

CITY OF LOS ANGELES  
CALIFORNIA

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

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



VAN AMBATIELOS  
PRESIDENT

E. FELICIA BRANNON  
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL  
GEORGE HOVAGUIMIAN  
JAVIER NUNEZ

ERIC GARCETTI  
MAYOR

FRANK M. BUSH  
GENERAL MANAGER  
SUPERINTENDENT OF BUILDING

OSAMA YOUNAN, P.E.  
EXECUTIVE OFFICER

August 29, 2018

BOARD FILE NO. 180023  
C.D.: 11 (Councilmember Mike Bonin)

BW Partners II, LLC  
11755 Wilshire Blvd., Ste. 2140  
Los Angeles, CA 90025

JOB ADDRESS: 1104 NORTH TIGERTAIL ROAD  
TRACT: TR 14122

The Board of Building and Safety Commissioners, at its meeting of August 28, 2018, gave consideration to the application by Carolina Abrego-Pineda 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 August 10, 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.

  
Van Ambatielos, President  
BOARD OF BUILDING AND SAFETY COMMISSIONERS

Action By  
the BOARD OF BUILDING AND SAFETY  
COMMISSIONERS on

August 29, 2018

NOT VALID WITHOUT STAMP AND SIGNATURE

c: Sr. Grading Inspector S. Valenzuela      C. Horn      M. Miller      P. Braunstein  
C. Pineda      K. Peter      C. Buckner  
G. Braunstein      M. Reiner      K. Blackman

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CJ:jh



CITY OF LOS ANGELES  
CALIFORNIA

BOARD OF  
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—  
VAN AMBATIELOS  
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FRANK M. BUSH  
GENERAL MANAGER  
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OSAMA YOUNAN, P.E.  
EXECUTIVE OFFICER

August 10, 2018

BOARD FILE NO. 180023  
C.D.: 11 (Councilmember M. Bonin)

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

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

PROJECT LOCATION: 1104 NORTH TIGERTAIL ROAD

TRACT: TR 14122

BLOCK: NONE

LOT: 43

OWNER:

BW Partners II, LLC  
11755 Wilshire Boulevard, Suite 2140  
Los Angeles, CA 90025

APPLICANT:

Carolina Abrego - Pineda  
816 South Orange Grove Avenue  
Los Angeles, CA 90036

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 2.9 miles within the hillside area at a rate of \$0.29 per cubic yard per mile results in a fee of \$2,523.00.
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 \$434,000.00 shall be required from the property owner to cover any road damage and any street cleaning costs resulting from the hauling activity.
4. Forms for the bond will be issued by Bond Control, Bureau of Engineering Valley District Office, 6262 Van Nuys Boulevard, Suite 251, Van Nuys, CA 91401; telephone (818) 374-5082.

**B. GENERAL CONDITIONS:**

1. The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by grading and hauling, and at all times shall provide reasonable control of dust caused by wind, at the sole discretion of the grading inspector.



2. Hauling and grading equipment shall be kept in good operating condition and muffled as required by law.
3. The Emergency Operations Division, Specialized Enforcement Section of the Los Angeles Police Department shall be notified at least 24 hours prior to the start of hauling, (213) 486-0777.
4. Loads shall be secured by trimming or watering or may be covered to prevent the spilling or blowing of the earth material. If the load, where it contacts the sides, front, and back of the truck cargo container area, remains six inches from the upper edge of the container area, and if the load does not extend, at its peak, above any part of the upper edge of the cargo container area, the load is not required to be covered, pursuant to California Vehicle Code Section 23114 (e) (4).
5. Trucks and loads are to be watered at the export site to prevent blowing dirt and are to be cleaned of loose earth at the export site to prevent spilling.
6. Streets shall be cleaned of spilled materials during grading and hauling, and at the termination of each workday.
7. The owner/contractor shall be in conformance with the State of California, Department of Transportation policy regarding movements of reducible loads.
8. The owner/contractor shall comply with all regulations set forth by the State of California Department of Motor Vehicles pertaining to the hauling of earth.
9. A copy of the approval letter from the City, the approved haul route and the approved grading plans shall be available on the job site at all times.
10. The owner/contractor shall notify the Street Services Investigation and Enforcement Division, (213) 847-6000, at least 72 hours prior to the beginning of hauling operations and shall also notify the Division immediately upon completion of hauling operations. Any change to the prescribed routes, staging and/or hours of operation must be approved by the concerned governmental agencies. Contact the Street Services Investigation and Enforcement Division prior to effecting any change.
11. No person shall perform any grading within areas designated "hillside" unless a copy of the permit is in the possession of a responsible person and available at the site for display upon request.
12. A copy of this report, the approval letter from the Board and the approved grading plans shall be available on the job site at all times. A request to modify or change the approved routes must be approved by the Board of Building and Safety Commissioners before the change takes place.
13. The grading permit for the project shall be obtained within twelve months from the date of action of the Board. If the grading permit is not obtained within the

specified time, re-application for a public hearing through the Grading Division will be required.

14. Hauling shall commence no later than eighteen months after Board action approval.
15. A log noting the dates of hauling and the number of trips (i.e. trucks) per day shall be available on the job site at all times.
16. All hauling vehicles must prominently display a unique placard identifying the project address on the vehicle or in the front windshield, lower back, and lower front of such vehicle. The signage shall include the project address and board file number with a minimum font size of 199 printed in block letters. Any placard shall be no less than 22" x 11" in size.
17. Hauling vehicles shall not stage on any streets adjacent to the project, unless specifically approved as a special condition in this report.
18. Hauling vehicles shall be spaced so as to discourage a convoy affect.
19. This approval pertains only to the City of Los Angeles streets. Those segments of the haul route outside the jurisdiction of the City of Los Angeles may be subject to permit requirements and to the approval of other municipal or governmental agencies and appropriate clearances or permits is the responsibility of the contractor.
20. **A copy of the first page of this approval and all Conditions and/or any subsequent appeal of this approval and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the City's Development Services Center and the Department of Building and Safety for purposes of having a building permit issued.**
21. **INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.**

**Owner shall do all of the following:**

- (i) **Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.**
- (ii) **Reimburse the City for any and all costs incurred in defense of an action related to or arising out of the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City**

(including an award of attorney's fees), damages, and/or settlement costs.

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

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

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

For purposes of this condition, the following definitions apply:

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

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

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

**C. SPECIFIC CONDITIONS**

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

1. The hauling operations are restricted to the hours between 9:00 a.m. and 3:00 p.m. on Mondays through 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 10-wheeler dump 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 two flag attendants, each with two-way radios, will be required during hauling hours to assist with staging and getting trucks in and out of the project area. One flag attendant will be placed at the following locations:
  - A. The entrance of the project site.
  - B. The intersection of Tigertail Road and Kenter Avenue.

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 southbound on Tigertail Road, turn left (south) on Kenter Avenue, left (east) on Sunset Boulevard, enter northbound I-405 Freeway, transition eastbound on US-101 Freeway, transition eastbound on CA-134 Freeway, exit northbound on Figueroa Street and continue to the disposal site located at Scholl Canyon Landfill.

**EMPTY TRUCKS:**

From the disposal site travel southbound on Figueroa Street, enter westbound CA-134 Freeway, transition westbound on US-101 Freeway, transition southbound on I-405 Freeway, exit onto the Sunset Boulevard off ramp, turn left (south) on Church Lane, right (west) on Sunset Boulevard, right (north) on Kenter Avenue, right (north) on Tigertail Road, and continue to the project site.

10. Prior to hauling, the applicant shall provide the following information to Los Angeles Fire Department Station #19 located at 12229 West Sunset Boulevard, Los Angeles, CA 90049; telephone (310) 575-8519:
  - A. Contact information for the construction superintendent or contractor.
  - B. A copy of this approved staff report.
  - C. A map clearly illustrating the approved hauling route and involved street names.
  - D. The approved hauling hours.
  - E. The estimated completion date of hauling.
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 Tigertail Road and Kenter Avenue 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, Class 3, Category 1, and Class 3, Category 6, of the City CEQA Guidelines (Case No. ENV-2018-835-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



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Dina Elkinawy, P.E.  
Staff Engineer, Commission

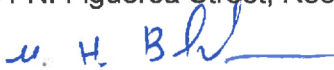


**CITY OF LOS ANGELES**  
INTER-DEPARTMENTAL CORRESPONDENCE

11 - Western SR# 96657  
1104 N. Tigertail Rd

Date: March 9, 2018

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**  
**1104 NORTH TIGERTAIL ROAD**  
**Board File No: 180023**

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, south on Tigertail Road, south (left) on Kenter Avenue, east (left) on Sunset Boulevard, enter onto I-405 Freeway North, merge onto US-101 Freeway East, merge onto CA-134 Freeway East, exit at Figueroa St, south (left) on Figueroa Street to the export site.

**EMPTY TRUCK ROUTE:** From the export site, enter onto CA-134 Freeway West, merge onto US-101 Freeway West, merge onto I-405 Freeway South, exit at Sunset Boulevard, south (left) on Church Lane, west (right) on Sunset Boulevard, north (right) on Kenter Avenue, north (right) on Tigertail Rd to the project site.

**HOURS OF OPERATION:** To avoid peak traffic hours, limit hours of the hauling operation, Monday thru Friday: 9:00 AM to 3:30 PM.

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

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

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

MHB/Haul Route – 1104 N Tigertail Rd\_DOT Review

cc: David Rivera, Ron Jackson, Karen Bowie, Debra Scott, BSS, Investigation & Enforcement  
Dina Elkinawy, Edmond Lee, Michel Claiborne-Thompson, Kathleen Piril, Jenny Horsley,  
Rachel Ibrahim-Watkins, LADBS  
Rudy Guevara, LADOT



CITY OF LOS ANGELES  
INTER-DEPARTMENTAL CORRESPONDENCE

**THIS IS NOT A  
PERMIT**

DATE: March 16, 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) – 1104 NORTH TIGERTAIL ROAD**

**I. FIELD MEETING/INSPECTION**

- A. An inspection was made by Senior Street Services Investigator II, Ron Jackson, of the Street Services Investigation and Enforcement Division, on March 12, 2018.
- B. The applicant's request was forwarded to the following Departmental representatives, and their recommendations have been received:
1. Mohammad Blorfroshan, District Engineer, Department of Transportation
  2. Mark Simon, General Superintendent II, Bureau of Street Services
- C. The approved haul route is as follows:

Loaded:

- From the project site, head south on Tigertail Road
- Turn south (left) on Kenter Avenue
- Turn east (left) on Sunset Boulevard
- Enter onto I-405 Freeway North
- Merge onto US-101 Freeway East
- Merge onto CA-134 Freeway East
- Exit at Figueroa Street
- Turn south (left) on Figueroa Street to the export site

Unloaded:

- From the export site, enter onto CA-134 Freeway West
- Merge onto US-101 Freeway West
- Merge onto I-405 Freeway South

- Exit at Sunset Boulevard
- Turn south (left) on Church Lane
- Turn west (right) on Sunset Boulevard
- Turn north (right) on Kenter Avenue
- Turn north (right) on Tigertail Road to the project site

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

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

**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 2.9 miles within the hillside area, at the rate of \$0.29 per cubic yard per mile = \$2,523.00.
- 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 \$434,000.00 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 3:30 p.m. on Mondays through Fridays. No hauling is permitted on Saturdays, Sundays and holidays.
2. The vehicles used for hauling shall be 10-wheeler dump trucks.
3. All trucks are to be cleaned of loose earth at the export site to prevent spilling. The contractor shall remove any material spilled onto the public street.
4. All trucks are to be watered at the export site to prevent excessive blowing of dirt.
5. The applicant shall comply with the State of California, Department of Transportation policy regarding movement of reducible loads.
6. Total amount of dirt to be hauled shall not exceed 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/RJ:cl

S:haul routes 1104 NORTH TIGERTAIL ROAD

cc: Bureau of Street Services  
Mark Simon, Superintendent II  
West Valley Area  
Mail Stop #550

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

Department of Transportation  
Mohammad Blorfroshan, Transportation Engineer  
Western Traffic District  
Mail Stop #730

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

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

Owner: Phillip Braunstein  
11755 Wilshire Boulevard, Suite 2140  
Los Angeles, CA 90025  
(310) 914-4996

Applicant: Carolina Abrego-Pineda  
816 South Orange Grove Avenue  
Los Angeles, CA 90036  
(213) 422-4036

Contractor: Universal Demolition Services  
9669 Foothill Boulevard  
Sylmar, CA 91342  
(818) 535-1299





CITY OF LOS ANGELES  
DEPARTMENT OF BUILDING AND SAFETY

ENVIRONMENTAL REVIEW QUESTIONNAIRE

JOB ADDRESS: 1104 Tigertail Rd. Los Angeles, CA 90049

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:

**Proposed new 2 story SFD with pool/spa & basement. Haul Route to export 3000 cubic yards.**

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-2018-835-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.

Alex Truong  
Print: Name of Planning/Public Works staff

[Signature]  
Signature

7/27/18  
Date

213-473-9769  
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 <b>City of Los Angeles Department of City Planning</b>	COUNCIL DISTRICT 11 - Bonin
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PROJECT TITLE Haul Route	LOG REFERENCE <b>ENV-2018-835-CE</b>
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PROJECT LOCATION  
1104 N. Tigertail Road

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:  
 The project is for a haul route for the export of approximately 3,000 cubic yards of soil in conjunction with stabilization of existing cut slope, the demolition of an existing single-family dwelling and the construction of a new 11,844 square-foot, two-story, single-family dwelling with two attached garages and pool.

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

CONTACT PERSON Carolina Abrego-Pineda	AREA CODE 213	TELEPHONE NUMBER 422-4036	EXT.
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EXEMPT STATUS: (Check One)

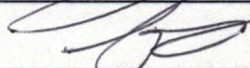
	STATE CEQA GUIDELINES	CITY CEQA GUIDELINES
MINISTERIAL	Sec. 15268	Art. II, Sec. 2b
DECLARED EMERGENCY	Sec. 15269	Art. II, Sec. 2a (1)
EMERGENCY PROJECT	Sec. 15269 (b) & (c)	Art. II, Sec. 2a (2) & (3)
<b>CATEGORICAL EXEMPTION</b>	Sec. 15300 <i>et seq.</i>	Art. III, Sec. 1

Class 3 Category 1 (City CEQA Guidelines)  
 Class 3 Category 6 (City CEQA Guidelines)  
 Class 32 (State CEQA Guidelines)

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

JUSTIFICATION FOR PROJECT EXEMPTION: Attached

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

SIGNATURE 	TITLE Planning Assistant	DATE 6/20/2018
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FEE: \$2,280	RECEIPT NO. 0103850002	REC'D. BY Yovana Perez	DATE 2/13/2018
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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 \_\_\_\_\_



**DEPARTMENT OF  
CITY PLANNING**

CITY PLANNING COMMISSION

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ROCKY WILES  
COMMISSION OFFICE MANAGER  
(213) 978-1300

**CITY OF LOS ANGELES**  
CALIFORNIA



ERIC GARCETTI  
MAYOR

**EXECUTIVE OFFICES**  
200 N. SPRING STREET, ROOM 525  
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EXECUTIVE OFFICER  
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LISA M. WEBBER, AICP  
DEPUTY DIRECTOR  
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<http://planning.lacity.org>

## JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2018-835-CE

On June 20, 2018, the Planning Department determined that the City of Los Angeles Guidelines for the implementation of the California Environmental Quality Act of 1970 and the State CEQA Guidelines designate the subject project as Categorically Exempt under Article 19, Section 15303 (New Construction), Class 3 and Section 15032 (In-Fill Development Projects), Class 32, Case No. ENV-2018-835-CE.

A project qualifies for a Class 3 Categorical Exemption because the project consists of the construction of a single-family residence in an urbanized area.

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

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

The project is for a haul route for the export of approximately 3,000 cubic yards of soil in conjunction with stabilization of existing cut slope, the demolition of an existing single-family dwelling and the construction of a new 11,844 square-foot, two-story, single-family dwelling with two attached garages and pool. As a project which is characterized as in-fill development and new construction, the project qualifies for the Class 3, Category 1 and Class 32 Categorical Exemptions.

The site is zoned RE15-1-H and has a General Plan Land Use Designation of Very Low II Residential. As shown in the case file, the project is consistent with the applicable Brentwood-Pacific Palisades Community Plan designation and policies and all applicable zoning designations and regulations. The subject site is wholly within the City of Los Angeles, on a site that is approximately 1.14 acres. Lots adjacent to the subject property are developed with single-family dwellings. The site is previously disturbed and surrounded by development and therefore is not, and has no value as, a habitat for endangered, rare or threatened species. There are no protected



trees on the site as described within the Tree Letter, dated May 28, 2018 by Michael O'Brien. The project will be subject to Regulatory Compliance Measures (RCMs), which require compliance with the City of Los Angeles Noise Ordinance; pollutant discharge, dewatering, stormwater mitigations; and Best Management Practices for stormwater runoff. These RCMs will ensure the project will not have significant impacts on noise and water. Furthermore, the project does not exceed the threshold criteria established by LADOT for preparing a traffic study. Therefore, the project will not have any significant impacts to traffic. 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. The project site will be adequately served by all public utilities and services given that the construction of a new single-family dwelling will be on a site which has been previously developed and is consistent with the General Plan. Therefore, the project meets all of the Criteria for the Class 32.

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

While the subject site is located within a Hillside Area, Fault Zone, Very High Fire Hazard Severity Zone, Special Grading Area and Landslide Area, specific Regulatory Compliance Measures (RCMs) in the City of Los Angeles regulate the grading and construction of projects in these particular types of "sensitive" locations and will reduce any potential impacts to less than significant. Regulatory Compliance Measures (RCMs) include the submittal of a Geology and Soils Report to the Department of Building and Safety (LADBS), and compliance with a Geology and Soils Report Approval Letter, issued by LADBS on October 25, 2017 (Log #100269), which details conditions of approval that must be followed. These RCMs have been historically proven to work to the satisfaction of the City Engineer to reduce any impacts from the specific environment the project is located. Thus, the location of the project will not result in a significant impact based on its location.

There is not a succession of known projects of the same type and in the same place as the subject project. As mentioned, the project proposes one single-family dwelling in an area zoned and designated for such development. Adjacent lots are similarly zoned RE15-1-H or are zoned RE40-1-H and developed with single-family-dwellings or are vacant, and the subject site is of a similar size and slope to nearby properties. The project proposes a Residential Floor Area (RFA) of approximately 11,844 square feet on a site that is permitted to have a maximum RFA of approximately 11,898 square feet. Thus, there are no unusual circumstances which may lead to a significant effect on the environment. Additionally, 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 subject property is approximately 5.6 miles east of State Route 27. Therefore, the subject site will not create any impacts within a designated as a state scenic highway. Furthermore, 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. 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.





# CITY OF LOS ANGELES

CALIFORNIA



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LOS ANGELES, CA 90012

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GENERAL MANAGER  
SUPERINTENDENT OF BUILDING

OSAMA YOUNAN, P.E.  
EXECUTIVE OFFICER

## GEOLOGY AND SOILS REPORT REVIEW LETTER

October 25, 2017

LOG # 100269  
SOILS/GEOLOGY FILE - 2  
LAN-Exempt

BW Partners II, LLC  
11755 Wilshire Blvd. Suite #2140  
Los Angeles, CA 90025

TRACT: 14122  
LOT(S): 43  
LOCATION: 1104 N. Tigertail Road

<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	17H-0309-0	10/02/2017	RMA Geoscience
Oversized Documents	``	``	``

The Grading Division of the Department of Building and Safety has reviewed the referenced report dated October 2, 2017, that provides recommendations for the proposed two-story single family residence, swimming pool, retaining walls, and stabilization of existing cut slope.

The earth materials at the subsurface exploration locations consist of up to 4 to 24 feet of uncertified fill underlain by slopewash, underlain by up to 6 inches of natural soil or alluvium and underlain by Santa Monica Slate Bedrock or Chico Formation Bedrock.

The consultants recommend to support the proposed structure(s) on conventional and/or drilled-pile foundations bearing on competent bedrock.

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. However, the proposed construction is currently exempt (P/BC 2014-044).

The review of the subject report dated October 2, 2017, cannot be completed at this time and will be continued upon submittal of an addendum to the report which shall include, but not be limited to, the following:

(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. Provide additional deep exploration in the area of the surficial slope failure as mapped by the consultants to determine the depth of the weathered bedrock and the depth to competent bedrock. Provide visual inspection by the geologist to verify the depth and extent of the landslide, confirm or rule-out the presence of any shears, slide plane, weak layers etc... and to perform sampling and laboratory testing of such features/earth material.
2. Provide an additional geologic cross section through the area of the additional deep exploration and the area of the surficial slope failure, as noted by the consultants.
3. Revise the Geotechnical Map to show the location of the adjacent structures and the contour lines for the adjacent properties.
4. Provide additional slope stability of the additional geologic cross section as noted in item #2 above.
5. Revise foundations recommendations based on the results of Item #3 above.
6. Provide detailed geotechnical recommendations for the proposed swimming pool.
7. Clarify how the fill shear strength used in the slope stability analyses was obtained? The cohesion of 540 PSF and friction angle of 35 degree do not match the summary table included on page 6 of the 10/02/2017 report. The fill shear strength shall be based on direct shear testing using an undisturbed fill sample. The remolded to 93% sample might not be representative for the onsite fill.
8. Provide design calculations and recommendations for proposed retaining walls and temporary shoring that are surcharged by adverse bedding conditions. Calculations shall be based on resheared residual shear strength parameters. (P/BC 2011-083 & 2014-049)
9. Provide complete recommendations for temporary shoring and retaining walls to include surcharge pressures from adjacent structures, slopes and traffic. Line and point surcharge loads can be calculated using Information Bulletin P/BC 2011-083. Traffic and other uniformly distributed surcharges shall be calculated in accordance with Information Bulletin P/BC 2017-141.
10. Provide recommendations for temporary unsupported excavations surcharged by adverse bedding conditions.
11. Provide recommendations for foundations on expansive soils (1808.6 and P/BC 2014-116). Soils with an Expansion Index greater than 20 are considered to be expansive, in accordance with Section 1803.5.3 of the 2014 LABC. Note: The slabs shall be at least 3 ½ inches thick and shall be reinforced with ½-inch diameter (#4) reinforcing bars spaced maximum of 16 inches on center each way.
12. Clarify if Site Class D or C is recommended.
13. The Code requires analysis for the group effects on lateral behavior where the center-to-center spacing of deep foundation elements in the direction of lateral force is less than eight times the least horizontal dimension of an element. The Code also requires analysis for the group effects on axial behavior where the center-to-center spacing of deep foundation elements is less than three times the least horizontal dimension of an element. Where this

1104 N. Tigertail Road

occurs for the proposed pile layout, provide said analysis and recommendations for reduction factors as appropriate. (1810.2.5)

The project engineering geologist and soils engineer shall prepare a report containing an itemized response to the review items indicated in this letter. If clarification concerning the review letter is necessary, the report review engineer and/or geologist may be contacted. Two copies of the response report, including one unbound wet-signed original for archiving purposes, a pdf-copy of the complete report in a CD or flash drive, and the appropriate fees will be required for submittal.



JEFFREY T. WILSON  
Engineering Geologist I



DAN L. STOICA  
Geotechnical Engineer I

Log No. 100269  
213-482-0480

cc: Aydee Carolina Abrego-Pineda, Agent, Applicant  
RMA Geoscience, Project Consultant  
WL District Office

# CITY OF LOS ANGELES

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GENERAL MANAGER  
SUPERINTENDENT OF BUILDING

OSAMA YOUNAN, P.E.  
EXECUTIVE OFFICER

## GEOLOGY AND SOILS REPORT APPROVAL LETTER

August 13, 2018

LOG # 100269-03  
SOILS/GEOLOGY FILE - 2  
LAN-Exempt

Colossal Property Group  
11755 Wilshire Blvd. Suite #2140  
Los Angeles, CA 90025  
Attn. Mr. Phillip Jacques Braunstein

TRACT: 14122  
LOT(S): 43  
LOCATION: 1104 N. Tigertail Road

<u>CURRENT REFERENCE</u> <u>REPORT/LETTER(S)</u>	<u>REPORT</u> <u>No.</u>	<u>DATE OF</u> <u>DOCUMENT</u>	<u>PREPARED BY</u>
Geology/Soils Report	17H-0309-0	07/17/2018	RMA Geoscience
Oversized Documents	``	``	``

<u>PREVIOUS REFERENCE</u> <u>REPORT/LETTER(S)</u>	<u>REPORT</u> <u>No.</u>	<u>DATE OF</u> <u>DOCUMENT</u>	<u>PREPARED BY</u>
Dept. Review Letter	100269-02	07/03/2018	LADBS
Geology/Soils Report	17H-0309-0	06/08/2018	RMA Geoscience
Dept. Review Letter	100269-01	03/06/2018	LADBS
Geology/Soils Report	17H-0309-0	02/02/2018	RMA Geoscience
Dept. Review Letter	100269	10/25/2017	LADBS – Grading
Geology/Soils Report	17H-0309-0	10/02/2017	RMA Geoscience

The Grading Division of the Department of Building and Safety has reviewed the referenced reports dated July 17, 2018, June 8, 2018, February 2, 2018, and October 2, 2017, that provides recommendations for the proposed two-story single family residence, swimming pool, retaining walls, and stabilization of building pad and existing cut slope.

The earth materials at the subsurface exploration locations consist of up to 4 to 24 feet of uncertified fill underlain by up to 1 foot of slopewash underlain by up to 6 feet of natural soil or alluvium and underlain by Santa Monica Slate bedrock or Chico Formation Bedrock.

The consultants recommend to support the proposed structure(s) on conventional and/or drilled-pile foundations bearing on competent bedrock.

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. However, the proposed construction is currently exempt (P/BC 2014-044).

The referenced reports dated July 17, 2018, June 8, 2018, February 2, 2018, and October 2, 2017, 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. Surficial failure scarp areas shall be trimmed back to blend with the surrounding area slope gradient, as recommended.
2. A toe of slope debris fence shall be installed, as recommended.
3. Conformance with the Zoning Code Section 12.21 C8, which limits the heights and number of retaining walls, will be determined during structural plan check.
4. As noted on page 11 of the October 2, 2017, referenced report, a supplemental geotechnical report shall be submitted if it is desired to construct property line retaining walls. Provide shoring and slot cut excavation recommendations to assist in construction of these retaining walls.
5. The geologist and soils engineer shall review and approve the detailed plans prior to issuance of any permits. This approval shall be by signature on the plans that clearly indicates the geologist and soils engineer have reviewed the plans prepared by the design engineer; and, that the plans include the recommendations contained in their reports (7006.1).
6. All recommendations of the report(s) that are in addition to or more restrictive than the conditions contained herein shall be incorporated into the plans.
7. A copy of the subject and appropriate referenced reports and this approval letter shall be attached to the District Office and field set of plans (7006.1). Submit one copy of the above reports to the Building Department Plan Checker prior to issuance of the permit.
8. A grading permit shall be obtained for all structural fill and retaining wall backfill (106.1.2).
9. All man-made fill shall be compacted to a minimum 90 percent of the maximum dry density of the fill material per the latest version of ASTM D 1557. Where cohesionless soil having less than 15 percent finer than 0.005 millimeters is used for fill, it shall be compacted to a minimum of 95 percent relative compaction based on maximum dry density. Placement of gravel in lieu of compacted fill is only allowed if complying with LAMC Section 91.7011.3.
10. Existing uncertified fill shall not be used for support of footings, concrete slabs or new fill (1809.2, 7011.3).
11. Drainage in conformance with the provisions of the Code shall be maintained during and subsequent to construction (7013.12).



12. Grading shall be scheduled for completion prior to the start of the rainy season, or detailed temporary erosion control plans shall be filed in a manner satisfactory to the Grading Division of the Department and the Department of Public Works, Bureau of Engineering, B-Permit Section, for any grading work in excess of 200 cubic yards (7007.1).

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

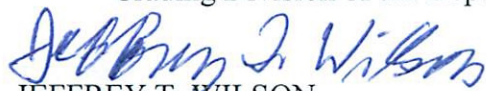
13. All loose foundation excavation material shall be removed prior to commencement of framing. Slopes disturbed by construction activities shall be restored (7005.3).
14. The applicant is advised that the approval of this report does not waive the requirements for excavations contained in the General Safety Orders of the California Department of Industrial Relations (3301.1).
15. Unsurcharged temporary excavations over 4 feet exposing bedrock shall be trimmed back at a gradient not exceeding 1(H):1(V), as recommended.
16. Unsurcharged temporary excavations exposing artificial fill, slopewash, natural soil or alluvium shall be trimmed back at a gradient not exceeding 1(H):1(V), as recommended.
17. Excavations shall not remove lateral support from a public way, adjacent property or an existing structure. Note: Lateral support shall be considered to be removed when the excavation extends below a plane projected downward at an angle of 45 degrees from the bottom of a footing of an existing structure, from the edge of the public way or an adjacent property. (3307.3.1)
18. Prior to the issuance of any permit that authorizes an excavation where the excavation is to be of a greater depth than are the walls or foundation of any adjoining building or structure and located closer to the property line than the depth of the excavation, the owner of the subject site shall provide the Department with evidence that the adjacent property owner has been given a 30-day written notice of such intent to make an excavation (3307.1).
19. Prior to the issuance of the permits, the soils engineer and/or the structural designer shall evaluate the surcharge loads used in the report calculations for the design of the retaining walls and shoring. If the surcharge loads used in the calculations do not conform to the actual surcharge loads, the soil engineer shall submit a supplementary report with revised recommendations to the Department for approval.
20. All foundations shall derive entire support from competent bedrock, as recommended and approved by the geologist and soils engineer by inspection.
21. Proposed friction piles shall be founded a minimum of 20 feet into competent bedrock, as recommended.
22. Foundations adjacent to a descending slope steeper than 3:1 (horizontal to vertical) in gradient shall be a minimum distance of one-third the vertical height of the slope but need not exceed 40 feet measured horizontally from the footing bottom to the face of the slope (1808.7.2)
23. Buildings adjacent to ascending slopes steeper than 3H:1V in gradient shall be setback from the toe of the slope a level distance measured perpendicular to slope contours equal to one-half the vertical height of the slope, but need not exceed 15 feet (1808.7.1)

24. Pile caisson and/or isolated foundation ties are required by LAMC Sections 91.1809.13 and/or 91.1810.3.13. Exceptions and modification to this requirement are provided in Information Bulletin P/BC 2014-030.
25. With the exception of certified compacted fill, all soil above the bedrock and the upper ten feet of existing artificial fill shall be assumed to be creep prone, as recommended.
26. Pile and/or caisson shafts shall be designed for a lateral load of 1000 pounds per linear foot of shaft exposed to fill, soil and weathered bedrock per P/BC 2017-050.
27. The design passive pressure shall be neglected for a portion of the pile with a horizontal setback distance less than five feet from fill, soil or weathered bedrock.
28. The Code requires analysis for the group effects on lateral behavior where the center-to-center spacing of deep foundation elements in the direction of lateral force is less than eight times the least horizontal dimension of an element. The Code also requires analysis for the group effects on axial behavior where the center-to-center spacing of deep foundation elements is less than three times the least horizontal dimension of an element. Where this occurs for the proposed pile layout, a supplemental report shall be submitted that contains said analysis and recommendations for reduction factors as appropriate. (1810.2.5)
29. When water is present in drilled pile holes, the concrete shall be tremied from the bottom up to ensure minimum segregation of the mix and negligible turbulence of the water (1808.8.3).
30. Existing uncertified fill shall not be used for lateral support of deep foundations (1810.2.1).
31. Slabs on uncertified fill shall be designed as a structural slab (7011.3).
32. Slabs placed on approved compacted fill or competent bedrock shall be at least 4 inches thick and shall be reinforced with ½-inch diameter (#4) reinforcing bars spaced a maximum of 18 inches on center each way. Vapor barriers shall be utilized as recommended.
33. The seismic design shall be based on a Site Class D as recommended. All other seismic design parameters shall be reviewed by LADBS building plan check.
34. Retaining walls up to 12 feet in height with a level backfill shall be designed for a minimum equivalent fluid pressure (EFP) as specified on page 12 of the 10/02/2017 report and in the response to comment #9 included in 02/02/2018 report. All surcharge loads shall be incorporated into the design.
35. Retaining walls higher than 6 feet shall be designed for lateral earth pressure due to earthquake motions as specified on page 13 of the October 2, 2017, referenced report (1803.5.12).
36. Temporary shoring shall be designed for the lateral earth pressures specified in the response to comment #9 included in 02/02/2018 report and in the responses to comment #9, included in the 06/08/2018 report. All surcharge loads shall be included into the design.
37. All surcharge loads on proposed retaining walls and temporary shoring shall be calculated as indicated in the responses to comments #8 and #9, included in the 06/08/2018 report and in accordance with P/BC 2011-083, P/BC 2017-141.

38. Proposed retaining walls shall be provided with a minimum of freeboard to control slope and pad runoff.
39. The recommended equivalent fluid pressure (EFP) for the proposed retaining wall shall apply from the top of the freeboard to the bottom of the wall footing.
40. All retaining walls shall be provided with a standard surface backdrain system and all drainage shall be conducted in a non-erosive device to the street in an acceptable manner (7013.11).
41. With the exception of retaining walls designed for hydrostatic pressure, all retaining walls shall be provided with a subdrain system to prevent possible hydrostatic pressure behind the wall. Prior to issuance of any permit, the retaining wall subdrain system recommended in the soils report shall be incorporated into the foundation plan which shall be reviewed and approved by the soils engineer of record (1805.4).
42. Installation of the subdrain system shall be inspected and approved by the soils engineer of record and the City grading/building inspector (108.9).
43. Basement walls and floors shall be waterproofed/damp-proofed with an LA City approved "Below-grade" waterproofing/damp-proofing material with a research report number (104.2.6).
44. Prefabricated drainage composites (Miradrain, Geotextiles) may be only used in addition to traditionally accepted methods of draining retained earth.
45. Where the ground water table is lowered and maintained at an elevation not less than 6 inches below the bottom of the lowest floor, or where hydrostatic pressures will not occur, the floor and basement walls shall be damp-proofed. Where a hydrostatic pressure condition exists, and the design does not include a ground-water control system, basement walls and floors shall be waterproofed. (1803.5.4, 1805.1.3, 1805.2, 1805.3)
46. The pool shall be designed for expansive soil conditions (P/BC 2014-014).
47. The proposed swimming pool shall be designed for a freestanding condition.
48. Pool deck drainage shall be collected and conducted to an approved location via a non-erosive device (7013.10).
49. All roof, pad and deck drainage shall be conducted to the street in an acceptable manner in non-erosive devices or other approved location in a manner that is acceptable to the LADBS and the Department of Public Works; water shall not be dispersed on to descending slopes without specific approval from the Grading Division and the consulting geologist and soils engineer (7013.10).
50. All concentrated drainage shall be conducted in an approved device and disposed of in a manner approved by the LADBS (7013.10).
51. Sprinkler plans for irrigation shall be submitted and approved by the Mechanical Plan Check Section (7012.3.1).
52. Any recommendations prepared by the geologist and/or the soils engineer for correction of

geological hazards found during grading shall be submitted to the Grading Division of the Department for approval prior to use in the field (7008.2, 7008.3).

53. The geologist and soils engineer shall inspect all excavations to determine that conditions anticipated in the report have been encountered and to provide recommendations for the correction of hazards found during grading (7008 & 1705.6).
54. All friction pile or caisson drilling and installation shall be performed under the inspection and approval of the geologist and soils engineer. The geologist shall indicate the distance that friction piles or caissons penetrate into competent bedrock in a written field memorandum. (1803.5.5, 1704.9)
55. Prior to pouring concrete, a representative of the consulting soils engineer shall inspect and approve the footing excavations. The representative shall post a notice on the job site for the LADBS Inspector and the Contractor stating that the work inspected meets the conditions of the report. No concrete shall be poured until the LADBS Inspector has also inspected and approved the footing excavations. A written certification to this effect shall be filed with the Grading Division upon completion of the work. (108.9 & 7008.2)
56. Prior to excavation an initial inspection shall be called with the LADBS Inspector. During the initial inspection, the sequence of construction; pile installation; protection fences; and, dust and traffic control will be scheduled (108.9.1).
57. Pile installation shall be performed under the inspection and approval of the soils engineer and deputy grading inspector (1705.6).
58. Prior to the placing of compacted fill, a representative of the soils engineer shall inspect and approve the bottom excavations. The representative shall post a notice on the job site for the LADBS Inspector and the Contractor stating that the soil inspected meets the conditions of the report. No fill shall be placed until the LADBS Inspector has also inspected and approved the bottom excavations. A written certification to this effect shall be included in the final compaction report filed with the Grading Division of the Department. All fill shall be placed under the inspection and approval of the soils engineer. A compaction report together with the approved soil report and Department approval letter shall be submitted to the Grading Division of the Department upon completion of the compaction. An Engineer's Certificate of Compliance with the legal description as indicated in the grading permit and the permit number shall be included (7011.3).
59. No slab shall be poured until the compaction report is submitted and approved by the Grading Division of the Department of Building & Safety.



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