

CITY OF LOS ANGELES  
CALIFORNIA

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

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



—  
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EXECUTIVE OFFICER

July 3, 2019

BOARD FILE NO. 190011  
C.D.: 4 (Councilmember D. Ryu)

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

**APPLICATION TO EXPORT 1,449 CUBIC YARDS OF EARTH**

PROJECT LOCATION: 9249 WEST CRESCENT DRIVE

TRACT:	BLOCK:	LOT:
TR 1138	NONE	16
LOOKOUT MOUNTAIN PARK	NONE	PT D (ARB 63)

**OWNER:**

Dream Collection LLC  
C/O Christian Escario  
10753 Yerba Buena Road  
Malibu, CA 90265

**APPLICANT:**

Jose Herrasti  
1340 East 6<sup>th</sup> Street, Suite 303  
Los Angeles, CA 90021

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 1,449 cubic yards of material moved 4.2 miles within the hillside area at a rate of \$0.29 per cubic yard per mile results in a fee of \$1,764.88.
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. 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).
4. 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.
5. Streets shall be cleaned of spilled materials during grading and hauling, and at the termination of each workday.
6. The owner/contractor shall be in conformance with the State of California, Department of Transportation policy regarding movements of reducible loads.
7. 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.
8. 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.
9. 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.
10. 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.
11. 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.
12. 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 Commission Office will be required.

13. Hauling shall commence no later than eighteen months after Board action approval. Failure to commence within said period will result in additional fees, and verification of route and bond reassessment by Department of Transportation and Bureau of Street Services.
14. 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.
15. Hauling vehicles shall not stage on any streets adjacent to the project, unless specifically approved as a special condition in this report.
16. Hauling vehicles shall be spaced so as to discourage a convoy affect.
17. Grading and hauling activities shall be discontinued during periods of high winds and Red Flag days as determined by the Los Angeles Fire Department.
18. 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.
19. **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.**
20. **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 1:00 p.m. on Tuesdays and from 9:00 a.m. to 2:00 p.m. on all other weekdays during the school year and between 9:00 a.m. and 3:00 p.m. on Mondays through Fridays when schools are on session breaks. No hauling is allowed 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 18 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 and smaller.
5. Total amount of dirt to be hauled shall not exceed 1,449 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. Flag attendants will be placed at the following locations:
  - A. Two at entrance of the project site.
  - B. At the blind curve on Wonderland Avenue in advance of Holly Place.

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. Contractor shall contact LADOT at (213) 485-2298 at least four business days prior to hauling to post “Temporary Tow Away No Stopping” signs along Wonderland Avenue, adjacent to the project site, during hauling operations.

10. The recommended route is as follows:

**LOADED TRUCKS:**

From the project site, travel northbound on Wonderland Avenue, continue eastbound on Lookout Mountain Avenue, turn left (north) on Laurel Canyon Boulevard, enter southbound 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:**

Reverse of “LOADED TRUCKS” route.

11. Only one hauling truck, associated with this project address, shall be allowed on Wonderland Avenue, and Lookout Mountain Avenue at any time.
12. Prior to hauling, the applicant shall provide the following information to Los Angeles Fire Department Station #97 located at 8021 Mulholland Drive, Los Angeles, CA 91604; telephone (818) 756-8697:
  - 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.
13. 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.
14. 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 whose sole responsibility shall be to 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.
15. Should the sidewalk need to be closed during hauling, a permit and approval from the Department of Public Works, Bureau of Street Services is required, and the proper sidewalk detour shall be implemented per CA MUTCD TA-28 or page 48 of the WATCH Manual.

**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 (Class 32) and 15303 (Class 3) of the State California Environmental Quality Act (CEQA) Guidelines (Case No. ENV-2018-1555-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

A handwritten signature in black ink, appearing to read "Veronica Lopez", followed by a large, stylized scribble or flourish.

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Veronica Lopez

Staff Engineer, Commission Office



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

Date: February 21, 2019

4 – Hwd/Wlsh #116285  
Crescent Dr, 9249 W

To: Dina Elkinawy, Board Secretary  
Building and Safety Commission Office  
201 North Figueroa Street, Room 1030, Stop 115  
(213) 482-0466; (213) 482-6753 (FAX)

From: Bhuvan Bajaj, Transportation Engineer  
Department of Transportation



Subject: **IMPORT/EXPORT OF EARTH – 9249 WEST CRESCENT DRIVE**

The Department of Transportation has reviewed the requested haul route. Our recommendations are as follows:

**1. RECOMMENDED HAUL ROUTE:**

Loaded Truck: - Exit jobsite onto Crescent Dr (Southbound); Left onto Wonderland Ave (Northbound); Continue onto Lookout Mountain Ave (Eastbound); Left onto Laurel Canyon Blvd (Northbound); Right onto S/B Ventura Fwy (US-101); Keep left to continue onto E/B Ventura Fwy (CA-134); Exit Figueroa St; Right onto Figueroa St (Northbound); Continue straight onto Scholl Canyon Rd to disposal site: Scholl Canyon Landfill

Empty Truck: - Reverse directions

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

Hauling shall be from **9AM TO 1PM ON TUESDAYS, 9AM TO 2PM ON ALL OTHER WEEKDAYS**, and **8AM TO 4PM ON SATURDAYS** during the school year. Hauling shall be from **9AM TO 3PM WEEKDAYS**, and **8 AM TO 4PM ON SATURDAYS** when school is out. **NO HAULING SHALL BE PERFORMED ON SUNDAYS AND HOLIDAYS.**

**3. STAGING AREA**

No staging on Crescent Dr. All trucks shall be staged on jobsite. **NO INTERFERENCE TO TRAFFIC, ACCESS TO DRIVEWAYS MUST BE MAINTAINED AT ALL TIMES.**

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

Contractor shall contact LADOT at (213) 485-2298 at least four business days prior to hauling to post "Temporary Tow Away No Stopping" signs along Crescent Dr, adjacent to jobsite if needed for hauling. Flagger control should be provided during the hauling operations to assist with ingress/egress of truck traffic and pedestrian traffic on Crescent Dr. Should the sidewalk need to be closed during hauling, a permit and approval from the Department of Public Works, Bureau of Street Services is required, and the proper sidewalk detour shall be implemented per CA MUTCD TA-28 or page 48 of the WATCH Manual. If you have any questions, please call Brandon Wong at (323) 957-6823.

BW: 9249 W Crescent Dr.haul route

CITY OF LOS ANGELES  
INTER-DEPARTMENTAL CORRESPONDENCE

DATE: May 8, 2019

TO: Honorable Board of Building and Safety Commissioners  
Attn: Cora Johnson, Acting Board Secretary  
201 N. Figueroa Street, Room 1080  
Mail Stop #115

FROM: Adel H. Hagekhalil, P.E.  
Executive Director and General Manager, Bureau of Street Services  
By: Gary Harris, Chief Street Services Investigator II *GH*  
Street Services Investigation and Enforcement Division

SUBJECT: **ORDINANCE NOS. 148,167 AND 159,016 – EXPORT OF EARTH MATERIAL (HILLSIDE AREAS) – 9249 WEST CRESCENT DRIVE**

**I. FIELD MEETING/INSPECTION**

- A. An inspection was made by Senior Street Services Investigator II, T.F. Walls, of the Street Services Investigation and Enforcement Division, on May 8, 2019.
- 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 jobsite onto Crescent Drive (southbound)
- Head left onto Wonderland Avenue (northbound)
- Continue onto Lookout Mountain Avenue (eastbound)
- Head left onto Laurel Canyon Boulevard (northbound)
- Head right onto Southbound Ventura Freeway (US-101)
- Keep left to continue onto Eastbound Ventura Freeway (CA-134)
- Exit Figueroa Street
- Head right onto Figueroa Street (northbound)
- Continue straight onto Scholl Canyon Road to disposal site: Scholl Canyon Landfill

Unloaded:

- From Scholl Canyon Landfill go straight
- Head left onto Figueroa Street (southbound)
- Exit Figueroa Street
- Head right to continue onto Westbound Ventura Freeway (CA-134)
- Left onto Northbound Ventura Freeway (US-101)
- Right onto Laurel Canyon Boulevard (southbound)
- Continue onto Lookout Mountain Avenue (westbound)
- Right onto Wonderland Avenue (southbound)
- Head northbound on Crescent Drive to jobsite

**Staging:** No staging on Crescent Drive. All trucks shall be staged on jobsite

No staging of construction vehicles on any of the streets. Trucks shall be staged on jobsite.  
**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 1,449 cubic yards of material moved 4.2 miles within the hillside at a rate of \$0.29 per cubic yard per mile results in a fee of \$1,764.88.
- 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 Bond Control, Bureau of Engineering Valley District Office, 6262 Van Nuys Boulevard, Suite 251, Van Nuys, CA 91401, telephone (818) 374-5090.

### 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 1:00 p.m. on Tuesdays, 9:00 a.m. to 2:00 p.m. on all other weekdays, and 8:00 a.m. to 4:00 p.m. on Saturdays during the school year. Hauling shall be from 9:00 a.m. to 3:00 p.m. weekdays, and 8:00 a.m. to 4:00 p.m. on Saturdays when school is out. No hauling shall be performed on Sundays and holidays.
2. The vehicles used for hauling shall be 10 Wheeler Dump trucks.
3. All trucks are to be cleaned of loose earth at the export site to prevent spilling. The contractor shall remove any material spilled onto the public street.
4. All trucks are to be watered at the export site to prevent excessive blowing of dirt.
5. The applicant shall comply with the State of California, Department of Transportation policy regarding movement of reducible loads.
6. Total amount of dirt to be hauled shall not exceed 1,449 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.

AH/GH/ch

S:haul routes

cc: Bureau of Street Services  
Madeline Smith, Management Analyst  
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  
Tim Walls, Senior Street Services Investigator II  
1149 South Broadway, Suite 350  
Los Angeles, CA 90015

Owner: Christina Escario

9200 Crescent Drive  
Los Angeles, CA 90046  
(310) 666-4024

Applicant: Jose Herrasti  
1340 E 6<sup>th</sup> Street, 303  
Los Angeles, CA 90021  
(213) 232-1606

Contractor: KMA Trucking, Inc  
P.O. Box 623  
Newbury Park 91319  
(805) 480-3578





CITY OF LOS ANGELES  
DEPARTMENT OF BUILDING AND SAFETY

ATTACHMENT 2

ENVIRONMENTAL REVIEW QUESTIONNAIRE

JOB ADDRESS: 4249 W. Crescent Dr.

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:

Haulroute for export of 1,449 cubic yards for one single-family dwelling

**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. EN-2018-1555-CE)

The Notice of Exemption references the following amount of import/export of soil to be hauled: 1,449 cubic yards

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

The circulation end date for the above mentioned MND is: \_\_\_\_\_

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

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

Check one of the following boxes:

- No Comments were received during the circulation period.
- Yes, Comments were received during the circulation period. These comments and written responses from the agency that prepared the MND are ATTACHED with the MND referenced above.

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

The circulation end date for the above mentioned EIR: \_\_\_\_\_

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

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

Check one of the following boxes:

- No Comments were received during the circulation period.
- Yes, Comments were received during the circulation period. These comments and written responses from the agency that prepared the EIR are ATTACHED with the EIR referenced above.

Jason Chan

[Signature]

1/30/19

213 978 1310

Print: Name of Planning/Public Works staff

Signature

Date

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 90012CALIFORNIA 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: 4-Ryu
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PROJECT TITLE: 9249 West Crescent Drive	LOG REFERENCE: ENV-2018-1555-CE
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PROJECT LOCATION: 9249 West Crescent Drive, Los Angeles, CA 90046
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DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:

A haul route approval for the export of approximately 1,449 cubic yards of earth in conjunction with the demolition of an existing single-family dwelling and the construction of a new single single-family dwelling with 3,382 square feet of residential floor area, with basement, two-car attached garage with adjacent one-car carport, and outdoor pool, all on a 13,590 square foot lot zoned RE15-1-HCR. No protected trees are to be removed.

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

CONTACT PERSON: Jose Herrasti	AREA CODE 213	TELEPHONE NUMBER 232-1606	EXT.
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EXEMPT STATUS: (Check One)

STATE CEQA GUIDELINES

MINISTERIAL Sec. 15268

DECLARED EMERGENCY Sec. 15269

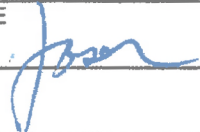
EMERGENCY PROJECT Sec. 15269 (b) & (c)

CATEGORICAL EXEMPTION Sec. 15300 *et seq.*

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

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

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

SIGNATURE 	TITLE City Planner	DATE 1/23/19
FEE: \$2,804.40	RECEIPT NO. 0101865001	REC'D. BY Edber Macedo
		DATE 3/19/18

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  
COMMISSION OFFICE  
(213) 978-1300

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ENV-2018-1655-CE; 9249 W. Crescent Drive

JUSTIFICATION FOR PROJECT EXEMPTION:

The City of Los Angeles determined based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Sections 15303 (Class 3 for New Construction or Conversion of Small Structures) and 15332 (Class 32 for Infill Development Projects). Additionally, there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies. The project was found to be exempt based on the following:

The project site is located within the Bel Air-Beverly Crest Community Plan with a Very Low II Residential land use designation and zoned RE15-1-HCR. The site has an area of 13,590 square feet and is developed with a single-family dwelling constructed in 1958. The proposed project consists of a haul route approval for the export of approximately 1,449 cubic yards of earth in conjunction with the demolition of an existing single-family dwelling and the construction of a new single-family dwelling with 3,382 square feet of residential floor area, with basement, two-car attached garage with adjacent one-car carport, and outdoor pool. Two protected trees are located on-site and will remain in place; no protected trees are to be removed.

**CEQA Determination – Class 32 Categorical Exemption Applies**

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

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

The proposed use of the project site as a single-family dwelling allowed by the General Plan and the corresponding zone at the time of application filing. The proposed project is not requesting to deviate from the applicable general plan designation and policies, and zoning designation and regulations. The project meets all applicable regulations regarding floor area, building envelope, lot coverage, and parking.

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

The subject site is 0.31 acres in size and has been developed with a single-family dwelling since 1958. Surrounding properties to the north, east, and south are zoned RE15-1-HCR and developed with single-family dwellings to the north and south only. Adjacent properties to the west are within the City of Beverly Hills and developed with single-family dwellings.

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

The site has no value or potential value as habitat for plant or wildlife, given that the site has been developed with a single-family dwelling since 1958. In addition, a tree report dated December 5, 2018 found there are two protected trees on-site; both will be retained and protected in place, and no protected or significant trees will be removed. The tree report was approved by the Division of Urban Forestry on January 15, 2019.

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

The proposed project involves the demolition of an existing single-family dwelling, and the construction of a single-family dwelling and associated accessory structures. A low density development that would be compatible with the surrounding neighborhood. The project will also be subject to Regulatory Compliance Measures (RCMs), which require compliance with the City of Los Angeles Noise Ordinance, as well as pollutant discharge, dewatering, and storm water control requirements, including implementing Best Management Practices for storm water runoff. These RCMs will reduce any potential impacts on noise and water to less than significant. The project will also be governed by an approved haul route under City Code requirements, which will regulate the route hauling trucks will travel, and the times at which they may leave the site, thereby reducing any potential traffic impacts to less than significant.

*e) The site can be adequately served by all required utilities and public services.*

The project site will be adequately served by all required public utilities and services given that the proposed construction of a new single-family dwelling will be located on a site which is already developed with a single-family dwelling, therefore resulting in no increase in density or significant increase in population. Based on the facts herein, it can be found that the project meets the qualifications of the Class 32 Exemption.

### **15300.2. Exceptions to the Use of Categorical Exemptions.**

The City has further considered whether the proposed project is subject to any of the six (6) exceptions that would prohibit the use of any of a categorical exemption as set forth in State CEQA Guidelines Section 15300.2. None of the exceptions are triggered for the following reasons:

*Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply in all instances, except where the project may impact on an*

*environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.*

The project site is located within the Bel Air-Beverly Crest Community Plan and is Zoned RE15-1-H-HCR. The project site is located within a Hillside Area, a Landslide Area, a Fault Zone (Hollywood Fault), a Very High Fire Hazard Severity Zone, and a Special Grading Area, but not subject to liquefaction. The proposed project is consistent with the scale and uses proximate to the area.

The project is subject to compliance with the requirements of the Building and Zoning Code that outline standards for residential construction. Specific Regulatory Compliance Measures (RCMs) in the City of Los Angeles regulate the grading and construction of projects in these types of "sensitive" locations and will reduce any potential impacts to less than significant. RCMs include the submittal of a Geology and Soils Report to the Los Angeles Department of Building and Safety (LADBS), and a Geology and Soils Report Approval Letter. The approval letter was granted on August 25, 2017 (Log # 94669-01); the letter details 54 conditions of approval which must be followed. In addition, the RCMs require that design and construction of the building must conform to the California Building Code and Green Code, and grading on site shall comply with the City's Landform Grading Manual, as approved by the Los Angeles Department of Building and Safety - Grading Division. The designs must also comply with the Baseline Hillside Ordinance, ZI-2438, ZI-2467, and ZI-2462 and the Los Angeles Municipal Code. Roof and site drainage as well as sewer availability must also comply with the Bureau of Engineering and Bureau of Sanitation's standards. Hydrants, Fire Department Access, and Fire Safety must be reviewed and approved by the Los Angeles Fire Department before permits can be issued. 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.

Furthermore, pursuant to the California Building Code and the Los Angeles Building Code, all projects are required to comply with all applicable RCMs. Due to the location of the proposed projects, the following RCMs would be required by the Department of Building and Safety (LADBS): RC-GEO-1, RC-GEO-2, and RC-GEO-3.

Regulatory Compliance Measure RC-GEO-1 (Seismic) – The design and construction of the projects shall conform to the California Building Code seismic standards as approved by the Department of Building and Safety.

Regulatory Compliance Measure RC-GEO-2 (Hillside Grading Area) – The grading plan shall conform to the City's Landform Grading Manual guidelines, subject to approval by the Advisory Agency and the Department of Building and Safety's Grading Division. Appropriate erosion control and drainage devices shall be provided to the satisfaction of the Building and Safety Department. These measures include interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code, including planting fast-growing annual and perennial grasses in areas where construction is not immediately planned.

Regulatory Compliance Measure RC-GEO-3 (Landslide Area) – Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the Department of Building

and Safety, for review and approval. The geotechnical report shall assess potential consequences of any landslide and soil displacement, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to: ground stabilization, selection of appropriate foundation type and depths, and selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures.

*Cumulative Impacts. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.*

The project is consistent with the type of development permitted for the area zoned RE15-1-H at the time of application filing, and designated Very Low II Residential uses. The proposed construction of one new dwelling unit will not exceed thresholds identified for impacts to the area (i.e. traffic, noise, etc.) and will not result in significant cumulative impacts. 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) and noise (City of Los Angeles Noise Ordinance). These RCMs would reduce any potential impacts on water quality and noise to less than significant. The project sites would be adequately served by all existing public services and utilities as the project sites are in a developed area.

No haul routes within 500 feet of the site have been filed with the Los Angeles Department of Building and Safety.

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 have to comply with RCMs and recommended conditions prepared by the Board of Building and Safety Commissioners (BBSC), Public Works, Bureau of Street Services (BSS), Department of Transportation (DOT), and LADBS. The project will also need to practice requirements that will minimize the negative impacts on the surrounding community. The "Good Neighbor Construction Practices," which are enforced by the LADBS, DOT, BSS, and Los Angeles Police Department, includes requirements that limit the location of construction vehicles, construction noise, construction hours, etc. Additionally, the proposed single-family dwelling would not exceed the DOT threshold for a traffic study. Based on similar residential projects, emissions resulting from the proposed construction and operation of the single-family dwelling is not expected to result in substantial emissions that would not already be controlled on-site by existing RCMs. Therefore, no foreseeable cumulative impacts are expected.

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

The proposed project consists of work typical to a residential neighborhood, no unusual circumstances are present or foreseeable. The site is zoned RE15-1-H-HCR, which allows for a maximum of one single-family dwelling. As a single-family dwelling, the project is in conformance with the General Plan land use designation and zoning. The proposed project involves the demolition of an existing single-family home and the construction of a single-family dwelling, basement, pool, and retaining walls. Lots adjacent to the subject site are also developed with single-family dwellings, including dwellings located within the City of Beverly Hills to the west. The site is not in a wildland area, and is not inhabited by endangered, rare, or threatened species. A tree report dated December 5, 2018 found there are two protected trees on-site; both will be retained and protected in place, and no protected or significant trees will be removed. The project will be subject to 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 reduce any potential impacts on noise and water to less than significant. In addition, there are RCMs applicable to the surrounding community. The "Good Neighbor Construction Practices," which are enforced by the LADBS, DOT, BSS, and Los Angeles Police Department, includes requirements that limit the location of construction vehicles, construction noise, construction hours, etc. Additionally, the proposed project involves the demolition of a single-family dwelling and the new construction of a new single-family dwelling which would not exceed the DOT threshold for a traffic study. The project will be governed by an approved haul route under City Code requirements, which will regulate the route hauling trucks will travel, and the times at which they may leave the site, thereby reducing any potential traffic impacts to less than significant.. The project sites 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 an existing developed single-family dwelling, therefore resulting in no increase in density or significant increase in population.

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

The only State Scenic Highway within the City of Los Angeles is the Topanga Canyon State Scenic Highway, State Route 27, which travels through a portion of Topanga State Park. The Subject Site is approximately 23 miles away from the Topanga Canyon State Scenic Highway. Therefore, the Project will not result in damage to any scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway, and this exception does not apply.

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



The project site and other properties within the vicinity are not listed on EnviroStor, the Department of Toxic Substances Control's online database for hazardous waste facilities and sites in California. Building permit history for the project site does not indicate the site may be hazardous or otherwise contaminated. Therefore, this exception does not apply.

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

The project site is not designated a historical resource by local or state agencies, and has not been determined to be eligible for listing in the National Register of Historic Places, the California Register of Historical Resources, and the Los Angeles Historic-Cultural Monuments Register, and/or any local register. In addition, the project site is not listed in HistoricPlacesLA or SurveyLA as a potential historical resource. The proposed project would not cause an adverse change in the significance of a historical resources as defined in Section 15064.5 of the State CEQA Guidelines. Thus, the proposed projects would not result in a substantial adverse change in the significance of a historical resource and this exemption does not apply.



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OSAMA YOUNAN, P.E.  
EXECUTIVE OFFICER

**GEOLOGY AND SOILS REPORT APPROVAL LETTER**

August 25, 2017

LOG # 94669-01  
SOILS/GEOLOGY FILE - 2  
LAN

Christian Escario  
9200 W. Crescent Drive  
Los Angeles, CA 90046

TRACT: 1138 // Lookout Mountain Park (MP 14-88)  
LOT(S): 16 // PT D (Arb. 63)  
LOCATION: 9249 W. Crescent Drive (Previously 9137 W. Crescent Drive & 9025 W. Wonderland Drive)

<u>CURRENT REFERENCE REPORT/LETTER(S)</u>	<u>REPORT No.</u>	<u>DATE(S) OF DOCUMENT</u>	<u>PREPARED BY</u>
Addendum Report	IC 16073-C	12/19/2016	Irvine Geotechnical
Oversized Doc(s).	"	"	"

<u>PREVIOUS REFERENCE REPORT/LETTER(S)</u>	<u>REPORT No.</u>	<u>DATE(S) OF DOCUMENT</u>	<u>PREPARED BY</u>
Dept. Correction Letter	94669	09/23/2016	LADBS
Geology/Soils Report	IC 16073-C	07/13/2016	Irvine Geotechnical
Laboratory Test Report	SL16.2210	06/24/2016	Soil Labworks LLC
Dept. Approval Letter	60935	11/28/2007	LADBS
Update Report	GS06-0103-1	10/25/2007	GeoSystems, Inc.
Dept. Approval Letter	57756	05/08/2007	LADBS
Geology/Soils Report	GS06-0103R	01/29/2007	GeoSystems, Inc.
Dept. Approval Letter	--	03/26/1969	LADBS
Geology/Soils Report	7847	02/04/1969	Pacific Soils Engineering

The Grading Division of the Department of Building and Safety has reviewed the referenced report that provides recommendations for the proposed three-story residence, parking area, and grading. The lowest floor level will be subterranean. Retaining walls ranging up to 15 feet in height are proposed for the basement level. The subject property is located along a generally north-south trending ridgeline and is developed with a one-story residence and garage. The existing residence will be demolished for the new development. Slopes descend from the building pad to the west, northeast, and southeast. The west-facing descending slope ranges up to 150 feet in height and descends at gradients of about 1¼:1 to 1½:1 (H:V). The slope steepens to near-vertical along the road cut. The northeast and southeast-facing slopes descend 10 and 25 feet in height at gradients

9249 W. Crescent Drive (Previously 9137 W. Crescent Drive & 9025 W. Wonderland Drive)

of about 1¼:1 (H:V). The lower portion of the southeast-facing slope steepens to near vertical along the driveway. Subsurface exploration performed by the consultant consisted of six test pits on the building pad and slopes. The earth materials at the subsurface exploration locations consist of up to 8 feet of uncertified fill underlain by soil and quartz diorite bedrock. Bedrock joint planes observed by the consultant consist of southwesterly dips between 21 and 49 degrees. The consultant recommends to support the proposed structure on conventional and/or drilled-pile foundations bearing on competent bedrock. The consultant recommends to trim nonconforming steep bedrock cuts to a gradient of 1½:1 (H:V).

Engineering analyses provided by Irvine Geotechnical is based on laboratory testing performed by Soil Labworks LLC. Irvine Geotechnical is accepting responsibility for use of the data in accordance to Code section 91.7008.5 of LABC.

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

The referenced reports are acceptable, provided the following conditions are complied with during site development:

(Note: Numbers in parenthesis ( ) refer to applicable sections of the 2017 City of LA Building Code. P/BC numbers refer the applicable Information Bulletin. Information Bulletins can be accessed on the internet at LADBS.ORG.)

1. Approval shall be obtained from the Department of Public Works, Bureau of Engineering, Development Services and Permits Program for the proposed removal of support and/or retaining of slopes adjoining to public way. (3307.3.2)

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

2. 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)
3. An on-site storm water infiltration system at the subject site shall not be implemented, as recommended.
4. All recommendations of the report that are in addition to or more restrictive than the conditions contained herein shall be incorporated into the plans.
5. 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. (7006.1)
6. A grading permit shall be obtained for all structural fill and retaining wall backfill. (106.1.2)
7. All graded, brushed or bare slopes shall be planted with low-water consumption, native-type plant varieties to protect slopes against erosion. (7012)

8. All new graded slopes shall be no steeper than 2H:1V, unless otherwise approved herein (7010.2 & 7011.2).
  9. All nonconforming bedrock cut slopes, except the west-facing road cut, on the property shall be trimmed to a slope gradient no steeper than 1½:1 (H:V) or retained by a designed retaining wall, as recommended.
  10. Prior to the issuance of any permit, an accurate volume determination shall be made and included in the final plans, with regard to the amount of earth material to be exported from the site. For grading involving import or export of more than 1000 cubic yards of earth materials within the grading hillside area, approval is required by the Board of Building and Safety. Application for approval of the haul route must be filed with the Board of Building and Safety Commission Office. Processing time for application is approximately 8 weeks to hearing plus 10-day appeal period.
  11. 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. (7011.3)
  12. Existing uncertified fill shall not be used for support of footings, concrete slabs or new fill. (1809.2, 7011.3)
  13. Drainage in conformance with the provisions of the Code shall be maintained during and subsequent to construction. (7013.12)
  14. 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 cu yd. (7007.1)
- 201 N. Figueroa Street 3rd Floor, LA (213) 482-7045
15. 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. (3301.1)
  16. Temporary excavations that remove lateral support to the public way, adjacent property, or adjacent structures shall be supported by shoring. 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)
  17. Where any excavation, not addressed in the approved reports, would remove lateral support (as defined in 3307.3.1) from a public way, adjacent property or structures, a supplemental report shall be submitted to the Grading Division of the Department containing recommendations for shoring, underpinning, and sequence of construction. Report shall include a plot plan and cross-section(s) showing the construction type, number of stories, and location of adjacent structures, and analysis incorporating all surcharge loads that demonstrate an acceptable factor of safety against failure. (7006.2 & 3307.3.2)
-

18. 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. (3307.1)
19. The soils engineer shall review and approve the shoring plans prior to issuance of the permit. (3307.3.2)
20. 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.
21. Unsurcharged temporary excavations exposing fill and/or soil shall be trimmed back at a gradient not exceeding 1:1, as recommended.
22. Unsurcharged temporary excavations in bedrock may be cut vertical up to 10 feet. For excavations over 10 feet, the lower 10 feet may be cut vertically and the portion of the excavation above 10 feet shall be trimmed back at a gradient not exceeding 1:1 (horizontal to vertical), as recommended.
23. Shoring shall be designed for the lateral earth pressures specified in the section titled "Shoring" starting on page 24 of the 07/13/2016 report; all surcharge loads shall be included into the design. Total lateral load on shoring piles shall be determined by multiplying the recommended EFP by the pile spacing.
24. 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.
25. A shoring monitoring program shall be implemented to the satisfaction of the soils engineer.
26. All foundations shall derive entire support from competent bedrock, as recommended and approved by the geologist and soils engineer by inspection.
27. Foundations adjacent to a descending slope steeper than 3:1 (H:V) 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). 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.
28. Buildings adjacent to ascending slopes steeper than 3:1 (H:V) in gradient 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 (1808.7.1). Where the slope is steeper than 1:1, the toe of the slope shall be assumed to be at the intersection of a horizontal plane drawn from the top of

the foundation and a plane drawn tangent to the slope at an angle of 45 degrees to the horizontal.

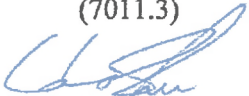
29. Pile caisson and/or isolated foundation ties are required by Code Sections 1809.13 and/or 1810.3.13. Exceptions and modification to this requirement are provided in Information Bulletin P/BC 2014-030.
30. Pile and/or caisson shafts shall be designed for a lateral load of 1000 pounds per linear foot of shaft exposed to fill, soil and weathered bedrock. (P/BC 2014-050)
31. The design passive pressure shall be neglected for a portion of the pile with a setback distance (horizontal set back) less than five feet from fill, soil or weathered bedrock contact plane with bedrock.
32. When water over 3 inches in depth is present in drilled pile holes, a concrete mix with a strength of 1000 p.s.i. over the design p.s.i. shall be tremied from the bottom up; an admixture that reduces the problem of segregation of paste/aggregates and dilution of paste shall be included. (1808.8.3)
33. Existing uncertified fill shall not be used for lateral support of deep foundation. (1810.2.1)
34. Slabs placed on approved compacted fill shall be at least 3½ inches thick and shall be reinforced with ½-inch diameter (#4) reinforcing bars spaced maximum of 16 inches on center each way.
35. Concrete floor slabs placed on expansive soil shall be placed on a 4-inch fill of coarse aggregate or on a moisture barrier membrane. The slabs shall be at least 3½ inches thick and shall be reinforced with ½-inch diameter (#4) reinforcing bars spaced maximum of 16 inches on center each way.
36. The seismic design shall be based on a Site Class C as recommended. All other seismic design parameters shall be reviewed by LADBS building plan check.
37. Retaining/Basement walls shall be designed for the lateral earth pressures specified in the section titled "Retaining Walls" starting on page 20 of the 07/13/2016 report. Note: If stacked retaining walls are planned, piles for the upper wall shall derive passive resistance below a 1:1 plane projected upwards from the base of the lower wall. All surcharge loads shall be included into the design.
38. Retaining walls higher than 6 feet shall be designed for lateral earth pressure due to earthquake motions as specified on page 21 of the 07/13/2016 report (1803.5.12).
39. Retaining walls at the base of ascending slopes shall be provided with freeboard.
40. 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.
41. All retaining walls shall be provided with a standard surface backdrain system and all drainage shall be conducted to the street in an acceptable manner and in a non-erosive device. (7013.11)


42. With the exception of retaining walls designed for hydrostatic pressure, all retaining walls shall be provided with a subdrain system to prevent possible hydrostatic pressure behind the wall. Prior to issuance of any permit, the retaining wall subdrain system recommended in the soil report shall be incorporated into the foundation plan which shall be reviewed and approved by the soils engineer of record. (1805.4)
  43. Installation of the subdrain system shall be inspected and approved by the soils engineer of record and the City grading/building inspector. (108.9)
  44. 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)
  45. Prefabricated drainage composites (Miradrain) (Geotextiles) may be only used in addition to traditionally accepted methods of draining retained earth.
  46. The structure shall be connected to the public sewer system. (P/BC 2014-027)
  47. All roof and pad drainage shall be conducted to the street in an acceptable manner; 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)
  48. 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 utilization in the field. (7008.2, 7008.3)
  49. 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)
  50. 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)
  51. Prior to the pouring of concrete, a representative of the consulting soils engineer shall inspect and approve the footing excavations. He/She 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 City Building Inspector has also inspected and approved the footing excavations. A written certification to this effect shall be filed with the Grading Division of the Department upon completion of the work. (108.9 & 7008.2)
  52. Prior to excavation, an initial inspection shall be called with LADBS Inspector at which time sequence of construction, shoring, pile installation, protection fences and dust and traffic control will be scheduled. (108.9.1)
  53. Installation of shoring, underpinning, slot cutting excavations and/or pile installation shall be performed under the inspection and approval of the soils engineer and deputy grading inspector. (1705.6)
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9249 W. Crescent Drive (Previously 9137 W. Crescent Drive & 9025 W. Wonderland Drive)

54. Prior to the placing of compacted fill, a representative of the soils engineer shall inspect and approve the bottom excavations. He/She shall post a notice on the job site for the City 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 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. In addition, 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)

  
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