



Zina Cheng <zina.cheng@lacity.org>

---

## 1104 Tigertail - Hearing documents - Board file No. 180023

1 message

---

**Carolinaapineda@aol.com** <carolinaapineda@aol.com>

Wed, Sep 19, 2018 at 1:54 PM

To: zina.cheng@lacity.org

Cc: dina.elkinawy@lacity.org

Dear Zina,

Our upcoming PLUM hearing for subject property is coming up on September 25th. Please make sure to include the attached letters of support from the neighbors in the hearing package as well as the soil approval letter and haul route final approval letter.

Thank you and Best,

Carolina Abrego-Pineda  
213-422-4036  
Agent to Owner

---

### 10 attachments

-  **1128 Tigertail Letter - Dale**      **Yonkin.pdf**  
72K
-  **1223 tigertail - Ilc farca -**      **signed.pdf**  
147K
-  **1227 tigertail - shirin amin**      **signed.pdf**  
165K
-  **1428 tigertail - shirin amin**      **signed.pdf**  
178K
-  **1257 tigertail - tony nee -**      **signed.pdf**  
142K
-  **1206 Tigertial - Simzar signed.pdf**  
145K
-  **1400 tigertail - ziba salamat.pdf**  
37K
-  **1232 tigertail - Elizaveta**      **Malysheva signed.pdf**  
35K
-  **Soil Approval Letter.pdf**  
1064K
-  **FAL.pdf**  
53K

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATELOS  
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

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 Categorical 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. Pineda  
G. Braunstein

C. Horn  
K. Peter  
M. Reiner

M. Miller  
C. Buckner  
K. Blackman

P. Braunstein

180023.fal  
CJ:jh

**PETITION IN SUPPORT OF NEW CONSTRUCTION BY  
BW PARTNERS II, LLC  
1104 Tigertail Road  
Los Angeles, CA 90049**

I, Shirin Amin, am the owner of 1428 N. Tigertail Rd. Los Angeles, CA 90049, a property located within the Crestwood Hills Architectural Community ("CHAC").

I support my neighbor's request to construct a new residence of approximately 12,000 square feet on the 50,000 square foot lot located at 1104 Tigertail Road.

Therefore, I request that the CHAC grant approval to renderings and plans submitted to the CHAC on February 14, 2018 for the 1104 Tigertail Road Project.

Please feel free to contact me to verify my support.

SIGNATURE

A handwritten signature in blue ink, appearing to be 'Shirin Amin', written over a horizontal line.

DATE

4.4.2018

**PETITION IN SUPPORT OF NEW CONSTRUCTION BY  
BW PARTNERS II, LLC  
1104 Tigertail Road  
Los Angeles, CA 90049**

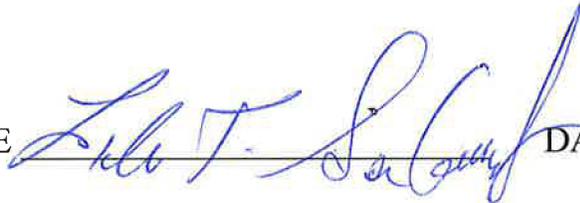
I, Ziba Salamat, am the owner of 1400 N. Tigertail Rd. Los Angeles, CA 90049, a property located within the Crestwood Hills Architectural Community ("CHAC").

I support my neighbor's request to construct a new residence of approximately 12,000 square feet on the 50,000 square foot lot located at 1104 Tigertail Road.

Therefore, I request that the CHAC grant approval to renderings and plans submitted to the CHAC on February 14, 2018 for the 1104 Tigertail Road Project.

Please feel free to contact me to verify my support.

SIGNATURE



DATE

3-13-2018

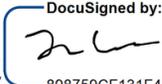
**PETITION IN SUPPORT OF NEW CONSTRUCTION BY  
BW PARTNERS II, LLC  
1104 Tigertail Road  
Los Angeles, CA 90049**

I, Tony Nee, am the resident of 1257 N. Tigertail Rd. Los Angeles, CA 90049, a property located within the Crestwood Hills Architectural Community (“CHAC”).

I support my neighbor’s request to construct a new residence of approximately 12,000 square feet on the 50,000 square foot lot located at 1104 Tigertail Road.

Therefore, I request that the CHAC grant approval to renderings and plans submitted to the CHAC on February 14, 2018 for the 1104 Tigertail Road Project.

Please feel free to contact me to verify my support.

SIGNATURE  \_\_\_\_\_ DATE 3/31/2018

**PETITION IN SUPPORT OF NEW CONSTRUCTION BY  
BW PARTNERS II, LLC  
1104 Tigertail Road  
Los Angeles, CA 90049**

We, James Boothe and Elizaveta Malysheva, are the residents of 1232 N. Tigertail Rd. Los Angeles, CA 90049, a property located within the Crestwood Hills Architectural Community (“CHAC”).

We support our neighbor’s request to construct a new residence of approximately 12,000 square feet on the 50,000 square foot lot located at 1104 Tigertail Road.

Therefore, we request that the CHAC grant approval to renderings and plans submitted to the CHAC on February 14, 2018 for the 1104 Tigertail Road Project.

Please feel free to contact us to verify our support.

SIGNATURE  DATE 03/23/18

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

**PETITION IN SUPPORT OF NEW CONSTRUCTION BY  
BW PARTNERS II, LLC  
1104 Tigertail Road  
Los Angeles, CA 90049**

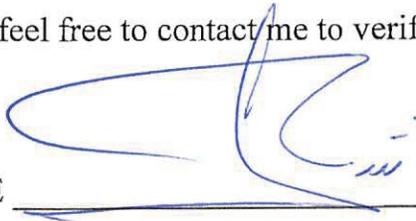
I, Shirin Amin, am the owner of 1227 N. Tigertail Rd. Los Angeles, CA 90049, a property located within the Crestwood Hills Architectural Community ("CHAC").

I support my neighbor's request to construct a new residence of approximately 12,000 square feet on the 50,000 square foot lot located at 1104 Tigertail Road.

Therefore, I request that the CHAC grant approval to renderings and plans submitted to the CHAC on February 14, 2018 for the 1104 Tigertail Road Project.

Please feel free to contact me to verify my support.

SIGNATURE



DATE

4.4.2018

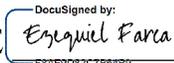
**PETITION IN SUPPORT OF NEW CONSTRUCTION BY  
BW PARTNERS II, LLC  
1104 Tigertail Road  
Los Angeles, CA 90049**

I, Ezequiel Farca, am the owner of 1223 N. Tigertail Rd. Los Angeles, CA 90049, a property located within the Crestwood Hills Architectural Community (“CHAC”).

I support my neighbor’s request to construct a new residence of approximately 12,000 square feet on the 50,000 square foot lot located at 1104 Tigertail Road.

Therefore, I request that the CHAC grant approval to renderings and plans submitted to the CHAC on February 14, 2018 for the 1104 Tigertail Road Project.

Please feel free to contact me to verify my support.

SIGNATURE  \_\_\_\_\_ DATE 4/17/2018 \_\_\_\_\_

**PETITION IN SUPPORT OF NEW CONSTRUCTION BY  
BW PARTNERS II, LLC  
1104 Tigertail Road  
Los Angeles, CA 90049**

I, Soheil Simzar, am the resident of 1206 N. Tigertail Rd. Los Angeles, CA 90049, a property located within the Crestwood Hills Architectural Community (“CHAC”).

I support my neighbor’s request to construct a new residence of approximately 12,000 square feet on the 50,000 square foot lot located at 1104 Tigertail Road.

Therefore, I request that the CHAC grant approval to renderings and plans submitted to the CHAC on February 14, 2018 for the 1104 Tigertail Road Project.

Please feel free to contact me to verify my support.

SIGNATURE  \_\_\_\_\_

DATE 3/27/2018 \_\_\_\_\_

**PETITION IN SUPPORT OF NEW CONSTRUCTION BY  
BW PARTNERS II, LLC  
1104 Tigertail Road  
Los Angeles, CA 90049**

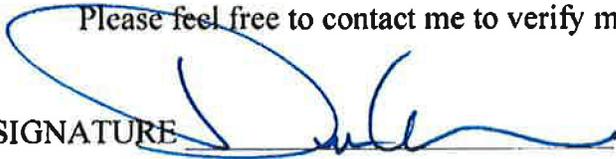
I, Dale Yonkin , am the owner of 1128 N. Tigertail Rd. Los Angeles, CA 90049, a property located within the Crestwood Hills Architectural Community ("CHAC").

I support my neighbor's request to construct a new residence of approximately 12,000 square feet on the 50,000 square foot lot located at 1104 Tigertail Road.

Therefore, I request that the CHAC grant approval to renderings and plans submitted to the CHAC on February 14, 2018 for the 1104 Tigertail Road Project.

Please feel free to contact me to verify my support.

SIGNATURE



DATE

4-26-2018

CITY OF LOS ANGELES  
CALIFORNIA

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIELOS  
PRESIDENT

E. FELICIA BRANNON  
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL  
GEORGE HOVAGUIMIAN  
JAVIER NUNEZ



ERIC GARCETTI  
MAYOR

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

FRANK M. BUSH  
GENERAL MANAGER  
SUPERINTENDENT OF BUILDING

OSAMA YOUNAN, P.E.  
EXECUTIVE OFFICER

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

<u>PREVIOUS REFERENCE REPORT/LETTER(S)</u>	<u>REPORT No.</u>	<u>DATE OF 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

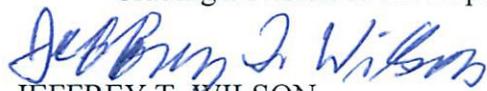
13. All loose foundation excavation material shall be removed prior to commencement of framing. Slopes disturbed by construction activities shall be restored (7005.3).
14. The applicant is advised that the approval of this report does not waive the requirements for excavations contained in the General 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.



JEFFREY T. WILSON  
Engineering Geologist I



DAN L. STOICA  
Geotechnical Engineer I

Log No. 100269-03  
213-482-0480

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