

CD _____

JOB ADDRESS _____

BOARD FILE # _____

DATE TO BE HEARD _____

AGENDA INFORMATION FORM

RECOMMENDATION APPEALED BY: THE OWNER
THE PETITIONER

DATE OWNER/PETITIONER WAS NOTIFIED OF BBSC HEARING _____

(Check One)

① Action By The BBSC Is Not Appealable

② Action By The BBSC Is Appealable To The Director Of Planning Within 15 Days Pursuant To Sec. 12.26 K

③ Action By The BBSC Is Appealable To The City Council Within 10 Days Pursuant To Sec. 91.7006.7.4

IS NEIGHBOR OBJECTING TO RECOMMENDATION? YES NO

OWNER/PETITIONER NOTIFIED OF OBJECTION ON _____ by _____
(Date) (Staff Member)

(Code below is by default unless otherwise checked by staff.)

FAL APPEAL STATEMENT

- "10-CALENDAR DAYS" → ③
- "SECTION 12.26 K" → ②
- "ACTION NOT A PRECEDENT" → ②

FOOTNOTE STATEMENTS:

"18-MONTH TIME LIMIT"
 *(for Haul Routes and requests approved by BBSC other than extensions of time)

Cc: Pr. Inspector _____
 221 N. Figueroa St
 Location: Floor 12, Room 1250
 (213) 482-0397

CITY OF LOS ANGELES
CALIFORNIA

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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



JACOB STEVENS
PRESIDENT

NANCY YAP
VICE PRESIDENT

CORISSA HERNANDEZ
JAVIER NUNEZ
MOISES ROSALES

KAREN BASS
MAYOR

OSAMA YOUNAN, P.E.
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

JOHN WEIGHT
EXECUTIVE OFFICER

October 9, 2024

BOARD FILE NO. 240002
C.D.: 4 (Councilmember Nithya Raman)

Board of Building and Safety Commissioners
Room 1030, 201 North Figueroa Street

APPLICATION TO EXPORT 3,990.63 CUBIC YARDS OF EARTH

PROJECT LOCATION: 3701 NORTH GLENRIDGE DRIVE

TRACT: TR 1000

BLOCK: NONE

LOT: PT 1107 (ARB 106)

OWNER:

Glenridge Estate LLC
1315 Beaudry Boulevard
Glendale, CA 91208

APPLICANT:

Arthur Boghossian
1315 Beaudry Boulevard
Glendale, CA 91208

The Department of Transportation (DOT) and the Department of Public Works (DPW) have reviewed the subject haul route application and have forwarded the following recommendations to be considered by the Board of Building and Safety Commissioners (Board) in order to protect the public health, safety and welfare.

CONDITIONS OF APPROVAL

Additions or modifications to the following conditions may be made on-site at the discretion of the Grading Inspector, if deemed necessary to protect the health, safety, and welfare of the general public along the haul route.

Failure to comply with any conditions specified in this report may void the Board's action. If the hauling operations are not in accordance with the Board's approval, The Department of Building and Safety (DBS) shall list the specific conditions in violation and shall notify the applicant that immediate compliance is required. If the violations are not corrected or if a second notice is issued by DBS for violations of any of the conditions upon which the approval was granted, said approval shall be void. Inasmuch as Board approval of the import-export operations is a condition precedent to issuing a grading permit in a "hillside" designated area, violation of this condition may result in the revocation of the grading permit issued in reliance of this approval.

Violation of haul route conditions shall be reported to the appropriate Department. The Department responsible for enforcement is indicated by an acronym at the end of each haul route condition. Refer to the table below for agency name and contact information.

Acronym	Agency Name	contact
BSS	Bureau of Street Services	myLA311 Website: www.myla311.lacity.org Phone: Dial 311 or (213) 473-3231
LAPD	Los Angeles Police Department Special Enforcement Unit	Email: Trafficgroup@lapd.online Phone: (877) 275-5273
DOT	Department of Transportation	Phone: (818) 374-4823
DBS	Department of Building and Safety	Principal Inspector Sergio Valenzuela (213) 482-0397

A. PERMITS AND BONDS REQUIRED BY THE DEPARTMENT OF PUBLIC WORKS:

PERMIT FEE MUST BE PAID BEFORE THE DEPARTMENT OF BUILDING AND SAFETY WILL ISSUE A GRADING PERMIT.

1. Under the provisions of Section 62.201 of the Los Angeles Municipal Code, the following permit fee shall be required:
 - a) A total of 3,990.63 cubic yards of material moved 1.82 miles within the hillside area, at the rate of \$0.29 per cubic yard per mile results in a fee of \$2,106.25.
2. The required permit fee shall be paid at the Street Services Investigation and Enforcement Division office, 1149 South Broadway, Suite 350, Los Angeles, California, 90015, telephone (213) 847-6000.
3. Under the provisions of Section 62.202 of the Los Angeles Municipal Code, a cash bond or surety bond in the amount of \$50,000.00 shall be required from the property

owner to cover any road damage and any street cleaning costs resulting from the hauling activity.

4. Forms for the bond will be issued by Bond Control, Bureau of Engineering Valley District Office, 6262 Van Nuys Boulevard, Suite 251, Van Nuys, CA 91401; telephone (818) 374-5090.

B. GENERAL CONDITIONS:

1. The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by grading and hauling, and at all times shall provide reasonable control of dust caused by wind, at the sole discretion of the grading inspector. (DBS)
2. Hauling and grading equipment shall be kept in good operating condition and muffled as required by law. (LAPD)
3. Loads shall be secured by trimming and watering or may be covered to prevent the spilling or blowing of the earth material. If the load, where it contacts the sides, front, and back of the truck cargo container area, remains six inches from the upper edge of the container area, and if the load does not extend, at its peak, above any part of the upper edge of the cargo container area, the load is not required to be covered, pursuant to California Vehicle Code Section 23114 (e) (4). (LAPD)
4. Trucks and loads are to be watered at the export site to prevent blowing dirt and are to be cleaned of loose earth at the export site to prevent spilling. (DBS)
5. Streets shall be cleaned of spilled materials during grading and hauling, and at the termination of each workday. (BSS)
6. The owner/contractor shall be in conformance with the State of California, Department of Transportation policy regarding movements of reducible loads. (DOT)
7. The owner/contractor shall comply with all regulations set forth by the State of California Department of Motor Vehicles pertaining to the hauling of earth. (LAPD)
8. A copy of the approval letter from the City, the approved haul route and the approved grading plans shall be available on the job site at all times. (DBS)
9. The owner/contractor shall notify the Street Services Investigation and Enforcement Division, (213) 847-6000 and LAPD traffic group, at least 72 hours prior to the beginning of hauling operations and shall also notify the Division immediately upon completion of hauling operations. Any change to the prescribed routes, staging and/or hours of operation must be approved by the concerned governmental agencies. Contact the Street Services Investigation and Enforcement Division prior to effecting any change. (BSS & LAPD)

10. No person shall perform any grading within areas designated "hillside" unless a copy of the permit is in the possession of a responsible person and available at the site for display upon request. (DBS)
11. A copy of this report, the approval letter from the Board and the approved grading plans shall be available on the job site at all times. A request to modify or change the approved routes must be approved by the Board of Building and Safety Commissioners before the change takes place. (DBS)
12. The grading permit for the project shall be obtained within twelve months from the date of action of the Board. If the grading permit is not obtained within the specified time, re-application for a public hearing through the Commission Office will be required. (DBS)
13. Hauling must commence within eighteen months after Board action approval. Failure to haul within that time will result in additional fees and a bond reassessment by the Bureau of Engineering. (DBS)
14. A log noting the dates of hauling and the number of trips (i.e. trucks) per day shall be available on the job site at all times. (DBS)
15. Hauling vehicles shall not stage on any streets adjacent to the project, unless specifically approved as a special condition in this report. (DOT)
16. Hauling vehicles shall be spaced so as to discourage a convoy affect. (LAPD)
17. Grading and hauling activities shall be discontinued during periods of high winds and Red Flag days as determined by the Los Angeles Fire Department. (DBS)
18. This approval pertains only to the City of Los Angeles streets. Those segments of the haul route outside the jurisdiction of the City of Los Angeles may be subject to permit requirements and to the approval of other municipal or governmental agencies and appropriate clearances or permits is the responsibility of the contractor.
19. **A copy of the first page of this approval and all Conditions and/or any subsequent appeal of this approval and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the City's Development Services Center and the Department of Building and Safety for purposes of having a building permit issued.**
20. **INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.**

Owner 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 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 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 owner 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 \$25,000. The City's failure to notice or collect the deposit does not relieve the owner from responsibility to reimburse the City pursuant to the requirement in paragraph (iii).**
- (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 owner 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 owner 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 owner of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the owner 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 owner of any obligation imposed by this condition. In the event the owner 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 owner otherwise created by this condition.

C. SPECIFIC CONDITIONS

An authorized Public Officer may make additions to, or modifications of, the following conditions if necessary to protect the health, safety, and welfare of the general public.

1. The hauling operations are restricted to the hours between 9:00 a.m. and 4:00 p.m. on Mondays through Fridays. No hauling is permitted on Saturdays, Sundays or City holidays. Haul vehicles may not arrive at the site before the designated start time. (DBS)
2. Hauling of earth shall be completed within the maximum time limit of 35 hauling days. (DBS)
3. Staging is allowed on-site only. Staging shall not interfere with traffic nor access to neighboring driveways. (DOT)
4. The approved haul vehicles are 10-wheel dump trucks. (BSS)
5. Total amount of dirt to be hauled shall not exceed 3,990.63 cubic yards. (DBS)
6. "Truck Crossing" warning signs shall be placed 300 feet in advance of the exit in each direction. (BSS)
7. A minimum of five flag attendants, each with two-way radios, will be required during hauling hours to assist with staging and getting trucks in and out of the project area. Flag attendants will be placed at the following locations:
 - A. One at the entrance of the project site.
 - B. One at the intersection of Glenridge Drive and Weslin Avenue.
 - C. Two at the intersection of Benedict Canyon Drive and Valley Vista Boulevard.
 - D. One at the intersection of Valley Vista Boulevard and Woodman Avenue.

Additional flag attendants may be required by the LADBS Inspector, LADOT, or BSS to mitigate a hazardous situation (e.g. blind curves, uncontrolled intersections,

narrow portions of roads or where obstacles are present). Flag attendants and warning signs shall be in compliance with Part II of the latest Edition of "Work Area Traffic Control Handbook." (BSS)

8. The City of Los Angeles, Department of Transportation, telephone (213) 485-2298, shall be notified 72 hours prior to beginning operations in order to have temporary "No Parking" signs posted along streets of the haul route, if necessary. (DOT)
9. Contractor shall contact LADOT at (213) 485-2298 at least four business days prior to hauling to post "Temporary Tow Away No Stopping" signs along Glenridge Drive, adjacent to the project site if needed during hauling. (DOT)
10. The approved route by DOT and BSS is as follows:

LOADED TRUCKS:

From the project site, travel northbound on Glenridge Drive, turn left (west) on Weslin Avenue, right (north) on Benedict Canyon Drive, right (east) on Valley Vista Boulevard, left (north) on Woodman Avenue, right to enter the southbound US-101 Freeway, transition onto the eastbound CA-134 Freeway, exit on Figueroa Street, turn right (north) onto Figueroa Street, continue north on Scholl Canyon Road to the disposal site located at Scholl Canyon Landfill.

EMPTY TRUCKS:

From the disposal site, travel southbound on Scholl Canyon Road, continue south on Figueroa Street, enter the westbound CA-134 Freeway, transition onto the northbound US-101 Freeway, exit on Woodman Avenue, turn left (south) on Woodman Avenue, merge right (south) onto Benedict Canyon Drive, right (west) on Valley Vista Boulevard, left (south) on Benedict Canyon Drive, left (east) Weslin Avenue, right (south) on Glenridge Drive and proceed to the project site.

11. Only one hauling truck, associated with this project address, shall be allowed on Glenridge Drive, Weslin Avenue, Benedict Canyon Drive and Woodman Avenue at any time. (BSS)
12. Prior to hauling, the applicant shall provide the following information to Los Angeles Fire Department Station #78 located at 4041 Whitsett Avenue, Los Angeles, CA 91604; telephone (818) 756-8678:
 - A. Contact information for the construction superintendent or contractor.
 - B. A copy of this approved staff report.
 - C. A map clearly illustrating the approved hauling route and involved street names.
 - D. The approved hauling hours.
 - E. The estimated completion date of hauling.
13. The applicant shall provide a staked sign at the site containing the contact information for the Senior Street Services Investigator (Department of Public

Works), the Senior Grading Inspector (LADBS) and the hauling or general contractor. The letters shall be a minimum of 3 inches in height. (DBS)

14. A Registered Deputy Grading Inspector shall notify the LADBS district grading inspector at least 48 hours prior to the beginning of hauling operations, and whose sole responsibility shall be to continuously inspect and accurately log the dates and hours of hauling, the number of daily truck trips, the material in each loaded truck (i.e. soil or demolition material), and the approved haul route. (DBS)

D. ENVIRONMENTAL CONDITIONS

The Department of City Planning has analyzed this project and determined that it qualifies for a Categorical Exemption pursuant to section 15303 (Class 3) of the California Environmental Quality Act (CEQA) Guidelines (Case No. ENV-2017-1106-CE). If you concur with the Department of City Planning's exemption analysis, you can comply with your obligations under CEQA by determining that the project is exempt for the reasons outlined in the Notice of Exemption prepared by City Planning.

E. MANDATORY FINDINGS 15300.2 AND RECOMMENDED ACTIONS

1. DETERMINE that the project is categorically exempt under CEQA pursuant to Section 15303 (Class 3) of the California Environmental Quality Act (CEQA) Guidelines (Case No. ENV-2017-1106-CE), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

CODE:

SEC. 91.7006. CONDITIONS PRECEDENT TO ISSUING A GRADING PERMIT.

Section 91.7006.7. Limitation of Export and Import

5. At the public hearing, the Board of Building and Safety Commissioners shall consider the views of the applicant and all other affected persons. The board shall then grant or conditionally grant approval of export and import operations or, in the event it determines that the grading activity, including the hauling operation, will endanger the public health, safety and welfare, it shall deny the request. Where conditions of the permit are recommended by the Department of Public Works, including the condition that a bond be posted pursuant to Section 62.202 of the Los Angeles Municipal Code, such conditions shall be made a part of any permit which may be issued. The decision of the board shall not be effective until 10 calendar days have elapsed from the date of the board's decision.
6. Any affected person, including the applicant, who is dissatisfied with the decision of the board, may appeal the board decision within 10 days to the City Council by filing an appeal with the city clerk on forms which the city clerk provides. The City Council shall hear and make its determination on the appeal not later than the 30th day after the appeal has been filed.

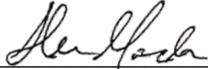
Page 9

Job Address: 3701 NORTH GLENRIDGE DRIVE

Board File: 240002

The decision of the City Council on the matter shall be final. If the City Council fails to act on any appeal within the time limit specified in this section, the action of the board on the matter shall be final.

OSAMA YOUNAN, P.E.
General Manager
Superintendent of Building



Alan Morelos
Staff Inspector, Commission Office

CITY OF LOS ANGELES
INTER-DEPARTMENTAL MEMORANDUM

4 – E. Valley #1-4620714881
3701 N. Glenridge Dr

Date: March 14, 2024

To: Veronica Lopez, Board Secretary
Building and Safety Commission Office
201 North Figueroa Street, Room 1030, Stop 115
Fax: (213) 482-6753

Letitia R. Simon
for

From: Steve Rostam, Transportation Engineer
Department of Transportation, 6262 Van Nuys Blvd

Subject: **IMPORT/EXPORT OF EARTH – HILLSIDE AREAS – 3701 N. GLENRIDGE
DRIVE BOARD FILE No. 240002**

The Department of Transportation has reviewed the requested haul route. Our recommendations are as follows:

1. RECOMMENDED HAUL ROUTE:

Loaded Truck: -

Exit jobsite onto Glenridge Drive (Northbound); Left onto Weslin Avenue (Westbound); Right onto Benedict Canyon Drive (Northbound); right onto Valley Vista Boulevard (Eastbound); left onto Woodman Avenue (Northbound); Right onto Southbound Ventura Fwy (US-101) on ramp; Merge onto Eastbound Ventura Fwy (CA-134); Exit Figueroa St (Eastbound); Right onto Figueroa St (Northbound); Continue straight onto Scholl Canyon Rd to disposal site: Scholl Canyon Landfill

Empty Truck: -

Exit Scholl Canyon Landfill (Southbound); Scholl Canyon Road and Figueroa Street, merge onto Westbound Ventura Fwy (CA-134); Merge onto Northbound Ventura Fwy (US-101); Exit Woodman Avenue; Turn left onto Woodman Avenue (Southbound); Right onto Benedict Canyon Drive (Southbound); Right onto Valley Vista Boulevard (Westbound); Left onto Benedict Canyon Drive (Southbound); Left onto Weslin Avenue (Eastbound); Right onto Glenridge Drive (Southbound) arriving at job site.

2. DAYS AND HOURS OF HAULING OPERATION

Hauling shall be limited to the hours of 9AM to 4PM weekdays, and 8AM to 4PM on Saturdays. **NO HAULING SHALL BE PERFORMED ON SUNDAYS AND HOLIDAYS.**

3. STAGING AREA

All trucks shall be staged on jobsite. **NO INTERFERENCE TO TRAFFIC AND ACCESS TO DRIVEWAYS MUST BE MAINTAINED AT ALL TIMES.**

4 – E. Valley #1-4620714881
3701 N. Glenridge Dr

2

4. ADDITIONAL COMMENTS AND/OR REQUIREMENTS

Contractor shall contact LADOT at (213) 485-2298 at least four business days prior to hauling to post “Temporary Tow Away No Stopping” signs along Glenridge Drive, adjacent to jobsite if needed for hauling.

Flagger control should be provided during the hauling operations to assist with ingress/egress of truck traffic and pedestrian traffic.

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

DATE: March, 11, 2024

TO: Honorable Board of Building and Safety Commissioners
Attn: Veronica Lopez, Board Secretary
201 N. Figueroa Street, Room 1080
Mail Stop #115

FROM: Keith Mozee
Executive Director and General Manager, Bureau of Street Services
By: David Rivera, Chief Street Services Investigator I
Street Services Investigation and Enforcement Division

**SUBJECT: BOARD FILE NUMBER 240002
ORDINANCE NOS. 148,167 AND 159,016 –IMPORT/EXPORT OF EARTH
MATERIAL (HILLSIDE AREAS) –3701 North Glenridge Drive**

I. FIELD MEETING/INSPECTION

- A. An inspection was made by Senior Street Services Investigator II, David Garcia, of the Street Services Investigation and Enforcement Division on 03/06/24.
- B. The applicant's request was forwarded to the following Departmental representatives, and their recommendations have been received:
1. Rudy Guevara, Transportation Engineer, Department of Transportation
 2. Jenel Elizondo, Sr Administrative Clerk, Bureau of Street Services
- C. The approved haul route is as follows:

Loaded:

- Exit Jobsite onto Glenridge Drive (Northbound); Left onto Weslin Avenue
- Westbound; Right onto Benedict Canyon Drive (Northbound); Right onto
- Valley Vista Boulevard (Eastbound); Left onto Woodman Ave (Northbound);
- Right; onto Southbound Ventura Fwy (US-101) on ramp; Merge onto Eastbound
- Ventura Fwy (CA-134); Exit Figueroa Street (Eastbound); Right onto Figueroa Street
- Northbound; Continue Straight onto Scholl Canyon Rd to disposal site: Scholl Canyon Landfill.

Unloaded:

- Exit Scholl Canyon Landfill (Southbound) Scholl Canyon Road and Figueroa Street; Merge onto Westbound Ventura Fwy (CA-134)
- Merge onto Northbound Ventura Fwy (US-101); Exit Woodman Avenue

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

DATE: March, 11, 2024

TO: Honorable Board of Building and Safety Commissioners
Attn: Veronica Lopez, Board Secretary
201 N. Figueroa Street, Room 1080
Mail Stop #115

FROM: Keith Mozee
Executive Director and General Manager, Bureau of Street Services
By: David Rivera, Chief Street Services Investigator I
Street Services Investigation and Enforcement Division

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Loaded:

- Exit Jobsite onto Glenridge Drive (Northbound); Left onto Weslin Avenue
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- Valley Vista Boulevard (Eastbound); Left onto Woodman Ave (Northbound);
- Right; onto Southbound Ventura Fwy (US-101) on ramp; Merge onto Eastbound
- Ventura Fwy (CA-134); Exit Figueroa Street (Eastbound); Right onto Figueroa Street
- Northbound; Continue Straight onto Scholl Canyon Rd to disposal site: Scholl Canyon Landfill.

Unloaded:

- Exit Scholl Canyon Landfill (Southbound) Scholl Canyon Road and Figueroa Street; Merge onto Westbound Ventura Fwy (CA-134)
- Merge onto Northbound Ventura Fwy (US-101); Exit Woodman Avenue

- Turn left onto Woodman Avenue (Southbound); Right onto Benedict Canyon Drive
- Southbound; Right onto Valley Vista Boulevard (Westbound);
- Left onto Benedict Canyon Drive (Southbound); Left onto Weslin Avenue
- Eastbound; Right onto Glenridge (Southbound); arriving at job site.

Staging: Area all trucks shall be staged on jobsite

Flag control is required at the project site during the hauling operation

NOTE: NO INTERFERENCE TO TRAFFIC; ACCESS TO DRIVEWAYS MUST BE MAINTAINED AT ALL TIMES.

II. REQUIRED PERMIT FEE AND BOND

PERMIT FEE MUST BE PAID BEFORE THE DEPARTMENT OF BUILDING AND SAFETY WILL ISSUE A GRADING PERMIT.

- A. Under the provisions of Section 62.201 of the Los Angeles Municipal Code, the following permit fee shall be required:
1. A total of 3,990.63 cubic yards of material moved 1.82 miles within the hillside area, at the rate of \$0.29 per cubic yard per mile = \$2,106.25.
- B. The required permit fee shall be paid at the Street Services Investigation and Enforcement Division office, 1149 South Broadway, Suite 350, Los Angeles, CA 90015, telephone (213) 847-6000.
- C. Under the provisions of Section 62.202 of the Los Angeles Municipal Code, a cash bond or surety bond in the amount of \$50,000.00 shall be required from the property owner to cover any road damage and/or street cleaning costs resulting from the hauling activity.
- D. Forms for the bond will be issued by Bond Control, Bureau of Engineering Valley District Office, 6262 Van Nuys Boulevard, Suite 251, Van Nuys, CA 91401, telephone (818) 374-5090.

III. SPECIAL CONDITIONS

An authorized Public Officer may make additions to, or modifications of, the following conditions if necessary to protect the health, safety, and welfare of the general public.

1. The hauling operations are restricted to the hours between 9a.m. and 4p.m. on Mondays through Fridays, Saturdays from 8a.m. to 4p.m. No hauling shall be performed on Sundays, and holidays.
2. The vehicles used for hauling shall be 10-wheeler dump trucks.
3. All trucks are to be cleaned of loose earth at the export site to prevent spilling. The contractor shall remove any material spilled onto the public street.
4. All trucks are to be watered at the export site to prevent excessive blowing of dirt.
5. The applicant shall comply with the State of California, Department of Transportation policy regarding movement of reducible loads.
6. Total amount of dirt to be hauled shall not exceed 3,990.63 cubic yards.
7. "Truck Crossing" warning signs shall be placed 300 feet in advance of the exit in each direction.
8. Flagpersons shall be required at the job site to assist the trucks in and out of the project area. Flagpersons and warning signs shall be in compliance with Part II of the latest Edition of "Work Area Traffic Control Handbook."
9. The permittee shall comply with all regulations set forth by the State of California, Department of Motor Vehicles pertaining to the hauling of earth.
10. The City of Los Angeles, Department of Transportation, telephone (213) 485-2298, shall be notified 72 hours prior to beginning operations in order to have temporary "No Parking" signs posted along streets in haul route.
11. A copy of the approval letter from the City, the approved haul route and the approved grading plans shall be available on the job site at all times.
12. Any change to the prescribed routes, staging and/or hours of operation must be approved by the concerned governmental agencies. Contact the Street Services Investigation and Enforcement Division at (213) 847-6000 prior to effecting any change.
13. The permittee shall notify the Street Services Investigation and Enforcement Division at (213) 847-6000 at least 72 hours prior to the beginning of hauling operations and shall notify the Division immediately upon completion of hauling operations.
14. The application shall expire eighteen months after the date of the Board of Building and Safety Commission and/or the Department of City Planning approval. The permit fee shall

be paid to the Street Services Investigation and Enforcement Division prior to the commencement of hauling operations.

AH/GH/DG: lr

S:haul routes:

cc: Bureau of Street Services
Jenel Elizondo, Management Analyst
Mail Stop #550

Bureau of Engineering
Mati Laan, District Engineer
Central District Office
Mail Stop # 399

Department of Transportation
Kaylinn Pell, Transportation Engineer
Central Traffic District
Mail Stop #725

Edmond Yew, District Engineer
Land Development Group
Mail Stop #901

Bureau of Street Services
Arnoldo Avila, Senior Street Services Investigator II
1149 South Broadway, Suite 350
Los Angeles, CA 90015

Owner: Glenridge Estate LLC
1315 Beaudry Blvd
Glendale, Ca 91208
818 259-6767

Applicant: Arthur Boghossian
1315 Beaudry Blvd
Glendale, Ca 91208
818 259-6767

Contractor: Nationwide Developers, INC
15303 Ventura Blvd #900
Sherman Oaks, CA 91403
310 295-7777

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY

ATTACHMENT 2

ENVIRONMENTAL REVIEW QUESTIONNAIRE

JOB ADDRESS: 3701 N GLENRIDGE DR, SHERMAN OAKS, CA 91423

Briefly describe the complete project and include the proposed amount of Import/Export of soil for hauling and the number of residential units, if applicable:

New 2-story SFD, detached 2 car carport, basement, and subterranean garage.

Driveway bridge on piles, pool/spa/ and export 3990.63 cu yds.

DEPARTMENT OF CITY PLANNING OR PUBLIC WORKS USE ONLY:

The Department of City Planning has analyzed this project, which includes the import/export of soil and hauling, and pursuant to State and City Environmental Quality Act (CEQA) Guidelines, has determined it qualifies for a Categorical Exemption (CE) per the attached Notice of Exemption. (Case No. _ENV-2017-1106-CE_)

The Notice of Exemption references the following amount of import/export of soil to be hauled: 3990.63 cubic yards

The Department of City Planning or Public Works has analyzed this project, which includes the import/export of soil and hauling, and pursuant to State and City Environmental Quality Act (CEQA) Guidelines, has prepared or has had another agency prepare the ATTACHED Mitigated Negative Declaration (MND). (Case No. _____)

The circulation end date for the above mentioned MND is: _____

The MND references the following amount of import/export of soil to be hauled: _____ cubic yards

Mitigated measures for hauling are found on the following MND pages : _____

Check one of the following boxes:

No Comments were received during the circulation period.

Yes, Comments were received during the circulation period. These comments and written responses from the agency that prepared the MND are ATTACHED with the MND referenced above.

The Department of City Planning or Public Works has analyzed this project, which includes the import/export of soil and hauling, and pursuant to State and City Environmental Quality Act (CEQA) Guidelines, has prepared or has had another agency prepare the ATTACHED Environmental Impact Report (EIR). (Case No. _____)

The circulation end date for the above mentioned EIR: _____

The EIR references the following amount of import/export of soil to be hauled: _____ cubic yards

Mitigated measures for hauling are found on the following EIR pages: _____

Check one of the following boxes:

No Comments were received during the circulation period.

Yes, Comments were received during the circulation period. These comments and written responses from the agency that prepared the EIR are ATTACHED with the EIR referenced above.

Ruben Vasquez

Print: Name of Planning/Public Works staff

Ruben Vasquez

Signature

Digitally signed by Ruben Vasquez

Date: 2024.03.18 09:52:51 -07'00'

Date

213-4820441

Telephone Number

COUNTY CLERK'S USE

CITY CLERK'S USE

CITY OF LOS ANGELES
 OFFICE OF THE CITY CLERK
 200 NORTH SPRING STREET, ROOM 360
 LOS ANGELES, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF EXEMPTION
 (California Environmental Quality Act Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152 (b). Pursuant to Public Resources Code Section 21167 (d), the filing of this notice starts a 35-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations being extended to 180 days.

LEAD CITY AGENCY **City of Los Angeles Department of City Planning** **DIR - 2017-1105** COUNCIL DISTRICT **4**

PROJECT TITLE *** Glenridge** LOG REFERENCE **ENV - 2017-1106-CE**

PROJECT LOCATION *** 3701 Glenridge Dr., Sherman Oaks**

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT IF OTHER THAN LEAD CITY AGENCY:
*** Cheryl DuBois for Harout Boghossian**

CONTACT PERSON *** Cheryl DuBois** AREA CODE *** 310** TELEPHONE NUMBER *** 613-8872** EXT.

EXEMPT STATUS: (Check One)

	STATE CEQA GUIDELINES	CITY CEQA GUIDELINES
<input type="checkbox"/> MINISTERIAL	Sec. 15268	Art. II, Sec. 2b
<input type="checkbox"/> DECLARED EMERGENCY	Sec. 15269	Art. II, Sec. 2a (1)
<input type="checkbox"/> EMERGENCY PROJECT	Sec. 15269 (b) & (c)	Art. II, Sec. 2a (2) & (3)
<input checked="" type="checkbox"/> CATEGORICAL EXEMPTION	Sec. 15300 et seq.	Art. III, Sec. 1

Class 3 Category 1 (City CEQA Guidelines)

OTHER (See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision.)

JUSTIFICATION FOR PROJECT EXEMPTION: Single family residence not in conjunction with the building of two or more units. In urbanized areas, up to three single family residences may be constructed under this exemption.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

SIGNATURE [Signature]	TITLE Planning Assistant	DATE 5/16/17
FEE: \$ 81.00	RECEIPT NO. 0202397966	REC'D. BY LADBS CASIEN
		DATE 3/16/17

DISTRIBUTION: (1) County Clerk, (2) City Clerk, (3) Agency Record
 Rev. 11-1-03 Rev. 1-31-06 Word

IF FILED BY THE APPLICANT:
*** Cheryl DuBois**
 NAME (PRINTED)

[Signature]
 SIGNATURE

*** 3-15-17**
 DATE

PROJECT ADDRESS: 3701 North Glenridge Drive
ENVIRONMENTAL CASE NUMBER: ENV-2017-1106-CE

PROJECT DESCRIPTION:

Construction of a new two-story, 5,169 square-foot (Residential Floor Area) single-family dwelling with a 400 square-foot detached two-car carport, a 2,004 square-foot basement, and a 4,624 square-foot subterranean garage. The project proposes a maximum height of 32 feet on an approximately 41,036 square-foot lot. The project also includes a driveway bridge on piles varying in height from 3.5 feet to a maximum height of 24.5 feet, a pool/spa and 14,433 square feet of hardscape. The project does not propose the removal of any protected or non-protected significant trees.

The project includes the following grading quantities: Cut: 4,249.57 Cubic Yards (CUYD) Fill: 258.94 CUYD, Export: 3,990.63 CUYD, Import: 0 CUYD.

JUSTIFICATION FOR CATEGORICAL EXEMPTION:

The proposed project includes the construction of a new single-family residence.

As a single family home, this project qualifies for a Class 3 Category 1 Categorical Exemption.

There are six (6) exceptions (listed as a-f) to this Exemption which must be considered in order to find a project exempt under Class 3, Category 1 which are as follows: (a) A project which ordinarily may have insignificant impacts may have significant impacts if it is located in a particularly sensitive environment. (b) All exemptions from CEQA are inapplicable if a cumulative impact, significant over time, will occur from successive projects of the same type in the same place. (c) A Categorical Exemption from CEQA cannot be used if there is a reasonable possibility that an activity will have a significant effect on the environment due to unusual circumstances. (d) A Categorical Exemption from CEQA cannot be used for a project which may result in damage to scenic resources (such as, trees, historic buildings, rock outcroppings) within a highway officially designated as a State Scenic Highway. (e) A Categorical Exemption cannot be used on any site included on a list of hazardous waste sites (compiled pursuant to Gov. Code 65962.5). (f) A Categorical Exemption cannot be used for a project which may cause a substantial adverse change in the significance of a historical resource.

The subject site is located within the Hollywood Fault zone, High Fire Hazard Severity Zone, Landslide Zone, and Hillside Grading Area, however, specific Regulatory Compliance Measures (RCMs) in the City of Los Angeles regulate the grading and construction of projects in these particular types of "sensitive" locations and will reduce any potential impacts to less than significant. RCMs require that design and construction of the building must conform to the California Building Code seismic standards, must comply with conditions contained within LADBS's Geology and Soils Report Approval Letter, must comply with LADBS Methane design requirements, must comply with Los Angeles Fire Department recommendations prior to building permit approval, and grading on site shall comply with the City's Landform Grading Manual, as approved by the Department of Building and Safety. These RCM's have been historically proven to reduce any impacts from the specific environment the project is located. Thus, exception (a) does not apply.

The proposed project is located on a hillside street which is mostly built out with Single Family residences. While it is anticipated that other properties in the vicinity might apply for building permits to construct additions or modify existing homes, it is unlikely that significant number of properties will be constructed at the same time. Therefore, it is unlikely that there would be cumulative impacts due to successive projects conducting construction activities. In addition, specific Regulatory Compliance Measures (RCMs) in the City of Los Angeles regulate impacts related to construction noise and transportation/traffic. Numerous Los Angeles Municipal Code Sections provide requirements for construction activities and ensure impacts from construction related noise, traffic, and parking are less than significant. The Noise Regulation Ordinance, No. 144,331, provides regulatory compliance measures related to construction noise and maximum noise levels for all activities. LAMC Section 62 provides specific regulatory compliance measures related to construction traffic and parking. Finally, LAMC Section 41 requires construction site postings listing representative contact information and permitted construction/demolition hours as established by the Department of Building and Safety. Further, According to Navigate LA, within 500 feet of the subject site, there are no other haul route applications. Thus, exception (b) does not apply.

The proposed project is located in an RE40-1-H zone and is designated for such development, nearby lots to the north, south, east, and west are similarly zoned and developed and have similar geological conditions and are located on similar hillside streets. Thus, the exception (c) does not apply.

According to the State of California Scenic Highway Mapping System, the subject site is not designated as a state scenic highway, nor are there any designated state scenic highways located within 1,000 feet of the project site. In addition, there are no scenic resources, such as protected trees, proposed to be impacted during construction or proposed for removal from the site. Thus, exception (d) does not apply.

According to Envirostor, the State of California's database of Hazardous Waste Sites, neither the subject site, nor any site in the vicinity, is identified as a hazardous waste site. Thus, exception (e) does not apply.

The project site is currently occupied by a single-family dwelling. Within 500 feet of the project site, there are no identified Historic-Cultural Resources according to the City's HistoricPlacesLA website, the City's new online information and management system created to inventory Los Angeles' significant historic resources. Thus, exception (f) does not apply.



SOUTH VALLEY AREA PLANNING COMMISSION

200 North Spring Street, Room 272, Los Angeles, California, 90012-4801, (213) 978-1300

www.planning.lacity.org

LETTER OF DETERMINATION

MAILING DATE: ~~MAR 25 2021~~

Case No. DIR-2017-1105-DRB-SPP-MSP-1A
CEQA: ENV-2017-1106-CE
Plan Area: Sherman Oaks-Studio City-Toluca
Lake-Cahuenga Pass

Council District: 4 - Raman

Project Site: 3701 North Glenridge Drive

Applicant: Harout Boghossian, Glenridge Estate, LLC
Representative: Sam Gezalyan

Appellant: Branden Faust
Representative: John Milo, PE, West Valley Engineering

At its meeting of **January 14, 2021**, the South Valley Area Planning Commission took the actions below in conjunction with the approval of the following project:

Construction of a new two-story, 5,169 square-foot (Residential Floor Area) single-family dwelling with a 400 square-foot detached two-car carport, a 2,004 square-foot basement, and a 4,624 square-foot subterranean garage. The project proposes a maximum height of 32 feet and an envelope height of 30 feet on an approximately 41,036 square-foot lot. The project also includes a driveway bridge on piles varying in height from three feet and six inches to a maximum height of 24 feet and six inches, a pool/spa and 14,433 square feet of hardscape. The project does not propose the removal of any protected or non-protected trees. The project proposes 4,249.57 cubic yards of cut grading, 258.94 cubic yards of fill grading, **3,990.63 cubic yards of export grading**, and no import grading.

1. **Determined**, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to State CEQA Guidelines, Article 19, Section 15303, Class 3 and there is no substantial evidence demonstrating that an exception to a categorical exemption applies pursuant to CEQA Guidelines, Section 15300.2 applies;
2. **Granted** the appeal in part, and **denied** the appeal in part and sustained the Planning Director's Determination dated April 20, 2020;
3. **Approved with conditions**, pursuant to Sections 11.5.7 C and 16.50 of the Los Angeles Municipal Code and Section 11 of the Mulholland Scenic Parkway Specific Plan Ordinance 167,943, Project Permit Compliance Review and Design Review for the proposed project;
4. **Adopted** the attached modified Conditions of Approval; and
5. **Adopted** the Findings.

This action was taken by the following vote:

Moved: Dierking
Seconded: Menedjian
Ayes: Mather, Torres
Absent: Beatty

Vote: 4 – 0

Etta Armstrong

Etta Armstrong, Commission Executive Assistant I
South Valley Area Planning Commission

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

Effective Date/Appeals: The decision of the South Valley Area Planning Commission is final upon the mailing date of this letter, and it is not further appealable.

Notice: An appeal of the CEQA clearance for the Project pursuant to Public Resources Code Section 21151(c) is only available if the Determination of the non-elected decision-making body (e.g., ZA, AA, APC, CPC) **is not further appealable to a City appellate body** and the decision is final. The applicant is advised that any work undertaken while the CEQA clearance is on appeal is at his/her/its own risk and if the appeal is granted, it may result in (1) voiding and rescission of the CEQA clearance, the Determination, and any permits issued in reliance on the Determination and (2) the use by the City of any and all remedies to return the subject property to the condition it was in prior to issuance of the Determination.

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: Modified Conditions of Approval, Interim Appeal Procedures

c: Claudia Rodriguez, City Planner
Lizzi Beduya, Planning Assistant

CONDITIONS OF APPROVAL

(As modified by South Valley Area Planning Commission on January 14, 2021)

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the Applicant, labeled Exhibit "A," and attached to the subject case file. No change to the plans shall be made without prior review by the Department of City Planning, Plan Implementation Division, 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 Municipal Code, the project conditions, or the project permit authorization.
2. **Floor Area.** The project shall be limited to 5,129 square feet of Residential Floor Area (as defined after March 17, 2017).
3. **Height.** The project shall be limited to 32 feet in height.
4. **Guard shack.** This approval should not be constructed to include a guard shack as presented in the plans.
5. **Roofs.** Roof material shall be surfaced with non-glare materials, and no equipment shall be placed thereon with the exception of solar energy devices.
6. **Roof Form.** As shown in 'Exhibit A', and attached to the subject case file, the project shall utilize a flat roof form with a minimum 2 roof forms, with a minimum offset of 4' feet in height variation.
7. **Exterior Lighting.** All exterior lighting fixtures shall be shielded and directed downward to illuminate only the project property. Up-lighting shall be prohibited.
8. **Skylights.** If skylights are included in the project, the applicant shall design individual skylights to not exceed four (4) square feet each and be spaced a minimum of 2 feet apart each.
9. **Exterior Windows.** All exterior windows shall be low-reflective, non-glare glass.
10. **Exterior Colors and Materials.** The applicant shall provide color specifications for the windows and door frames to the Valley Project Planning staff prior to the issuance of permits. The colors will be 25% greyscale or greater except black and emphasize a color palette that is consistent with the Santa Monica Mountains. As shown in 'Exhibit A', the following materials shall be utilized on the facades:
 - Redwood Plan siding, rusty finished steel with rivets, and plank form concrete siding in concrete finish.

Design Review Conditions

11. **Site Permeability.** Use permeable hardscape surfaces to the greatest extent possible. The driveway shall be composed for permeable surfaces, to minimize runoff, unless the Los Angeles Fire Department requires less permeable materials.

12. **Revised Landscape Plans.** Prior to final signoff, the applicant shall provide revised Landscape Plans that show the following: change Crassula Campfire and Angelina to blend with existing native vegetation and topography, add Coast Live Oak in place of Interior Live Oak in-kind and in-number, replace Cypress trees with a non-Cypress native species from the Plan's Preferred Plant List, and use plant species from the Plan's Preferred Plant List for the LID planter. The applicant shall provide a plant palette comprised of a minimum of 75% native or native-type plant material in the landscape as specified on the Preferred Plant List of the Specific Plan in adherence to Guideline 56. The applicant shall also screen the subterranean parking garage with plants on the Preferred Plant List in adherence to Guideline 63.
13. **Wildlife Corridor.** Should the Applicant voluntarily reach a private agreement with the Santa Monica Mountains Conservancy for the movement of wildlife, which references issues such as fence heights, portions of the lot(s) which shall not have development shall be shown on the revised Site Plan. If a covenant agreement of land conservation is recorded, the Applicant shall illustrate and denote the agreed upon sections of the lot in "Revised Plans" labeled site plan and submit to the Department of City Planning prior to final sign-off. The Applicant shall also provide a copy of the covenant associated with this agreement if and when it is recorded with the County of Los Angeles for inclusion to the subject case file.

Administrative Conditions

14. **Bureau of Engineering Approvals.** The applicant shall be required to obtain any Geology and Soils Report Approval letters, bonds, or permits as deemed necessary by the Bureau of Engineering.
(Added by the South Valley Area Planning Commission on January 14, 2021)
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. **Certification of Landscape Installation.** Prior to obtaining a Certificate of Occupancy, the project architect, landscape architect, or engineer shall certify in a letter to the Department of City Planning and to the Department of Building and Safety that the approved landscape plan has been implemented.

19. **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.
20. **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.
21. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning through the enforcement of the Department of Building and Safety.
22. **Expiration.** In the event that this grant is not utilized within three years of its effective date (the day following the last day that an appeal may be filed), the grant shall be considered null and void. Issuance of a building permit, and the initiation of, and diligent continuation of, construction activity shall constitute utilization for the purposes of this grant.
23. **Tribal Cultural Resource Inadvertent Discovery.** In the event that objects or artifacts that may be tribal cultural resources are encountered during the course of any ground disturbance activities (excavating, digging, trenching, plowing, drilling, tunneling, quarrying, grading, leveling, removing peat, clearing, driving posts, augering, backfilling, blasting, stripping topsoil or a similar activity), all such activities shall temporarily cease on the project site until the potential tribal cultural resources are properly assessed and addressed pursuant to the process set forth below:
 - Upon a discovery of a potential tribal cultural resource, the Applicant shall immediately stop all ground disturbance activities and contact the following: (1) all California Native American tribes that have informed the City they are traditionally and culturally affiliated with the geographic area of the proposed project; (2) and the Department of City Planning at (818) 374-9918.
 - If the City determines, pursuant to Public Resources Code Section 21074 (a)(2), that the object or artifact appears to be tribal cultural resource, the City shall provide any effected tribe a reasonable period of time, not less than 30 days, to conduct a site visit and make recommendations to the Applicant and the City regarding the monitoring of future ground disturbance activities, as well as the treatment and disposition of any discovered tribal cultural resources.
 - The Applicant shall implement the tribe's recommendations if a qualified archaeologist and by a culturally affiliated tribal monitor, both retained by the City and paid for by the Applicant, reasonably concludes that the tribe's recommendations are reasonable and feasible.

- The Applicant shall submit a tribal cultural resource monitoring plan to the City that includes all recommendations from the City and any effected tribes that have been reviewed and determined by the qualified archaeologist and by a culturally affiliated tribal monitor to be reasonable and feasible. The Applicant shall not be allowed to recommence ground disturbance activities until this plan is approved by the City.
 - If the Applicant does not accept a particular recommendation determined to be reasonable and feasible by the qualified archaeologist or by a culturally affiliated tribal monitor, the Applicant may request mediation by a mediator agreed to by the Applicant and the City who has the requisite professional qualifications and experience to mediate such a dispute. The Applicant shall pay any costs associated with the mediation.
 - The Applicant may recommence ground disturbance activities outside of a specified radius of the discovery site, so long as this radius has been reviewed by the qualified archaeologist and by a culturally affiliated tribal monitor and determined to be reasonable and appropriate.
 - Copies of any subsequent prehistoric archaeological study, tribal cultural resources study or report, detailing the nature of any significant tribal cultural resources, remedial actions taken, and disposition of any significant tribal cultural resources shall be submitted to the South Central Coastal Information Center (SCCIC) at California State University, Fullerton.
24. **Human Remains Inadvertent Discovery.** In the event that human skeletal remains are encountered at the project site during construction or the course of any ground disturbance activities, all such activities shall halt immediately, pursuant to State Health and Safety Code Section 7050.5 which requires that no further ground disturbance shall occur until the County Coroner has made the necessary findings as to the origin and disposition pursuant to California Public Resources Code Section 5097.98. In the event human skeletal remains are discovered during construction or during any ground disturbance actives, the following procedures shall be followed:
- Stop immediately and contact the County Coroner: 1104 N. Mission Road Los Angeles, CA 90033 323-343-0512 (8 a.m. to 5 p.m. Monday through Friday) or 323-343-0714 (After Hours, Saturday, Sunday, and Holidays)
 - If the remains are determined to be of Native American descent, the Coroner has 24 hours to notify the Native American Heritage Commission (NAHC).
 - The NAHC will immediately notify the person it believes to be the most likely descendent of the deceased Native American.
 - The most likely descendent has 48 hours to make recommendations to the Applicant, for the treatment or disposition, with proper dignity, of the human remains and grave goods.
 - If the Applicant does not accept the descendant's recommendations, the owner or the descendent may request mediation by the NAHC.
25. **Archaeological Resources Inadvertent Discovery.** In the event that any subsurface cultural resources are encountered at the project site during construction or the course of

any ground disturbance activities, all such activities shall halt immediately, pursuant to State Health and Safety Code Section 7050.5. At which time the applicant shall notify the City and consult with a qualified archaeologist who shall evaluate the find in accordance with Federal, State, and local guidelines, including those set forth in the California Public Resources Code Section 21083.2 and shall determine the necessary findings as to the origin and disposition to assess the significance of the find. If any find is determined to be significant, appropriate avoidance measures recommended by the consultant and approved by the City must be followed unless avoidance is determined to be unnecessary or infeasible by the City. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery, excavation) shall be instituted.

26. **Paleontological Resources Inadvertent Discovery.** In the event that any prehistoric subsurface cultural resources are encountered at the project site during construction or the course of any ground disturbance activities, all such activities shall halt immediately, at which time the applicant shall notify the City and consult with a qualified paleontologist to assess the significance of the find. In the case of discovery of paleontological resources, the assessment shall be done in accordance with the Society of Vertebrate Paleontology standards. If any find is determined to be significant, appropriate avoidance measures recommended by the consultant and approved by the City must be followed unless avoidance is determined to be unnecessary or infeasible by the City. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery, excavation) shall be instituted.
27. **Indemnification and Reimbursement of Litigations 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.

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN
PRESIDENT

VAHID KHORSAND
VICE-PRESIDENT

DAVID H. J. AMBROZ
CAROLINE CHOE
HELEN LEUNG
KAREN MACK
MARC MITCHELL

VERONICA PADILLA-CAMPOS
DANA M. PERLMAN

**CITY OF LOS ANGELES
CALIFORNIA**



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES

200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
(213) 978-1271

VINCENT P. BERTONI, AICP
DIRECTOR

KEVIN J. KELLER, AICP
EXECUTIVE OFFICER

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

TRICIA KEANE
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

**MULHOLLAND SCENIC PARKWAY SPECIFIC PLAN
PROJECT PERMIT COMPLIANCE & DESIGN REVIEW**

DATE: April 16, 2020

Applicant/Owner

Harout Boghossian
Glenridge Estate, LLC
15303 Ventura Blvd. #900
Los Angeles, CA 91403

Representative

Sam Gezalyan
15303 Ventura Blvd. #900
Los Angeles, CA 91403

Case No. DIR-2017-1105-DRB-SPP-MSP

CEQA: ENV-2017-1106-CE

Location: 3701 N. Glenridge Drive

Council District: 4 – Ryu

Neighborhood Council: Sherman Oaks

**Community Plan Area: Sherman Oaks–Studio City–Toluca
Lake–Cahuenga Pass**

Land Use Designation: Minimum Residential

Zone: RE40-1-H

**Legal Description: Lot: PT 1107, Tract: TR 1000, Arb:
106**

Last Day to File an Appeal: May 01, 2020

DETERMINATION

Pursuant to LAMC Sections 11.5.7 C and 16.50, and Section 11 of the Mulholland Scenic Parkway Specific Plan (Ordinance No. 167,943), and based upon the recommendation of the Mulholland Design Review Board, I have reviewed the proposed project and as the designee of the Director of Planning, I hereby:

Determine, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to State CEQA Guidelines, Article 19, Section 15303, Class 3, and there is no substantial evidence demonstrating that an exception to a categorical exemption applies pursuant to CEQA Guidelines, Section 15300.2 applies.

Approve with Conditions a Project Permit Compliance and Design Review for the construction of a new two-story, 4,583 square-foot (Residential Floor Area) single-family dwelling with a 400 square-foot detached two-car garage, a 2,004 square-foot basement, and a 4,628 square-foot subterranean garage. The project proposes a maximum height of 25 feet on an approximately 41,038 square-foot lot. The project also includes a pool/spa and 14,433 square feet of hardscape. The project does not propose the removal of any protected or non-protected significant trees. The project proposes 3,128.32 cubic yards of cut grading, 314.82 cubic yards of fill grading, 2,813.5 cubic yards of export grading, and no import grading.

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

CONDITIONS OF APPROVAL

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the Applicant, labeled Exhibit "A," dated 3/25/2020, and attached to the subject case file. No change to the plans shall be made without prior review by the Department of City Planning, Plan Implementation Division, 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 Municipal Code, the project conditions, or the project permit authorization.
2. **Floor Area.** The project shall be limited to 4,583 square feet of Residential Floor Area (as defined after March 17, 2017).
3. **Height.** The project shall be limited to 25 feet in height.
4. **Guard shack.** This approval should not be constructed to include a guard shack as presented in the plans.
5. **Roofs.** Roof material shall be surfaced with non-glare materials, and no equipment shall be placed thereon with the exception of solar energy devices.
6. **Roof Form.** As shown in 'Exhibit A', dated 3/25/2020, and attached to the subject case file, the project shall utilize a flat roof form with a minimum 2 roof forms, with a minimum offset of 4' feet in height variation.
7. **Exterior Lighting.** All exterior lighting fixtures shall be shielded and directed downward to illuminate only the project property. Up-lighting shall be prohibited.
8. **Skylights.** If skylights are included in the project, the applicant shall design individual skylights to not exceed four (4) square feet each and be spaced a minimum of 2 feet apart each.
9. **Exterior Windows.** All exterior windows shall be low-reflective, non-glare glass.
10. **Exterior Colors and Materials.** The applicant shall provide color specifications for the windows and door frames to the Valley Project Planning staff prior to the issuance of permits. The colors will be 25% greyscale or greater except black and emphasize a color palette that is consistent with the Santa Monica Mountains. As shown in 'Exhibit A', the following materials shall be utilized on the facades:
 - Redwood Plan siding, rusty finished steel with rivets, and plank form concrete siding in concrete finish.

Design Review Conditions

11. **Site Permeability.** Use permeable hardscape surfaces to the greatest extent possible. The driveway shall be composed for permeable surfaces, to minimize runoff, unless the Los Angeles Fire Department requires less permeable materials.

12. **Revised Landscape Plans.** Prior to final signoff, the applicant shall provide revised Landscape Plans that show the following: change *Crassula Campfire* and *Angelina* to blend with existing native vegetation and topography, add *Coast Life Oak* in place of *Interior Live Oak* in-kind and in-number, replace *Cypress* trees with a non-*Cypress* native species from the Plan's Preferred Plant List, and use plant species from the Plan's Preferred Plant List for the LID planter. The applicant shall provide a plant palette comprised of a minimum of 75% native or native-type plant material in the landscape as specified on the Preferred Plant List of the Specific Plan in adherence to Guideline 56. The applicant shall also screen the subterranean parking garage with plants on the Preferred Plant List in adherence to Guideline 63.
13. **Wildlife Corridor.** Should the Applicant voluntarily reach a private agreement with the Santa Monica Mountains Conservancy for the movement of wildlife, which references issues such as fence heights, portions of the lot(s) which shall not have development shall be shown on the revised Site Plan. If a covenant agreement of land conservation is recorded, the Applicant shall illustrate and denote the agreed upon sections of the lot in "Revised Plans" labeled site plan and submit to the Department of City Planning prior to final sign-off. The Applicant shall also provide a copy of the covenant associated with this agreement if and when it is recorded with the County of Los Angeles for inclusion to the subject case file.

Administrative Conditions

14. **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.
15. **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.
16. **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.
17. **Certification of Landscape Installation.** Prior to obtaining a Certificate of Occupancy, the project architect, landscape architect, or engineer shall certify in a letter to the Department of City Planning and to the Department of Building and Safety that the approved landscape plan has been implemented.
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. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning through the enforcement of the Department of Building and Safety.
21. **Expiration.** In the event that this grant is not utilized within three years of its effective date (the day following the last day that an appeal may be filed), the grant shall be considered null and void. Issuance of a building permit, and the initiation of, and diligent continuation of, construction activity shall constitute utilization for the purposes of this grant.
22. **Tribal Cultural Resource Inadvertent Discovery.** In the event that objects or artifacts that may be tribal cultural resources are encountered during the course of any ground disturbance activities (excavating, digging, trenching, plowing, drilling, tunneling, quarrying, grading, leveling, removing peat, clearing, driving posts, augering, backfilling, blasting, stripping topsoil or a similar activity), all such activities shall temporarily cease on the project site until the potential tribal cultural resources are properly assessed and addressed pursuant to the process set forth below:
 - Upon a discovery of a potential tribal cultural resource, the Applicant shall immediately stop all ground disturbance activities and contact the following: (1) all California Native American tribes that have informed the City they are traditionally and culturally affiliated with the geographic area of the proposed project; (2) and the Department of City Planning at (818) 374-9918.
 - If the City determines, pursuant to Public Resources Code Section 21074 (a)(2), that the object or artifact appears to be tribal cultural resource, the City shall provide any effected tribe a reasonable period of time, not less than 30 days, to conduct a site visit and make recommendations to the Applicant and the City regarding the monitoring of future ground disturbance activities, as well as the treatment and disposition of any discovered tribal cultural resources.
 - The Applicant shall implement the tribe's recommendations if a qualified archaeologist and by a culturally affiliated tribal monitor, both retained by the City and paid for by the Applicant, reasonably concludes that the tribe's recommendations are reasonable and feasible.
 - The Applicant shall submit a tribal cultural resource monitoring plan to the City that includes all recommendations from the City and any effected tribes that have been reviewed and determined by the qualified archaeologist and by a culturally affiliated tribal monitor to be reasonable and feasible. The Applicant shall not be allowed to recommence ground disturbance activities until this plan is approved by the City.
 - If the Applicant does not accept a particular recommendation determined to be reasonable and feasible by the qualified archaeologist or by a culturally affiliated tribal monitor, the Applicant may request mediation by a mediator agreed to by the Applicant

and the City who has the requisite professional qualifications and experience to mediate such a dispute. The Applicant shall pay any costs associated with the mediation.

- The Applicant may recommence ground disturbance activities outside of a specified radius of the discovery site, so long as this radius has been reviewed by the qualified archaeologist and by a culturally affiliated tribal monitor and determined to be reasonable and appropriate.
- Copies of any subsequent prehistoric archaeological study, tribal cultural resources study or report, detailing the nature of any significant tribal cultural resources, remedial actions taken, and disposition of any significant tribal cultural resources shall be submitted to the South Central Coastal Information Center (SCCIC) at California State University, Fullerton.

23. **Human Remains Inadvertent Discovery.** In the event that human skeletal remains are encountered at the project site during construction or the course of any ground disturbance activities, all such activities shall halt immediately, pursuant to State Health and Safety Code Section 7050.5 which requires that no further ground disturbance shall occur until the County Coroner has made the necessary findings as to the origin and disposition pursuant to California Public Resources Code Section 5097.98. In the event human skeletal remains are discovered during construction or during any ground disturbance activities, the following procedures shall be followed:

- Stop immediately and contact the County Coroner: 1104 N. Mission Road Los Angeles, CA 90033 323-343-0512 (8 a.m. to 5 p.m. Monday through Friday) or 323-343-0714 (After Hours, Saturday, Sunday, and Holidays)
- If the remains are determined to be of Native American descent, the Coroner has 24 hours to notify the Native American Heritage Commission (NAHC).
- The NAHC will immediately notify the person it believes to be the most likely descendent of the deceased Native American.
- The most likely descendent has 48 hours to make recommendations to the Applicant, for the treatment or disposition, with proper dignity, of the human remains and grave goods.
- If the Applicant does not accept the descendant's recommendations, the owner or the descendent may request mediation by the NAHC.

24. **Archaeological Resources Inadvertent Discovery.** In the event that any subsurface cultural resources are encountered at the project site during construction or the course of any ground disturbance activities, all such activities shall halt immediately, pursuant to State Health and Safety Code Section 7050.5. At which time the applicant shall notify the City and consult with a qualified archaeologist who shall evaluate the find in accordance with Federal, State, and local guidelines, including those set forth in the California Public Resources Code Section 21083.2 and shall determine the necessary findings as to the origin and disposition to assess the significance of the find. If any find is determined to be significant, appropriate avoidance measures recommended by the consultant and approved by the City must be followed unless avoidance is determined to be unnecessary or infeasible by the City. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery, excavation) shall be instituted.

25. **Paleontological Resources Inadvertent Discovery.** In the event that any prehistoric subsurface cultural resources are encountered at the project site during construction or the course of any ground disturbance activities, all such activities shall halt immediately, at which time the applicant shall notify the City and consult with a qualified paleontologist to assess the significance of the find. In the case of discovery of paleontological resources, the assessment shall be done in accordance with the Society of Vertebrate Paleontology standards. If any find is determined to be significant, appropriate avoidance measures recommended by the consultant and approved by the City must be followed unless avoidance is determined to be unnecessary or infeasible by the City. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery, excavation) shall be instituted.
26. **Indemnification and Reimbursement of Litigations 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.

FINDINGS

Construction of a new two-story, 4,583 square-foot (Residential Floor Area) single-family dwelling with a 400 square-foot detached two-car garage, a 2,004 square-foot basement, and a 4,628 square-foot subterranean garage. The project proposes a maximum height of 25 feet on an approximately 41,038 square-foot lot. The project also includes a pool/spa and 14,433 square feet of hardscape. The project is located in the Outer Corridor and is subject to the Baseline Hillside Ordinance adopted on March 17, 2017. The project is downslope from Glenridge Drive and downslope and visible from Mulholland Drive. The project does not propose the removal of any protected or non-protected significant trees. The project proposes 3,128.32 cubic yards of cut grading, 314.82 cubic yards of fill grading, 2,813.5 cubic yards of export grading, and no import grading.

1. A recommendation was made by the Mulholland Design Review Board, pursuant to Los Angeles Municipal Code Section 16.50:

The proposed project is subject to the design review process because it is located within the boundaries of the Mulholland Scenic Parkway Specific Plan, and is not subject to exemptions of Section 11.J.

The Design Review Board met on June 1, 2017 where the board convened a quorum of 6 members and voted unanimously (6-0) to continue the case with the following conditions:

- a. Revise the neighborhood compatibility chart to be consistent with the filing instructions.
- b. If the project includes LID planters, the applicant will use species from the Preferred Plant List for wet locations for these planters.
- c. Replace the cypress trees with a non-cypress native species from the Preferred Plant List.
- d. Provide drawings of and label the heights of the retaining walls; comply with the retaining wall guidelines.
- e. Ensure the drawings are carefully updated and coordinated following conventional architectural standards.

- f. Ensure the project reflects the residential character of the neighborhood.
- g. Revise the grading calculations and average natural slope calculations.
- h. Comply with Design Guidelines 2, 32, and 34.
- i. Provide a topographic roof plan in conformance with Design Guideline 35.
- j. Provide site sections in all directions.
- k. Reduce the size of the proposed above grade project to 5,500 square feet, including all built and exempt area and reduce the size of the complete project including the basement to 7,550 square feet including all built and exempt area, but not including the second structure.
- l. Materials will be earth tone, 20% grey scale value or darker.
- m. Clarify access method to the roof.
- n. Provide a protected tree report.
- o. Provide a cut sheet for the fire pits.
- p. Reach an agreement with the MRCA.
- q. The entire project will be reevaluated upon resubmittal.

The Design Review Board met on August 15, 2018 where the board convened a quorum of 6 members and voted unanimously (6-0) to continue the case with the following conditions:

- a. Note all exterior lighting, including the driveway, is shielded and downward facing.
- b. Show glass shielding on the fire pit.
- c. Match architectural drawings to the rest of the packet's structural/engineering drawings.
- d. Specify the modules of the green roof.
- e. Show where the backup generator for pump will be located if adding to plans.
- f. Call out plants in LID planter using species from Preferred Plant List.
- g. Add Coast Live Oak in place of Interior Live Oak in-kind/in-number.
- h. Elevations of retaining walls (added).
- i. Address comment number 4 from 6/1/17 and add architectural elevations and dimensions and grade across plans.
- j. Address comment number 5 from 6/1/17.
- k. Address comment number 7 from 6/1/17.
- l. Address comment number 9 from 6/1/17 and on page 53 increase and revise so easier to understand.
- m. Add info to architectural sections on 67-69 including info from property line to property line, 25 foot offset line, and finished grades, elevations, and retaining walls for transverse sections.
- n. Address comment number 11 from 6/1/17, if design changes.
- o. Address comment number 12 from 6/1/17, if design changes.
- p. Provide tree report.
- q. Address comment number 15 and show glass shielding on plans.
- r. Address comment number 16 and 17.
- s. Change Crassula Campfire and Angelina per Guideline 56.
- t. Change slope irrigation to rotators.
- u. Show flue for basement fireplace.
- v. Provide detail of green roof in section and what modules using.
- w. Use permeable hardscape for areas that fire department does not require that is shown as paved.
- x. Show location and size of emergency generator.
- y. Add longitude section of driveway.
- z. Match renderings to materials.
- aa. Show where windows near light well in wine cellar.

- bb. All exterior lighting shown and shielded downward.
- cc. Show air conditioner locations and away from neighbors.
- dd. Show steel frame on drawings.
- ee. On all elevations, show how building is on ground.
- ff. Show 75% native plants and take from Preferred Plant List.
- gg. Show non-glare glass on plans.

The Design Review Board met on August 21, 2019 where the board convened a quorum of 6 members. The vote was unanimous (6-0) recommending disapproval of the project. The reasons provided by the board were:

- a) Drawings are inaccurate and inconsistent.
- b) Not showing complete depiction of adjacent structures on site plan, elevations, and sections.
- c) Over-in-height retaining walls that exceed 10 feet.
- d) Deck is too close to the property line.
- e) Slope analysis done incorrectly.

Since the August 21, 2019 Design Review Board meeting, the applicant has provided revised plans to Staff that address the recommendations outlined by the Design Review Board. It is important to note that the level of drawings which are required for Department of City Planning review are generally considered 'concept design' plans, and do not require the level of detail as those provided in construction or engineering plans. The DRB's comment that the plans are 'inaccurate' or 'inconsistent' is not specific enough to clarify how the height, massing, or architectural details of the project do not comply with the Specific Plan.

According to the Design Guidelines, adopted by the City Planning Commission, specific plans are required for review of the project (such as fence/wall plans, grading plans, site sections, topographic surveys, elevations, etc.). The Specific Plan does not note that adjacent structures must be illustrated on site plans, elevations, or sections. As such, this recommendation is not based on Design Guideline policies or objectives, or Specific Plan provisions, and are therefore not a basis for denial of a case.

While the Specific Plan does address the quantity of non-permeable surfaces, such as decks, it does not dictate the setbacks of these non-permeable surfaces. As the Plan is silent in regards to this setback, the Municipal Code supersedes and will be enforced in the Los Angeles Department of Building and Safety Plan Check process. Therefore, as the applicant will be required to comply with the Code, and the Specific Plan does not regulate the deck setback, this comment regarding the deck location is not a basis for denial of a case.

The applicant provided a revised set of architectural plans on 3/25/2020. A Slope Band Analysis was reviewed by the Development Services Center on February 8, 2017 indicating that the residential floor area of the project will comply with the Municipal Code. Moreover, it is important to note that the Specific Plan does not regulate the size of single-family dwellings, as long as a finding can be made indicating that the project is consistent with Neighborhood Compatibility.

Lastly, the over-in-height retaining walls were removed from the original design and a driveway that does not exceed 10 feet in height was proposed in the revised plans. Staff has determined these revisions comply with the Specific Plan provisions and design

guidelines, as noted in Finding No. 2 below, and the Director has conditionally approved the proposed project.

2. The project substantially complies with the applicable regulations, findings, standards, and provisions of the specific plan.

Based on a review of the plans submitted with the application, marked Exhibit "A," dated 3/25/2020, DIR-2017-1105-DRB-SPP-MSP, the Director of Planning makes the following findings in accordance with the applicable design review criteria of the Mulholland Scenic Parkway Specific Plan, Ordinance No. 167,943, effective June 29, 1992:

Section 6.A: Uses

The project proposes the use of land for a one-family dwelling, which is a permitted use and as such, the project use complies with Section 6.A of the Specific Plan.

Section 6.B: Environmental Protection Measures

Section 6.B of the Specific Plan refers back to Section 5.B, stating that all measures required for the Inner Corridor are to be complied with for properties in the Outer Corridor. The subject property is not defined as a "prominent ridge" as per the definition in Section 4 since no ridgeline appears near the property on the map of the Specific Plan Area: Map 8 of 12. As such, the project is not subject to Sections 5.B.1.a and 5.B.1.b, which limit grading and visibility on the defined Prominent Ridges in the Plan area. Furthermore, according to the same map and <http://zimas.lacity.org> the project is further than 100 feet from a watercourse and more than 200 feet from public parkland; is not subject to Section 5.B.2, which limits grading within 100 feet of a stream bank or Section 5.B.3, which limits construction and grading within 200 feet of public parkland. The project does not propose to remove, move, or alter any protected or native trees, which include Oak trees, in accordance with Section 5.B.4. Finally, should the applicant encounter any archeological or paleontological resources while grading for the project, the applicant will need to follow the necessary notification procedures pursuant to California Health and Safety Code Sections 7000 et sequentia to appropriately handle these resources, fulfilling the intent of Section 5.B.5 that seeks to protect these resources. As such, the project complies with Section 6.B of the Specific Plan.

Section 6.C: Grading

The project requires 3,128.32 cubic yards to be cut, 314.82 of which will be used for fill, and 2,813.5 cubic yards will be exported; zero cubic yards will be imported. In Section 5.C the Plan states that:

The Director may approve grading up to two cubic yards of earth per four square feet of lot area per lot after making the following findings:

- a. The Department of Building and Safety or the Bureau of Engineering has determined that such grading is required to provide access driveways, pedestrian accessways, drainage facilities, slope easements, and/or dwelling foundations.*
- b. All grading conforms to the standards set forth in the Landform Grading Manual, unless the Department of Building and Safety has determined that landform grading will conflict with the provisions of Divisions 29 and 70 of Article 1 of Chapter IX of the Code.*
- c. The graded slopes have a natural appearance compatible with the characteristics of the Santa Monica Mountains.*
- d. The Department of Building and Safety has determined that grading will minimize erosion.*

Per this Section, the applicant would be limited to 20,519 cubic yards of grading for the 41,038 square-foot lot; as noted above the project only requires 3,128.32 cubic yards of grading. This grading is necessary for the reasonable development of the property for the project, conforms with the Landform Grading Manual, and as conditioned in this determination letter the design of the home will be compatible with the Santa Monica Mountains. Furthermore the applicant is subject to stricter grading requirements by the LAMC, and is required to obtain grading permits and follow all practices imposed on them during the process of grading from the Building and Safety Grading Division. As such, the project complies with Section 6.C of the Specific Plan.

Section 6.D: Building Standards

The project's height is limited to 25 feet, which complies with the height limit identified in subdivision 6.D for structures visible from Mulholland of 40 feet. However, per Section 3.B of the Specific Plan, where the Los Angeles Municipal Code (LAMC) has a lower height requirement, the LAMC prevails and as such, the project is also subject to the envelope height requirements of the Baseline Hillside Ordinance.

Section 11.I.3: Design Review Criteria

Based on a review of the project proposal, and in consideration of the recommendation of the Design Review Board, the proposed single family residence, as modified by the conditions herein, is compatible with the surrounding homes and the parkway environment in terms of design, massing, materials, and color and as such complies with Section 11.I.3 of the Plan.

Design Guideline 13: Wildlife

Guideline 13 encourages preserving wildlife habitats, movement, and the ecology of the Scenic Parkway. As noted in Condition of Approval Number 13, should an agreement between the Applicant and both the Santa Monica Mountains Conservancy and/or Mountains Recreation and Conservation Authority be reached, issues such as fence heights, portions of the lot(s) which shall not have development, will be secured. As a result of this agreement, wildlife habitats would be better preserved. If agreed upon, the project would comply with Guideline 13.

Design Guideline 37: Roof-top Equipment

In keeping with the intent of Design Guideline 37, the project has been conditioned to prohibit roof-mounted equipment and alternative locations for the equipment must be sought. As the plans do not illustrate equipment on the rooftop, it is presumed to be located within the structure and construction on the rooftop is not necessary.

Design Guideline 50: Neighborhood Compatibility

The size of the project including the square footage and height is compatible with the other neighboring homes. The project proposes 4,583 square feet and 11% Floor Area Ratio (FAR). Nearby homes have an average of 2,771 square feet and an FAR of 9%. Finally, the project's finish materials of wood siding and contemporary design are also found in nearby homes. As such, the project's size and design fits with the neighborhood and complies with compatibility Design Guideline 50.

Design Guideline 71: Planning and Design for Sustainable Building Practices

The project will follow the Green Building and Low Impact Development codes, as seen on Exhibit "A." As such, the project complies with sustainable building practice Design Guideline 71.

Design Guideline 38 and 39: Exterior Colors and Materials

The project will use materials that emphasize a color palette in earth tones consistent with the Santa Monica Mountains and finishes will be 25% grey scale value or darker. The exterior materials shall be non-reflective and non-glare. As such, the project complies with Design Guidelines 38 and 39.

Design Guideline 40: Exterior Lighting

As per Condition of Approval Number 7, the project will use downward facing and shielded lights, in conformance with Design Guideline 40, which states that lighting should be downward facing and shielded to screen the light source.

Design Guideline 5: Site Permeability

As per Condition of Approval Number 11, the total permeable surfaces should be maximized to the greatest extent possible. The applicant shall make driveway surfaces permeable in order to maximize the amount of water that can percolate into the soil on-site and minimize overland runoff onto adjoining properties, streets, and watercourses to comply with Guideline 5.

Design Guideline 56: Landform Planting

As per Condition of Approval Number 12, the applicant shall change Crassula Campfire and Angelina to blend with existing native vegetation and topography so it creates a visual appearance consistent with the characteristics of the surrounding hillsides.

Design Guideline 57: New Plants

As per Condition of Approval Number 12, the applicant shall add Coast Live Oak in place of Interior Live Oak in-kind and in-number. The applicant shall replace Cypress trees with a non-Cypress native species from the Plan's Preferred Plant List. The applicant shall use plant species from the Plan's Preferred Plant List for the LID planter. The applicant shall provide a plant palette comprised of a minimum of 75% native or native-type plant material in the landscape as specified on the Preferred Plant List of the Specific Plan.

- 3. The project incorporates mitigation measures, monitoring measures when necessary, or alternatives identified in the environmental review, which would mitigate the negative environmental effects of the project, to the extent physically feasible.**

Based on the whole of the administrative record, the Project is exempt from CEQA pursuant to State CEQA Guidelines, Section 15003, Class 3, and there is no substantial evidence demonstrating that an exception to a categorical exemption applies pursuant to CEQA Guidelines, Section 15300.2 applies.

OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES

All terms and conditions of the Director's Determination shall be fulfilled before the use may be established. The instant authorization is further conditioned 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.

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.

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

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."

APPEAL PERIOD - EFFECTIVE DATE

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.

The Determination in this matter will become effective and final fifteen (15) days after the date of mailing of the Notice of Director's Determination unless an appeal there from 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 this 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://www.planning.lacity.org/forms.htm>.

Planning Department 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, Suite
251
Van Nuys, CA 91401
(818) 374-5050

West Los Angeles
Development Services Center
1828 Sawtelle Boulevard,
2nd Floor
Los Angeles, CA 90025
(310) 231-2901

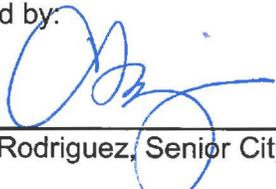
Verification of condition compliance with building plans and/or building permit applications are done at the Development Services Center of the Department of City Planning at either Figueroa Plaza in Downtown Los Angeles or the Marvin Braude Building in the Valley. In order to assure that you receive 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 or (818) 374-5050 or (310) 231-2901 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.

The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedures Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision becomes final.

Note of Instruction Regarding the Notice of Exemption: Applicant is hereby advised to file the Notice of Exemption for the associated categorical exemption after the issuance of this letter. If filed, the form shall be filed with the County of Los Angeles, 12400 Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152 (b). More information on the associated fees can be found online here: <https://www.lavote.net/home/county-clerk/environmental-notices-fees>. The best practice is to go in person and photograph the posted notice in order to ensure compliance. Pursuant to Public Resources Code Section 21167 (d), the filing of this notice of exemption starts a 35-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations, **and the possibility of a CEQA appeal**, being extended to 180 days.

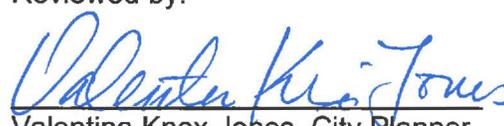
VINCENT P. BERTONI, AICP
Director of Planning

Approved by:



Claudia Rodriguez, Senior City Planner

Reviewed by:



Valentina Knox-Jones, City Planner

Prepared by:



Lizzi Beduya, Planning Assistant
lizzi.beduya@lacity.org

cc: Council Office, District 4

Adjoining Property Owners
Sherman Oaks Neighborhood Council

CITY OF LOS ANGELES
CALIFORNIA

BOARD OF
BUILDING AND SAFETY
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KAREN BASS
MAYOR

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

OSAMA YOUNAN, P.E.
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

JOHN WEIGHT
EXECUTIVE OFFICER

GEOLOGY AND SOILS REPORT APPROVAL LETTER

March 28, 2023

LOG # 125209R
SOILS/GEOLOGY FILE - 2
LAN

Glenridge Estate LLC
15303 Ventura Blvd., #900
Sherman Oaks, CA 91403

Added conditions regarding the
seismic design of retaining walls
and seismic design parameters

TRACT: 1000
LOT(S): PT 1107 (Arb 106)
LOCATION: 3701 N. Glenridge Drive

CURRENT REFERENCE REPORT	DATE OF	PREPARED BY
<u>REPORT/LETTER(S)</u>	<u>DOCUMENT</u>	<u>PREPARED BY</u>
Geology/Soils Report	02/23/2023	Mesopotamia Geotechnical Consult

PREVIOUS REFERENCE REPORT	DATE OF	PREPARED BY
<u>REPORT/LETTER(S)</u>	<u>DOCUMENT</u>	<u>PREPARED BY</u>
Dept. Approval Letter	08/20/2019	LADBS
Addendum Report	08/14/2019	SAS Sassan Geoscience, Inc.
Dept. Review Letter	04/11/2018	LADBS
Addendum Report	03/14/2018	SAS Sassan Geoscience, Inc.
Dept. Review Letter	02/13/2017	LADBS
Geology/Soils Report	01/20/2017	SAS Sassan Geoscience, Inc.

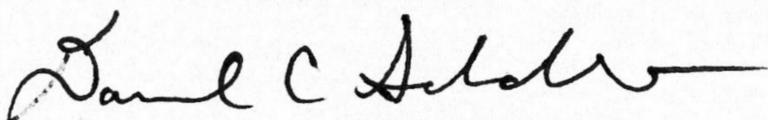
The Grading Division of the Department of Building and Safety has reviewed the referenced reports that provide additional recommendations for a proposed three-story, single-family residence and access driveway.

The above letter concerning project geotechnical supervision has been received pursuant to Section 91.7008 of the Los Angeles Municipal Code. The Department previously conditionally approved reports for the construction of a proposed residence and access driveway. The Department of Building and Safety accepts this letter and notification of transferring the responsibility for grading geotechnical supervision (both soils engineering and engineering geology) and recognizes Mesopotamia Geotechnical Consultants, as the new geotechnical consultant provided all the conditions in the Department's previous approval letters are complied with.

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

1. All conditions of the above referenced Department approval letter dated 08/20/2019, Log #96638-02, that are specifically related to the current scope of the development, shall apply except as specifically modified herein.
2. The seismic design shall be based on a Site Class C, as recommended.
3. Retaining walls higher than 6 feet shall be designed for lateral earth pressure due to earthquake motions as specified on page 2 of the 02/23/2023 report (1803.5.12).

Note: Lateral earth pressure due to earthquake motions shall be in addition to static lateral earth pressures and other surcharge pressures. The height of a stacked retaining wall shall be considered as the summation of the heights of each wall.



DANIEL C. SCHNEIDEREIT
Engineering Geologist II



DAN L. STOICA
Geotechnical Engineer I

DCS/DLS:dcs/dls
Log No. 125209R
213-482-0480

cc: Mesopotamia Geotechnical Consultants, Project Consultant
VN District Office

VAN AMBATIELOS
PRESIDENT

E. FELICIA BRANNON
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
JAVIER NUNEZ



ERIC GARCETTI
MAYOR

FRANK M. BUSH
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

GEOLOGY AND SOILS REPORT APPROVAL LETTER

August 20, 2019

LOG # 96638-02
SOILS/GEOLOGY FILE - 2
LAN

Glenridge Estate LLC
15303 Ventura Blvd., #900
Sherman Oaks, CA 91403

TRACT: 1000
LOT(S): PT 1107 (Arb 106)
LOCATION: 3701 N. Glenridge Drive

<u>CURRENT REFERENCE</u> <u>REPORT/LETTER(S)</u>	<u>REPORT</u> <u>No.</u>	<u>DATE OF</u> <u>DOCUMENT</u>	<u>PREPARED BY</u>
Addendum Report	6SAM182	08/14/2019	SAS Sassan Geoscience, Inc.

<u>PREVIOUS REFERENCE</u> <u>REPORT/LETTER(S)</u>	<u>REPORT</u> <u>No.</u>	<u>DATE OF</u> <u>DOCUMENT</u>	<u>PREPARED BY</u>
Dept. Review Letter	96638-01	04/11/2018	LADBS
Addendum Report	6SAM182	03/14/2018	SAS Sassan Geoscience, Inc.
Dept. Review Letter	96638	02/13/2017	LADBS
Geology/Soils Report	6SAM182	01/20/2017	SAS Sassan Geoscience, Inc.

The Grading Division of the Department of Building and Safety has reviewed the referenced reports that provide recommendations for a proposed residence and access driveway. According to the report, the site consists of an undeveloped lot situated on a west-facing slope.

The earth materials at the subsurface exploration locations consist of up to 1 feet of uncertified fill underlain by residual soil and diatomaceous shale and siltstone (bedrock). The consultants recommend to support the proposed structures on drilled-pile foundations bearing on competent bedrock. In addition to foundation support, piles will also be used to increase slope stability.

The site is located in a designated seismically induced landslide hazard zone as shown on the Seismic Hazard Zones map issued by the State of California. The above report/s include/s an acceptable seismic slope stability analysis and the requirements of the 2017 City of Los Angeles Building Code have been satisfied.

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

(Note: Numbers in parenthesis () refer to applicable sections of the 2017 City of LA Building Code. P/BC numbers refer the applicable Information Bulletin. Information Bulletins can be accessed on the internet at LADBS.ORG.)

1. Conformance with the Zoning Code Section 12.21 C8, which limits the heights and number of retaining walls, will be determined during structural plan check.
2. The geologist and soils engineer shall review and approve the detailed plans prior to issuance of any permits. This approval shall be by signature on the plans that clearly indicates the geologist and soils engineer have reviewed the plans prepared by the design engineer; and, that the plans include the recommendations contained in their reports (7006.1).
3. All recommendations of the reports that are in addition to or more restrictive than the conditions contained herein shall be incorporated into the plans.
4. A copy of the subject and appropriate referenced reports and this approval letter shall be attached to the District Office and field set of plans (7006.1). Submit one copy of the above reports to the Building Department Plan Checker prior to issuance of the permit.
5. A grading permit shall be obtained for all structural fill and retaining wall backfill (106.1.2).
6. Prior to the issuance of any permit, an accurate volume determination shall be made and included in the final plans, with regard to the amount of earth material to be exported from the site. For grading involving import or export of more than 1000 cubic yards of earth materials within the grading hillside area, approval is required by the Board of Building and Safety. Application for approval of the haul route must be filed with the Board of Building and Safety Commission Office. Processing time for application is approximately 8 weeks to hearing plus 10-day appeal period.
7. All man-made fill shall be compacted to a minimum 90 percent of the maximum dry density of the fill material per the latest version of ASTM D 1557. Where cohesionless soil having less than 15 percent finer than 0.005 millimeters is used for fill, it shall be compacted to a minimum of 95 percent relative compaction based on maximum dry density. Placement of gravel in lieu of compacted fill is only allowed if complying with LAMC Section 91.7011.3.
8. Existing uncertified fill shall not be used for support of footings, concrete slabs or new fill (1809.2, 7011.3).
9. Drainage in conformance with the provisions of the Code shall be maintained during and subsequent to construction (7013.12).
10. Grading shall be scheduled for completion prior to the start of the rainy season, or detailed temporary erosion control plans shall be filed in a manner satisfactory to the Grading Division of the Department and the Department of Public Works, Bureau of Engineering, B-Permit Section, for any grading work in excess of 200 cubic yards (7007.1).

11. The applicant is advised that the approval of this report does not waive the requirements for excavations contained in the General Safety Orders of the California Department of Industrial Relations (3301.1).
12. Excavations shall not remove lateral support from a public way, adjacent property or an existing structure. Note: Lateral support shall be considered to be removed when the excavation extends below a plane projected downward at an angle of 45 degrees from the bottom of a footing of an existing structure, from the edge of the public way or an adjacent property. (3307.3.1)
13. Temporary excavations that remove lateral support to the public way, adjacent property, or adjacent structures shall be supported by shoring, as recommended. Note: Lateral support shall be considered to be removed when the excavation extends below a plane projected downward at an angle of 45 degrees from the bottom of a footing of an existing structure, from the edge of the public way or an adjacent property. (3307.3.1)
14. Prior to the issuance of any permit that authorizes an excavation where the excavation is to be of a greater depth than are the walls or foundation of any adjoining building or structure and located closer to the property line than the depth of the excavation, the owner of the subject site shall provide the Department with evidence that the adjacent property owner has been given a 30-day written notice of such intent to make an excavation (3307.1).
15. The soils engineer shall review and approve the shoring and/or underpinning plans prior to issuance of the permit (3307.3.2).
16. Prior to the issuance of the permits, the soils engineer and/or the structural designer shall evaluate the surcharge loads used in the report calculations for the design of the retaining walls and shoring. If the surcharge loads used in the calculations do not conform to the actual surcharge loads, the soil engineer shall submit a supplementary report with revised recommendations to the Department for approval.
17. Unsurcharged temporary excavation may be cut vertical up to 5 feet. Excavations over 5 feet shall be trimmed back at a uniform gradient not exceeding 1:1, from top to bottom of excavation, as recommended.
18. It appears that shoring piles will be incorporated into the proposed retaining walls. All piles constructed on the site shall be designed for the lateral earth pressures specified in the on the table provided on page 5 of the 08/14/2019 report.
19. A shoring monitoring program shall be implemented to the satisfaction of the soils engineer.
20. All foundations shall derive entire support from competent bedrock, as recommended and approved by the geologist and soils engineer by inspection.
21. Foundations adjacent to a descending slope steeper than 3:1 (horizontal to vertical) in gradient shall be a minimum distance of one-third the vertical height of the slope but need not exceed 40 feet measured horizontally from the footing bottom to the face of the slope (1808.7.2) [; for pools the foundation setback shall be one-sixth the slope height to a maximum of 20 feet (1808.7.3). Where the slope is steeper than 1:1, the required setback shall be measured from an imaginary plane 45 degrees to the horizontal, projected upward from the toe of the slope].

22. Buildings adjacent to ascending slopes steeper than 3H:1V in gradient shall be setback from the toe of the slope a level distance measured perpendicular to slope contours equal to one-half the vertical height of the slope, but need not exceed 15 feet (1808.7.1) [; for pools the setback shall be one-fourth the vertical height of the slope, but need not exceed 7.5 feet (1808.7.3). Where the slope is steeper than 1:1, the toe of the slope shall be assumed to be at the intersection of a horizontal plane drawn from the top of the foundation and a plane drawn tangent to the slope at an angle of 45 degrees to the horizontal].
23. Pile caisson and/or isolated foundation ties are required by LAMC Sections 91.1809.13 and/or 91.1810.3.13. Exceptions and modification to this requirement are provided in Information Bulletin P/BC 2014-030.
24. Pile and/or caisson shafts shall be designed for a lateral load of 1000 pounds per linear foot of shaft exposed to fill, soil and weathered bedrock per P/BC 2017-050.
25. The design passive pressure shall be neglected for a portion of the pile with a horizontal setback distance less than five feet from fill, soil or weathered bedrock.
26. The piles resistance to lateral loading shall be reduced to account for the group effects on lateral behavior based on the reduction factors as indicated in the response to comment #7, included in the report dated 03/14/2018.
27. When water is present in drilled pile holes, the concrete shall be tremied from the bottom up to ensure minimum segregation of the mix and negligible turbulence of the water (1808.8.3).
28. Existing uncertified fill shall not be used for lateral support of deep foundations (1810.2.1).
29. Slabs placed on approved compacted fill shall be at least 4 inches thick and shall be reinforced with ½-inch diameter (#4) reinforcing bars spaced a maximum of 16 inches on center each way.
30. The seismic design shall be based on a Site Class C as recommended. All other seismic design parameters shall be reviewed by LADBS building plan check.
31. Retaining walls shall be designed for the lateral earth pressures specified in the table on page 5 of the 08/14/2019 report. All surcharge loads shall be included into the design.
32. Retaining walls higher than 6 feet shall be designed for lateral earth pressure due to earthquake motions as specified on table 5 of the 08/14/2019 report (1803.5.12).

Note: Lateral earth pressure due to earthquake motions shall be in addition to static lateral earth pressures and other surcharge pressures.
33. Retaining walls at the base of ascending slopes shall be provided with a minimum freeboard of 2 feet, as recommended.
34. The recommended equivalent fluid pressure (EFP) for the proposed retaining wall shall apply from the top of the freeboard to the bottom of the wall footing.

35. All retaining walls shall be provided with a standard surface backdrain system and all drainage shall be conducted in a non-erosive device to the street in an acceptable manner (7013.11).
36. With the exception of retaining walls designed for hydrostatic pressure, all retaining walls shall be provided with a subdrain system to prevent possible hydrostatic pressure behind the wall. Prior to issuance of any permit, the retaining wall subdrain system recommended in the soils report shall be incorporated into the foundation plan which shall be reviewed and approved by the soils engineer of record (1805.4).
37. Installation of the subdrain system shall be inspected and approved by the soils engineer of record and the City grading/building inspector (108.9).
38. Basement walls and floors shall be waterproofed/damp-proofed with an LA City approved "Below-grade" waterproofing/damp-proofing material with a research report number (104.2.6).
39. Prefabricated drainage composites (Miradrain, Geotextiles) may be only used in addition to traditionally accepted methods of draining retained earth.
40. The proposed swimming pool shall be designed for a freestanding condition.
41. Pool deck drainage shall be collected and conducted to an approved location via a non-erosive device (7013.10).
42. The structure shall be connected to the public sewer system per P/BC 2014-027.
43. All roof, pad and deck drainage shall be conducted to the street in an acceptable manner in non-erosive devices or other approved location in a manner that is acceptable to the LADBS and the Department of Public Works (7013.10).
44. All concentrated drainage shall be conducted in an approved device and disposed of in a manner approved by the LADBS (7013.10).
45. Any recommendations prepared by the geologist and/or the soils engineer for correction of geological hazards found during grading shall be submitted to the Grading Division of the Department for approval prior to use in the field (7008.2, 7008.3).
46. The geologist and soils engineer shall inspect all excavations to determine that conditions anticipated in the report have been encountered and to provide recommendations for the correction of hazards found during grading (7008, 1705.6 & 1705.8).
47. All friction pile or caisson drilling and excavations shall be performed under the inspection and approval of the geologist and soils engineer. The geologist shall indicate the distance that friction piles or caissons penetrate into competent bedrock in a written field memorandum. (1803.5.5, 1705.1.2)
48. Prior to pouring concrete, a representative of the consulting soils engineer shall inspect and approve the footing excavations. The representative shall post a notice on the job site for the LADBS Inspector and the Contractor stating that the work inspected meets the conditions of the report. No concrete shall be poured until the LADBS Inspector has also inspected and approved the footing excavations. A written certification to this effect shall

be filed with the Grading Division of the Department upon completion of the work. (108.9 & 7008.2)

49. Prior to excavation an initial inspection shall be called with the LADBS Inspector. During the initial inspection, the sequence of construction: shoring; pile installation; protection fences; and, dust and traffic control will be scheduled (108.9.1).
50. Installation of shoring and/or pile excavations shall be performed under the inspection and approval of the soils engineer and deputy grading inspector (1705.6, 1705.8).
51. Prior to the placing of compacted fill, a representative of the soils engineer shall inspect and approve the bottom excavations. The representative shall post a notice on the job site for the LADBS Inspector and the Contractor stating that the soil inspected meets the conditions of the report. No fill shall be placed until the LADBS Inspector has also inspected and approved the bottom excavations. A written certification to this effect shall be included in the final compaction report filed with the Grading Division of the Department. All fill shall be placed under the inspection and approval of the soils engineer. A compaction report together with the approved soil report and Department approval letter shall be submitted to the Grading Division of the Department upon completion of the compaction. In addition, an Engineer's Certificate of Compliance with the legal description as indicated in the grading permit and the permit number shall be included (7011.3).
52. No footing/slab shall be poured until the compaction report is submitted and approved by the Grading Division of the Department.



DANIEL C. SCHNEIDERREIT
Engineering Geologist II



DAN L. STOICA
Geotechnical Engineer I

DCS/DLS:dcs/dls
Log No. 96638-02
213-482-0480

cc: SAS Sassan Geoscience, Inc., Project Consultant
VN District Office

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FRANK M. BUSH
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

GEOLOGY AND SOILS REPORT APPROVAL LETTER

August 20, 2019

LOG # 96638-02
SOILS/GEOLOGY FILE - 2
LAN

Glenridge Estate LLC
15303 Ventura Blvd., #900
Sherman Oaks, CA 91403

TRACT: 1000
LOT(S): PT 1107 (Arb 106)
LOCATION: 3701 N. Glenridge Drive

<u>CURRENT REFERENCE REPORT/LETTER(S)</u>	<u>REPORT No.</u>	<u>DATE OF DOCUMENT</u>	<u>PREPARED BY</u>
Addendum Report	6SAM182	08/14/2019	SAS Sassan Geoscience, Inc.

<u>PREVIOUS REFERENCE REPORT/LETTER(S)</u>	<u>REPORT No.</u>	<u>DATE OF DOCUMENT</u>	<u>PREPARED BY</u>
Dept. Review Letter	96638-01	04/11/2018	LADBS
Addendum Report	6SAM182	03/14/2018	SAS Sassan Geoscience, Inc.
Dept. Review Letter	96638	02/13/2017	LADBS
Geology/Soils Report	6SAM182	01/20/2017	SAS Sassan Geoscience, Inc.

The Grading Division of the Department of Building and Safety has reviewed the referenced reports that provide recommendations for a proposed residence and access driveway. According to the report, the site consists of an undeveloped lot situated on a west-facing slope.

The earth materials at the subsurface exploration locations consist of up to 1 feet of uncertified fill underlain by residual soil and diatomaceous shale and siltstone (bedrock). The consultants recommend to support the proposed structures on drilled-pile foundations bearing on competent bedrock. In addition to foundation support, piles will also be used to increase slope stability.

The site is located in a designated seismically induced landslide hazard zone as shown on the Seismic Hazard Zones map issued by the State of California. The above report/s include/s an acceptable seismic slope stability analysis and the requirements of the 2017 City of Los Angeles Building Code have been satisfied.

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

1050924201985633

(Note: Numbers in parenthesis () refer to applicable sections of the 2017 City of LA Building Code. P/BC numbers refer the applicable Information Bulletin. Information Bulletins can be accessed on the internet at LADBS.ORG.)

1. Conformance with the Zoning Code Section 12.21 C8, which limits the heights and number of retaining walls, will be determined during structural plan check.
2. The geologist and soils engineer shall review and approve the detailed plans prior to issuance of any permits. This approval shall be by signature on the plans that clearly indicates the geologist and soils engineer have reviewed the plans prepared by the design engineer; and, that the plans include the recommendations contained in their reports (7006.1).
3. All recommendations of the reports that are in addition to or more restrictive than the conditions contained herein shall be incorporated into the plans.
4. A copy of the subject and appropriate referenced reports and this approval letter shall be attached to the District Office and field set of plans (7006.1). Submit one copy of the above reports to the Building Department Plan Checker prior to issuance of the permit.
5. A grading permit shall be obtained for all structural fill and retaining wall backfill (106.1.2).
6. Prior to the issuance of any permit, an accurate volume determination shall be made and included in the final plans, with regard to the amount of earth material to be exported from the site. For grading involving import or export of more than 1000 cubic yards of earth materials within the grading hillside area, approval is required by the Board of Building and Safety. Application for approval of the haul route must be filed with the Board of Building and Safety Commission Office. Processing time for application is approximately 8 weeks to hearing plus 10-day appeal period.
7. All man-made fill shall be compacted to a minimum 90 percent of the maximum dry density of the fill material per the latest version of ASTM D 1557. Where cohesionless soil having less than 15 percent finer than 0.005 millimeters is used for fill, it shall be compacted to a minimum of 95 percent relative compaction based on maximum dry density. Placement of gravel in lieu of compacted fill is only allowed if complying with LAMC Section 91.7011.3.
8. Existing uncertified fill shall not be used for support of footings, concrete slabs or new fill (1809.2, 7011.3).
9. Drainage in conformance with the provisions of the Code shall be maintained during and subsequent to construction (7013.12).
10. Grading shall be scheduled for completion prior to the start of the rainy season, or detailed temporary erosion control plans shall be filed in a manner satisfactory to the Grading Division of the Department and the Department of Public Works, Bureau of Engineering, B-Permit Section, for any grading work in excess of 200 cubic yards (7007.1).

6262 Van Nuys Blvd. Ste 351, Van Nuys (818) 374-4605

11. The applicant is advised that the approval of this report does not waive the requirements for excavations contained in the General Safety Orders of the California Department of Industrial Relations (3301.1).
12. Excavations shall not remove lateral support from a public way, adjacent property or an existing structure. Note: Lateral support shall be considered to be removed when the excavation extends below a plane projected downward at an angle of 45 degrees from the bottom of a footing of an existing structure, from the edge of the public way or an adjacent property. (3307.3.1)
13. Temporary excavations that remove lateral support to the public way, adjacent property, or adjacent structures shall be supported by shoring, as recommended. Note: Lateral support shall be considered to be removed when the excavation extends below a plane projected downward at an angle of 45 degrees from the bottom of a footing of an existing structure, from the edge of the public way or an adjacent property. (3307.3.1)
14. Prior to the issuance of any permit that authorizes an excavation where the excavation is to be of a greater depth than are the walls or foundation of any adjoining building or structure and located closer to the property line than the depth of the excavation, the owner of the subject site shall provide the Department with evidence that the adjacent property owner has been given a 30-day written notice of such intent to make an excavation.(3307.1).
15. The soils engineer shall review and approve the shoring and/or underpinning plans prior to issuance of the permit (3307.3.2).
16. Prior to the issuance of the permits, the soils engineer and/or the structural designer shall evaluate the surcharge loads used in the report calculations for the design of the retaining walls and shoring. If the surcharge loads used in the calculations do not conform to the actual surcharge loads, the soil engineer shall submit a supplementary report with revised recommendations to the Department for approval.
17. Unsurcharged temporary excavation may be cut vertical up to 5 feet. Excavations over 5 feet shall be trimmed back at a uniform gradient not exceeding 1:1, from top to bottom of excavation, as recommended.
18. It appears that shoring piles will be incorporated into the proposed retaining walls. All piles constructed on the site shall be designed for the lateral earth pressures specified in the on the table provided on page 5 of the 08/14/2019 report.
19. A shoring monitoring program shall be implemented to the satisfaction of the soils engineer.
20. All foundations shall derive entire support from competent bedrock, as recommended and approved by the geologist and soils engineer by inspection.
21. Foundations adjacent to a descending slope steeper than 3:1 (horizontal to vertical) in gradient shall be a minimum distance of one-third the vertical height of the slope but need not exceed 40 feet measured horizontally from the footing bottom to the face of the slope (1808.7.2) [; for pools the foundation setback shall be one-sixth the slope height to a maximum of 20 feet (1808.7.3). Where the slope is steeper than 1:1, the required setback shall be measured from an imaginary plane 45 degrees to the horizontal, projected upward from the toe of the slope].

22. Buildings adjacent to ascending slopes steeper than 3H:1V in gradient shall be setback from the toe of the slope a level distance measured perpendicular to slope contours equal to one-half the vertical height of the slope, but need not exceed 15 feet (1808.7.1) [; for pools the setback shall be one-fourth the vertical height of the slope, but need not exceed 7.5 feet (1808.7.3). Where the slope is steeper than 1:1, the toe of the slope shall be assumed to be at the intersection of a horizontal plane drawn from the top of the foundation and a plane drawn tangent to the slope at an angle of 45 degrees to the horizontal].
23. Pile caisson and/or isolated foundation ties are required by LAMC Sections 91.1809.13 and/or 91.1810.3.13. Exceptions and modification to this requirement are provided in Information Bulletin P/BC 2014-030.
24. Pile and/or caisson shafts shall be designed for a lateral load of 1000 pounds per linear foot of shaft exposed to fill, soil and weathered bedrock per P/BC 2017-050.
25. The design passive pressure shall be neglected for a portion of the pile with a horizontal setback distance less than five feet from fill, soil or weathered bedrock.
26. The piles resistance to lateral loading shall be reduced to account for the group effects on lateral behavior based on the reduction factors as indicated in the response to comment #7, included in the report dated 03/14/2018.
27. When water is present in drilled pile holes, the concrete shall be tremied from the bottom up to ensure minimum segregation of the mix and negligible turbulence of the water (1808.8.3).
28. Existing uncertified fill shall not be used for lateral support of deep foundations (1810.2.1).
29. Slabs placed on approved compacted fill shall be at least 4 inches thick and shall be reinforced with ½-inch diameter (#4) reinforcing bars spaced a maximum of 16 inches on center each way.
30. The seismic design shall be based on a Site Class C as recommended. All other seismic design parameters shall be reviewed by LADBS building plan check.
31. Retaining walls shall be designed for the lateral earth pressures specified in the table on page 5 of the 08/14/2019 report. All surcharge loads shall be included into the design.
32. Retaining walls higher than 6 feet shall be designed for lateral earth pressure due to earthquake motions as specified on table 5 of the 08/14/2019 report (1803.5.12).

Note: Lateral earth pressure due to earthquake motions shall be in addition to static lateral earth pressures and other surcharge pressures.
33. Retaining walls at the base of ascending slopes shall be provided with a minimum freeboard of 2 feet, as recommended.
34. The recommended equivalent fluid pressure (EFP) for the proposed retaining wall shall apply from the top of the freeboard to the bottom of the wall footing.

35. All retaining walls shall be provided with a standard surface backdrain system and all drainage shall be conducted in a non-erosive device to the street in an acceptable manner (7013.11).
36. With the exception of retaining walls designed for hydrostatic pressure, all retaining walls shall be provided with a subdrain system to prevent possible hydrostatic pressure behind the wall. Prior to issuance of any permit, the retaining wall subdrain system recommended in the soils report shall be incorporated into the foundation plan which shall be reviewed and approved by the soils engineer of record (1805.4).
37. Installation of the subdrain system shall be inspected and approved by the soils engineer of record and the City grading/building inspector (108.9).
38. Basement walls and floors shall be waterproofed/damp-proofed with an LA City approved "Below-grade" waterproofing/damp-proofing material with a research report number (104.2.6).
39. Prefabricated drainage composites (Miradrain, Geotextiles) may be only used in addition to traditionally accepted methods of draining retained earth.
40. The proposed swimming pool shall be designed for a freestanding condition.
41. Pool deck drainage shall be collected and conducted to an approved location via a non-erosive device (7013.10).
42. The structure shall be connected to the public sewer system per P/BC 2014-027.
43. All roof, pad and deck drainage shall be conducted to the street in an acceptable manner in non-erosive devices or other approved location in a manner that is acceptable to the LADBS and the Department of Public Works (7013.10).
44. All concentrated drainage shall be conducted in an approved device and disposed of in a manner approved by the LADBS (7013.10).
45. Any recommendations prepared by the geologist and/or the soils engineer for correction of geological hazards found during grading shall be submitted to the Grading Division of the Department for approval prior to use in the field (7008.2, 7008.3).
46. The geologist and soils engineer shall inspect all excavations to determine that conditions anticipated in the report have been encountered and to provide recommendations for the correction of hazards found during grading (7008, 1705.6 & 1705.8).
47. All friction pile or caisson drilling and excavations shall be performed under the inspection and approval of the geologist and soils engineer. The geologist shall indicate the distance that friction piles or caissons penetrate into competent bedrock in a written field memorandum. (1803.5.5, 1705.1.2)
48. Prior to pouring concrete, a representative of the consulting soils engineer shall inspect and approve the footing excavations. The representative shall post a notice on the job site for the LADBS Inspector and the Contractor stating that the work inspected meets the conditions of the report. No concrete shall be poured until the LADBS Inspector has also inspected and approved the footing excavations. A written certification to this effect shall

3701 N. Glenridge Drive

be filed with the Grading Division of the Department upon completion of the work. (108.9 & 7008.2)

49. Prior to excavation an initial inspection shall be called with the LADBS Inspector. During the initial inspection, the sequence of construction; shoring; pile installation; protection fences; and, dust and traffic control will be scheduled (108.9.1).
50. Installation of shoring and/or pile excavations shall be performed under the inspection and approval of the soils engineer and deputy grading inspector (1705.6, 1705.8).
51. Prior to the placing of compacted fill, a representative of the soils engineer shall inspect and approve the bottom excavations. The representative shall post a notice on the job site for the LADBS Inspector and the Contractor stating that the soil inspected meets the conditions of the report. No fill shall be placed until the LADBS Inspector has also inspected and approved the bottom excavations. A written certification to this effect shall be included in the final compaction report filed with the Grading Division of the Department. All fill shall be placed under the inspection and approval of the soils engineer. A compaction report together with the approved soil report and Department approval letter shall be submitted to the Grading Division of the Department upon completion of the compaction. In addition, an Engineer's Certificate of Compliance with the legal description as indicated in the grading permit and the permit number shall be included (7011.3).
52. No footing/slab shall be poured until the compaction report is submitted and approved by the Grading Division of the Department.



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