

CITY OF LOS ANGELES
CALIFORNIA

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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
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ERIC GARCETTI
MAYOR

FRANK M. BUSH
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

December 12, 2017

BOARD FILE NO. 170097
C.D.: 4 (Councilmember D. Ryu)

8437 Carlton Way, LLC
8491 West Sunset Boulevard, Suite 2600
West Hollywood, CA 90069

JOB ADDRESS: 8437 WEST CARLTON WAY
TRACT: TR 7737

The Board of Building and Safety Commissioners, at its meeting of December 12, 2017, gave consideration to the application by Nathan Freeman to export 2,363 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 November 30, 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

December 12, 2017

NOT VALID WITHOUT STAMP AND SIGNATURE

CC: Sr. Grading Inspector Patrick Mishlich
Ellen Evans Darby Manning
Nathan Freeman Jim Murray
Jamie Hall David Rasmussen

170097.fal

CJ:jh

BOARD OF
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—
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EXECUTIVE OFFICER

—

November 30, 2017

BOARD FILE NO. 170097
C.D.: 4 (Councilmember D. Ryu)

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

APPLICATION TO EXPORT 2,363 CUBIC YARDS OF EARTH

PROJECT LOCATION: 8437 WEST CARLTON WAY

TRACT: TR 7737

BLOCK: NONE

LOTS: 78

OWNER:.
8437 Carlton Way, LLC
8491 West Sunset Boulevard, Suite 2600
West Hollywood, CA 90069

APPLICANT:
Nathan Freeman
440 South Vermont Avenue, Suite 201
Los Angeles, CA 90020

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 2,363 cubic yards of material moved 7.2 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 \$609,000.00 shall be required from the property owner to cover any road damage and any street cleaning costs resulting from the hauling activity.
4. Forms for the bond will be issued by Bond Control, Bureau of Engineering Valley District Office, 6262 Van Nuys Boulevard, Suite 251, Van Nuys, CA 91401; telephone (818) 374-5082.

B. GENERAL CONDITIONS:

1. The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by grading and hauling, and at all times shall provide reasonable control of dust caused by wind, at the sole discretion of the grading inspector.
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. Hauling shall commence no later than eighteen months after Board action approval.

15. 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.
16. 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.
17. Hauling vehicles shall not stage on any streets adjacent to the project, unless specifically approved as a special condition in this report.
18. Hauling vehicles shall be spaced so as to discourage a convoy affect.
19. 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.
20. **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.**
21. **INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.**

Owner shall do all of the following:

- (i) **Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.**
- (ii) **Reimburse the City for any and all costs incurred in defense of an action related to or arising out of the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.**
- (iii) **Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the owner and requesting a deposit. The initial deposit shall be in an amount set by the**

City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$25,000. The City's failure to notice or collect the deposit does not relieve the owner from responsibility to reimburse the City pursuant to the requirement in paragraph (iii).

- (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the owner from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).**
- (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.**

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

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

For purposes of this condition, the following definitions apply:

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

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

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

C. SPECIFIC CONDITIONS

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

1. The hauling operations are restricted to the hours between 9:00 a.m. and 3:00 p.m. on Mondays through Wednesdays and Fridays. No hauling is allowed on Thursdays, Saturdays, and Sundays or City Holidays. Haul vehicles may not arrive at the site before the designated start time.
2. Hauling of earth shall be completed within the maximum time limit of 25 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 2,363 cubic yards.
6. "Truck Crossing" warning signs shall be placed 300 feet in advance of the exit in each direction.
7. A minimum of three flag attendants, each with two-way radios, shall be required during hauling hours to assist with staging and getting trucks in and out of the project area. One flag attendant shall be placed at the following locations:
 - A. The project site.
 - B. The intersection of Carlton Way and Kings Road.
 - C. The intersection of Carlton Way and Queens 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."

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 in haul route.
9. The City of Los Angeles, Department of Transportation, telephone (213) 485-2298, shall be contacted four days prior to hauling to obtain fee requirements, applicable restrictions, and to have "Temporary Tow Away No Stopping Anytime" signs posted along Carlton Way adjacent to the project site during hauling.

10. The recommended route is as follows:

LOADED TRUCKS:

Exit jobsite northbound on Carlton Way, turn right (south) on Kings Road, left (east) on Sunset Boulevard, left (north) on Highland Boulevard, right (east) on Barham Boulevard, right (east) on Forest Lawn Drive, enter eastbound CA-134 Freeway, exit northbound on Figueroa Street, and continue to the disposal site located at the Scholl Canyon Landfill.

EMPTY TRUCKS:

Reverse of "LOADED TRUCKS" route

11. Only one hauling truck, associated with this project address, shall be allowed on Carlton Way and Kings Road at any time.
12. Prior to hauling, the applicant shall provide the following information to Los Angeles Fire Department Station #41 located at 1439 North Gardner Street, Los Angeles, CA 90046; telephone (213) 485-6241:
 - A. Contact information for the construction superintendent or contractor.
 - B. A copy of this approved staff report.
 - C. A map clearly illustrating the approved hauling route and involved street names.
 - D. The approved hauling hours.
 - E. The estimated completion date of hauling.
13. 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.
14. 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.
15. Hauling Vehicles are not allowed to back up (reverse) onto the street and must turn around on the property.

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, and Class 3, Category 1, of the City CEQA Guidelines (Case No. ENV-2017-1783-CE). If you concur with the Department of City Planning's exemption analysis, you can comply with your obligations under CEQA by determining that the project is exempt for the reasons outlined in the Notice of Exemption prepared by City Planning.

E. MANDATORY FINDINGS AND RECOMMENDED ACTIONS

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

CODE:

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

Section 91.7006.7. Limitation of Export and Import

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

6. Any affected person, including the applicant, who is dissatisfied with the decision of the board, may appeal the board decision within 10 days to the City Council by filing an appeal with the city clerk on forms which the city clerk provides. The City Council shall hear and make its determination on the appeal not later than the 30th day after the appeal has been filed. The decision of the City Council on the matter shall be final. If the City Council fails to act on any appeal within the time limit specified in this section, the action of the board on the matter shall be final.

FRANK BUSH

General Manager

Superintendent of Building



Dina Elkinawy

Staff Engineer, Commission Office

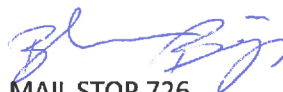
CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

DATE: November 27, 2017

4 – Hwd/Wlsh #87965
Carlton Way, 8437

TO: Cora Johnson, Board Secretary
Building and Safety Commission Office
201 N. Figueroa St., Room 1080, Stop 115
FAX: 213-482-6573
E-mail: ladbscom@ladbs.lacity.org

FROM: Bhuvan Bajaj, Department of Transportation
Hollywood / Wilshire District, 6501 Fountain Ave, MAIL STOP 726



SUBJECT: IMPORT/EXPORT OF EARTH – 8437 West Carlton Way

The Department of Transportation has reviewed the requested Haul Route. Our recommendations are as follows:

1. RECOMMENDED HAUL ROUTE:

Loaded Trucks: Exit jobsite on Carlton Way (Northbound); Left turn onto Kings Rd (Northbound); Left turn onto Sunset Bl (Eastbound); Left turn onto Highland Ave (Northbound); Right turn onto Odin St (Eastbound); Right turn onto Barham Bl (Eastbound); Right turn onto Forest Lawn Dr (Eastbound); Merge right onto Eastbound Ventura Fwy On-Ramp (CA-134);); Exit Figueroa St; Right turn onto Figueroa St (Northbound); Continue onto Scholl Canyon Rd (Northbound) to disposal site.

Empty Trucks: Reverse Directions.

2. DAYS AND HOURS OF HAULING OPERATION

Hauling should be from 9AM to 3PM weekdays, and 8AM to 4PM on Saturdays.
No hauling should be performed on Sundays and Holidays.

3. STAGING AREA

Trucks should be staged on job site whenever possible. No more than one (1) haul truck may be staged on Carlton Way in front of jobsite.

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

4. ADDITIONAL COMMENTS AND/OR REQUIREMENTS

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

Flagger control should be provided during the hauling operations to assist with ingress and egress of truck traffic on Carlton Way.

If you have any questions, please call Christopher Rider at (323) 957-6843.

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

DATE: October 18, 2017

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

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

SUBJECT: ORDINANCE NOS. 148,167 AND 159,016 – EXPORT OF EARTH MATERIAL (HILLSIDE AREAS) – 8437 WEST CARLTON WAY

I. FIELD MEETING/INSPECTION

- A. An inspection was made by Senior Street Services Investigator II, Karen Bowie, of the Street Services Investigation and Enforcement Division October 16, 2017.
- B. The applicant's request was forwarded to the following Departmental representatives, and their recommendations have been received:
1. Jeannie Shen, District Engineer, Department of Transportation
 2. Mark Simon, General Superintendent II, Bureau of Street Services
- C. The approved haul route is as follows:

Loaded:

- Exit job site on Carlton Way (northbound)
- Turn right onto Kings Road (southbound)
- Turn left onto Sunset Boulevard (eastbound)
- Turn left onto Highland Avenue (northbound)
- Turn right onto Barham Boulevard (eastbound)
- Turn right onto Forest Lawn Drive (eastbound)
- Merge right onto Eastbound Ventura Freeway on-ramp (CA-134)
- Exit Figueroa Street
- Turn right onto Figueroa Street (northbound)
- Continue onto Scholl Canyon Road (northbound to disposal site)

Unloaded:

- Reverse directions

Staging: Trucks should be staged on job site whenever possible. No more than one (1) haul truck may be staged on Carlton Way in front of job site.

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

II. REQUIRED PERMIT FEE AND BOND

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

- A. Under the provisions of Section 62.201 of the Los Angeles Municipal Code, the following permit fee shall be required:
 - 1. A total of 2,363 cubic yards of material moved 7.2 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 \$609,000.00 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 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, and 8:00 a.m. and 4:00 p.m. on Saturdays. No hauling is permitted on Sundays and holidays.
- 2. The vehicles used for hauling shall be 10-Wheeler dump trucks.

3. All trucks are to be cleaned of loose earth at the export site to prevent spilling. The contractor shall remove any material spilled onto the public street.
4. All trucks are to be watered at the export site to prevent excessive blowing of dirt.
5. The applicant shall comply with the State of California, Department of Transportation policy regarding movement of reducible loads.
6. Total amount of dirt to be hauled shall not exceed 2,363 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/KB:cl

S:haul routes 8437 WEST CARLTON WAY

cc: Bureau of Street Services
Mark Simon, Superintendent II
North Central
Mail Stop #550

Bureau of Engineering
District Engineer
Central District Engineering Office
Mail Stop # 503

Department of Transportation
Jeannie Shen, Transportation Engineer
Hollywood-Wilshire Traffic District
Mail Stop # 726

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

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

Owner: Michel Amos
8432 West Carlton Way
Los Angeles, CA 90069

Applicant: Nathan Freeman
440 South Vermont Avenue, #201
Los Angeles, CA 90020

Contractor: TBD

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY

ATTACHMENT 2

84372 CATEGORICAL EXEMPTION QUESTIONNAIRE

JOB ADDRESS: 8441 W. Carlton Way

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):

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

Nathan Freeman

neffmg@aol.com

213 220-0170

print: Applicant's name

Signature

Date

E-mail

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.
class 3d
- The ND, MND or EIR adequately addresses the grading/hauling for the project. _____
(Planning/Public Works 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., 4th floor, (213) 482-7077.

Comments: Richard Beason

ENV 2017-1801-EAF

9-7-17

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 (REVISED)

(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.

LEAD CITY AGENCY: City of Los Angeles Department of City Planning; COUNCIL DISTRICT: 4

PROJECT TITLE: ENV-2017-1783-CE; LOG REFERENCE: ENV 2017-1783-CE

PROJECT LOCATION: 8437 West Carlton Way; 8441 West Carlton Way

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT: 8437 West Carlton Way: Demolition of an existing single family dwelling and the construction of a new 2,474 square foot two-story single family dwelling with three levels of basement and an attached garage, in conjunction with an application for a haul route for the export of approximately 2,500 cubic yards of earth. 8441 West Carlton Way: Demolition of an existing single family dwelling and the construction of a new 4,283 square foot two-story single family dwelling with two levels of basement and an attached garage, in conjunction with an application for a haul route for the export of approximately 3,100 cubic yards of earth.

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

CONTACT PERSON: Nathan Freeman; AREA CODE: 213; TELEPHONE NUMBER: 220-0170; EXT.:

Table with 3 columns: EXEMPT STATUS: (Check One), STATE CEQA GUIDELINES, CITY CEQA GUIDELINES. Rows include MINISTERIAL, DECLARED EMERGENCY, EMERGENCY PROJECT, CATEGORICAL EXEMPTION, and OTHER. Includes Class 3, Category 1, and Class 32 information.

JUSTIFICATION FOR PROJECT EXEMPTION: See attached.

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: [Signature]; TITLE: Planning Assistant; DATE: 11/27/17

FEE: \$2,280; RECEIPT NO: 0102729941; REC'D. BY: Sarah Goldman; DATE: 5/4/17

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

IF FILED BY THE APPLICANT:
Omega Nathan Freeman
NAME (PRINTED)

Omega [Signature]
SIGNATURE

Omega 11-27-17
DATE

**DEPARTMENT OF
CITY PLANNING**

CITY PLANNING COMMISSION

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CALIFORNIA**



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JUSTIFICATION FOR PROJECT EXEMPTION(Revised) CASE NO. ENV-2017-1783-CE

On November 27, 2017, the Planning Department determined that the City of Los Angeles Guidelines for the Implementation of the California Environmental Quality Act of 1970 and the State CEQA Guidelines designate the subject project as Categorically Exempt under Article III, Section 1, Class 3, Category 1, and Class 32, Case No. ENV-2017-1783-CE.

The Project is for two single-family dwellings being developed by the same property owner that are being constructed on separate parcels which share a common lot line. For the purposes of the following discussion, 8437 and 8441 West Carlton Way shall hereafter be referred to as the Project Site. The development at 8437 West Carlton Way includes the demolition of an existing single-family dwelling and the construction of a new 2,474 square-foot two-story single-family dwelling with three levels of basement and an attached garage, in conjunction with an application for a haul route for the export of approximately 2,500 cubic yards of earth. The development at 8441 West Carlton Way includes the demolition of an existing single-family dwelling and the construction of a new 4,283 square foot, two-story single-family dwelling with two levels of basement and an attached garage, in conjunction with an application for a haul route for the export of approximately 3,100 cubic yards of earth. As two single-family dwellings developed on an in-fill site, the Project qualifies for Class 3 Category 1 and Class 32 Categorical Exemptions.

A project qualifies for a Class 32 Categorical Exemption if it is developed on an infill site and meets the following criteria:

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

The Project Site is zoned R1-1 and has a General Plan Land Use Designation of Low II Residential. As shown in the case file, the Project Site is consistent with the applicable Hollywood Community Plan designation and policies and all applicable zoning designations and regulations. 8437 Carlton is wholly within the City of Los Angeles, on site that is approximately 0.13 acres. 8441 Carlton is wholly within the City of Los Angeles, on site that is approximately 0.187 acres. Lots adjacent to the subject site are zoned R1-1 and developed with single-family residential uses. The Project Site is previously disturbed and surrounded by development and therefore is not, and has no value as, a habitat for endangered, rare or threatened species. Ordinance 177,404 states that protected trees must be replaced if removed or

relocated. A tree report completed during the month of April 2017 found no protected oak trees within the project site or any neighboring site. 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 the project will not have significant impacts on noise and water. Furthermore, the project does not exceed the threshold criteria established by LADOT for preparing a traffic study. The project site will be adequately served by all public utilities and services given that the construction of a single-family residence will be on a site which has been previously developed and is consistent with the General Plan. Therefore, the project meets all of the Criteria for the Class 32.

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

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

The Project Site is located within the Hollywood Community Plan and is Zoned R1-1. The proposed Project Site is consistent with the scale and uses proximate to the area. The project is subject to compliance with the requirements of the Building and Zoning Code that outline standards for residential construction. While the subject site is located within a Hillside Area, a Fault Zone (Hollywood Fault), a Very High Fire Hazard Severity Zone, and a Bureau of Engineering Special Grading Area, Specific Regulatory Compliance Measures (RCMs) in the City of Los Angeles regulate the grading and construction of projects in these particular types of "sensitive" locations and will reduce any potential impacts to less than significant. Regulatory Compliance Measures (RCMs) include:

- Regulatory Compliance Measure RC-AQ-1 (Demolition, Grading and Construction Activities) – The project shall comply with all applicable standards of the Southern California Air Quality Management District, including the following provisions of District Rule 403:
 - All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
 - The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
 - All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
 - All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
 - All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
 - General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
 - Trucks having no current hauling activity shall not idle but be turned off.
- Regulatory Compliance Measure RC-GEO-1 (Seismic) – The design and construction of the projects 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 to the City's Landform Grading Manual guidelines, subject to approval by the Advisory Agency and the Department of Building and Safety's Grading Division. Appropriate erosion control and drainage devices shall be provided to the satisfaction of the Building and Safety Department. These measures include interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code, including planting fast-growing annual and perennial grasses in areas where construction is not immediately planned.

These RCMs have been historically proven to work to the satisfaction of the City Engineer to reduce any impacts from the specific environment the project is located. Thus, the location of the project will not result in a significant impact based on its location.

In addition, all haul routes require the submittal of a Geology and Soils Study to the Los Angeles Department of Building and Safety (LADBS), and an approved Geology and Soils Report Approval Letter. The approval letter for 8437 Carlton is dated October 27, 2017 and identified as Log # 95222-03. The approval letter for 8441 Carlton is dated August 12, 2016 and identified as Log # 94036. In addition, the RCMs require that design and construction of the building must conform to the California Building Code and Green Code, and 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 designs must also comply with Zoning Information Files: ZI-2462, ZI-2438, and the Los Angeles Municipal Code. Roof and site drainage as well as sewer availability must also comply with the Bureau of Engineering and Bureau of Sanitation's 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. Other agencies include the Board of Public Works Urban Forestry Division, South Coast Air Quality Management District, Federal Migratory Bird Treaty Act, California Fish and Game Code, Clean Water Act, California Public Resources Code, State Health and Safety Code, Native American Heritage Commission, California Department of Conservation, Los Angeles Green Building Code, Los Angeles Fire Code, Los Angeles Regional Water Quality Board, Los Angeles Stormwater and Urban Runoff Pollution Control Regulations, Los Angeles Department of Water and Power, Noise Ordinance No. 161,574, and the California Integrated Solid Waste Management Act.

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

The project is consistent with the type of development permitted for the area which is zoned R1-1 and designated Low II Residential uses. The proposed construction of the new dwelling units will not exceed thresholds identified for impacts to the area (i.e. traffic, noise, etc.) and will not result in significant cumulative impacts. The proposed Project site would also be subject to other RCMs that require compliance with the City ordinances related to hydrology and water quality (pollutant discharge; dewatering, and storm water mitigations; and Best Management Practices for storm water runoff), and noise (City of Los Angeles Noise Ordinance).

According to NavigateLA, there are no pending or active haul routes within a 500-foot radius of the site. In light of the increase in construction activity in Hillside Areas and the increase in associated truck traffic related to the import and export of soil, a haul route monitoring program is being implemented by the Department of Building and Safety for Council Districts 4 and 5 for added enforcement to ensure safety and to protect the quality of life of area residents. As part of this program, a haul route monitor is assigned to a geographic area to monitor haul routes and keep track of daily activities in order to minimize impacts to neighboring residents. Haul routes are tracked via a Map for each district to identify the locations of construction sites for which a haul route was required. The haul route approval will include RCMs and recommended conditions prepared by LADOT to be considered by the Board of Building and Safety Commissioners to reduce the impacts of construction related hauling activity, monitor the traffic effects of hauling, and reduce haul trips in response to congestion. Therefore, no foreseeable cumulative impacts are expected.

As previously mentioned, the haul route approval will have to comply with RCMs and recommended conditions prepared by the Board of Building and Safety Commissioners (BBSC), Public Works, Bureau of Street Services (BSS), Los Angeles Department of Transportation (LADOT), and LADBS. The project will also need to practice requirements that will minimize the negative impacts on the surrounding community. The "Good Neighbor Construction Practices," which are enforced by the LADBS, LADOT, BSS, and Los Angeles Police Department, includes requirements that limit the location of construction vehicles, construction noise, construction hours, etc. Additionally, the proposed single-family dwellings are beneath the threshold criteria established by LADOT for preparing a traffic study. Based on similar residential projects, emissions resulting from the proposed construction and operation of the single-family dwelling is

not expected to result in substantial emissions that would not already be controlled on-site by existing RCMs. Therefore, no foreseeable cumulative impacts are expected.

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

The Project Site consists of work typical to a residential neighborhood, no unusual circumstances are present or foreseeable. The site is zoned R1-1 and has a General Plan Land Use Designation of Low II Residential. The project proposes the construction of two new single-family dwellings, in an area zoned and designated for such development. Each lot is currently developed with a single-family dwelling which are going to be demolished. 8437 Carlton involves a Haul Route for the export of approximately 2,500 cubic yards of earth related to the construction and maintenance of a new 28-foot tall, single-family dwelling with three levels of basement, and attached garage, on a 0.13 acre site. Lots adjacent to the subject site are either vacant or developed with single-family dwellings. 8441 Carlton involves a Haul Route for the export of approximately 3,100 cubic yards of earth related to the construction and maintenance of a new 28-foot tall, single-family dwelling with two levels of basement, and attached garage, on a 0.187 acre site. Lots adjacent to the subject site are developed with single-family dwellings. The square-footage and massing of the proposed dwellings are similar in scope to the existing dwellings in the vicinity. The site is not in a wild-land area, and is not inhabited by endangered, rare, or threatened species. Ordinance 177,404 states that protected trees must be replaced if removed or relocated. A tree report completed during the month of April 2017 found no protected oak trees within the project site or any neighboring site.

(d) 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.

Appendix B of the City of Los Angeles Mobility Plan designates certain streets in the City as scenic highways the subject site is not located on or near a scenic highway. The proposed Project will not result in damage to scenic resources, including trees, historic buildings, rock outcroppings, or similar resources, because it is not located within an officially designated state scenic highway.

(e) 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 and other properties within the vicinity are not listed on EnviroStor, the Department of Toxic Substances Control's online database for hazardous waste facilities and sites in California. Building permit history for the project site does not indicate the site may be hazardous or otherwise contaminated. Therefore, this exception does not apply.

(f) 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 and the existing dwellings have 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 website or SurveyLA, the citywide survey of Los Angeles. Based on this, the project will not result in a substantial adverse change to the significance of a historic resource.

CITY OF LOS ANGELES

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OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

GEOLOGY AND SOILS REPORT APPROVAL LETTER

October 27, 2017

LOG # 95222-03
SOILS/GEOLOGY FILE - 2

Michel Amar
8437 W. Carlton Way
Los Angeles, CA 90069

TRACT: 7737
LOT: 78
LOCATION: 8437 W. Carlton Way

<u>CURRENT REFERENCE REPORT/LETTER(S)</u>	<u>REPORT No.</u>	<u>DATE(S) OF DOCUMENT</u>	<u>PREPARED BY</u>
Addendum Report	A-6029-012	10/25/2017	Soil Pacific, Inc.

<u>PREVIOUS REFERENCE REPORT/LETTER(S)</u>	<u>REPORT No.</u>	<u>DATE(S) OF DOCUMENT</u>	<u>PREPARED BY</u>
Dept. Review Letter	95222-02	10/23/2017	LADBS
Addendum Report	A-6029-012	10/14/2017	Soil Pacific, Inc.
Dept. Review Letter	95222-01	09/05/2017	LADBS
Addendum Report	A-6029-012	07/29/2017	Soil Pacific, Inc.
Dept. Correction Letter	95222	10/28/2016	LADBS
Geology/Soils Report	A-6029-16	04/25/2016	Soil Pacific, Inc.

The Grading Division of the Department of Building and Safety has reviewed the referenced reports that provide recommendations for the proposed five-story residence, roof deck, and swimming pool. The lower three floor levels will be subterranean. Retaining walls ranging up to 35 feet in height are proposed for the lower floor levels.

The subject property is located along the east flank of a secondary ridge and is developed with a two-story residence, swimming pool and various retaining walls. The building pad is elevated about 25 feet above the street grade. A steep cut slope ascends from the street to the building pad at gradients of about 1/2:1 to 3/4:1 (H:V). At the northeast corner of the property a slope ascends along the ridgeline about 25 feet in height at gradients of about 3/4:1 (H:V).

Subsurface exploration performed by the consultant consisted of two test pits to a maximum depth of 4 feet. The earth materials at the subsurface exploration locations consist of soil over granitic bedrock. The consultants recommend to support the proposed structure on conventional and/or drilled-pile foundations bearing in competent bedrock.

A cursory review of the Department records indicates that the subject property is accessed by a private street, PS 471. The private street appears to also provide access to the adjacent properties to the south and west, 8441 & 8451 Carlton Way, respectively. Additionally, the adjacent property, 8451, appears to be

serviced by an onsite wastewater treatment system (OWTS). A municipal sewer line does not appear to extend to the subject property. The 07/29/2017 report indicates that the proposed structure will connect to the City sewer line and the existing OWTS will be abandoned.

The referenced reports are acceptable, provided the following conditions are complied with during site development:

(Note: Numbers in parenthesis () refer to applicable sections of the 2017 City of LA Building Code. P/BC numbers refer the applicable Information Bulletin. Information Bulletins can be accessed on the internet at LADBS.ORG.)

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

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3. The geologist and soils engineer shall review and approve the detailed plans prior to issuance of any permits. This approval shall be by signature on the plans that clearly indicates the geologist and soils engineer have reviewed the plans prepared by the design engineer and that the plans include the recommendations contained in their reports. (7006.1)
4. All recommendations of the reports that are in addition to or more restrictive than the conditions contained herein shall be incorporated into the plans.
5. A copy of the subject and appropriate referenced reports and this approval letter shall be attached to the District Office and field set of plans. Submit one copy of the above reports to the Building Department Plan Checker prior to issuance of the permit. (7006.1)
6. A grading permit shall be obtained for all structural fill and retaining wall backfill. (106.1.2)
7. All graded, brushed or bare slopes shall be planted with low-water consumption, native-type plant varieties to protect slopes against erosion. (7012)
8. All new graded slopes shall be no steeper than 2H:1V (7010.2 & 7011.2).
9. Prior to the issuance of any permit, an accurate volume determination shall be made and included in the final plans, with regard to the amount of earth material to be exported from the site. For grading involving import or export of more than 1000 cubic yards of earth materials within the grading hillside area, approval is required by the Board of Building and Safety. Application for approval of the haul route must be filed with the Board of Building and Safety Commission Office. Processing time for application is approximately 8 weeks to hearing plus 10-day appeal period.
10. All man-made fill shall be compacted to a minimum 90 percent of the maximum dry density of the fill material per the latest version of ASTM D 1557. Where cohesionless soil having less than 15 percent finer than 0.005 millimeters is used for fill, it shall be compacted to a minimum of 95 percent relative compaction based on maximum dry density (D1556). Placement of gravel in lieu of compacted fill is allowed only if complying with Section 91.7011.3 of the Code. (7011.3)
11. Existing uncertified fill shall not be used for support of footings, concrete slabs or new fill. (1809.2, 7011.3)

12. Drainage in conformance with the provisions of the Code shall be maintained during and subsequent to construction. (7013.12)
13. Grading shall be scheduled for completion prior to the start of the rainy season, or detailed temporary erosion control plans shall be filed in a manner satisfactory to the Grading Division of the Department and the Department of Public Works, Bureau of Engineering, B-Permit Section, for any grading work in excess of 200 cu yd. (7007.1)

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14. The applicant is advised that the approval of this report does not waive the requirements for excavations contained in the State Construction Safety Orders enforced by the State Division of Industrial Safety. (3301.1)
15. 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)
16. Where any excavation, not addressed in the approved reports, would remove lateral support (as defined in 3307.3.1) from a public way, adjacent property or structures, a supplemental report shall be submitted to the Grading Division of the Department containing recommendations for shoring, underpinning, and sequence of construction. Report shall include a plot plan and cross-section(s) showing the construction type, number of stories, and location of adjacent structures, and analysis incorporating all surcharge loads that demonstrate an acceptable factor of safety against failure. (7006.2 & 3307.3.2)
17. Prior to the issuance of any permit 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)
18. The soils engineer shall review and approve the shoring plans prior to issuance of the permit. (3307.3.2)
19. 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.
20. Unsurcharged temporary excavation may be cut vertical up to 5 feet. For excavations over 5 feet, the lower 5 feet may be cut vertically and the portion of the excavation above 5 feet shall be trimmed back at a gradient not exceeding 1:1 (horizontal to vertical), as recommended.
21. Shoring shall be designed for the lateral earth pressures specified starting on page 1 of the 10/14/2017 report; all surcharge loads shall be included into the design. Total lateral load on shoring piles shall be determined by multiplying the recommended EFP by the pile spacing.
22. 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.
23. A shoring monitoring program shall be implemented to the satisfaction of the soils engineer.
 24. All foundations shall derive entire support from competent bedrock, as recommended and approved by the geologist and soils engineer by inspection.
 25. 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 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.
 26. 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.
 27. 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.
 28. 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 2017-050)
 29. 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 or weathered bedrock contact plane with bedrock.
 30. 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)
 31. Existing uncertified fill shall not be used for lateral support of deep foundation. (1810.2.1)
 32. Slabs placed on approved compacted fill shall be at least 3½ inches thick and shall be reinforced with ½-inch diameter (#4) reinforcing bars spaced maximum of 16 inches on center each way.
 33. 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.
 34. Retaining walls shall be designed for the lateral earth pressures specified in the section titled "Retaining Wall" starting on page 13 of the 04/25/2016 report. All surcharge loads shall be included into the design.
 35. Retaining walls higher than 6 feet shall be designed for lateral earth pressure due to earthquake motions as specified in Appendix B of the 04/25/2016 report (1803.5.12).
- Note: Lateral earth pressure due to earthquake motions shall be in addition to static lateral earth pressures and other surcharge pressures
36. Retaining walls at the base of ascending slopes shall be provided with freeboard.

37. 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.
38. 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)
39. 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)
40. Installation of the subdrain system shall be inspected and approved by the soils engineer of record and the City grading/building inspector. (108.9)
41. 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)
42. Prefabricated drainage composites (Miradrain, Geotextiles) may be only used in addition to traditionally accepted methods of draining retained earth.
43. The proposed swimming pool shall be designed for a freestanding condition. The portion of the pool wall within a horizontal distance of 7 feet from the top of the slope shall be capable of supporting the water in the pool without soil support.(1808.7.3)
44. Pool deck drainage shall be collected and conducted to an approved location via a non-erosive device. (7013.10)
45. The structure shall be connected to the public sewer system. (P/BC 2014-027)
46. The existing onsite wastewater treatment system (OWTS) shall be properly abandoned in accordance with P/BC 2014-027.
47. An on-site storm water infiltration system at the subject site shall not be implemented, as recommended.
48. All roof and pad drainage 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)
49. All concentrated drainage shall be conducted in an approved device and disposed of in a manner approved by the LADBS. (7013.10)
50. Sprinkler plans for irrigation shall be submitted and approved by the Mechanical Plan Check Section (7012.3.1).
51. 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)
52. 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)

53. 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)
54. Prior to the pouring of concrete, a representative of the consulting soils engineer shall inspect and approve the footing excavations. He/She 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)
55. 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)
56. 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)
57. Prior to the placing of compacted fill, a representative of the soils engineer shall inspect and approve the bottom excavations. He/She 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 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)



EDMOND LEE
Engineering Geologist Associate II



GLEN RAAD
Geotechnical Engineer I

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