

CD \_\_\_\_\_

JOB ADDRESS \_\_\_\_\_

BOARD FILE # \_\_\_\_\_

DATE TO BE HEARD \_\_\_\_\_

# AGENDA INFORMATION FORM

RECOMMENDATION APPEALED BY: THE OWNER   
THE PETITIONER

DATE OWNER/PETITIONER WAS NOTIFIED OF BBSC HEARING \_\_\_\_\_

(Check One)

① Action By The BBSC Is Not Appealable

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

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

IS NEIGHBOR OBJECTING TO RECOMMENDATION? YES  NO

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

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

### FAL APPEAL STATEMENT

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

### FOOTNOTE STATEMENTS:

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

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

# CITY OF LOS ANGELES

CALIFORNIA

BOARD OF  
**BUILDING AND SAFETY**  
COMMISSIONERS

—  
JAVIER NUNEZ  
PRESIDENT

ELVIN W. MOON  
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL  
LAUREL GILLETTE  
GEORGE HOVAGUIMIAN



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

March 2, 2022

BOARD FILE No. 210053  
C.D.: 4 (Councilmember N. Raman)

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

## **APPLICATION TO EXPORT 3,300 CUBIC YARDS OF EARTH**

PROJECT LOCATION: 7870 - 7900 WEST GRANITO DRIVE

TRACT: TR 7842

BLOCK: NONE

LOT: FR 6, FR 7, FR 8, FR 9

### **OWNER:**

7900 GRANITO DRIVE LLC  
3100 Main Street Ste 200  
Santa Monica, CA 90405

### **APPLICANT:**

Tony Russo  
11150 West Olympic Blvd. #700  
Los Angeles, CA 90064

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: <a href="http://www.myla311.lacity.org">www.myla311.lacity.org</a> Phone: Dial 311 or (213) 473-3231
LAPD	Los Angeles Police Department Special Enforcement Unit	Email: <a href="mailto:Trafficgroup@lapd.online">Trafficgroup@lapd.online</a> Phone: (877) 275-5273
DOT	Department of Transportation	Phone: (818) 374-4823
DBS	Department of Building and Safety	Principal Inspector Sergio Valenzuela (213) 482-0397

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

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

1. Under the provisions of Section 62.201 of the Los Angeles Municipal Code, the following permit fee shall be required:
  - a) A total of 3,300 cubic yards of material moved 4.15 miles within the hillside area at a rate of \$0.29 per cubic yard per mile would exceed the maximum chargeable under the Ordinance. Therefore, the maximum permit fee chargeable, \$3,000.00 shall be due.

2. The required permit fee shall be paid at the Street Services Investigation and Enforcement Division office, 1149 South Broadway, Suite 350, Los Angeles, California, 90015, telephone (213) 847-6000.
3. Under the provisions of Section 62.202 of the Los Angeles Municipal Code, a cash bond or surety bond in the amount of \$161,000.00 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. No interference to traffic; Access to driveways shall be maintained at all times. (BSS)
21. **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 3:00 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 33 hauling days. (DBS)

3. Staging is allowed onsite only. (BSS)
4. The approved haul vehicles are 10-wheel dump trucks and smaller. (BSS)(DBS)
5. Total amount of dirt to be hauled shall not exceed 3,300 cubic yards. (BSS)
6. "Truck Crossing" warning signs shall be placed 300 feet in advance of the exit in each direction. (BSS)
7. A minimum of four flag attendants in 2-way radio communication shall be required during hauling hours to assist with staging and getting trucks in and out of the project area. One flag attendant to be placed at each of the following locations:
  - A. The entrance/exit of the project site.
  - B. The intersection of Granito Dr. and N. Orange Grove Ave.
  - C. The intersection of N. Orange Grove Ave. and Hillside Ave.
  - D. The intersection of Hillside Ave. and N. Fairfax Ave.

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 follow Part II of the latest Edition of "Work Area Traffic Control Handbook." (DOT) (BSS) (DBS)

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. (BSS)
9. The approved route by DOT and BSS is as follows:

**LOADED TRUCKS:**

From the project site, travel eastbound on Granito Ave., left (south) on N. Orange Grove Ave., right (west) on Hillside Ave., left (south) on Fairfax Ave., left (east) on Hollywood Blvd., left (north) on Highland Ave., right (east) on Odin St., left (north) on Cahuenga Blvd., enter US-101 Freeway northbound, exit at Lankershim Blvd., right (north on Lankershim Blvd., transition to Cahuenga Blvd. northbound, right (east) to enter SR-134 Freeway eastbound, exit at Figueroa St., right (north) on Figueroa St., continue north on Scholl Canyon Rd. to the disposal site at Scholl Canyon Landfill.

**EMPTY TRUCKS:**

From the disposal site, travel onto Scholl Canyon Rd., continue onto Figueroa St. southbound, transition to SR-134 Freeway westbound, exit Cahuenga Blvd. left

(south) on Cahuenga Blvd., left (south) on Lankershim Blvd., right (west) on Ventura Blvd., transition onto US-101 Freeway southbound, exit at Highland Ave., continue southbound on Highland Ave., right (west) on Hollywood Blvd., right (north) on Orange Grove Dr., right (west) on Granito Dr. to the project site.

10. Prior to hauling, the applicant shall provide the following information to Los Angeles Fire Department Station #41 located at 1439 N Gardner St, Los Angeles, CA 90046; telephone (213) 485-6241:
  - A. Contact information for the construction superintendent or contractor.
  - B. A copy of this approved staff report.
  - C. A map clearly illustrating the approved hauling route and involved street names.
  - D. The approved hauling hours.
  - E. The estimated completion date of hauling.
11. 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)
12. A Registered Deputy Grading Inspector shall notify the LADBS district grading inspector at least 48 hours prior to the beginning of hauling operations, and whose sole responsibility shall be to continuously inspect and accurately log the dates and hours of hauling, the number of daily truck trips, the material in each loaded truck (i.e. soil or demolition material), and the approved haul route. (DBS)

#### **D. ENVIRONMENTAL CONDITIONS**

The Department of City Planning has analyzed this project and determined that it qualifies for a Categorical Exemption pursuant to state CEQA Guidelines section 15301-15333 / Class 1 – 33; CEQA Guideline Section(s) 15303 & 15332 / Class(es) 3 & 32 of the State California Environmental Quality Act (CEQA) Guidelines (Case No. ENV-2021-602-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

*John C. Corbin*

---

John C. Corbin  
Staff Inspector, Commission Office



**CITY OF LOS ANGELES**  
INTER-DEPARTMENTAL MEMORANDUM

Date: August 11, 2021 4 – Hwd/Wlsh #151548  
Granito Dr, 7870-7900

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

From: Bhuvan Bajaj, Transportation Engineer *Bhuvan Bajaj*  
Department of Transportation

Subject: **IMPORT/EXPORT OF EARTH – HILLSIDE AREAS – 7870-7900 GRANITO DRIVE**

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

**1. RECOMMENDED HAUL ROUTE:**

Loaded Truck:- Exit jobsite onto Granito Dr (eastbound); Left onto Orange Grove Dr (Southbound); Right onto Hillside Ave (Westbound); Left onto Fairfax Ave (Southbound); Left onto Hollywood Blvd (Eastbound); Left onto Highland Ave (Northbound); Right onto Odin St (Eastbound); Left onto Cahuenga Blvd East (Northbound); Merge onto N/B Hollywood Fwy (US-101); Exit Lankershim Blvd (Northbound); Right onto Lankershim Blvd (Northbound); Merge onto Cahuenga Blvd (Northbound); Right onto E/B Ventura Fwy (CA-134); Exit Figueroa St (Eastbound); Right onto Figueroa St (Northbound); Continue straight onto Scholl Canyon Rd to disposal site: Scholl Canyon Landfill

Empty Truck: - Exit disposal site onto Scholl Canyon Road; Continue onto Figueroa St (Southbound); Merge onto W/B Ventura Fwy (CA-134); Exit Cahuenga Blvd (Southbound); Left onto Cahuenga Blvd (Southbound); Left onto Lankershim Blvd (Southbound); Right onto Ventura Blvd (Westbound); Merge onto S/B Hollywood Fwy (US-101); Exit towards Highland Ave (Southbound); Right onto Hollywood Blvd (Westbound); Right onto Orange Grove Dr (Northbound); Right onto Granito Dr (westbound) to jobsite: 7870-7900 Granito Drive

**2. DAYS AND HOURS OF HAULING OPERATION**

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

### **3. STAGING AREA**

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

### **4. ADDITIONAL COMMENTS AND/OR REQUIREMENTS**

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

Flagger control should be provided during the hauling operations to assist with ingress/egress of truck traffic and pedestrian traffic on Granito Dr. Should the sidewalk need to be closed during hauling, a permit and approval from the Department of Public Works, Bureau of Street Services is required, and the proper sidewalk detour shall be implemented per CA MUTCD TA-28 or page 48 of the WATCH Manual. If you have any questions, please call Oliver Hou at (323) 957-6823.

OH: 7870-7900 Granito Dr.haul route

CITY OF LOS ANGELES  
INTER-DEPARTMENTAL CORRESPONDENCE

DATE: November 08, 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: Keith Mozee  
Executive Director and General Manager, Bureau of Street Services *P.S.*  
By: David Rivera, Chief Street Services Investigator II  
Street Services Investigation and Enforcement Division

**SUBJECT: BOARD FILE NUMBER 210053  
ORDINANCE NOS. 148,167 AND 159,016 – IMPORT/EXPORT OF  
EARTH MATERIAL (HILLSIDE AREAS) –7870-7900 WEST GRANITO  
DRIVE**

**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 11/08/2021.
- 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:

- Exit jobsite onto Granito Drive (Eastbound)
- Left onto Orange Grove Drive (Southbound)
- Right onto Hillside Avenue (Westbound)
- Left onto Fairfax Avenue (Southbound)
- Left onto Hollywood Boulevard (Eastbound)
- Left onto Highland Avenue (Northbound)
- Right onto Odin Street (Eastbound)
- Left onto Cahuenga Boulevard East (Northbound)
- Merge onto Northbound Hollywood Freeway (US-101)
- Exit Lankershim Boulevard (Northbound)
- Right onto Lankershim Boulevard (Northbound)

**CITY OF LOS ANGELES**  
INTER-DEPARTMENTAL CORRESPONDENCE

DATE: November 08, 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: Keith Mozee  
Executive Director and General Manager, Bureau of Street Services *P.S.*  
By: David Rivera, Chief Street Services Investigator II  
Street Services Investigation and Enforcement Division

**SUBJECT: BOARD FILE NUMBER 210053**  
**ORDINANCE NOS. 148,167 AND 159,016 – IMPORT/EXPORT OF**  
**EARTH MATERIAL (HILLSIDE AREAS) –7870-7900 WEST GRANITO**  
**DRIVE**

**I. FIELD MEETING/INSPECTION**

- A. An inspection was made by Senior Street Services Investigator II, Arnolando Avila, of the Street Services Investigation and Enforcement Division, on 11/08/2021.
- 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:

- Exit jobsite onto Granito Drive (Eastbound)
- Left onto Orange Grove Drive (Southbound)
- Right onto Hillside Avenue (Westbound)
- Left onto Fairfax Avenue (Southbound)
- Left onto Hollywood Boulevard (Eastbound)
- Left onto Highland Avenue (Northbound)
- Right onto Odin Street (Eastbound)
- Left onto Cahuenga Boulevard East (Northbound)
- Merge onto Northbound Hollywood Freeway (US-101)
- Exit Lankershim Boulevard (Northbound)
- Right onto Lankershim Boulevard (Northbound)

- Merge onto Cahuenga Boulevard (Northbound)
- Right onto Eastbound Ventura Freeway (CA-134)
- Exit Figueroa Street (Eastbound)
- Right onto Figueroa Street (Northbound)
- Continue straight onto Scholl Canyon Road to the disposal site: Scholl Canyon Landfill

Unloaded:

- Exit disposal site onto Scholl Canyon Road
- Continue onto Figueroa Street (Southbound)
- Merge onto Westbound Ventura Freeway (CA-134)
- Exit Cahuenga Boulevard (Southbound)
- Left onto Cahuenga Boulevard (Southbound)
- Left onto Lankershim Boulevard (Southbound)
- Right onto Ventura Boulevard (Westbound)
- Merge onto Southbound Hollywood Freeway (US-101)
- Exit towards Highland Avenue (Southbound)
- Right onto Hollywood Boulevard (Westbound)
- Right onto Orange Grove Drive (Northbound)
- Right onto Granito Drive (Westbound) to jobsite: 7870-7900 Granito Drive

**Staging:** No staging on Granito Drive. All trucks shall be staged on jobsite.

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

## **II. REQUIRED PERMIT FEE AND BOND**

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

- A. Under the provisions of Section 62.201 of the Los Angeles Municipal Code, the following permit fee shall be required:
1. A total of 3,300 cubic yards of material moved 4.15 miles within the hillside at a rate of \$0.29 per cubic yard per mile would exceed the maximum chargeable under the Ordinance. Therefore, the maximum fee chargeable, \$3000.00 shall be due.
- B. The required permit fee shall be paid at the Street Services Investigation and Enforcement Division office, 1149 South Broadway, Suite 350, Los Angeles, CA 90015, telephone (213) 847-6000.

- C. Under the provisions of Section 62.202 of the Los Angeles Municipal Code, a cash bond or surety bond in the amount of \$161,000.00 shall be required from the property owner to cover any road damage and/or street cleaning costs resulting from the hauling activity.
- D. Forms for the bond will be issued by Bond Control, Bureau of Engineering Valley District Office, 6262 Van Nuys Boulevard, Suite 251, Van Nuys, CA 91401, telephone (818) 374-5090.

### **III. SPECIAL CONDITIONS**

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

1. The hauling operations are restricted to the hours between 9:00 a.m. and 3:00 p.m. on Mondays through Fridays, and Saturdays from 8:00 a.m. to 4:00 p.m. No hauling shall be performed on Sundays, and holidays.
2. The vehicles used for hauling shall be 10-Wheeler Dump trucks.
3. All trucks are to be cleaned of loose earth at the export site to prevent spilling. The contractor shall remove any material spilled onto the public street.
4. All trucks are to be watered at the export site to prevent excessive blowing of dirt.
5. The applicant shall comply with the State of California, Department of Transportation policy regarding movement of reducible loads.
6. Total amount of dirt to be hauled shall not exceed 3,300 cubic yards.
7. "Truck Crossing" warning signs shall be placed 300 feet in advance of the exit in each direction.
8. Flagpersons shall be required at the job site to assist the trucks in and out of the project area. Flagpersons and warning signs shall be in compliance with Part II of the latest Edition of "Work Area Traffic Control Handbook."
9. The permittee shall comply with all regulations set forth by the State of California, Department of Motor Vehicles pertaining to the hauling of earth.
10. The City of Los Angeles, Department of Transportation, telephone (213) 485-2298, shall be notified 72 hours prior to beginning operations in order to have temporary "No Parking" signs posted along streets in haul route.

11. A copy of the approval letter from the City, the approved haul route and the approved grading plans shall be available on the job site at all times.
12. Any change to the prescribed routes, staging and/or hours of operation must be approved by the concerned governmental agencies. Contact the Street Services Investigation and Enforcement Division at (213) 847-6000 prior to effecting any change.
13. The permittee shall notify the Street Services Investigation and Enforcement Division at (213) 847-6000 at least 72 hours prior to the beginning of hauling operations and shall notify the Division immediately upon completion of hauling operations.
14. The application shall expire eighteen months after the date of the Board of Building and Safety Commission and/or the Department of City Planning approval. The permit fee shall be paid to the Street Services Investigation and Enforcement Division prior to the commencement of hauling operations.

AK/GH/AA: MH

S:haul routes: 7870-7900 WEST GRANITO DRIVE

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  
Bhuvan Bajaj, Transportation Engineering Associate I  
Western District Office  
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: 7900 Granito Dr LLC  
743 Seward St. Ste. 1  
Los Angeles, CA 90038  
408-655-0998

Applicant: Tony Russo  
11150 W Olympic Bl. #700  
Los Angeles, CA 90064  
408-655-0998

Contractor: TBD



CITY OF LOS ANGELES  
DEPARTMENT OF BUILDING AND SAFETY

ATTACHMENT 2

ENVIRONMENTAL REVIEW QUESTIONNAIRE

JOB ADDRESS: \_\_\_\_\_

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

**DEPARTMENT OF CITY PLANNING OR PUBLIC WORKS USE ONLY:**

The Department of City Planning has analyzed this project, which includes the import/export of soil and hauling, and pursuant to State and City Environmental Quality Act (CEQA) Guidelines, has determined it qualifies for a Categorical Exemption (CE) per the attached Notice of Exemption. (Case No. ENV-2021-602-CE)

The Notice of Exemption references the following amount of import/export of soil to be hauled: 3300 cubic yards

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

The circulation end date for the above mentioned MND is: \_\_\_\_\_

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

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

Check one of the following boxes:

No Comments were received during the circulation period.

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

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

The circulation end date for the above mentioned EIR: \_\_\_\_\_

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

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

Check one of the following boxes:

No Comments were received during the circulation period.

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

Valentina Knox-Jones

*Valentina Knox-Jones*

2/10/2022

213-978-1741

Print: Name of Planning/Public Works staff

Signature

Date

Telephone Number

COUNTY CLERK'S USE

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

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

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

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS  
ENV-2021-602-CE Haul Route

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

CASE NUMBER  
ENV-2021-602-CE

PROJECT TITLE  
7864-7900 West Granito Drive

COUNCIL DISTRICT  
4

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)  
7864-7900 West Granito Drive

Map attached.

PROJECT DESCRIPTION:  
Construction of a new single-family dwelling

Additional page(s) attached.

NAME OF APPLICANT / OWNER:  
**7900 Granito Dr LLC**

CONTACT PERSON (If different from Applicant/Owner above)  
**Tony Russo, Crest Real Estate**

(AREA CODE) TELEPHONE NUMBER | EXT.  
408-655-0998

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) 15303 / 15332
- OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b) )  
\_\_\_\_\_

JUSTIFICATION FOR PROJECT EXEMPTION:

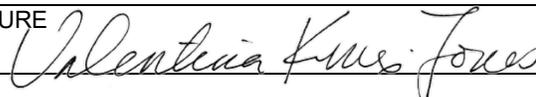
Additional page(s) attached

Construction of a new single-family dwelling across four (4) vacant lots equating to 26,824 square feet and located at 7864-7900 West Granito Drive within the Hollywood Community Plan area. The Project will construct a new two (2) story single-family dwelling with a 4,191 square-foot basement, attached garage, swimming pool, deck and retaining walls. See attachment.

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

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.  
If different from the applicant, the identity of the person undertaking the project.

**CITY STAFF USE ONLY:**

CITY STAFF NAME AND SIGNATURE  
Valentina Knox-Jones 

STAFF TITLE  
City Planner

ENTITLEMENTS APPROVED  
Haul Route to be reviewed by Board of Building and Safety Commissioners

**DEPARTMENT OF  
CITY PLANNING**

COMMISSION OFFICE  
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN  
PRESIDENT

CAROLINE CHOE  
VICE-PRESIDENT

HELEN CAMPBELL  
JENNA HORNSTOCK  
HELEN LEUNG

YVETTE LOPEZ-LEDESMA  
KAREN MACK  
DANA M. PERLMAN  
RENEE DAKE WILSON

**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

SHANA M.M. BONSTIN  
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP  
DEPUTY DIRECTOR

LISA M. WEBBER, AICP  
DEPUTY DIRECTOR

# JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2021-602-CE

---

## Project Description

The Project is for a new single-family dwelling across four (4) vacant lots equating to 26,824 square feet and located at **7864-7900 West Granito Drive** within the Hollywood Community Plan area. The Project will construct a new two (2) story single-family dwelling with a 4,191 square-foot basement, attached garage, swimming pool, deck and retaining walls. The dwelling is proposed to have a height of 33 feet and 8,653 square feet of Residential Floor Area (RFA) per Section 12.21 C.10 as amended by Ordinance No. 184,802, also known as Baseline Hillside Ordinance (BHO). On September 30, 2021, the project team submitted an official Withdrawal Letter and informed Staff that they would no longer be pursuing the subject case as it pertains to the Zoning Administrator's Determination entitlement, only. The project team asked that the project's environmental related to Case No. ENV-2021-602-CE remain active in order to process the Haul Route request.

In conjunction with the construction of the single-family dwelling, the Project will submit an application for a haul route for the export of approximately 3,300 cubic yards of earth. Grading (BHO exempt and non-exempt) will consist of total cut of up to 3,657 cubic yards, a total fill of up to 450 cubic yards, and a total export of up to 3,207 cubic yards. According to the applicant, the quantity of soil which will be subject to the BHO grading and import/export regulations will be a cumulative total of 950 cubic yards of cut and fill, and a total of 500 cubic yards for export.

There are no protected trees as stated in the Tree Report prepared by Lisa Smith of The Tree Resource, ISA Board Certified Master Arborist #WE3782, on December 16, 2020. As a single-family home developed on an infill site, this Project qualifies for the Class 15303 (Class 3.a) and 15332 (Class 32) Categorical Exemptions.

### The Project proposes the following haul route:

Loaded Trucks: Granito Drive, continue to Fareholm Dr, Left onto Orange Grove Ave, Left onto Hollywood Blvd, Left onto Highland Ave, Right onto Odin St, Left onto N Cahuenga Blvd, continue onto 101 N Fwy, exit 12 A for Lankershim Blvd, Right onto Lankershim Blvd, continue onto Cahuenga Blvd, Right onto 134 E Fwy, exit 11 to N Figueroa St, Right onto Figueroa St, continue onto Scholl Canyon Rd, to Scholl Canyon Landfill.

Unloaded Trucks: Scholl Canyon Landfill, continue onto Scholl Canyon Rd, Left onto 134 E Fwy, exit 1D for Cahuenga Blvd, Left onto Cahuenga Blvd, continue onto Lankershim Blvd, Right onto

Ventura Blvd, Right onto 101 N Fwy, exit 9C for Highland Ave/Hollywood Bowl, continue onto Cahuenga Blvd, continue onto Highland Ave, Right onto Hollywood Blvd, Right onto Orange Grove Ave, Right onto Farehold Dr, continue onto Granito Dr to the project site.

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

The City has considered whether the Proposed Project is subject any of the six (6) exceptions that would prohibit the use of a categorical exemption as set forth in State CEQA Guidelines Section 15300.2. The six (6) exceptions to this Exemption are: (a) Location; (b) Cumulative Impacts; (c) Significant Effect; (d) Scenic Highways; (e) Hazardous Waste Sites; and (f) Historical Resources. The location exception does not apply to the Class 32 exemption.

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

The subject site is located within a Hillside Area, a Fault Zone (Hollywood Fault), a Very High Fire Hazard Severity Zone, a Landslide Zone, and a Special Grading Area (BOE Basic Grid Map A-13372); however, specific Regulatory Compliance Measures (RCMs) in the City of Los Angeles regulate the grading and construction of projects in these 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-GEO-2 (Hillside Grading Area):** The grading plan shall conform with the City's Landform Grading Manual guidelines, subject to approval by the Advisory Agency and the Department of Building and Safety's Grading Division. Appropriate erosion control and drainage devices shall be provided to the satisfaction of the Building and Safety Department. These measures include interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code, including planting fast-growing annual and perennial grasses in areas where construction is not immediately planned.
- **Regulatory Compliance Measure RC-GEO-3 (Landslide Area):** Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the Department of Building and Safety, for review and approval. The geotechnical report shall assess potential consequences of any landslide and soil displacement, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to:
  - ground stabilization
  - selection of appropriate foundation type and depths
  - selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures.

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

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

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, Log No. 119769, for the subject property, which details conditions of approval that must be followed, has been issued by DBS on December 28, 2021. In addition, roof and site drainage as well as sewer availability must comply with Bureau of Engineering and Bureau of Sanitation standards; and hydrants, Fire Department Access, and Fire Safety must be reviewed and approved by the Los Angeles Fire Department before permits can be issued. Due to its location within a Very High Fire Hazard Severity Zone, the Project must also comply with the Brush Clearance Requirements of the Fire Code. Thus, in conjunction with the above RCMs and compliance with other applicable regulations, the location of the Project will not result in a significant impact based on its location.

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

The project involves the construction of a new single-family dwelling and the total cut of 3,657 cubic yards, a total fill of up to 450 cubic yards, and a total export of up to 3,207 cubic yards.

According to Navigate LA, there are no other haul routes in conjunction with the construction of a new single-family residence within 500 feet of the Subject Site. There are no pending haul routes within 500 feet of the Subject Site.

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

In addition, the haul route approval will be subject to recommended conditions prepared by 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. While the proposed haul route would utilize the same streets as the approved haul route identified above, it is anticipated that the projects would be in different stages of construction and concurrent use of the streets for purposes of hauling is anticipated to be minimal. Additionally, each project would be subject to the review of LADOT and the Bureau of Street Services and conditions of approval issued by the Board of Building and Safety Commissioners. Therefore, in conjunction with Citywide RCMs and compliance with other applicable regulations, no foreseeable cumulative impacts are expected.

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

The Project proposes to construct a single-family dwelling in an area zoned and designated for such development. All adjacent lots are developed with single-family dwellings and the subject site is of a similar size and slope to nearby properties. The size of the Proposed Project (8,653 square feet of Residential Floor Area) is not unusual for the vicinity of the subject site and is similar in scope to other existing residential uses in the area. Additionally, the quantity of grading and export proposed is not unusual for the vicinity and is similar as other newly constructed homes. Thus, there are no unusual circumstances which may lead to a significant effect on the environment and this exception does not apply.

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

The only State Scenic Highway within the City of Los Angeles is the Topanga Canyon State Scenic Highway, State Route 27, which travels through a portion of Topanga State Park, located approximately 13.5 miles to the west of the site. Therefore, the Project will not result in damage to any scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway, and this exception does not apply.

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

According to Envirostor, the State of California's database of Hazardous Waste Sites, neither the Subject Site, nor any site in the vicinity, is identified as a hazardous waste site as of December 21, 2021. Furthermore, the building permit history for the Project Site does not indicate the Site may be hazardous or otherwise contaminated.

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

The Project Site has not been identified as a historic resource by local or state agencies, and the Project Site has not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register; and was not found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. As such, 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 consists of 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. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to: (a) One single-family residence, or a second dwelling unit in a residential zone. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption. As the project is the construction of a single-family dwelling, it meets the qualifications of the Class 3 Categorical Exemption.

### **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 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 Subject Site is located within the Hollywood Community Plan area and has a land use designation of Low II Residential and is zoned R1-1-HCR. The Site is currently vacant. The Project will construct a new two (2) story single-family dwelling with a 4,191 square-foot basement, attached garage, swimming pool, deck and retaining walls. The dwelling is proposed to have a height of 33 feet and 8,653 square feet of RFA. The Project has been

designed to comply with BHO and will be required to comply with Hauling Operation Standards because the Site is located within the boundaries of the HCR Supplemental Use District. As a single-family dwelling, the Project is in conformance with the applicable Hollywood 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 Site is wholly within the City of Los Angeles, on a site that is approximately 0.62 acres. Lots adjacent to the Subject Site are also developed with single-family dwellings.

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

The Site is not a wildland area and is not inhabited by endangered, rare, or threatened species. There are no protected trees as stated in the Tree Report prepared by Lisa Smith of The Tree Resource, ISA Board Certified Master Arborist #WE3782, on December 16, 2020. Furthermore, according to the Biological Resources Report prepared by Matthew South, South Environmental, on February 2021, the project site is highly disturbed by non-native plants and lacks quality native habitats that most native wildlife prefers. Therefore, the habitat on the survey area is of low quality for special-status species and other wildlife. The survey area is surrounded by existing developments and lacks connectivity with native habitats or open and would not restrict movement of wildlife or develop areas used for recreation. There are no sensitive natural communities, riparian habitats, protected trees, or jurisdictional areas on or near the survey area. As such, the proposed project would not result in a significant cumulative impact to biological resources in the area.

**(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 Project will be subject to RCMs These require compliance with the City of Los Angeles Noise Ordinance: pollutant discharge, dewatering, 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 Project does not exceed the threshold criteria established by LADOT for preparing a traffic study, as the project will only result in nine (9) net daily trips (VMT), which is significantly less than the threshold of 250 net daily trips (Los Angeles VMT Calculator Version 1.3). The Project 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. Moreover, the Air Quality and Noise Impact Assessment prepared by Garrett Zuleger of Z Consulting Company on August 23, 2021, concluded that any cumulative impacts to air and noise would be 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, therefore the Project is not anticipated to result in impacts to air quality. Therefore, the Project would not result in any significant effects related to traffic, noise, air quality, or water quality.

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

**by all required utilities and public services.**

The Project Site will be adequately served by all public utilities and services. Given that the construction of a new single-family dwelling will be on a site designated for such development, there will be no increase in density or significant increase in population. Therefore, it can be found that the Project meets the qualifications of the Class 32 Exemption.



# 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

## GEOLOGY AND SOILS REPORT REVIEW LETTER

December 15, 2020

LOG # 115399  
SOILS/GEOLOGY FILE - 2  
LAN/AP

Michael Piehowski  
14225 Ventura Boulevard, Suite 100  
Sherman Oaks, CA 91432

TRACT: 7842  
LOTS: 5, 6, 7, 8 & 9  
LOCATION: 7864, 7870, 7876, 7880 & 7900 W. Granito Drive

<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>
Addendum Report	1823-64	11/06/2020	Feffer Geological Consulting
Oversized Documents	"	"	"

<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. Approval Letter	99867	09/29/2017	LADBS
BOE-GEO Resp. Report	1823-64	08/23/2017	Feffer Geological Consulting
BOE-GEO Review Letter	17-148	07/06/2017	BOE-GEO
Dept. Approval Letter	95246-01 & 95775-01	04/05/2017	LADBS
Response Report	1823-61	01/31/2017	Feffer Geological Consulting
Geology/Soils Report	1823-64	10/27/2016	Feffer Geological Consulting
Laboratory Test Report	SL16.2246	08/15/2016	Soil Labworks, LLC
Geology/Soils Report	SG 9046-W	04/30/2016	Schick Geotechnical, Inc.
Laboratory Test Report	CYG-16-7878	04/20/2016	C. Y. Geotech, Inc.

The Grading Division of the Department of Building and Safety has reviewed the current reference addendum report that provides recommendations for a revised project consisting of the proposed grading of all fill/soil slopes to no steeper than 2H:1V; grading of bedrock cut slopes to 1.5H:1V; offsite (private property and public right of way) grading, pile construction and retaining wall construction; and, construction of a 3-level single family residence, driveway, pool and retaining walls.

The subject lots are located below the unimproved portion of Granito Drive on up to approximately 150-foot-high slopes with steep gradients. It appears that Granito Drive was rough graded by cutting into the uphill side and placing fill on the downhill side up to a depth of 7 feet of uncertified fill underlain by granite and diorite bedrock. The consultants recommend to support the proposed structures on conventional and/or drilled-pile foundations bearing on competent bedrock.

The site is located in a designated seismically induced landslide hazard zone and Fault Zone as shown on the Seismic Hazard Zones map issued by the State of California. A fault study was conducted for a portion

of the site to demonstrate that the habitable structures as shown on the Geologic Map are not subject to surface fault rupture. All portions of the subject lots have not been cleared of active faulting; therefore, additional fault studies shall be required for any proposed habitable structure located south of the yellow line shown in Figure 1 of the 01/31/2017 report.

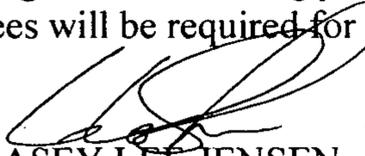
As of January 1, 2020, the City of Los Angeles has adopted the new 2020 Los Angeles Building Code (LABC). The 2020 LABC requirements will apply to all projects where the permit application submittal date is after January 1, 2020.

The review of the subject report cannot be completed at this time and will be continued upon submittal of an addendum to the report which shall include, but not be limited to, the following:

(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. Per cross section A-A' and the Geologic Map in the 11/06/2020, the proposed residence does not have the required building setback from the toe of slopes steeper than 3H:1V. Provide recommendations and revise the plan(s) and cross section(s) for providing the required building setback from the toe of the ascending slope as specified by Code Section 1808.7.1. Label the required slope setback on the geologic map and cross sections for all portion of the proposed residence. **Notes:** Please be informed that the Department does not allow a reduction in building setback, for new buildings. The required setback of up to 15 feet may be partitioned into two levels using two retaining walls, provided the lower retaining wall is located a minimum clearance from the building of 5 feet. The building clearance from ascending slopes shall be measured perpendicular to slope contours and horizontally from the face of the building (or from a vertical projection of the building where upper floor/s extend beyond the lower floor) to the toe of the slope, or to the rear-yard wall(s), if any. No part of the structure (including a balcony) shall be located within the building setback area.
2. The cross sections depict grading of site fill/soil slopes to 2H:1V and bedrock cut slopes to 1.5H:1V; however, the geologic map does not depict how all of these proposed grades will be achieved nor show the location and labeled height of all proposed retaining walls. Provide a geologic map that is based upon conceptual grading or site development plans, to illustrate all proposed and existing contours relative to the planned grading and/or construction (7006.3.2). Label the height of all proposed retaining walls on the geologic map.
3. Provide a table summarizing all available shear strength values from the researched reports. Also indicate the values selected by the consultant.

The geologist and soils engineer shall prepare a report containing an itemized response to the review items indicated in this letter. If clarification concerning the review letter is necessary, the report review engineer and/or geologist may be contacted. Two copies of the response report, including one unbound wet-signed original for archiving purposes, a pdf-copy of the complete report in a CD or flash drive, and the appropriate fees will be required for submittal.

  
FOR  
CASEY LEE JENSEN  
Engineering Geologist Associate III

  
DAN RYAN EVANGELISTA  
Structural Engineering Associate III

Log No. 115399  
213-482-0480

cc: Feffer Geological Consulting, Project Consultant  
LA District Office

1 0 5 0 1 1 9 2 0 2 1 1 0 5 3 6 0