

CD _____

JOB ADDRESS _____

BOARD FILE # _____

DATE TO BE HEARD _____

AGENDA INFORMATION FORM

RECOMMENDATION APPEALED BY: THE OWNER
THE PETITIONER

DATE OWNER/PETITIONER WAS NOTIFIED OF BBSC HEARING _____

(Check One)

① Action By The BBSC Is Not Appealable

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

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

IS NEIGHBOR OBJECTING TO RECOMMENDATION? YES NO

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

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

FAL APPEAL STATEMENT

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

FOOTNOTE STATEMENTS:

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

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

CITY OF LOS ANGELES
CALIFORNIA

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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



JAVIER NUNEZ
PRESIDENT

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

JOSELYN GEAGA-ROSENTHAL
VICE PRESIDENT

KAREN BASS
MAYOR

JOHN WEIGHT
EXECUTIVE OFFICER

JACOB STEVENS
MOISES ROSALES
NANCY YAP

August 16, 2023

BOARD FILE NO. 220008
C.D.: 11 (Councilmember T. Park)

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

APPLICATION TO EXPORT 3,045 CUBIC YARDS OF EARTH

PROJECT LOCATION: 1461 NORTH AMALFI DRIVE

TRACT:	BLOCK:	LOT (S):
TR 8978	1	6 (Arb 2), 7 (Arb 2)
SANTA MONICA LAND AND WATER CO. TRACT	BLK 42	PT (Arb 809)

OWNER:

Jeffrey Schwartz and Rachel Schwartz
As Co-Trustees of The Schwartz Family
1461 Amalfi Drive
Pacific Palisades, CA 90272

APPLICANT:

Nick Leathers – Crest Real Estate
11150 West Olympic Boulevard, #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 3,045 cubic yards of material moved 6.78 miles within the hillside area at a rate of \$0.29 per cubic yard per mile per cubic yard per mile 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 \$325,000.00 shall be required from the property owner to cover any road damage and any street cleaning costs resulting from the hauling activity.
4. Forms for the bond will be issued by Bond Control, Bureau of Engineering Valley District Office, 6262 Van Nuys Boulevard, Suite 251, Van Nuys, CA 91401; telephone (818) 374-5090.

B. GENERAL CONDITIONS:

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

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

Owner shall do all of the following:

- (i) **Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of the City's processing and**

approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.

- (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.**
- (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the owner and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$25,000. The City's failure to notice or collect the deposit does not relieve the owner from responsibility to reimburse the City pursuant to the requirement in paragraph (iii).**
- (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the owner from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).**
- (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.**

The City shall notify the owner within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the owner of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the owner shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the owner of any obligation imposed by this condition. In the event the owner fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

“City” shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

“Action” shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the owner otherwise created by this condition.

C. SPECIFIC CONDITIONS

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

1. The hauling operations are restricted to the hours between 9:00 a.m. and 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 31 hauling days. (DBS)
3. Staging is allowed on-site only. Staging shall not interfere with traffic nor access to neighboring driveways. (DOT)
4. The approved haul vehicles are 10-wheel dump trucks. (BSS)
5. Total amount of dirt to be hauled shall not exceed 3,045 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. Two flag attendants will be placed at the following locations:

A. The entrance of the project site.

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 south on Amalfi Drive, turn left (east) on Sunset Boulevard, right to enter onto the northbound I-405 Freeway, transition onto the northbound I-5 Freeway, exit at Roxford Street (exit 159B), right (west) on Roxford Street, right (north) on Sepulveda Blvd, left (north) onto San Fernando Road, left (west) onto Sunshine Canyon Road and continue to the disposal site at Sunshine Canyon Landfill.

EMPTY TRUCKS:

From the disposal site, travel east on Sunshine Canyon Road, right (south) onto San Fernando Road, right (south) on Sepulveda Blvd, right (south) onto the southbound I-5 Freeway, transition onto the southbound I-405 Freeway, exit at Sunset Boulevard, left (south) on Church Lane, right (west) on Sunset Boulevard, right (north) on Amalfi Drive and continue to the project site. (BSS)

10. Only one hauling truck, associated with this project address, shall be allowed on Amalfi Drive 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)
14. 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. (DOT)

D. ENVIRONMENTAL CONDITIONS

The Department of City Planning has analyzed this project and determined that it qualifies for a Categorical Exemption pursuant to sections 15301 (Class 1), 15303 (Class 3) and 15332 (Class 32) of the California Environmental Quality Act (CEQA) Guidelines (Case No. ENV-2021-8272-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 sections 15301 (Class 1), 15303 (Class 3) and 15332 (Class 32) of the California Environmental Quality Act (CEQA) Guidelines (Case No. ENV-2021-8272-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.

Page 9

Job Address: 1461 NORTH AMALFI DRIVE

Board File: 220008

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 black ink that reads "JT Christian". The signature is written in a cursive, flowing style.

J.T. Christian - JT

Staff Senior Inspector, Commission Office

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

11 - Western # 165562
1461 North Amalfi Drive

Date: July 27, 2023

To: Veronica Lopez, 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**
1461 N AMALFI DRIVE
Board File No: 220008

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, South on Amalfi Drive, East (left) on Sunset Boulevard, South (right) onto the I-405 North, to the I-5 North, exit at Roxford St (exit 159B), West (right) on Roxford St, North (right) Sepulveda Blvd, North (left) onto San Fernando Road, West (left) on to Sunshine Canyon Road, and North (right) to the export site, Sunshine Canyon Landfill.

EMPTY TRUCK ROUTE: From the export site Sunshine Canyon Landfill East (left) on Sunshine Canyon Road, South (right) onto San Fernando Road, South (right) on Sepulveda Blvd, South (right) onto the I-5 South, to the I-405 South, exit at Sunset Boulevard, South (left) on Church Lane, West (right) on Sunset Boulevard, North (right) on Amalfi Drive 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. **Flag control is required at the project site during the hauling and staging operations.**

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, Jeffery Christian, LADBS
Rudy Guevara, LADOT

**THIS IS NOT A
PERMIT**

DATE: July 26, 2023

TO: Honorable Board of Building and Safety Commissioners
Attn: Veronica Lopez, Board Secretary
201 N. Figueroa Street, Room 108
Mail Stop #115

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



**SUBJECT: BOARD FILE NUMBER 220008
ORDINANCE NOS. 148,167 AND 159,016 –IMPORT/EXPORT OF EARTH
MATERIAL (HILLSIDE AREAS) –1461 NORTH AMALFI DRIVE**

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 03/02/2022.
- 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, South on Amalfi Drive
 - East (left) on Sunset Boulevard
 - South (right) onto the I-405 North
 - Merge onto the I-5 North
 - Exit on Roxford Street (exit 159B) west on Roxford St
 - North (right) onto Sepulveda Boulevard
 - North (left) onto San Fernando Road
 - West (left) on to Sunshine Canyon Road
 - North (right) to the export site, Sunshine Canyon
 - Unloaded Landfill
 - From the export site Sunshine Canyon Landfill East (left) on Sunshine Canyon Road
 - South (right) onto San Fernando Road

- South (right) on Sepulveda Boulevard
- Enter South (right) onto the I-5 South
- Merge onto the I-405 South
- Exit at Sunset Boulevard South (left) on Church Lane, west
- Right on Sunset Boulevard, North (right) on Amalfi Drive
- And continue to the project site.

Staging: On-Site. Flag control is required at the project site during the hauling and staging operations.

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 3,045 cubic yards of material moved 6.78 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 \$325,000.00 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 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 3,045 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: 1461 NORTH AMALFI DRIVE

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
Western Traffic District
Mail Stop # 769

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: Roman Tkachenko
705 San Lorenzo
Santa Monica, CA 90402
312-618-0019

Applicant: Nick Leathers, Crest Real Estate
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: 1461 N Amalfi Drive, Pacific Palisades, CA 90272

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

New 2 story SFD with basement, attached garage and swimming pool.

Site grading for SFD with a total export of 3,045 CY.

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-2021-8272-CE)

The Notice of Exemption references the following amount of import/export of soil to be hauled: 3,046 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

6/20/23

213 978-1250

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)

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-2021-8272-CE / Categorical Exemption

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2021-8272-CE

PROJECT TITLE

1461 North Amalfi Drive, Pacific Palisades, CA 90272

COUNCIL DISTRICT

11

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

1461 North Amalfi Drive, Pacific Palisades, CA 90272

Map attached.

PROJECT DESCRIPTION:

The proposed project is the demolition of the existing single-family dwelling, garage, and pool and the construction of a new two-story, 8,137 square-foot single-family dwelling, 2,726 square-foot basement, attached three-car garage, swimming pool and spa, and retaining walls. The project includes approximately 3,121 cubic yards of grading and excavation activity comprised of 2,840 cubic yards of cut and 281 cubic yards of fill and requires a haul route for the export of 3,046 cubic yards of soil.

Additional page(s) attached.

NAME OF APPLICANT / OWNER:

The Schwartz Family Trust

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, accessory structures, and grading on an infill lot, the project is 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

City Planning Associate

ENTITLEMENTS APPROVED

Categorical Exemption

FEE:

\$5,774.00

RECEIPT NO.

[290921A44-38364C76-6AEB-4AEE-B3DF-ADDF9CEDDA65](#)

REC'D. BY (DCP DSC STAFF NAME)

Miguel Gamboa Campos

DISTRIBUTION: County Clerk, Agency Record

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

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**JUSTIFICATION FOR PROJECT EXEMPTION
CASE NO. ENV-2021-8272-CE**

**1461 North Amalfi Drive, Pacific Palisades, CA 90272
(APN: 4425-017-013)**

Project Description

The proposed project is the demolition of the existing single-family dwelling, attached garage, and swimming pool and the construction of a new two-story, 8,137 square-foot single-family dwelling, 2,726 square-foot basement, attached three-car garage, swimming pool and spa, and retaining walls. The project includes approximately 3,121 cubic yards of grading and excavation activity comprised of 2,840 cubic yards of cut and 281 cubic yards of fill and requires a haul route for the export of 3,046 cubic yards of soil. As the construction of a new single-family dwelling with accessory structures on an infill lot, this Project qualifies for a categorical exemption, pursuant to CEQA Guidelines Section 15301, Class 1 (Existing Facilities), 15303, Class 3 (New Construction and Conversion of Small Structures), and Section 15332, Class 32 (In-fill Development Projects).

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 within 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:

- **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-5 (Subsidence 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 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 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 January 6, 2021, under Log No. 115558. 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 RE11-1 and designated for Very Low II 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. In addition, the haul route approval will be subject to recommended conditions prepared by the Los Angeles Department of Transportation (LADOT) to be considered by the Board of Building and Safety Commissioners that will reduce the impacts of construction related hauling activity, monitor the traffic effects of hauling, and reduce haul trips in response to congestion. Furthermore, DBS staggers the haul route schedules so as to ensure that all of the haul routes do not occur simultaneously. Therefore, in conjunction with citywide RCMs and compliance with other applicable regulations, no foreseeable cumulative impacts are expected.

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

As mentioned, 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, 8,137 square-foot single-family dwelling, 2,726 square-foot basement, attached three-car garage, swimming pool and spa, and retaining walls. The project includes the export of 3,046 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 4.25 miles east of State Route 27. Therefore, the Project will not result in damage to any scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway, and this exception does not apply.

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

The project site is not identified as a hazardous waste site or is on any list compiled pursuant to Section 65962.5 of the Government Code. Furthermore, the building permit history for the Project Site does not indicate the Site may be hazardous or otherwise contaminated, and this exception does not apply.

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

The Project Site is flagged in SurveyLA as QQQ which requires additional research of the subject site in order to determine if any historical significance exists. A Historical Resource Assessment report dated May 2023 was prepared by Nelson White, a cultural resource specialist and colleague Brian Matuk, a historic preservation specialist with Mead & Hunt was prepared to evaluate the architecture, construction and permit history, architect, builder, and owner or residents of the property. The report concluded the structures as significantly altered an outside the period of cultural significance produced by some of the influential residents who have resided at 1461 Amalfi Drive which includes writer/author Vicki Baum, actor David Niven, talent agent Philip Kellogg, and actress Whoopi Goldberg. The report was reviewed by the Office of Historical Resources (OHR) on June 1, 2023, and recommended adoption of the findings. Therefore, the subject property is not an eligible resource for listing in the National Register of Historic Places, the California Register of Historical Resources, or as a Los Angeles Historic-Cultural Monument. Based on this, the Project will not result in a substantial adverse change to the significance of a historical resource and this exception 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 existing 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 with a basement.

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

The project will include an attached garage, swimming pool, and retaining walls.

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 RE11-1 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 0.23 acres (10,396 square feet) in size. The properties in the general area are comprised of single-family dwellings with accessory structures ranging from one to two stories in height along Amalfi Drive, Sorrento Drive, Romany Drive, and Capri Drive.

- (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. The subject site is developed with a single-family dwelling, garage, swimming pool and paved with hardscape and landscape however portions of the proposed project will result in grading beyond the areas previously graded to accommodate the existing development. As such, A Biological Resources Letter Report (BRLR) dated January 2022 prepared by Amanda French and Daryle Koutnik, consulting Biologists from Environmental Science Associates (ESA), concluded no impacts to any special status species, no impact to sensitive vegetation communities, no impact to wetlands, and no impacts to wildlife corridors or habitat linkages within the project site boundaries related to the proposed project. Additionally, the project is subject to the regulations outlined in Ordinance No. 186,183, which identifies species of protected trees and shrubs. A Tree Report dated October 26, 2022 prepared by consulting Lisa Smith of The Tree Resource identified six protected trees on site consisting of five Coast Live Oak and one Western Sycamore. The report concluded that the proposed project will not remove or impact any of the protected trees or shrubs. Therefore, the project has no value as habitat for endangered species, 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*

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. Amalfi Drive is improved with existing utilities that service various dwellings in the area and is also accessible to emergency vehicles. The proposed project will use the existing utilities and roads not resulting in higher level of usage unanticipated for the area it is located in.

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

CITY OF LOS ANGELES

CALIFORNIA

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GENERAL MANAGER
SUPERINTENDENT OF BUILDING

JOHN WEIGHT
EXECUTIVE OFFICER

SOILS REPORT APPROVAL LETTER

August 1, 2021

LOG # 115558R
SOILS/GEOLOGY FILE - 2

Roman Tkachenko
705 San Lorenzo St.
Santa Monica, CA 90402

TRACT: 8978, SANTA MONICA LAND AND WATER CO. TRACT(M R 78-44/49)
BLOCK: 1, BLK 42
LOT(S): 6 (Arb 2) , 7 (Arb 809)
LOCATION: 1461 N. Amalfi Dr.

<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>
Soils Report	2539-04	11/20/2020	Feffer Geological
Oversized Documents	“	“	“

The Grading Division of the Department of Building and Safety has reviewed the referenced report that provide recommendations for the proposed 2 story single family residence over a basement, The earth materials at the subsurface exploration locations consist of artificial fill over native soils.mThe consultants recommend to support the proposed structure(s) on conventional and/or drilled-pile foundations bearing on native undisturbed soils and/or properly placed fill.

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

(Note: Numbers in parenthesis () refer to applicable sections of the 2020 City of LA Building Code. P/BC numbers refer the applicable Information Bulletin. Information Bulletins can be accessed on the internet at LADBS.ORG.)

1. The soils engineer shall review and approve the detailed plans prior to issuance of any permit. This approval shall be by signature on the plans that clearly indicates the soils engineer has reviewed the plans prepared by the design engineer; and, that the plans included the recommendations contained in their reports (7006.1).


2. All recommendations of the report that are in addition to or more restrictive than the conditions contained herein shall be incorporated into the plans.
3. A copy of the subject and appropriate referenced reports and this approval letter shall be attached to the District Office and field set of plans (7006.1). Submit one copy of the above reports to the Building Department Plan Checker prior to issuance of the permit.
4. A grading permit shall be obtained for all structural fill and retaining wall backfill (106.1.2).
5. 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.
6. If import soils are used, no footings shall be poured until the soils engineer has submitted a compaction report containing in-place shear test data and settlement data to the Grading Division of the Department; and, obtained approval (7008.2).
7. Compacted fill shall extend beyond the footings a minimum distance equal to the depth of the fill below the bottom of footings or a minimum of three feet whichever is greater (7011.3).
8. Existing uncertified fill shall not be used for support of footings, concrete slabs or new fill (1809.2, 7011.3).
9. Drainage in conformance with the provisions of the Code shall be maintained during and subsequent to construction (7013.12).
10. 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).
11. Temporary excavations that remove lateral support to the public way, adjacent property, or adjacent structures shall be supported by using ABC slot cuts. Note: Lateral support shall be considered to be removed when the excavation extends below a plane projected downward at an angle of 45 degrees from the bottom of a footing of an existing structure, from the edge of the public way or an adjacent property. (3307.3.1)
12. Where any excavation, not addressed in the approved reports, would remove lateral support (as defined in 3307.3.1) from a public way, adjacent property or structures, a supplemental report shall be submitted to the Grading Division of the Department containing recommendations for shoring, underpinning, and sequence of construction. Shoring recommendations shall include the maximum allowable lateral deflection of shoring system to prevent damage to adjacent structures, properties and/or public ways. Report shall include a plot plan and cross-section(s) showing the construction type, number of stories, and location of adjacent structures, and analysis incorporating all surcharge loads that demonstrate an acceptable factor of safety against failure. (7006.2 & 3307.3.2)

13. 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).
14. The soils engineer shall review and approve the shoring and/or underpinning plans prior to issuance of the permit (3307.3.2).
15. Prior to the issuance of the permits, the soils engineer and/or the structural designer shall evaluate the surcharge loads used in the report calculations for the design of the retaining walls and shoring. If the surcharge loads used in the calculations do not conform to the actual surcharge loads, the soil engineer shall submit a supplementary report with revised recommendations to the Department for approval.
16. Unsurcharged temporary excavations over 5 feet exposing soil shall be trimmed back at a gradient not exceeding 1:1, as recommended.
17. Shoring shall be designed for the lateral earth pressures specified on page 21 of the report; all surcharge loads shall be included into the design.
18. Shoring shall be designed for a maximum lateral deflection of ½ inch where a structure is within a 1:1 plane projected up from the base of the excavation, and for a maximum lateral deflection of 1 inch provided there are no structures within a 1:1 plane projected up from the base of the excavation, as recommended.
19. A shoring monitoring program shall be implemented to the satisfaction of the soils engineer.
20. ABC slot-cut method may be used for unsurcharged temporary excavations with each slot not exceeding 9 feet in height and not exceeding 8 feet in width, as recommended. The soils engineer shall verify in the field if the existing earth materials are stable in the slot-cut excavation. Each slot shall be inspected by the soils engineer and approved in writing prior to any worker access.
21. All foundations shall derive entire support from native undisturbed soils, properly placed fill, as recommended.
22. Foundations adjacent to a descending slope steeper than 3:1 (horizontal to vertical) in gradient shall be a minimum distance of one-third the vertical height of the slope but need not exceed 40 feet measured horizontally from the footing bottom to the face of the slope (1808.7.2); for pools the foundation setback shall be one-sixth the slope height to a maximum of 20 feet (1808.7.3). Where the slope is steeper than 1:1, the required setback shall be measured from an imaginary plane 45 degrees to the horizontal, projected upward from the toe of the slope.
23. 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.
24. The foundation/slab design shall satisfy all requirements of the Information Bulletin P/BC 2017-116 “Foundation Design for Expansive Soils” (1803.5.3).

25. Pile caisson and/or isolated foundation ties are required by LAMC Sections 91.1809.13 and/or 91.1810.3.13. Exceptions and modification to this requirement are provided in Information Bulletin P/BC 2020-030.
26. Pile and/or caisson shafts shall be designed for a lateral load of 1000 pounds per linear foot of shaft exposed to fill, soil and weathered bedrock per P/BC 2020-050.
27. The design passive pressure shall be neglected for a portion of the pile with a horizontal setback distance less than five feet from fill, soil or weathered bedrock.
28. When water is present in drilled pile holes, the concrete shall be tremied from the bottom up to ensure minimum segregation of the mix and negligible turbulence of the water (1808.8.3).
29. Existing uncertified fill shall not be used for lateral support of deep foundations (1810.2.1).
30. 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.
31. Retaining walls shall be designed for the lateral earth pressures specified on page 19 of the report. Note: Where two separate stacked retaining walls (the upper wall surcharges the lower wall) are proposed, the lower of the 2 walls shall be designed for the combined height of the 2 walls. All surcharge loads shall be included into the design.
32. 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 19 of the report (1610.1). All surcharge loads shall be included into the design.
33. 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).
34. 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).
35. Installation of the subdrain system shall be inspected and approved by the soils engineer of record and the City grading/building inspector (108.9).
36. 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).
37. Prefabricated drainage composites (Miradrain, Geotextiles) may be only used in addition to traditionally accepted methods of draining retained earth.
38. 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)
39. The pool shall be designed for expansive soil conditions in accordance with Information Bulletin P/BC 2017-014.
 40. The proposed swimming pool shall be designed for a freestanding condition.
 41. Pool deck drainage shall be collected and conducted to an approved location via a non-erosive device (7013.10).
 42. Pools adjacent to ascending slopes shall be set back from the toe of the slope a level distance equal to one-fourth the vertical height of the slope, but need not exceed 7.5 feet (1808.7.3).
 43. Pool foundations adjacent to a descending slope steeper than 3H:1V in gradient shall be a minimum distance of one-sixth the vertical height of the slope but need not exceed 20 feet measured horizontally from the footing bottom to the face of the slope (1808.7.3).
 44. All roof, pad and deck drainage shall be conducted to the street in an acceptable manner in non-erosive devices or other approved location in a manner that is acceptable to the LADBS and the Department of Public Works (7013.10).
 45. All concentrated drainage shall be conducted in an approved device and disposed of in a manner approved by the LADBS (7013.10).
 46. Sprinkler plans for irrigation shall be submitted and approved by the Mechanical Plan Check Section (7012.3.1).
 47. The 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).
 48. All friction pile or caisson drilling and excavations shall be performed under the inspection and approval of the geologist and soils engineer. The geologist shall indicate the distance that friction piles or caissons penetrate into competent material in a written field memorandum. (1803.5.5, 1705.1.2)
 49. 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)
 50. Prior to excavation an initial inspection shall be called with the LADBS Inspector. During the initial inspection, the sequence of construction; shoring; ABC slot cuts; protection fences; and, dust and traffic control will be scheduled (108.9.1).

51. Installation of shoring, underpinning, slot cutting and/or pile excavations shall be performed under the inspection and approval of the soils engineer and deputy grading inspector (1705.6, 1705.8).
52. 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).
53. No footing/slab shall be poured until the compaction report is submitted and approved by the Grading Division of the Department.


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