

CD _____

JOB ADDRESS _____

BOARD FILE # _____

DATE TO BE HEARD _____

AGENDA INFORMATION FORM

RECOMMENDATION APPEALED BY:

THE OWNER ☐

THE PETITIONER ☐

DATE OWNER/PETITIONER WAS NOTIFIED OF BBSC HEARING _____

(Check One)

☐ ① Action By The BBSC Is Not Appealable

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

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

IS NEIGHBOR OBJECTING TO RECOMMENDATION? YES ☐ NO ☐

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

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

FAL APPEAL STATEMENT

“10-CALENDAR DAYS” ☐ → ③

“SECTION 12.26 K” ☐ → ②

“ACTION NOT A PRECEDENT” ☐ → ②

FOOTNOTE STATEMENTS:

“18-MONTH TIME LIMIT” ☐

*(for Haul Routes and requests approved
by BBSC other than extensions of time)

Cc: Pr. Inspector _____
221 N. Figueroa St

Location: Floor 12, Room 1250
(213) 482-0397

**BOARD OF
BUILDING AND SAFETY
COMMISSIONERS**

JAVIER NUNEZ
PRESIDENT

ELVIN W. MOON
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL
LAUREL GILLETTE
GEORGE HOVAGUIMIAN

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

November 9, 2022

BOARD FILE NO. 220042
C.D.: 11 (Councilmember M. Bonin)

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

APPLICATION TO EXPORT 2,800 CUBIC YARDS OF EARTH

PROJECT LOCATION: 666 & 672 NORTH WALTHER WAY

TRACT: TR 13112

BLOCK: NONE

LOT: 18

OWNER:

Walther Way LLC
c/o Emanuel Yashari
1318 Broadway, Suite 100
Santa Monica, CA 90404

APPLICANT:

Crest Real Estate
c/o Nick Leathers
11150 West Olympic Boulevard, Suite 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: www.myla311.lacity.org Phone: Dial 311 or (213) 473-3231 |
| LAPD | Los Angeles Police Department Special Enforcement Unit | Email: Trafficgroup@lapd.online Phone: (877) 275-5273 |
| DOT | Department of Transportation | Phone: (818) 374-4823 |
| DBS | Department of Building and Safety | Principal Inspector Sergio Valenzuela (213) 482-0397 |

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

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

1. Under the provisions of Section 62.201 of the Los Angeles Municipal Code, the following permit fee shall be required:
 - a) A total of 2,800 cubic yards of material moved 4.45 miles within the hillside area at a rate of \$0.29 per cubic yard would exceed the maximum chargeable under the Ordinance. Therefore, the maximum fee chargeable, \$3,000.00 shall be due.
2. The required permit fee shall be paid at the Street Services Investigation and Enforcement Division office, 1149 South Broadway, Suite 350, Los Angeles, California, 90015, telephone (213) 847-6000.

3. Under the provisions of Section 62.202 of the Los Angeles Municipal Code, a cash bond or surety bond in the amount of \$595,000.00 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 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 28 hauling days. (DBS)
3. Staging is allowed on-site only. Staging shall not interfere with traffic nor access to neighboring driveways. (DOT)
4. The approved haul vehicles are 10-wheel dump trucks. (BSS)
5. Total amount of dirt to be hauled shall not exceed 2,800 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 Walther Way and Bonhill Road.

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 eastbound on Walther Way, turn right (south) on Bonhill Road, turn left (south) on Kenter Ave, turn left (east) on Sunset Boulevard, turn right to enter northbound on the I-405 Freeway, transition northbound onto the I-5 Freeway, exit at Roxford Street, turn right (west) on Roxford Street (exit 159B), continue northbound on Sepulveda Boulevard, turn left (north) on San Fernando Boulevard, turn left (west) onto Sunshine Canyon Road and continue to the Sunshine Canyon Landfill.

EMPTY TRUCKS:

From the disposal site located at Sunshine Canyon Landfill, travel eastbound on Sunshine Canyon Road, turn right (south) on San Fernando Boulevard, turn right (south) on Sepulveda Boulevard, turn right to enter southbound on the I-5 Freeway, transition southbound on the I-405 Freeway, exit at Sunset Boulevard (exit 57), turn left (south) at Church Lane, right (west) at Sunset Boulevard, turn right (north) on Kenter Avenue, turn right (north) on Bonhill Road, turn left (north) to continue on Bonhill Road, turn left (west) on Walther Way and continue to the project site.

10. Only one hauling truck, associated with this project address, shall be allowed on Walther Way and Bonhill Road at any time. (BSS)
11. Prior to hauling, the applicant shall provide the following information to Los Angeles Fire Department Station #19 located at 12229 West Sunset Boulevard, Los Angeles, CA 90049; telephone (310) 575-8519:
 - 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 district grading inspector at least 48 hours prior to the beginning of hauling operations, and whose sole responsibility shall be to continuously inspect and accurately log the dates and hours of hauling, the number of daily truck trips, the material in each loaded truck (i.e. soil or demolition material), and the approved haul route. (DBS)

D. ENVIRONMENTAL CONDITIONS

The Department of City Planning has analyzed this project and determined that it qualifies for a Categorical Exemption pursuant to section 15301 (Class 1), 15303 (Class 3) and 15332 (Class 32) of the State California Environmental Quality Act (CEQA) Guidelines (Case No. ENV-2022-267-CE). If you concur with the Department of City Planning's exemption analysis, you can comply with your obligations under CEQA by determining that the project is exempt for the reasons outlined in the Notice of Exemption prepared by City Planning.

E. MANDATORY FINDINGS 15300.2 AND RECOMMENDED ACTIONS

1. DETERMINE that the project is categorically exempt under CEQA pursuant to Section 15301 (Class 1), 15303 (Class 3) and 15332 (Class 32) of the State California Environmental Quality Act (CEQA) Guidelines (Case No. ENV-2022-267-CE), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

CODE:

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

Section 91.7006.7. Limitation of Export and Import

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

make its determination on the appeal not later than the 30th day after the appeal has been filed. The decision of the City Council on the matter shall be final. If the City Council fails 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 'Karl Muhs', is written over a horizontal line.

Karl Muhs
Management Assistant, Commission Office

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

11 - Western # 161365
666 & 672 N Walther Way

Date: October 20, 2022

To: Lynn Ikeda, Board Secretary
Building and Safety Commission Office
201 N. Figueroa Street, Room 1030, Stop 115

From: Ahmad Khalifeh, Transportation Engineering Associate II
Western District Office
Department of Transportation

Subject: **HAUL ROUTE**
666 & 672 NORTH WALTHER WAY
Board File No: 220042

This Department has reviewed the subject haul route. The following changes are recommended for the haul route to be satisfactory:

LOADED TRUCK ROUTE:

From the project site, travel turn right (east) on Walther Way, turn right (south) on Bonhill Road, turn left (south) on Kenter Ave, turn left (east) on Sunset Boulevard, turn right to enter northbound on the I-405 Freeway, transition northbound onto the I-5 Freeway, exit at Roxford Street, turn right (west) on Roxford Street, continue northbound on Sepulveda Boulevard, turn left (north) on San Fernando Boulevard, turn left (west) onto Sunshine Canyon Road and continue to the Sunshine Canyon Landfill.

EMPTY TRUCK ROUTE:

From the disposal site located at Sunshine Canyon Landfill, travel eastbound on Sunshine Canyon Road, turn right (south) on San Fernando Boulevard, turn right (south) on Sepulveda Boulevard, turn right to enter southbound on the I-5 Freeway, transition southbound on the I-405 Freeway South, exit at Sunset Boulevard (exit 57), turn left (south) at Church Lane, right (west) at Sunset Blvd, turn right (north) on Kenter Avenue, turn right (north) on Bonhill Road, turn left (north) to continue on Bonhill Road, turn left (west) on Walther Way and continue to the project site.

HOURS OF OPERATION: Monday thru Friday: **9:00 AM to 3:00 PM.**
Saturday Hours: 8:00 AM to 5:00 PM.

STAGING: On-site.

HAULING OPERATIONS: Hauling operations may be conducted on alternate major or secondary highway routes any day where freeway on-ramps or off-ramps, or other freeway ramps or streets listed on the approved haul route are closed, until the streets or freeway ramps are reopened to through traffic.

If you have any questions, please contact my office at (310) 575-8138.

cc: Andre Tran, BSS, Investigation & Enforcement
Jenny Horsley, Veronica Lopez, LADBS, Jeffery Christian
Rudy Guevara, LADOT

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

DATE: October 07, 2022

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

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

SUBJECT: **BOARD FILE NUMBER 220042**
ORDINANCE NOS. 148,167 AND 159,016 –IMPORT/EXPORT OF EARTH
MATERIAL (HILLSIDE AREAS) –666 & 672 NORTH WALTHER WAY

I. FIELD MEETING/INSPECTION

- A. An inspection was made by Senior Street Services Investigator II, Charles Smith, of the Street Services Investigation and Enforcement Division on 07/29/2022.
- B. The applicant's request was forwarded to the following Departmental representatives, and their recommendations have been received:
1. Rudy Guevara, Engineer, Department of Transportation
 2. Jenel Elizondo, Management Analyst, Bureau of Street Services
- C. The approved haul route is as follows:
- Loaded:
- From the project site, right (east) on Walther Way
 - Right (south) on Bonhill Road
 - Left (south) on Kenter Avenue
 - Left (east) onto Sunset Boulevard
 - Enter on-ramp onto the northbound I-405 freeway
 - Transition onto the northbound I-5 freeway
 - Exit Roxford Street (159B)
 - Turn right (west) onto Roxford Street
 - Right (north) on Sepulveda Boulevard
 - Left (north) on San Fernando Boulevard
 - Left (west) onto Sunshine Canyon Road and continue to the entrance of the Sunshine Canyon Landfill

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

DATE: October 07, 2022

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

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

SUBJECT: **BOARD FILE NUMBER 220042**
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1. Rudy Guevara, Engineer, Department of Transportation
 2. Jenel Elizondo, Management Analyst, Bureau of Street Services
- C. The approved haul route is as follows:

Loaded:

- From the project site, right (east) on Walther Way
- Right (south) on Bonhill Road
- Left (south) on Kenter Avenue
- Left (east) onto Sunset Boulevard
- Enter on-ramp onto the northbound I-405 freeway
- Transition onto the northbound I-5 freeway
- Exit Roxford Street (159B)
- Turn right (west) onto Roxford Street
- Right (north) on Sepulveda Boulevard
- Left (north) on San Fernando Boulevard
- Left (west) onto Sunshine Canyon Road and continue to the entrance of the Sunshine Canyon Landfill

Unloaded:

- From the disposal site located at Sunshine Canyon Landfill, travel eastbound on Sunshine Canyon Road
- Turn right (south) on San Fernando Boulevard
- Turn right (south) on Sepulveda Boulevard
- Turn right to enter southbound on the I-5 Freeway
- Transition southbound on the I-405 Freeway South
- Exit at Sunset Boulevard (exit 57)
- Turn left (south) at Church Lane
- Right (west) at Sunset Boulevard
- Turn right (north) on Kenter Avenue
- Turn right (north) on Bonhill Road
- Turn left (north) to continue on Bonhill Road
- Turn left (west) on Walther Way and continue to the project site

Staging: On-Site.

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 2,800 cubic yards of material moved 4.45 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 \$595,000.00 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 3:0 p.m. on Mondays through Fridays, and Saturdays from 8:00 a.m. to 5:00 p.m. No hauling shall be performed on Sundays, and holidays
2. The vehicles used for hauling shall be 10-Wheel 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 2,800 cubic yards.
7. "Truck Crossing" warning signs shall be placed 300 feet in advance of the exit in each direction.
8. Flagpersons shall be required at the job site to assist the trucks in and out of the project area. Flagpersons and warning signs shall be in compliance with Part II of the latest Edition of "Work Area Traffic Control Handbook."
9. The permittee shall comply with all regulations set forth by the State of California, Department of Motor Vehicles pertaining to the hauling of earth.
10. The City of Los Angeles, Department of Transportation, telephone (213) 485-2298, shall be notified 72 hours prior to beginning operations in order to have temporary "No Parking" signs posted along streets in haul route.
11. A copy of the approval letter from the City, the approved haul route and the approved grading plans shall be available on the job site at all times.
12. Any change to the prescribed routes, staging and/or hours of operation must be approved by the concerned governmental agencies. Contact the Street Services Investigation and Enforcement Division at (213) 847-6000 prior to effecting any change.
13. The permittee shall notify the Street Services Investigation and Enforcement Division at

(213) 847-6000 at least 72 hours prior to the beginning of hauling operations and shall notify the Division immediately upon completion of hauling operations.

14. The application shall expire eighteen months after the date of the Board of Building and Safety Commission and/or the Department of City Planning approval. The permit fee shall be paid to the Street Services Investigation and Enforcement Division prior to the commencement of hauling operations.

AH/GH/CS: MH

S:haul routes: 666 & 672 NORTH WALTHER WAY

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

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

Department of Transportation
Ahmad Khalifeh, Transportation Engineering Associate II
Western Traffic District
Mail Stop #725

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

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

Owner: Walther Way LLC
1318 Broadway
Santa Monica, CA 90405
310-994-6657

Applicant: Nick Leathers
11150 W Olympic Bl #700
Los Angeles, CA 90064
916-838-5505

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-2022-267-CE)

The Notice of Exemption references the following amount of import/export of soil to be hauled: 2,800 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.

Nick Vasuthasawat

Nick Vasuthasawat

6/3/22

213 978-1250

Print: Name of Planning/Public Works staff

Signature

Date

Telephone Number

2022 123953

FILED
Jun 08 2022

Dean C. Logan, Registrar - Recorder/County Clerk

Electronically signed by ANDREA GUTIERREZ

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
ENV-2022-267-CE / Categorical Exemption

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2022-267-CE

PROJECT TITLE

666 North Walther Way, Los Angeles CA 90049

COUNCIL DISTRICT

11

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)

666 North Walther Way, Los Angeles CA 90049

☐ Map attached.

PROJECT DESCRIPTION:

☐ Additional page(s) attached.

The proposed project is for the demolition of the existing single-family dwelling, attached garage, and swimming pool and the construction of a new two-story 4,690 square-foot single-family dwelling, five-car garage, 5,770 square foot basement, and a swimming pool/spa. The project includes the excavation of approximately 2,550 cubic yards of cut and fill and the export of approximately 2,800 cubic yards of soil.

NAME OF APPLICANT / OWNER:

Emmanuel Yashari

CONTACT PERSON (If different from Applicant/Owner above):

Nick Leathers

(AREA CODE) TELEPHONE NUMBER

(310) 994-6657

EXT.

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 15301-Class 1, Section 15303-Class 3, & Section 15332-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

As the construction of a single-family dwelling with accessory structures characterized as in-fill development, the proposed project qualifies for the Class 1, Class 3, and Class 32 Categorical Exemptions. (See Justification attached).

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

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

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

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE

Nick Vasuthasawat

Nick Vasuthasawat

STAFF TITLE

Planning Assistant

ENTITLEMENTS APPROVED

Categorical Exemption

FEE:

\$5,254.56

RECEIPT NO.

200122AD2-F37AFBA1-8389-
4533-B453-8A688921C311

REC'D. BY (DCP DSC STAFF NAME)

Mayela Villa

DISTRIBUTION: County Clerk, Agency Record

Rev. 3-27-2019

DEPARTMENT OF
CITY PLANNING
COMMISSION OFFICE
(213) 978-1300

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JUSTIFICATION FOR PROJECT EXEMPTION
CASE NO. ENV-2022-267-CE

666 North Walther Way (672 North Walther Way), Los Angeles CA 90049
(APN: 4494-017-010)

Project Description

The proposed project is for the demolition of the existing single-family dwelling, attached garage, and swimming pool and the construction of a new two-story 4,690 square-foot single-family dwelling, five-car garage, 5,770 square foot basement, and a swimming pool/spa. The project includes the excavation of approximately 2,550 cubic yards of cut and fill and the export of approximately 2,800 cubic yards of soil. As the construction of a new single-family dwelling with a swimming pool on an infill lot, this Project qualifies for categorical exemptions, pursuant to CEQA Guidelines Section 15301 (Class 1), 15303 (Class 3), and Section 15332 (Class 32).

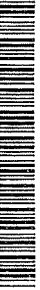
CEQA Section 15300.2: Exceptions to the Use of Categorical Exemptions.

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

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 property is located in a Hillside, Very High Fire Hazard Severity Zone, Special Grading Area, and .94 kilometers from the Santa Monica Fault Zone. However, specific Regulatory Compliance Measures (RCMs) in the City of Los Angeles regulate development in these particular types of "sensitive" locations and will reduce any potential impacts to less than significant. The Project is subject to specific Regulatory Compliance Measures (RCMs) in the City of Los Angeles that regulate the grading and construction of projects in these particular types of "sensitive" locations. The RCMs will reduce any potential impacts to less than significant. Specifically, the following RCMs would apply:

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- **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.
- **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.

These RCMs have been historically proven to work to the satisfaction of the City to reduce any impacts from the specific environment in which the Project is located. In addition, all haul route 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 property, which details conditions of approval that must be followed, has been issued by DBS on March 3, 2022, under Log No. 119660-01. Furthermore, the Project must comply with the California Building Code and the City's Landform Grading Manual. Thus, in conjunction with the above RCMs and compliance with other applicable regulations, the Project 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.*

The area is zoned RA-1 and designated for Very Low I Residential use. The project is consistent with the size and type of development permitted for the area. There is not a succession of known projects of the same type and in the same place as the subject project. Additionally, there are no haul route applications located within 500 feet of the subject site according to Navigate LA and the Department of Building and Safety Haul Route Requests Status Table. Therefore, there are no unusual circumstances which may lead to a significant effect on the environment.

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.*

As mentioned, the proposed project is for construction of a new two-story 4,690 square-foot single-family dwelling, with five-car garage, 5,770 square foot basement, and a swimming pool/spa. The project includes the excavation of approximately 2,550 cubic yards of cut and fill and the export of approximately 2,800 cubic yards of soil. The project is in an area zoned and designated for such development. The project site is of similar size and slope to the surrounding properties and will be within the regulations of the LAMC. Thus, there are no unusual circumstances that may lead to a significant effect on the environment.

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 site is located approximately 5.7 miles east of State Route 27. Therefore, the proposed project will not create any impacts within a designated as a State Scenic Highway. Furthermore,

according to Envirostor, the State of California's database of Hazardous Waste Sites, neither the project site, nor any site in the vicinity, is identified as a hazardous waste site. The project site is not designated a historical resource by local or state agencies, and has not been determined to be eligible for listing in the National Register of Historic Places, the California Register of Historical Resources, and the Los Angeles Historic-Cultural Monuments Register, and/or any local register. In addition, the project site is not listed in HistoricPlacesLA or SurveyLA as a potential historical resource. The proposed project would not cause an adverse change in the significance of a historical resources as defined in Section 15064.5 of the State CEQA Guidelines. Thus, the proposed project would not result in a substantial adverse change in the significance of a historical resource and this exemption does not apply.

CEQA Determination – Class 1 Categorical Exemption Applies

A project qualifies for a Class 1 Categorical Exemption if it involves the demolition and removal of individual small structures such as:

- (a) *One single-family residence. In urbanized areas, up to three single-family residences may be demolished under this exemption.*

The proposed project will include the demolition of the existing single-family residence.

- (b) *Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.*

The proposed project will also include the demolition of the attached garage and swimming pool.

CEQA Determination – Class 3 Categorical Exemption Applies

A project qualifies for a Class 3 Categorical Exemption 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.*

The project will construct a new single-family residence.

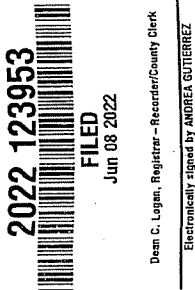
- (b) *Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.*

The project will include an attached five-car garage and a swimming pool/spa.

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 applicable general plan designation, applicable policies, and applicable zoning designations.*



The project site is located on a residential lot zoned RE15-1-H with a General Plan Land Use Designation of Very Low II Residential. As such, the proposed single-family dwelling, accessory structures, and required excavation and grading is in conformance with the applicable Brentwood – Pacific Palisades 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 project site is wholly within the City of Los Angeles on one parcel totaling approximately .37 acres in size. The adjacent properties to the North, West, and South are also developed with single-family dwellings ranging from one to two story structures. The general area is also comprised of single-family dwellings ranging from one to two stories in height along Walther Way, Bonhill Road, and Lane, Canna Road, Sky Lane Drive, and Tuallitan Road.

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

According to ZIMAS, the project site is not located in a wetland, a natural community conservation plan, a habitat conservation plan or other adopted natural resource protection plan (LA County Significant Ecological Area). The project site is located within a habitat for protected species area. A site visit was conducted by certified Biologist, Scott Altmann of South Environmental on March 4, 2022 confirming that no value of habitat for endangered rare or threaten species exists on the site. Additionally, the property is subject to the City of Los Angeles Ordinance No. 186,183, which identifies species of Protected Trees and Shrubs. The ordinance includes regulations on removal and replacement requirements. A tree report dated November 24, 2021 prepared by Lisa Smith, a certified arborist identified no protected trees of shrubs on site.

- (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 Regulatory Compliance Measures (RCMs), which 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 proposed project does not exceed the threshold criteria established by the City of Los Angeles Department of Transportation (LADOT) for preparing a traffic study. Therefore, the project will not have any significant impacts to traffic. The proposed 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 property, thereby reducing any potential travel 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. Therefore, the project would not have significant impacts to Air 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 property is located in an urban tract with water supply, water treatment, sewage and waste disposal infrastructure, and power lines. Walther Way is improved with existing utilities that

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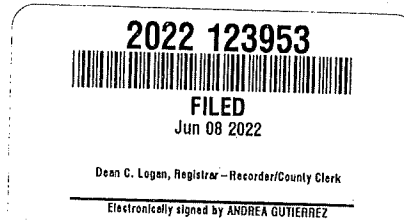
Jun 08 2022

Dana C. Logan, Registrar - Recorder/County Clerk

Electronically signed by ANDREA GUTIERREZ

service various dwellings in the area and is also accessible to emergency vehicles.

Therefore, it can be found that the project meets the qualifications of the Class 32 Exemption.



BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

JAVIER NUNEZ
PRESIDENT

ELVIN W. MOON
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL
LAUREL GILLETTE
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CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

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

JOHN WEIGHT
EXECUTIVE OFFICER

GEOLOGY AND SOILS REPORT APPROVAL LETTER

March 3, 2022

LOG # 119660-01
SOILS/GEOLOGY FILE - 2

Walther Way LLC
1318 Broadway, Suite 100
Santa Monica, CA 90404

TRACT: 13112
LOT(S): 18
LOCATION: 666 N. Walther Way

| | | | |
|--|-----------------------------|-----------------------------------|------------------------|
| <u>CURRENT REFERENCE</u> <u>REPORT/LETTER(S)</u> | <u>REPORT</u> <u>No.</u> | <u>DATE OF</u> <u>DOCUMENT</u> | <u>PREPARED BY</u> |
| Addendum Report | 21-612-22 | 02/01/2022 | Applied Earth Sciences |
| <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 | 119660 | 01/13/2022 | LADBS |
| Geology/Soils Report | 21-612-22 | 11/11/2021 | Applied Earth Sciences |

The Grading Division of the Department of Building and Safety has reviewed the referenced report that provides recommendations for the proposed three-story residence, deck, and swimming pool. The lowest level of the residence will be subterranean. Retaining walls ranging up to 10 feet in height are proposed for the subterranean level. The subject property is developed with a one-story residence, swimming pool, and various retaining walls. The existing structures will be demolished for the new development. At the southeast portion of the property, a slope descends to the southeast about 15 feet in height to the subjacent building pads at a gradient of about 3:1 (H:V) or flatter. Subsurface exploration performed by the consultant consisted of four test pits and one hollowstem-auger boring to a maximum depth of 26 feet. The earth materials at the subsurface exploration locations consist of up to 2 feet of uncertified fill underlain by older alluvium. The consultants recommend to support the proposed structures on conventional foundations bearing on native undisturbed older alluvium.

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. Conformance with the Zoning Code Section 12.21 C8, which limits the heights and number of retaining walls, will be determined during structural plan check.
2. Approval shall be obtained from the Department of Public Works, Bureau of Engineering, Development Services and Permits Program where removal of support and/or retaining of slopes adjoining to a public way is proposed (3307.3.2).

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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. Submit one copy of the above reports to the Building Department Plan Checker prior to issuance of the permit. (7006.1)
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. Prior to the issuance of any permit, an accurate volume determination shall be made and included in the final plans, with regard to the amount of earth material to be exported from the site. For grading involving import or export of more than 1000 cubic yards of earth materials within the grading hillside area, approval is required by the Board of Building and Safety. Application for approval of the haul route must be filed with the Board of Building and Safety Commission Office. Processing time for application is approximately 8 weeks to hearing plus 10-day appeal period.
10. 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.
11. Existing uncertified fill shall not be used for support of footings, concrete slabs or new fill (1809.2, 7011.3).
12. Drainage in conformance with the provisions of the Code shall be maintained during and subsequent to construction (7013.12).

13. 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).

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14. 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).
15. Temporary excavations that remove lateral support to the public way, adjacent property, or adjacent structures shall be constructed using ABC slot cuts, 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)
16. Where any excavation, not addressed in the approved reports, would remove lateral support (as defined in 3307.3.1) from a public way, adjacent property, or structures, then a supplemental report shall be submitted to the Grading Division of the Department for review and approval. The report shall contain, at a minimum, recommendations for shoring, underpinning, and sequence of construction. Shoring recommendations shall include the maximum allowable lateral deflection of shoring system to prevent damage to adjacent structures, properties, and/or public ways. The report shall include a plot plan and cross-section(s) showing the construction type, number of stories, and location of adjacent structures, and analysis incorporating all surcharge loads that demonstrate an acceptable factor of safety against failure. (7006.2 & 3307.3.2)
17. 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).
18. Prior to the issuance of the permits, the soils engineer and the structural designer shall evaluate the surcharge loads used in the report calculations for the design of the retaining walls. 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.
19. Unsurcharged temporary excavations may be cut vertical up to 4 feet. For excavations over 4 feet, the lower 4 feet may be cut vertically and the portion of the excavation above 4 feet shall be trimmed back at a gradient not exceeding 1:1, as recommended.
20. Surcharged ABC slot-cut method may be used for temporary excavations with each slot-cut not exceeding 8 feet in height and not exceeding 8 feet in width, as recommended. The surcharge load shall not exceed the value given in the report. The soils engineer shall determine the clearance between the excavation and the existing foundation. The soils engineer shall verify in the field if the existing earth materials are stable in the slot-cut excavation. Each slot shall be inspected by the soils engineer and approved in writing prior to any worker access.


21. All foundations shall derive entire support from native undisturbed older alluvium, as recommended and approved by the geologist and soils engineer by inspection.
22. 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.
23. Slabs placed on approved compacted fill shall be at least 5 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.
24. Concrete floor slabs placed on expansive soil shall be placed on a 4-inch fill of coarse aggregate or on a moisture barrier membrane. The slabs shall be at least 5 inches thick, as recommended and shall be reinforced with ½-inch diameter (#4) reinforcing bars spaced a maximum of 16 inches on center each way.
25. 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. According to ASCE 7-16 Section 11.4.8, the long period coefficient (F_v) may be selected per Table 11.4-2 in ASCE 7-16, provided that the value of the Seismic Response Coefficient (C_s) is determined by Equation 12.8-2 for values of the fundamental period of the building (T) less than or equal to $1.5T_s$, and taken as 1.5 times the value computed in accordance with either Equation 12.8-3 for T greater than $1.5T_s$ and less than or equal to T_L or Equation 12.8-4 for T greater than T_L . Alternatively, a supplemental report containing a site-specific ground motion hazard analysis in accordance with ASCE 7-16 Section 21.2 shall be submitted for review and approval.
26. Retaining walls shall be designed for the lateral earth pressures specified in the section titled "Retaining Walls" starting on page 13 of the 11/11/2021 report. All surcharge loads shall be included into the design.
27. Retaining walls/basement walls higher than 6 feet shall be designed for lateral earth pressure due to earthquake motions as specified on page 13 of the 11/11/2021 report (1803.5.12).

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

28. Basement walls and other walls in which horizontal movement is restricted at the top shall be designed for at-rest pressure as specified on page 13 of the 11/11/2021 report. All surcharge loads shall be included into the design. (1610.1)
29. Retaining walls at the base of ascending slopes shall be provided with freeboard.
30. The recommended equivalent fluid pressure (EFP) for the proposed retaining wall shall apply from the top of the freeboard to the bottom of the wall footing.
31. 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).

32. 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).
33. Installation of the subdrain system shall be inspected and approved by the soils engineer of record and the City grading/building inspector (108.9).
34. 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).
35. Prefabricated drainage composites (Miradrain, Geotextiles) may be only used in addition to traditionally accepted methods of draining retained earth.
36. Where the ground water table is lowered and maintained at an elevation not less than 6 inches below the bottom of the lowest floor, or where hydrostatic pressures will not occur, the floor and basement walls shall be damp-proofed. Where a hydrostatic pressure condition exists, and the design does not include a ground-water control system, basement walls and floors shall be waterproofed. (1803.5.4, 1805.1.3, 1805.2, 1805.3)
37. The proposed swimming pool shall be designed for a freestanding condition. (1808.7.3)
38. The structure shall be connected to the public sewer system per P/BC 2020-027.
39. 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).
40. Sprinkler plans for irrigation shall be submitted and approved by the Mechanical Plan Check Section (7012.3.1).
41. 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).
42. 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).
43. 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)

44. Prior to excavation an initial inspection shall be called with the LADBS Inspector. During the initial inspection, the sequence of construction, ABC slot cuts, protection fences, and dust and traffic control will be scheduled (108.9.1).
45. Slot cutting shall be performed under the inspection and approval of the soils engineer and deputy grading inspector (1705.6, 1705.8).
46. 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).


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