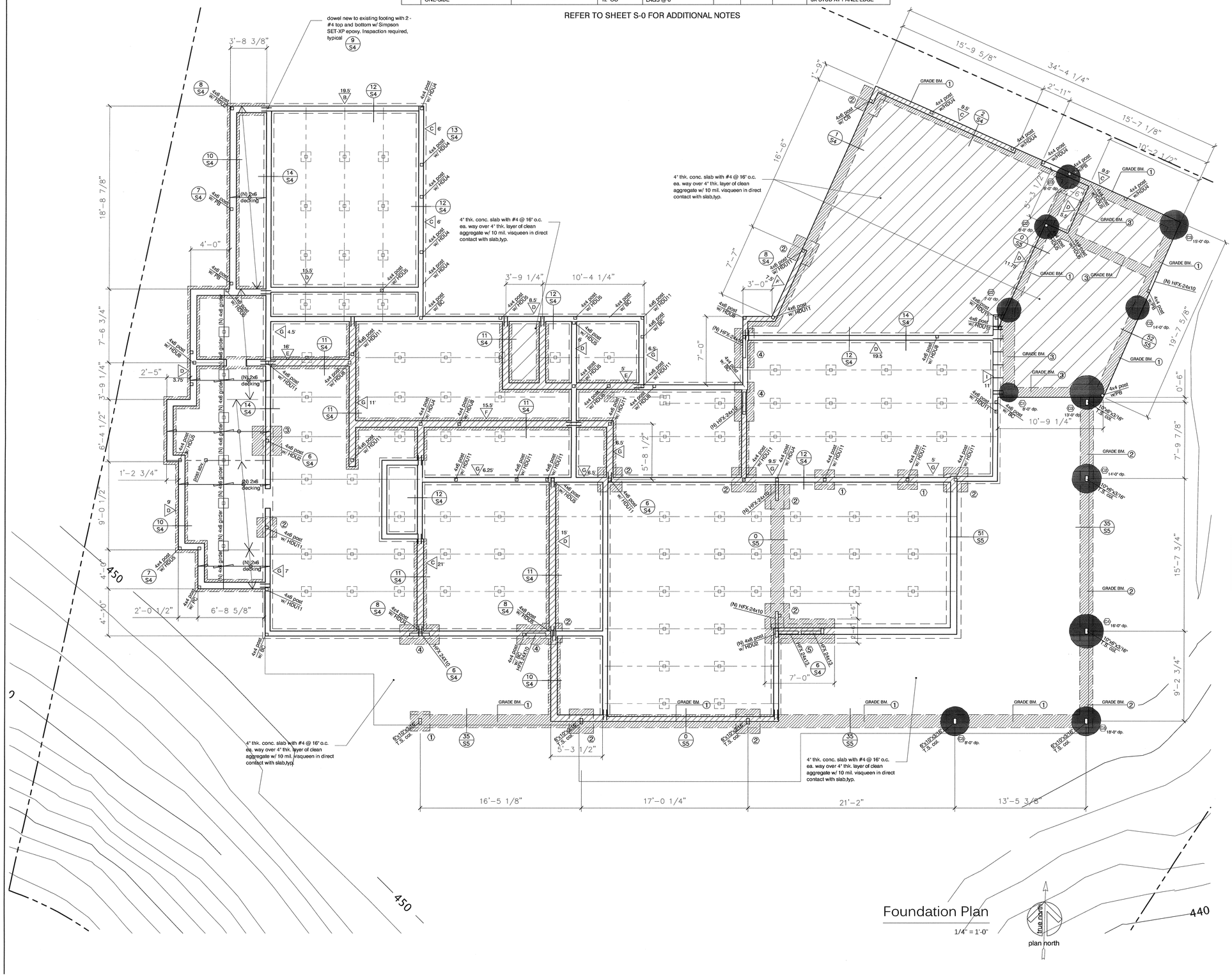
PAD NO.	SIZE	AREA IN SQ. FT.	REINFORCING
①	2'-0" X 2'-0" X 12" THK.	4.0	#4 @ 12" O.C.
②	2'-6" X 2'-6" X 12" THK.	6.25	#4 @ 12" O.C.
③	3'-0" X 3'-0" X 12" THK.	9.0	#4 @ 12" O.C.
④	2'-6" X 4'-0" X 15" THK.	10.0	#4 @ 12" O.C.
⑤	2'-6" X 7'-0" X 15" THK.	17.5	#4 @ 12" O.C.

CIRCULAR PAD SCHEDULE:

PAD NO.	SIZE	AREA IN SQ. FT.	REINFORCING
Ⓒ1	2'-0" DIAMETER	3.14	#4 @ 12" O.C. VERT. AND HORIZ.
Ⓒ2	2'-6" DIAMETER	4.9	#4 @ 12" O.C. VERT. AND HORIZ.
Ⓒ3	3'-0" DIAMETER	7.0	#4 @ 12" O.C. VERT. AND HORIZ.
Ⓒ4	3'-6" DIAMETER	9.6	#4 @ 12" O.C. VERT. AND HORIZ.

Ⓓ 2'-0" dp. INDICATES PAD FOOTING SIZE AND ANTICIPATED DEPTH.
ALL FOOTINGS BOTTOMS SHALL BE SET BACKFROM DESCENDING SLOPE A MINIMUM H/3 (MAXIMUM 40'-0")
ALL DEEPENED FOOTINGS AND GRADE BEAMS SHALL BE f'c = 3,000 psi

REFER TO SHEET S-0 FOR ADDITIONAL NOTES



Foundation Plan
1/4" = 1'-0"

plan north

FOUNDATION PLAN GENERAL NOTES

A. All footings shall be founded into natural undisturbed soil as per Code (2010 C.B.C. Table 1804.2. Bearing value is assumed to be 1500 psf).

B. All concentrated drainage including roof water shall be conducted to the street or an approved location via gravity at 2% minimum.

C. All fill or backfill, if any, shall be compacted to a minimum of 90% relative compaction as determined by A.S.T.M. method D-1557. Subdrains shall be provided where required by Code.

D. In the event excavations reveal unfavorable conditions, the services of a soils engineer and or geologist may be required.

E. Footings and floor slabs on expansive soil shall comply with the following requirements:

1. Depth of footings below the natural and finish grades shall be not less than 24 inches for exterior and 18 inches for interior footings.
2. Exterior walls and interior bearing walls shall be supported on continuous footings.
3. Footings shall be reinforced with at least four continuous 1/2 inch diameter deformed reinforcing bars. Two bars shall be placed within 3 inches of the bottom of the footing and one within 3 inches of the top of the footing or foundation stem wall.
4. Concrete slabs on grade shall be placed on a 4 inch thick base of ½" or larger clean aggregate and on a moisture barrier membrane. The slab shall be at least 4 inches thick and shall be reinforced with deformed reinforcing bars. Reinforcing bars shall have a diameter of not less than 1/4 inch and be spaced at intervals not exceeding 16 inches each way.
5. The soil below an interior concrete slab shall be saturated with moisture to a depth of 18 inches prior to placing concrete.
6. A vapor barrier shall be provided in direct contact with concrete for the proposed slab on grade construction.

F. Foundations shall extend a minimum of 8" above adjacent finish grade.

G. Foundations with stem walls shall be reinforced with a minimum of two #4 bars at the top of the wall and two #4 bars at the bottom of the footing.

H. Slabs on grade with turn-down footings shall be reinforced with a minimum of one #4 bar at the top and one #4 at the bottom.

I. New posts and columns in enclosed crawl spaces supported by a concrete pier or metal pedestal shall me a minimum of 8 inches above exposed ground and shall be separated by an impervious moisture barrier (alternate, provide a preservative-treated wood post or column).

J. Provide subfloor veltilation equal to 1/150 subfloor area

K. Provide under floor access opening. It shall be a minimum 16" x 24" when the opening is through a perimeter wall, or a minimum 18" x 24" when the opening is through the floor.

FOUNDATION LEGEND

Indicates new 15" w. x 24" d. continuous concrete footing with 2 - #4 continuous at top and bottom of footing. Interior footings may be 15" w. x 18"d.)

Indicates existing 12" w. x 12" d. continuous concrete footing).

GRADE BEAM SCHEDULE:

GRADE BM. NO.	SIZE	REINFORCING	TIES
①	1'-3" W. X 2'-0" D.	3- #6 TOP & BOT.	#3 @ 10" O.C.
②	1'-3" W. X 2'-0" D.	3- #6 TOP & BOT.	#3 @ 10" O.C.
③	1'-0" W. X 2'-0" D.	2- #5 TOP & BOT.	#3 @ 10" O.C.
④	-	-	-

Department of Building and Safety
Green Building Division
...and specifications has been reviewed and is approved for ...pliance with state and local ordinances related to the Green Building Cod...
This set of plans MUST be at the job site during construction.
It is unlawful to alter, change, or deviate from these plans.
The stamping of this plan SHALL NOT be construed to be approval of a violation of any provisions of any Ordinance or Law.
By: Total of 6 Sheets
Date:

HIMES MILLER DESIGN
17155 LISETTE STREET
GRANADA HILLS, CA 91344
PHONE: (818) 400-6036
FAX: (866) 588-5741

LICENSED ARCHITECT JOHN A. HIMES No. 28478 10/31/15 STATE OF CALIFORNIA

OWNERSHIP OF DOCUMENTS
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PLAN REVISIONS BY

ADDITION AND REMODEL FOR MS. MARY CHAN 970 N. CHATTANOOGA AVENUE PACIFIC PALISADES, CALIFORNIA 90272

FOUNDATION PLAN

DATE: 03/12/15
SCALE: NOTED
DRAWN: JAH
JOB: CHAN-3
SHEET
S-1
OF SHEETS

RT1 MAR 13 2015

Exhibit 2
Page 3 of 3

CALIFORNIA COASTAL COMMISSION
SOUTH COAST DISTRICT OFFICE
200 OCEANGATE, 10TH FLOOR
LONG BEACH, CALIFORNIA 90802-4416
(562) 590-5071 FAX (562) 590-5084
WWW.COASTAL.CA.GOV

COMMISSION NOTIFICATION OF APPEAL

May 25, 2017

To:

West Los Angeles Area Planning Commission
200 North Spring Street, Room 532
Los Angeles, CA 90012

From: Charles Posner

Re: **Commission Appeal No. A-5-PPL-17-0030**

Please be advised that the coastal development permit decision described below has been appealed to the California Coastal Commission pursuant to Public Resources Code Sections 30603 and 30625. Therefore, the decision has been stayed pending Commission action on the appeal pursuant to the Public Resources Code Section 30623.

LOCAL PERMIT #:	**DIR 2016-2028**
APPLICANT(S):	**Attn: Mary Chan**
DESCRIPTION:	Demolish a portion of the structure, and construct a new two-level, 4720 sq.ft. single family residence
LOCATION:	970 Chattanooga Ave, Pacific Palisades, Ca 90272 (APN(s): 4420014005)
LOCAL DECISION:	Approval With Special Conditions
APPELLANT(S):	Jordan and Willemina Yospe
DATE APPEAL FILED:	05/24/2017

The Commission appeal number assigned to this appeal is A-5-PPL-17-0030. The Commission hearing date has not been scheduled at this time. Within 5 working days of receipt of this Commission Notification of Appeal, copies of all relevant documents and materials used in the City of Los Angeles's consideration of this coastal development permit must be delivered to the South Coast District Office of the Coastal Commission (California Administrative Code Section 13112). Please include copies of plans, relevant photographs, staff reports and related documents, findings (if not already forwarded), all correspondence, and a list, with addresses, of all who provided verbal testimony.

COMMISSION NOTIFICATION OF APPEAL

A Commission staff report and notice of the hearing will be forwarded to you prior to the hearing. If you have any questions, please contact Charles Posner at the South Coast District Office.

cc: Gaines & Stacey LLP, Attn: Fred Gaines
Attn: Mary Chan
Attn: Jordan and Willemina Yospe
Pacific Crest Consultants, Attn: Chris Parker

RECEIVED
South Coast Region

MAY 24 2017

CALIFORNIA
COASTAL COMMISSION

STATE OF CALIFORNIA – THE RESOURCES AGENCY
CALIFORNIA COASTAL COMMISSION
SOUTH COAST DISTRICT OFFICE
200 OCEANGATE, 10TH FLOOR
LONG BEACH, CA 90802-4416
VOICE (562) 590-5071 FAX (562) 590-5084

EDMUND G. BROWN JR., Governor

APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT

Please Review Attached Appeal Information Sheet Prior To Completing This Form.

SECTION I. Appellant(s)

Name: Jordan and Willemina Yospe

Mailing Address: 971 Chattanooga Avenue

City: Pacific Palisades, CA Zip Code: 90272 Phone: (310)351-3496

SECTION II. Decision Being Appealed

1. Name of local/port government: West Los Angeles Area Planning Commission and City of Los Angeles Department of City Planning

2. Brief description of development being appealed: Single family residence in a single permit jurisdiction.

3. Development's location (street address, assessor's parcel no., cross street, etc.):
970 Chattanooga Avenue, Pacific Palisades, California 90272

4. Description of decision being appealed (check one.):

☐ Approval; no special conditions

☒ Approval with special conditions:

☐ Denial

Note: For jurisdictions with a total LCP, denial decisions by a local government cannot be appealed unless the development is a major energy or public works project. Denial decisions by port governments are not appealable.

TO BE COMPLETED BY COMMISSION:

APPEAL NO: _____

DATE FILED: _____

DISTRICT:

APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT (Page 2)

5. Decision being appealed was made by (check one):

- ☐ Planning Director/Zoning Administrator
- ☐ City Council/Board of Supervisors
- ☒ Planning Commission
- ☐ Other

6. Date of local government's decision: April 26, 2017

7. Local government's file number (if any): DIR-2016-2028-CDP-1A

SECTION III. Identification of Other Interested Persons

Give the names and addresses of the following parties. (Use additional paper as necessary.)

a. Name and mailing address of permit applicant:

Mary Chan
c/o Chris Parker
Pacific Crest Consultants
23622 Calabasas Road, Suite 100
Calabasas, CA 91302

Mary Chan
c/o Fred Gaines, Esq.
Gaines & Stacey LLP
16633 Ventura Blvd., #1220
Encino, CA 91436

b. Names and mailing addresses as available of those who testified (either verbally or in writing) at the city/county/port hearing(s). Include other parties which you know to be interested and should receive notice of this appeal.

(1) Lionel Sauvage
16540 Chalet Terrace
Pacific Palisades, CA 90272

(2) Mollie Longaker
16550 Chalet Terrace
Pacific Palisades, CA 90272

(3) John and Linda Friar
16556 Chalet Terrace
Pacific Palisades, CA 90272

(4) Lynn Anderson
16566 Chalet Terrace
Pacific Palisades, CA 90272

(5) Tom Hill
920 Chattanooga Ave.
Pacific Palisades, CA 90272

(6) Beate Stubbings
950 Chattanooga Ave.
Pacific Palisades, CA 90272

(7) Fred and Merry Ealy
959 Chattanooga Ave..
Pacific Palisades, CA 90272

(8) David and Tawny Krintzman
965 Chattanooga Ave.
Pacific Palisades, CA 90272

APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT (Page 3)

SECTION IV. Reasons Supporting This Appeal

PLEASE NOTE:

- Appeals of local government coastal permit decisions are limited by a variety of factors and requirements of the Coastal Act. Please review the appeal information sheet for assistance in completing this section.
- State briefly your reasons for this appeal. Include a summary description of Local Coastal Program, Land Use Plan, or Port Master Plan policies and requirements in which you believe the project is inconsistent and the reasons the decision warrants a new hearing. (Use additional paper as necessary.)
- This need not be a complete or exhaustive statement of your reasons of appeal; however, there must be sufficient discussion for staff to determine that the appeal is allowed by law. The appellant, subsequent to filing the appeal, may submit additional information to the staff and/or Commission to support the appeal request.

We appeal the West Los Angeles Area Planning Commission Letter of Determination of April 26, 2017 and the City of Los Angeles Department of City Planning Director's Determination of March 16, 2017 in their entirety. We hereby reassert all concerns and issues raised by us and all other concerned neighbors during the appeal hearings. We request that any and all documents, evidence, and witness testimony provided by us and our neighbors should be considered in this present appeal. Subsequent to the hearings and determinations, we were forced to move forward with an independent Geotechnical Analysis without the benefit of direct access to the subject property. Said Analysis is attached here.

The reasons for our appeal include but are not limited to:

1. The attached independent Geotechnical Analysis indicates in relation to the project at 970 Chattanooga Avenue: **"the circumstances suggest that some sort of unwritten agreement is in effect" between the developer and the City.**

2. The subject project is a new development: The photos included in the City's file clearly depict the developer demolished almost the entire structure even though the project was only permitted for a partial demolition.

3. The new development is a significantly larger structure than the project described in the initial permit: In spite of this fact, the City did not require the developer to provide an updated geotechnical survey. In fact, to our knowledge, there is only a Preliminary Geologic & Soils Engineering Investigation dated December 7, 2013.

4. The City's hearing and determination failed to include important, relevant evidence as detailed in the attached independent Geotechnical Analysis. The developer refused to allow neighbors to access the subject property in order to obtain a new and updated geotechnical analysis. Despite numerous requests for the City's assistance, the City refused to intervene and instead conducted the hearing and issued its determination in the absence of an appropriate geotechnical survey relevant to the new development and significantly-revised permits.

For these and other issues that may be discovered in the future, we appeal in total the West Los Angeles Area Planning Commission Letter of Determination of April 26, 2017 and the City of Los Angeles Department of City Planning Director's Determination of March 16, 2017.

APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT (Page 4)

SECTION V. Certification

The information and facts stated above are correct to the best of my/our knowledge.

Signature of Appellant(s) or Authorized Agent

Date: May 24, 2017

Note: If signed by agent, appellant(s) must also sign below.

Section VI. Agent Authorization

I/We hereby
authorize _____
to act as my/our representative and to bind me/us in all matters concerning this appeal.

Signature of Appellant(s)

Date: _____

Preliminary Geotechnical Analysis
REDEVELOPMENT – 970 CHATTANOOGA AVENUE
Pacific Palisades Area
City of Los Angeles, California

for

Mr. and Mrs. Jordan Yospe
971 Chattanooga Avenue
Pacific Palisades, California 90272

by

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edm@malibuonline.com

May 20, 2017

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REDEVELOPMENT – 970 CHATTANOOGA AVENUE
Pacific Palisades Area
City of Los Angeles, California

E.D. Michael, CG 270, EG 157, HG 574

May 20, 2017

1.0 INTRODUCTION

This report analyzes certain geologic conditions in Tract 14313 in the Pacific Palisades area of the City of Los Angeles as they apply to the redevelopment of 970 Chattanooga Avenue, hereinafter, "970." It is based on observations conducted on May 6 and 8, 2017, supplemented by a review of certain geotechnical reports concerning projects in the local area, and general experience conducting engineering geologic studies in the Pacific Palisades during the past sixty years.

1.1 PURPOSE

The purpose of this analysis is three-fold to: [i] explain, generally, the role of geology in residential development of hillside areas in the City of Los Angeles; [ii] analyze relevant geotechnical conditions concerning the redevelopment of 970 now in progress, based on the immediately available record; and [iii] comment on geotechnical aspects of the Los Angeles Department of City Planning (DCP) rationale regarding the phenomenon commonly referred to as "mansionization," with respect to standards of new construction as well as certain basic admonitions of the California Environmental Quality Act (CEQA) and the California Coastal Act (CCA).

1.2 QUALIFICATION

This Analysis is introductory in character. It is limited to a consideration of geotechnical conditions reported for 970 in relation the original geologic interpretation of a part of the Santa Monica mountains by Hoots (1934), as modified Dibblee (1991), and the relation of those works to the geotechnical report of Green, *et al.* (2013), as one basis upon which the Department of Building and Safety (DBS) has approved redevelopment of 970. In the following, ***"redevelopment"*** refers to modification of an existing developed property to such an extent as to amount to what commonly is referred to as "mansionization."

No on-site examination of 970 has been conducted. Furthermore, an examination of the City's Baseline Hillside Ordinance and the Baseline Mansionization Ordinance (BHO/BMO) - recently approved by the City Planning Commission and soon to be considered for approval City Council - is beyond the scope of this analysis. Rather, consideration of geologic

aspects of the BHO/BMO is limited herein to the planning principles and criteria related to mansionization as described by Rausch, *et al.*, (2011).

1.3 REFERENCES

Billings, Marland P., 1942, Structural Geology: Prentice-Hall, New York, 473 pp.

DCP Staff, 2017, Baseline Mansionization Ordinance (BMO) & Baseline Hillside Ordinance (BHO) Code Amendment | Summary Fact Sheet | Update: Dept. City Planning, January 18.

Dibblee, Thomas W., Jr., 1991, Geologic map of the Beverly Hills and Van Nuys (South ½) quadrangles, Los Angeles County, California: Dibblee Geological Foundation Map #DF-31.

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Pascoe, Sue, ed., 2016, 'McMansion Law' Will not Apply to Pacific Palisades: Palisades News, p. 1, July 19.

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Scullin, C. Michael, 1983, Excavation and Grading Code Administration, Inspection, and Enforcement: Prentice-Hall, Englewood Cliffs, NJ, 405 pp. (ISBN 0-13-294894-4).

Wilson, Jeffrey T., Mark S. Osborne, and James Rowlands, 1995, Geotechnical and geologic engineering investigation, and report for correction of distressed patio at 950 Chattanooga Avenue, Pacific Palisades, Legal: Lot 9, Tract 14313: Ralph Stone and Company, Inc, rpt. for Mr. Peter Stubbins, June 5.

* * *

2.0 HISTORIC CONTEXT

Until the early 1950s, the essential purpose of the DCP regarding residential development probably was based on tract design in relation to zoning, while that of the City Department of Building and Safety (DBS) was to assure the safety of the development in terms of structures and slope stability. Until 1956, when an ordinance to create a City ***grading code*** was first promulgated, grading was left to contractors, civil engineers, architects, and perhaps in some instances to non-professionals with no experience whatsoever.

Essentially, a grading code is a set of standards for the design of excavated slopes, commonly referred to as ***"cuts,"*** and the placement of earth masses, commonly referred to as ***"fills."*** Scullin (1983, pp. 14 - 16) presents a useful introduction to the record regarding the manner in which the City's grading standards were first developed. Currently, grading standards - as incorporated in the Los Angeles City Municipal Code (LAMC) and enforced by DBS - are essentially those of the 1998 California Building and Safety Code and whatever of its sections have since been amended that the City may have adopted.

2.1 ORIGINAL LOCAL DEVELOPMENT

The local area of most interest for present purposes is that of Tract 14313, the residential area bounded by Chalet Terrace on the south and along the western side by Chattanooga Avenue, and on the north and east the boundaries of lots fronting on the street. Based simply on contractor sidewalk impressions, it appears that grading for this tract had been accomplished by 1953.

Of the eight developed properties in Tract 14313, five were constructed in 1954, one in 1955, one in 1956, and one in 1958. Consequently, the associated grading was not accomplished according to current standards of LAMC, or in fact, so far as is known, any authoritatively recognized grading standard. Grading for Tract 14313 involved essentially excavation for roadways and the spreading of the materials thus derived as uncompacted "blanket" fills for leveling adjacent areas as building sites without any particular preparation of the underlying surface to receive the fill - a common practice in Pacific Palisades hillside areas at that time. Properties in the Pacific Palisades, and most other hillside areas in the City

of Los Angeles developed before about 1960, are mechanically suspect in terms of grading.

2.1.1 Chattanooga Avenue Grading

Along the northern side of Chattanooga Avenue, grading probably produced slopes with fairly low gradients rising to the north. Close to the slope base at street level, vertical cuts for garages were required, and higher in the slope step-footings probably were used.

It appears from Green, *et al*, (2013), that in 970 a 1- to 2-foot thick section of blanket fill was placed over a graded level surface, except at the eastern edge of the building site. There, about 7 feet of fill was placed on the slope descending to the east. Judging from test pit logs of Larson, *et al*. (1990) for 956 Chattanooga, fills in the lots along the southern side of the street are quite thin – simply blanket fills about 2 feet thick.

2.1.2 Chalet Terrace Grading

Grading for Chalet Terrace was somewhat more involved. Along its northern side, excavation produced a cut ranging from about 10 to 35 feet in height and increasing eastward from the intersection of Chattanooga and Chalet Terrace. Its gradient steepens eastward in the range of 0.4 – 1.0, *i.e.*, about 20 – 45 degrees from horizontal. Roughly the southern half of the three lots on the southern side of Chattanooga Avenue are underlain by this cut. Its ***strike*** is parallel to the direction of Chalet Terrace, 75 degrees east of north, abbreviated N75E. "Strike" as used here refers to the direction of a horizontal line on a cut or in fact any planar surface.

At the northeastern side of the cul-de-sac, the cut includes the southwestern part of 970. There, the strike transitions from N75E to about N58 directly below the 970 building site as shown by Green, *et al*. (*op. cit.*, Pl. A). There, the cut is about 32 feet high. Scaling the horizontal distance normal to the contours from the base of the slope to the base of the retaining wall at the top of the slope gives a distance of 31 feet. Hence, the slope is 45.8 degrees from horizontal - essentially a 1:1 slope.

2.2 LOCAL REDEVELOPMENT

The extent to which the BHO/BMO may be deemed to apply to Tract 14313 is uncertain. Earlier, apparently a matter of speculation by Pascoe (2016), they would not apply to the Pacific Palisades. To date, so far as determined from the record reviewed, 970 is the only property in the imme-

diate vicinity of Tract 14313 that has undergone redevelopment of the type originally regarded as mansionization and now is presumably the subject of the BHO/BMO.

Redevelopment of 970 is nearing completion. Consequently, whatever geological investigation that was deemed necessary by DBS has been accomplished. It is assumed that basically, whatever interim guidelines were in effect when approval for the 970 redevelopment was obtained only concerned geology in terms of "grading quantities" more or less as presented by DCP Staff (2017, p. 2) and essentially consistent with the guidelines of Rausch, *et al.* (2011, Sec. 6, pp. 17-19).

It therefore is uncertain why the report of Green, *et al.* (*op. cit.*) was prepared, ostensibly as a condition for approval of the 970 redevelopment. This is because the guidelines of Rausch, *et al.* (*ibid.*) concern only grading, and so far as the appearance of the 970 site is concerned, no grading has been necessary for its redevelopment.

A more careful examination of the record may disclose some informal policy between DCP and DBS intended to respond to concern that redevelopment of properties developed before there was a City grading ordinance is inappropriate without some sort of at least tacit approval by DBS implying that had current LAMC Ch. IX, Art. 1, Div. 70 standards been in effect at the time, the development would have been approved.

Such a policy would be consistent with Section 6 g. of Rausch, *et al.*, (*op. cit.*, p. 19):

> "Grading plans and reports shall be submitted for approval with Building plans, and shall include those items required by Section 91.7006 of the LAMC."

Section 91.7006 sets out fundamental requirements of an engineering geology report and a soils engineering report for the new development of properties in hillside areas. It therefore seems reasonable to assume that the report of Green, *et al.* (*op. cit.*) was prepared for this reason, *i.e.*, to assure that redevelopment of a property lacking original grading approval nevertheless appears generally safe and appropriate under LAMC Section 91.7006, which in turn requires conformance with LAMC Chapter IX, Article 1, Division 70. Nevertheless, nothing in the record reviewed indicates that

such a policy applied to the redevelopment of 970. Rather, the circumstances suggest that some sort of unwritten agreement is in effect.

2.3 LEGISLATIVE ENVIRONMENTAL ASPECTS

Until the advent of widespread environmental concern in California beginning in the 1960s, City authority over the physical development of real property was fairly clear. How property is to be zone – essentially a matter of sociological concern - was the responsibility of the DCP, and how it could be safely developed - essentially a matter of construction materials and techniques – was then, as now, the responsibility of the DBS. However, with advent of the City's duty to assure compliance with the 1976 California Environmental Quality Act (CEQA), there arose the need to consider at the planning stage certain environmental effects of proposed projects.

Among the more significant effects a project might have on the environment – and certainly including that of redevelopments - are such matters as aesthetics, a substantially increased concentration of population over that originally considered appropriate for a particular type of development, and a substantial increase in traffic activity. These problems, about which the DCP has been concerned for at least the past ten years, now has culminated in the aforementioned BHO/BMO.

Whether the BHO-BMO proves to be a fair basis, as the City Council sees it, for permitting mansionization, is in any case also to be considered in terms of requirements regarding single-family residential construction under the CEQA. Although such are ostensibly categorically exempt from preparing some form of an environmental impact report, under CEQA Guideline 15300.2(c), this exemption does not apply:

> "... where there is a reasonable possibility of significant impacts due to unusual circumstances."

Similarly, for projects subject to review under the California Coastal Act (CCA), geologic aspects of property development are ostensibly of concern. Under CCA §30253:

> "New development shall: (1) Minimize risks to life and property in areas of high geologic, flood, and fire hazard..."

Both matters apparently are yet to be considered in the context of the manner in which the 970 redevelopment project has gained approval.

* * *

3.0 LOCAL AREAL GEOLOGY

Generally the geology of the Santa Monica Mountains is well understood, and that in the immediate vicinity of Tract 14313 is generally quite straightforward. For present purposes, a brief description of the local bedrock formation and its structure are relevant. In this regard, attention is directed to Figure 1 which is believed to be the most representative interpretation of the local area available at its scale. For clarification concerning the following sections, the reader's attention is directed to Appendix A.

Figure 1. Part of Dibblee's (1991) Geologic Map.
The various letter symbols refer to different geologic formations. The tee symbols indicate bedding attitudes. Tract 14313 is within the added red circle. North to top of page.

3.1 SESPE FORMATION

The original geologic interpretation of the area in the vicinity Tract 14313 as well as other areas of the Santa Monica Mountains by Hoots (1934) and that complied under the chairmanship of Krohn (1982), both of which interpret the local area to be underlain a Miocene marine section, has been reinterpreted by Dibblee (1991) who regards the local bedrock section to be part of the non-marine Oligocene Sespe Formation.

The Sespe is to a great extent composed of massive, resistant sandstones and conglomerates. Photo 1 shows the outcrop of a conglomeratic

sandstone member of the Sespe exposed at the eastern side of the Chalet Terrace cul-de-sac.

Photo 1. Sespe Conglomeratic Sandstone
Outcrop in cut for Chalet Terrace cul-de-sac adjacent to entry gate to 16540 Chalet Terrace. Dashed red lines indicate edges of bedding planes. Attitude: approximately N85E, 30-40 S. View: NE; photo: EDM; 05/08/17

3.2 GEOLOGIC STRUCTURE

The subject of geologic structure generally addresses the manner in which geologic formations have been deformed. Of particular interest for present purposes is the structural character the Sespe with more or less uniform east-west strikes and southerly dips in the range of 30 to 50 degrees as shown in Figure 1. South-dipping sections such as those shown in Photos 1, 2, and 3 generally confirm the mapping by Dibblee which indicates the Sespe section underlying Tract 14313 is essentially a south-dipping monocline.

Photo 2. Sespe Sandstone Outcrop.
This exposure is on the northern side of Chalet Terrace opposite 16556. The added red dashed lines enclose remnants of rudely developed bedding planes with southerly dips indicated by the arrows. The dip is slightly west of south, roughly 10 to 15 degrees. View: northwest; photo: EDM, 05/08/17.

3.3 MASS MOVEMENTS

In geologic terms, "mass movement" generally refers to any movement of an earth mass not induced artificially. Primarily of interest for present purposes is that of are those of incipient landsliding or creep.

3.3.1 Questionable Pre-historic Slide

Based on 1927 aerial photos, Johnson (1991, pp. 4-5) has postulated the possibility of a pre-historic slide in a section of slope more or less below Chattanooga Avenue cul-de-sac an extended downslope possibly as d far as Akron Drive. Examination the 1927-29 Fairchild C300 series, Exposures J213 - J215, suggests the scarp of a slump along Chattanooga Avenue just west of the cul-de-sac, although this is not certain. In any event, grading and residential development has modified the area to such an extent that surface mapping for verification is precluded.

3.3.2 Incipient Slide Movement

Local movement possibly representing incipient sliding is apparent from the manner in which fractures have developed in street curbs along the northern side of Chalet Terrace and the eastern side of Chattanooga Avenue just upslope from its intersection with Chalet Terrace. Photo 3 in-

dicates the general location of these features. Also shown is the location of what probably was a mudflow, reportedly developed during the previous storm season.

Photo 3. Tract 14313 - North of Chalet Terrace
This photo, modified from Google Earth, indicates within the dotted ellipse adjacent to the Chalet Terrace cul-de-sac an area of reported landsliding either late last year or early this year. Added arrows postulated force vectors of possible incipient landsliding. View north.

Photo 4, Sespe Formation Overlying Conglomerate
This outcrop is on the eastern side of Chattanooga Avenue just upslope from its intersection with Chalet Terrace. Within the added red ellipses are wall fractures suggesting southeasterly force vectors of possible incipient landsliding. The added redlines indicate of rudely developed bedding planes in Sespe sandstone dipping south. Photo: EDM, 0508/17; view: ESE.

E.D. MICHAEL, Consulting Geologist
edm@malibuonline.com

3.3.3 Chalet Terrace Undercut Dip Slope

The physical character of a dip slope is discussed in Appendix A, Section 2.2.1. The cut for Chalet Terrace both along its north side and around the northeastern edge of its cul-de-sac is an undercut dip slope. Dips along the roadway are close to the true dip and probably are in the range on 10 - 20 degrees. However, in the cut for the cul-de-sac on is northeastern side, the dips are significantly steeper. Based on the exposure shown in Photo 1, the attitude of the Sespe Section there is about N85E, 30- 40S, as is inferred from the poorly developed bedding planes.

3.3.4 Apparent Dip, Northeasterly Cut, Chalet Terrace cul-de-sac.

The definition of "apparent dip" is described in Appendix A, Section 2.2.2. As discussed there, Billings (1942, p. 421) presents an equation for apparent dip indicating its relation to the true dip and the acute angle a cut makes with the strike of bedding in an undercut dip slope.

The cut at the periphery of the Chalet Terrace cul-de-sac has a strike of about N58W as indicated by the contours in Plate A of Green, *et al.* (2013). Since the strike of the bedding is about N80E as shown in Photo 1, the acute angle, α, variable of Billings' (*ibid.*) equation between the strike of the cut and the strike of the bedding is 46 degrees.

Since the true dip of the section shown in Photo 1 is considered to be somewhere between 30 and 40 degrees, the apparent dip out the Chalet Terrace cul-de-sac cut should be within values calculated as functions of them. Solving Billings' equation assuming a true dip of 30 degrees gives an apparent dip of 22 degrees out of the cut, and for a true dip of 40 degrees an apparent dip of 31 degrees out of the cut. The significance of this is that beds with components of dip out of the cut downward into the cul-de-sac are unsupported. These are the angles that should be used to calculate the safety factor of a bedding-plane slide out of the cut. Consequently, there exists the possibility of bedding-plane landsliding in 970 that has not been addressed in considering the 970 redevelopment.

* * *

4.0 GEOTECHNICAL REPORT - 970 CHATTANOOGA AVENUE

A brief review of certain aspects of the report by Green, *et al.*, (*op. cit.*) is relevant for present purpose. No DBS geology and soils report correction or approval letters, if any, commonly issued in cases of new development, are part of the record reviewed. Nor is a detailed critique intended here. Rather, only certain aspects are considered relevant.

In terms of format, it is typical of those prepared by consultants in support of an application for a grading or a building permit. A geologic map and sections, subsurface exploration and sampling, direct shear testing, and slope stability analysis indicating safety factors in excess of 1.5, are all presented. However, brief review indicates certain errors that normally would be recognized during the careful review that is to be expected of DBS. Nevertheless, unless subsequent DBS letters of correction and an approval letters have been issued, the 970 redevelopment apparently has proceeded under permit.

4.1 INADEQUATE GEOLOGIC MAP

The typical engineering geology map - which invariably is required to support a geotechnical investigation of a hillside area necessarily provides data not only to justify the interpretation of site conditions, but also those in the surrounding area of sufficient extent to show that the interpretation of site conditions is reasonable. Such evidence is not presented in the report of Green, *et al.* (*op. cit.*)

Although Dibblee (1991) is cited, his interpretation of the occurrence of Sespe beds as a south-dipping monocline is not mentioned. Instead, the structural character of the Sespe section underlying the 970 building site is based solely on a bedding attitude of N55E that is: [i] inconsistent with the exposures shown in Photos 1 – 4 that verify Dibblee's interpretation, and [ii] is not apparent in the field. Consequently, there is no evidence whatsoever in the record reviewed that - as inferred by Green (*op. cit.*, Sec. B-B') - the bedding-plane components normal to the Chalet Terrace cul-de-sac cut are horizontal.

The outcrops shown in Photos 1 - 4 strongly support Dibblee's interpretation of a south-dipping monocline. Either northerly oriented geologic cross-sections in Tract 14313 show south dipping Sespe beds consistent with Dibblee's interpretation and verified as reported here, or contrary evidence must be presented indicting otherwise in order to support the inter-

pretation of B-B'. The distinction is important because cross-section B-B' implies that there is no apparent dip out of the cul-de-sac slope, hence no risk of a bedding-plane landslide in the cul-de-sac cut and therefore no risk of that type of slide to the stability of the 970 building site.

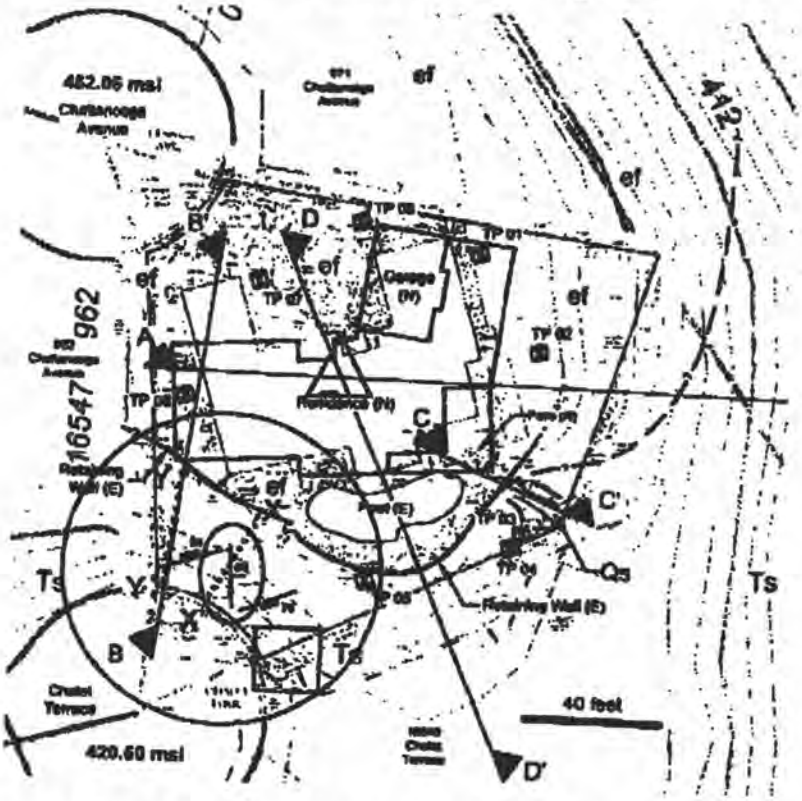

Figure 2. Geologic Map, 970 Chattanooga Ave.
This figure in modified in red from Green, *et al.* (*op. cit.*, Pl. A)

In the encircled area of Figure 2, the N55E bedding attitude is not apparent in the field. The square encloses the outcrops shown in Photo 1. The slope of the cul-de-sac cut is determined from the line X-X' which gives the cut slope horizontal component length scaled at 29.2 feet, and the length of the vertical component, taken as 31.6 feet, which is the difference of the cul-de-sac surface elevations from Khron (1982, Sheet 291), assuming the site elevation is the same as that of the Chattanooga Avenue cul-de-sac. As a result, the gradient of the cul-de-sac cut along X-X' section is 1.08, *i.e.*, 47.2 degrees from horizontal. Similarly, the gradient along the Y-Y' length of the B-B' geologic section is calculated as 0.87, *i.e.*, 41 degrees

from horizontal. These data are necessary simply to show that the Chalet Terrace cul-de-sac slope significantly undercuts Sespe Formation bedding.

4.2 INADEQUATE SUBSURFACE INVESTIGATION

Seven test pits at various locations reported in Green *et al.* (*op. cit.*) penetrated Sespe bedrock to shallow depths in the 970 building site. One, TP 2, reached to 6.5 feet below the building site surface. All others were 4 feet or less in depth. However, to adequately consider the safety factor of the cul-de-sac cut, sample test data from the entire vertical section above the cul-de-sac are necessary to infer the design strength of the Sespe section there to be used for slope stability analysis.

It is common knowledge that sections of the Sespe Formation in the Santa Monica Mountains form high, steep cliffs. Consequently, that formation generally is regard to have especially high shear strength and therefore is especially resistant to landsliding. On the other hand, this cannot be accepted as reliable evidence to conclude that samples from any Sespe section can be considered mechanically representative of any other and should have unusually high shear strength. For example, the massive Big Rock Mesa landslide on Pacific Coast Highway, a few miles to the west, which involved over two hundred residential sites, was the reactivation of a pre-historic slide originating in the Sespe Formation.

4.3 INCORRECT GEOLOGIC SECTIONS.

Geologic sections A-A' through D-D' of Green, *et al.* (*op. cit.*) all show projected bedding planes, although no surface data are reported by which their orientations in the sections have been determined. As previously discussed, this certainly is true for Section B-B' which shows bedding planes with zero apparent dip out of the slope when straightforward application of Billings' apparent dip equation indicates one that such dip is significant. To illustrate the problem, a single example will suffice for present purposes.

In Figure 2, the added triangle in red shows where A-A' intersects D-D'. For the orientation of the bedding planes shown in those sections, either one or the other must be a true dip; otherwise, it cannot be determined whether the dips in one are consistent with dips in the other at the point of intersection. However, applying the equation of Billings (*op. cit.*) as discussed in Appendix A, Section 2.2.2, if Section A-A' gives the true dip, the apparent dip in D-D' would be 19 degrees, but applying Billings' equation gives 59 degrees. On the other hand, if D-D' gives the true dip, the appar-

ent dip in A-A' would be 57 degrees rather than the 25 degrees shown. Consequently, bedding plane orientations in the geologic sections given by Green, *et al.* (*op. cit.*) are without technical significance.

4.4 QUESTONABLE SLOPE STABILITY ANALYSIS

A stability analysis is only as reliable as the strength data used for it. Aside from the questionable use of the direct shear apparatus to test the strength of small trimmed samples of resistant bedrock, the test samples were from a section well above that within which failure might occur. Since that is the case, the results of the Modified Bishop program presented by Green, *et al.* (*op. cit.*) are irrelevant unless it can be shown that the sample strengths are characteristic of the entire slope.

Furthermore, the Modified Bishop method is inappropriate for the field conditions involved. It considers only circular shear surfaces of potential failure whereas the conditions of the Chalet Terrace cul-de-sac cut raise concern for planar apparent dip failure out of the slope.

4.5 UNCERTAIN GRADING CODE STANDARDS

Generally, LAMC has adopted grading standards of the California Building Code (CBC). For present purposes, which concern only the excavated slope at the eastern side of Chalet Terrace cul-de-sac, it is assumed that Section 91.701.2 (LAMC, Ch. IX, Art. 1, Div. 70) and Section J106.1 (2016 CBC App. J, p. 716) apply to new development. But for lack of any apparent code sections specifically dealing with property redevelopment, *per se*, the underlying issue is:

> To what extent do LAMC code sections concerning slope stability apply to properties proposed for redevelopment that are nonconforming in terms of current standards because graded before they were graded before an ordinance was enacted?

* * *

5.0 CONCLUSIONS

For those unfamiliar with the term, "balkanization" is the division of a region into many small units that are ineffectual and frequently conflicting. Originally applied to European political issues, it now seems at least in principle applicable to City of Los Angeles where it is fair to say that one man's mansionization is another's neighborhood balkanization. To those who find such an observation from a geologist – as a scientist, by definition, concerned only with objective analysis of physical conditions sans political, sociological, or legal implications - it is to be noted that where in an analysis of a project such objectivity appears to be lacking, there arises a special matter of professional concern. As State licensees, geologists have a duty of due care to the public as well as the client.

5.1 QUESTIONABLE APPROACH TO MANSIONIZATION

According to Rausch, *et al.* (2011), mansionization in relation to geological conditions is concerned only with the amount of fill that is either to be imported or exported for a particular redevelopment. Apparently, it is assumed that a property slated for mansionization is safe for redevelopment because either: [i] it was given whatever building or grading permits that may have been required at the time of original development, or [ii] the fact that even though construction was accomplished prior to a grading code, so long as the property exhibits no evidence of adverse geologic conditions, it is just as suitable for redevelopment as though it had geotechnical approval at the time of original development

That this "no-news-is-good-news" approach to redevelopment is not considered a matter of concern by DCP means that if the model of mansionization given by Rausch, *et al.* (*op. cit.*) accurately reflects the BHO/BMO, the future safety of redeveloped properties will not be a matter for DBS consideration, at least in terms of slope stability.

If so, it follows that earlier developed ostensibly non-conforming hillside properties to be redeveloped will remain in a condition of uncertain safety in terms of slope stability as in fact 970 does at the present time. The redevelopment procedures required for 970 allow it to remain non-conforming in terms of the current LAMC standards even though in such a condition it cannot be shown that it has a the level of safety currently considered appropriate for new residential construction.

5.2 PUBLIC RELIANCE ON CITY GRADING STANDARDS

One might reasonably expect that a permit for redevelopment of a graded property for which a grading permit has never been issued should require, to the extent possible, that in circumstances where matters of safety are at issue, as part of the redevelopment procedure current grading standards should be met as though a permit for new development were sought. Failing such a policy, whatever defects the non-conforming property may have in terms of current grading standards will be passed on not only to the redeveloper but also to his successors in interest.

5.3 QUESTIONABLE MANSIONIZATION GEOTECHNICAL ANALYSIS

The practice of mansionization in the City of Los Angeles has been a matter of civic concern for at least ten years, especially in areas of the Santa Mountains, where the essential purpose is to increase floor space and hence population density, many, if not most, residential properties deemed suitable – or perhaps "ripe" in a better word - for mansionization were developed in the 1950s without adherence to recognized grading standards.

The issue this raises is:

> To what extent does the proposed mansionization of a property that has never been geotechnically investigated represent a risk to its future use or to that of neighboring properties?

The redevelopment of 970 is a case in point. Because it was developed prior to a grading code, the house rests close to the upper edge of the Chalet Terrace cul-de-sac cut for which neither a static nor a dynamic safety factor has been determined. And since none of the test holes from which samples for testing were collected by Green, *et al*, (*op. cit.*) is deeper than 6.5 feet, feet, the mechanical character of the Sespe section at greater depth is uncertain. Consequently, neither slump nor bedding-plane slide safety factors can be determined on the basis of the data at hand.

Rather, the evidence reviewed this far indicates that the geotechnical data upon which the redevelopment of 970 has been approved would not have been sufficient to support a building permit for that property as a new development.

Furthermore, as a practical matter, they probably cannot be determined now redevelopment improvements now installed. At best, a massive

retaining wall would assure the continued stability of the slope. In fact, such walls have sprung up without proper consideration of their effect of erosion or storm runoff in residential areas of the Santa Monica Mountains for many years, and study probably would show that mansionization is exacerbating the problem to a significant extent.

5.4 LOCAL ENVIRONMENTAL CONCERN

The broad scope of environmental concern that began in California almost as soon as its admission to the Union, but blossomed only after World War II, is necessarily accompanied by recognition of the need for what commonly is referred to as "progress." Again, however, the 970 redevelopment is a case in point. The extent to which it may represent an instance of either: [i] "... unusual circumstances ..." of CEQA Guideline 15300.2(c) such that – it appears - the redevelopment should not have been regarded by the a DCP as Class 3 Categorical Exemption, or [ii] is one or "... high geologic risk ..." under CCA §30253 (1), remains to be seen.

E.D. Michael, RG 270, EG 157, HG 574
3/31/18

Appendix A

Outline

GEOLOGIC ANALYSIS OF RESIDENTIAL HILLSIDE PROPERTY

E.D. Michael

May 20, 2017

1.0 INTRODUCTION

With regard to the development of a hillside residential property in the City of Los Angeles, geotechnical analysis includes an ***engineering geology report*** and a ***soils engineering report***, generally as required under LAMC Section 91.7006.2. "Engineering geology" can be defined as the application of geologic principles to civil works. Similarly, "soils engineering," also referred to as "geotechnical engineering," can be defined as the application of civil engineering principles to the structural use of earth materials. It may be helpful to note that, generally, the engineering geology report describes geological hazards or special problems of grading or construction, or the potential for them, and the soils engineering report describes various techniques for their solutions.

2.0 THE ENGINEERING GEOLOGY REPORT

The typical engineering geology report is based on the definition and description of geologic formations – whether of coherent bedrock or incoherent materials such as alluvium or soil - and their distributions at the surface as shown in a geologic map and in the subsurface as shown in geologic cross-sections. Generally, such data are of interest because the formations must bear foundation loads and be capable of a certain degree of slope stability. Of particular interest is the structural character of the formation, *i.e.*, its volumetric configuration, thickness and extent, zones having particular mechanical characteristics, and, if relevant, the occurrence of ground water.

2.1 GEOLOGIC MAPPING

A geologic map, fundamentally, shows the distribution of geologic formations and the manner in which they have been deformed. A geologic formation is any mappable earth unit. To be mappable, it is necessary only that it have only some recognizable characteristic. Most commonly, the lithology, *i.e.*, the type of rock, is the fundamental criterion for defining a formation, but even a simple difference in color may suffice.

A topographic map shows contours, *i.e.*, lines of equal elevation, thereby indicating the manner in which the elevation of the earth's surface varies.

2.1 Landslides

A particular subject of the engineering geology report is the occurrence of landslides or the potential for landsliding. A landslide commonly is defined as the "downward and outward movement of a mass of earth material in response to gravity." Of special interest in this regard is the occurrence of ground water and the extent to which may reduce the shear strength of slope materials and hence increase the tendency to fails as a landslide.

Of the various types of landslides recognized, the most common are shear slides and flows. In shear sliding, movement occurs due to loss of strength along a discrete surface, or ***slide plane,*** separating two distinct earth masses. In flow failure, on the other hand, failure occurs as a result of a loss of strength more or less instantaneously, throughout a basal section of the mass. In the common mudflow, failure is induced by loss of strength throughout a basal section saturated with ground water.

2.2 Bedding Attitude

In geologic terminology, ***attitude*** refers to the position in space of a planar surface such as ***bedding plane,*** *i.e.,* the incorporeal surface between two discrete sedimentary beds. Bedding attitudes in a geologic map are indicated by a tee symbol. The cross-bar of the tee is drawn in the direction of an imaginary horizontal line on the bedding plane as observed in the field. The angle that this line makes with respect to north is the ***strike*** of the bedding plane. The shortened vertical bar of the tee is drawn normal (perpendicular) to the strike on its downslope side, and the angle that the plane makes with horizontal normal to the strike is called the ***dip***. A number next to an attitude symbol is the number of degrees of dip.

2.2 GEOLOGIC CROSS-SECTIONS

A geologic cross-section is a diagram inferred to represent a vertical section in the subsurface. Such views are based on: [i] projections from surface exposures in a geologic map, and [ii] where available, subsurface data obtained directly from borings or indirectly through use of geophysical methods. Geologic cross-sections can be regarded as geologic maps of vertical planes in the subsurface.

A geologic cross-section drawn normal to the strike of a bed will show two horizontal lines representing bedding planes at the top and the bottom of the bed. If the bed is horizontal, the bedding plane lines will be horizontal in cross-section indicating a dip of zero degrees. The way frosting between the layers of cake when the cake is sliced cut is a useful

analogy. If the bed is dipping, a geologic section drawn normal to the strike will show the lines representing top and bottom of the bed at an angle from horizontal equal to the dip of the bed as mapped at the surface. In such sections, the angle of the bedding planes is referred to as the ***true dip***.

2.2.1 Dip Slopes

An excavated planar surface, say a road cut, in a bedded section with the strike of the beds parallel to the strike of the cut, is referred to as a ***"dip slope."*** If the dip of the beds is less than the dip of the cut, the slope is referred to as an ***"undercut dip slope;."*** Otherwise, it is an ***"overcut dip slope."*** A slope in which the dip of the beds is opposite in direction to that of the slope, is referred to as an ***"anti-dip slope."***

The under-cut dip slope is especially of concern because it presents bedding planes that dip "out of the slope," *i.e.*, surfaces of potential weakness with outward and downward gradients so that the beds lateral support and hence are especially likely to slide. This condition presents the potential for the "block glide" or the "bedding-plane" type of landslide. Furthermore, even if the strike of the cut is not the same as the strike of the beds, there is a gradient downward giving the mass a potential for movement outward. In both instances there is an absence of lateral support.

Generally, the reason the surface between discrete beds, *i.e.*, the "bedding plane" may be especially weak is because along it the so-called friction angle, commonly given the letter, ϕ, *is* less than that along other surfaces within the masses. This is a result of the fact that in the normal depositional sequence, the finer-grained sediments settle last, and ϕ is inversely proportional to grain size. Consequently, zones or finer-grained materials, and particularly clay, give lower coefficients of friction and hence less resistance to shearing.

In the presence of ground water, some shale sections which have grains as small as clay size, can undergo bedding-plane failure along beds with dips of no more than a few degrees. On the other hand, bedding planes along which there are simply somewhat less coarse sediments that that of the bed itself, there may be little or no diminution in shear strength.

2.2.2 Apparent Dip

Where a cross-section is drawn with its strike at some angle other than normal to the strike of the bed, the bed will appear, when viewed horizontally, with a dip less than the true dip. As such, it is referred to as

an ***apparent dip.*** Billings (1942, pp. 421) has shown that where a structure section intersects a dipping bedded section, there is a relation,

$$\tan \rho = \tan \delta \, (\sin \alpha),$$

"... where ρ is the apparent dip on a vertical plane, δ is the true dip, and α is the angle between the strike of the bed and the direction of the apparent dip."

By "... direction of apparent dip ...," Billings is referring to the strike of a vertical section intersecting the strike of the bed. Although subsurface geologic cross-sections are of particular interest to the petroleum or mining geologist, the same geometry applies to the engineering geologist who is concerned with the apparent dip as it appears in when viewed normal to the an intersecting surface - whether real as in the case of, say, a vertical roadcut - or imaginary projected vertically from the base of a sloping intersecting surface.

3.0 THE SOILS ENGINEERING REPORT

The soils engineering report for a residential development is primarily concerned with the strength of earth materials with regard to both foundation support and slope stability, and also with the manner in which earth materials may be strengthened or supported in order to reduce the risk of harmful movement.

3.1 STRENGTH DETERMINATION

An especially important purpose of the typical soils engineering investigation is the determination of formation strength, *i.e.*, the resistance to the rupture of sample provided by the engineering geologist as representative of a formation. Where foundations are concerned, an estimate of the sample's compressive strength is determined; where slope stability is concerned, the fundamental approach is the determination of sample shear strength.

There are two standard methods by which earth-material strength commonly is determined. One is through the use of the triaxial machine which applies to a cylindrical sample a compressive stress and a lateral confining stress. From pairs of such stresses a rupture envelope is plotted using the Mohr stress circle which gives the angle of internal friction and an inferred cohesive. The triaxial machine to a certain extent replicates the distribution of forces to which a sample actually is subjected at depth.

The other method employs the direct shear machine which applies shear stress directly to a sample placed in a "shear box" under a confining vertical load. Use of the direct shear machine is based on the assumption that the shear strength of a sample as thus determined should be essentially the same as that determined by the triaxial machine. Although that is clearly not the case, the direct shear apparatus is preferred because it is less expensive than the triaxial machine and easier to use.

In order to produce useful strength values, the soil engineer takes into account the lack of direct determination of stress by applying a factor, based on experience or comparison with similar conditions, such that reasonable design criteria are obtained. Although not representative of actual gravitationally induced shear stress, direct shear test data are generally regarded as sufficiently predictive to be used, especially when coupled with the soil engineer's intuitive judgement "feel" for a given situation, based largely on experience.

3.2 SLOPE STABILITY ANALYSIS

Briefly, along any surface in a stable slope, the force acting to cause shear failure, commonly referred to as the "driving force," is equal to, *i.e.*, in equilibrium with, an equal and opposite "resisting force," *i.e.*, resisting shear failure. Considered in terms of the area of a potential slide surface, the total stress that can be mobilized to resist sliding along it is a function of the ***shear strength*** of that surface which is in theory is the sum of a frictional strength and a cohesive strength. Since there is a limit to the shear strength of an earth mass, the stability analysis which utilizes this mechanical model is referred to as "limit equilibrium analysis."

Under static conditions, a stable slope can fail only if the amount of force the slope can mobilized is reduced. Such a reduction can occur in either of two ways. One is changing the gradient of the slope by "over-steepening" it so that the driving stress exceeds the shear strength along a particularly steep surface of shear. The other is by the introduction of ground water which reduces the frictional strength through the introduction of a buoyant force. Where cohesive strength is due to the bipolar attraction between clay particles, water also acts to reduce the cohesive strength.

Under dynamic conditions such as seismic loading or mechanically induced vibrations, failure can occur due to a momentary reduction in the strength due to a loss of frictional strength the momentary increase in the

vector of driving force both possible results of the passage of seismic waves.

3.3 SAFETY FACTOR AGAINST SHEAR LANDSLIDING

In practice, assuming a more or less uniform lithology unaffected by geologic structure with reference to a particular slope, a particular slide geometry, *i.e.*, the shape, and internal position of a particular postulated surface of shearing in the slope, and the ratio of: [i] the total force that the material is capable of mobilizing to resist shear failure along that surface, to [II] the total gravitational force acting on that mass to induce failure along that surface is calculated.

The ratio, [i]:[ii], is the ***safety factor*** against shear landsliding along a particular postulated surface of shear in a slope. Arbitrarily, a safety factor of 1.5 is considered the minimum value suitable as one standard necessary to be met for issuance of a grading permit. Various computer programs are available to search for the surface of shear with the lowest safety factor in excess of 1.5. Only if numerous "runs" produce safety factors equal to or in excess of 1.5 is a slope judged to be sufficiently stable so as not to require artificial support.

* * *

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Fax

To:	California Coastal Commission	From:	Jordan Yospe
Fax:	(562) 590-5084	Pages:	34
Phone:	(562) 590-5071	Date:	May 24, 2017
Re:			

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

Please see attached correspondence.

RECEIVED
South Coast Region

MAY 24 2017

CALIFORNIA
COASTAL COMMISSION

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5-PPL-17-0050

WEST LOS ANGELES AREA PLANNING COMMISSION

200 North Spring Street, Room 532, Los Angeles, California, 90012-4801, (213) 978-1300
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RECEIVED
South Coast Region

MAY 1 2017

CALIFORNIA
COASTAL COMMISSION

NOTICE OF COASTAL DEVELOPMENT PERMIT ISSUANCE

Mailing Date:

California Coastal Commission
South Coast District Office
200 Oceangate, Suite 1000
Long Beach, CA 90802

Case No.: DIR-2016-2028-CDP-1A
CEQA: ENV-2016-2027-CE
Location: 970 North Chattanooga Avenue
Council District: 11 - Bonin
Plan Area: Brentwood – Pacific Palisades
Zone: R1-1

Applicant name/address
Mary Chan
970 N. Chattanooga Ave
Pacific Palisades, CA 90272

Representative name/address
Chris Parker
Pacific Crest Consultants
23622 Calabasas Rd
Calabasas, CA 91302

The above-referenced Coastal Development Permit was **approved**, effective **April 26, 2017**, pursuant to a public hearing conducted by the West Los Angeles Area Planning Commission on **April 19, 2017**. An appeal was not filed with the City Council during the mandatory appeal period or no appeal to City Council was permitted from the Commission's action; whichever is indicated in the Commission's Determination Report.

Appeals must be filed within a 20 working-day appeal period, to be determined by the South Coast District Office of the Coastal Commission in accordance with said Commission's procedures.

( ) The proposed development **is in the dual permit jurisdiction area**, and will require an additional permit from the California Coastal Commission upon the expiration of the above 20-working-day appeal period.

(**X**) The proposed development **is in the single permit jurisdiction area,** and if the application is not appealed within the 20-working-day period the applicant may proceed with the subject project.

Attachments: Coastal Development Permit and Mello Determination dated April 26, 2017/West Los Angeles APC Determination Letter

cc: Applicant, applicant's representative (Notice, Coastal Permit/APC Determination)
Determination Letter mailing list (Notice & Coastal Permit/APC Determination)

Fiscal Impact Statement: There is no General Fund impact as administrative costs are recovered through fees.

Effective Date/Appeals: The West Los Angeles Area Planning Commission's actions on this matter are final and effective upon the mailing date, and not further appealable.

Notwithstanding, this Coastal Development Permit shall be subject to revocation as provided in Section 12.20.2 J of the Los Angeles Municipal Code, as authorized by Section 30333 of the California Public Resources Code and Section 13105 of the California Administrative Code.

Unless an appeal is filed with the California Coastal Commission within 20 working days from the date this determination is deemed received by such Commission, the West Los Angeles Area Planning Commission's action shall be deemed final.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Attachments: Determination Letter dated March 16, 2017

c: Notification List
Kenton Trinh, City Planning Associate
Griselda Gonzalez, City Planner

WEST LOS ANGELES AREA PLANNING COMMISSION

200 North Spring Street, Room 532, Los Angeles, California, 90012-4801, (213) 978-1300
www.planning.lacity.org

LETTER OF DETERMINATION

Mailing Date: APR 26 2017

CASE NO.: DIR-2016-2028-CDP-1A Council District: 11 - Bonin
CEQA: ENV-2016-2027-CE
Plan Area: Brentwood – Pacific Palisades

Project Site: 970 North Chattanooga Avenue

Applicant: Mary Chan
Representative: Chris Parker, Pacific Crest Consultants

Appellant: Jordan and Willemina Yospe

At its meeting of **April 19, 2017**, the West Los Angeles Area Planning Commission took the actions below in conjunction with the approval of the following project:

Partial demolition and major remodel of an existing 2,853 square-foot one-story single-family dwelling located in a single permit jurisdiction area of the California Coastal Zone.

1. **Determined** that based on the whole of the administrative record, the Project is exempt from CEQA pursuant to Section 1, Class 3, Category 1 of the City CEQA Guidelines, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guideline, Section 15300.2 applies;
2. **Denied** the appeal and **sustained** the Planning Director's determination to conditionally approve a Coastal Development Permit for the project; and
3. **Adopted** the Planning Director's report as the Commission's report on this matter.

This action was taken by the following vote:

Moved: Margulies
Seconded: Halper
Ayes: Merritt and Waltz Morocco
Absent: Newhouse

Vote: **4 - 0**

Harold Arrivillaga
Commission Executive Assistant I

DEPARTMENT OF
CITY PLANNING

CITY PLANNING COMMISSION

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DIRECTOR'S DETERMINATION
COASTAL DEVELOPMENT PERMIT

March 16, 2017

Owner/Applicant
Mary Chan
970 N. Chattanooga Ave.
Pacific Palisades, CA 90272

Representative
Chris J. Parker
Pacific Crest Consultants
23622 Calabasas Rd.
Calabasas, CA 91302

Case No.	DIR-2016-2028-CDP
CEQA:	ENV-2016-2027-CE
Location:	970 N. Chattanooga Ave.
Council District:	11 – Bonin
Neighborhood Council	None
Community Plan Area:	Brentwood-Pacific Palisades
Land Use Designation:	Low Residential
Zone:	R1-1
Legal Description:	Lot 6, Tract 14313
Last Day to File an Appeal:	March 31, 2017

Pursuant to the Los Angeles Municipal Code Section 12.20.2, I have reviewed the proposed project and, as the designee of the Director of Planning, I hereby:

> **Approve** a Coastal Development Permit to authorize the major remodel of an existing 2,853 square-foot one-story single-family dwelling with a 435 square-foot attached two-car garage and 51 square feet of covered porches consisting of the demolition of portions of the existing structure and the construction of a 572 square-foot first-floor addition, a 835 square-foot attic, a 528 square-foot attached two-car garage, and 777 square feet of covered porches on a 13,280 square-foot lot located in a Single Permit Jurisdiction Area of the California Coastal Zone.

The project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to ENV 2016-2027-CE per Article III, Section 1, Class 3, New Construction of Small Structures, of the City of Los Angeles CEQA Guidelines.

The project approval is based upon the attached Findings and subject to the attached Conditions of Approval:

CONDITIONS OF APPROVAL

1. Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the Applicant, stamped "Exhibit A," and attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Los Angeles Municipal Code or the project conditions.

2. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property except as such regulations are herein specifically varied or required.

3. Approved herein is:

   a. The major remodel of an existing 2,853 square-foot one-story single-family dwelling with a 435 square-foot attached two-car garage and 51 square feet of covered porches consisting of the following:

      i. The demolition of portions of the existing structure.

      ii. The construction of a 572 square-foot first-floor addition, an 835 square-foot attic, a 528 square-foot attached two-car garage, and covered porches totaling 777 square feet, resulting in a 3,425 square-foot one-story single-family dwelling with a 835 square-foot attic, a 528 square-foot garage, and 777 square feet of covered porches.

      iii. The grading of approximately 60 cubic yards of dirt.

4. The maximum Residential Floor Area of the proposed project shall not exceed 4,720 square feet.

5. The maximum height of the proposed project shall not exceed 22 feet 7 inches.

6. All yards, building heights, and the establishment and use of an attic shall be in full compliance with the Los Angeles Municipal Code (LAMC) and Baseline Hillside Ordinance (BHO) to the satisfaction of the Department of Building and Safety. No deviations from the LAMC or BHO were requested or approved.

7. The proposed project shall comply with all the conditions of approval contained in the Department of Building and Safety Geology and Soils Report Approval Letter (Log No. 82956) dated February 27, 2014.

8. No portion of the attic shall be used as habitable space and shall be only used for storage and the placement of mechanical equipment.

9. Outdoor lighting shall be designed and installed with shielding so that light does not overflow into adjacent residential properties.

10. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.

11. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the

building plans submitted to the Development Services Center and the Department of Building and Safety for purposes of having a building permit issued.

12. Prior to the sign-off of plans by the Development Services Center, the applicant shall submit the plans for review and approval to the Fire Department. Said Department's approval shall be included in the plans submitted to the Development Services Center.

13. Prior to the commencement of site excavation and construction activities, construction schedule and contact information for any inquiries regarding construction activities shall be provided to residents and property owners within a 100-foot radius of the project site. The contact information shall include a construction manager and a telephone number, and shall be posted on the site in a manner, which is readily visible to any interested party.

14. Prior to the issuance of any permits, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Development Services Center for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Zoning Administrator for attachment to the subject case file.

Administrative Conditions

15. **Final Plans.** Prior to the issuance of any building permits for the project by the Department of Building and Safety, the applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building and Safety for final review and approval by the Department of City Planning. All plans that are awaiting issuance of a building permit by the Department of Building and Safety shall be stamped by Department of City Planning staff "Final Plans". A copy of the Final Plans, supplied by the applicant, shall be retained in the subject case file.

16. **Notations on Plans.** Plans submitted to the Department of Building and Safety, for the purpose of processing a building permit application, shall include all of the Conditions of Approval herein attached as a cover sheet and shall include any modifications or notations required herein.

17. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review of approval, plans, etc., as may be required by the subject conditions shall be provided to the Department of City Planning prior to clearance of any building permits for placement in the subject file.

18. **Code Compliance.** Use, area, height, and yard regulations of the zone classification of the subject property shall be complied with except where granted conditions differ herein.

19. **Department of Building and Safety**. The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the Los Angeles Municipal Code Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building and Safety Plan Check Engineer that affect any part of the exterior design or appearance of the project as approved by the Director, and which are deemed necessary by the Department of Building and Safety for Building Code compliance, shall require a referral

of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.

20. **Condition Compliance.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning.

21. **Indemnification and Reimbursement of Litigation Costs.**

Applicant shall do all of the following:

(i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.

(ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.

(iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than $50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).

(iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).

(v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with

respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

BACKGROUND

The subject property is a sloping, irregularly-shaped through lot with a total lot area of 13,280 square feet. The subject property has frontages of approximately 30 feet along the southeast side of Chattanooga Avenue and 37 feet along the northeast side of Chalet Terrace and an average depth of approximately 105 feet. The subject property is zoned R1-1 and designated for Low Residential land uses in the Brentwood-Pacific Palisades Community Plan Area. The subject property is located in a Single Permit Jurisdiction Area of the California Coastal Zone and Hillside Area. The subject property is also located in a Very High Fire Hazard Severity Zone, a Special Grading Area, a Landslide Area, and the Santa Monica Fault Zone.

The subject property was previously developed with a 2,853 square-foot one-story single-family dwelling with a 435 square-foot attached two-car garage and 51 square feet of covered porches. The structure was built in 1954 with minor additions constructed in 1963 and 2003. On March 5, 2015, the applicant was granted Coastal Exemption No. ZA-2015-0906-CEX to allow the major remodel of the structure. However, the Department of Building and Safety halted the construction of the project after determining that more than 50% of the exterior walls were and that it no longer qualified for a Coastal Exemption. According to the applicant, the proposed project is approximately 75% complete.

Currently, the applicant is requesting a Coastal Development Permit to authorize the major remodel, which consists of the demolition of portions of structure and the construction of a 572 square-foot addition to the first floor, an 835 square-foot finished attic, a 528 square-foot garage, and 777 square feet of covered porches. The proposed project will result in a 3,425 square-foot one-story single-family dwelling with an 835 square-foot attic, a 528 square-foot attached two-car garage, and 777 square feet of covered porches.

The adjoining properties to the north, south, and west are zoned R1-1 and developed with one- to two-story single-family dwellings. The adjoining property to the east is undeveloped.

Chattanooga Avenue, adjoining the subject property to the north, is a Local Street designated a right-of-way width of 60 feet and roadway width of 36 feet and improved with concrete roadway, curb, gutter, and sidewalk.

Chalet Terrace, adjoining the subject property to the south, is a Local Street designated a right-of-way width of 60 feet and roadway width of 36 feet and improved with concrete roadway, curb, gutter, and sidewalk.

Previous zoning-related actions on the site include:

Coastal Exemption No. ZA-2015-0905-CEX – On March 5, 2015, the Zoning Administrator issued a Coastal Exemption to allow the construction of an addition to the existing single-family dwelling, the reconstruction of the existing garage, and the remodel of the interior of the existing single-family dwelling.

Coastal Exemption No. ZA-2014-3121-CEX – On August 22, 2014, the Zoning Administrator issued a Coastal Exemption to allow the demolition and backfill of the existing swimming pool.

Previous zoning-related actions in the area include:

Case No. ZA-2015-2494-CDP-MEL – On February 17, 2016, the Zoning Administrator approved a Coastal Development Permit to allow the demolition of an existing single-family dwelling and accessory structures and the construction of a new 2,511 square-foot three-story single-family dwelling with a 400 square-foot attached two-car garage located at 16530 West Akron Street.

Case No. ZA-2015-0936-CDP-MEL – On February 17, 2016, the Zoning Administrator approved a Coastal Development Permit to allow the demolition of an existing single-family dwelling and accessory structures and the construction of a new 3,364 square-foot three-story single-family dwelling with a 400 square-foot attached two-car garage located at 16526 West Akron Street.

Public Hearing

An initial public hearing for the proposed project was held by a Hearing Officer on September 19, 2016 at 11:00 a.m. at the West Los Angeles Municipal Building, Second Floor Hearing Room, 1645 Corinth Avenue, Los Angeles, CA 90025. Due to improper noticing of the public hearing, the initial decision was rescinded and a new public hearing was required.

A second public hearing for the proposed project was held by a Hearing Officer on March 6, 2017 at 2:30 p.m. at the same location. The applicant and their representatives, a representative from Council District 11, and 14 members of the public were in attendance.

John Parker, a representative of the applicant, briefly summarized the existing site conditions, scope of work, and entitlements requested. He mentioned that the proposed project is being heard again because the prior application failed to meet notification requirements. He also cleared up any confusion about why construction had already began on the site. He cited provisions from the Coastal Act and described how the proposed project complies with those provisions. He stated that the Geology and Soils Approval Letter demonstrates that the proposed project is acceptable by the Department of Building and Safety standards. He mentioned that, as proposed, the project will be in full compliance with Building and Zoning Code and no deviations have been requested. He also mentioned that the President of the Pacific Palisades Civic League submitted a letter in support of the project on February 21, 2017.

John Himes, the project architect, addressed claims the proposed project was not a remodel and referenced a determination by Building and Safety deeming the project as a remodel of a single-family dwelling. He also cited the Department of City Planning's determination of setbacks to show that the proposed project is consistent with that determination. Mr. Himes clarified concerns about whether the attic is a second floor and that the 835 square-foot attic is for storage and mechanical equipment. He showed photos of the interior of the attic, stating that there is no plumbing in the

attic. He referred to adjacent properties that are either similar or greater in height and number of stories to suggest that the scale and mass are aligned with the surrounding homes.

Fred Gaines, another representative of the applicant, spoke in support of the proposed project and addressed concerns brought up by the public. He stated the applicant is building the proposed project for herself. The proposed project is 75% complete and has sat unfinished for a year. The previous Coastal Exemption for a major remodel was similar to the entitlements granted to others in the neighborhood. Mr. Gaines submitted aerial photos showing a similar line of grading before and after construction, addressing concerns that the house is projecting further out into the hillside.

Rhonda Gheller Siebel, a Pacific Palisades resident, spoke in support of the proposed project because it will raise property values. She said the proposed project complies with the Los Angeles Municipal Code, is within the allowable height, and has obtained necessary approvals from the city. Ms. Siebel claimed that, like her property, the subject property is on bedrock and not a landslide.

John Friar, a Pacific Palisades resident, spoke in opposition of the proposed project and expressed concern about the safety and stability of the subject property and referenced two rock slides that have occurred since construction has started. He also questioned whether the attic is a second floor. He also stated that the Pacific Palisades Civic League has no jurisdiction over this lot. Mr. Friar is concerned that the development will not protect existing scenic views.

Christopher Frost, a legal representative of Willemina Yopse, spoke in opposition of the proposed project. He believes the setbacks are incorrectly defined, providing a greater building area. In addition, he is concerned about the stability of the hill. Mr. Frost claims the proposed project is not a remodel, but rather a new construction. He evidenced this claim with photos showing that only the foundational footprint remained after demolition. Mr. Frost argued that the house should not be considered one-story due to the habitable attic. He reiterated that the main concern is about the safety of the community and asks that the proposed project be either denied or scaled back.

Lionel Sauvage, a Pacific Palisades resident, spoke in opposition of the proposed project and stated his concern about the stability of the slope. He argued that the foundation of current remodeled house is not designed to support the proposed project. Mr. Sauvage argued that if house is truly a remodel, its foundation would not be stable enough to support the new structure. He describes the entire house as being demolished.

Willemina Yopse, a Pacific Palisades resident, spoke in opposition of the proposed project and requested to see the Geology and Soils Report on file. She also is concerned about the setbacks and requested to see the determination issued by the Department of City Planning. Ms. Yopse is concerned about the height and questioned whether the attic is a second floor and mentioned that adjacent homes are single-story.

Linda Friar, a Pacific Palisades resident, spoke in opposition of the proposed project and claimed that there are rock slides associated with the construction of the proposed project. Mrs. Friar mentioned that there is a history of slides and claims that the Geology and Soils Report submitted to the file is not in agreement with past reports done on surrounding properties. In addition, she believes the addition is a second story and not an attic.

Merry Ealy, a Pacific Palisades resident, spoke in opposition of the proposed project and said the permit is for a remodel, not a demolition. She observed the demolition and spoke with site manager, who told her that all of the old wood is gone. She believes the proposed project should be heard as a demolition.

No additional comments were provided.

The Hearing Officer reminded those in attendance that the Geology and Soils Report and its Approval Letter along with the setback determination are available for viewing at City Hall. The case was taken under advisement for one week to allow for further comments.

Correspondence

Eight emails in opposition to the proposed project were submitted by the surrounding residents or their representatives for review and consideration. The following comments were made, stating that the proposed project:

- Should be considered a demolition and not a major remodel as all of the exterior walls were removed.
- Has a second floor and not an attic.
- Is massive in size.
- Is out-of-scale in comparison to the rest of the neighborhood.
- Will intrude on the privacy of the other properties.
- Will affect the views of the other properties.
- Will affect the stability of the hillside.
- Is not built up to the latest Building Code standards.

On February 28, 2017, the applicant's representative submitted an email responding to the issues raised in the emails of those in opposition of the proposed project. The following comments were made, stating that the proposed project:

- Complies with the Building and Zoning Code and is compatible with the surrounding structures.
- Is considered remodel as defined by the Department of Building and Safety.
- Received a Geology and Soils Approval Letter from the Department of Building and Safety stating that the proposed project is acceptable pending compliance with the conditions of approval.

On February 21, 2017, Richard Blumenberg, AIA, President of the Pacific Palisades Civic League (PPCL) submitted an email declaring the PPCL's approval of and support for the proposed project.

On March 7, 2017, Richard Blumenberg, AIA, President of the PPCL, submitted an email stating that erroneous claims were made at the hearing and that the PPCL does have jurisdiction over the subject property.

On March 13, 2017, the applicant's representative submitted an email responding to the issues raised at the public hearing by those in opposition of the proposed project. The following comments were made, stating that the proposed project:

- Has received a written determination from the Department of Building and Safety establishing that the property has two front yards, three side yards, and one rear yard.
- Is only required to add an additional foot to the side yard setbacks only if the proposed project is over two stories in height, pursuant to Los Angeles Municipal Code Section 12.21-C,10(a)(8)(ii) for a lot located in the R1 Zone of a Hillside Area and in the Coastal Zone.
- Is a major remodel and the Department of Building and Safety issued building permits based on that.
- Is not a two-story structure and the allegation that it is, is irrelevant to the provisions of the

Los Angeles Municipal Code.

FINDINGS

In order for a Coastal Development Permit to be granted all of the requisite findings maintained in Section 12.20.2 of the Los Angeles Municipal Code must be made in the affirmative.

1. **The development is in conformity with Chapter 3 of the California Coastal Act of 1976.**

The subject property is a 13,280 square-foot sloping, irregularly-shaped through lot with frontages of approximately 30 feet along the south side of Chattanooga Avenue and 37 feet along the north side of Chalet Terrace and an average depth of approximately 105 feet. The subject property is zoned R1-1 and designated for Low Residential land uses within the Brentwood-Pacific Palisades Community Plan Area. The subject property is located within a Single Jurisdiction Area of the California Coastal Zone and Hillside Area. The subject property is also located within a Very High Fire Hazard Severity Zone, a Special Grading Area, a Landslide Area, and the Santa Monica Fault.

The subject property was previously developed with a 2,853 one-story square-foot single-family dwelling with a 435 square-foot attached two-car garage and 51 square feet of covered porches. The request is for a Coastal Development Permit to authorize a major model consisting of a partial demolition of existing structure and the construction of additions that will result in a 3,425 square-foot one-story single-family dwelling with an 835 square-foot attic, a 528 square-foot attached two-car garage, and 777 square feet of covered porches.

Chapter 3 of the Coastal Act includes provisions that address the impact of development on public services, infrastructure, traffic, the environment and significant resources, and coastal access. Applicable provision are as follows:

Section 30244 requires reasonable mitigation measures to reduce potential impacts on archeological or paleontological resources. The proposed project will involve the grading of approximately 60 cubic yards of dirt without any import or export of dirt to and from the subject property. The proposed grading will be subject to the review of the Department of Building and Safety and required to comply with the conditions of approval set forth in the Geology and Soils Approval Letter (Log No. 82956) issued on February 27, 2014. The subject property is not located in an area with known archaeological or paleontological resources. If such resources are discovered during excavation or grading, the proposed project will need to comply with existing Federal, State, and Local regulations already in place.

Section 30250 states that new development shall be located in areas able to accommodate it, areas with adequate public services, and in areas where such development will not have significant adverse impacts on coastal resources. The subject property is located in a residential neighborhood developed with similar single-family dwellings. The proposed project will be served by existing police and fire stations, schools, and other public services nearby. Vehicular access to the proposed project will be provided via Chattanooga Avenue. The proposed project will not change the use of the subject property nor increase the number of dwelling units on the subject property. As such, the proposed project will not have significant adverse impacts on coastal resources.

Section 30251 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 surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. The proposed project will be one-story with an attic and have a maximum height of 22 feet 7 inches to the top of the roof. The height of the proposed project will be substantially lower than the established height limit of 33 feet for properties located in the R1 Zone and Height District No. 1 of a Hillside Area. Within close proximity of the subject property, along Chattanooga Avenue, Chalet Terrace, and Akron Street, there are approximately 15 multi-story structures, including two (2) three-story single-family dwellings that were granted Coastal Development Permits pursuant to Case Nos. ZA-2015-0936-CDP-MEL and ZA-2015-2494-CDP-MEL. According to ZIMAS, the other structures in the area range in size from approximately 1,500 square feet to over 4,000 square feet. The proposed project will have a Residential Floor Area of 4,720 square feet, which is below the maximum of 5,721.5 square feet allowed and as delineated by the Slope Band Analysis provided by the applicant.

The proposed project will maintain the required setbacks, including a front yard setback along Chattanooga Avenue of approximately 12.17 feet in lieu of the prevailing front yard setback of 8.30 feet. According to an aerial photograph generated from ZIMAS, a majority of the properties in the area observe reduced front and side yard setbacks. No deviations from the Los Angeles Municipal Code or Baseline Hillside Ordinance were requested or approved herein. As such, the proposed project will be visually compatible with the character of the surrounding areas. Furthermore, through compliance with all applicable provisions of the Los Angeles Municipal Code and Baseline Hillside Ordinance and the conditions of approval imposed herein, the proposed project will not result in impacts on views to and along the ocean and scenic coastal areas. No natural land forms exist on the subject property and none will be altered as a result.

Section 30252 states that new development should maintain and enhance public access to the coast. The subject property is located approximately 0.9 miles inland and separated from the coast to the south by residential and commercial development and several streets, including a major thoroughfare in Pacific Coast Highway. The use of the subject property will remain for residential purposes, the required number of parking spaces will be maintained in a new garage, and no permanent structures will be placed in the public right-of-way. As such, the proposed project will not conflict with any public access policies of the Coastal Act.

Section 30253 requires new development to minimize risks to life and property in areas of high geologic, flood, and fire hazard, minimize impacts along bluffs and cliffs, and protect special communities and neighborhoods that are popular visitor destination points for recreational uses. The subject property is not located a bluff or cliff, but is located within a Hillside Area, a Very High Fire Severity Zone, a Special Grading Area, a Landslide Area, and the Santa Monica Fault. As required, the applicant submitted a Geology and Soils Report to the Department of Building and Safety for review and approval. The Department of Building and Safety found that the report was acceptable and outlined conditions of approval regarding grading associated with the proposed project. In addition, the proposed project is required to comply with the Department of Building and Safety and Fire Department standards as it relates to development in seismic and fire hazard areas and along environmentally sensitive areas. The proposed project is also subject to other developmental regulations and regulatory compliance measures established by various City departments and the conditions of approval imposed herein. Compliance with such requirements will minimize risks to life and property. It will also ensure that the proposed project will not create nor contribute significantly to the destruction of the subject property or surrounding area.

The proposed project will not produce any adverse impacts as it relates to public access, recreation, marine environment, land resources, or existing development as the subject property is located within an urbanized area, located approximately 0.9 miles inland and buffered from the coast by residential and commercial development and several streets. The proposed project will neither interfere nor reduce access to the shoreline or along the coast. The proposed project will not adversely impact any recreational uses and activities, the marine and environment and other environmentally sensitive habitat areas. The subject property is not located in an area with known archaeological or paleontological resources and will be required to comply with existing regulations, if discovered. The proposed project will not involve the diking, filling, or dredging of the open coastal waters. The proposed project will be served by existing public facilities and will not degrade the scenic and visual qualities of nor interfere with public access to the coastal area. As conditioned, the proposed project will be in conformity with Chapter 3 of the Coastal Act.

2. **The development will not prejudice the ability of the City of Los Angeles to prepare a local coastal program that is in conformity with Chapter 3 of the California Coastal Act of 1976.**

There is no adopted Local Coastal Program for the Pacific Palisades. The Brentwood-Pacific Palisade Community Plan contains the applicable land use policies and goals for that portion of the Coastal Zone. The Brentwood-Pacific Palisades Community Plan designates the subject property for Low Residential land uses with a corresponding zone of R1 and Height District No. 1. The subject property is not within any Specific Plan Area or subject to any Interim Control Ordinances, but is located within a Hillside Area and therefore subject to the requirements of the Baseline Hillside Ordinance. The continued use of the subject property for single-family residential purposes is consistent with the Community Plan land use designation and zoning. As conditioned, the major remodel of an existing single-family dwelling on a lot zoned for such use will not prejudice the ability of the City to prepare a Local Coastal Program.

3. **The Interpretive Guidelines for Coastal Planning and Permits as established by the California Coastal Commission dated February 11, 1977 and any subsequent amendments thereto have been reviewed, analyzed and considered in light of the individual project in making this determination.**

The Los Angeles County Interpretative Guidelines were adopted by the California Coastal Commission (October 14, 1980) to supplement Statewide Guidelines. Both regional and statewide guidelines, pursuant to Section 30620(b) of the Coastal Act, are designed to assist local governments, the regional commissions, the commission, and persons subject to the provisions of this chapter in determining how the policies of this division shall be applied to the Coastal Zone prior to the certification of a LCP. As stated in the Regional Interpretative Guidelines, the guidelines are intended to be used "in a flexible manner with consideration for local and regional conditions, individual project parameters and constraints, and individual and cumulative impacts on coastal resources."

The Regional Interpretive Guidelines address use, density, parking, alteration of landforms, and development on bluff tops within the Pacific Palisades. The applicable provisions of the Regional Interpretive Guidelines have been reviewed, analyzed, and considered in preparation of these findings. The proposed project involves the major remodel of an existing single-family dwelling on a lot located in a residential area developed with similar single-family dwellings. The use of the subject property will remain for residential purposes and the density of the subject will remain that of a single-family dwelling. The required parking spaces will continue to be provided in new attached two-

car garage. The proposed project will not result in the alteration of natural landforms as all grading will be contained on the subject property and subject to the conditions of approval set forth by the Department of Building and Safety. The proposed project will not occur on a coastal bluff. As such, the proposed project will be consistent with the applicable provisions of the Regional Interpretive Guidelines.

4. **The decision of the permit granting authority has been guided by any applicable decision of the California Coastal Commission pursuant to Section 30625(c) of the Public Resources Code, which provides that prior decisions of the Coastal Commission, where applicable, shall guide local governments in their actions in carrying out their responsibility and authority under the Coastal Act of 1976.**

Approval of the proposed project will not conflict with the prior decisions of the California Coastal Commission. The California Coastal Commission recently approved the following projects in the Coastal Zone:

Application No. 5-16-0294 – In July 2016, the California Coastal Commission approved a Coastal Development Permit for the demolition of a single-family dwelling and the construction of a 7,654 square-foot two-story single-family dwelling with a six-car garage and 2,983 square-foot basement and a swimming pool on a lot located at 211 Alma Real Drive.

Application No. 5-15-2074 – In June 2016, the California Coastal Commission approved a Coastal Development Permit for the construction of a 2,086 square-foot three-story single-family dwelling with a 396 square-foot two-car garage and basement on a 3,893 square-foot vacant lot located at 17639 Revello Drive.

Application No. 5-15-1097 – In April 2016, the California Coastal Commission approved a Coastal Development Permit for the demolition of two one-story apartments and the construction of a 3,611 square-foot three-story single-family dwelling with a basement on a 2,500 square-foot lot located at 1313 Pacific Palisades Beach Road.

Application No. 5-16-0095 – In March 2016, the California Coastal Commission approved a Coastal Development Permit for the demolition of two single-family dwellings and the construction of a 5,532 square-foot two-story single-family dwelling with an attached 539 square-foot two-car garage and 2,183 square-foot basement, an outdoor carport, decks, an outdoor swimming pool and spa, walls and fences, a covered veranda, a porch, a trellis, hardscape and landscape improvements, and a lot tie on two lots totaling 11,750 square feet located at 301 and 302 Swarthmore Avenue.

As such, this decision of the permit-granting authority has been guided by applicable decisions of the California Coastal Commission pursuant to Section 30625(c) of the Public Resources Code, which provides that prior decisions of the California Coastal Commission, where applicable, shall guide local governments in their actions in carrying out their responsibility and authority under the Coastal Act of 1976.

5. **The development is not located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, and the development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act of 1976.**

Section 30210 of the Coastal Act states the following in regards to public access:

In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, right of private property owners, and natural resources from overuse.

Section 30211 of the Coastal Act states the following in regards to public recreation policies:

> Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.

The subject property is located approximately 0.9 miles inland in a residential area surrounded by other properties developed with similar single-family dwellings. The subject property is located on Chattanooga Avenue, which does not provide direct access to the coast and any visitor and recreational facilities. The subject property is not located between the nearest public road and the sea or shoreline of any body of water. No permanent structures will be placed within the public right-of-way. The two required parking spaces will continue to be provided on the subject property in an attached garage. Vehicular access to the subject property will continue to be provided on Chattanooga Avenue. As such, the proposed project will not conflict with any public access or public recreation policies of Chapter 3 of the Coastal Act.

6. **An appropriate environmental clearance under the California Environmental Quality Act has been granted.**

The proposed project has been determined not to have a significant effect on the environment and is therefore categorically exempt from the provisions of CEQA pursuant to Article III, Section 1, Class 3, Category 1 of the City CEQA Guidelines. On March 8, 2017, the proposed project was issued a Notice of Exemption Log Reference No. ENV-2016-2027-CE. The proposed project will not require mitigation or monitoring measures and no alternatives to the project were evaluated.

TIME LIMIT – OBSERVANCE OF CONDITIONS

All terms and conditions of the Director's Determination shall be fulfilled before the use may be established. Pursuant to LAMC Section 12.25 A.2, the instant authorization is further conditional upon the privileges being utilized within **three years** after the effective date of this determination and, if such privileges are not utilized, building permits are not issued, or substantial physical construction work is not begun within said time and carried on diligently so that building permits do not lapse, the authorization shall terminate and become void.

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any condition of this grant is violated or not complied with, then the applicant or his successor in interest may be prosecuted for violating these conditions the same as for any violation of the requirements contained in the Municipal Code, or the approval may be revoked.

Verification of condition compliance with building plans and/or building permit applications are done at the Development Services Center of the Department of City Planning at either Figueroa Plaza in Downtown Los Angeles or the Marvin Braude Constituent Service Center in the Valley. In order to assure that you receive service with a minimum amount of waiting, applicants are

encouraged to schedule an appointment with the Development Services Center either by calling (213) 482-7077, (818) 374-5050, or through the Department of City Planning website at http://cityplanning.lacity.org. The applicant is further advised to notify any consultant representing you of this requirement as well.

Section 11.00 of the LAMC states in part (m): "It shall be unlawful for any person to violate any provision or fail to comply with any of the requirements of this Code. Any person violating any of the provisions or failing to comply with any of the mandatory requirements of this Code shall be guilty of a misdemeanor unless that violation or failure is declared in that section to be an infraction. An infraction shall be tried and be punishable as provided in Section 19.6 of the Penal Code and the provisions of this section. Any violation of this Code that is designated as a misdemeanor may be charged by the City Attorney as either a misdemeanor or an infraction.

Every violation of this determination is punishable as a misdemeanor unless provision is otherwise made, and shall be punishable by a fine of not more than $1,000 or by imprisonment in the County Jail for a period of not more than six months, or by both a fine and imprisonment."

TRANSFERABILITY

This determination runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions of this grant. If any portion of this approval is utilized, then all other conditions and requirements set forth herein become immediately operative and must be strictly observed.

APPEAL PERIOD - EFFECTIVE DATE

The Director's determination in this matter will become effective after **10 days**, unless an appeal therefrom is filed with the City Planning Department. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of the Determination, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. **Forms are available on-line at http://cityplanning.lacity.org**. Public offices are located at:

Figueroa Plaza
201 North Figueroa Street,
4th Floor
Los Angeles, CA 90012
(213) 482-7077

Marvin Braude San Fernando
Valley Constituent Service Center
6262 Van Nuys Boulevard, Room 251
Van Nuys, CA 91401
(818) 374-5050

Furthermore, this Coastal Development Permit shall be subject to revocation as provided in Section 12.20.2-J of the Los Angeles Municipal Code, as authorized by Section 30333 of the California Public Resources Code and Section 13105 of the California Administrative Code.

Provided no appeal has been filed by the above-noted date, a copy of the permit will be sent to the California Coastal Commission. Unless an appeal is filed with the California Coastal Commission before 20 working days have expired from the date the City's determination is deemed received by such Commission, the City's action shall be deemed final.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California

Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

VINCENT P. BERTONI, AICP
Director of Planning

Approved by:

Faisal Roble, Principal City Planner

Reviewed by:

Debbie Lawrence, AICP, Senior City Planner

Reviewed by:

Griselda Gonzalez, City Planner

Prepared by:

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