

**CITY OF LOS ANGELES**  
CALIFORNIA

BOARD OF  
**BUILDING AND SAFETY**  
COMMISSIONERS

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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 10, 2018

BOARD FILE NO. 180058  
C.D.: 4 (Councilmember D. Ryu)

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

**APPLICATION TO EXPORT 2,100 CUBIC YARDS OF EARTH**

PROJECT LOCATION: 1565 NORTH HASLAM TERRACE

TRACT: NONE

BLOCK: NONE

LOT: PT NE ¼ SEC 7 T1S R14W (ARB 103), (ARB 116), & (ARB 117)

OWNER:

Bradley T. Keith  
2183 Sunset Plaza Drive  
Los Angeles, CA 90069

APPLICANT:

Dante Charleston  
440 S. Vermont Avenue, Suite 201  
Los Angeles, CA 90020

The Department of Transportation (DOT) and the Department of Public Works (DPW) have reviewed the subject haul route application and have forwarded the following recommendations to be considered by the Board of Building and Safety Commissioners (Board) in order to protect the public health, safety and welfare.

**CONDITIONS OF APPROVAL**

Additions or modifications to the following conditions may be made on-site at the discretion of the Grading Inspector, if deemed necessary to protect the health, safety, and welfare of the general public along the haul route.

Failure to comply with any conditions specified in this report may void the Board's action. If the hauling operations are not in accordance with the Board's approval, The Department of Building and Safety (DBS) shall list the specific conditions in violation and shall notify the applicant that immediate compliance is required. If the violations are not corrected or if a second notice is issued by DBS for violations of any of the conditions upon which the approval was granted, said approval shall be void. Inasmuch as Board approval of the import-export operations is a condition precedent to issuing a grading permit in a "hillside" designated area, violation of this condition may result in the revocation of the grading permit issued in reliance of this approval.

**A. PERMITS AND BONDS REQUIRED BY THE DEPARTMENT OF PUBLIC WORKS:**

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

1. Under the provisions of Section 62.201 of the Los Angeles Municipal Code, the following permit fee shall be required:
  - a) A total of 2,100 cubic yards of material moved 5.1 miles within the hillside area at a rate of \$0.29 per cubic yard per mile results in a fee of \$3,000.00.
2. The required permit fee shall be paid at the Street Services Investigation and Enforcement Division office, 1149 South Broadway, Suite 350, Los Angeles, California, 90015, telephone (213) 847-6000.
3. Under the provisions of Section 62.202 of the Los Angeles Municipal Code, a cash bond or surety bond in the amount of \$50,000.00 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 21 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-wheel dump trucks.
5. Total amount of dirt to be hauled shall not exceed 2,100 cubic yards.
6. "Truck Crossing" warning signs shall be placed 300 feet in advance of the exit in each direction.
7. A minimum of three flag attendants, each with two-way radios, 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 Haslam Terrace and Sunset Plaza Drive.
  - C. The intersection of Sunset Plaza Drive and Riding Glen Road.

Additional flag attendants may be required by the LADBS Inspector, LADOT, or BOSS to mitigate a hazardous situation (e.g. blind curves, uncontrolled intersections, narrow portions of roads or where obstacles are present). Flag attendants and warning signs shall be in compliance with Part II of the latest Edition of "Work Area Traffic Control Handbook."

8. The City of Los Angeles, Department of Transportation, telephone (213) 485-2298, shall be notified 72 hours prior to beginning operations in order to have temporary "No Parking" signs posted along streets of the haul route, if necessary.
9. The recommended route is as follows:

**LOADED TRUCKS:**

From the project site, travel northbound onto Haslam Terrace, turn right (west) on Sunset Plaza Drive, left (south) on Sunset Plaza Drive, left (east) onto Sunset Boulevard, left (north) on Highland Boulevard, right (east) on Odin Street, left (north) on Cahuenga Boulevard, enter northbound US-101 Freeway, transition eastbound CA-134 Freeway, exit northbound on Figueroa Street, and continue to the disposal site located at the Scholl Canyon Landfill.

**EMPTY TRUCKS:**

From the disposal site, travel southbound on Figueroa Street, enter eastbound CA-134 Freeway, exit southbound on Lankershim Boulevard, turn left (south) on Cahuenga Boulevard, continue southbound on Highland Avenue, turn right (west) on Sunset Boulevard, right (north) on Sunset Plaza Drive, left (west) onto Haslam Terrace, and continue to the project site.

10. Prior to hauling, the applicant shall provide the following information to Los Angeles Fire Department Station #41 located at 1439 North Gardner Street, Los Angeles, CA 90046; telephone (213) 485-6241:
  - A. Contact information for the construction superintendent or contractor.
  - B. A copy of this approved staff report.
  - C. A map clearly illustrating the approved hauling route and involved street names.
  - D. The approved hauling hours.
  - E. The estimated completion date of hauling.
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 the applicant's route at any time.

**D. ENVIRONMENTAL CONDITIONS**

The Department of City Planning has analyzed this project and determined that it qualifies for a Categorical Exemption pursuant to section 15332 of the State California Environmental Quality Act (CEQA) Guidelines under Class 32, and Article III, Section 1, and Class 3, Category 1, of the City CEQA Guidelines (Case No. ENV-2018-219-CE). If you concur with the Department of City Planning's exemption analysis, you can comply with your obligations under CEQA by determining that the project is exempt for the reasons outlined in the Notice of Exemption prepared by City Planning.

**E. MANDATORY FINDINGS AND RECOMMENDED ACTIONS**

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

**CODE:**

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

**Section 91.7006.7. Limitation of Export and Import**

5. At the public hearing, the Board of Building and Safety Commissioners shall consider the views of the applicant and all other affected persons. The board shall then grant or conditionally grant approval of export and import operations or, in the event it determines that the grading activity, including the hauling operation, will endanger the public health, safety and welfare, it shall deny the request. Where conditions of the permit are recommended by the Department of Public Works, including the condition that a bond be posted pursuant to Section 62.202 of the Los Angeles Municipal Code, such conditions shall be made a part of any permit which may be issued. The decision of the board shall not be effective until 10 calendar days have elapsed from the date of the board's decision.
6. Any affected person, including the applicant, who is dissatisfied with the decision of the board, may appeal the board decision within 10 days to the City Council by filing an appeal with the city clerk on forms which the city clerk provides. The City Council shall hear and make its determination on the appeal not later than the 30th day after the appeal has been filed. The decision of the City Council on the matter shall be final. If the City Council fails to act on any appeal within the time limit specified in this section, the action of the board on the matter shall be final.

FRANK BUSH

General Manager

Superintendent of Building



Dina Elkinawy, P.E.

Staff Engineer, Commission





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

DATE: July 5, 2018

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

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

SUBJECT: **IMPORT/EXPORT OF EARTH – 1565 N Haslem Terrace**

4 – Hwd/Wlsh #101004  
Haslem Terrace, 1565 N



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

**1. RECOMMENDED HAUL ROUTE:**

Loaded Trucks: Exit jobsite on Haslem Terrace (Northbound); Right Turn onto Sunset Plaza Dr (Westbound); Left turn onto Sunset Plaza Dr (Southbound); Left turn onto Sunset Bl (Eastbound); Left turn onto Highland Ave (Northbound); Right turn onto Odin St (Eastbound); Left Turn onto Cahuenga Bl East (Northbound); Merge left onto N/B Hollywood Fwy (US-101); Exit Lankershim Bl; Right turn onto Lankershim Bl (Northbound); Merge right turn onto Cahuenga Bl (Northbound); right onto Eastbound Ventura Fwy On-Ramp (CA-134); Exit Figueroa St; Right turn onto Figueroa St (Northbound) to Scholl Canyon Landfill.

Empty Trucks : Exit disposal site on Scholl Canyon Road (Southbound); Continue onto Figueroa St (Southbound); Merge onto W/B Ventura Fwy (CA-134); Exit Lankershim Bl (Southbound); Left Turn onto Cahuenga Bl (Southbound); Continue onto Highland Ave (Southbound); Right turn onto Sunset Bl (Westbound); Right turn onto Sunset Plaza Dr (Northbound); Right turn onto Sunset Plaza Dr (Eastbound); Left Turn onto Haslem Terrace (Westbound) to jobsite.

**2. DAYS AND HOURS OF HAULING OPERATION**

Hauling shall be from 9AM to 3PM weekdays  
**No hauling should be performed on Saturdays and Sundays.**

**3. STAGING AREA**

Trucks shall be staged on job site whenever possible. Haslem Terrace is a private street. No Trucks may be staged on Sunset Plaza Drive.

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

**4. ADDITIONAL COMMENTS AND/OR REQUIREMENTS**

Haslem Terrace is a private street and LADOT has no jurisdiction to provide temporary no parking signage.

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

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

CITY OF LOS ANGELES  
INTER-DEPARTMENTAL CORRESPONDENCE

DATE: JULY 25, 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) – 1565 NORTH HASLEM TERRACE**

**I. FIELD MEETING/INSPECTION**

- A. An inspection was made by Senior Street Services Investigator II, Karen Bowie, of the Street Services Investigation and Enforcement Division June 25, 2018.
- B. The applicant's request was forwarded to the following Departmental representatives, and their recommendations have been received:

1. Bhuvan Bajaj, District Engineer, Department of Transportation
2. Madeline Smith, , Management Analyst, Bureau of Street Services

- C. The approved haul route is as follows:

Loaded:

- Exit job site on Haslem Terrace (northbound)
- Turn right onto Sunset Plaza Drive (westbound)
- Turn left onto Sunset Plaza Drive (southbound)
- Turn left onto Sunset Boulevard (eastbound)
- Turn left onto Highland Avenue (northbound)
- Turn right onto Odin Street (eastbound)
- Turn left onto Cahuenga Boulevard (northbound)
- Merge left onto northbound Hollywood Freeway (US-101)
- Continue to disposal site outside City limits.

Unloaded:

- From southbound Hollywood Freeway (US-101)
- Exit Highland Avenue (southbound)
- Turn right onto Sunset Boulevard (westbound)

- Turn right onto Sunset Plaza Drive (northbound)
- Turn right onto Sunset Plaza Drive (eastbound)
- Turn left onto Haslem Terrace (westbound) to job site

Staging: Trucks shall be staged on job site whenever possible. Haslem Terrace is a private street. No trucks may be staged on Sunset Plaza Drive.

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

## **II. REQUIRED PERMIT FEE AND BOND**

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

- A. Under the provisions of Section 62.201 of the Los Angeles Municipal Code, the following permit fee shall be required:
  - 1. A total of 2,100 cubic yards of material moved 5.1 miles within the hillside at a rate of \$0.29 per cubic yard per mile would exceed the maximum chargeable under the Ordinance. Therefore, the maximum fee chargeable, \$3,000.00 shall be due.
- B. The required permit fee shall be paid at the Street Services Investigation and Enforcement Division office, 1149 South Broadway, Suite 350, Los Angeles, CA 90015, telephone (213) 847-6000.
- C. Under the provisions of Section 62.202 of the Los Angeles Municipal Code, a cash bond or surety bond in the amount of \$50,000.00 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 a.m. and 3 p.m. on Mondays through Fridays. No hauling is permitted on Saturdays, Sundays and holidays.
- 2. The vehicles used for hauling shall be 18 wheeler trucks.

3. All trucks are to be cleaned of loose earth at the export site to prevent spilling. The contractor shall remove any material spilled onto the public street.
4. All trucks are to be watered at the export site to prevent excessive blowing of dirt.
5. The applicant shall comply with the State of California, Department of Transportation policy regarding movement of reducible loads.
6. Total amount of dirt to be hauled shall not exceed 2,100 cubic yards.
7. "Truck Crossing" warning signs shall be placed 300 feet in advance of the exit in each direction.
8. Flagpersons shall be required at the job site to assist the trucks in and out of the project area. Flagpersons and warning signs shall be in compliance with Part II of the latest Edition of "Work Area Traffic Control Handbook."
9. The permittee shall comply with all regulations set forth by the State of California, Department of Motor Vehicles pertaining to the hauling of earth.
10. The City of Los Angeles, Department of Transportation, telephone (213) 485-2298, shall be notified 72 hours prior to beginning operations in order to have temporary "No Parking" signs posted along streets in haul route.
11. A copy of the approval letter from the City, the approved haul route and the approved grading plans shall be available on the job site at all times.
12. Any change to the prescribed routes, staging and/or hours of operation must be approved by the concerned governmental agencies. Contact the Street Services Investigation and Enforcement Division at (213) 847-6000 prior to effecting any change.
13. The permittee shall notify the Street Services Investigation and Enforcement Division at (213) 847-6000 at least 72 hours prior to the beginning of hauling operations and shall notify the Division immediately upon completion of hauling operations.
14. The application shall expire eighteen months after the date of the Board of Building and Safety Commission approval. The permit fee shall be paid to the Street Services Investigation and Enforcement Division prior to the commencement of hauling operations.

NS/GH/KB:mh

S:haul routes 1565 Haslem Terrace

cc: Bureau of Street Services  
Madeline Smith, Management Analyst  
North Central  
Mail Stop #550

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

Department of Transportation  
Bhuvan Bajaj, Transportation Engineer  
Hollywood-Wilshire Traffic District  
Mail Stop # 726

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

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

Owner: Brad Thomas Keith  
2183 Sunset Plaza Road  
Los Angeles, CA 90069

Applicant: Dante Charleston  
440 S. Vermont Ave., Suite 201  
Los Angeles, CA 90020  
213 375-4797

Contractor: TBD



CITY OF LOS ANGELES  
DEPARTMENT OF BUILDING AND SAFETY

ENVIRONMENTAL REVIEW QUESTIONNAIRE

JOB ADDRESS: 1565 Haslam Ter

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: APPROX

The total export of 2,077 cubic yards for the development of one U.S.P.R.

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-2018-219-CE)

The Notice of Exemption references the following amount of import/export of soil to be hauled: 2,077 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.

Amanda Briones, City Planning Associate [Signature] 07/26/2018 (213) 978-1328  
Print: Name of Planning/Public Works staff      Signature      Date      Telephone Number



COUNTY CLERK'S USE

CITY CLERK'S USE

**CITY OF LOS ANGELES**  
OFFICE OF THE CITY CLERK  
200 NORTH SPRING STREET, ROOM 360  
LOS ANGELES, CALIFORNIA 90012

**CALIFORNIA ENVIRONMENTAL QUALITY ACT**

# NOTICE OF EXEMPTION

(California Environmental Quality Act Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152 (b). Pursuant to Public Resources Code Section 21167 (d), the filing of this notice starts a 35-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations being extended to 180 days.

LEAD CITY AGENCY <b>City of Los Angeles Department of City Planning</b>	COUNCIL DISTRICT <b>4</b>
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PROJECT TITLE <b>ENV-2018-219-CE</b>	LOG REFERENCE <b>ENV-2018-219-CE</b>
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PROJECT LOCATION  
**1565 North Haslam Terrace**

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:  
**Major Hillside Remodel of an existing single-family dwelling with 4,992 square feet of residential floor area under the Baseline Hillside Ordinance (Ordinance No. 181,624) with an attached two-car garage on a 16,606.1 square foot lot located within the Hollywood Community Plan. The project involves hillside soil grading and export of approximately 2,100 cubic yards. The project site does not contain any protected trees.**

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

CONTACT PERSON <b>Dante Charleston, FMG</b>	AREA CODE <b>(213)</b>	TELEPHONE NUMBER <b>375-4797</b>	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)
CATEGORICAL EXEMPTION	Sec. 15300 <i>et seq.</i>	Art. III, Sec. 1

Class 3 Category 1 (City CEQA Guidelines)  
 Class 32 (City CEQA Guidelines)  
 OTHER (See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision.)

JUSTIFICATION FOR PROJECT EXEMPTION: See Attached.

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

SIGNATURE <b>Amanda Briones</b> 	TITLE <b>City Planning Associate</b>	DATE <b>07/26/2018</b>
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FEE: <b>\$2,280.00</b>	RECEIPT NO. <b>0102837295</b>	REC'D. BY <b>Brian Carr</b>	DATE <b>01/12/2018</b>
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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:  
Dante Charleston  
 NAME (PRINTED)  
7/26/2018  
 DATE

  
 SIGNATURE



## JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2018-219-CE

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On July 26, 2018, the Planning Department determined that based on the whole of the administrative record, that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to California CEQA Guidelines Section 15303 and 15332, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

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 in a Fault Zone (Hollywood Fault), Special Grading Area (BOE Basic Grid Map A-13372), Very High Fire Severity Zone, 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 (DBS), and compliance with a Geology and Soils Report Approval Letter, issued by DBS on April 18, 2018, which details conditions of approval that must be followed. In addition, the RCMs require that design and construction of the building must conform to the California Building Code, seismic standards, and grading on site shall comply with the City’s Landform Grading Manual, as approved by the Department of Building and Safety Grading Division. The project also complies with all applicable standards of the Southern California Air Quality Management District, specifically in regards to dust control and exhaust emissions. These RCMs have been historically proven to work to the satisfaction of the City Engineer to reduce any impacts from the specific environment in which the project is located. 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. The proposed project is for the major hillside remodel of an existing single-family dwelling, and will not exceed the threshold identified for impacts to the area (i.e. traffic, noise, etc.) and will not result in significant cumulative impacts. According to Navigate LA, within 500 feet of the subject site, there is one issued or pending haul routes located at 1630 North Rising Glen Road. Regardless, in light of the increase in

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

The project proposes the major hillside remodel of an existing single-family dwelling in an area zoned and designated for such development. All adjacent lots are developed with single-family dwellings, and the subject site is of a similar size and slope to nearby properties. The square footage and massing of the proposed dwelling is similar in scope to the existing dwellings in the vicinity. 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 is located approximately 12 miles west of the project site. Therefore the subject site will not create any impacts within a designated 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.

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 the Major Hillside Remodel of an existing single-family dwelling with 4,992 square feet of residential floor area under the Baseline Hillside Ordinance (Ordinance No.

181,624) with an attached two-car garage on a 16,606.1 square foot lot located within the Hollywood Community Plan. As a project which is characterized as in-fill development, the Project qualifies for the Class 32 Categorical Exemption.

The site is zoned RE11-1-HCR 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 Hollywood 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 0.38 acre. Lots adjacent to the subject site are also developed with single family dwellings. The project is not anticipated to result in a significant effect to special-status biological resources. The project involves hillside soil grading and export of approximately 2,100 cubic yards. The project site does not contain any protected trees. The project site will be adequately served by all public utilities and services given that the project is the major remodel of an existing single family dwelling, therefore resulting in no increase in density or significant increase in population. The proposed project would also be subject to other RCMs that require compliance with the City ordinances related to hydrology and water quality (pollutant discharge; dewatering, and stormwater mitigations; and Best Management Practices for stormwater runoff), noise (City of Los Angeles Noise Ordinance). These RCMs would reduce any potential impacts on water quality and noise to less than significant. In addition, 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. Therefore, it can be found that the project meets the qualifications of the Class 32 Exemption.



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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 APPROVAL LETTER

April 18, 2018

LOG # 97698-03  
SOILS/GEOLOGY FILE - 2

Mr. Bradley Keith  
2183 Sunset Plaza Dr.  
Los Angeles, CA 90069

TRACT: NE ¼ SEC 7 T1S R14W  
LOT: PT ARB 116  
LOCATION: 1565 N. Haslam Terrace

<u>CURRENT REFERENCE REPORT/LETTER(S)</u>	<u>REPORT No.</u>	<u>DATE(S) OF DOCUMENT</u>	<u>PREPARED BY</u>
Response Rpt. (New SFR)	A-6340-16	03/19/2018	Soil Pacific Inc.
Oversized Documents	"	"	"
<u>PREVIOUS REFERENCE REPORT/LETTER(S)</u>	<u>REPORT No.</u>	<u>DATE(S) OF DOCUMENT</u>	<u>PREPARED BY</u>
Review Letter	Log # 97698-02	02/02/2018	LADBS
Response Rpt. (New SFR)	A-6340-16	11/25/2017	Soil Pacific Inc.
Review Letter	Log # 97698-01	10/17/2017	LADBS
Response Report (New SFR)	A-6340-16	08/16/2017	Soil Pacific Inc.
Review Letter	Log # 97698	05/01/2017	LADBS
Geol./Soil Rpt. (New SFR)	A-6340-16	11/24/2016	Soil Pacific Inc.
Approval Letter	Log # 84296	06/20/2014	LADBS
Geol./Soil Rpt. (Addition)	24-3820-01	05/15/2014	AGI Geotechnical

The Grading Division of the Department of Building and Safety has reviewed the current 2016, 2017 & 2018 reports prepared by Soil Pacific (SP) concerning the proposed re-development and construction of a new residence (four levels including two basement levels with basement retaining walls and associated excavations anticipated to be about 25 feet in depth), with a new rear deck and new pile-supported pool. Retaining walls detached from the building are also proposed.

Be advised that verification and compliance concerning location and heights for the retaining walls along the southwest property boundaries (including the recommended minimum freeboard height of 12 inches), relative to all zoning code requirements including side yard and rear yard setbacks will be a part of the LADBS structural plan check and permitting division.

Researched information was provided by Soil Pacific in the referenced 08/16/2017 & 03/19/2018 reports from the referenced previous 2014 report for an addition by AGI Geotechnical (AGI), and reports prepared by Kovacs-Byer & Associates (KBA from 1982-1983). The following information obtained from the researched findings, was provided: (i) unsuitable artificial fill is present beneath the existing building pad and behind the edge-of-pad retaining wall with maximum observed and anticipated thicknesses varying

from 8 to over 13 feet; **(ii)** this fill was described as loose, subject to caving and contained fragments of concrete, rocks and asphalt; as shown on the map in AGI's 2014 report, residual soil is present on the upper portion of the slopes descending from the edge of the existing pad; **(iii)** the referenced 2014 AGI report (and Soil Pacific's 11/24/2016 and 03/19/2018 reports) included information that showed that the edge-of-pad retaining wall is distressed, that separation cracks exist in the slab flatwork in the brick patio areas adjacent to the west side of the existing residence and that the existing pool is "out of commission"; **(iv)** bedrock is the recommended bearing material for all foundations, slabs and new fill.

Hand-augured exploration was performed by Soil Pacific with bedrock encountered only at locations TP-2 and TP-6 and exploration otherwise terminated at depths no greater than 4 feet. Per previous test pit exploration cited and new exploration performed (by AGI), artificial fill with a maximum observed thickness of about 9 feet exists. AGI also surmised that the fill thickness may be as thick as 16 feet (pg.14 in their referenced report). This artificial fill, also encountered in the pad area, and the residual soil encountered, were considered not suitable to support foundations, new fill or slabs.

A revised geotechnical map and cross-sections A-A', B-B', C-C', D-D', E-E' and F-F' (at a scale of 1 inch = 10 feet), were provided in the referenced 03/19/2018 report (4 pages of text including the signature page). As shown, work proposed as part of the re-development will include, the following:

- pile-supported, dual retaining wall system along portions of the boundaries adjacent to developed and undeveloped properties along the west, southwest and south sides of the subject property (see geotechnical map and cross-sections C-C' and E-E');
- demolition and removal of a portion over eighty (80) feet in length of the existing distressed retaining wall located along the western edge of the current pad with the existing backfill/grade supported by this existing distressed retaining wall;
- pile-supported retaining wall over 70 feet in length along the eastern side of the proposed pool deck (see geotechnical map and cross-sections A-A', B-B', C-C' and E-E');
- proposed new retaining wall over 50 feet in length along the north/northeast property with a maximum free-standing height of 6 feet as shown on the geotechnical map and section F-F', to protect from the steeply inclined off-site slope;
- westward extension of the wall in previous item to connect with the portion of the existing northern portion of the edge-of-pad retaining wall to be underpinned and remain (see area west and north of Soil Pacific's location TP-3);
- I-beam shoring piles as shown should be anticipated along the north, east and south sides of the proposed residence.

Per response item 12 (pg. 3 of 4 in Soil Pacific's 03/19/2018 report), connection to the public sewer is proposed in lieu of a private on-site wastewater system. Note: **(a)** connection to the public sewer on Rising Glen Road (the lower street to the west) via the existing, 300-foot-long, 4-foot-wide sanitary sewer easement along the north side of the downslope property shown on the City Navigate LA Maps (1566 Rising Glen Road – Lot 23 of Tract 17290), may be pursued; **(b)** the City Navigate LA/Google maps and a site visit showed that the portion of Haslam Terrace extending over 900 feet from Sunset Plaza Drive to the subject property is a private street. No sewer pipes were shown on the City Navigate LA Maps.

The referenced reports by Soil Pacific are acceptable, provided the following conditions are complied with:

1. Infiltration is not feasible (pg. 15 in Soil Pacific's 11/24/2016 report) and is therefore, not approved. Site water shall be conducted in non-erosive devices to the street or other approved location in a manner 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.

2. Secure approval from City Planning for use of the existing private street and the proposed re-development of the subject property with a new residence.
3. Secure the notarized written consent from all owners if access is required for any purpose on to portions of off-site property along the northern portion of the subject property and include the notarized written consent as a part of the final plans. If a lot line adjustment is pursued, provide an approved copy to the LADBS plan checker.

Note: Based on the Soil Pacific and AGI reports (see discussion on pgs. 3 & 4 of AGI's 05/15/2014 report and paragraph 4 on pg. 2 of Soil Pacific's 03/19/2018 report), portions of the existing residence and other improvements located north of the property boundary on the 1851 Sunset Plaza Drive property will be removed and/or filing of a lot-line adjustment pursued.

4. Retaining walls surcharged by a sloping condition shall be provided with a minimum of 12 inches of freeboard as recommended (see response item 8 on pg. 3 in Soil Pacific's 03/19/2018 report and the pertinent cross-sections).
5. Cut slopes in bedrock and fill slopes shall be no steeper than a horizontal to vertical (h:v) slope gradient of 1.5:1 (h:v) and 2:1 (h:v), respectively.
6. Buildings adjacent to ascending slopes shall be set back from the toe of the slope a level distance equal to one half the vertical height of the slope, but need not exceed 15 feet in accordance with Code Section 1808.7.1.
7. The existing pool shell shall be removed entirely and the resulting void backfilled with new compacted fill as recommended and approved by the geologist and soil engineer, and in compliance with all requirements in the department's public information bulletin P/BC 2014-111.
8. Existing fill shall not be used for support of foundations, concrete slabs or new fill. Note: (a) it is anticipated that bedrock will be exposed at the basement grade; (b) Otherwise, existing fill or loose disturbed soil shall be removed down to bedrock and replaced with new certified fill by the soil engineer for slab support; (c) alternatively, designed structural slabs supported on the bedrock-supported foundation systems may be used.
9. A grading permit shall be obtained for all structural fill and retaining wall backfill.
10. As recommended and shown, the existing distressed retaining wall shall be demolished and removed along with the backfill/grade that it supports.
11. Foundations for the proposed pool, proposed decking, the new retaining wall proposed east of the decking, the dual retaining wall system proposed in the southwest portion of the property, the retaining wall proposed in the northeast portion, underpinning of the existing retaining wall to remain and the proposed residence shall be supported on a foundation system that is deepened and extended past all existing fill and soil and founded into competent bedrock as recommended, and as approved by the geologist and soil engineer by inspection.
12. As recommended (see response item 8 on pg. 2 in Soil Pacific's 08/16/2017 report and pg. 14 in Soil Pacific's 11/24/2016 report), surcharged temporary excavations shall shored. Otherwise, un-surcharged temporary excavations exposing bedrock shall be restricted to a vertical height of 8 feet, with portions exceeding this vertical height of 8 feet in bedrock and all excavations in fill or



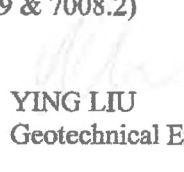
- soil sloped to a horizontal to vertical slope gradient not exceeding 1:1, also as recommended.
13. Shoring shall be designed for a minimum EFP of 45 PCF; all surcharge loads shall be included into the design, as recommended.
  14. Shoring shall be designed for a maximum lateral deflection of 1 inch, provided there are no structures within a 1:1 plane projected up from the base of the excavation. Where a structure is within a 1:1 plane projected up from the base of the excavation, shoring shall be designed for a maximum lateral deflection of ½ inch, or to a lower deflection determined by the consultant that does not present any potential hazard to the adjacent structure.
  15. A shoring monitoring program shall be implemented to the satisfaction of the soils engineer.
  16. Prior to the issuance of any permit which authorizes an excavation where the excavation is to be of a greater depth than are the walls or foundation of any adjoining building or structure and located closer to the property line than the depth of the excavation, the owner of the subject site shall provide the Department with evidence that the adjacent property owner has been given a 30-day written notice of such intent to make an excavation.
  17. Final plans shall include but not be limited to showing by labeling, the following: all areas to be shored with the recommended shoring piles along the north, east and south sides of the proposed residence as shown on the geotechnical map and cross-sections revised in Soil Pacific's 03/19/2018 report; all graded slopes; the dual retaining wall system in the southwest portion of the property and the associated pile foundations; code-required building setback for the entire face of the building adjacent to ascending slopes; notes concerning safety precautions as required in Chapter 70 in the LA City Building Code so that falling rocks, soil or debris in any form are not allowed to fall, roll, slide or flow onto adjoining properties.
  18. Also as recommended and shown, the portion of the existing retaining wall or walls to remain (including the area north/northwest of the northern portion of the proposed residence west of Soil Pacific's location TP-3) shall be evaluated by the structural engineer for underpinning into bedrock as recommended (and as approved in this letter), or these existing wall or walls to remain shall be replaced with a new retaining wall. Note: The structural engineer shall verify and attest to the adequacy and integrity of the existing wall and foundations for the recommended underpinning into bedrock by signature and license stamp on the final plans.
  19. The seismic design shall be based on a Site Class C, as recommended by AGI. All other seismic design parameters shall be reviewed by LADBS building plan check.
  20. Foundations adjacent to a descending slope steeper than 3:1 (h:v) in gradient shall be located a distance of one-third the vertical height of the slope but need not exceed 40 feet measured horizontally from the foundation bottom to the face of the slope; for in-ground pools the foundation setback shall be one-sixth the slope height to a maximum of 20 feet. Where the slope is steeper than 1:1, the required setback shall be measured from an imaginary plane 45 degrees to the horizontal, projected upward from the toe of the slope
  21. All recommendations of the reports which are in addition to or more restrictive than the conditions contained herein shall be incorporated into the plans.
  22. A copy of the subject and appropriate referenced reports and this approval letter shall be attached to the District Office and field set of plans. Submit one copy of the above reports to the Building Department Plan Checker prior to issuance of the permit.

23. 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 which clearly indicates that 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.
24. The applicant is advised that the approval of this report does not waive the requirements for excavations contained in the State Construction Safety Orders enforced by the State Division of Industrial Safety.
25. Installation of deepened pile foundations, shoring, underpinning and all grading work shall be performed under the inspection and approval of the soils engineer and deputy grading inspector. Prior to excavation, an initial inspection shall be called at which time the sequence of construction, grading, installation of deepened pile foundations, shoring, underpinning, protection fences and dust and traffic control will be scheduled.
26. 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.
27. All loose foundation excavation material shall be removed. Slopes disturbed by construction activities shall be restored.
28. Retaining walls (including restrained basement retaining walls) shall be designed for the lateral earth pressures specified and recommended on pages 14 of the 11/24/2016 report. Note: For retaining walls with a stacked configuration as proposed in the southwest portion of the subject property, piles for the upper wall shall derive passive resistance below a 1:1 plane projected upwards from the base of the lower wall, as recommended (see page 30 of the referenced AGI report). All surcharge loads shall be included into the design.
29. Basement walls and floors shall be waterproofed/damp-proofed with an L.A. City approved "Below-grade" waterproofing/damp-proofing material with a research report number. (104.2.6)
30. Prefabricated drainage composites (Miradrain) (Geotextiles) may be only used in addition to traditionally accepted methods of draining retained earth.
31. All retaining walls shall be provided with a standard surface backdrain system and all drainage shall be conducted to the street in an acceptable manner and in a non-erosive device.
32. 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 foundation.
33. All retaining walls shall be provided with a subdrain system to prevent possible hydrostatic pressure behind the wall. Prior to issuance of any permit, the retaining wall subdrain system recommended in the soil report shall be incorporated into the foundation plan which shall be reviewed and approved by the soils engineer of record.
34. Installation of the subdrain system shall be inspected and approved by the soils engineer of record and the City grading/building inspector.
35. 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 Inspection Division of the Department and the Department of Public Works, Bureau of

Engineering, B-Permit Section, for any grading work in excess of 200 cu yd.  
201 N. Figueroa Street Room 770, LA (213) 482-7474

36. All graded, brushed or bare slopes shall be planted with low-water consumption, native-type plant varieties to protect slopes against erosion.
37. All man-made fill shall be compacted to a minimum 90 percent of the maximum dry density of the fill material per the latest version of ASTM D 1557. Where cohesionless soil having less than 15 percent finer than 0.005 millimeters is used for fill, it shall be compacted to a minimum of 95 percent relative compaction based on maximum dry density (D1556). Placement of gravel in lieu of compacted fill is allowed only if complying with Section 91.7011.3 of the Code.
38. Prior to the placing of compacted fill, a representative of the consulting soils engineer shall inspect and approve the bottom excavations. He shall post a notice on the job site for the LADBS Grading Inspector and the Contractor stating that the soil inspected meets the conditions of the report, but that no fill shall be placed until the LADBS Grading Inspector has also inspected and approved the bottom excavations. A written certification to this effect shall be filed 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. The engineer's certificate of compliance shall include the grading permit number and the legal description as described in the permit.
39. Prior to the pouring of concrete, a representative of the consulting soils engineer shall inspect and approve the foundation excavations. He shall post a notice on the job site for the LADBS Building Inspector and the Contractor stating that the work so inspected meets the conditions of the report, but that no concrete shall be poured until the LADBS Building Inspector has also inspected and approved the foundation excavations. A written certification to this effect shall be filed with the Department upon completion of the work. (108.9 & 7008.2)

  
STEPHEN DAWSON  
Engineering Geologist II

  
YING LIU  
Geotechnical Engineer II

SD/YL:sd/yl  
Log No. 97698-02  
213-482-0480

cc: Soil Pacific Inc.  
VN District Office