

# LUNA & GLUSHON

A Professional Corporation

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August 8, 2017

## **Appeal of Categorical Exemption to the Los Angeles City Council**

### *Public Resources Code §21151(c)*

Case No.: Board File Number\_170028; ENV 2017-462-CE

Project Address: 1410 N. Stradella Road

TYPE OF APPEAL: Appeal of Categorical Exemption under the California  
Environmental Quality Act

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#### APPELLANT INFORMATION

Name: James Frawley a neighboring property owner aggrieved by the  
determination of the Board of Building and Safety Commissioners  
Address: 1420 N. Stradella Road, CA 90077  
Tel. Number: 310-889-9433  
Email: james.f.frawley@gmail.com

#### REPRESENTATIVE INFORMATION

Name: Robert L. Glushon, Esq.  
Address: 16255 Ventura Blvd., Suite 950, Encino, CA 91436  
Tel. Number: 818-907-8755  
Email: rglushon@lunaglushon.com

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## JUSTIFICATION/REASON FOR APPEALING

This appeal challenges the Categorical Exemption (ENV-2017-462-CE) adopted by the Los Angeles City Board of Building and Safety Commissioners ("BBSC") on July 25, 2017 as set forth in written determination dated July 26, 2017. Appellant James Frawley who resides at 1420 N. Stradella Road immediately abutting the Project, is directly affected by the serious potential and actual impacts of the Project

The BBSC determination is in error for the following reasons:

**1. The Proposed Categorical Exemption does not apply because of unique and special circumstances**

**I. Impacts on Geology and Soils are not properly evaluated or mitigated**

The Project as located within a landslide zone and on lots prone to landslide, lateral spreading, subsidence, liquefaction and collapse with significant differentials in elevation and topography which can result in destabilization of slopes and loss of topsoil. The subject lot is located at the top of an approximately 420 foot high east facing slope with gradients as steep as 1:1. LADBS has approved a "modification" to allow "landslide debris" in the eastern portion of the Project site as well as required the recording of an "Affidavit" designating this area as a restricted use zone and requiring the maintenance of protect devices, clean up and/or repairs. Based thereon, the site has unique and special circumstances as to soils and geology which make a Categorical Exemption inapplicable here.

**II. There are special unique circumstances as to Traffic**

The Project site is located in a steep hillside area which has existing traffic Hazards especially involving construction vehicles, trucks and heavy equipment that put residents at risk.

I certify that the statements set forth above in support of this appeal are true and correct.

LUNA & GLUSHON



ROBERT L. GLUSHON



BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

CITY OF LOS ANGELES

CALIFORNIA

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

VAN AMBATIELOS  
PRESIDENT

E FELICIA BRANNON  
VICE PRESIDENT

JOSELYN GEAGA-  
ROSENTHAL  
GEORGE HOVAGUIMIAN  
JAVIER NUNEZ



ERIC GARCETTI  
MAYOR

FRANK BUSH  
GENERAL MANAGER  
SUPERINTENDENT OF  
BUILDING

OSAMA YOUNAN, P.E.  
EXECUTIVE OFFICER

July 26, 2017

BOARD FILE NO. 170028  
C.D.: 5 (Councilmember P. Koretz)

CJS Group, LP  
c/o: Charlie Chanaratsopon  
5999 Savoy Drive  
Houston, TX 77036

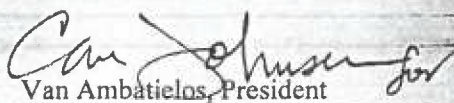
JOB ADDRESS: 1410 NORTH STRADELLA ROAD  
TRACT: TR 23946

The Board of Building and Safety Commissioners, at its meeting of July 25, 2017, gave consideration to the application by Tony Russo to export 5,400 cubic yards of earth from the above-referenced property.

The Board took the following actions:

1. FIND that the project is Categorically Exempt under the California Environmental Quality Act pursuant to the notice of exemption prepared by the Department of City Planning.
2. APPROVE the application subject to all conditions specified in the Department's report dated July 13, 2017.

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

  
Van Ambatielos, President

BOARD OF BUILDING AND SAFETY COMMISSIONERS

Action By  
the BOARD OF BUILDING AND SAFETY  
COMMISSIONERS on

July 25, 2017

NOT VALID WITHOUT STAMP AND SIGNATURE

CC: Sr. Grading Inspector S. Valenzuela  
T. Russo  
J. Frawley  
170028.fal

CJ:cm

**BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS**

**VAN AMBATIELOS**  
PRESIDENT

**E. FELICIA BRANNON**  
VICE PRESIDENT

**JOSELYN GEAGA-ROSENTHAL**  
**GEORGE HOVAGUIMIAN**  
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**CITY OF LOS ANGELES**  
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**ERIC GARCETTI**  
MAYOR

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

**FRANK M. BUSH**  
GENERAL MANAGER  
SUPERINTENDENT OF BUILDING

**OSAMA YOUNAN, P.E.**  
EXECUTIVE OFFICER

July 13, 2017

BOARD FILE NO. 170028  
C.D.: 5 (Councilmember P. Koretz)

Board of Building and Safety Commissioners  
Room 1080, 201 North Figueroa Street

**APPLICATION TO EXPORT 5,400 CUBIC YARDS OF EARTH**

**PROJECT LOCATION:** 1410 NORTH STRADELLA ROAD

**TRACT:** TR 23946

**BLOCK:** NONE

**LOT:** 51

**OWNER:**

CJS Group, LP  
C/O: Charlie Chanaratsopon  
5999 Savoy Drive  
Houston, TX 77036

**APPLICANT:**

Tony Russo  
11150 W. Olympic Blvd., Unit #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.

#### **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 5,400 cubic yards of material moved 3.0 miles within the hillside area at a rate of \$0.29 per cubic yard per mile results in a fee of \$3,000.00.
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 \$122,500.00 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.
2. Hauling and grading equipment shall be kept in good operating condition and muffled as required by law.
3. The Emergency Operations Division, Specialized Enforcement Section of the Los Angeles Police Department shall be notified at least 24 hours prior to the start of hauling, (213) 486-0777.
4. Loads shall be secured by trimming or watering or may be covered to prevent the spilling or blowing of the earth material. If the load, where it contacts the sides, front, and back of the truck cargo container area, remains six inches from the upper edge of the container area, and if the load does not extend, at its peak, above any part of the upper edge of the cargo container area, the load is not required to be covered, pursuant to California Vehicle Code Section 23114 (e) (4).
5. 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.
6. Streets shall be cleaned of spilled materials during grading and hauling, and at the termination of each workday.
7. The owner/contractor shall be in conformance with the State of California, Department of Transportation policy regarding movements of reducible loads.
8. 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.
9. 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.
10. The owner/contractor shall notify the Street Services Investigation and Enforcement Division, (213) 847-6000, 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.
11. 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.



12. 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.
13. 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 Grading Division will be required.
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.
15. All hauling vehicles must prominently display a unique placard identifying the project address on the vehicle or in the front windshield, lower back, and lower front of such vehicle. The signage shall include the project address and board file number with a minimum font size of 199 printed in block letters. Any placard shall be no less than 22" x 11" in size.
16. Hauling vehicles shall not stage on any streets adjacent to the project, unless specifically approved as a special condition in this report.
17. Hauling vehicles shall be spaced so as to discourage a convoy affect.
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. between Mondays through Fridays. No hauling is allowed on Saturdays, Sundays or City Holidays. Haul vehicles may not arrive at the site before the designated start time, a maximum of four trucks per hour are allowed for hauling of dirt.
2. Hauling of earth shall be completed within the maximum time limit of 55 hauling days.
3. Staging is allowed on site only. Staging shall not interfere with traffic nor access to neighboring driveways.
4. The approved haul vehicles are 10 wheeler dump trucks.
5. Total amount of dirt to be hauled shall not exceed 5,400 cubic yards.
6. "Truck Crossing" warning signs shall be placed 300 feet in advance of the exit in each direction.
7. A minimum of five flag attendants, each with two-way radios, will be required during hauling hours to assist with staging and getting trucks in and out of the project area. One flag attendant will be placed at the following locations:
  - A. The entrance of the project site.
  - B. The intersection of Stradella Road and Roscomare Road.
  - C. The intersection of Stradella Road and Sarbonne Road.
  - D. The intersection of Chalon Road and Sarbonne Road.
  - E. The intersection of Sarbonne Road and Bellagio Road.

Additional flag attendants may be required by the LADBS Inspector, LADOT, or BOSS 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."



Job Address: 1410 NORTH STRADELLA ROAD  
Board File: 170028

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.
9. The recommended route is as follows:

**LOADED TRUCKS: ROUTE 1**

Exit project site northbound on Stradella Road, turn right (north) on Roscomare Road, left (west) on Mulholland Drive, left (south) on Skirball Center Drive, enter onto northbound I-405 Freeway, and continue to the disposal site located outside the city limits

**EMPTY TRUCKS: ROUTE 1**

From the disposal site, travel southbound I-405 Freeway, exit onto Skirball Center Drive/Mulholland Drive, turn right (north) on Sepulveda Boulevard, right (north) on Skirball Center Drive, right (east) on Mulholland Drive, right (south) on Roscomare Road, left (south) on Stradella Road, and continue to the project site.

**LOADED TRUCKS: ROUTE 2**

Exit project site southbound on Stradella Road, turn right (south) on Sarbonne Road, right (west) on Chalon Road, continue left (south) on Sarbonne Road, right (west) on Bellagio Road, left (south) on Bellagio Way, right (west) on Sunset Boulevard, right (north) on Sepulveda Way, right (north) on Sepulveda Boulevard, enter northbound I-405 Freeway at Moraga Drive, and continue to the disposal site located outside the city limits

**EMPTY TRUCKS: ROUTE 2**

From the disposal site, travel southbound I-405 Freeway, exit onto Sunset Boulevard off ramp, turn left (south) on Church Lane, left (east) on Sunset Boulevard, left (north) on Bellagio Way, right (east) on Bellagio Road, left (north) on Sarbonne Road, right (east) on Chalon Road, left (north) on Sarbonne Road, left (north) on Stradella Road, and continue to the project site.

10. Only one hauling truck, associated with this project address shall be allowed on Stradella Road, Roscomare Road, Sarbonne Road, Chalon Road, and Bellagio Road at any time.



11. Prior to hauling, the applicant shall provide the following information to Los Angeles Fire Department Station #37 located at 1090 Veteran Avenue, Los Angeles, CA 90024; telephone (310) 575-8537:
  - 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.
13. A Registered Deputy Grading Inspector shall notify the LADBS haul route monitoring inspector at least 48 hours prior to the beginning of hauling operations, and shall 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.
14. No crossing of two hauling vehicles shall be allowed in Bel-Air.
15. All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds, so as to prevent excessive amounts of dust.
16. All dirt/soil materials transported off-site shall be securely covered to prevent excessive amounts of dust.
17. Flagmen must coordinate with other active construction sites in the vicinity to ensure safe direction and flow of traffic to all motorists.

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

The Department of City Planning has analyzed this project and determined that it qualifies for a Categorical Exemption pursuant to section 15332 of the State California Environmental Quality Act (CEQA) Guidelines under Class 32 and Article III, Section 1, Class 3, Category 1 of the City CEQA Guidelines (Case No. ENV-2017-462-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.

Page 9

Job Address: 1410 NORTH STRADELLA ROAD

Board File: 170028

**E. MANDATORY FINDINGS AND RECOMMENDED ACTIONS**

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

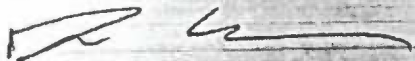
**CODE:**

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

**Section 91.7006.7. Limitation of Export and Import**

5. At the public hearing, the Board of Building and Safety Commissioners shall consider the views of the applicant and all other affected persons. The board shall then grant or conditionally grant approval of export and import operations or, in the event it determines that the grading activity, including the hauling operation, will endanger the public health, safety and welfare, it shall deny the request. Where conditions of the permit are recommended by the Department of Public Works, including the condition that a bond be posted pursuant to Section 62.202 of the Los Angeles Municipal Code, such conditions shall be made a part of any permit which may be issued. The decision of the board shall not be effective until 10 calendar days have elapsed from the date of the board's decision.
6. Any affected person, including the applicant, who is dissatisfied with the decision of the board, may appeal the board decision within 10 days to the City Council by filing an appeal with the city clerk on forms which the city clerk provides. The City Council shall hear and make its determination on the appeal not later than the 30th day after the appeal has been filed. The decision of the City Council on the matter shall be final. If the City Council fails to act on any appeal within the time limit specified in this section, the action of the board on the matter shall be final.

FRANK BUSH  
General Manager  
Superintendent of Building



Dina Elkinawy  
Staff Engineer, Commission Office



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

5 - Western SR# 76313  
1410 N. Stradella Rd

Date: April 7, 2017

To: Cora Johnson, Board Secretary  
Building and Safety Commission Office  
201 N. Figueroa Street, Room 1080, Stop 115

  
From: Mohammad H. Blorfroshan, Senior Transportation Engineer  
Western District, Department of Transportation

Subject: **HAUL ROUTE**  
**1410 NORTH STRADELLA ROAD**  
**Board File No: 170028**

This Department has reviewed the subject project's haul routes. **The Department recommends Route 1 as the primary route for this project.** The following are recommended haul routes conditions for this project:

**LOADED TRUCK ROUTE (Route 1):** From the project site, north on Stradella Road, north (right) on Roscomare Road, west (left) on Mulholland Drive, south (left) on Skirball Center Drive, enter onto I-405 Freeway North of the export site outside the City Limits.

**EMPTY TRUCK ROUTE (Route 1):** From the export site outside the City Limits, south on I-405 Freeway, take "Skirball Center Drive/Mulholland Dr" exit, north (right) on Sepulveda Boulevard, north (right) on Skirball Center Drive, east (right) on Mulholland Drive, south (right) on Roscomare Road, south (left) on Stradella Road to the project site.

**LOADED TRUCK ROUTE (Route 2):** From the project site, south on Stradella Road, south (right) on Sarbonne Road, west (right) on Chalon Road, south (left) on Sarbonne Road, west (right) on Bellagio Road, south (left) on Bellagio Way, west (right) on Sunset Boulevard, north (right) on Sepulveda Way, north (right) on Sepulveda Boulevard, enter onto I-405 North at Moraga Drive to the export site outside the City Limits.

**EMPTY TRUCK ROUTE (Route 2):** From the export site outside City Limits, south on I-405 Freeway, exit at Sunset Boulevard, south (left) on Church Lane, east (left) on Sunset Boulevard, north (left) on Bellagio Way, east (right) on Bellagio Road, north (left) on Sarbonne Road, east (right) on Chalon Road, north (left) on Sarbonne Road, north (left) on Stradella Road to the project site.

**HOURS OF OPERATION:** Monday thru Friday: 9:00 AM to 3:00 PM.

**STAGING:** Staging is On-Site only. **Flagmen with radio control are required at the project's site entrance on Stradella Road, and for Route 1, at Roscomare Road and Stradella Road intersection, for Route 2, at Stradella Road and Sarbonne Road, Chalon Road and Sarbonne Road (westerly jog), and at Sarbonne Road and Bellagio Road intersections during the hauling operation.**

**BEL AIR CONSTRUCTION PROJECTS WITH ACTIVE OR PENDING HAUL ROUTES IN THE AREA:** 944 N. Airole Way, 865 N. Stradella Road, 960 N. Stadella Road, 1000 N. Stradella Road, 1035 N. Stradella Rd, 911 N. Tione Rd.

**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.

MHB/Haul Route 1410 N. Stradella Road DOT Review

cc: Joan Pelico, Shawn Bayliss, Faisal Alsseri, Gurmet Khara, Council District 5  
Tom Caraballo, Timothy Walls, BSS, Investigation & Enforcement  
Michel Claiborne-Thompson, Dina Elkinawy, Christina Mills, Edmond Lee, Grant Woods,  
Krikor Manoukian, Andrew Nave, LADBS  
Rudy Guevara, LADOT



CITY OF LOS ANGELES  
INTER-DEPARTMENTAL CORRESPONDENCE

DATE:

May 24, 2017

TO:

Honorable Board of Building and Safety Commissioners  
Attn: Cora Johnson, Acting Board Secretary  
201 N. Figueroa Street, Room 1010  
Mail Stop #1010

FROM:

Nazario Saucedo, Director, Bureau of Street Services  
By: Gary Harris, Chief Street Services Investigator II *Nazario Saucedo*  
Street Services Investigation and Enforcement Division

SUBJECT: ORDINANCE NOS. 148,167 AND 159,016 -EXPORT OF EARTH  
MATERIAL (HILLSIDE AREAS) - 1410 NORTH STRADELLA ROAD

**I. FIELD MEETING/INSPECTION**

- A. An inspection was made by Senior Street Services Investigator II, T. F. Walls, of the Street Services Investigation and Enforcement Division, on April 18, 2017.
- B. The applicant's request was forwarded to the following Departmental representatives, and their recommendations have been received:

1. Mohammad H. Blorfroshan, Engineer, Department of Transportation
2. Hugo Valencia, Superintendent I, Bureau of Street Services

- C. The approved haul route is as follows:

**Loaded (Route 1):**

- From the project site, head north on Stradella Road
- Turn north (right) on Roscomare Road
- Turn west (left) on Mulholland Drive
- Turn south (left) on Skirball Center Drive
- Enter onto I-405 Freeway North of the export site outside the City limits

**Unloaded (Route 1):**

- From the export site outside City limits, head south on I-405 freeway
- Take Skirball Center Drive/Mulholland Drive exit
- Turn north (right) on Sepulveda Boulevard
- Turn north (right) on Skirball Center Drive
- Turn east (right) on Mulholland Drive
- Turn south (right) on Roscomare Road

- Turn south (left) on Stradella Road to the project site

Loaded (Route 2):

- From the project site, head south on Stradella Road
- Turn south (right) on Sarbonne Road
- Turn west (right) on Chalon Road
- Turn south (left) on Sarbonne Road
- Turn west (right) on Bellagio Road
- Turn south (left) on Bellagio Way
- Turn west (right) on Sunset Boulevard
- Turn north (right) on Sepulveda Way
- Turn north (right) on Sepulveda Boulevard
- Enter onto I-405 north at Moraga Drive to the export site outside the City limits

Unloaded (Route 2):

- From the export site outside City limits, head south on I-405 freeway
- Exit at Sunset Boulevard
- Turn south (left) on Church Lane
- Turn east (left) on Sunset Boulevard
- Turn north (left) on Bellagio Way
- Turn east (right) on Bellagio Road
- Turn north (left) on Sarbonne Road
- Turn east (right) on Chalon Road
- Turn north (left) on Sarbonne Road
- Turn north (left) on Stradella Road to the project site

Staging: Staging is on-site only. Flagmen with radio control are required at the project's site entrance on Stradella Road, and for route 1, at Roscomare Road and Stradella Road intersection, for route 2, at Stradella Road and Sarbonne Road, Chalon Road and Sarbonne Road (westerly jog), and at Sarbonne Road and Bellagio Road intersections during the hauling operation.

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

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

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

- A. Under the provisions of Section 62.201 of the Los Angeles Municipal Code, the following permit fee shall be required:



- I. A total of 5,400 cubic yards of material moved 3.0 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 \$122,500.00 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 Susan Sugay, Bond Control, Bureau of Engineering Valley District Office, 6262 Van Nuys Boulevard, Suite 251, Van Nuys, CA 91401, telephone (818) 374-5082.

### 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. No hauling is permitted on Saturdays, Sundays and holidays.
2. The vehicles used for hauling shall be 10-Wheeler dump trucks.
3. All trucks are to be cleaned of loose earth at the export site to prevent spilling. The contractor shall remove any material spilled onto the public street.
4. All trucks are to be watered at the export site to prevent excessive blowing of dirt.
5. The applicant shall comply with the State of California, Department of Transportation policy regarding movement of reducible loads.
6. Total amount of dirt to be hauled shall not exceed 5,400 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 approval. The permit fee shall be paid to the Street Services Investigation and Enforcement Division prior to the commencement of hauling operations.

NS/GH/TW:cl

S:haul routes 1410 NORTH STRADELLA ROAD



cc: Bureau of Street Services  
Hugo Valencia, Superintendent I  
Mail Stop #101

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

Department of Transportation  
Mohammad H. Blorfroshan, Senior Transportation Engineer  
East Valley Traffic District  
Mail Stop #769

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

Bureau of Street Services  
T. F Walls, Senior Street Services Investigator II  
1149 South Broadway, Suite 350  
Los Angeles, CA 90015

Owner: CJS Group LP  
1800 Augusta Drive, Suite 305  
Houston, TX 77057

Applicant: Tony Russo  
11150 West Olympic Boulevard, #700  
Los Angeles, CA 90064  
(408) 655-0998

Contractor: TBD

CITY OF LOS ANGELES  
DEPARTMENT OF BUILDING AND SAFETY

ATTACHMENT 2

CATEGORICAL EXEMPTION QUESTIONNAIRE

JOB ADDRESS: 1410 N Stradella Road, LA, CA 90077

To determine if the Project is exempt from CEQA, please answer the following questions placing an "x" on the appropriate box. **NOTE: false or incorrect statements may delay processing and approval of the haul route.**

Briefly describe project (include the number of residential units, if applicable):

(N) SFD - 2 story with basement, attached garage, pool storage structure, pool and spa. Export of 5400 CY

1. Does the export or import of earth exceed 1,000 cubic yards of earth from/to the project site? ☒ Yes ☐ No
2. Will the grading involve the removal of protected trees (Ord. No. 177,404)? ☐ Yes ☒ No
3. Is the project located in a waterway or wetland or within an officially designated (by federal, State or local governmental action) scenic corridor, or specific plan? ☐ Yes ☒ No
4. Is there any evidence of soil contamination at the site? ☐ Yes ☒ No
5. If the project consists of proposed dwelling units and is located in the A or R Zones, Will the project require the construction of retaining walls not in compliance with Section 12.21 C8 of the LAMC? ☐ Yes ☒ No
6. Is there an Environmental Impact Report (EIR), Mitigated Negative Declaration (MND) or a Negative Declaration (ND) which has been prepared for the proposed development? ☐ Yes ☒ No  
ND/MND/EIR NO. \_\_\_\_\_ Date: \_\_\_\_\_

For Projects involving only an alteration of land (i.e. grading only):

7. Is the grading to be done on land with an existing slope of less than ten percent (<10%)? ☐ Yes ☐ No
8. Is the grading to be done on land with an existing slope of fifteen percent or less ( $\leq 15\%$ )? ☐ Yes ☐ No

If grading on land with a slope of fifteen percent or less ( $\leq 15\%$ ):

- 5a. Will the total amount of cut exceed 20,000 cubic yards? ☐ Yes ☐ No  
5b. Will the total amount of fill exceed 20,000 cubic yards? ☐ Yes ☐ No

Tony Russo

print: Applicant's name

Signature

Date

tony@crestrealestate.com

E-mail

408-655-0998

Telephone

**DEPARTMENT USE ONLY:**

- ☒ The questionnaire has been reviewed and the grading/hauling as described is categorically exempt by Pursuant to Article III, Class 3, Subcategory 1 of the City of Los Angeles CEQA Guidelines.
- ☐ The ND, MND or EIR adequately addresses the grading/hauling for the project. \_\_\_\_\_  
(Planning/PublicWorks staff name and signature)
- ☐ The ND, MND or EIR does not adequately address the grading/hauling project, or the effects of soil contamination or potential protected tree removal (if applicable). A Reconsideration is required. Contact the Department of City Planning, Environmental Review Section at 213-978-1332.
- ☐ An assessment addressing the effects of the grading/hauling project is required prior to submitting the haul route application. Complete an Environmental Assessment Form (EAF) and submit to the Department of City Planning for appropriate action, 201 N. Figueroa St., 4<sup>th</sup> floor, (213) 482-7077.

Comments: \_\_\_\_\_



COUNTY CLERK'S USE

CITY CLERK'S USE

**CITY OF LOS ANGELES**  
**OFFICE OF THE CITY CLERK**  
 200 NORTH SPRING STREET, ROOM 360  
 LOS ANGELES, CALIFORNIA 90012  
**CALIFORNIA ENVIRONMENTAL QUALITY ACT**  
**NOTICE OF EXEMPTION**  
 (California Environmental Quality Act 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). Pursuant to Public Resources Code Section 21167 (d), the filing of this notice starts a 35-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations being extended to 180 days.

<b>LEAD CITY AGENCY</b> City of Los Angeles Department of City Planning	<b>COUNCIL DISTRICT</b> 5
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<b>PROJECT TITLE</b> Haul Route	<b>LOG REFERENCE</b> ENV 2017-462-CE
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**PROJECT LOCATION**  
1410 N Stradella Rd, Los Angeles, CA 90077

**DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:**

The demolition an existing single family dwelling with the new construction of a 2-story single family dwelling with a basement, pool storage structure, retaining wall, and pool/spa with a RFA of 8,170 square feet (per BHO). There is a request for a Haul Route Permit for export of 5,700 cubic yards of dirt.

**NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY:**

Charles J. Chanaratsoyon, CJS Group LP

<b>CONTACT PERSON</b> Tony Russo	<b>AREA CODE</b> 408	<b>TELEPHONE NUMBER</b> 655-0998	<b>EXT.</b>
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**EXEMPT STATUS: (Check One)**

	STATE CEQA GUIDELINES	CITY CEQA GUIDELINES
MINISTERIAL	Sec. 15268	Art. II, Sec. 2b
DECLARED EMERGENCY	Sec. 15269	Art. II, Sec. 2a (1)
EMERGENCY PROJECT	Sec. 15269 (b) & (c)	Art. II, Sec. 2a (2) & (3)
<input checked="" type="checkbox"/> CATEGORICAL EXEMPTION	Sec. 15300 <i>et seq.</i>	Art. III, Sec. 1

Class 3 Category 1 (City CEQA Guidelines)  
 Class 32 (City CEQA Guidelines)  
 OTHER (See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision.)

**JUSTIFICATION FOR PROJECT EXEMPTION:** The project consists of the demolition of an existing single family dwelling, with the new construction, use and maintenance of a 2-story single family dwelling with a basement, pool storage structure, retaining wall, and pool/spa. The total square footage of the new dwelling (not including exemptions) is 11,834 square feet. Including exemptions, the BHO square footage of the new dwelling is 8,170 square feet. The maximum height of the new dwelling is 30 feet. The construction of the new single family residence will be in conjunction with an application for a Haul Route Permit for the export of approximately 5,700 cubic yards of earth. As a single-family home developed on an infill site, this project qualifies for a Class 3, Category 1 and a Class 32 Categorical Exemption.

There are six (6) exceptions to this Exemption which must be considered in order to find a project exempt under Class 3, Category 1 and Class 32: (a) Location; (b) Cumulative Impacts; (c) Significant Effect; (d) Scenic Highways; (e) Hazardous Waste Sites; and (f) Historical Resources.

The subject site is in a Landslide Area and a Special Grading Area. However, specific Regulatory Compliance Measures (RCMs) in the City of Los Angeles regulate the grading and construction of projects in these types of "sensitive" locations. RCMs include the submittal of a Geology and Soils Report prepared by Applied Earth Sciences, and a Geology and Soils Report Approval Letter, issued by the Los Angeles Department of Building and Safety on October 20, 2016 which includes conditions of approval. In addition, the RCMs require that the design and construction of the building must conform to the California Building Code and Green Code. The grading on site shall comply with the City's Landform Grading Manual, as approved by the Los Angeles Department of Building and Safety Grading Division. The design must also comply with the Baseline Hillside Ordinance and ZI-2443 as approved by the Los Angeles Department of Building and Safety. Roof and site drainage as well as sewer availability must also comply with Bureau of Engineering and Bureau of Sanitation standards. Hydrants, Fire Department Access, and Fire Safety must be reviewed and approved by the Los Angeles Fire Department before permits can be issued. These RCMs have been historically proven to work to the satisfaction of the City Engineer to reduce any impacts from the specific environment in which the project is located. According to Navigate LA as of March 9 2017, within 1000 feet of the subject site, there are no other haul route applications in conjunction with the



construction of a new home. However, there is one other haul route permit approved along this proposed route that shares a portion of this route (located over a mile from the subject property at 2304 Donella Cr.). While there are active building permits in the vicinity of the subject site, only one other new single family dwelling with a haul route application is known. In light of the increase in construction activity in the Hillside Area and the increase in associated truck traffic related to the import and export of soil, a haul route monitoring program is being implemented by the Department of Building and Safety for Council Districts 4 and 5 to ensure safety and to protect the quality of life of area residents. As part of this program, a haul route monitor is assigned to a geographic area to monitor haul routes and keep track of daily activities. Haul routes are tracked via a map for each district to identify the locations of construction sites for which a haul route was required. The haul route approval will include RCMs and recommended conditions prepared by Los Angeles Department of Transportation and the Bureau of Public Works Street Services Division to be considered by the Board of Building and Safety Commissioners to manage construction related hauling activity, monitor hauling traffic, and regulate haul trips in response to congestion. Therefore, no foreseeable cumulative impacts are expected.

The project proposes to construct a single-family dwelling, in an area zoned and designated for such development. All adjacent lots are developed with single family dwellings, and the subject site is of a similar size and slope to nearby properties. The size of the proposed project at 8,170 square feet per Baseline Hillside Ordinance calculation, is not unusual for the vicinity of the subject site. The subject property is similar in scope to other existing homes in the area. According to Appendix B of the City of Los Angeles Mobility Plan, the subject site is not designated as a scenic highway, nor are there any designated scenic highways located near the project site. According to Envirostor, the State of California's database of Hazardous Waste Sites, neither the subject site, nor any site in the vicinity, is identified as a hazardous waste site. Furthermore, the project site has not been identified as a historic resource by local or state agencies, and the project site has not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register, nor has the site been found to be a potential historic resource based on the City's [historicplacesla.org](http://historicplacesla.org) or [preservation.lacity.org/survey](http://preservation.lacity.org/survey) websites. Finally, the City does not choose to treat the site as a historic resource. Based on this information, the project will not result in a substantial adverse change to the significance of a historic resource.

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

As mentioned, the site currently is developed with a single-family dwelling. The site is zoned RE15-1-H and has a General Plan Land Use Designation of Minimum Residential. As a new single-family dwelling, the project is in conformance with the General Plan Land Use Designation and Zoning regulations. The subject site is wholly within the City of Los Angeles on a site that is approximately 0.71 acres. Lots adjacent to the subject site are also developed with single-family dwellings. The site is not a wildland area and is not inhabited by endangered, rare, or threatened species. The Project proposes to remove four unprotected trees from the site, and replace them with four 24"-box size trees as per the Protected Tree Report prepared by The Tree Resource dated January 10, 2017. 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 ensure that any potential impacts on noise and water are less than significant for this project. The project will also be governed by an approved haul route under City Code requirements, which will regulate the route hauling trucks will travel, and the times at which they may leave the site, thereby ensuring any potential traffic impacts are less than significant. In addition, an Air Quality Study was prepared for the proposed project by SESPE Consulting, Inc on February 1, 2017, and found that localized air quality impacts from the proposed project will be less than significant. The project site will be adequately served by all public utilities and services given that the construction of a new single family dwelling will be on a site which has an existing developed single-family dwelling, therefore resulting in no increase in density or significant increase in population. Therefore, the project meets the qualifications of the Class 32 Exemption.

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

SIGNATURE <i>Victor A. Vallejo E.</i>		TITLE City Planning Associate	DATE 3-10-17
FEE: \$2,758.00	RECEIPT NO. 0103690996	REC'D BY Daisy Benicia	DATE 2/06/2017

DISTRIBUTION: (1) County Clerk, (2) City Clerk, (3) Agency Record  
Rev. 11-1-03 Rev. 1-31-06 Word

IF FILED BY THE APPLICANT:

NAME (PRINTED) Tony Russo

SIGNATURE 

DATE 3/14/17



BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIELOS  
PRESIDENT

E. FELICIA BRANNON  
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL  
GEORGE HOVAGUIMIAN  
JAVIER NUNEZ

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

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

FRANK BUSH  
GENERAL MANAGER

OSAMA YOUNAN, P.E.  
EXECUTIVE OFFICER

**GEOLOGY AND SOILS REPORT APPROVAL LETTER**

October 20, 2016

LOG # 95044  
SOILS/GEOLOGY FILE - 2  
LAN

CJS Group LP  
1410 N. Stradella Road  
Los Angeles, CA 90077

TRACT: 23946  
LOT: 51  
LOCATION: 1410 N. Stradella Road

CURRENT REFERENCE REPORT/LETTER	REPORT No.	DATE OF DOCUMENT	PREPARED BY
Geology/Soils Report	16-460-22	09/09/2016	Applied Earth Sciences
Oversized Documents	"	"	"
Request for Modification	24633	10/20/2016	LADBS

The Grading Division of the Department of Building and Safety (Department) has reviewed the referenced report that provides recommendations for the proposed demolition of all existing site structures; backfill of the existing pool; removal and re-compaction of the existing fill, railroad tie walls, and existing eroded soils on the building pad and slope; construction of a line of shear pins with a 5 foot high slough wall on top located approximately 30 to 45 feet west of the eastern property line; and, construction of a 3-story single family residence with basement, 2 pools, retaining walls, and decks.

The subject lot is located at the top of an approximately 420 foot high east facing slope with gradients as steep as 1:1. The earth materials at the subsurface exploration locations consist of up to 6 feet of uncertified fill underlain by colluvial slope wash/slough, surficial failure debris, up to a 9 foot thickness of landslide debris and Santa Monica slate bedrock. The landslide planes and bedrock foliation dip adversely to the northeast, north, northwest, east, and south. The consultants recommend to support the proposed structures on conventional and/or drilled-pile foundations bearing on competent bedrock. The consultants also recommend to establish a "Restricted Zone" that leaves existing landslide debris in the eastern portion of the lot below the proposed shear pins in an as-is conditions due to the infeasibility of removal/stabilization.

The Department has approved the request-for-modification (Mod # 24633) to allow non-conforming slopes with landslide debris in the eastern portion of the site below the shear pins. An affidavit designating this area as a restricted use zone and requiring the maintenance of protective devices, clean up and/or repairs by the owners has been recorded with the Los Angeles County recorder.

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 2014 City of LA Building Code. P/BC numbers refer the applicable Information Bulletin. Information Bulletins can be accessed on the internet at LADBS.ORG.)

1. The entire site shall be brought up to the current Code standard, except for allowed by the approved Request for Modification (7005.9).
2. Secure the notarized written consent from all owners upon whose property proposed grading/construction access is to extend, in the event off-site grading and/or access for construction purposes is required. The consent shall be included as part of the final plans. (7006.6)
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 report 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. All existing fill shall be removed and recompacted at an angle no steeper than 2:1 (horizontal to vertical), or supported by a designed retaining wall. (7011.2)
10. All existing uncertified fill and/or creep prone soils shall be removed and recompacted under the supervision of the soils engineer. (7011.3)
11. All graded slopes are subject to erosion and shall be planted and an irrigation system installed conforming to Section 91.7012.
12. 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 (D1556). Placement of gravel in lieu of compacted fill is allowed only if complying with Section 91.7011.3 of the Code. (7011.3)
13. Existing uncertified fill shall not be used for support of footings, concrete slabs or new fill. (1809.2, 7011.3)
14. Drainage in conformance with the provisions of the Code shall be maintained during and subsequent to construction. (7013.12)
15. 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 cu yd. (7007.1)



1828 Sawtelle Blvd., 3rd Floor, West LA (310) 575-8388

16. All loose foundation excavation material shall be removed prior to commencement of framing. Slopes disturbed by construction activities shall be restored. (7005.3)
17. The applicant is advised that the approval of this report does not waive the requirements for excavations contained in the State Construction Safety Orders enforced by the State Division of Industrial Safety. (3301.1)
18. Temporary excavations that remove lateral support to the public way, adjacent property, or adjacent structures shall be supported by shoring, as recommended. Note: Lateral support shall be considered to be removed when the excavation extends below a plane projected downward at an angle of 45 degrees from the bottom of a footing of an existing structure, from the edge of the public way or an adjacent property. (3307.3.1)
19. Prior to the issuance of any permit which 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)
20. Unsurcharged temporary excavations exposing unsupported geology and/or unsupported foliation planes shall be trimmed back along the lowest unsupported plane as determined by the project geologist or shored, as recommended.
21. The soils engineer shall review and approve the shoring and/or underpinning plans prior to issuance of the permit. (3307.3.2)
22. 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.
23. Unsurcharged temporary excavations in fill and bedrock with supported bedding/foliation planes as determined by the project geologist shall be excavated as specified in the section titled "Temporary Excavations" starting on page 14 of the 09/09/2016 report.
24. Shoring shall be designed for a minimum EFP of 30 PCF; all surcharge loads shall be included into the design, as recommended.
25. Shoring shall be designed for a maximum lateral deflection of 1 inch, provided there are no structures within a 1:1 plane projected up from the base of the excavation. Where a structure is within a 1:1 plane projected up from the base of the excavation, shoring shall be designed for a maximum lateral deflection of ½ inch, or to a lower deflection determined by the consultant that does not present any potential hazard to the adjacent structure.
26. A shoring monitoring program shall be implemented to the satisfaction of the soils engineer.
27. All foundations shall derive entire support from competent bedrock, as recommended and approved by the geologist and soils engineer by inspection.
28. Foundations adjacent to a descending slope steeper than 3:1 (H:V) 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 in ground 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.

29. Buildings adjacent to ascending slopes steeper than 3:1 (H:V) in gradient shall be set back from the toe of the slope a level distance equal to one-half the vertical height of the slope, but need not exceed 15 feet (1808.7.1); for pools the setback shall be one-fourth the vertical height of the slope, but need not exceed 7.5 feet (1808.7.3). Where the slope is steeper than 1:1, the toe of the slope shall be assumed to be at the intersection of a horizontal plane drawn from the top of the foundation and a plane drawn tangent to the slope at an angle of 45 degrees to the horizontal.
30. Pile caisson and/or isolated foundation ties are required by Code Sections 1809.13 and/or 1810.3.13. Exceptions and modification to this requirement are provided in Information Bulletin P/BC 2014-030.
31. 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. P/BC 2014-050
32. The design passive pressure shall be neglected for a portion of the pile with a setback distance (horizontal set back) less than five feet from fill, soil, weathered bedrock, or landslide contact plane with bedrock.
33. Existing uncertified fill shall not be used for lateral support of deep foundation. (1810.2.1)
34. Slabs placed on approved compacted fill shall be at least 5 inches thick and shall be reinforced with ½-inch diameter (#4) reinforcing bars spaced maximum of 16 inches on center each way.
35. Concrete floor slabs placed on expansive soil shall be placed on a 4-inch fill of coarse aggregate or on a moisture barrier membrane. The slabs shall be at least 5 inches thick and shall be reinforced with ½-inch diameter (#4) reinforcing bars spaced maximum of 16 inches on center each way.
36. The seismic design shall be based on a Site Class C, as recommended. All other seismic design parameters shall be reviewed by LADBS building plan check.
37. Retaining walls shall be designed for the lateral earth pressures specified in the section titled "Retaining Walls" starting on page 18 of the 09/09/2016 report. All surcharge loads shall be included into the design.
38. A slough wall at the base of ascending slopes shall be provided with a minimum freeboard of 8 feet, as recommended.
39. 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.
40. All retaining walls shall be provided with a standard surface backdrain system and all drainage shall be conducted to the street in an acceptable manner and in a non-erosive device. (7013.11)
41. 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 soil report shall be incorporated into the foundation plan which shall be reviewed and approved by the soils engineer of record. (1805.4)
42. Installation of the subdrain system shall be inspected and approved by the soils engineer of record and the City grading/building inspector. (108.9)



43. Basement walls and floors shall be waterproofed/damp-proofed with an L.A. City approved "Below-grade" waterproofing/damp-proofing material with a research report number. (104.2.6)
44. Prefabricated drainage composites (Miradrain, Geotextiles) may be only used in addition to traditionally accepted methods of draining retained earth.
45. The structure shall be connected to the public sewer system. P/BC 2014-027
46. In the event the site is too low to drain to the street, a sump pump with a natural gas/propane powered generator are required and are not a part of this approval. Note: Approval will be considered upon submittal to the Grading Division of a Request for Modification by the applicant that includes the following: a map showing the final location of the sump pump and drainage lines. P/BC 2014-103
47. All roof, pad, deck and slope drainage above the slough wall shall be conducted to the street in an acceptable manner; water shall not be dispersed on to descending slopes without specific approval from the Grading Division and the consulting geologist and soils engineer. (7013.10)
48. All concentrated drainage shall be conducted in an approved device and disposed of in a manner approved by the LADBS. (7013.10)
49. Sprinkler plans for irrigation shall be submitted and approved by the Mechanical Plan Check Section (7012.3.1).
50. 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 utilization in the field. (7008.2, 7008.3)
51. 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)
52. All friction pile or caisson drilling and installation shall be performed under the inspection and approval of the geologist and soils engineer. The geologist shall indicate the distance that friction piles or caissons penetrate into competent bedrock in a written field memorandum. (1803.5.5, 1704.9)
53. Prior to the pouring of 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 Building Inspector and the Contractor stating that the work so inspected meets the conditions of the report, but that no concrete shall be poured until the City Building 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)
54. Prior to excavation, an initial inspection shall be called with LADBS Inspector at which time sequence of construction, shoring, pile installation, protection fences and dust and traffic control will be scheduled. (108.9.1)
55. Installation of shoring, underpinning, slot cutting excavations and/or pile installation shall be performed under the inspection and approval of the soils engineer and deputy grading inspector. (1705.6)
56. Prior to the placing of compacted fill, a representative of the soils engineer shall inspect and approve the bottom excavations. The representative shall post a notice on the job site for the City Grading Inspector and the Contractor stating that the soil inspected meets the conditions of the

1410 N. Stradella Road

report, but that no fill shall be placed until the LADBS Grading 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)

57. No footing/slab shall be poured until the compaction report is submitted and approved by the Grading Division of the Department.



CASEY LEE JENSEN  
Engineering Geologist Associate II



GLEN RAAD  
Geotechnical Engineer I

CLJ/GR:clj/gr  
Log No. 95044  
213-482-0480

cc: Labyrinth Design Studio, Applicant  
Applied Earth Sciences, Project Consultant  
WL District Office



From: **James Frawley** james.f.frawley@gmail.com  
Subject: **MCMANSION NEXT DOOR CONSTRUCTION**  
Date: **July 31, 2017 at 4:17 PM**  
To: **SHAWN@BELAIRASSOCIATION.ORG**



DEAR SHAWN,

SHOWN BELOW IS A MEMO WE GOT INCLUDED IN THE FILE AT THE HAUL ROUTE HEARING ON 7/25/17. OUR PROPERTY HAS A LARGE STACKED STONE WALL PARTS OF WHICH RUN CLOSE TO THE PROPERTY LINE WITH 1410 STRADELLA RD, WE FEAR THAT THIS WILL BE DAMAGED. WHO MIGHT YOU SUGGEST THAT WE COULD CONSULT WITH ABOUT THIS SITUATION. ?

SINCERELY, JAMES FRAWLEY

TO: DEPARTMENT OF BUILDING AND SAFETY  
HEARING - JULY 25, 2017  
BOARD FILE NO. 170028

WE UNDERSTAND THEY PLAN TO BUILD A HOUSE OF 11,800 SQUARE FEET WITH A BASEMENT OF 2700 SQUARE FEET AT 1410 STRADELLA ROAD.

THE REQUEST IS TO HAUL 5,400 CUBIC YARDS OF DIRT FROM THE SITE. THAT IS APPROX 540 DUMP TRUCK LOADS OF DIRT. WHY HAUL SO MUCH? WHY CANT MORE OR ALL REMAIN ON THE PROPERTY? THE CURRENT PLAN WILL TAKE 3 MONTHS OF HAULING PLUS COMPLETE DEMOLITION OF THE CURRENT HOME AND AT LEAST 24 MONTHS OF NEW CONSTRUCTION.

OUR AREA IS IN THE ACTIVE SEISMIC ZONE. WILL THE REMOVAL OF SO MUCH DIRT INCREASE THE RISK OF LAND SLIPPAGE?  
WHAT IS BEING DONE IN THE PLAN TO INSURE THIS RISK IS ELIMINATED?

THE NOISE AND DUST FROM THE PROJECT WILL BE SUBSTANTIAL.  
WHAT IS BEING DONE TO PROTECT US FROM THIS  
INCURSION OF OUR RIGHT TO PRIVACY AND PEACE AND QUIET?  
JAMES FRAWLEY HAS A SERIOUS PULMONARY DISEASE REQUIRING 24 HOUR OXYGEN. HE WILL SUFFER GREATLY FROM THE DUST.

PARKING CANNOT BE ALLOWED ON EITHER SIDE OF THE STREET OR THE DANGER OF ACCIDENTS AND INCONVENIENCE WILL BE GREATLY INCREASED. WE SHOULD PROPOSE A RESIDENT ONLY PARKING PERMIT WITH A TEMPORARY NO PARKING ZONE & TIMEFRAMES.

FROM: JAMES & SIGH-GYOW FRAWLEY  
RESIDENTS AND OWNERS OF  
1420 STRADELLA ROAD  
LOS ANGELES, CA 90077  
JAMES.F.FRAWLEY@GMAIL.COM  
(310) 889-9433

**30-DAY NOTICE OF INTENT TO EXCAVATE**

Date: 07/13/2017

To: Owner of property located at 1420 N STADELLA ROAD, LOS ANGELES, CA 90077

From: CHANARATSOPONS, L.L.C.

Subject: **PROTECTION OF ADJOINING PROPERTY - ORDINANCE NO. 165,041  
(LABC 3307.1)**

Job Address: 1410 N STADELLA ROAD, LOS ANGELES, CA 90077

Legal Description: APN# 4377038008, TRACT NO. 23946, BLOCK NONE, LOT NO 51

I am applying for a permit with the Department of Building and Safety, City of Los Angeles for a 11'-7"  
foot deep excavation located 8'-0" feet away from our common property line, for the purpose of  
Construction of a new basement for single family residence

The ordinance requires that I give adjacent property owner(s) 30 days written notice when the excavation  
will be of greater depth than the adjoining building's or structure's foundation and when the excavation  
is closer to the common property line than the depth of the excavation. The excavation is proposed to  
commence on or after 08 / 13 / 2017. Should you have any questions or concerns, I can be reached  
at (832) 216-0077.

Print Name: CHANARATSOPONS, L.L.C.

Signature: \_\_\_\_\_

Position: OWNER