

Law Offices of
Murray D. Fischer
A Professional Corporation

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July 30, 2021

Project Address: 3690 Goodland Avenue, Studio City

Board File No. 200088
Council File No. 21-0588

Honorable Chair Harris-Dawson and Members of the PLUM Committee:

This submittal is in response to the appeal of the haul route, approved by the City of Los Angeles' Board of Building and Safety Commissioners (BBSC) April 27, 2021 and May 25, 2021, and on behalf of my client, homeowner David Levy. The appeal, CF 21-0588, is scheduled to be heard by the Planning and Land Use Management Committee on August 3, 2021.

The appeal of the haul route you have before you is for the transportation of 1,662 cubic yards of dirt for the distance of seven-tenths of a mile in the Hillside area. The haul route was requested by Mr. Levy for the construction of his single-family home that is a by-right project and has met all the development standards and zoning codes. The project was found Categorically Exempt under the California Environmental Quality Act, utilizing Class 32 and Class 3 exemptions, Case No. ENV-2020-904-CE.

The BBSC voted twice to approve the haul route, hearing the project both on April 27, 2021 and at the subsequent meeting, May 25, 2021. This unusual circumstance was the result of one neighbor's complaint that he was unable to access the April 27th virtual meeting format, and despite the legal, unanimous approval of the haul route on the April 27th date.

Concerns from the Appellants relate to the width of Goodland Avenue as unable to accommodate construction and hauling vehicles. Goodland Avenue, designated Local Street-Standard, is fully developed with single-family dwellings primarily built in the 1950s, evidencing the street has accommodated construction vehicles for five decades.

In order to verify the width of Goodland Avenue, City of Los Angeles' Bureau of Engineering measured the street and confirmed it is 20 feet in width. Further, the Applicant hired a private surveyor to calculate the width of an approximately 2,000-foot stretch of Goodland Avenue, from the intersections of Halkirk Street and Goodland Drive, and encompassing the project site. The measurements confirmed roadway width vary between 20.10 feet and 30.97 feet. The development of the single-family home did not necessitate the discretionary request from Department of City Planning for construction on a substandard street.

The approved route culminates at the Scholl Canyon Landfill.

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Mr. Levy owns and is concurrently developing the adjacent property at 3696 Goodland Avenue with a similar single-family dwelling. The haul route associated with that project was separately heard and approved by the BBSC on March 2, 2021 and was not appealed. The city approved the project with a Categorical Exemption (ENV-2020-907-CE), reviewed together with the 3690 Goodland site.

In their appeal documents, Appellants of the 3690 Goodland haul route raised concerns that there will be two single family dwellings under development, citing negative impact on their quality of life.

However, the approved haul routes are fully conditioned to mitigate potential impacts on the neighborhood and motorists. All the staging of hauling and construction vehicles will be on-site only, not on the street. Because Mr. Levy owns the adjacent 3696 Goodland parcel, the site is large enough to accommodate seven cars and two hauling trucks on-site. If necessary, additional construction vehicles will be shuttled from another location. No staging will be done on Goodland Avenue.

Other conditions include:

- watering the site daily and cleaning the street so as not to create any debris;
- restricting grading and hauling on Red Flag days;
- limiting the hours of construction related activities to 9 am to 4 pm Monday thru Friday with no construction on the weekends;
- using flag men with radio-controlled walkie talkies to limit the trucks on site and ensure there is a free flow of traffic.

No Parking signs will be placed on one side of the street to make sure the street will remain open, addressing a comment from BBSC President Evangelos Ambatielos at the May 25th hauling route hearing.

Additionally, all the hauling for both the 3690 Goodland project and adjacent 3696 Goodland will be completed in a total of 14 days.

Although not relevant to the haul route, one Appellant expressed concern about grading for the proposed single-family dwelling. The project was approved by the City of Los Angeles Department of Building and Safety, Grading Division. A copy of the Geology and Soils Report Review Letter (Log No. 111798) and Geology and Soils Report Approval Letter are attached, as well as a letter from consultants, Rybak Geotechnical, Inc.

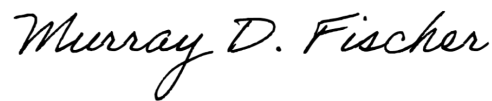
Other issues not directly related to the haul route but raised by the Appellants were lack of sidewalks in the area, danger to children, proliferation of Uber and Door Dash vehicles, and the City's "history of bribery and scandal."

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I have included in this submittal backup documentation which confirms the Bureau of Engineering approval for this project. Additional enclosures include environmental approvals, hillside referral form, construction management plan, emails from Bureau of Engineering staff regarding their investigation into roadway width, and letters from the consulting firms hired for the project.

While some of these documents are not directly applicable to the 3690 Goodland Avenue haul route, they are intended to show we have done all of the proper things and gotten our approvals from the City of Los Angeles, in order to build this house.

Very truly yours,

A handwritten signature in black ink that reads "Murray D. Fischer". The signature is written in a cursive, flowing style.

LAW OFFICES OF MURRAY D. FISCHER

Encl:

1. BBSC Haul Route Approval, May 25, 2021
2. BBSC Conditions of Approval, April 21, 2021
3. Filing Notice of Determination, ENV 2020-904-CE
4. Notice of Exemption, ENV 2020-904-CE
5. City Justification for Project Exemption, ENV-2020-904-CE, ENV-2020-907-CE
6. 3690 Goodland Hillside Referral
7. Bureau of Engineering staff emails confirming street width
8. Street width survey of Goodland Avenue
9. 3690 Goodland Construction Management Plan
10. Emails with BBSC staff re submittal of haul routes
11. Geology & Soils Approval Letter
12. Street Services, field meeting-inspection
13. Excavation and Shoring, Cefali & Associates
14. Geologic and Soils, Ryback Geotechnical Inc
15. Hauling Contractor, Tierra Site Works Inc
16. Landscape Architect, Courtland Studio LLC

Enclosure 1

CITY OF LOS ANGELES
CALIFORNIA

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

JAVIER NUNEZ
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
ELVIN W. MOON



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

May 26, 2021

BOARD FILE NO. 200088
C.D.: 2 (Councilmember P. Krekorian)

David Levy
3690 North Goodland Avenue
Studio City, CA 91604


JOB ADDRESS: 3690 NORTH GOODLAND AVENUE
TRACT: TR 14204

The Board of Building and Safety Commissioners, at its meeting of May 25, 2021, gave consideration to the application by Hayman Development LLC, to export 1,662 cubic yards of earth from the above-referenced property.

The Board took the following actions:

1. FIND that the project is Categorically Exempt under the California Environmental Quality Act pursuant to the notice of exemption prepared by the Department of City Planning.
2. APPROVE the application subject to all conditions specified in the Department's report dated April 21, 2021.

This action becomes effective and final when ten calendar days has elapsed from the date of the Board's action, unless an appeal is filed with the City Council pursuant to Section 91.7006.7.5 of the Los Angeles Municipal Code.

for 
Van Ambatielos, President
BOARD OF BUILDING AND SAFETY COMMISSIONERS

Action By
the BOARD OF BUILDING AND SAFETY
COMMISSIONERS on

May 25, 2021

NOT VALID WITHOUT STAMP AND SIGNATURE

c: Sr. Grading Inspector B. Holmes
J. Baxley
M. Kamin

D. Hayman
K. Turner
S. Haro

C. Shick
J. Evans
A. Stern

S. Higgins
S. Alessanadro

Enclosure 2

**BOARD OF
BUILDING AND SAFETY
COMMISSIONERS**

VAN AMBATIELOS
PRESIDENT

JAVIER NUNEZ
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
ELVIN W. MOON

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

April 21, 2021

BOARD FILE NO. 200088
C.D.: 2 (Councilmember P. Krekorian)

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

APPLICATION TO EXPORT 1,662 CUBIC YARDS OF EARTH

PROJECT LOCATION: 3690 NORTH GOODLAND AVENUE

TRACT: TR 14204

BLOCK: NONE

LOT: 7

OWNER:

David Levy
3690 North Goodland Avenue
Studio City, CA 91604

APPLICANT:

Hayman Development LLC
12650 Riverside Drive, Suite 100
Studio City, CA 91607

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	Los Angeles District Office: Sr. Insp. Patrick Mischlich (213) 482-0396 Van Nuys District Office: Sr. Insp. Barton Holmes (818) 374-4355 West Los Angeles District Office: Sr. Insp. Kirk Linklater (310) 914-3934

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 1,662 cubic yards of material moved 0.77 miles within the hillside area at a rate of \$0.29 per cubic yard per mile results in a fee of \$371.13.

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 \$385,000.00 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) 374-5082.

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 12 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 bottom dump trucks. (BSS)
5. Total amount of dirt to be hauled shall not exceed 1,662 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 two 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. One flag attendant will be placed at the following locations:
 - A. The entrance of the project site.
 - B. The intersection of Halkirk Street and Coldwater Canyon 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. The approved route by DOT and BSS is as follows:

LOADED TRUCKS:

From the project site, travel northbound on Goodland Avenue, turn left (west) on Halkirk Street, right (north) on Coldwater Canyon Avenue, enter southbound US-101 Freeway, transition eastbound on CA-134 Freeway, exit northbound on Figueroa Street, and continue to the disposal site at Scholl Canyon Landfill.

EMPTY TRUCKS:

From the disposal site, travel southbound on Figueroa Street, enter westbound CA-134 Freeway, transition northbound US-101 Freeway, exit southbound Coldwater Canyon Avenue, turn left (east) on Ventura Boulevard, right (south) on Goodland Avenue, and continue to the project site. (BSS)

10. Only one hauling truck, associated with this project address, shall be allowed on Goodland Avenue and Halkirk Street at any time. (BSS)
11. 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.

12. 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)
13. A Registered Deputy Grading Inspector shall notify the LADBS haul route monitoring 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) and 15332 (Class 32) of the State California Environmental Quality Act (CEQA) Guidelines (Case No. ENV-2020-904-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 AND RECOMMENDED ACTIONS

1. FIND that the project is categorically exempt under CEQA pursuant to the Notice of Exemptions prepared by the Department of City Planning and submitted herewith.

CODE:

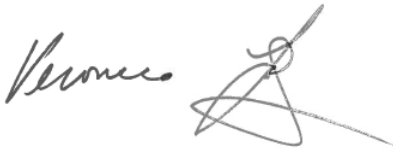
SEC. 91.7006. CONDITIONS PRECEDENT TO ISSUING A GRADING PERMIT.

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 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

A handwritten signature in dark ink, appearing to read 'Veronica', followed by a large, stylized, circular flourish or scribble.

Veronica Lopez
Staff Engineer, Commission Office

Enclosure 3

**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

RENEE DAKE WILSON

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

VACANT, AICP
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

EIR/MND/ND NO.: ENV-2020-904-CE & ENV-2020-907-CE

PROJECT ADDRESS: 3690 – 3696 N. Goodland Ave.

**FILING NOTICE OF DETERMINATION/NOTICE OF EXEMPTION - FISH AND WILDLIFE
FEES DUE TO COUNTY CLERK**

Enclosed is a copy of Notice of Determination and/or Notice of Exemption or a **copy of the Categorical Exemption** for the above project. Pursuant to State Law (AB 3158), Fish and Wildlife Department filing fees are now required, payable to the County of Los Angeles. The above applicant, or the applicant's agent, is authorized to file the following form(s) on behalf of the lead agency (City of Los Angeles Planning Department). **Forms shall be filed at the County of Los Angeles, County Clerk, Environmental Filings, 12400 East Imperial Highway, Room 1201, Norwalk, CA 90650**, telephone (562) 462-2125, Office hours 8 a.m. to 5 p.m. (www.lavote.net) To file environmental documents by mail send to above address. **PLEASE SEND THE CERTIFIED COPY OF THE CERTIFICATE OF FEE EXEMPTION AND NOTICE OF DETERMINATION.** Applicants are advised to retain copies of all fee receipts.

The **Notice of Exemption** is not required to be filed and posted but doing so, after the effective date of the project approval, will activate a 30-day statute of limitations on legal challenges to the environmental clearance for your project. Choosing not to pay Fish and Wildlife fees will activate the standard 180-day statute of limitations on legal challenges to the environmental clearance for your project, as is according to State law.

The items checked below indicate the documents which can be filed and fees paid relative to the subject Fish and Wildlife filing requirements:

(X) Notice of Exemption (**categorical exemption**, general exemption, etc.) - No Fish and Wildlife fee due. However, the project applicant must submit a copy of the environmental categorical exemption and a \$75 exemption document handling fee to the **Los Angeles County Clerk's Office**.

Enclosure 4

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)

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) and CEQA Guidelines Section 15062. Pursuant to Public Resources Code Section 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

LEAD CITY AGENCY City of Los Angeles (Department of City Planning)	CASE NUMBER ENV-2020-904-EAF
PROJECT TITLE ENV-2020-904-CE / ENV-2020-907-CE	COUNCIL DISTRICT 2
PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) 3696 N GOODLAND AVE , STUDIO CITY CA 91604	<input type="checkbox"/> Map attached.
PROJECT DESCRIPTION: ONE NEW 4,728 SF SINGLE FAMILY DWELLING WITH TWO CAR GARAGE AND FUTURE PROPOSED SWIMMING POOL; ONE 4,988 SF SINGLE FAMILY DWELLING WITH TWO CAR GARAGE AND FUTURE PROPOSED SWIMMING POOL;	<input type="checkbox"/> Additional page(s) attached.
NAME OF APPLICANT / OWNER: DAVID LEFY/ THE KETTER GROUP	
CONTACT PERSON (If different from Applicant/Owner above) DANIELLE HAYMAN/ HAYMAN DEVELOPMENT LLC	(AREA CODE) TELEPHONE NUMBER EXT. (818) 943-0080

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 33)
CEQA Guideline Section(s) / Class(es) Section 15303 (a)(e), Section Class 3, and 150332 (Class 32)
- ☐ **OTHER BASIS FOR EXEMPTION** (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))

JUSTIFICATION FOR PROJECT EXEMPTION:

☒ Additional page(s) attached

15303: The Class 3 categorical exemption allows for construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. This includes one single-family residence, or a second dwelling unit in a residential zone. In urbanized areas, up to three single-family dwellings may be constructed under this exemption. The proposed project qualifies for a Class 3, categorical exemption because it consists of the construction of two single-family residences and two swimming pools.

15332: A project qualifies for a Class 32 Categorical Exemption if it is developed on an infill site and meets the following five (5) criteria: a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations; b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; c) The project site has no value as a habitat for endangered, rare or threatened species; d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and e) The site can be adequately served by all required utilities and public services. The project qualifies for a Class 32 Categorical Exemption as an infill project, as evidenced below:

(a) The site currently is developed with one single-family dwelling. The site is zoned R1-1 and has a General Plan Land Use Designation of Low Residential. Since the project is for the construction of two new single-family dwellings, the project is in conformance with the General Plan and Zoning designation.

(b) The site - located at 3690/3696 Goodland Avenue- is wholly within the City of Los Angeles. Lots surrounding the subject site are developed with single-family dwellings.

(c) The site is not a wildland area, and is not inhabited by endangered, rare, or threatened species. The area around the site is urbanized and surrounded by residential use. NavigateLA shows that the subject site is not located in a Significant Ecological Area.

(d) The project will be subject to Regulatory Compliance Measures (RCMs), which require compliance with the City of Los Angeles Noise Ordinance; pollutant discharge, dewatering, stormwater mitigations; and Best Management.

☐ 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 State 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

Erin Nash

Erin Nash

STAFF TITLE

Planning Assistant

ENTITLEMENTS APPROVED

ENVIRONMENTAL REVIEW FOR A NEW 4,728 SF SINGLE FAMILY DWELLING WITH TWO CAR GARAGE AND FUTURE PROPOSED SWIMMING POOL; AND A NEW 4,899 SF SINGLE FAMILY DWELLING WITH TWO CAR GARAGE AND FUTURE PROPOSED SWIMMING POOL GRADING OF 1,963 CUBIC YARDS.

FEE:

\$373

RECEIPT NO.

0108151959

REC'D. BY (DCP DSC STAFF NAME)

Anna Vidal

DISTRIBUTION: County Clerk, Agency Record

Rev. 3-27-2019

I hereby certify and attest this to be a true and correct copy of the original record on file in the office of the Department of City Planning of the City of Los Angeles designated as **ENV-2020-904-66/ENV-2020-907-CE**

[Signature]
Department Representative

Enclosure 5

**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

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DANA M. PERLMAN

**CITY OF LOS ANGELES
CALIFORNIA**



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES

200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
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EXECUTIVE OFFICER

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

VACANT, AICP
DEPUTY DIRECTOR

<http://planning.lacity.org>

JUSTIFICATION FOR PROJECT EXEMPTION CASE NOS. ENV-2020-904-CE, ENV-2020-907-CE

3690-3696 N. Goodland Avenue., Studio City, CA 91604

Project Description

The Projects located at 3690-3696 N. Goodland Avenue will be analyzed together for purposes of the California Environmental Quality Act (CEQA) review. Additionally, the two lots are under the same ownership. 3690 N. Goodland Avenue and 3696 N. Goodland Avenue will be referred to as "Lot 1" and "Lot 2" hereinafter.

Lot 1 is for the construction of a new approximately 4,999 square-foot two-story single-family dwelling with an attached two car garage, basement, inground swimming pool (under a separate permit 20019-10000-02502) and two retaining walls, measuring 10 feet in height in compliance with the Baseline Hillside Ordinance No.181,624. The Project is proposed in conjunction with an application for a haul route for the export of approximately 3,868 cubic yards of earth. On the hillside at the exterior of the property, one protected quercus agrifolia will be removed and replaced on a 4:1 basis. Five non-protected trees located throughout the property will be removed and replaced on a 1:1 basis and two dead, non-protected (unknown species) trees, will be removed, as stated in the tree report.

Lot 2 is for the construction of a new approximately 4,729 square-foot two-story single-family dwelling with an attached two car garage and two retaining walls in compliance with the Baseline Hillside Ordinance No.181,624. The project is proposed in conjunction with an application for a haul route for the export of approximately 1,963 cubic yards of earth and the demolition of the existing inground pool. Six non protected trees will be removed and replaced on a 1:1 basis, and one dead non-protected (unknown species) tree, located near the existing deck will be removed. No protected trees are proposed to be removed, as stated in the tree report.

Both single family homes are proposed to be developed on an infill site, and qualify for Class 3 (15303) and Class 32 (15332) Categorical Exemptions. The subject site is located 1.7 kilometers from the Hollywood Fault, in a Hillside Area, is identified as a Very High Fire Hazard Severity Zone, Urban Agricultural Incentive Zone, and BOE Special 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. Specifically, the following RCMs would apply:

- **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 and Safety.
- **Regulatory Compliance Measure RC-AE-1 (Hillside): Compliance with Baseline Hillside Ordinance.** To ensure consistency with the Baseline Hillside Ordinance, the project shall comply with the City's Hillside Development Guidelines, including but not limited to setback requirements, residential floor area maximums, height limits, lot coverage and grading restrictions
- **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-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 Soils 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 soilbearing 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-AQ-1 (Demolition, Grading and Construction Activities): Compliance with provisions of the SCAQMD District Rule 403.** The project shall comply with all applicable standards of the Southern California Air Quality Management District, including the following provisions of District Rule 403:

- All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
- The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
- All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
- All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust.
- General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
- Trucks having no current hauling activity shall not idle but be turned off.
- **Regulatory Compliance Measure RC-BIO-1 (Protected Tree Ordinance):** The project shall conform with the city's noise regulations that have taken effect pursuant to Ordinance 177,404 et sequentia. These regulations spell out which trees are protected, replacements of any protected trees, and the process for getting approved for removing protected trees.
- **Regulatory Compliance Measure RC-NOI-1 (Noise Ordinance):** The project shall conform with the City's noise regulations that have taken effect pursuant to Ordinance 144,331 et sequentia. These measures include but are not limited to LAMC Section 41.40 for Construction Noise, LAMC Section 113.01 for Rubbish and Garbage Collection, LAMC Section 114.0 for Vehicle loading or unloading (Deliveries), LAMC Section 112.01(c) for Noise Emitting from Nightclubs.
- **Regulatory Compliance Measure RC-WQ-1: National Pollutant Discharge Elimination System General Permit.** Prior to issuance of a grading permit, the Applicant shall obtain coverage under the State Water Resources Control Board National Pollutant Discharge Elimination System General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Order No. 2009-0009-DWQ, National Pollutant Discharge Elimination System No. CAS000002) (Construction General Permit) for Phase 1 of the proposed Modified Project. The Applicant shall provide the Waste Discharge Identification Number to the City of Los Angeles to demonstrate proof of coverage under the Construction General Permit. A Storm Water Pollution Prevention Plan shall be prepared and implemented for the proposed Modified Project in compliance with the requirements of the Construction General Permit. The Storm Water Pollution Prevention Plan shall identify construction Best Management Practices to be implemented to ensure that the potential for soil erosion and sedimentation is minimized and to control the discharge of pollutants in stormwater runoff as a result of construction activities.
- **Regulatory Compliance Measure RC-WQ-2: Dewatering.** If required, any dewatering activities during construction shall comply with the requirements of the Waste Discharge Requirements for Discharges of Groundwater from Construction and Project Dewatering to Surface Waters in Coastal Watersheds of Los Angeles and Ventura Counties (Order No. R4-2008-0032, National Pollutant Discharge Elimination System No. CAG994004)

or subsequent permit. This will include submission of a Notice of Intent for coverage under the permit to the Los Angeles Regional Water Quality Control Board at least 45 days prior to the start of dewatering and compliance with all applicable provisions in the permit, including water sampling, analysis, and reporting of dewatering-related discharges.

- **Regulatory Compliance Measure RC-WQ-3: Low Impact Development Plan.** Prior to issuance of grading permits, the Applicant shall submit a Low Impact Development Plan and/or Standard Urban Stormwater Mitigation Plan to the City of Los Angeles Bureau of Sanitation Watershed Protection Division for review and approval. The Low Impact Development Plan and/or Standard Urban Stormwater Mitigation Plan shall be prepared consistent with the requirements of the Development Best Management Practices Handbook.
- **Regulatory Compliance Measure RC-WQ-4: Development Best Management Practices.** The Best Management Practices shall be designed to retain or treat the runoff from a storm event producing 0.75 inch of rainfall in a 24-hour period, in accordance with the Development Best Management Practices Handbook Part B Planning Activities. A signed certificate from a licensed civil engineer or licensed architect confirming that the proposed Best Management Practices meet this numerical threshold standard shall be provided.

These RCMs have been historically proven to work to the satisfaction of the City Engineer to reduce any impacts from the specific environment in which the Project is located. In addition, all haul routes applications require the submittal of a Geology and Soils Report to the Department of Building and Safety (DBS). A Geology and Soils Report Approval Letter for the subject properties, which details conditions of approval that must be followed, has been issued by DBS on February 4, 2020 (attached). 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. Furthermore, the project must comply with the Baseline Hill Ordinance No. 181, 624 adopted after May 9, 2011 per both Project's filing date February 10, 2020, Single-Family Zones and Single-Family Zone Hillside Area Regulations ZI-2462 effective March 17, 2017. Thus, in conjunction with the above RCMs and compliance with other applicable regulations, the location of the Project's will not result in a significant impact based on its location.

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 Navigate LA there are no (zero) other haul route approvals, and no (zero) other haul route applications being processed within 500 feet of the subject Site.

In addition, the haul route approval will be subject to recommended conditions prepared by 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. Furthermore, DBS staggers the haul route schedules so as to ensure that all of the haul routes do not occur simultaneously. Therefore, in conjunction with citywide RCMs and compliance with other applicable regulations, no foreseeable cumulative impacts are expected.

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 Projects are in conjunction with an application for a haul route for the export of approximately 5,831 cubic yards of earth (accumulatively) in an area zoned and designated for such development. All adjacent lots are developed with single-family dwellings, and the subject sites are of a similar size and slope to nearby properties.

Lot 1 proposes to construct a new two-story single-family dwelling with an attached two car garage, basement, and inground swimming pool. The project has a total floor area of approximately 7,134 square feet in compliance with the Baseline Hillside Ordinance No. 181,624, and a Residential Floor Area (RFA) of approximately 4,899 square feet on a site that is permitted to have a maximum RFA of 5,017 square feet.

Lot 2 proposes to construct a new two-story single family dwelling with an attached two car garage. The project has a total floor area of approximately 4,988 square feet in compliance with the Baseline Hillside Ordinance No. 181,624 and a Residential Floor Area (RFA) of approximately 4,728 square feet on a site that is permitted to have a maximum RFA of 4,916 square feet.

The Projects are not unusual for the vicinity of the subject Site, and is similar in scope to other existing residential uses in the area. Thus, there are no unusual circumstances which may lead to a significant effect on the environment, and this exception does not apply.

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. The project is approximately 11.4 miles east of State Route 27. 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.

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 and this exception does not apply.

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. Finally,

the City does not choose to treat the Site as a historic resource. Based on this, the project will not result in a substantial adverse change to the significance of a historic resource and this exception does not apply.

CEQA Determination – Class 3 Categorical Exemption Applies

A project qualifies for a Class 3 Categorical Exemption if it involves the construction of accessory (appurtenant) structures including garages, carports, patios, swimming pools, fences, game courts (including tennis courts accessory to residential developments), play areas, and retaining walls. The proposed project qualifies for the Class 3 Category 1 Categorical Exemption because it involves the construction of two, two car garages and two future proposed swimming pools.

There are six (6) Exceptions which the City is required to consider before finding a project exempt under Class 15303 and 15332: (a) Location; (b) Cumulative Impacts; (c) Significant Effect; (d) Scenic Highways; (e) Hazardous Waste Sites; and (f) Historical Resources.

While the subject site is located within a Hillside Area, Very High Fire Hazard Severity Zone and Special Grading Area, 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. Regulatory Compliance Measures (RCMs) include: Hillside, Hillside Grading Area, Expansive Soils Area, Protected Tree Ordinance, Demolition, Grading, and Construction Activities. These RCMs have been historically proven to work to the satisfaction of the City Engineer to reduce any impacts from the specific environment the project is located. Thus, the location of the project will not result in a significant impact based on its location.

CEQA Determination – Class 32 Categorical Exemption Applies

A project qualifies for a Class 32 Categorical Exemption if it is developed on an infill site and meets the conditions as follows: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations; (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (c) The project site has no value as a habitat for endangered, rare or threatened species; (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (e) The site can be adequately served by all required utilities and public services.

- (a) *The project is consistent with applicable general plan designation, applicable policies, and applicable zoning designations.*

The site located at 3690 N. Goodland Avenue is currently improved with a single family dwelling with an attached garage. The site located at 3696 N. Goodland Avenue is improved with a swimming pool located on the portion of lot 7 (ARB 7). Both sites are zoned R1-1 and have a General Plan Land Use Designation of Low Residential. The proposed Projects are subject to regulations of Ordinance No. 181,624, Single-Family Zone Hillside Area Regulations (ZI-2462), as both of the projects were filed on February 10, 2020. The proposed two single-family dwellings on each site are in conformance with the applicable Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan designation and policies and all applicable zoning designations and regulations.

- (b) *The proposed development occurs within city limits on a project site no more than five acres substantially surrounded by urban uses.*

The subject sites are wholly within the City of Los Angeles, on a site that is approximately 0.55 acres. Lots adjacent to the subject sites are also developed with single-family dwellings.

- (c) *The project has no value as habitat for endangered species, rare, or threatened species.*

The sites are not a wildland area, and are not inhabited by endangered, rare, or threatened species. On Lot 1, there are two protected trees on the site, which include: one relatively healthy, naturally occurring quercus agrifolia, 25 feet in height, with a trunk measuring 10 inches in diameter, one relatively healthy, naturally occurring quercus agrifolia, 25 feet in height, with a trunk measuring 9 inches in diameter and one platanus racemosa, 22 feet in height, with a trunk measuring 14 inches in diameter that will be replaced on a 4:1 basis. One rhamnus cathartica will remain in place on the hillside. One protected juglans californica will be protected in place on the hillside. Five non protected trees including: two sequoia sempervirens, two arbutus unedo, one jacaranda mimosifolia, and one schinus terebinth trees are proposed to be removed and replaced on a 1:1 basis. Two dead, non-protected (unknown species) trees, along the easterly property line will be removed. These findings were identified in the Tree Report prepared by Paul Lewis on January 24, 2020.

On Lot 2, there are three protected trees on the site that will be protected in place, which include: one relatively healthy, naturally occurring plantanus racemose, 40 feet in height, with a trunk measuring 28 inches in diameter, located on the right-of-way; and, two healthy, naturally occurring quercus agrifolia, 25 and 15 feet in height, with trunks measuring 10 and 9 inches in diameter on the hillside. Additionally, there are nine non-protected trees: two sequoia sempervirens (proposed replacement on 1:1 basis), two arbutus unedo (proposed replacement on 1:1 basis), one jacaranda mimosifolia (proposed replacement on 1:1 basis), one schinus terebinth (proposed replacement on 1:1 basis), and three pinus coulteri trees (proposed to remain in place on hillside). One dead, non-protected tree, located near the existing deck (species unknown) will be removed. These findings were identified in the Tree Report prepared by Paul Lewis on January 24, 2020.

- (d) *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality*

As previously mentioned, the projects will be subject to Regulatory Compliance Measures (RCMs). These require compliance with the City of Los Angeles: Noise Ordinance; National Pollutant Discharge Elimination System General Permit; Dewatering; Low Impact Development Plan; Stormwater Mitigations; and Best Management Practices for stormwater runoff. These RCMs will reduce any potential impacts on noise and water to less than significant. Furthermore, the projects do not exceed the threshold criteria established by LADOT for preparing a traffic study. The projects will also be governed by an approved haul route under City Code requirements, which will regulate the route hauling trucks will travel, and the times at which they may leave the site, thereby reducing any potential traffic impacts to less than significant. Interim thresholds were developed by DCP staff based on CalEEMod model runs relying on reasonable assumptions, consulting with AQMD staff, and surveying published air quality studies for which criteria air pollutants did not exceed the established SCAQMD construction and operational thresholds.

- (e) *The proposed project has been reviewed by City staff, and can be adequately served by all*

May 29, 2020

required utilities and public services.

Each project site will be adequately served by all public utilities and services given that the construction of a new single-family dwellings will be on a site which has been previously developed with a single-family dwelling, therefore resulting in no increase in density or significant increase in population. Therefore, it can be found that the projects meet the qualifications of the Class 32 Exemption.

I hereby certify and attest this to be a true and correct
copy of the original record on file in the office of the
Department of City Planning of the City of Los Angeles
designated as ENV-2020-904-CE / ENV-2020-907-CE


Department Representative

Enclosure 6

☐ Construct mainline (B permit from BOE)

**DEPARTMENT OF BUILDING AND SAFETY/PUBLIC WORKS
PRELIMINARY REFERRAL FORM FOR
BASELINE HILLSIDE ORDINANCE NO. 181,624 AND HILLSIDE ORDINANCE No. 174,652**

****IMPORTANT:** If a ZAD is required as a result of a CPR having a width of less than 20 feet, typically a BOE investigation and report is not required.

If a ZAD is required for lot(s) that are abutting street(s) with roadway width(s) of less than 20 feet, a formal investigation and engineering report **WILL BE REQUIRED**. The engineering report will be provided after submittal of all documentation and payment of fees. Measurements and statements contained herein may be adjusted in the engineering report.

Applicants subject to a ZAD as listed above are advised to submit the following documents and pay the BOE investigation fee to either the BOE Valley District Office Public Counter at 6262 Van Nuys Blvd, Rm. 251 Van Nuys CA 91401 or BOE Land Development Group Public Counter at 201 N. Figueroa St, Ste. 1150, Los Angeles, CA 90012

1. BOE investigation fee. (check made payable to the City of Los Angeles) (Per LAMC 62.106)
2. Two (2) copies of the Planning Master Land Use Application.
3. Two (2) copies of the project site plan.
4. Two (2) copies of the radius map.
5. Picture of the existing building, sidewalk, curb, and gutter.

Due to the possible implications that dedications and improvements may have on the development of a project, applicants that do not pay the BOE investigation fee for the preparation of a detailed engineering report may have their application placed on hold until such information is provided. Questions and concerns regarding the engineering report may be presented at the hearing.

The typical BOE standard improvement requirement is: Construct a minimum 20 foot wide roadway with a 14 foot half roadway and 4 foot sidewalk adjacent to the property within a minimum 18 foot half right of way. Sidewalk easement may be required to make driveway apron ADA compliant.

Applicants wishing to complete public improvements required in lieu of applying for a ZAD for relief from minimum street access requirements are advised to contact the B permit section of the BOE district in which the property is located to discuss requirements for public street improvements or deviations from the standard improvement requirement.

Central: 201 N Figueroa St, Ste. 770, Los Angeles CA, 90012

Harbor 608 Harbor Blvd 4th floor, San Pedro, CA 90731

Valley 6262 Van Nuys Blvd, Rm. 351, Van Nuys, CA 91401

West LA: 1828 Sawtelle Blvd, 3rd floor, West Los Angeles CA 90025

Enclosure 7

Danielle Hayman <danielle@haymanllc.com>
To: Markos Perez-Bran <markos.perez-bran@lacity.org>
Cc: David <david@ketterconstruction.com>

Mon, Sep 14, 2020 at 1:05 PM

Good afternoon Markos,

Thank you for your email. I printed out everything you sent me and went out to the property this weekend myself with the survey engineer to put this issue to rest. We measured the roadway from flow line to flow line and our measurement showed the frontage is greater than 20 feet. I think the map you sent me is outdated. I would like to do this as accurately as possible, so to verify our measurement can we pay an investigation fee and have one of the BOE engineers go out to measure the frontage so that he can verify.

I am confident it exceeds the required 20'-0" if we can just have someone from BOE confirm this. I believe it may solve this issue for us.

Let me know your thoughts. I appreciate your time and help!

Danielle
818-943-0080
[Quoted text hidden]

Markos Perez-Bran <markos.perez-bran@lacity.org>
To: Danielle Hayman <danielle@haymanllc.com>

Tue, Sep 15, 2020 at 2:20 PM

Danielle,

Sure, we can do that. I can have an invoice sent out for the investigation. Who should I make it out to?
[Quoted text hidden]

Danielle Hayman <danielle@haymanllc.com>
To: Markos Perez-Bran <markos.perez-bran@lacity.org>
Cc: David <david@ketterconstruction.com>

Tue, Sep 15, 2020 at 2:27 PM

Great! Here is the contact below.

David Levy
12650 Riverside Dr.
Suite 100
Studio City, CA 91607
[Quoted text hidden]

Markos Perez-Bran <markos.perez-bran@lacity.org>
To: Danielle Hayman <danielle@haymanllc.com>

Thu, Sep 17, 2020 at 7:27 AM

Danielle,

I sent you the Invoice. We will also check the CPR from the driveway to the nearest Hillside boundary.
[Quoted text hidden]

Danielle Hayman <danielle@haymanllc.com>
To: Markos Perez-Bran <markos.perez-bran@lacity.org>
Cc: David <david@ketterconstruction.com>

Thu, Sep 17, 2020 at 2:48 PM

Okay thank you. Do you know approximately how long the investigation will take?

[Quoted text hidden]

Markos Perez-Bran <markos.perez-bran@lacity.org>
To: Danielle Hayman <danielle@haymanllc.com>

Fri, Sep 18, 2020 at 3:45 PM

Danielle,

Usually 30 days after the payment is made but right now it is not taking more than 3 weeks.

[Quoted text hidden]

Danielle Hayman <danielle@haymanllc.com>
To: Markos Perez-Bran <markos.perez-bran@lacity.org>
Cc: David <david@ketterconstruction.com>, Jamie Matz <jamie@jmarchitect-inc.com>

Tue, Oct 13, 2020 at 10:09 AM

Good morning Markos,

Hope you are doing well!

Just wanted to check in on the investigation. Have you heard anything back? Just want to give my client an update if possible.

If you could let me know if someone has at least gone out yet, or if maybe the investigation letter is being drafted / when we can expect I would greatly appreciate it.

Thank you, thank you!

Danielle
818-943-0080
[Quoted text hidden]

Markos Perez-Bran <markos.perez-bran@lacity.org>
To: Danielle Hayman <danielle@haymanllc.com>

Wed, Oct 14, 2020 at 8:47 AM

Danielle,

I apologize, it hasn't been completed yet. I will complete it and send out an updated hillside referral form around noon on Friday 10/16/20.

[Quoted text hidden]

Markos Perez-Bran <markos.perez-bran@lacity.org>
To: Danielle Hayman <danielle@haymanllc.com>
Cc: David <david@ketterconstruction.com>, Jamie Matz <jamie@jmarchitect-inc.com>

Fri, Oct 16, 2020 at 10:29 AM

Danielle,

Attached is the revised Hillside referral form.

[Quoted text hidden]

 **3690 goodland hillside_referral_form.pdf**
206K

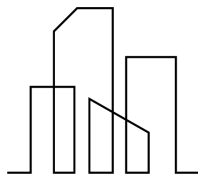
Danielle Hayman <danielle@haymanllc.com>
To: Markos Perez-Bran <markos.perez-bran@lacity.org>

Fri, Oct 16, 2020 at 4:18 PM

Thank you Markos,

So glad we don't have to go through all that trouble later on and I'm glad we were able to verify it. Thanks again for all your help! Appreciate it! :-)

Best,



Danielle Hayman | Managing Director
Hayman Development, LLC
818-943-0080
12650 Riverside Dr. Suite 100
Studio City, CA 91607
Danielle@Haymanllc.com

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

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[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]
<3690 goodland hillside_referral_form.pdf>

Markos Perez-Bran <markos.perez-bran@lacity.org>
To: Danielle Hayman <danielle@haymanllc.com>

Mon, Oct 19, 2020 at 12:11 PM

Danielle,

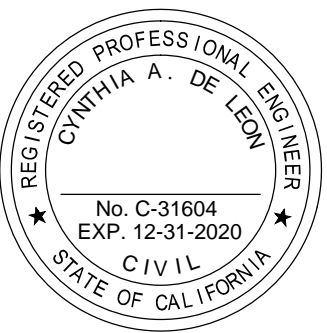
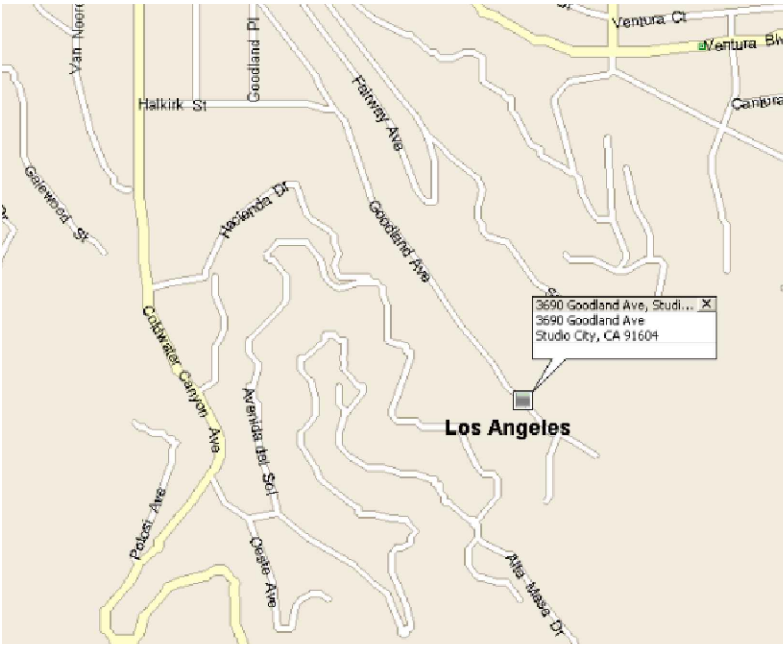
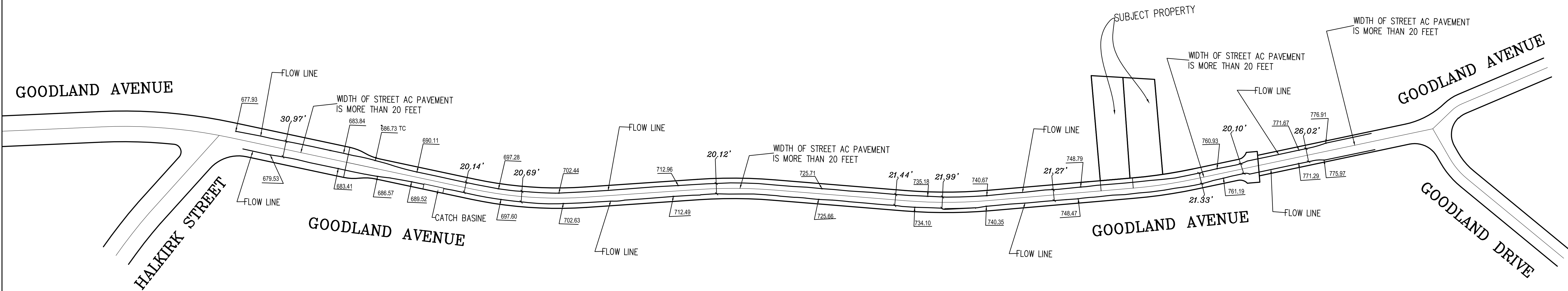
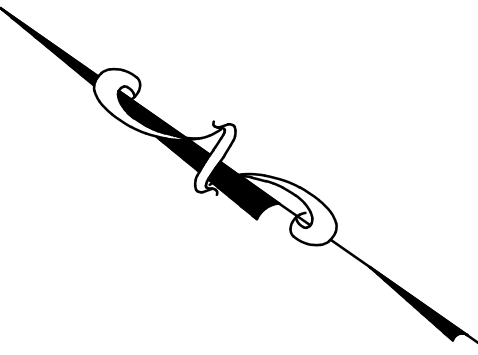
No problem, I'm glad it worked out!

[Quoted text hidden]


Enclosure 8

LEGEND:
AC - ASPHALT CONCRETE
APN - ASSESSOR'S PARCEL NUMBER

SYMBOLS:
PROPERTY LINE
CENTERLINE



M&G CIVIL ENGINEERING AND
LAND SURVEYING

TITLE:			
TOPOGRAPHIC SURVEY			
GOODLAND AVE, OSTMONT, LOS ANGELES, CA 90004			
CLIENT:	THE KETTER GROUP	JOB NO.:	20-16616
SCALE:	N.T.S.	DATE:	09/02/20
DESIGNED BY:	F.G. / DD	REVISION (S):	
DRAWN BY:	MC	SHEET	1
CHECKED BY:	C.D.L.	OF 2 SHEET	
<div><div>CIVIL ENGINEERING & LAND SURVEYING</div><div>347 S. ROBERTSON BLVD. BEVERLY HILLS, CALIFORNIA 90211 TEL. (310) 659-0871 FAX (310) 659-0845 info@mglansur.com www.mglansur.com</div></div>			

Enclosure 9

CONSTRUCTION TRAFFIC MANAGEMENT PLAN

This plan was developed to address the construction-related traffic activity associated with the proposed construction. The CTMP will be submitted to the Board of Building and Safety Commissioners of Los Angeles for review. The information associated with the project-related construction activity is provided on the following pages.

General Construction

All project-related construction activities will occur only between the hours of 9:00 AM and 4:00 PM (with construction personnel arriving no earlier than 9:00 AM and departing no later than 5:00 PM) Monday through Friday; no work will occur on Saturdays, Sundays, and locally recognized holidays. All construction-related vehicles will travel to and from the project site along Goodland Ave, Coldwater Canyon, and Ventura Blvd.

All hauling will be completed within 14 days of start date:

*****12 days of hauling exclusively for the lot on 3690 Goodland**

14 days total including the lot on 3696 Goodland***

Flag Attendants

A minimum of two flag attendants, each with two-way radios, will be present during hauling hours to assist with staging and getting trucks in and out of the project area. One flag attendant will be placed at the following locations:

- A. The entrance of the project site.
- B. The intersection of Halkirk Street and Coldwater Canyon Avenue.

Summary of Construction Activities

Estimated Peak Daily Construction Traffic Related Vehicle Stops		
Day	Time	Activity
Mon-Fri	9:00 AM - 10:00 AM	Workers arrive at Construction Site
Mon-Fri	9:00 AM - 4:00 PM	Mobilization Delivery to Site
Mon-Fri	9:00 AM - 4:00 PM	Dump truck hauling
Mon-Fri	9:00 AM - 4:00 PM	Large equipment removal from site
Mon-Fri	4:00 - 5:00 PM	Workers depart from construction site
Mon-Fri	4:00 - 5:00 PM	Trash removal

No Parking

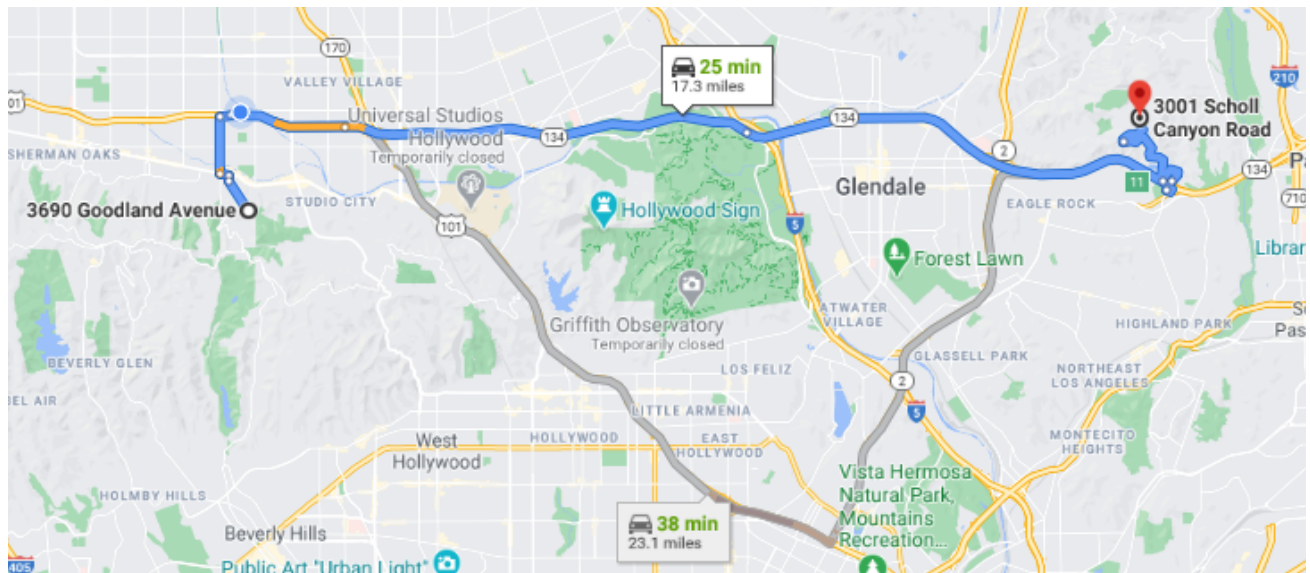
The Department of Transportation will provide a “No Parking” sign during construction hours for one side of the street in order for trucks and other vehicles to easily park on site.

Approved Route**LOADED TRUCKS:**

From the project site, travel northbound on Goodland Avenue, turn left (west) on Halkirk Street, right (north) on Coldwater Canyon Avenue, enter southbound US- 101 Freeway, transition eastbound on CA-134 Freeway, exit northbound on Figueroa Street, and continue to the disposal site at Scholl Canyon Landfill.

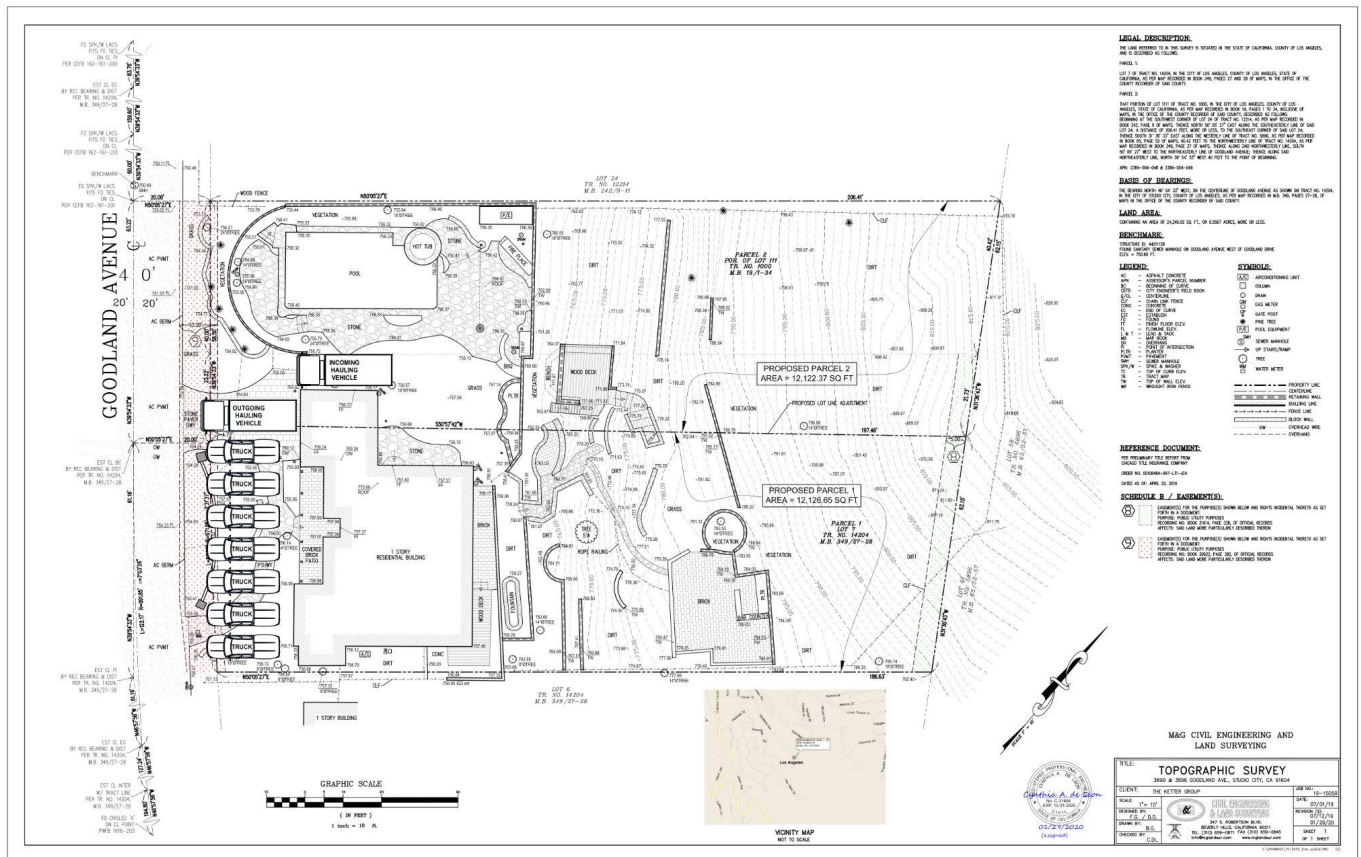
EMPTY TRUCKS:

From the disposal site, travel southbound on Figueroa Street, enter westbound CA- 134 Freeway, transition northbound US-101 Freeway, exit southbound Coldwater Canyon Avenue, turn left (east) on Ventura Boulevard, right (south) on Goodland Avenue, and continue to the project site. (BSS)



Survey

7 trucks, and 2 hauling vehicles will be parked on site. The remaining construction vehicles will be shuttled from another designated location. There will be NO street work -- ALL staging will be done on-site.



Enclosure 10



Peter Liu <peter@haymanllc.com>

3690 & 3696 Goodland Ave - B&S Haul Route Submittal

25 messages

Peter Liu <peter@haymanllc.com>

Fri, Oct 16, 2020 at 3:02 PM

To: veronica.lopez@lacity.org

Cc: Danielle Hayman <danielle@haymanllc.com>

 **3696 Goodland - Notice of Determination.pdf** **3696 Goodland - Notice of Exemption.pdf**

Veronica,

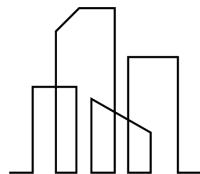
How are you? Hope you are safe and well during these crazy times!

I need your assistance - I am submitting two Haul Route submittals for your review, and I would like to drop them off (attentioned to you) with checks for payment. Can you please provide the correct amount for each submittal?

Please see attached for the Haul Route Application & Categorical Exemption & Haul Route Map for your reference. I have all the required documents in the submittal package when dropping them off.

Thank you so much for your time and assistance!

--



Peter Liu | Project Manager
Hayman Development, LLC

909-527-0579

12650 Riverside Dr. Suite 100

Studio City, CA 91607

peter@haymanllc.com**7 attachments** **3690 Goodland - Notice of Determination.pdf**
841K **3690 Goodland - Haul Route.pptx**
1524K **3690 Goodland - Notice of Exemption.pdf**
9536K **3690 Goodland - BLDG Haul Route Submittal Package.pdf**
2933K **3696 Goodland - BLDG Haul Route Submittal Package.pdf**
3026K

**3696 Haul Route Map.pptx**

1142K

**3690 & 3696 Goodland - Drop off Form.pdf**

609K

Veronica Lopez <veronica.lopez@lacity.org>

Fri, Oct 16, 2020 at 3:30 PM

To: Peter Liu <peter@haymanllc.com>, Andre Tran <andre.tran@lacity.org>, Dina Elkinawy <dina.elkinawy@lacity.org>,

Jenny Horsley <jenny.horsley@lacity.org>

Cc: Danielle Hayman <danielle@haymanllc.com>

Good Afternoon Peter,

I am well. Hope you are too. Attached are the requested fee applications. Kindly also provide the soil report approval letter for each project and have city planning complete the attached environmental review questionnaire.

Thank you,

Veronica Lopez

Structural Engineering Associate

Department of Building & Safety Commission Office

201 N. Figueroa St., Suite 1030

Los Angeles, CA 90012

213-482-7429

Supervisor: Dina Elkinawy

dina.elkinawy@lacity.org

[Quoted text hidden]

3 attachments**3690 Goodland submittal application.pdf**

690K

**3696 Goodland submittal application.pdf**

710K

**attachment 2 - Environmental Review Questionnaire.pdf**

15K

Peter Liu <peter@haymanllc.com>

Tue, Oct 20, 2020 at 8:53 AM

To: Veronica Lopez <veronica.lopez@lacity.org>

Cc: Andre Tran <andre.tran@lacity.org>, Dina Elkinawy <dina.elkinawy@lacity.org>, Jenny Horsley <jenny.horsley@lacity.org>, Danielle Hayman <danielle@haymanllc.com>

Veronica,

Good morning!

I would like to notify you that I just dropped off the Haul Route Application and required documents and plans at the lobby of Metro LADBS in the planning bin.

Thank you!

Peter Liu

Hayman Development, LLC
12650 Riverside Dr.
Suite 100
Studio City CA 91607
Cell: 909-527-0579

[Quoted text hidden]

Peter Liu <peter@haymanllc.com>

Tue, Oct 20, 2020 at 9:23 AM

To: Veronica Lopez <veronica.lopez@lacity.org>

Cc: Andre Tran <andre.tran@lacity.org>, Dina Elkinawy <dina.elkinawy@lacity.org>, Jenny Horsley <jenny.horsley@lacity.org>, Danielle Hayman <danielle@haymanllc.com>

Veronica,

My apology - I dropped them off at the commission bin.

Thank you!

Peter Liu

Hayman Development, LLC
12650 Riverside Dr.
Suite 100
Studio City CA 91607
Cell: 909-527-0579

[Quoted text hidden]

Andre Tran <andre.tran@lacity.org>

Wed, Oct 28, 2020 at 3:34 PM

To: Peter Liu <peter@haymanllc.com>

Cc: Veronica Lopez <veronica.lopez@lacity.org>, Dina Elkinawy <dina.elkinawy@lacity.org>, Jenny Horsley <jenny.horsley@lacity.org>, Danielle Hayman <danielle@haymanllc.com>

Hi Peter,

Your application looks good. In the future, you don't need to send a full copy of the package, emailing is sufficient. **I only need a physical copy of the check and the mailing labels.** Please let me know if you have any questions.

Best,

[Quoted text hidden]

--



Andre Tran

Student Professional Worker

Commission Office

Department of Building and Safety

201 N. Figueroa Street, Suite 1030

Office Phone: (213) 482-0019

Email: andre.tran@lacity.org

Peter Liu <peter@haymanllc.com>

Wed, Oct 28, 2020 at 4:15 PM

To: Andre Tran <andre.tran@lacity.org>

Cc: Veronica Lopez <veronica.lopez@lacity.org>, Dina Elkinawy <dina.elkinawy@lacity.org>, Jenny Horsley <jenny.horsley@lacity.org>, Danielle Hayman <danielle@haymanllc.com>

Andre,

Great thanks!

* Please let me know when we can be scheduled for a hearing for these 2 haul routes.

Thank you!

Peter Liu

Hayman Development, LLC

12650 Riverside Dr.

Suite 100

Studio City CA 91607

Cell: 909-527-0579

[Quoted text hidden]

Andre Tran <andre.tran@lacity.org>

Thu, Oct 29, 2020 at 10:52 AM

To: Peter Liu <peter@haymanllc.com>



Cc: Veronica Lopez <veronica.lopez@lacity.org>, Dina Elkinawy <dina.elkinawy@lacity.org>, Jenny Horsley <jenny.horsley@lacity.org>, Danielle Hayman <danielle@haymanllc.com>

Hi Peter,

Your receipts for the haul routes are attached.

Best,

[Quoted text hidden]

2 attachments **[BF 200088] Receipt.pdf**
85K **[BF 200089] Receipt.pdf**
87K

Danielle Hayman <danielle@haymanllc.com>

Tue, Nov 17, 2020 at 10:39 AM

To: Andre Tran <andre.tran@lacity.org>

Cc: Peter Liu <peter@haymanllc.com>, Veronica Lopez <veronica.lopez@lacity.org>, Dina Elkinawy <dina.elkinawy@lacity.org>, Jenny Horsley <jenny.horsley@lacity.org>, David <david@ketterconstruction.com>, Jamie Matz <jamie@jmarchitect-inc.com>

Good morning Andre,

Hope you are doing well! I just wanted to follow up on these two haul routes on Goodland.

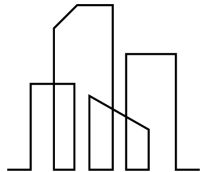
Do you know when we can expect to get a hearing date for these projects? I would appreciate any directions so we can update our schedule for construction,

Appreciate your time!

Danielle Hayman
818-943-0080

[Quoted text hidden]

--

Danielle Hayman | Managing Director
Hayman Development, LLC

818-943-0080

[12650 Riverside Dr. Suite 100](#)[Studio City, CA 91607](#)danielle@haymanllc.com

Veronica Lopez <veronica.lopez@lacity.org>

Tue, Nov 17, 2020 at 11:08 AM

To: Danielle Hayman <danielle@haymanllc.com>

Cc: Andre Tran <andre.tran@lacity.org>, Peter Liu <peter@haymanllc.com>, Dina Elkinawy <dina.elkinawy@lacity.org>, Jenny Horsley <jenny.horsley@lacity.org>, David <david@ketterconstruction.com>, Jamie Matz <jamie@jmarchitect-inc.com>, Keith Gaines <keith.gaines@lacity.org>

Good Morning Danielle,

We are still waiting for a response from both DOT and BSS. A response from DOT is due later this week and a response from BSS is due on December 2nd. I noticed our file is missing the soil report approval letters and grading plans for both addresses. Kindly email them as soon as possible.

Thank you,

Veronica Lopez
Structural Engineering Associate
Department of Building & Safety Commission Office
[201 N. Figueroa St., Suite 1030](#)

Los Angeles, CA 90012

213-482-7429

Supervisor: Dina Elkinawy

dina.elkinawy@lacity.org

[Quoted text hidden]

Peter Liu <peter@haymanllc.com>

Tue, Nov 17, 2020 at 12:05 PM

To: Veronica Lopez <veronica.lopez@lacity.org>

Cc: Danielle Hayman <danielle@haymanllc.com>, Andre Tran <andre.tran@lacity.org>, Dina Elkinawy <dina.elkinawy@lacity.org>, Jenny Horsley <jenny.horsley@lacity.org>, David <david@ketterconstruction.com>, Jamie Matz <jamie@jmarchitect-inc.com>, Keith Gaines <keith.gaines@lacity.org>

Veronica,

How are you?

Please see attached for the requested documents:

- 1) Soil Approval Letter for both lots (they are currently under one lot therefore there is only one approval letter for both lots)
- 2) Grading Plans (Civil) for each lot

Thank you!

[Quoted text hidden]

3 attachments



3696 Goodland - Civil Plan.pdf

3259K



3696 Goodland Ave - Soil Approval Letter 02.04.2020.pdf

290K



3690 Goodland - Civil Plans.pdf

3798K

Veronica Lopez <veronica.lopez@lacity.org>

Tue, Nov 17, 2020 at 1:44 PM

To: Peter Liu <peter@haymanllc.com>

Thank you Peter.

Veronica Lopez

Structural Engineering Associate

Department of Building & Safety Commission Office

201 N. Figueroa St., Suite 1030

Los Angeles, CA 90012

213-482-7429

Supervisor: Dina Elkinawy

dina.elkinawy@lacity.org

[Quoted text hidden]

Peter Liu <peter@haymanllc.com>

Mon, Dec 28, 2020 at 11:38 AM

To: Veronica Lopez <veronica.lopez@lacity.org>

Cc: Danielle Hayman <danielle@haymanllc.com>, Andre Tran <andre.tran@lacity.org>, Dina Elkinawy <dina.elkinawy@lacity.org>, Jenny Horsley <jenny.horsley@lacity.org>, David <david@ketterconstruction.com>, Jamie Matz <jamie@jmarchitect-inc.com>, Keith Gaines <keith.gaines@lacity.org>

Veronica,

Good morning! How are you? Hope you and your team had a great holiday weekend!

I am following up on the hearing date - can you please provide a status update?

Thank you!

[Quoted text hidden]

Veronica Lopez <veronica.lopez@lacity.org>

Mon, Dec 28, 2020 at 11:57 AM

To: Peter Liu <peter@haymanllc.com>

Cc: Danielle Hayman <danielle@haymanllc.com>, Dina Elkinawy <dina.elkinawy@lacity.org>, Jenny Horsley <jenny.horsley@lacity.org>, David <david@ketterconstruction.com>, Jamie Matz <jamie@jmarchitect-inc.com>, Keith Gaines <keith.gaines@lacity.org>

Good Morning Peter,

3696 N. Goodland Avenue (BF 200089) has been added to the tentative list for the March 2nd hearing. We are still waiting on a response from BSS for 3690 Goodland Avenue (BF 200088). I will inquire on status today.

Kind Regards,

Veronica Lopez

Structural Engineering Associate

Department of Building & Safety Commission Office

201 N. Figueroa St., Suite 1030

Los Angeles, CA 90012

213-482-7429

Supervisor: Dina Elkinawy

dina.elkinawy@lacity.org

[Quoted text hidden]

Danielle Hayman <danielle@haymanllc.com>

Mon, Dec 28, 2020 at 12:06 PM

To: Veronica Lopez <veronica.lopez@lacity.org>

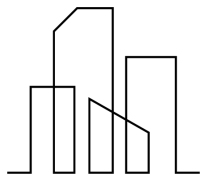
Cc: Peter Liu <peter@haymanllc.com>, Dina Elkinawy <dina.elkinawy@lacity.org>, Jenny Horsley <jenny.horsley@lacity.org>, David <david@ketterconstruction.com>, Jamie Matz <jamie@jmarchitect-inc.com>, Keith Gaines <keith.gaines@lacity.org>

Hi Veronica,

Thank you. Is there anyway we can get into the February hearing? We've experienced extreme delays from city planning on this case. We submitted the Haul route the them back in February 2020 and the March date would put us over a year for this process.

Is there anything we can do to get into the February hearing?

Thank you,



Danielle Hayman | Managing Director

Hayman Development, LLC

818-943-0080

12650 Riverside Dr. Suite 100

Studio City, CA 91607

danielle@haymanllc.com

On Dec 28, 2020, at 11:58 AM, Veronica Lopez <veronica.lopez@lacity.org> wrote:

[Quoted text hidden]

Veronica Lopez <veronica.lopez@lacity.org>

Mon, Dec 28, 2020 at 12:31 PM

To: Danielle Hayman <danielle@haymanllc.com>

Cc: Peter Liu <peter@haymanllc.com>, Dina Elkinawy <dina.elkinawy@lacity.org>, Jenny Horsley <jenny.horsley@lacity.org>, David <david@ketterconstruction.com>, Jamie Matz <jamie@jmachitect-inc.com>, Keith Gaines <keith.gaines@lacity.org>

Hi Danielle,

Unfortunately we are unable to schedule this item sooner as the tentative list for the February hearing is full. This list will not be finalized until after the January 5 hearing. Kindly check back with me at that time to see if anyone on the list has requested a later hearing date.

Thank you,

Veronica Lopez

Structural Engineering Associate

Department of Building & Safety Commission Office

[201 N. Figueroa St., Suite 1030](#)

[Los Angeles, CA 90012](#)

[213-482-7429](#)

Supervisor: Dina Elkinawy

dina.elkinawy@lacity.org

[Quoted text hidden]

Peter Liu <peter@haymanllc.com>

Thu, Jan 28, 2021 at 12:03 PM

To: Veronica Lopez <veronica.lopez@lacity.org>

Cc: Danielle Hayman <danielle@haymanllc.com>, Dina Elkinawy <dina.elkinawy@lacity.org>, Jenny Horsley <jenny.horsley@lacity.org>, David <david@ketterconstruction.com>, Jamie Matz <jamie@jmarchitect-inc.com>, Keith Gaines <keith.gaines@lacity.org>

Veronica,

How are you?

I would like to check in to see if we are still in the February hearing? If so can you please provide the date and time?

Thank you!

[Quoted text hidden]

Veronica Lopez <veronica.lopez@lacity.org>

Thu, Jan 28, 2021 at 12:18 PM

To: Peter Liu <peter@haymanllc.com>

Cc: Danielle Hayman <danielle@haymanllc.com>, Dina Elkinawy <dina.elkinawy@lacity.org>, Jenny Horsley <jenny.horsley@lacity.org>, David <david@ketterconstruction.com>, Jamie Matz <jamie@jmarchitect-inc.com>, Keith Gaines <keith.gaines@lacity.org>

Good Afternoon Peter,

3696 N. Goodland Avenue (BF 200089) did not make it onto the February list and was added to the tentative list for the March 2nd hearing. As for 3690 N. Goodland Avenue (BF 200088), we are still waiting on a response from BSS. This item will be scheduled once the BSS approval letter is received.

Kind Regards,

Veronica Lopez

Structural Engineering Associate

Department of Building & Safety Commission Office

201 N. Figueroa St., Suite 1030

Los Angeles, CA 90012

213-482-7429

Supervisor: Dina Elkinawy

dina.elkinawy@lacity.org

[Quoted text hidden]

Enclosure 1 1

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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

FRANK M. BUSH
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

GEOLOGY AND SOILS REPORT APPROVAL LETTER

April 6, 2020

LOG # 111798-01
SOILS/GEOLOGY FILE - 2
LAN

David Lefy
12650 Riverside Drive, Suite 100
Studio City, CA 91607

TRACT: 14204 | 1000
LOTS: 7 | PT 1111 (Arb. 7)
LOCATION: 3690 & 3696 N. Goodland Avenue

<u>CURRENT REFERENCE</u> <u>REPORT/LETTER</u>	<u>REPORT</u> <u>No.</u>	<u>DATE OF</u> <u>DOCUMENT</u>	<u>PREPARED BY</u>
Response Report	3237	02/06/2020	Rybak Geotechnical, 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	111798	02/04/2020	LADBS
Geology/Soils Report	3237	01/13/2020	Rybak Geotechnical, Inc.

The Grading Division of the Department of Building and Safety has reviewed the referenced report that provides recommendations for the proposed demolition of all existing site improvement and construction of two, 1- to 2-story single family residences (one with a basement), stacked 20 foot high retaining walls and 2 pools. According to the consultants, the proposed improvements are located at the toe of an approximately 160 foot high slope with gradients as steep as 1.7H:1V. According to the report cross sections, the slope gradients are as steep as 34 degrees (1.5H:1V).

The earth materials at the subsurface exploration locations consist of up to 3.5 feet of uncertified fill underlain by up to 21.5 feet of colluvium and Monterey Formation siltstone bedrock that dips 55 to 60 degrees to the north. The consultants recommend to support the proposed residences on conventional foundations bearing on a blanket of properly placed fill a minimum of 5 feet thick; the pools on bedrock; and the retaining walls on drilled-pile foundations bearing in 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. The above reports include an acceptable seismic slope stability analysis and the requirements of the 2020 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 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. The entire site shall be brought up to the current Code standard (7005.9). All existing cut and fill slopes shall be graded to no steeper than 2H:1V.
2. 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.
3. 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).
4. All recommendations of the reports that are in addition to or more restrictive than the conditions contained herein shall be incorporated into the plans.
5. 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.
6. A grading permit shall be obtained for all structural fill and retaining wall backfill (106.1.2).
7. All graded, brushed or bare slopes shall be planted with low-water consumption, native-type plant varieties to protect slopes against erosion (7012).
8. All new graded slopes shall be no steeper than 2H:1V (7010.2 & 7011.2).
9. 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.
10. If import soils are used, no footings shall be poured until the soils engineer has submitted a compaction report containing in-place shear test data and settlement data to the Grading Division of the Department; and, obtained approval (7008.2).
11. Compacted fill shall extend beyond the footings a minimum distance equal to the depth of the fill below the bottom of footings or a minimum of five feet whichever is greater, except at locations where lateral over excavation is not possible (i.e., foundations adjacent to property lines or structures), in which case the foundations may be deepened to bear in native soils, as recommended (7011.3).
12. Existing uncertified fill shall not be used for support of footings, concrete slabs or new fill (1809.2, 7011.3).
13. Drainage in conformance with the provisions of the Code shall be maintained during and subsequent to construction (7013.12).
14. 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

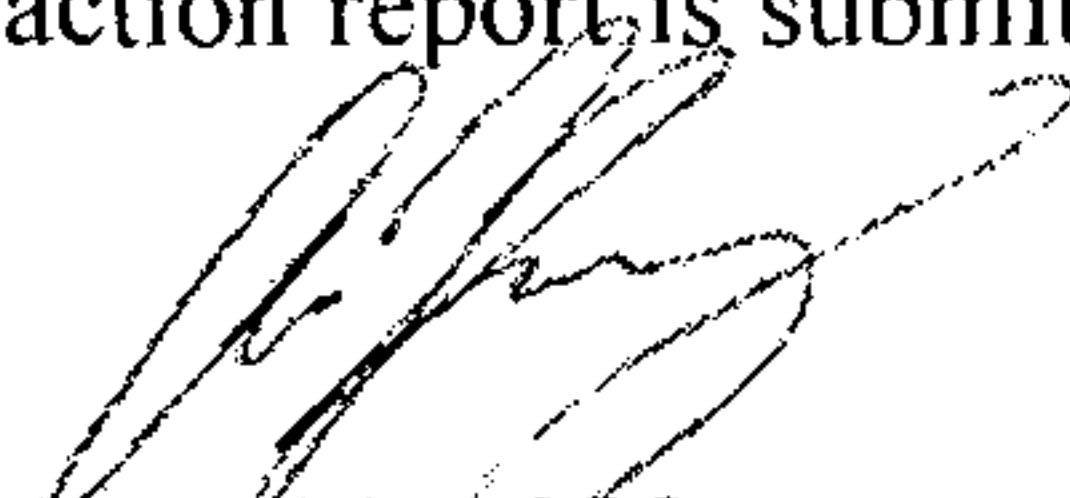
15. All loose foundation excavation material shall be removed prior to commencement of framing. Slopes disturbed by construction activities shall be restored (7005.3).
16. The applicant is advised that the approval of this report does not waive the requirements for excavations contained in the General Safety Orders of the California Department of Industrial Relations (3301.1).
17. 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)
18. 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).
19. The soils engineer shall review and approve the shoring plans prior to issuance of the permit (3307.3.2).
20. 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.
21. Unsurcharged temporary excavation may be cut vertical up to 5 feet in fill/soil and 8 feet in bedrock, as recommended. Excavations over 5 and 8 feet, respectively, shall be trimmed back at a uniform gradient not exceeding 1:1, from top to bottom of excavation, as recommended.
22. Shoring shall be designed for a minimum EFP of 30 PCF; all surcharge loads shall be included into the design, as recommended.
23. Shoring shall be designed 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. Where a structure is within a 1:1 plane projected up from the base of the excavation, shoring shall be designed for a maximum lateral deflection of ½ inch, or to a lower deflection determined by the consultant that does not present any potential hazard to the adjacent structure.
24. Provide a notarized letter from all adjoining property owners allowing tie-back anchors on their property (7006.6).
25. 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]

26. A shoring monitoring program shall be implemented to the satisfaction of the soils engineer.
27. All foundations shall derive entire support from a blanket of properly placed fill a minimum of 5 feet thick or competent bedrock, as recommended and approved by the geologist and soils engineer by inspection.
28. 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).
29. 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).
30. Footings supported on approved compacted fill or expansive soil shall be reinforced with a minimum of four (4), ½-inch diameter (#4) deformed reinforcing bars. Two (2) bars shall be placed near the bottom and two (2) bars placed near the top of the footing.
31. The foundation/slab design shall satisfy all requirements of the Information Bulletin P/BC 2014-116 "Foundation Design for Expansive Soils" (1803.5.3).
32. 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.
33. 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.
34. 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.
35. 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).
36. Existing uncertified fill shall not be used for lateral support of deep foundations (1810.2.1).
37. Slabs placed on approved compacted fill shall be at least 4 inches thick, as recommended, and shall be reinforced with ½-inch diameter (#4) reinforcing bars spaced a maximum of 16 inches on center each way.
38. 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 4 inches thick, as recommended, and shall be reinforced with ½-inch diameter (#4) reinforcing bars spaced a maximum of 16 inches on center each way.
39. 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.

40. Retaining walls shall be designed for the lateral earth pressures specified in the section titled "Retaining Walls" starting on page 18 of the 01/13/2020 report. All surcharge loads shall be included into the design. The retaining wall shall not surcharge the proposed pool wall.
41. 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).
42. 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).
43. Installation of the subdrain system shall be inspected and approved by the soils engineer of record and the City grading/building inspector (108.9).
44. 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).
45. Prefabricated drainage composites (Miradrain, Geotextiles) may be only used in addition to traditionally accepted methods of draining retained earth.
46. The pool shall be designed for expansive soil conditions in accordance with Information Bulletin P/BC 2014-014.
47. 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).
48. The structure shall be connected to the public sewer system per P/BC 2020-027.
49. 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).
50. All concentrated drainage shall be conducted in an approved device and disposed of in a manner approved by the LADBS (7013.10).
51. Sprinkler plans for irrigation shall be submitted and approved by the Mechanical Plan Check Section (7012.3.1).
52. 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).
53. 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).

54. 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)
55. 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)
56. 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).
57. 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).
58. 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).
59. No footing/slab shall be poured until the compaction report is submitted and approved by the Grading Division of the Department.


CASEY LEE JENSEN
Engineering Geologist Associate III


ALAN DANG
Structural Engineering Associate II

CLJ/AD:clj/ad
Log No. 111798-01
213-482-0480

cc: Hayman Development LLC, Applicant
Rybak Geotechnical, Inc., Project Consultant
VN District Office

Enclosure 12

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE



DATE: March 11, 2021

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

FROM: Adel H. Hagekhalil, P.E.
Executive Director and General Manager, Bureau of Street Services
By: Gary Harris, Chief Street Services Investigator II
Street Services Investigation and Enforcement Division

SUBJECT: **ORDINANCE NOS. 148,167 AND 159,016 – IMPORT/EXPORT OF
EARTH MATERIAL (HILLSIDE AREAS) –3690 NORTH GOODLAND
AVENUE**

I. FIELD MEETING/INSPECTION

- A. An inspection was made by Senior Street Services Investigator II, Arnoldo Avila, of the Street Services Investigation and Enforcement Division, on 11/30/2020.
- 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. Madeline Smith, Management Analyst, Bureau of Street Services
- C. The approved haul route is as follows:

Loaded:

- From 3690 North Goodland Avenue.
- Get on US-101 South From Goodland Avenue.
- And Coldwater Canyon Avenue.
- Drive along CA-134 East take exit 11.
- From CA-134 East drive to Scholl Canyon Road in Glendale

Unloaded:

- Head Southwest on Scholl Canyon Road.
- Turn Left to stay on Scholl Canyon Road.
- Turn Left to merge onto CA-134 West.
- Towards Ventura Freeway.
- Continue on CA-134 to Coldwater Canyon Avenue.

- Follow Coldwater Canyon Avenue to Goodland Avenue.

Staging: On-Site. **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. Total of 1,662 cubic yards of material moved .77 miles within the hillside area, at the rate of \$0.29 A per cubic yard per mile = \$371.13
- 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 \$ 385,000 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 9 a.m. to 4 p.m. No hauling shall be performed on Sundays and holidays.
- 2. The vehicles used for hauling shall be Bottom 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.

1. The hauling operations are restricted to the hours between 9 a.m. and 3 p.m. on Mondays through Fridays and Saturdays from 9 a.m. to 4 p.m.). No hauling shall be performed on Sundays and holidays.
2. The vehicles used for hauling shall be bottom 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 1,662 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.

15. The permit fee shall be paid to the Street Services Investigation and Enforcement Division prior to the commencement of hauling operations.

AK/GH/AA:lr

S:haul routes 3690 NORTH GOOGLAND AVENUE

cc: Bureau of Street Services
Madeline Smith, Management Analyst
Mail Stop #550

Bureau of Engineering
Mati Laan, District Engineer
Valley District Engineering Office
Mail Stop 498

Department of Transportation
Steve Rostam, Transportation Engineering Associate I
Western District
Mail Stop 730

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: David Levy
12650 Riverside Drive #100
Studio City CA, 91607
818-387-8832

Applicant: Hayman Development
12650 Riverside Drive # 100
Studio City CA 91607
909-527-0579

Contractor: TBD.

Enclosure 13



4344 Laurel Canyon Blvd., Suite 3
Studio City, CA 91604
www.cefali.com

CEFALI

July 12, 2021

Ketter & Associates, Inc.
12650 Riverside Drive, Suite 100
Studio City, CA 91607

Attention: David Levy

Subject: *3690 & 3696 Goodland Neighbor Appeals*

Reference: Permanent Shoring Retaining Walls
3690 & 3696 Goodland Avenue, Studio City, CA 91604
Cefali & Associates' Project No: 19-095

Dear David:

Cefali & Associates is a structural engineering firm that specializes in earth retention systems for excavations, and we are the structural engineer of the permanent shoring retaining walls proposed at both referenced lots. I have reviewed a Letter to the Editor written by Sal Alessandro in the Studio City Sherman Oaks Encino News and the following appeals letters:

Kimberly Turner, dated May 28, 2021
Jon Brouse, dated May 28, 2021
Michelle and Eric Allen, dated June 2, 2021
Sal Alessandro, dated June 1, 2021

I will focus our response to the concerns specific to the retaining walls and stability of the slope.

The walls in question are located at the rear of the lots, which taper down at the side yards. These walls are laid out to create rear yard space and to comply with the wall height restrictions of the City. The wall heights are limited by code to a single twelve foot tall or a terraced double-wall, each a maximum ten feet tall separated by three horizontal feet. The slope condition and proximity to lot-lines require earth shoring. The shoring will provide continuous support of the soil. Steel I-beam soldier piles will be installed prior to any excavation into the hillside. The excavation will proceed down in increments, no greater than 5 feet, and wood lagging boards will be installed between piles. A slurry concrete mixture will be injected behind the boards to fill all gaps between the soil and the wood. This sequence will continue until the bottom of excavation is reached. Once bottom is reached, a drainage system will be installed. The soldier piles will be reused as the permanent foundation system for the wall and a concrete facing will be anchored to them. During the excavation the piles will be subject to a monitoring program. The monitoring will be performed by a licensed surveyor who will provide data on each pile's vertical and horizontal movement. The design pile movements have been limited, and thresholds have been pre-established for action. This monitoring program provides an additional level of safety that allows us to verify performance of the structural system that conventional methods do not employ.

The soils parameters used to design the permanent shoring walls are contained within the Rybak Geotechnical, Inc. Geologic and Soils Engineering Investigation dated January 13, 2020 and the Response to City Review Letter dated March 6, 2020. These received approval by the City of Los Angeles' Grading Division of the Department of Building and Safety on April 6, 2020. Slope stability and the results contained within the report can further be elaborated by Rybak Geotechnical. However, the prescribed forces generated from the earth, the sloping conditions, and from seismicity have been considered in the



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Studio City, CA 91604
www.cefali.com

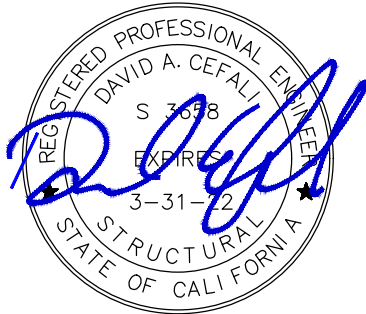
CEFALI

design of the walls. The wall has been designed to applicable factors of safety and the structural elements have been designed with required load combinations and to the appropriate steel and concrete code provisions. The design of the wall has been subjected to the review of the City of Los Angeles Department of Building and Safety.

The community should rest, assured that the stability of the hillside, at all stages of construction, has been designed by a team of licensed and experienced engineers under the review and scrutiny of objective Building and Safety engineers.

Yours very truly,

CEFALI & ASSOCIATES, INC.
A California corporation



David A. Cefali, S.E.
President

Enclosure 14



Rybak Geotechnical, Inc.

Consulting Engineers

16022 Arminta Street, Ste. #7, Van Nuys, CA 91406 • (818) 785-0550 • www.rybakgeotechnical.com

July 12, 2021
Project No. 3237

Ketter & Associates, Inc.
12650 Riverside Drive, Suite 100
Studio City, California 91607

Attn: David Levy

Subject: 3690 & 3696 Goodland Avenue Neighbor Appeals

References: Reports by Rybak Geotechnical, Inc.:

Geologic and Soils Engineering Investigation, dated January 13, 2020
Response to City Review Letter, dated March 6, 2020

**Documents by City of Los Angeles Department of Building and Safety,
Grading Division:**

Geology and Soils Report Review Letter, Log No. 111798, dated February 4, 2020
Geology and Soils Report Approval Letter, Log No. 111798-01, dated April 6, 2020

Dear Mr. Levy:

This letter has been prepared with the purpose of addressing some concerns expressed by neighbors regarding the proposed construction of two new residences at 3690 and 3696 Goodland Avenue, located in the Studio City area of the City of Los Angeles. Rybak Geotechnical, Inc. has prepared multiple geologic and soils engineering reports regarding the proposed construction. The reports have been approved by the City of Los Angeles, Department of Building and Safety, Grading Division. As part of the construction, retaining walls are to be constructed at the rear of the properties with the purpose of providing additional level area for the new residences, and most importantly, to provide support to the slopes that ascend to the east. In order to facilitate construction of the new retaining walls, temporary shoring has been designed by Cefali and Associates, Structural Engineers. Once the temporary shoring piles are installed, the excavation for the new retaining wall will commence. The temporary shoring will also be utilized to construct the permanent retaining walls. The geotechnical design parameters used towards design of both the temporary shoring and permanent retaining walls have been calculated utilizing laboratory testing and engineering analysis approved by the City of Los Angeles, Department of Building and Safety, Grading Division. Additionally, the results of both gross and surficial slope stability analyses

Rybak Geotechnical, Inc.

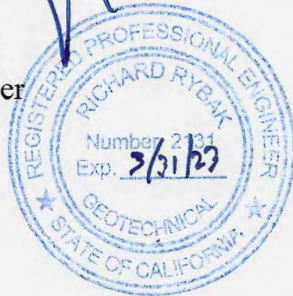
16022 Arminta Street, Ste. #7, Van Nuys, CA 91406 • (818) 785-0550 • www.rybakgeotechnical.com



performed assuming the permanent retaining walls are in place indicate factors of safety above the 1.5 required by the City. The permanent retaining wall system will be provided with both surface and sub-surface drainage to transport water safely from the walls to the street.

Respectfully submitted,
RYBAK GEOTECHNICAL, INC.

RICHARD RYBAK
Geotechnical Engineer
G.E. 2131



Enclosure 15

TIERRA SITE WORKS INC.
7263 Woodley Avenue
Van Nuys, CA 91406
Phone (818) 616-4204 Cell Phone (818)921-5150
Email: tierrasiteworks@gmail.com
License: 1065513

Planning and Land Use Management Committee & Los Angeles City Council

June 30, 2021

Re: 3690 N. Goodland Ave | Council File 21-0588

To whom it may concern,

Tierra Site Works and its officers have provided grading and hauling for hillside projects throughout the city of LA for the past 20+ years. Tierra Site works makes it a priority to keep the streets clean & clear of all construction related materials. We strive to perform our hillside excavation jobs in the most efficient fashion in order to avoid as much traffic as possible for the neighborhood. A deputy grading inspector will be onsite to ensure our team stays within the allowed conditions while exporting soil from this hillside work area.

Tierra Site works Inc. has read and will comply with the following conditions of approval;

- Follow the conditions listed by the Board of Building and Safety Commissioners in the Haul route approval letter we received. Those conditions include the following:- Dampening the soil to control dust at all times during grading and hauling
- Streets will be kept cleaned of spilled material at the termination of each day
- Hauling of export soil will be limited to a maximum of **12 working days**
- Hauling of the export soil will only take place during the allowed hours between 9:00am - 4:00pm
- Staging of the soil will be on site only
- 'Truck Crossing' warning signs will be placed 300 feet in advance in each direction of exiting
- Two flag attendants, with two way radios will be present at the site during hauling hours to assist with navigating traffic efficiently, getting the trucks in and out smoothly. Per the board's request, one flag attendant will be placed at the project site and another at the intersection of Halkirk Street and Coldwater Canyon Ave.
- Obtain an approval from LADOT to provide no parking on one side of the street during the 12 hauling days

Tierra Site Works, Inc. will provide our contact information (see above or below) to all neighbors in case of any emergency and to ensure neighbors have safe access to enter and exit their properties.

Thank you,

Shane Scully

Tierra Site Works

7263 Woodley Ave

Van Nuys, CA 91406

tierrasiteworks@gmail.com

Office: (818) 616-4204

Fax: (818) 616-4205

Enclosure 16

COURTLAND | STUDIO, LLC

Landscape Architecture

13351-D Riverside Drive #445

Sherman Oaks, CA 91423

T: 818-788-9382

F: 818-788-3217

July 16, 2021

Planning and Land Use Management Committee

City of Los Angeles

200 N. Spring Street

Los Angeles, CA 90012

Commissioners:

Regarding the property at 3690 N. Goodland Avenue, Studio City there have been several concerns expressed as well as numerous outlandish and false statements made by some residents opposing the project.

That former stars of movies and television have lived on the property is not of concern when we consider the wildlife on the property. Their wildlife is not what was intended when the Planning Department was drafting any environmental regulations.

This office prepared a tree report dated January 24, 2020 that addressed the protected trees and non-protected trees on site, as well as any trees immediately adjacent to the project site.

The Public Works Urban Forestry Division reviewed the report and approved the removal and replacement of one protected oak tree per their guidelines of a 4:1 replacement. The protected walnut tree is remaining on the property and will not be removed. The non-protected trees will be replaced at a 1:1 ratio.

Please do not hesitate to contact us if you have any questions.

Sincerely yours,

Courtland Studio, LLC

A handwritten signature in black ink, appearing to read 'Paul Lewis', with a stylized, cursive script.

Paul Lewis