

CITY OF LOS ANGELES
CALIFORNIA

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

E. FELICIA BRANNON
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
JAVIER NUNEZ



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

May 10, 2018

BOARD FILE NO. 180019
C.D.: 4 (Councilmember David Ryu)

Michael Manshel Trust
1575 Lindacrest Drive
Beverly Hills, CA 90210

JOB ADDRESS: 1575-1579 NORTH LINDACREST DRIVE
TRACT: TR 8450

The Board of Building and Safety Commissioners, at its meeting of May 8, 2018, gave consideration to the application by Michael Manshel to export 3,200 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 April 28, 2018.

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.

for 
Van Ambatielos, President
BOARD OF BUILDING AND SAFETY COMMISSIONERS

Action By
the BOARD OF BUILDING AND SAFETY
COMMISSIONERS on
May 8, 2018

NOT VALID WITHOUT STAMP AND SIGNATURE

CC: Sr. Grading Inspector P. Mischlich
S. Ellington

1800019.fal
AU:jh

CITY OF LOS ANGELES
CALIFORNIA

BOARD OF
BUILDING AND SAFETY
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—
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—
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SUPERINTENDENT OF BUILDING

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

April 28, 2018

BOARD FILE NO. 180019
C.D.: 4 (Councilmember D. Ryu)

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

APPLICATION TO EXPORT 3,200 CUBIC YARDS OF EARTH

PROJECT LOCATION: 1575-1579 NORTH LINDACREST DRIVE

TRACT: TR 8450

BLOCK: NONE

LOT: 90, 91, & 105

OWNER:

Michael Manshel Trust
1575 Lindacrest Drive
Beverly Hills, CA 90210

APPLICANT:

Michael Manshel
1575 Lindacrest Drive
Beverly Hills, CA 90210

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 3,200 cubic yards of material moved 2.5 miles within the hillside area at a rate of \$0.29 per cubic yard per mile would exceed the maximum changeable under the Ordinance. Therefore, the maximum fee chargeable, \$2,320.00 shall be due.
2. The required permit fee shall be paid at the Street Services Investigation and Enforcement Division office, 1149 South Broadway, Suite 350, Los Angeles, California, 90015, telephone (213) 847-6000.
3. Under the provisions of Section 62.202 of the Los Angeles Municipal Code, a cash bond or surety bond in the amount of \$143,500.00 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. 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 Fridays. No hauling is permitted on Saturdays, 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 32 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 trucks.
5. Total amount of dirt to be hauled shall not exceed 3,200 cubic yards.
6. "Truck Crossing" warning signs shall be placed 300 feet in advance of the exit in each direction. Two additional truck crossing sign shall be placed, one on the north side of Readcrest Drive, east of the intersection of Lindacrest Drive and Readcrest Drive; and one on the south side of Meadow Drive, west of the intersection of Lindacrest Drive and Meadow Drive.
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. Two at the intersection of Lindacrest Drive and Coldwater Canyon Drive.
 - C. Two at blind curves along Lindacrest Drive.

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 of the haul route, if necessary.

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 Lindacrest Drive adjacent to the project site during hauling.
10. The recommended route is as follows:

LOADED TRUCKS:

From the project site travel southbound on Lindacrest Drive, turn right (north) on Coldwater Canyon Drive, enter westbound US-101 Freeway, transition northbound on I-405 Freeway, northbound on I-5 Freeway, exit westbound on Roxford Street, turn right (north) on Sepulveda Boulevard, left (west) on San Fernando road, and continue to the Sunshine Canyon Landfill.

EMPTY TRUCKS:

Reverse of the "LOADED TRUCKS".

11. Prior to hauling, the applicant shall provide the following information to Los Angeles Fire Department Station #108 located at 12520 Mulholland Drive, Los Angeles, CA 90210; telephone (818) 756-8608:
 - 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. Only one hauling truck, associated with this project address, shall be allowed on Lindacrest Drive at any time.

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-2017-4260-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, P.E.
Staff Engineer, Commission Office

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

DATE: March 1, 2018

4 – Hwd/Wlsh #96229
Lindacrest Dr, 1575-1579

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 – 1575-1579 Lindacrest Dr

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

1. RECOMMENDED HAUL ROUTE:

Loaded Trucks: Exit jobsite on Lindacrest Drive (Southbound); Right turn onto Coldwater Canyon Dr (Northbound); Left turn onto W/B Ventura Fwy (US-101) On-Ramp; Merge onto N/B San Diego Freeway (I-405); Merge onto N/B Golden State Freeway (I-5); Exit Roxford St; Left turn on Sepulveda Bl (Westbound); Continue onto Sepulveda Bl (Northbound); Left Turn onto San Fernando Rd (Westbound); Left Turn onto Sunshine Canyon Rd to landfill.

Empty Trucks : Reverse Directions

2. DAYS AND HOURS OF HAULING OPERATION

Hauling shall be from 9AM to 3:00 PM weekdays and 8 AM to 4:00 PM on Saturdays.
No hauling should be performed on Sundays and Holidays.

3. STAGING AREA

Trucks shall be staged on job site whenever possible. No more than one (1) haul truck may be staged on Lindacrest Drive 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 Lindacrest Drive, adjacent to jobsite for hauling.

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

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

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

DATE: April 20, 2018

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 *EG*
Street Services Investigation and Enforcement Division

SUBJECT: ORDINANCE NOS. 148,167 AND 159,016 – EXPORT OF EARTH MATERIAL (HILLSIDE AREAS) – 1575-1579 LINDACREST DRIVE

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 2, 2018.
- 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. Sherman Torres, General Superintendent I, Bureau of Street Services
- C. The approved haul route is as follows:

Loaded:

- Exit job site on Lindacrest Drive (southbound)
- Turn right onto Coldwater Canyon Drive (northbound)
- Turn left onto westbound Ventura (US-101) on-ramp
- Merge onto northbound San Diego Freeway (I-405)
- Merge onto northbound Golden State Freeway (I-5)
- Exit Roxford Street
- Turn left on Sepulveda Boulevard (westbound)
- Continue onto Sepulveda Boulevard (northbound)
- Turn left onto San Fernando Road (westbound)
- Turn left onto Sunshine Canyon Road to landfill

Unloaded:

- Reverse

Staging: Trucks shall be staged on job site whenever possible. No more than one (1) haul truck may be staged on Lindacrest Drive 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 3,200 cubic yards of material moved 25 miles within the hillside area, at the rate of \$0.29 per cubic yard per mile = \$2,320.00.
- 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 \$143,500.00 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, 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 3,200 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:ca

S:haul routes 1575-1579 LINDCREST DRIVE

cc: Bureau of Street Services
Sherman Torres, General Superintendent I
Mail Stop #550

Bureau of Engineering
Mati Laan District Engineer
Valley District Engineering Office
Mail Stop #496

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: Michael Monshel
1575 Lindacrest Drive
Beverly Hills, CA 90210
(310) 985-5257 alt: (310) 205-5566

Applicant: Michael Monshel
1575 Lindacrest Drive
Beverly Hills, CA 90210
(310) 985-5257 alt: (310) 205-5566

Contractor: Helio Reyna
12924 Oberlin Street
Sylmar, CA 91342
(818) 317-3608

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY

1575- ENVIRONMENTAL REVIEW QUESTIONNAIRE

JOB ADDRESS: 1579 N. Lindcrest Drive ; export 3200 C.y.

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

DEPARTMENT OF CITY PLANNING OR PUBLIC WORKS USE ONLY:

The Department of City Planning has analyzed this project, which includes the import/export of soil and hauling, and pursuant to State and City Environmental Quality Act (CEQA) Guidelines, has determined it qualifies for a Categorical Exemption (CE) per the attached Notice of Exemption. (Case No. ENV-2017-4260-CE)

The Notice of Exemption references the following amount of import/export of soil to be hauled: 3,106 cubic yards

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

The circulation end date for the above mentioned MND is: _____

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

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

Check one of the following boxes:

No Comments were received during the circulation period.

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

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

The circulation end date for the above mentioned EIR: _____

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

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

Check one of the following boxes:

No Comments were received during the circulation period.

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

JASON CHAN



2/20/18

213 478 1310

Print: Name of Planning/Public Works staff

Signature

Date

Telephone Number

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.

LEAD CITY AGENCY: City of Los Angeles Department of City Planning, 200 North Spring Street, Los Angeles, CA 90012	COUNCIL DISTRICT: 4-Ryu
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PROJECT TITLE: 1579 North Lindacrest Drive	LOG REFERENCE: ENV-2017-4260-CE
------------------------------------------------------	-------------------------------------------

PROJECT LOCATION:
1579 North Lindacrest Drive

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:

A Haul Route for the export of approximately 3,106 cubic yards of earth material in conjunction with the proposed construction of a new 30-foot tall single-family dwelling with 1,830 square feet of residential floor area on a vacant 9,299 square foot lot zoned RE15-1. The site is zoned RE15-1 and located within the Bel Air – Beverly Crest Community Plan.

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

CONTACT PERSON: Michael Manshel	AREA CODE TELEPHONE NUMBER EXT. 310 985-5257
-------------------------------------------	----------------------------------------------------------------------------

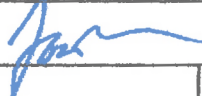
EXEMPT STATUS: (Check One)

	STATE CEQA GUIDELINES	CITY CEQA GUIDELINES
<input type="checkbox"/> MINISTERIAL	Sec. 15268	Art. II, Sec. 2b
<input type="checkbox"/> DECLARED EMERGENCY	Sec. 15269	Art. II, Sec. 2a (1)
<input type="checkbox"/> 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 32 (City CEQA Guidelines)
 Class 3, Category 1 (City CEQA Guidelines)

OTHER (See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision.)

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 	TITLE City Planner	DATE 12/29/17
FEE: \$2,804.40	RECEIPT NO. <u>0104805397</u>	REC'D. BY
		DATE 11/16/17

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

IF FILED BY THE APPLICANT:

 NAME (PRINTED)

 SIGNATURE

 DATE

DEPARTMENT OF
CITY PLANNING

CITY PLANNING COMMISSION

DAVID H. J. AMBROZ
PRESIDENT

RENEE DAKE WILSON
VICE-PRESIDENT

CAROLINE CHOE
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COMMISSION OFFICE MANAGER
(213) 978-1300

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801

VINCENT P. BERTONI, AICP
DIRECTOR
(213) 978-1271

KEVIN J. KELLER, AICP
EXECUTIVE OFFICER
(213) 978-1272

LISA M. WEBBER, AICP
DEPUTY DIRECTOR
(213) 978-1274

<http://planning.lacity.org>

JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2017-4260-CE

Project Description

The Project is for the construction of 3-story, 1,830 square foot single-family dwelling (per the Baseline Hillside Ordinance No. 184,802), measuring 30 feet in height] in conjunction with an application for a haul route for the export of approximately 3,106 cubic yards of earth. As a single-family home developed on an infill site, this Project qualifies for the Class 3, Category 1 and Class 32 Categorical Exemptions.

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

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

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

The Subject Site is located within a The project site is located within a Special Grading Area, Hillside Area, a Landslide Area, Very High Fire Hazard Severity Zone and a Methane Zone, but not located within a Liquefaction area, a Methane zone, or Alquist-Priolo Fault Zone. However, specific Regulatory Compliance Measures (RCMs) in the City of Los Angeles regulate the grading and construction of projects in these particular types of "sensitive" locations and will reduce any potential impacts to less than significant. Specifically the following RCMs would apply:

- **Regulatory Compliance Measure RC-GEO-1 (Seismic):** The design and construction of the project shall conform to the California Building Code seismic standards as approved by the Department of Building and Safety.
- **Regulatory Compliance Measure RC-GEO-2 (Hillside Grading Area):** The grading plan shall conform with the City's Landform Grading Manual guidelines, subject to approval by the Advisory Agency and the Department of Building and Safety's Grading Division. Appropriate erosion control and drainage devices shall be provided to the satisfaction of the Building and Safety Department. These measures include interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code, including planting fast-growing annual and perennial grasses in areas where construction is not immediately planned.
- **Regulatory Compliance Measure RC-GEO-3 (Landslide Area):** Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the Department of Building and Safety, for review

and approval. The geotechnical report shall assess potential consequences of any landslide and soil displacement, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to:

- o ground stabilization
- o selection of appropriate foundation type and depths
- o selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures

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

- **Regulatory Compliance Measure RC-GEO-4 (Liquefaction Area):** The project shall comply with the Uniform Building Code Chapter 18. Division 1 Section 1804.5 Liquefaction Potential and Soil Strength Loss. Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the Department of Building and Safety, for review and approval. The geotechnical report shall assess potential consequences of any liquefaction and soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to:
 - o ground stabilization
 - o selection of appropriate foundation type and depths
 - o selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures.

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

- **Regulatory Compliance Measure RC-GEO-5 (Subsidence Area):** Prior to the issuance of building or grading permits, the applicant shall submit a geotechnical report prepared by a registered civil engineer or certified engineering geologist to the written satisfaction of the Department of Building and Safety. The geotechnical report shall assess potential consequences of any subsidence and soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures. The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.
- **Regulatory Compliance Measure RC-GEO-6 (Expansive Soils Area):** Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the Department of Building and Safety, for review and approval. The geotechnical report shall assess potential consequences of any soil expansion and soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures. The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.

These RCMs have been historically proven to work to the satisfaction of the City Engineer to reduce any impacts from the specific environment in which the Project is located. In addition, all haul routes applications require the submittal of a Geology and Soils Report to the Department of Building and Safety (DBS). A Geology and Soils Report Approval Letter for the subject property, which details conditions of approval that must be followed, has been issued by DBS on February 8, 2017 (Log #96558). In addition, roof and site drainage as well as sewer availability must comply with Bureau of Engineering and Bureau of Sanitation standards; and hydrants, Fire Department Access, and Fire Safety must be reviewed and approved by the Los Angeles Fire Department before permits can be issued. Furthermore, the Project is allowed to comply with the old Baseline Hillside Ordinance (Ord. 181,624) due to the building permit submittal date of March 1, 2017, which precedes the effective date of the revised Hillside Ordinance. Thus, in conjunction with the above RCMs and compliance with other applicable regulations, the location of the Project will not result in a significant impact based on its location.

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.*

According to Navigate LA, there is one haul route approval applications being processed in conjunction with the construction of a new single-family residences], within 500 feet of the Subject Site. The approved haul routes are for the following property and during the following timeframes: 9469 Beverlycrest Drive was permitted between for a time period between September 2014 and March 2017. This haul route, and the proposed haul route for the subject project, both utilize a portion of Lindacrest Drive. In light of the increase in construction activity in Grading Hillside Areas and the increase in associated truck traffic related to the import and export of soil, a haul route monitoring program is being implemented by the Department of Building and Safety for Council Districts 4 and 5 for added enforcement to ensure safety and to protect the quality of life of area residents. As part of this program, a haul route monitor is assigned to a geographic area to monitor haul routes and keep track of daily activities in order to minimize impacts to neighboring residents. Haul routes are tracked via a Map for each district to identify the locations of construction sites for which a haul route was required.

In addition, the haul route approval will be subject to recommended conditions prepared by LADOT to be considered by the Board of Building and Safety Commissioners that will reduce the impacts of construction related hauling activity, monitor the traffic effects of hauling, and reduce haul trips in response to congestion. Furthermore, DBS staggers the haul route schedules so as to ensure that all of the haul routes do not occur simultaneously. Therefore, in conjunction with citywide RCMs and compliance with other applicable regulations, no foreseeable cumulative impacts are expected.

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

The Project proposes to construct a single-family dwelling, in an area zoned and designated for such development. Lots adjacent to the subject site are also zoned RE15-1 and 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 is 1,830 square feet (per the BHO Ordinance, after applying a 20% floor area bonus for a Green Building. The slope analysis map determined that the maximum floor area allowed is 1,701 square feet, if no bonus is applied. The project scope is not unusual for the vicinity of the Subject Site, and is similar in scope to other existing residential uses in the area. Thus, there are no unusual circumstances which may lead to a significant effect on the environment, and this exception does not apply.

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

The only State Scenic Highway within the City of Los Angeles is the Topanga Canyon State Scenic Highway, State Route 27, which travels through a portion of Topanga State Park. The project site is over 5 linear miles from State Route 27. Therefore, the Project will not result in damage to any scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway, and this exception does not apply.

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

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 building permit history for the Project Site does not indicate the Site may be hazardous or otherwise contaminated. Thus, this exception does not apply.

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

The Project Site has not been identified as a historic resource by local or state agencies, and the Project Site has not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register; and was not found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. Finally, the City does not choose to treat the Site as a historic resource. Based on this, the Project will not result in a substantial adverse change to the significance of a historic resource and this exception does not apply.

CEQA Determination – Class 32 Categorical Exemption Applies

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

(a) The project is consistent with applicable general plan designation, applicable policies, and applicable zoning designations.

The Site is currently vacant. The site is zoned RE15-1 and has a General Plan Land Use Designation of Very Low II Residential. The Proposed Project is not subject to the Zoning Information (ZI) file attached to the subject property, as the Project's building permits were filed on March 1, 2017, which precedes the effective date of the revised Hillside Ordinance of March 17, 2017. As a new single-family dwelling, the Project is conformance with the applicable Bel Air – Beverly Crest Community Plan designation and policies and all applicable zoning designations and regulations.

(b) The proposed development occurs within city limits on a project site no more than five acres substantially surrounded by urban uses.

The subject Site is wholly within the City of Los Angeles, on a site that is approximately 0.21 acres. Lots adjacent to the Subject Site are also developed with single-family dwellings.

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

The site is not a wildland area, and is currently vacant, but is not inhabited by any endangered, rare, or threatened species. Four trees are located on-site but are not identified as a protected tree species. They are identified as one Ash tree, two Acacia trees, and one Mesquite tree.

(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality

As previously mentioned, the Project will be subject to Regulatory Compliance Measures (RCMs). These require compliance with the City of Los Angeles Noise Ordinance, pollutant discharge, dewatering, stormwater mitigations; and Best Management Practices for stormwater runoff. These RCMs will reduce any potential impacts on noise and water to less than significant. Furthermore, the Project does not exceed the threshold criteria established by LADOT for preparing a traffic study. The Project will also be governed by an approved haul route under City Code requirements, which will

regulate the route hauling trucks will travel, and the times at which they may leave the site, thereby reducing any potential traffic impacts to less than significant. Interim thresholds were developed by DCP staff based on CalEEMod model runs relying on reasonable assumptions, consulting with AQMD staff, and surveying published air quality studies for which criteria air pollutants did not exceed the established SCAQMD construction and operational thresholds.

- (e) *The proposed project has been reviewed by City staff, and can be adequately served by all required utilities and public services.*

The Project Site will be adequately served by all public utilities and services given that the construction of a new single-family dwelling will be on a site within a fully developed area, and limited to a single dwelling therefore resulting in no significant increase in density or significant increase in population. Therefore, it can be found that the Project meets the qualifications of the Class 32 Exemption.



GEOLOGY AND SOILS REPORT APPROVAL LETTER

September 6, 2017

LOG # 99534
SOILS/GEOLOGY FILE - 2
LAN

Michael Manshel
1575 Lindacrest Drive
Los Angeles, CA 90210

TRACT: 8450
LOT: 90
LOCATION: 1579 N. Lindacrest Drive

<u>CURRENT REFERENCE</u> <u>REPORT/LETTER(S)</u>	<u>REPORT</u> <u>No.</u>	<u>DATE(S) OF</u> <u>DOCUMENT</u>	<u>PREPARED BY</u>
Addendum Report	IC 16063-I	07/12/2017	Irvine Geotechnical
<u>PREVIOUS REFERENCE</u> <u>REPORT/LETTER(S)</u>	<u>REPORT</u> <u>No.</u>	<u>DATE(S) OF</u> <u>DOCUMENT</u>	<u>PREPARED BY</u>
Dept. Approval Letter	96558	02/08/2017	LADBS
Geology/Soils Report	IC 16063-H	09/13/2016	Irvine Geotechnical
Laboratory Test Report	SL16.2198	05/24/2016	Soil Labworks, LLC

The Grading Division of the Department of Building and Safety has reviewed the referenced addendum report that provides revised recommendations for the proposed four-story residence, decks, and swimming pool. According to the report, retaining wall excavations and shoring have increased and will range up to 50 feet in height. The Department previously conditionally approved the above referenced report dated 09/13/2016 for the proposed structures with retaining walls up to 36 feet in height in a letter dated 02/08/2017, Log #96558.

The site is located in a designated seismically induced landslide hazard zone as shown on the Seismic Hazard Zones map issued by the State of California. The above reports include an acceptable seismic slope stability analysis and the requirements of the 2017 City of Los Angeles Building Code have been satisfied.

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 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. All conditions of the above referenced Department approval letter dated 02/08/2017, Log #96558, shall apply except as specifically modified herein.
2. Approval shall be obtained from the Department of Public Works, Bureau of Engineering, Development Services and Permits Program for the proposed tie-back anchors within the public way.

201 N. Figueroa Street, 3rd Floor, LA (213) 482-7045

3. Provide a notarized letter from all adjoining property owners allowing tie-back anchors on their property. (7006.6)
4. Shoring shall be designed for the lateral earth pressures specified starting on page 1 of the 07/12/2017 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.
5. The installation and testing of tie-back anchors shall comply with the recommendations included in the reports or the standard sheets titled "Requirement for Tie-back Earth Anchors", whatever is more restrictive. (Research Report #23835)


EDMOND LEE
Engineering Geologist Associate II


GLEN RAAD
Geotechnical Engineer I

Log No. 99534
213-482-0480

cc: Colby Mayes, Applicant
Irvine Geotechnical, Project Consultant
LA District Office



Jenny Horsley <jenny.horsley@lacity.org>

Fwd: BF 180019 - 1575-1579 NORTH LINDACREST DRIVE

Dina Elkinawy <dina.elkinawy@lacity.org>
To: Jenny Horsley <jenny.horsley@lacity.org>

Thu, May 3, 2018 at 4:15 PM

Kind Regards,



Dina Elkinawy, P.E.
Structural Engineering Associate II
Department of Building & Safety Commission Office
201 N. Figueroa St., Suite 1030
Los Angeles, CA. 90012
213-482-9586

----- Forwarded message -----

From: **David Shapiro** <davidshapiro1@hotmail.com>
Date: Thu, May 3, 2018 at 4:14 PM
Subject: Re: BF 180019 - 1575-1579 NORTH LINDACREST DRIVE
To: Dina Elkinawy <dina.elkinawy@lacity.org>

Hi Dina,

Thank you. As we discussed, I am writing to formally request that you include this email in the package of materials that you provide to the Board. Can you please confirm receipt of this email?

My name is David Shapiro and I own one of 2 houses that sit immediately west and below the house that is being proposed to be built. My house backs up to the hill/cliff that is 1579 Lindacrest.

I have carefully reviewed the documents you provided, as well as other materials that I found online on LA Department of Building and Safety website, as well as the LA County Assessor and other websites.

I have serious concerns related to both (1) health and safety and (2) environmental concerns.

Health and Safety

Regarding health and safety, please note that this area was developed many decades ago, and yet this lot was never developed. Please note that, as you can see on the attached Google Maps screen shot, 1579 Lindacrest is the only lot that has not been developed on this street in this area. This is not a coincidence, and there are clearly reasons why this lot was never developed. This lot is much steeper than neighboring lots and doesn't have any plateau or flat area on which to build.

As you can see in the attached screenshot, the hill/cliff starts about 3 feet from the street, and the cliff is very steep. My concerns include stability of the hill, the fact that my kids play in our backyard right underneath where the proposed work will be occurring, flood protection, landslide protection, to name a few. It is hard to even imagine where 3,200 cubic yards of dirt will be removed since the hill is so steep. I am similarly concerned about the building of a retaining wall, pool, and house right above us and the

impact that this will have on our health and safety. In the documentation provided to me, it states that the retaining wall will be 36 feet, and is approved up to 50 feet if certain conditions are met (one of which is approval from the neighbors). This greatly concerns me.

Environmental

As the only undeveloped lot in this area for over 100 years (while the surrounding area has been developed), this lot has become an important environmental location, and is home to countless animals, reptiles, birds, flowers, trees and other wildlife. It is also an important transfer route for animals, such as coyotes through the neighborhood and connecting across Coldwater Canyon into Franklin Canyon Park. I am happy to provide videos about all of this if the Board desires.

Further, the environmental categorical exemption is based on hauling up to 3,106 cubic yards of dirt (and building a 1,830 square foot house). Yet, the application before the Board is to approve more than that: 3,200 cubic yards. Per the terms of the exemption, the exemption is void as it based on only authorizing 3,106 cubic yards of dirt. This fact alone, I believe, should void the exemption.

I believe that a full environmental review should be completed before making a decision so that we can fully assess the environmental impact. Further, the report states that there are only 4 trees on the lot and that there are no endangered, rare or threatened species living on this lot. I don't believe this to be correct, and I believe a more thorough assessment should be completed.

Thank you very much for your consideration. I am unable to attend this hearing due to a previous commitment. Otherwise, I would absolutely attend in person.

David Shapiro

From: Dina Elkinawy <dina.elkinawy@lacity.org>
Sent: Thursday, May 3, 2018 2:14 PM
To: davidshapiro1@hotmail.com
Subject: BF 180019 - 1575-1579 NORTH LINDACREST DRIVE

Hi David,

Please see attached package for the haul route.

Kind Regards,



Dina Elkinawy,
P.E.
Structural Engineering Associate II

Department of Building & Safety Commission Office

201 N. Figueroa St., Suite 1030
Los Angeles, CA. 90012
213-482-9586

 **Google Images of 1579 Lindacrest.pptx**



Jenny Horsley <jenny.horsley@lacity.org>

Fwd: BF 180019 - 1575-1579 NORTH LINDACREST DRIVE

Dina Elkinawy <dina.elkinawy@lacity.org>
To: Jenny Horsley <jenny.horsley@lacity.org>

Mon, May 7, 2018 at 1:55 PM

Kind Regards,



Dina Elkinawy, P.E.
Structural Engineering Associate II
Department of Building & Safety Commission Office
201 N. Figueroa St., Suite 1030
Los Angeles, CA. 90012
213-482-9586

----- Forwarded message -----

From: **David Shapiro** <davidshapiro1@hotmail.com>
Date: Mon, May 7, 2018 at 1:52 PM
Subject: Re: BF 180019 - 1575-1579 NORTH LINDACREST DRIVE
To: Dina Elkinawy <dina.elkinawy@lacity.org>

Hi Dina,

Thank you again for submitting my below email to the Board for consideration. In addition, you mentioned to me that if I send you an email, you can include it tomorrow on the day of the hearing for consideration by the Board. Please provide this email to the board. Please also confirm receipt of this email. Thank you very much!

To the Board,

My name is David Shapiro and I live immediately below the property at [1579 Lindacrest](#). I have been racing to get up to speed on this over the last several days. Please note that I only received the notice of hearing a week ago. I immediately called the city to get more information, and I also searched extensively online. I was told to call the City Clerk to get copies of documents, and I did so. Unfortunately, the City Clerk told me it will take up to 2 weeks to receive the requested documents. I have still not receive them and should receive them in the next week.

Dina Elkinawy was very nice to provide a package of information and I have very carefully reviewed it.

I have also consulted with two separate land use attorneys.

The attorneys suggested that I formally request to delay this hearing for 2 weeks. This will give me time to (1) engage counsel, (2) receive and review the requested documents from the City Clerk, and (3) allow me to attend this hearing fully prepared. In addition, to the short notice, I am unable to attend this hearing today as I have a business meeting out of town and unable to make it in person today. Therefore, I would like to formally request that you delay this hearing for 2 weeks to allow me and my counsel to get up to speed and to attend in person. Thank you.

Additionally, and as a follow-up to my email below, I would like to formally object to the environmental exemption. The "Justification for Project Exemption" is based on erroneous facts. For instance, the report states that there are only 4 trees on the property. This is completely false. The attached photo of just a portion of the lot shows approximately a dozen trees. There are many other trees on the property as well. Given this false statement, it makes me wonder what other false statements or conclusions might be included in this report. Thus, I don't believe this document can be relied, and I would also like to request more time to fully investigate this.

In addition, as mentioned above, the "Justification for Project Exemption" references multiple other documents, none of which have been provided to me for review. For instance, the document references a "geotechnical report," a "Geology and Soils Report Approval Letter" dated February 8, 2017 and building permits which were filed on March 1, 2017. Very importantly, a subsequent "Geology and Soils Report Approval Letter" dated September 6, 2017 was provided to me, but this letter specifically references that all conditions of the February 8, 2017 letter shall apply, except as specifically modified by the new letter. The September 6, 2017 letter also references an addendum report and a Geology/Soils report, both of which I have yet to receive. I believe that I need to receive copies of these reports for evaluation by me and counsel and that we, respectfully, should be given an opportunity to respond after reviewing these documents.

Thank you very much for your consideration.

David Shapiro

310-770-0416

From: Dina Elkinawy <dina.elkinawy@lacity.org>

Sent: Thursday, May 3, 2018 4:41 PM

To: David Shapiro

Subject: Re: BF 180019 - 1575-1579 NORTH LINDACREST DRIVE

Hi David,

Received and will be sent to the Board of Building and Safety Commissioners.

Have a good weekend.

Kind Regards,



Dina Elkinawy,
P.E.
Structural Engineering Associate II

Department of Building & Safety Commission Office

201 N. Figueroa St., Suite 1030
Los Angeles, CA. 90012
213-482-9586

[Quoted text hidden]



Picture of Trees on Portion of Lot.JPG
3302K