

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIELOS  
PRESIDENT

E. FELICIA BRANNON  
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL  
GEORGE HOVAGUIMIAN  
JAVIER NUNEZ

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

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

FRANK M. BUSH  
GENERAL MANAGER  
SUPERINTENDENT OF BUILDING

OSAMA YOUNAN, P.E.  
EXECUTIVE OFFICER

May 10, 2018

BOARD FILE NO. 180014  
C.D.: 5 (Councilmember Paul Koretz)

Avraham Osadon and Shelly A. Goldberg  
9607 High Ridge Dr.  
Beverly Hills, CA 90210

JOB ADDRESS: 9607 WEST HIGH RIDGE DRIVE  
TRACT: TR 20668

The Board of Building and Safety Commissioners, at its meeting of May 8, 2018, gave consideration to the application by Sean Nguyen to export 3,000 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 9, 2018

NOT VALID WITHOUT STAMP AND SIGNATURE

CC: Sr. Grading Inspector S. Valenzuela  
S. Golberg Osadon  
H. Abrego  
R. Newman  
R. Exley

S. Nguyen  
A. Osadon  
K. Rohrer  
C. Becker  
J. Exley  
L. Minniti  
R. Santelli  
P. Rohrer  
I. Combrinck  
D. Freedman

1800014.fal  
AU:jh

BOARD OF  
**BUILDING AND SAFETY**  
**COMMISSIONERS**

---

VAN AMBATIELOS  
PRESIDENT

E. FELICIA BRANNON  
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL  
GEORGE HOVAGUIMIAN  
JAVIER NUNEZ

**CITY OF LOS ANGELES**  
CALIFORNIA



ERIC GARCETTI  
MAYOR

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

---

FRANK M. BUSH  
GENERAL MANAGER  
SUPERINTENDENT OF BUILDING

---

OSAMA YOUNAN, P.E.  
EXECUTIVE OFFICER

April 28, 2018

BOARD FILE NO. 180014  
C.D.: 5 (Councilmember P. Koretz)

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

**APPLICATION TO EXPORT 3,000 CUBIC YARDS OF EARTH**

PROJECT LOCATION: 9607 WEST HIGH RIDGE DRIVE

TRACT: TR 20668

BLOCK: NONE

LOT: 27

**OWNER:**

Avraham Ossadon and Shelly A Goldberg  
9607 Highridge Drive,  
Beverly Hills, CA 90210

**APPLICANT:**

Sean Nguyen  
7251 North Owensmouth Avenue, #2  
Canoga Park, CA 91303

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 3,000 cubic yards of material moved 10 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 \$595,000.00 shall be required from the property owner to cover any road damage and any street cleaning costs resulting from the hauling activity.
4. Forms for the bond will be issued by Bond Control, Bureau of Engineering Valley District Office, 6262 Van Nuys Boulevard, Suite 251, Van Nuys, CA 91401; telephone (818) 374-5082.

#### **B. GENERAL CONDITIONS:**

1. The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by grading and hauling, and at all times shall provide reasonable control of dust caused by wind, at the sole discretion of the grading inspector.
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 import site to prevent blowing dirt and are to be cleaned of loose earth at the import 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 30 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 Bottom dump and truck and trailer trucks.
5. Total amount of dirt to be hauled shall not exceed 3,000 cubic yards.
6. "Truck Crossing" warning signs shall be placed 300 feet in advance of the exit in each direction.
7. A minimum of four flag attendants, each with two-way radios, will be required during hauling hours to assist with staging and getting trucks in and out of the project area. One flag attendant will be placed at the following locations:
  - A. The entrance of the project site.
  - B. The intersection of High Ridge Drive and Summitridge Drive.
  - C. The intersection of Summitridge Drive and San Ysidro Drive.
  - D. The intersection of San Ysidro Drive and Tower 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 of the haul route, if necessary.
9. The recommended route is as follows:

#### **LOADED TRUCKS:**

From the project site travel eastbound on High Ridge Drive, turn right (south) on Summitridge Drive, right (west) on San Ysidro Drive, left (south) on Tower Road, left (south) on Benedict Canyon Drive, right (west) on Sunset Boulevard, right

left (south) on Benedict Canyon Drive, right (west) on Sunset Boulevard, right (north) on Sepulveda Way, right (north) on Sepulveda Boulevard, enter northbound I-405 Freeway, transition westbound on US-101 Freeway and continue to the disposal site located outside the city limits.

**EMPTY TRUCKS:**

From the disposal site travel eastbound on US-101 Freeway, transition southbound on I-405 Freeway, exit onto Sunset Boulevard off ramp, turn left (south) on Church Lane, left (east) on Sunset Boulevard, left (north) on Benedict Canyon Drive, right (north) on Tower Road, right (east) on San Ysidro Drive, left (north) on Summitridge Drive, left (west) on High Ridge Drive and continue to the project site.

10. 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.
11. 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.
12. 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.
13. Only one hauling truck, associated with this project address, shall be allowed on High Ridge Drive, Summitridge Drive, San Ysidro Drive, and Tower Road 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 Class 32 of the CEQA Guidelines (Case No. ENV-2017-5004-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

5 - Western SR# 95558  
9607 W. Highridge Dr

Date: February 13, 2017

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



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

Subject: **HAUL ROUTE**  
**9607 WEST HIGHRIDGE DRIVE, Board File No: 180014**

This Department has reviewed the subject haul route. The following are recommended haul route conditions for this project:

**LOADED TRUCK ROUTE:** From the project site, east on Highridge Drive, south (right) on Summitridge Drive, south (right) on San Ysidro Drive, south (left) on Tower Drive, south (left) on Benedict Canyon Drive, west (right) on Sunset Boulevard, north (right) on Sepulveda Way, north (right) on Sepulveda Boulevard, enter onto I-405 Freeway North, merge onto US-101 Freeway West to the export site outside the City Limits.

**EMPTY TRUCK ROUTE:** From the export site outside the City Limits, east on US-101 Freeway, merge onto I-405 Freeway South, take Sunset Boulevard exit, south (left) on Church Lane, east (left) on Sunset Boulevard, north (left) on Benedict Canyon Drive, north (right) on Tower Drive, north (right) on San Ysidro Drive, north (left) on Summitridge Drive, west (left) on Highridge Drive to the project site.

**HOURS OF OPERATION:** Monday thru Friday: 9:00 AM to 3:00 PM. No hauling on weekends or Holidays.

**STAGING:** On-site and adjacent to the site on Highridge Drive. **Flag control is required at the project site during the hauling operation. Since portions of San Ysidro Drive is narrow with parking allowed on both sides, dump trucks are recommended for the hauling operation.**

**BEL AIR CONSTRUCTION PROJECTS WITH ACTIVE OR PENDING HAUL ROUTES IN THE AREA:** 2450 Summitridge Drive.

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

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

cc: Joan Pelico, Faisal Alsseri, Gurmet Khara, Council District 5  
David Rivera, Ron Jackson, Timothy Walls, BSS, Investigation & Enforcement  
Dina Elkinawy, Andrew Nave, Michel Claiborne-Thompson, Kathleen Piril, Jenny Horsley,  
Rachel Ibrahim-Watkins, LADBS  
Rudy Guevara, LADOT

CITY OF LOS ANGELES  
INTER-DEPARTMENTAL CORRESPONDENCE

DATE: February 15, 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 *EGH*  
Street Services Investigation and Enforcement Division

SUBJECT: **ORDINANCE NOS. 148,167 AND 159,016 – EXPORT OF EARTH MATERIAL (HILLSIDE AREAS) – 9607 WEST HIGHRIDGE 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 February 15, 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. Mark Simon, Superintendent II, Bureau of Street Services

- C. The approved haul route is as follows:

**Loaded:**

- From the project site, head east on Highridge Drive
- Turn south (right) on Summitridge Drive
- Turn south (right) on San Ysidro Drive
- Turn south (left) on Tower Drive
- Turn south (left) on Benedict Canyon Drive
- Turn west (right) on Sunset Boulevard
- Turn north (right) on Sepulveda Way
- Turn north (right) on Sepulveda Boulevard
- Enter onto I-405 Freeway North
- Merge onto US-101 Freeway West to the export site outside the City limits

**Unloaded:**

- From the export site outside the City limits, head east on US-101 Freeway
- Merge onto I-405 Freeway South



- Take Sunset Boulevard exit
- Turn south (left) on Church Lane
- Turn east (left) on Sunset Boulevard
- Turn north (left) on Benedict Canyon Drive
- Turn north (right) on Tower Drive
- Turn north (right) on San Ysidro Drive
- Turn north (left) on Summitridge Drive
- Turn west (left) on Highridge Drive to the project site

Staging: On-site and adjacent to the site on Highridge Drive.

**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 3,000 cubic yards of material moved 10 miles within the hillside at a rate of \$0.29 per cubic yard per mile would exceed the maximum chargeable under the Ordinance. Therefore, the maximum fee chargeable, \$3000.00 shall be due.
- B. The required permit fee shall be paid at the Street Services Investigation and Enforcement Division office, 1149 South Broadway, Suite 350, Los Angeles, CA 90015, telephone (213) 847-6000.
- C. Under the provisions of Section 62.202 of the Los Angeles Municipal Code, a cash bond or surety bond in the amount of \$595,000.00 shall be required from the property owner to cover any road damage and/or street cleaning costs resulting from the hauling activity.
- D. Forms for the bond will be issued by Susan Sugay, Bond Control, Bureau of Engineering Valley District Office, 6262 Van Nuys Boulevard, Suite 251, Van Nuys, CA 91401, telephone (818) 374-5082.

## **III. SPECIAL CONDITIONS**

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

1. The hauling operations are restricted to the hours between 9:00 a.m. and 3:00 p.m. on Mondays through Fridays. No hauling is permitted on Saturdays, Sundays and holidays.
2. The vehicles used for hauling shall be bottom-dump and truck & trailer 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 3,000 cubic yards.
7. "Truck Crossing" warning signs shall be placed 300 feet in advance of the exit in each direction.
8. Flagpersons shall be required at the job site to assist the trucks in and out of the project area. Flagpersons and warning signs shall be in compliance with Part II of the latest Edition of "Work Area Traffic Control Handbook."
9. The permittee shall comply with all regulations set forth by the State of California, Department of Motor Vehicles pertaining to the hauling of earth.
10. The City of Los Angeles, Department of Transportation, telephone (213) 485-2298, shall be notified 72 hours prior to beginning operations in order to have temporary "No Parking" signs posted along streets in haul route.
11. A copy of the approval letter from the City, the approved haul route and the approved grading plans shall be available on the job site at all times.
12. Any change to the prescribed routes, staging and/or hours of operation must be approved by the concerned governmental agencies. Contact the Street Services Investigation and Enforcement Division at (213) 847-6000 prior to effecting any change.
13. The permittee shall notify the Street Services Investigation and Enforcement Division at (213) 847-6000 at least 72 hours prior to the beginning of hauling operations and shall notify the Division immediately upon completion of hauling operations.
14. The application shall expire eighteen months after the date of the Board of Building and Safety Commission approval. The permit fee shall be paid to the Street Services Investigation and Enforcement Division prior to the commencement of hauling operations.

NS/GH/TW:cl

S:haul routes 9607 WEST HIGHRIDGE DRIVE

cc: Bureau of Street Services  
Mark Simon, Acting Superintendent II  
Mail Stop #101

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

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

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

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

Owner: Avraham Ossadon  
9607 West Highridge Drive  
Beverly Hills, CA 91210  
(310) 657-5100

Applicant: Sean Nguyen  
7251 North Owensmouth Avenue, #2  
Canoga Park, CA 91303  
(213) 880-6289

Contractor: TBD





**CITY OF LOS ANGELES**  
**DEPARTMENT OF BUILDING AND SAFETY**

**ENVIRONMENTAL REVIEW QUESTIONNAIRE**

JOB ADDRESS: 9607 W HIGH RIDGE DRIVE

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:

DEMOLITION OF EXISTING 2,160 SQUARE-FOOT SINGLE- FAMILY DWELLING AND THE CONSTRUCTION OF A NEW 30-FOOT TALL, 5,732 SQUARE-FOOT SINGLE-FAMILY DWELLING WITH OUTDOOR POOL, AND A HAUL ROUTE APPROVAL FOR THE EXPORT OF APPROXIMATELY 3,000 CUBIC YARDS OF EARTH

**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-2017-5004-CE)

The Notice of Exemption references the following amount of import/export of soil to be hauled: 3,000 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 CLARK  
Print: Name of Planning/Public Works staff

[Signature]  
Signature

2/27/18  
Date

213 178 1310  
Telephone Number



COUNTY CLERK'S USE

## CITY OF LOS ANGELES

CITY CLERK'S USE

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: 5- Koretz
--	--------------------------------

PROJECT TITLE: 9607 West High Ridge Drive	LOG REFERENCE: ENV-2017-5004-CE
--	------------------------------------

PROJECT LOCATION: 9607 West High Ridge Drive
---

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

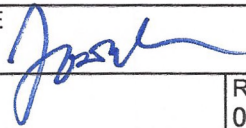
The demolition of an existing single-family dwelling and the construction of a new 5,732 square foot single-family dwelling, on a 23,338 square foot lot zoned RE20-1-H-HCR.

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY: Sean Nguyen
---

CONTACT PERSON: Sean Nguyen	AREA CODE 213	TELEPHONE NUMBER 880-6289	EXT.
--------------------------------	------------------	------------------------------	------

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 <u>32</u> (City CEQA Guidelines)			
<input type="checkbox"/> 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 1/3/18
FEE: \$2,804.40	RECEIPT NO. 0101820967	REC'D. BY
		DATE

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  
VAHID KHORSAND  
JOHN W. MACK  
SAMANTHA MILLMAN  
MARC MITCHELL  
VERONICA PADILLA-CAMPOS  
DANA M. PERLMAN

ROCKY WILES  
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-2017-5004-CE

## Project Description

The demolition of an existing 2,160 square-foot single-family dwelling and the construction of a new 30-foot tall, 5,732 square-foot single-family dwelling with outdoor swimming pool, and a haul route approval for the export of approximately 3,000 cubic yards of earth.

As a residential project requesting a haul route that is developed on an infill site, this Project qualifies for the Class 32 Categorical Exemption.

## 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 has the street address of 9607 W. High Ridge Drive, is located within the Bel Air – Beverly Crest Community Plan and is zoned RE20-1-H-HCR, and developed with a single-family dwelling constructed in 1974. It is located within a Hillside Area, a Special Grading Area, Landslide zone, and a Very High Fire Hazard Severity Zone, but not located within a Methane Zone, Fault Zone, or Alquist-Priolo liquefaction zone. Approximately 3,000 cubic yards of earth will be exported off-site, so a haul route approval is required. 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:
  - 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-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 October 16, 2017 (Log # 100062). 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 must comply with all regulations contained within all applicable building codes. 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 are no other haul routes approvals, and no pending haul route applications being processed within 500 feet of the Subject Site. 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 subject 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 the demolition of an existing 2,160 square-foot single-family dwelling and the construction of a new 30-foot tall, 5,732 square-foot single-family dwelling with outdoor swimming pool, and a haul route approval for the export of approximately 3,000 cubic yards of earth, in an area zoned and designated for such development. The maximum floor area allowed is 6,500 square feet, according to the application. Adjacent lots along High Ridge Drive Avenue are developed with single-family dwellings, and the Subject Site is of a similar size and slope to nearby properties. The project is not requesting any deviations from the Code regarding parking, density, land use, or building envelope. The project size 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, which is approximately 9 linear miles away. 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. Despite the age of the existing building, the site or structure was not 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. 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 project site involves one lot with a total area of 23,338 square feet, and is currently developed with a single-family dwelling constructed in 1974. The Site is zoned RE20-1-H-HCR, and has a General Plan Land Use Designation of Very Low I Residential. As a residential project, the proposed development conforms to the applicable Bel Air – Beverly Crest Community Plan designation, which allows one dwelling unit per lot. The project is not seeking any deviations regarding density, land use, or building envelope.

- (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 featuring 23,338 square feet of lot area. Lots adjacent to the Subject Site to the north, east, and west are also developed with single-family residential buildings.

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

The Site is not a wildland area, and is not inhabited by endangered, rare, or threatened species. There are two non-protected trees (Palm trees) and no protected trees located on-site.

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

As previously mentioned, the Project will be subject to Regulatory Compliance Measures (RCMs). 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 proposed project will be on a Site which has been previously developed with a single-family dwelling constructed in 1974. There will be not be any net increase in density, since the existing single-family dwelling will be demolished and replaced with a new single-family dwelling. Therefore, it can be found that the Project meets the qualifications of the Class 32 Exemption.



BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIELOS  
PRESIDENT

E. FELICIA BRANNON  
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL  
GEORGE HOVAGUIMIAN  
JAVIER NUNEZ

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

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

FRANK M. BUSH  
GENERAL MANAGER  
SUPERINTENDENT OF BUILDING

OSAMA YOUNAN, P.E.  
EXECUTIVE OFFICER

**GEOLOGY AND SOILS REPORT APPROVAL LETTER**

October 16, 2017

LOG # 100062  
SOILS/GEOLOGY FILE - 2  
LAN

Avi Osadon  
9607 W. High Ridge Drive  
Los Angeles, CA 90210

TRACT: 20668  
LOT(S): 27  
LOCATION: 9607 W. High Ridge 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>
Geology/Soils Report	CYG-15-7424	09/14/2017	CY Geotech, Inc.

<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	87492	03/27/2015	LADBS
Geology/Soils Report	CYG-15-7424	02/25/2015	CY Geotech, Inc.
RFM	22365	04/01/2015	CY Geotech, Inc.

The Grading Division of the Department of Building and Safety has reviewed the referenced report dated September 14, 2017, that provides recommendations for the proposed updated project that has been revised from a two-story single family residence with a detached two-story guest house with swimming pool to a new three-story single family residence with rear yard swimming pool.

Previously, the Grading Division of the Department of Building and Safety had reviewed and approved (Log # 87492, dated March 27, 2015) the referenced report dated February 25, 2015, providing recommendations for the proposed new two-story residence and detached two-story guest house founded on conventional footings or piles into the existing pre-1963 fill, new infinity edged swimming pool.

The earth materials at the subsurface exploration locations consist of up to 55 to 80 feet of uncertified fill underlain by pre-1963 fill overlying quartz diorite bedrock.

The consultants recommend to support the proposed structure on drilled-pile foundations or spread footings bearing on the existing fill.

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 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. All conditions of the above referenced Department approval letter dated 03/27/2015 (Log # 87492), except as specifically modified herein, shall apply.
2. All latest recommendations of the current referenced report which are in addition to or more restrictive than the conditions contained herein shall be incorporated into the plans.
3. A-B-C slot-cut method may be used for unsurcharged temporary excavations with each slot not exceeding 12 feet in height and not exceeding 8 feet in width, as recommended. The soils engineer shall verify in the field if the existing earth materials are stable in the slot cut excavation. Each slot shall be inspected by the soils engineer and approved in writing prior to any worker access.
4. Retaining walls shall be designed for the lateral earth pressures specified in the section titled "Subterranean Building Walls" starting on page 6 of the 09/14/2017 report. All surcharge loads shall be included into the design.
5. 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)
7. 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)
8. Installation of the subdrain system shall be inspected and approved by the soils engineer of record and the City grading/building inspector. (108.9)
9. 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)
10. Prefabricated drainage composites (Miradrain) (Geotextiles) may be only used in addition to traditionally accepted methods of draining retained earth.
11. The proposed swimming pool shall be designed for a freestanding condition. (1808.7.3)

12. Pool deck drainage shall be collected and conducted to an approved location via a non-erosive device. (7013.10)



JEFFREY T. WILSON  
Engineering Geologist I



YING LIU  
Geotechnical Engineer I

Log No. 100062  
213-482-0480

cc: CY Geotech, Inc., Project Consultant  
WL District Office

5/8/2018

City of Los Angeles Mail - Leslie Minnitti and Robert Sanelli, owners of 9674 Highridge Drive, Response; with respect to Board File No. 18...



BF#: 180014

Michel Claiborne-Thompson <michel.thompson@lacity.org>

---

**Leslie Minnitti and Robert Sanelli, owners of 9674 Highridge Drive, Response; with respect to Board File No. 180014**

---

shelly Osadon <shellyosadon@gmail.com>

Mon, May 7, 2018 at 10:24 AM

To: "dina.elkinawy@lacity.org" <dina.elkinawy@lacity.org>, michel.thompson@lacity.org

Hi Dina and Michel,

Attached please find a neighbors email in support of our project at 9607 Highridge Drive, as well as a response to the contentions made against their own property (which we know is not at issue during Haul Route hearing) but they wanted to voice their concern about the neighbors false and derogatory statements.

Thanks in advance for your attention and adding this letter to the file.

Shelly Goldberg



**Highridge Response Letter Rohrer.pdf**

2574K



From:  
Leslie Minniti and Robert Santelli  
9674 Highridge Drive,  
Beverly Hills, CA 90210

To:  
Board of Building and Safety Commissioners  
201 North Figueroa Street  
Los Angeles, CA 90012

Dear Sir and Madam,

This letter is in support of the application for construction at 9607 Highridge Drive, and responds to statements and allegations in the letter to the Commission submitted by Paul and Kathryn Rohrer re: Board File Number 1800014.

Specifically,

**In Paragraph 1 the statement with regards to 9674 Highridge is a lie.** Together with my husband, we are the property owners of 9674 Highridge Drive, referred to in the Rohrer's letter as "Current Construction Site". I have owned the property since 2001. I raised my sons there and am acquainted with my neighbors. Mr. Rohrer's statement in Paragraph 1 that 9674 Highridge is "being built on speculation" is a bald-faced lie, Mr. Rohrer knows it is a lie, and in and of itself should make the Commission question all of the unsubstantiated and in some cases knowingly false allegations of Mr. Rohrer regarding Mr. Osadon and his projects. Furthermore, whether the owners of a property are building a new home for themselves or for eventual sale is completely irrelevant, a fact that a real estate lawyer such as Mr. Rohrer presumably should know.

**In Section 1 the allegation that "Previous and Ongoing Failure to Comply with Laws and Conditions of Approval" is false. In Section 5d this false allegation is amplified with the additional false allegation that Mr. Osadon is "not complying with mitigation efforts at his current project..."** First, as the Commission knows, our Permitted Building Plans fully satisfy and comply with applicable zoning requirements and restrictions. Second, Mr. Rohrer refers to "illegal" construction material on the public sidewalk and street. The usage of the public street and sidewalk are legally permitted uses pursuant to Permit No: ME2018001551 and ME2018001975. Mr. Rohrer could have easily verified this had he bothered to speak to the City of LA, or to Mr. Osadon, or to his on-site supervisor Mr. Abrego, or to ourselves. Lastly, as a real estate attorney Mr. Rohrer could have easily verified that no citations have been issued by the city regarding any of these allegations.

We have observed Mr. Osadon's work and can state unequivocally that the street has been swept and kept free from debris (as have the other construction sites of

Mr. Osadon that we have observed). Site management and cleanliness is in fact one of the considerations we used when selecting Mr. Osadon to build our new home. Again, these false allegations call into question all of Mr. Rohrer's allegations regarding Mr. Osadon.

**In Section 4 the allegation that there has been a "Failure to Communicate with the Community" is false.** Leslie engaged in discussion with numerous neighbors concerning the style and purpose of our construction. Although they are well acquainted, Mr. Rohrer and Leslie did not discuss our project. In November, 2017, prior to demolition, Leslie met with Kathryn Rohrer in the Rohrer residence to discuss our new house construction. Leslie expressly stated that we will occupy the completed residence. Visible from the Rohrer living room is a modern house being constructed on Florian Place. Mrs. Rohrer commented that she did not like to look upon this house because it was contemporary and did not "blend into the landscape".

After the recent fire in Bel Air, out of consideration for the safety and wellbeing of neighbors and the community, Leslie personally met with and made outreach calls to various neighbors in an effort to reduce and rid properties of fire hazards. Leslie left 2 detailed messages at the Rohrer residence, regarding implementing a neighborhood fire safety plan and year round hillside brush clearance compliance. On Thursday, Leslie left yet another telephone message regarding the false statements made in the letter to the Commission. None of her phone calls were returned.

**In Section 4 the statement that "we have not seen notices regarding any of his (Mr. Osadan) pending projects" is again a bald-faced lie, and Mr. Rohrer knows that it is a lie.** We personally posted the Notice of Demolition-New S.F.R. on 3/23/2017 that remained posted thru November, 2017. The City verifies posting prior to final approval and issuance of Plans. Mr. Rohrer probably thought that he could get away with this lie, since it would be his word against ours and Mr. Osadon's. But what he failed to anticipate is that we took photos of the posting in March 2017 and again in November 2017 as requested by our expediter Mr. Claudio Cosi. (please see attached photos). Notices were also conspicuously posted for Mr. Osadon's projects on Highridge Place and Summitridge Drive. His project on Highridge Place was completed in several phases. Throughout that period, the Osadon's engaged in a dialogue with us about their Construction project.

**In Section 5c Mr. Rohrer alleges that Highridge "appears to be part of a historic district".** This again is false. Prior to the building and renovation activity that Mr. Rohrer refers to, Highridge Drive, developed in the 1960's, was a street in decline. Many 'original' houses are badly deteriorated and have significant deferred maintenance. 1960's houses were not built to today's Code Standards for Safety. They are not historically designated. In the real estate cycle, the building activity that is occurring in our neighborhood would be termed 'renewal'. There are no

view easements or architectural covenants on Highridge Drive. There are no protected "viewsheds".

Lastly, Mrs. Shelly Osadon was kind enough to send us a copy of the email exchange dated May 3 between Mr. Rohrer and Mrs. Osadon. It appears that the dialogue was initiated by Shelly Osadon. It is very telling and consistent with what Leslie was told by Mrs. Rohrer when they met. Mr. Rohrer makes statements describing the "negative externalities" and 'burdens imposed by temporary construction issues and the permanent destruction of neighborhood character'. Mr. Rohrer falsely states that all the houses were single story, when our house, like other houses have 2 full stories above street level. Mr. Rohrer mentions that he anticipates that will be adversely affected by future development of Martha "Mickey" Lessor's property, since she is in poor health. The email is replete with erroneous statements. Simply put, Mr. Rohrer is apparently not interested in developing his property and therefore seems to want the neighborhood to remain unchanged. The Rohrer's preferences and sentiment are not a legal basis to dictate how another property owner develops their property.

Respectfully submitted,

  
Leslie Minniti and Robert Santelli

BF#: 180014

Subject: Fwd: Demo posting

From: [leslieminniti@gmail.com](mailto:leslieminniti@gmail.com)

To: [rtsantelli@yahoo.com](mailto:rtsantelli@yahoo.com)

Date: Saturday, May 5, 2018, 4:41:57 PM EDT

Sent from my iPad

Begin forwarded message:

**From:** Leslie Minniti <[leslieminniti@gmail.com](mailto:leslieminniti@gmail.com)>

**Date:** May 3, 2018 at 11:50:24 PM EDT

**To:** Leslie Minniti <[leslieminniti@gmail.com](mailto:leslieminniti@gmail.com)>

**Subject:** Fwd: Demo posting

Kind Regards,  
Leslie Minniti  
310-801-0626

Begin forwarded message:

**From:** Leslie Minniti <[leslieminniti@gmail.com](mailto:leslieminniti@gmail.com)>

**Date:** March 23, 2017 at 7:50:47 PM EDT

**To:** Claudio Cosi <[claudio@cosidesigns.com](mailto:claudio@cosidesigns.com)>

**Subject:** Demo posting





BF#:180014



# NOTICE\*

NOTICE: THE FOLLOWING INFORMATION IS FOR YOUR INFORMATION ONLY. IT IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION.

NOTICE: THE FOLLOWING INFORMATION IS FOR YOUR INFORMATION ONLY. IT IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION.

NOTICE: THE FOLLOWING INFORMATION IS FOR YOUR INFORMATION ONLY. IT IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION.

BF#: 180014

Kind Regards,  
Leslie Minniti  
310-801-0626

BF#: 180014

BF #: 180014

Subject: Nov 2 2017

From: leslieminniti@gmail.com

To: rtsantelli@yahoo.com

Date: Saturday, May 5, 2018, 4:46:07 PM EDT

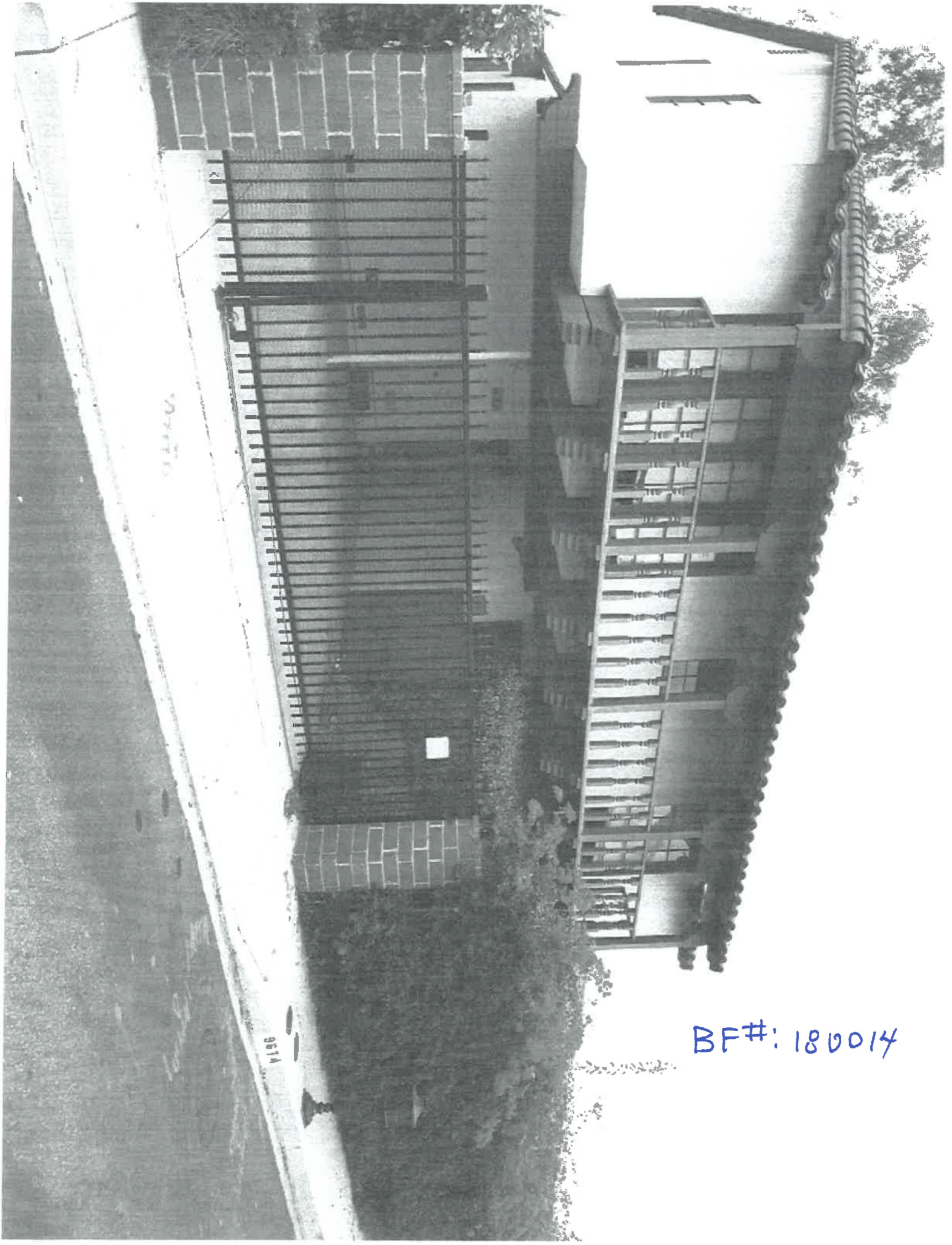
Sent from my iPad



IMG\_1405.jpg

2.8MB





BF#: 180014

RAY EXLEY, M.D, LIC. JULIANA LOZA-EXLEY  
9504 HIGH RIDGE PLACE, BEVERLY HILLS, CALIFORNIA 90210

May 7, 2018

Department of Building and Safety  
Board File No. 180014  
Attn: Ms. Dina Elkinawy

RE: Consideration of Application for construction project 9607 Highridge Drive,  
Beverly Hills, CA  
Hearing Date: May 8, 2018

Dear Ms. Elkinawy

I am Dr. Ray Exley and have lived at 9504 Highridge Place since the fall of 1981. This residence shares the North/South property line with the most recent construction project of Mr. Ossadon at 9502 Highridge Place. I am married to Juliana Loza-Exley who has resided with me at 9504 since 2009.

Being immediately adjacent to a construction project only a few feet from our home, one can imagine the potential issues. However we can only state that as much as a major building construction under ones nose can be, the experience with Mr. Ossadon was pleasant. In preparation for the major undertaking, his company assisted with the installation of sound windows for the entire 1st and 2nd floors facing the construction site. The installed security fencing and gates to protect our 3 dogs and on the single occasion when they did escape from another area, the workers observed them, corralled them and kept them safe until our return.

During the construction, it was convenient for Mr. Ossadon to have direct access to the building site from our property. To facilitate this, we allowed the filling in of our side yard to provide free access for the trucks to the site for soil removal and access to drilling rigs for soil samples.

When the project was complete, Mr. Ossadon made good on all his agreements and restored the cite to better than pre-construction condition. During the course of the project, a geologist visited our home and identified serious slippage on the down hills side. Mr. Ossadon and his company provided significant assistance in providing reinforcing and terracing, without which, would have surely caused the entire west facing 40 degree slope to collapse from erosion.

I also am aware that he provided free renovation to various neighbors' homes, including Mr. Craig Hilton, at 9600 Highridge Drive, for whom he replaced the rotted

fascia, made repairs to his deck and other cosmetic and deteriorating exterior details of his home. As always happens with any construction project, there are occasionally annoyances and encroachments, such as blocked driveways or extraordinary noise. On those few occasions, a simple phone call to the job superintendent solved the mis-parked cars and blocked driveways and other aggravations immediately. In the case of a period of extended noise, Mr. Ossadon offered to pay for us to stay in the Beverly Hills Hotel for the period of most annoying noise. Fortunately we have a vacation home and traveled there, for which we received an unsolicited "gift" to cover our travel and extraordinary expenses.

Any suggestion that Mr. Ossadon is a "bad neighbor" or irresponsible contractor are outrageous. He and Mrs. Ossadon have always been accessible and helpful and we wish them best of good fortune in their project.

Ray W. Exley, M.D.

Juliana Loza-Exley, Esq., CPM,

EXLEY/LOZA 9504 HIGHRIDGE PLACE, BEVERLY HILLS, CA 90210  
310-858-1093 (EXT 101) FAX 310-858-1094  
RAYEXLEY@YAHOO.COM

RAY EXLEY, M.D, LIC. JULIANA LOZA-EXLEY  
9504 HIGH RIDGE PLACE, BEVERLY HILLS, CALIFORNIA 90210

May 7, 2018

Department of Building and Safety  
Board File No. 180014  
Attn: Ms. Dina Elkinawy

RE: Consideration of Application for construction project 9607 Highridge Drive,  
Beverly Hills, CA  
Hearing Date: May 8, 2018

Dear Ms. Elkinawy

I am Dr. Ray Exley and have lived at 9504 Highridge Place since the fall of 1981. This residence shares the North/South property line with the most recent construction project of Mr. Ossadon at 9502 Highridge Place. I am married to Juliana Loza-Exley who has resided with me at 9504 since 2009.

Being immediately adjacent to a construction project only a few feet from our home, one can imagine the potential issues. However we can only state that as much as a major building construction under ones nose can be, the experience with Mr. Ossadon was pleasant. In preparation for the major undertaking, his company assisted with the installation of sound windows for the entire 1st and 2nd floors facing the construction site. The installed security fencing and gates to protect our 3 dogs and on the single occasion when they did escape from another area, the workers observed them, corralled them and kept them safe until our return.

During the construction, it was convenient for Mr. Ossadon to have direct access to the building site from our property. To facilitate this, we allowed the filling in of our side yard to provide free access for the trucks to the site for soil removal and access to drilling rigs for soil samples.

When the project was complete, Mr. Ossadon made good on all his agreements and restored the cite to better than pre-construction condition. During the course of the project, a geologist visited our home and identified serious slippage on the down hills side. Mr. Ossadon and his company provided significant assistance in providing reinforcing and terracing, without which, would have surely caused the entire west facing 40 degree slope to collapse from erosion.

I also am aware that he provided free renovation to various neighbors' homes, including Mr. Craig Hilton, at 9600 Highridge Drive, for whom he replaced the rotted

fascia, made repairs to his deck and other cosmetic and deteriorating exterior details of his home. As always happens with any construction project, there are occasionally annoyances and encroachments, such as blocked driveways or extraordinary noise. On those few occasions, a simple phone call to the job superintendent solved the mis-parked cars and blocked driveways and other aggravations immediately. In the case of a period of extended noise, Mr. Ossadon offered to pay for us to stay in the Beverly Hills Hotel for the period of most annoying noise. Fortunately we have a vacation home and traveled there, for which we received an unsolicited "gift" to cover our travel and extraordinary expenses.

Any suggestion that Mr. Ossadon is a "bad neighbor" or irresponsible contractor are outrageous. He and Mrs. Ossadon have always been accessible and helpful and we wish them best of good fortune in their project.

Ray W. Exley, M.D.

Juliana Loza-Exley, Esq., CPM,

EXLEY/LOZA 9504 HIGHRIDGE PLACE, BEVERLY HILLS, CA 90210  
310-858-1093 (EXT 101) FAX 310-858-1094  
RAYEXLEY@YAHOO.COM