

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

**BOARD OF
BUILDING AND SAFETY
COMMISSIONERS**

—
JAVIER NUNEZ
PRESIDENT

JACOB STEVENS
VICE PRESIDENT

CORISSA HERNANDEZ
MOISES ROSALES
NANCY YAP
—

CITY OF LOS ANGELES
CALIFORNIA



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
—

June 19, 2024

BOARD FILE NO. 240027
C.D.:4 (Councilmember N. Raman)

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

APPLICATION TO EXPORT 3,796 CUBIC YARDS OF EARTH

PROJECT LOCATION: 9283 WEST SWALLOW DRIVE

TRACT: TR 23753

BLOCK: NONE

LOTS: 46

OWNER:

Arpad and Katherine Domyan TRS
A and K Domyan Trust
9283 Swallow Drive
Los Angeles, CA 90069

APPLICANT:

Arpad and Katherine Domyan TRS
A and K Domyan Trust
9283 Swallow Drive
Los Angeles, CA 90069

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 3,796 cubic yards of material moved 6.2 miles within the hillside area at a rate of \$0.29 per cubic yard would exceed the maximum chargeable under the Ordinance. Therefore, the maximum fee chargeable, \$3,000.00 shall be due.
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 \$63,000.00 shall be required from the property owner to cover any road damage and any street cleaning costs resulting from the hauling activity for all routes.
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 or 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). All dirt/spoil materials transported offsite shall be securely covered to prevent excessive amounts of dust. (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 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 9:30 a.m. to 2:30 p.m. on Mondays through Fridays. No hauling is allowed on Saturdays, Sundays or City Holidays. Haul vehicles may not arrive at the site before the designated start time. (DBS)
2. Haul vehicles may not enter the Bird Streets Area before the designated start time, and must be out of the area after the designated end time. The “Bird Streets Area” is defined as the public streets located within the territory bound by Sunset Boulevard to the south, Hillcrest Drive to the west, Crescent Drive to the north, and Rising Glen to the east, as shown in Attachment A. (DBS)
3. The applicant shall abide by a daily cap of 24 haul route round-trips within the Bird Streets' Area, and will coordinate with the Board of Building and Safety Commissioners' Staff to determine the number of trips generated from active haul routes approved prior to the applicant, and will limit the applicant's haul route trips to the difference between the number of active haul route trips each day and the cap.

The applicant shall coordinate with the Board of Building and Safety Commissioners' Staff to schedule hauling days.

On the Monday before every week of hauling, between the hours of 9:00 a.m. to 3:00 p.m., the applicant shall request the days on which hauling will be performed through the following link:

ladbs.haulrequest@lacity.org

For any questions, contact the Commission Office at (213) 482-0466. (DBS)

4. Hauling of earth shall be completed within the maximum time limit of 42 hauling days. However, if as a result of the 24-haul round-trip restriction the applicant is unable to complete the hauling job before this approval expires, the haul route approval shall be extended by the number of days reasonably necessary to complete hauling, as determined by the Department of Building and Safety. (DBS)
5. During hauling operations, access for any construction-related vehicles of any size shall be limited to Doheny Drive/Sunset Boulevard and Sunset Boulevard/Rising Glen Road entry/exit points. These entry points shall be prohibited: Cory Avenue/Sunset Boulevard, Doheny Road/Sunset Boulevard, Sierra Alta Way/Doheny Drive, Doheny Drive/Shoreham Drive, Wetherly Avenue/Doheny Drive, Bluebird Avenue/Flicker Way as cut-through to Doheny Drive. (BSS)
6. Workers' vehicles used for grading work, including hauling activities, must be (i) parked on site or (ii) outside of the Bird Streets Area, and workers shuttled to the site. (DOT)
7. Staging is allowed outside city limits only. Staging shall not interfere with traffic nor access to neighboring driveways. (DOT)
8. The approved haul vehicles are 10-wheel dump trucks and smaller. (BSS)
9. Hauling vehicles over 10,000 lbs. shall travel no more than 20 mph on public streets. (LAPD)
10. Total amount of dirt to be hauled shall not exceed 3,796 cubic yards. (DBS)
11. "Truck Crossing" warning signs shall be placed 300 feet in advance of the exit in each direction. (BSS)
12. A minimum of (4) 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 Swallow Drive and Marcheeta Place.
 - C. One at the intersection of Swallow Drive and Doheny Drive.
 - D. One at the blind curve in advance of the intersection of Doheny Drive and Kinglet Drive.

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 shall have completed a certification class (similar to the American Traffic Safety Services Association (ATSSA) Online Flagger Certification training Course that offers

training in the regulations of the California Manual on Uniform Traffic Control Devices, Section 6E.01 as well as in Title 8, Division 1, Subchapter 4, Article 11, Section 1599 of the California Code of Regulations, and warning signs shall be in compliance with Part II of the latest Edition of "Work Area Traffic Control Handbook." (BSS)

13. All flag attendants shall be prohibited from smoking or consuming alcoholic beverages while on duty. All flaggers shall remove all of their trash from their stationed location upon being relieved of duty for any period of time. All flaggers must have a copy of the final action letter or letter stating the project and board file number of the project. All flaggers need to have the information for the "24 hour contact" for the project that can be shared with the community upon request. (BSS)
14. The applicant shall appoint a flag attendant supervisor, who shall conduct inspections of all flag attendant locations during hauling days and monitor hauling activities. In lieu of a separate flag attendant supervisor, the Registered Deputy Grading Inspector described in Condition No. 19 may perform this function. (BSS)
15. Once hauling activities commence, the applicant shall submit reports every first and third Tuesday of the month to Council District 4 [armida.reyes@lacity.org], the Department of Building and Safety [ladbs.haulrequest@lacity.org] and the Department of Transportation [ladot.hollywooddistrict@lacity.org] detailing the number of hauling trips used to date, the number of trips remaining as permitted under the haul route approval, and any safety concerns or issues reported to the applicant or to the flag attendant supervisor during the course of hauling operations. (DBS)
16. A representative from the project site should attend monthly meetings of the Bel Air-Beverly Crest Neighborhood Council to respond to community concerns concerning hauling operations.
17. 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, as determined by DOT. (DOT)
18. The City of Los Angeles, Department of Transportation, telephone (213) 485-2298, shall be contacted four days prior to hauling to obtain fee requirements, applicable restrictions, and to have "Temporary Tow Away No Stopping Anytime" signs posted along Swallow Drive, adjacent to the project site during hauling, as determined by DOT. (DOT)
19. 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)

20. Prior to hauling, the applicant shall provide the following information to Los Angeles Fire Department Station #41 located at 1439 N. Gardner Street, Los Angeles, CA 90046; telephone (213) 485-6241:

- 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.

21. The approved route by DOT and BSS is as follows:

LOADED TRUCKS:

From the project site, travel eastbound on Swallow Drive, turn right (south) on Doheny Drive, left (east) on Sunset Boulevard, left (north) on Highland Avenue, right (east) on Odin Street, left (north) on Cahuenga Boulevard, enter northbound US-101 Freeway, take the Lankershim Boulevard exit, turn right (north) onto Lankershim Boulevard, merge right (north) onto Cahuenga Boulevard, right (east) to enter the Eastbound CA-134 Freeway, exit at Figueroa Street, turn right (north) on Figueroa Street, and continue north onto Scholl Canyon Road to the disposal site 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, exit on Cahuenga Boulevard, turn left (south) on Cahuenga Boulevard, left (south) on Lankershim Boulevard, right (west) on Ventura Boulevard, enter the southbound US-101 Freeway, take the Highland Avenue/Hollywood Bowl exit, continue south on Cahuenga Blvd, continue south on Highland Avenue, turn right (west) on Sunset Boulevard, right (north) onto Doheny Drive, left (west) on Swallow Drive continue to the project site. (BSS)

22. Only one hauling truck, associated with this project address, shall be allowed on the applicant's route at any time. (BSS)
23. 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)
24. Dirt-hauling vehicles shall be prohibited from entering the Bird Streets Area during regular garbage pick-up times. (BSS)
25. Should the sidewalk need to be closed during hauling, a permit and approval from the Department of Public Works, Bureau of Street Services is required, and the proper sidewalk detour shall be implemented per CA MUTCD TA-28 or page 48

of the WATCH Manual. If you have any questions, please call Kezia Suwandhaputra at (323) 957-6826. (DOT)

D. ENVIRONMENTAL CONDITIONS

The Department of City Planning has analyzed this project and determined that it qualifies for a Categorical Exemption pursuant to sections 15301 (Class 1) and 15303 (Class 3) of the California Environmental Quality Act (CEQA) Guidelines (Case No. ENV-2022-8439-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 15301 (Class 1) and 15303 (Class 3) of the California Environmental Quality Act (CEQA) Guidelines (Case No. ENV-2022-8439-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. The decision of the City Council on the matter shall be final. If the City Council fails

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Job Address: 9283 WEST SWALLOW DRIVE

Board File: 240027

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

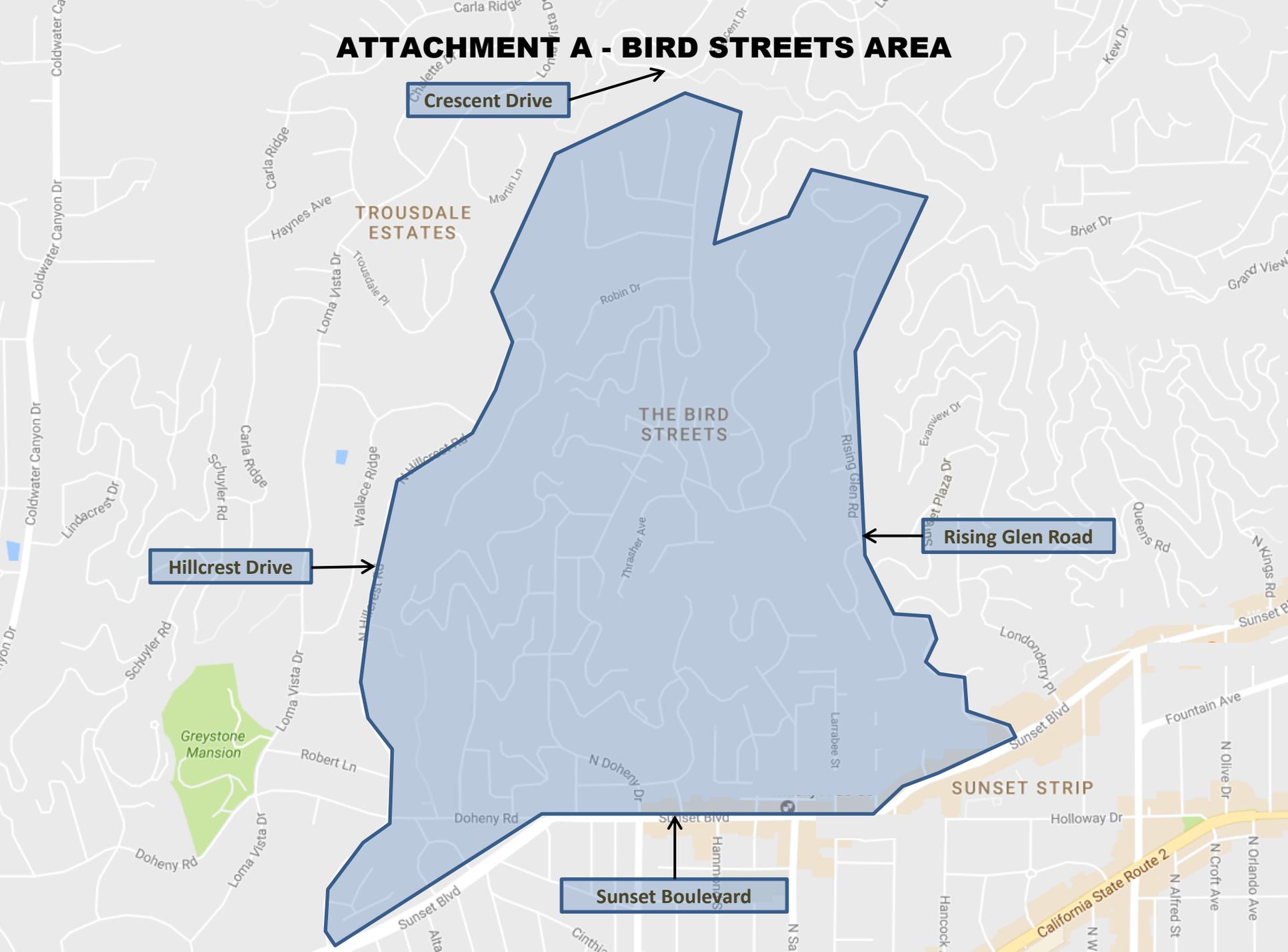
Superintendent of Building



Alan Morelos

Staff Inspector, Commission Office

ATTACHMENT A - BIRD STREETS AREA



Crescent Drive

Hillcrest Drive

Rising Glen Road

Sunset Boulevard

TROUSDALE ESTATES

THE BIRD STREETS

SUNSET STRIP

Greystone Mansion

California State Route 2

CITY OF LOS ANGELES
INTER-DEPARTMENTAL MEMORANDUM

Date: April 3, 2024

4 – Hwd/Wlsh 1-4709149161
Swallow Dr, 9283

To: Veronica Lopez, Board Secretary
Building and Safety Commission Office
201 North Figueroa Street, Room 1030, Stop 115
T: (213) 482-0466

From: Oliver Hou, Transportation Engineer 
Department of Transportation

Subject: **IMPORT/EXPORT OF EARTH – HILLSIDE AREAS – 9283 West Swallow Drive (BF-240027)**

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

1. RECOMMENDED HAUL ROUTE:

Loaded Truck: - Exit jobsite on Swallow Drive (Eastbound); Right onto Doheny Drive (Southbound); Left onto Sunset Blvd (Eastbound); Left onto Highland Ave (Northbound); Right onto Odin St (Eastbound); Left onto Cahuenga Blvd East (Northbound); Merge onto N/B Hollywood Fwy (US-101); Exit Lankershim Blvd (Northbound); Right onto Lankershim Blvd (Northbound); Merge onto Cahuenga Blvd (Northbound); Right onto E/B 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 disposal site onto Scholl Canyon Road; Continue on Figueroa Street (Southbound); Merge onto W/B Ventura Fwy (CA-134); Exit Cahuenga Blvd (Southbound); Left onto Cahuenga Blvd (Southbound); Left onto Lankershim Blvd (Southbound); Right onto Ventura Blvd (Westbound); Merge onto S/B Hollywood Fwy (US-101); Take the Highland Ave/Hollywood Bowl exit; Continue onto Cahuenga Blvd (Southbound); Continue onto Highland Ave (Southbound); Right onto Sunset Blvd (Westbound); Right onto Doheny Dr (Northbound); Left onto Swallow Drive (Westbound); Continue straight to jobsite: 9283 Swallow Drive

2. DAYS AND HOURS OF HAULING OPERATION

Hauling shall be from 9AM to 3PM weekdays, and 8AM to 4PM on Saturdays. **NO HAULING SHALL BE PERFORMED ON SUNDAYS AND HOLIDAYS**

3. STAGING AREA

No staging on W Swallow Drive. All trucks shall be staged on jobsite. **NO INTERFERENCE TO TRAFFIC, ACCESS TO DRIVEWAYS MUST BE MAINTAINED AT ALL TIMES.**

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 W Swallow 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 on W Swallow Drive. Should the sidewalk need to be closed during hauling, a permit and approval from the Department of Public Works, Bureau of Street Services is required, and the proper sidewalk detour shall be implemented per CA MUTCD TA-28 or page 48 of the WATCH Manual. If you have any questions, please call Kezia Suwandhaputra at (323) 957-6826

KS: 9283 Swallow Dr.haul route

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

DATE: 06/18/2024

TO: Honorable Board of Building and Safety Commissioners
Attn: Veronica Lopez, Board Secretary
101 N. Figueroa Street, Room 1030
Mail Stop # 115

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

SUBJECT: **BOARD FILE NUMBER 240027**
ORDINANCE NOS. 148,167 AND 159,016 – IMPORT/EXPORT OF EARTH
MATERIAL (HILLSIDE AREAS) – 9283 WEST SWALLOW DRIVE

I. FIELD MEETING/INSPECTION

- A. An inspection was made by Senior Street Services Investigator II, Arnolito Avila, of the Street Services Investigation and Enforcement Division, on 4/29/2024.
- B. The applicant's request was forwarded to the following Departmental representatives, and their recommendations have been received:

1. Oliver Hou, Engineer, Department of Transportation

- C. The approved haul route is as follows:

Loaded:

- Exit Jobsite on Swallow Drive (Eastbound)
- Right onto Doheny Drive (Southbound)
- Left onto Sunset Blvd (Eastbound)
- Left onto Highland Ave (Northbound)
- Right onto Odin Street (Eastbound)
- Left onto Cahuenga Boulevard East Northbound
- Merge onto Northbound Hollywood Freeway (US-101)
- Exit Lankershim Boulevard (Northbound)
- Right onto Lankershim boulevard (Northbound)
- Merge onto Cahuenga boulevard (Northbound)
- Right onto Eastbound Ventura Freeway (CA-134)
- Exit Figueroa Street (Eastbound)
- Right onto Figueroa Street (Northbound)

- Continue straight onto Scholl Canyon Road to disposal: Scholl Canyon Landfill

Unloaded:

- Exit disposal site onto Scholl Canyon Road
- Continue on Figueroa Street (Southbound)
- Merge onto Westbound Ventura Freeway (CA-134)
- Exit Cahuenga boulevard (Southbound)
- Left onto Cahuenga boulevard (Southbound)
- Left onto Lankershim boulevard (Southbound)
- Right onto Ventura boulevard (Westbound)
- Merge onto Southbound Hollywood freeway (US-101)
- Take the Highland Ave/Hollywood Bowl exit
- Continue onto Cahuenga Boulevard (Southbound)
- Continue onto Highland Avenue (Southbound)
- Right onto Sunset Boulevard (Westbound)
- Right onto Doheny Drive (Northbound)
- Left onto Swallow Drive (Westbound)
- Continue straight to jobsite: 9283 Swallow Drive

Staging:

No staging on West Swallow Drive. All trucks shall be staged on jobsite.

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 3796 cubic yards of material moved 6.2 miles within the hillside at a rate of \$0.29 per cubic yard per mile would exceed the maximum chargeable under the Ordinance. Therefore, the maximum fee chargeable, \$3000.00 shall be due.
- 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 \$63,000 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 9 a.m. and 3 p.m. on Mondays through Fridays, (and Saturdays from 8 a.m. to 4 p.m.). No hauling shall be performed on (Saturdays,) 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 the movement of reducible loads.
6. Total amount of dirt to be hauled shall not exceed 3796 cubic yards.
7. "Truck Crossing" warning signs shall be placed 300 feet in advance of the exit in each direction.
8. Flag persons shall be required at the job site to assist the trucks in and out of the project area. Flag persons 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 the 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 Department of Building and Safety Commission office 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/RG

S:haul routes

cc:

Department of Transportation
Oliver Hou, Transportation Engineer

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

Owner: Bryan Domyan,
1434 East Oak Avenue,
El Segundo, CA 90245
323-632-1755

Applicant: Isaac Lemus,
11150 W Olympic Blvd, Suite 700
Los Angeles, CA 90064
213-999-7120

Contractor: TBD

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY

ATTACHMENT 2

ENVIRONMENTAL REVIEW QUESTIONNAIRE

JOB ADDRESS: 9283 West Swallow Drive, LA, CA 90069

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:

The project includes the demolition of an existing single-family home with a pool with a total square footage of 3,022 square-feet, and the construction of a new two-story, single-family residence, with a basement, attached Accessory Dwelling Unit (ADU) (under separate Administrative Review), and attached garage with a total residential floor area is 6,463 square feet. The project site is on a lot that is approximately 23,279 square-feet located at 9283 West Swallow

Drive within the Hollywood Community Plan. The project includes the construction of the single-family residence, along with a new pool and spa, an exterior deck, shoring, and retaining walls. The single-family dwelling is proposed to have a building height of thirty (30) feet. In conjunction with the construction of a new two-story, single-family residence, the Project requests the approval of a haul route for the export of approximately 3,796 cubic yards of earth.

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-2022-8439-CE)

The Notice of Exemption references the following amount of import/export of soil to be hauled: 3,796 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.

Yasmin Diaz

Yasmin Diaz

6/4/24

(818) 374-9908

Print: Name of Planning/Public Works staff

Signature

Date

Telephone Number

COUNTY CLERK'S USE

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 395
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF EXEMPTION
(PRC Section 21152; CEQA Guidelines Section 15062)

Pursuant to Public Resources Code § 21152(b) and CEQA Guidelines § 15062, the notice should be posted with the County Clerk by mailing the form and posting fee payment to the following address: Los Angeles County Clerk/Recorder, Environmental Notices, P.O. Box 1208, Norwalk, CA 90650. Pursuant to Public Resources Code § 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS
ENV-2022-8439-CE

LEAD CITY AGENCY
City of Los Angeles (Department of City Planning)

CASE NUMBER
ENV-2022-8439-CE

PROJECT TITLE
9283 West Swallow Drive

COUNCIL DISTRICT
4 – Nithya Raman

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)
9283 West Swallow Drive

Map attached.

PROJECT DESCRIPTION:
The project includes the demolition of an existing-single family home with a pool with a total square footage of 3,022 square-feet, and the construction of a new two-story, single-family residence, with a basement, attached Accessory Dwelling Unit (ADU) (under separate Administrative Review), and attached garage with a total residential floor area is 6,463 square feet. The project site is on a lot that is approximately 23,279 square-feet located at 9283 West Swallow Drive within the Hollywood Community Plan. The project includes the construction of the single-family residence, along with a new pool and spa, an exterior deck, shoring and retaining walls. The single-family dwelling is proposed to have a building height of thirty (30) feet. In conjunction with the construction of a new two-story, single-family residence, the Project requests the approval of a haul route for the export of approximately 3,796 cubic yards of earth.

Additional page(s) attached.

NAME OF APPLICANT / OWNER:
Bryan Domyan / Aprad Domyan

CONTACT PERSON (If different from Applicant/Owner above)
Isaac Lemus

(AREA CODE) TELEPHONE NUMBER | EXT.
(213) 999-7120

EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)

STATE CEQA STATUTE & GUIDELINES

STATUTORY EXEMPTION(S)
Public Resources Code Section(s) _____

CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 3)
CEQA Guideline Section(s) / Class(es) Section 15301, Class 1 and Section 15303, Class 3

OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))

JUSTIFICATION FOR PROJECT EXEMPTION:
(Class 1) minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features. Examples include (j) demolition and removal of one single-family residences and accessory (appurtenant) structures including, garages, carports, patios swimming pools, and fences (Class 3) construction and location of limited numbers of new, small facilities or structures, such as (a) One single-family residence; and (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.

Additional page(s) attached

None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.
 The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

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

If different from the applicant, the identity of the person undertaking the project.

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE
Yasmin Diaz *Yasmin Diaz*

STAFF TITLE
Planning Assistant

ENTITLEMENTS APPROVED
Haul Route only – Categorical Exemption

DISTRIBUTION: County Clerk, Agency Record



JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2022-8439-CE

Project Description

The project includes the demolition of an existing-single family home with a pool with a total square footage of 3,022 square-feet, and the construction of a new two-story, single-family residence, with a basement, attached Accessory Dwelling Unit (ADU) (under separate Administrative Review), and attached garage with a total residential floor area is 6,463 square feet. The project site is on a lot that is approximately 23,279 square-feet located at 9283 West Swallow Drive within the Hollywood Community Plan. The project includes the construction of the single-family residence, along with a new pool and spa, an exterior deck, shoring and retaining walls. The single-family dwelling is proposed to have a building height of thirty (30) feet.

In conjunction with the construction of a new two-story, single-family residence, the Project requests the approval of a haul route for the export of approximately 3,163 cubic yards of earth. Construction of the project will require grading (BHO exempt and non-exempt) consisting of a total cut of 3,551 cubic yards of soil and a total fill of approximately 388 cubic yards of soil, resulting in total export of 3,796 cubic yards of soil with a 25% bulk and swell factor already accounted for.

CEQA Determination – Class 1 and 3 Categorical Exemptions Apply

A project qualifies for Class 1 Categorical Exemptions if it consists of the demolition of one single-family residence; and a project qualifies for Class 3 Categorical Exemptions if it consists of the following: demolition and removal of one single-family residences and accessory (appurtenant) structures including, garages, carports, patios swimming pools, and fences; and the construction and location of a limited number of new, small facilities or structures, which include one single-family residence and accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences. As the project proposes the demolition of a single-family residence, pool, carport and guesthouse along with the construction of a single-family residence, attached ADU, and new pool, it meets the qualifications of both Class 1 and Class 3 Categorical Exemptions.

The Director of Planning determined that, based on the whole of the administrative record, the project is exempt from CEQA pursuant to State CEQA Statutes and Guidelines, Section 15301 (Class 1) and Section 15303 (Class 3) and that there is no substantial evidence demonstrating that an exception to a Categorical Exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

CEQA Section 15300.2: Exceptions to the Use of Categorical Exemptions.

The City has considered whether the Proposed Project is subject to any of the six (6) exceptions that would prohibit the use of a categorical exemption as set forth in State CEQA Guidelines Section 15300.2. The six (6) exceptions to this Exemption are: (a) Location; (b) Cumulative Impacts; (c) Significant Effect; (d) Scenic Highways; (e) Hazardous Waste Sites; and (f) Historical Resources.

(a) Location. *Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply in all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.*

The subject site is located within a Hillside Construction Regulation (HCR) District, Hillside Areas, the Hollywood Fault Zone, a Landslide Area, a Very High Fire Hazard Severity Zone, Urban Agriculture Incentive Zone, and a Special Grading Area (BOE Basic Grid Map A-13372); however, specific Regulatory Compliance Measures (RCMs) in the City of Los Angeles regulate the grading and construction of projects in these sensitive locations and will reduce any potential impacts to less than significant. The following specific RCMs would apply to the proposed project:

- **Regulatory Compliance Measure RC-GEO-1 (Seismic):** The design and construction of the project shall conform to the California Building Code seismic standards as approved by the Department of Building Safety.
- **Regulatory Compliance Measure RC-GEO-2 (Hillside Grading Area):** The grading plan shall conform with the City's Landform Grading Manual guidelines, subject to approval by the Advisory Agency and the Department of Building and Safety's Grading Division. Appropriate erosion control and drainage devices shall be provided to the satisfaction of the Building and Safety Department. These measures include interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code, including planting fast-growing annual and perennial grasses in areas where construction is not immediately planned.
- **Regulatory Compliance Measure RC-GEO-3 (Landslide Area):** Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the Department of Building and Safety, for review and approval. The geotechnical report shall assess potential consequences of any landslide and soil displacement, estimation of settlement, lateral movement, or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to:
 - Ground stabilization
 - Selection of appropriate foundation type and depths
 - Selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures

The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.

- **Regulatory Compliance Measure RC-GEO-5 (Subsidence Area):** Prior to the issuance of building or grading permits, the applicant shall submit a geotechnical report prepared by a registered civil engineer or certified engineering geologist to the written satisfaction of the Department of Building and Safety. The geotechnical report shall assess potential consequences of any subsidence and soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures. The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soil Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.
- **Regulatory Compliance Measure RC-GEO-6 (Expansive Soils Area):** Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the Department of Building and Safety, for review and approval. The geotechnical report shall assess potential consequences of any soil expansion and soil strength loss, estimation of settlement, lateral movement, or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures. The project shall comply with the conditions contained within the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.

These RCMs have been historically proven to work to the satisfaction of the City Engineer to reduce any potential impacts from the specific environment in which the project is located. In addition, all haul route application require the submittal of a Geology and Soils Report to the Los Angeles Department of Building and Safety (LADBS). A Geology and Soils Report Approval Letter, Log No. 122194, for the subject property, which details conditions of approval that must be followed, was issued by LADBS on January 31, 2022. In addition, roof and site drainage as well as sewer availability must comply with Bureau of Engineering and Bureau of Sanitation standards; and hydrants, Fire Department Access, and Fire Safety must be reviewed and approved by the Los Angeles Fire Department before permits can be issued. Due to its location within a Very High Fire Hazard Severity Zone, the Project must also comply with the Brush Clearance Requirements of the Fire Code. Furthermore, the Project must comply with the Baseline Hillside Ordinance and is subject to the Hillside Construction Regulation District (Ordinance No. 184,827). Therefore, in conjunction with the above RCMs and compliance with other applicable regulations, the location of the Project will not result in a significant impact based on its location.

- (b) Cumulative Impacts.** *All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.*

According to the data pulled from Navigate LA on May 23, 2023, there are no other properties with active haul routes in within 500 feet of the subject property. However, there is one pending Haul Route permit located at 1800 N. Marcheeta Place. As this permit has not been approved, the construction timeline is unknown for this project. If both projects were approved

at the same time, it is unlikely that this would result in a cumulative impact for the reasons below.

In light of the increase in construction activity in Grading Hillside Areas and the increase in associated truck traffic related to the import and export of soil, a haul route monitoring program is being implemented by the Department of Building and Safety for Council Districts 4 and 5 for added enforcement to ensure safety and to protect the quality of life of area residents. Haul routes are tracked via a Map for each district to identify the locations of construction sites for which a haul route was required.

In addition, the haul route approval will be subject to recommended conditions prepared by Los Angeles Department of Transportation (LADOT) to be considered by the Board of Building and Safety Commissioners that will reduce the impacts of construction related hauling activity, monitor the traffic effects of hauling, and reduce haul trips in response to congestion.

According to SCAQMD, individual construction projects that do not exceed the SCAQMD's recommended daily thresholds for project-specific impacts would not cause a cumulatively considerable increase in emissions for those pollutants for which the Air Basin is in nonattainment. Interim thresholds were developed by DCP staff based on the CalEEMod model runs relying on reasonable assumptions, consulting with AQMD staff, and surveying published air quality studies. For this reason, it can be assumed that construction-related daily emissions at the project site would not exceed SCAQMD's regional or localized significance thresholds. Therefore, the project's contribution to cumulative construction-related regional emissions would not be cumulatively considerable and therefore would be less than significant. Construction of the project would also have a less-than-significant impact with regard to localized emissions.

As noise is a localized phenomenon and decreases in magnitude as distance from the source increases, only projects and ambient growth in the nearby area could combine with the proposed project to result in cumulatively considerable noise impacts. Therefore, the project is not likely to result in a significant cumulative impact due to the construction of the same type of development in the same place over time.

Therefore, in conjunction with Citywide RCMs and compliance with other applicable regulations, no foreseeable cumulative impacts are expected.

- (c) Significant Effect.** *A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.*

The project proposes the demolition of a single-family dwelling and the construction of a two-story 6,463 square-foot single-family dwelling with a swimming pool and exterior deck, shoring, and retaining walls. The single-family dwelling is proposed to have a building height of 30-feet and 6,463 square-feet of Residential Floor Area (RFA).

The Project proposes to construct a single-family dwelling in an area zoned and designated for such development. The surrounding neighborhood is comprised of lots that are uniquely shaped and range in size from 13,600 to 31,400 square feet with similar slopes and topography to the subject site. The site of the current project is developed with an existing single-family dwelling, which was constructed originally in 1961. The built structure on the site is proposed for demolition to consequently develop a new two-story single-family dwelling with a pool and an exterior deck, shoring, and retaining walls. The site is zoned as

RE15-1-H-HCR and designated as Very Low II Residential. As are all the surrounding and adjacent properties. The size of the proposed project (6,463 square-feet of Residential Floor Area) is larger than the adjacent lots, which range from 2,865 to 4,011 square-feet, however, the location of the building pad for the proposed project is already largely disturbed and developed with the existing single-family dwelling.

According to a tree report dated October 20, 2022, prepared by Lisa Smith, Registered Consulting Arborist #464 and ISA Board Certified Master Arborist #WE3782BM, there are no protected trees or shrubs onsite. There are thirty (30) Non-Protected Significant Trees onsite recommended for removal – one Aleppo Pine, one Rubber Tree, one Evergreen Pear, one Brazilian Pepper, one Sweetgum, two Eugenia, two Chinese Elm, one Pink Melaleuca, and twenty Indian Laurel Fig, most of which are in poor, nearly dead, or dead condition. The applicant also submitted a Biological Resources Report dated October 2022 (updated March 2023) and prepared by Matthew South, Principal Biologist and Scott Altmann, Senior Biologist of South Environmental, analyzing significant impacts on biological Resources. Based on this report, no sensitive species were found at the time of the field survey, nor are any expected to occur. Additionally it was found that the site is not a wildlife corridor as it does not contain large tracts of native habitats and is not connected to other open spaces. The development would not block movement of wildlife from areas of high-quality habitat as the area is heavily urbanized. Analysis stated that there would be no direct or indirect impacts to special-status bats, mountain lions, or monarch butterflies as there is no or low potential for these animals to inhabit the site. There is a reported potential for nesting birds to inhabit the site, therefore, the following Regulatory Compliance Measures shall apply to avoid direct and indirect impacts to active bird nests, eggs, or young, preconstruction nesting birds:

- If possible, ground disturbing activities and vegetation removal (including tree trimming) should be timed to occur outside the birds nesting season (September 1-January 31)
- If ground disturbing activities or vegetation removal (include tree trimming) are scheduled during the bird nesting season (February 1-August 31) a preconstruction survey for nesting birds should be conducted within 72 hours prior to construction activities. The survey should be conducted by a qualified biologist with prior experience conducting nesting bird surveys for construction projects. The study area should include the project site and suitable habitat within a 300-foot buffer, or a buffer size determined by the qualified biologist based on the level of proposed disturbance and access. If no active nests are found, no additional measures are required.
- If active nests are found the biologist will map the location and document the species and nesting stage. A no-work buffer will be established around the active nest as determined by the qualified biologist and based on the species sensitivity to disturbance and the type and duration of the disturbance. No construction activities shall occur within the no-work buffer until the biologist has determined the nest is no longer active.

The Biological Resources Report also confirms that there are no protected trees or protected shrubs onsite nor is the project site classified as a sensitive natural community by the CDFW. The report did outline thirty (30) Non-Protected Significant Trees that will be removed due to project activities but stated that there will be no impact to significant trees and shrubs based on the Ordinance and the LA City Planning Department if Regulatory Compliance Measure #1 that includes new tree planting principles, tree maintenance, and inspections is followed. Additionally, the project site was found to have Laurel Sumac Shrubland which may serve as habitat to a special-status plant assessed with a medium potential to occur – Plummer's mariposa lily. However, this species was not observed in the small area of shrublands on the project site and would not be impacted by the project. As mentioned, the project proposes to

utilize a portion of the site that is already largely developed with the existing single-family residence and pool. Although the total size of the project as proposed is larger than the surrounding properties, the lot coverage is generally similar due to site size. As such and as demonstrated in the submitted Biological Resources Report and Tree Report, there are no unusual circumstances which may lead to a significant effect on the environment and this exception does not apply.

- (d) Scenic Highways.** *A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway.*

The only State Scenic Highway within the City of Los Angeles is the Topanga Canyon State Scenic Highway, State Route 27, which travels through a portion of Topanga State Park, located approximately 12 miles to the west of the site. Therefore, the Project will not result in damage to any scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway, and this exception does not apply.

- (e) Hazardous Waste.** *A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.*

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. Furthermore, the building permit history for the Project Site does not indicate the Site may be hazardous or otherwise contaminated.

- (f) Historic Resources.** *A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.*

The Project Site has not been identified as a historic resource by local or state agencies, and the Project Site has not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register; and was not found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. The Department of City Planning's Office of Historic Resources confirmed that the existing single-family dwelling is not considered historic for the purposes of CEQA. Consequently, the Project will not result in a substantial adverse change to the significance of a historic resource and this exception does not apply.

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

JAVIER NUNEZ
PRESIDENT

ELVIN W. MOON
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL
LAUREL GILLETTE
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CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
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

July 19, 2022

LOG # 122194
SOILS/GEOLOGY FILE - 2
LAN-Exempt

Domyan Properties, LLC
9283 W. Swallow Drive
Los Angeles, CA 90069

TRACT: 23753
LOT: 46
LOCATION: 9283 W. Swallow Drive

<u>CURRENT REFERENCE</u>	<u>REPORT</u>	<u>DATE OF</u>	<u>PREPARED BY</u>
<u>REPORT/LETTER</u>	<u>No.</u>	<u>DOCUMENT</u>	
Geology/Soils Report	3530	06/01/2022	Rybak Geotechnical, Inc.

The Grading Division of the Department of Building and Safety has reviewed the referenced report that provides recommendations for the proposed residence remodel and additions. According to the report, the residence will be two stories over a basement and basement parking garage. The basement walls on the north side of the residence are anticipated to be up to 43 feet in height. The north perimeter of the level backyard area will support the north ascending slope with retaining walls up to 10 feet in height. A new pool is also proposed along the south side of the residence, as seen on the Site Geologic Map (Plate 1) and Geologic Cross Sections A-A to E-E' (Plates 2- 6).

The site is currently developed with a single-to two-story residence with an attached garage and backyard swimming pool on a relatively level pad approximately 11 feet above the street. An ascending slope to the building pad has gradients ranging between 1½:1 (H:V) to 2:1. A descending slope to the south of the residence has an approximate gradient of 1½:1; a descending slope with a height of 17 feet to the east neighbors a 10-foot high retaining wall at a gradient of 1.7:1; lastly, an ascending slope to the north-northeast has gradients ranging between 1:1 to 2.5:1.

Six test pits were excavated to a maximum depth of 15 feet below the existing site surface grade. The earth materials at the six subsurface exploration locations consist of up to 15.0 feet of uncertified fill underlain by granite bedrock. The consultants recommend to support the proposed structures on conventional and/or drilled-pile foundations bearing on competent bedrock.

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. However, the proposed construction is currently exempt (P/BC 2020-044).

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

(Note: Numbers in parenthesis () refer to applicable sections of the 2020 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. Whenever the principal building on a site is added to, altered or repaired in excess of 50 percent of its replacement value, the entire site shall be made to conform to the provisions of this Chapter and Chapter 18 of this Code (7005.9).

If this condition applies, a supplemental report identifying all non-conforming conditions shall be provided with recommendations to bring the entire site into conformance with the current Code standard. This shall include but not to be limited to regrading and/or retaining of steep slopes and underpinning/replacement of all existing foundations where not in conformance with current Code standards.

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 report 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. 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.
7. Existing uncertified fill shall not be used for support of footings, concrete slabs or new fill (1809.2, 7011.3).
8. Drainage in conformance with the provisions of the Code shall be maintained during and subsequent to construction (7013.12).
9. 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).

10. All loose foundation excavation material shall be removed prior to commencement of framing. Slopes disturbed by construction activities shall be restored (7005.3).
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. Temporary excavations that remove lateral support to the public way, adjacent property, or adjacent structures shall be supported by shoring or constructed using ABC slot cuts. 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. Where any excavation, not addressed in the approved reports, would remove lateral support (as defined in 3307.3.1) from a public way, adjacent property or structures, a supplemental report shall be submitted to the Grading Division of the Department containing recommendations for shoring, underpinning, and sequence of construction. Shoring recommendations shall include the maximum allowable lateral deflection of shoring system to prevent damage to adjacent structures, properties and/or public ways. Report shall include a plot plan and cross-section(s) showing the construction type, number of stories, and location of adjacent structures, and analysis incorporating all surcharge loads that demonstrate an acceptable factor of safety against failure. (7006.2 & 3307.3.2)
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 excavations in fill, natural colluvium, or bedrock shall be followed in the section "Temporary Excavations" on page 26 of the 06/01/2022 report, as recommended.
18. Shoring shall be designed for the lateral earth pressures specified in the section titled "Shoring Design" starting on page 27 of the 06/01/2022 report; all surcharge loads shall be included into the design.
19. Shoring shall be designed for a maximum lateral deflection of ½ inch where a structure is within a 1:1 plane projected up from the base of the excavation, and for a maximum lateral deflection of 1 inch provided there are no structures within a 1:1 plane projected up from the base of the excavation, as recommended.

20. A shoring monitoring program shall be implemented to the satisfaction of the soils engineer.
21. ABC slot-cut method may be used for unsurcharged temporary excavations with each slot not exceeding 10 feet in height and not exceeding 8 feet in width, as recommended. The soils engineer shall verify in the field if the existing earth materials are stable in the slot-cut excavation. Each slot shall be inspected by the soils engineer and approved in writing prior to any worker access.
22. All foundations shall derive entire support from competent bedrock, as recommended and approved by the geologist and soils engineer by inspection.
23. The structural designer and soils engineer shall verify and attest to the adequacy of the existing footings for underpinning and for accepting additional loads from the proposed addition by signature and license stamp, on the final plans.
24. Installation of shoring, underpinning, slot cutting and/or pile excavations shall be performed under the inspection and approval of the soils engineer and deputy grading inspector (1705.6, 1705.8).
25. 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.
26. 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.
27. 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 2020-030.
28. 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 2020-050.
29. 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.
30. 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).
31. Existing uncertified fill shall not be used for lateral support of deep foundations (1810.2.1).

32. Slabs on uncertified fill shall be designed as a structural slab (7011.3).
33. Slabs placed on approved compacted fill shall be at least 5 inches thick and shall be reinforced with ½-inch diameter (#4) reinforcing bars spaced a maximum of 16 inches on center each way, as recommended.
34. Concrete floor slabs placed on expansive soil shall be placed on a 4-inch fill of coarse aggregate or on a moisture barrier membrane. The slabs shall be at least 5 inches thick and shall be reinforced with ½-inch diameter (#4) reinforcing bars spaced a maximum of 16 inches on center each way.
35. The seismic design shall be based on a Site Class D, as recommended. All other seismic design parameters shall be reviewed by LADBS building plan check.
36. Retaining walls shall be designed for the lateral earth pressures specified in the section titled "Retaining Walls" starting on page 19 of the 06/01/2022 report. All surcharge loads shall be included into the design.
37. Retaining walls higher than 6 feet shall be designed for lateral earth pressure due to earthquake motions as specified on page 21 of the 06/01/2022 report (1803.5.12).
38. Basement walls and other walls in which horizontal movement is restricted at the top shall be designed for at-rest pressure as specified on page 20 of the 06/01/2022 report (1610.1). All surcharge loads shall be included into the design.
39. 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).
40. 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).
41. Installation of the subdrain system shall be inspected and approved by the soils engineer of record and the City grading/building inspector (108.9).
42. 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).
43. Prefabricated drainage composites (Miradrain, Geotextiles) may be only used in addition to traditionally accepted methods of draining retained earth.
44. The pool shall be designed for expansive soil conditions in accordance with Information Bulletin P/BC 2020-014.
45. The proposed swimming pool shall be designed for a freestanding condition. The portion of the pool wall within a horizontal distance of 7 feet from the top of the slope shall be capable of supporting the water in the pool without soil support (1808.7.3).

46. Pool deck drainage shall be collected and conducted to an approved location via a non-erosive device (7013.10).
47. 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; water shall not be dispersed on to descending slopes without specific approval from the Grading Division and the consulting geologist and soils engineer (7013.10).
48. All concentrated drainage shall be conducted in an approved device and disposed of in a manner approved by the LADBS (7013.10).
49. 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).
50. 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).
51. 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)
52. 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)
53. Prior to excavation an initial inspection shall be called with the LADBS Inspector. During the initial inspection, the sequence of construction; shoring; ABC slot cuts; pile installation; protection fences; and, dust and traffic control will be scheduled (108.9.1).
54. Installation of shoring, slot cutting and/or pile excavations shall be performed under the inspection and approval of the soils engineer and deputy grading inspector (1705.6, 1705.8).
55. The installation and testing of tie-back anchors shall comply with the recommendations included in the report or the standard sheets titled "Requirement for Tie-back Earth Anchors", whichever is more restrictive. [Research Report #23835]
56. 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.

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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).

57. 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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