Communication from Public

Name:	Linda Deacon
Date Submitted:	02/11/2020 11:55 AM
Council File No:	20-0027
Comments for Public Posting:	Comment from adjacent neighbor

Subject: Proposed development of 8 lots at 560, 566, 572, 578, 600, 608, 614, and 620 Marquette Street, Pacific Palisades, CA 90272.

I think that these proposed developments would be dangerous because of the potential impacts that the construction of the projects may have on the geologic stability of Las Pulgas Canyon, the risk to life and property in an area of high geologic and high fire hazard, the impact on environmentally sensitive habitat areas and biological productivity and quality of the year-round stream.

The street is currently unsafe. It is a street with "No Outlet" and people living on the street are right across from the grassland of Las Pulgas Canyon. The street is narrow (classified as "Substandard") and difficult to negotiate for even sanitation trucks (which back onto the street since they can't turn around).

The following **deficiencies** in the planning process that I think you should specifically address are as follows:

1. Mr. Pizzulli failed to comply with special condition #4 and the drainage plan that the Coastal Commission required Mr. Pizzulli to follow when they approved his retaining wall (application #5-00-361). "Condition #4 requires the applicant to incorporate predominately native, fire resistant, and drought tolerant vegetation…" It also specifies, "…no invasive, non-indigenous plant species and no permanent irrigation systems."

   "The applicant has also verbally stated and demonstrated on the landscaping plan that no permanent, in ground irrigation devices are planned for the proposed landscaping."

   Mr. Pizzulli has planted a vineyard and there is water seeping under his retaining wall so much so that reeds and grasses are growing thickly all along the base of his wall and into Las Pulgas Canyon. I believe that he plans to continue given that he bottles his own wine and that he gave an interview to the local newspaper stating that he has a vineyard on his properties.

   In this application, The Coastal Commission also required Mr. Pizzulli to "…direct water away from the sloped portion of the lot and to the street." He has failed to comply with this. There is no drain going to Marquette or to the sewer at the end of Marquette. In addition, you can see the water draining under the wall and into the canyon.
2. The Geological report should include core samples taken from each of the eight lots not just one lot as it currently shows. It should also include the Geology and Soils aspect of the sewer extension. This issue is especially important given that the area was designated a landslide hazard zone as shown on the Seismic Hazard Zones map issued by the State of California. Additionally, the USGS and the Army Corps of Engineers issued a Report On Landslide Study Pacific Palisades Area, September 1976, The report stated that the properties are located on a previous landslide. It also stated that the slide was discovered in 1947 and later in 1957. Movement was reported in 1960-1961, enlargement occurred in 1962-1963. By 1966 movement averaged 1.3 inches/year. By 1966, approximately 30,000 cubic feet were involved, in 1969, the head of the slide dropped. More recently, Mr. Pizzulli submitted to the Coastal Commission (application #5-00-361) "…to protect an eroding canyon below

an existing single-family home." In addition, The Geologic Outfit estimated the thickness of the landslide to be approximately 50 feet. It would be dangerous to build 8 houses and would be even more perilous to excavate soil for a new sewer on this existing landslide as it would be digging down into this landslide and excavation would most likely go down to the bottom of the canyon as Mr. Pizzulli had to do to build his retaining wall.

3. **Additionally:** **Section 30240:** The Coastal Commission stated in application #5-00-361, that the property **is** in an Environmentally Sensitive Habitat area. The agency also stated that "The subject area is in a developed, subdivided location where homes, urban landscaping, and landslides have impacted areas of the habitat; and."
   Section 30251: The Coastal Act protects public views and the Coastal Commission stated in application #5-00-361, "In this case the public views are the views of the Santa Monica Mountains of Pacific Palisades, Topanga State Park, and from the surrounding neighborhood to the ocean." Section 30251 also requires all permitted developments to minimize alteration of natural landforms. .

In short, I and many of my neighbors believe that this proposed project will put lives at risk due to the increased danger of entrapment by fire and landslides which will accompany the proposed project and Mr. Pizzulli's dishonesty. I ask that you take these risks seriously and reconsider the approval of the project.

Thank you for your time and consideration,

Elizabeth Schalff

Communication from Public

Name:	Linda Deacon
Date Submitted:	02/11/2020 11:57 AM
Council File No:	20-0027
Comments for Public Posting:	Appellant statement

Appellant Statement

To: Planning and Land Use Management Committee of the Los Angeles City Council

From: Appellants Gene Rink, Lisa Locker, Linda Deacon, Gregory Morse, Save Las Pulgas Canyon, Inc.

Re: Case No. DIR-2017-264 through 449-CDP-MEL-1A, Environmental No. ENV-2017-1259-CE-2A / Council District 11

Date: February 11, 2020

Attachments referenced in this statement can be accessed at www.LACouncilComment.com under Council file No. 20-0027. We've provided pictures of the site, but strongly recommend that you visit the site yourselves before any recommendations or decisions are made.

We have brought major evidence to the City's attention regarding the questionable safety of the proposed development. Rather than conducting its own independent investigations, the City has opted to rely solely on the information provided by Applicant's paid consultants. The City continues to ignore the evidence. Therefore, we must reiterate that we will consider the City directly liable should this project result in property damage or loss of life.

There are THREE aspects of the proposed development that require specific actions by City officials/agencies to meet their responsibilities under the law:

I) The property is located on an ancient landslide assemblage on a narrow dead-end street that has experienced repeated slope failures and erosion.

Ignored evidence: the California Coastal Commission (Attachment 1), the US Army Corps of Engineers (Attachment 2), a licensed hydrogeologist (Attachment 3), public testimony of two witnesses (Attachments 4,5, 5a), as well as a soils report paid for by the applicant himself when he applied for a permit in 1999 to build retaining walls after a slope failure on his property (Attachment 6).

Three actions are required:

1) The City needs to conduct an independent investigation of slope stability, especially with regard to the ground water. The water table is exceptionally high due to ALL properties directly across and uphill being on septic systems. (Attachment 7, annotated photo, p 3) A report of this investigation needs to be provided to the public.

2) The City needs to provide written evidence that it will continue to honor the Assumption of Risk Deed Restriction that the California Coastal Commission required when it granted the CDP to build retaining walls after a slope failure on the property (Attachment 1, p 11). The applicant is requesting sequential lot line adjustments which would require new recordations. The Deed Restriction must run with the land, and be included to ensure that it notifies and binds all future successors and assigns, as was conditioned by the Coastal Commission. This written evidence needs to be provided to the public.

Please note that this Deed Restriction absolves the Coastal Commission – NOT the City of Los Angeles – from liability should there be damage due to extraordinary erosion and/or geologic hazards. The recent addition of language requiring the Applicant to indemnify the City for these damages in NO WAY absolves the City of responsibility for damages to life and property which impact other Marquette property owners, as well as other residents and/or homeowners on Marquette and adjacent streets who may be negatively affected by the Applicant's project and property development, as presently proposed,

particularly in the absence of independent investigation and corrective measures by the City and its agencies. Applicant will not be in a position to indemnify the City and the neighbors from the potential catastrophic consequences of which Appellants have been warning the City.

3) The City needs to require the Bureau of Engineering to conduct an independent investigation of the site of the proposed sewer extension AND the project site, and revise their statement (Attachment 8) to acknowledge not only that there is an erosion issue, but also that an impermeable liner for the proposed sewer extension will do nothing to reduce the ground water causing the erosion, since ALL properties across from the proposed development will still be on septic systems. (The BOE's approval of the proposed sewer assumed that ALL Marquette St. residences would have the ability to hook up to the extension, which is not the case.)

II) The proposed sewer extension will be tapping into an already overtaxed and aging sewer line.

Ignored evidence: 1) report of Paul Nagle (Attachment 9) regarding failure of this same sewer line resulting in a catastrophic sewage spill under his and Daphne Gronich's home and resulting in a successful suit against the City for negligence and inverse condemnation resulting in legal costs and settlements totaling over one million dollars to the plaintiffs and their insurance company after a jury verdict in their favor. 2) informal testimony of line failures from several neighbors serviced by the same sewer line. 3) recent and current construction of several large homes which have or will soon tap into the same sewer line.

Three actions are required:

1) The City needs to conduct an independent investigation as to the current condition of the sewer line and its actual capacity. The resulting report should be made accessible to the public.

2) Before final approval of a sewer extension, the City needs to determine the effect of a sewage spill downhill past the extension onto the property itself. To date, there is no evidence that this has been considered or could be mitigated. The resulting report should be made accessible to the public.

3) If, notwithstanding all the above concerns, the proposed sewer extension is still approved, it should be mandated that property owners across from the development be allowed to connect to the sewer line to the extent that the same reduces groundwater levels on Marquette Street properties currently reliant on septic systems.

III) The applicant continues to refer to the support he has received for the proposed development from adjacent neighbors. This is fraudulent.

Ignored evidence: The City Planning Department has received over 140 letters of non-support from the majority of adjacent neighbors, as well as from residents on the two neighboring streets and streets across the canyon. The letters of support for the project were in response to the promise by the applicant that he would pay for a sewer extension and Y-lines for all Marquette Street residents to hook up to the sewer. The applicant did not inform those who wrote the letters that this promise has since been rescinded. The majority of letters of support are from "members of the community" who live nowhere near the project site. One letter of support was from a resident who moved away, one has died, and another has provided an angry letter to the City withdrawing her support.

Action required: The applicant's letters of support should be marked in the public file as invalid, since they were written in response to a promise that has since been rescinded.

Communication from Public

Name:	Linda Deacon
Date Submitted:	02/11/2020 09:48 AM
Council File No:	20-0027
Comments for Public Posting:	Please see Attachments 1 through 10 to support Appellant statements for the PLUM Committee hearing on 2/11/20

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
200 Oceangate, Suite 1000
Long Beach, CA 90802-4302
(562) 590-5071

RECORD PACKET COPY

Item # Th-8e

Filed: 10/3/00
49th Day: 11/21/00
180th Day: 4/1/01
Staff: AM-LB AM
Staff Report: 12/20/00
Hearing Date: January 9-12, 2001
Commission Action:

STAFF REPORT: REGULAR CALENDAR

APPLICATION NUMBER: 5-00-361

APPLICANT: Cosimo Pizzulli

PROJECT LOCATION: 560 Marquette Street, Pacific Palisades, City and County of Los Angeles

PROJECT DESCRIPTION: Construction of two six-foot to twelve-foot high retaining walls, each approximately 110 linear feet long, with 990 cubic yards of fill, to protect an eroding canyon below an existing single family home. The project includes a landscaping plan with native vegetation and a drainage plan that redirects runoff away from the canyon slope.

Lot Area	54,000 square feet
Building Coverage	2,500 square feet
Pavement Coverage	7,000 square feet
Landscape Coverage	44,500 square feet
Zoning	R-1-1
Plan Designation	Low Density Residential
Max Ht.	6-12 feet (retaining walls)

SUMMARY OF STAFF RECOMMENDATIONS

Staff is recommending approval with conditions to assume the risk of the proposed development, conform to the geotechnical consultant's recommendations, prepare and carry out drainage and erosion control plans, and to landscape with native vegetation. The applicant agrees with the recommended conditions.

LOCAL APPROVALS RECEIVED:

1) City of Los Angeles Department of Building and Safety, Geology/Soils review letter # 29982, March 3, 2000 and # 29982-01, May 5, 2000.
2) City of Los Angeles Planning Department, Zoning Administration # ZA 2000-3627 (YV), Nov. 29, 2000.

SUBSTANTIVE FILE DOCUMENTS:

1) Geotechnical Engineering and Engineering Geology Investigation, MEC/ Geotechnical Engineers, Inc., #8Lee132, Nov. 23, 1999; addendum #1, March 21, 2000; and addendum #2, May 4, 2000
2) Geology Report #1944, prepared by "The Geologic Outfit", Jan. 12, 2000
3) Report On Landslide Study Pacific Palisades Area, September 1976, by the U.S. Army Corps of Engineers and the U.S. Geological Survey

STAFF RECOMMENDATION OF APPROVAL:

MOTION:

I move that the Commission approve CDP #5-00-361 pursuant to the staff recommendation.

Staff recommends a YES vote. Passage of this motion will result in approval of the permit as conditioned and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

RESOLUTION:

I. APPROVAL WITH CONDITIONS

The Commission hereby **GRANTS** a permit, subject to the conditions below, for the proposed development on the grounds that the development will be in conformity with the provisions of Chapter 3 of the California Coastal Act of 1976, will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3 of the Coastal Act, and will not have any significant adverse effects on the environment within the meaning of the California Environmental Quality Act.

II. STANDARD CONDITIONS:

1. Notice of Receipt and Acknowledgment. The permit is not valid and development shall not commence until a copy of the permit, signed by the

permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.

2. Expiration. If development has not commenced, the permit will expire two years from the date this permit is reported to the Commission. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.

3. Interpretation. Any questions of intent or interpretation of any term or condition will be resolved by the Executive Director or the Commission.

4. Assignment. The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.

5. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

III. SPECIAL CONDITIONS

1. Assumption of Risk, Waiver of Liability and Indemnity

A) By acceptance of this permit, the applicant acknowledges and agrees (i) that the site may be subject to hazards from landslide activity, erosion and/or earth movement, (ii) to assume the risks to the property that is the subject of this permit of injury and damage from such hazards in connection with this permitted development; (iii) to unconditionally waive any claim of damage or liability against the Commission, its officers, agents, and employees for injury or damage from such hazards; and (iv) to indemnify and hold harmless the Commission, its officers, agents, and employees with respect to the Commission's approval of the project against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement arising from any injury or damage due to such hazards.

B) **PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall execute and record a deed restriction, in a form and content acceptable to the Executive Director incorporating all of the above terms of this condition. The deed restriction shall include a legal description of the applicant's entire parcel. The deed restriction shall run with the land, binding all

successors and assigns, and shall be recorded free of prior liens that the Executive Director determines may affect the enforceability of the restriction. This deed restriction shall not be removed or changed without a Commission amendment to this coastal development permit.

2. **Conformance of Design and Construction Plans to Geotechnical Report**

A) All final design and construction plans and grading and drainage plans, shall be consistent with all recommendations contained in Geotechnical Engineering and Engineering Geology Investigation, MEC/ Geotechnical Engineers, Inc., #8Lee132, Nov. 23, 1999; addendum #1, March 21, 2000; addendum #2, May 4, 2000; Geology Report #1944, prepared by The Geologic Outfit, Jan. 12, 2000; and the requirements of the City of Los Angeles Department of Building and Safety, Geologic/Soils Review Letter # 29982, March 3, 2000 and # 29982-01, May 5, 2000

B) The permittee shall undertake development in accordance with the approved final plans. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

3. **Erosion and Drainage Control**

A) **PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT,** the applicants shall submit, for review and approval of the Executive Director, a plan for erosion and drainage control.

1) Erosion and Drainage Control Plan

(a) The erosion and drainage control plan shall demonstrate that:

- During construction, erosion on the site shall be controlled to avoid adverse impacts on adjacent properties, Las Pulgas Canyon, and public streets.
- The following temporary erosion control measures shall be used during construction: temporary sediment basins (including debris basins, desilting basins or silt traps), temporary drains and swales, sand bag barriers, silt fencing, stabilize any stockpiled fill with geofabric covers or other appropriate cover, install geotextiles or mats on all cut or fill slopes, and close and stabilize open trenches as soon as possible.

- Following construction, erosion on the site shall be controlled to avoid adverse impacts on adjacent properties, Las Pulgas Canyon and public streets.
- Permanent erosion and drainage control measures shall be installed to ensure the stability of the site, adjacent properties, and public streets.
- All drainage from the lot shall be directed toward the street and away from the canyon slope.

(b) The plan shall include, at a minimum, the following components:

- A narrative report describing all temporary run-off and erosion control measures to be used during construction and all permanent erosion control measures to be installed for permanent erosion control.
- A site plan showing the location of all temporary erosion control measures.
- A schedule for installation and removal of the temporary erosion control measures.
- A site plan showing the location of all permanent erosion and drainage control measures.
- A schedule for installation and maintenance of the permanent erosion and drainage control measures.
- A written review and approval of all erosion and drainage control measures by the applicant's engineer and/or geologist
- A written agreement indicating where all excavated material will be disposed and acknowledgement that any construction debris disposed within the coastal zone requires a separate coastal development permit.

(c) These erosion control measures shall be required on the project site prior to or concurrent with the initial grading operations and maintained through out the development process to minimize erosion and sediment from the runoff waters during construction. All sediment shall be retained on-site unless removed to an appropriately approved dumping location either outside the coastal zone or to a site within the coastal zone permitted to receive fill.

B) The permittee shall undertake development in accordance with the approved final plans. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

4. **Landscape Plan**

A) **PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicants shall submit, for the review and written approval of the Executive Director, a final landscaping plan. The plan shall be prepared by a licensed landscape architect and incorporate the following criteria: (a) A majority of the vegetation planted shall consist of native/drought and fire resistant plants of the coastal sage community as listed by the California Native Plant Society, Santa Monica Mountains Chapter, in their document entitled Recommended List of Plants for Landscaping in the Santa Monica Mountains, dated February 5, 1996. (b) The applicant shall not employ invasive, non-indigenous plant species, which tend to supplant native species. (d) No permanent irrigation system shall be allowed within the property. Temporary, aboveground irrigation to allow the establishment of the plantings is allowed. (e) The plantings established shall provide 90% coverage in 90 days. (f) All required plantings will be maintained in good growing conditions throughout the life of the project, and whenever necessary, shall be replaced with new plant materials to ensure continued compliance with the landscape plan.

1) The plan shall include, at a minimum, the following components:

(a) A map showing the type, size, and location of all plant materials that will be on the developed site, topography of the developed site, and all other landscape features, and

(b) A schedule for installation of plants.

B) **Monitoring**

Five years from the date of the implementation of the landscaping plan the applicant shall submit for the review and approval of the Executive Director, a landscape monitoring report, prepared by a licensed Landscape Architect, that certifies the on-site landscaping is in conformance with the landscape plan approved pursuant to this Special Condition. The monitoring report shall include photographic documentation of plant species and plant coverage.

If the landscape monitoring report indicates the landscaping is not in conformance with or has failed to meet the performance standards specified in the landscaping plan approved pursuant to this permit, the applicant, or successors in interest, shall submit a revised or supplemental landscape plan for the review and approval of the Executive Director. The revised landscaping plan must be prepared by a licensed Landscape Architect and shall specify measures to remediate those portions of the original plan that have failed or are not in conformance with the original approved plan.

C) The permittee shall undertake development in accordance with the approved final plan. Any proposed changes to the approved final plan shall be reported to the Executive Director. No changes to the approved final plan shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

IV. Findings and Declarations

The Commission hereby finds and declares:

A. Project Description and Location

The proposed project is the construction of two six-foot to twelve-foot high retaining walls, each approximately 110 linear feet long, with 990 cubic yards of fill. Twelve piles will support the southern retaining wall, which is adjacent to the guesthouse, and 11 piles will support the northern retaining wall, in the area of the single family home (See Exhibits). The proposed project includes a drainage plan that directs water away from the sloped portion of the lot and to the street. The drainage plan includes three hydraugers that collect subsurface water and transport it to the street, away from the eroded area. The applicant is proposing this project to protect an eroding canyon (Las Pulgas Canyon) below the existing single family home, guest home, and garage. The proposed project also includes a landscaping plan with native, drought tolerant plant species.

The subject site is located on lots 2-8, block 137, tract 9300 in the Pacific Palisades area of the City of Los Angeles (Exhibit #1). It is located approximately one mile inland of Pacific Coast Highway and Will Rogers State Beach. The eastern edge of the property consists of a steeply sloping canyon edge. Portions of this canyon are near-vertical due to erosion on the site. The existing single-family home, guesthouse, and garage are located on a flat to gently sloping portion of the lot (Exhibit #2). The slope gradient in this location is no greater than 4 to 1 (H:V). The project area, where the applicant has proposed two retaining walls, is steeply sloping (± a 1 to 1 slope) and in some areas vertical, due to the site's erosion problem. A stream flows through the bottom of Las Pulgas Canyon. A Portion of the stream is contained in a concrete drain ditch while other portions flow over the natural canyon floor. Because of the constant flow of water in this area, vegetation consists of sub-tropical, non-endemic species. During site visits in the early fall and through photographs taken by the applicant, staff noted ferns, ivies, palms, and other sub-tropical species, as well as moist to nearly saturated soils.

The applicant has proposed to stabilize his existing home, guest home, and garage, by constructing two retaining walls and filling with 990 cubic yards of earth at a 2 to 1 slope. Included in his project is the establishment of a drainage system that is

intended to lessen the flow of water through the property and over the canyon edge. After the fill is placed behind the retaining wall, the applicant has proposed a landscaping plan that incorporates native, drought tolerant plant species. The plan demonstrates that only temporary, above-ground irrigation is needed to establish the landscaping.

B. Hazards to Development

The proposed project is located in an area subject to natural hazards. The Pacific Palisades area has a long history of natural disasters, some of which have caused catastrophic damages. Such hazards common to this area include landslides, erosion, flooding, and wildfires. The subject property is located above and on a sloping canyon lot (Exhibit #2). The applicant's geotechnical report indicates that the subject property lies on an ancient landslide. The project consists of the construction of two six-foot to twelve-foot high retaining walls, each approximately 110 linear feet long, with 990 cubic yards of fill. The finished grade, after 990 cubic yards of fill, will be at a 2:1 gradient. 12 soldier piles will support the southern retaining wall and 11 soldier piles will support the northern retaining wall. The applicant intends to protect his existing home, guest home, and garage and alleviate the erosion problem on his property by constructing the retaining walls.

Section 30253 states in part:

> *New development shall:*
>
> *(1) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.*
>
> *(2) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.*

The proposed project, as submitted by the applicant, is described in the Geotechnical Engineering and Engineering Geology Investigation by MEC/Geotechnical Engineers, Inc., November 23, 1999.

> *The referenced property is considered to be suitable for the proposed repair/protection from a geotechnical engineering geology standpoint, provided that our recommendations are incorporated into the approved construction plans.*

The project was later reviewed by "The Geologic Outfit" on January 12, 2000. This review covered the geologic conditions on the site.

The site is adjacent to Pulgas Canyon which, in turn has slopes that are subject to localized erosion... Topography is comprised by two main aspects: namely a relatively level area between Marquette Street and the crest of slope at Pulgas Canyon, and a moderately steep to steep slope of 55 feet in relief along Pulgas Canyon... Geology at the site consists of three basic units: namely, sedimentary bedrock, an ancient landslide assemblage, and colluvium.

The ancient landslide assemblage is relatively massive in as much as it occupies the entire site and possible to some extent the adjoining properties. In turn, it ranges in depth to ˜ 50 feet and same may be divided into an upper section of terrace deposit of ˜ 30 feet in depth and a lower, moderately disturbed section of Sespe formation... The colluvium is present as a cover of ˜ 3 feet on the landslide assemblage.

The aforementioned landslide assemblage poses a minor, but not impossible, constraint to the proposed erosion control development. In consideration of the aforementioned, the proposed erosion control measures development is considered to be possible from an engineering geologic standpoint, subject to the typical discussions presented below...

Project's Relation to Historic Landslide

The project lies in an area of historic landslides (Exhibit #3). As demonstrated in a Report On Landslide Study Pacific Palisades Area, September 1976, by the U.S. Army Corps of Engineers and the U.S. Geological Survey, an historic landslide has occurred on the subject site. The report includes the following description of the slide shown on Exhibit #3 that is in the immediate area of the subject property. The following is from the summary of that report. The term "area" and slide "Y", as used below, represents the landslide area on the subject property and as shown on Exhibit #3.

> Slide "Y" is noted as an historic landslide covering the western side of Las Pulgas Canyon [Staff note: this slide is on and to the east of the subject property]. It was discovered in 1947 and later in 1957 within 70 horizontal feet from the canyon bottom. Later, in the winter of 1958, there was a headward enlargement of the slide to within 10 feet of the edge of the stream terrace and within 40 feet of a house on 560 Marquette Street [Staff note: this is the subject property]. The property owner at the time reported movement at the head of the slide in 1960-1961. In 1962 and 1963 there was an enlargement of the slide at the top of the main scarp at the edge of the stream terrace, adjacent to the house and carport [Staff note: the scarp noted here is also located on the subject property]. By late 1966 movement averaged 1.3 inches per day on the northern portion of the slide. The height of main scarp was as much as 10 feet in Jan. 1966. The northern two-thirds of the landslide were the most active, approximately 30,000 cubic feet. In the winter of 1969

the head of the slide dropped. At this time the maximum height of the main scarp in the northern area was 20-25 feet. The top of the main scarp retreated as much as 20 feet in the southern area.

The subject property lies on portions of this historic landslide. As previously mentioned by "The Geologic Outfit", landslide deposits range in thickness to approximately 50 feet. MEC/Geotechnical Engineers, Inc. conducted a slope stability analysis for both the ancient landslide slope and local slope (Exhibit #6). The ancient landslide slope analysis demonstrates the stability of the ancient slide mass. This analysis identified a minimum factor of safety of 1.69. An additional slope stability analysis demonstrates the stability of the slopes that form the edges of the canyon which parallel the eastern property line of the subject property. The minimum factor of safety found through this analysis is 2.392. A factor of safety of 1.5 is the generally accepted minimum value required to ensure slope stability. The factors of safety of 1.69 and 2.392 demonstrate that, by a geotechnical standpoint, the subject site, including the ancient slide mass, is geologically stable within the generally accepted factor of safety.

The applicant has proposed to alleviate an erosion problem by constructing two retaining walls supported by soldier piles and a tie beam system and placing 990 cubic yards of fill at a 2:1 slope gradient. The applicant's geotechnical consultant recommends soldier pile shafts to be, at a minimum, 24 inches in diameter and a minimum depth of eight feet into terrace deposits underlying the landslide deposits.

The Commission's staff geologist has reviewed the geotechnical reports and the development plans. He finds that the proposed development, if carried out in accordance with the recommendations set forth in the geotechnical reports, should assure stability of the site consistent with Section 30253 of the Coastal Act.

1. Conformance with Geotechnical Recommendations

Recommendations regarding the design and installation of the retaining wall and drainage system have been provided in several reports and letters submitted by the applicant, as referenced in the above noted final reports. Adherence to the recommendations contained in these reports is necessary to ensure that the proposed retaining wall structure, soldier pile and tie beam system and drainage system assures stability and structural integrity, and neither creates nor contributes significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way requires the construction of protective devices that would substantially alter natural landforms.

Therefore, Special Condition #2 requires the applicant to conform to the geotechnical recommendations by MEC/Geotechnical Engineers, Inc. in their reports dated November 23, 1999, March 21, 2000, and May 4, 2000; and by "The Geologic

Outfit" in their report dated January 12, 2000. The applicant shall also comply with the recommendations by the City of Los Angeles Department of Building and Safety, Geologic/Soils Review Letter # 29982, March 3, 2000 and # 29982-01, May 5, 2000.

2. Assumption of Risk Deed Restriction

Under Section 30253 of the Coastal Act new development in areas of high geologic, flood, and fire hazard may occur so long as risks to life and property are minimized and the other policies of Chapter 3 are met. The Coastal Act recognizes that new development may involve the taking of some risk. When development in areas of identified hazards is proposed, the Commission considers the hazard associated with the project site and the potential cost to the public, as well as the individual's right to use his property.

The proposed retaining walls and 990 cubic yards of fill, as well as the existing structures, lie on a level/gently sloping to steeply sloping canyon lot (Exhibit #2). The Geotechnical analysis reports by MEC/Geotechnical Engineers and "The Geologic Outfit" has stated that the subject property is well suited for the proposed development. However, the proposed project may still be subject to natural hazards such as slope failure and erosion. The geotechnical evaluations do not guarantee that future erosion, landslide activity, or land movement will not affect the stability of the proposed project. Because of the inherent risks to development situated on a gently sloping to steeply sloping canyon lot, the Commission cannot absolutely acknowledge that the design of the retaining walls will protect the subject property during future storms, erosion, and/or landslides. Therefore, the Commission finds that the proposed project is subject to risk from erosion and/or slope failure and that the applicant should assume the liability of such risk.

The applicant may decide that the economic benefits of development outweigh the risk of harm, which may occur from the identified hazards. However, neither the Commission nor any other public agency that permits development should be held liable for the applicant's decision to develop. Therefore, the applicant is required to expressly waive any potential claim of liability against the Commission for any damage or economic harm suffered as a result of the decision to develop. The assumption of risk, when recorded against the property as a deed restriction, will show that the applicant is aware of and appreciates the nature of the hazards which may exist on the site and which may adversely affect the stability or safety of the proposed development.

In case an unexpected event occurs on the subject property, the Commission attaches Special Condition #1 which requires recordation of a deed restriction whereby the land owner assumes the risk of extraordinary erosion and/or geologic hazards of the property and excepts sole responsibility for the removal of any structural or other

debris resulting from landslides, slope failures, or erosion on and from the site. The deed restriction will provide notice of potential hazards of the property and help eliminate false expectations on the part of potential buyers of the property, lending institutions, and insurance agencies that the property is safe for an indefinite period of time and for further development indefinitely in the future.

Therefore, prior to issuance of the Coastal Development Permit, the applicant shall execute and record a deed restriction in a form and content acceptable to the Executive Director, which reflects the above restriction on development. The deed restriction shall include a legal description of the applicant's entire parcel. The deed restriction shall run with the land, binding all successors and assigns, and shall be recorded free of prior liens that the Executive Director determines may affect the enforceability of the restriction. This deed restriction shall not be removed or changed without a Commission amendment to this coastal development permit.

3. Erosion Control Measures

Storage or placement of construction materials, debris, or waste in a location subject to erosion and dispersion via rain or wind could result in possible acceleration of slope erosion, landslide activity, and the silting of the stream at the bottom of Las Pulgas Canyon. Special Condition #3 requires the applicant to dispose of all demolition and construction debris at an appropriate location outside of the coastal zone and informs the applicant that use of a disposal site within the coastal zone will require an amendment or new coastal development permit. The applicant shall follow both temporary and permanent erosion control measures to ensure that the project area is not susceptible to excessive erosion.

The project is proposed to alleviate and maintain an erosion problem on the subject site. Currently, runoff flows uncontrolled over the edge of the canyon slope. This has created vertical cuts in the slope and has caused undercuts of portions of the existing driveway and guesthouse. The applicant has submitted a permanent erosion control plan to improve the site conditions. He proposes to construct two retaining walls, each approximately 110 feet long, and place 990 cubic yards of fill at a 2:1 slope behind the walls and in front of the existing home, guest home, and garage. The drainage plan submitted by the applicant demonstrates that runoff water is directed back to the street and away from the canyon edge via 6 inch drain lines, four catch basins, and pump pits that redirect water to the street. Also, the applicant has proposed to place three hydraugers on the subject property to drain ground water from the landslide mass. This water will also be directed to the street.

Although the applicant has submitted a drainage plan demonstrating the permanent erosion control measures, the Commission requires a complete erosion control plan for both permanent and temporary measures. Therefore, prior to issuance of the Coastal Development Permit, the applicant shall submit, for the review and approval of the

Executive Director, a temporary and permanent erosion control plan that includes a written report describing all temporary and permanent erosion control and run-off measures to be installed and a site plan and schedule showing the location and time of all temporary and permanent erosion control measures (more specifically defined in special condition #3).

Only as conditioned, to incorporate the geotechnical recommendations by MEC/Geotechnical Engineers, Inc, "The Geologic Outfit, and the City of Los Angeles, Department of Building and Safety, to submit evidence that the applicant has recorded an assumption of risk deed restriction on the development, to ensure that adequate temporary and permanent erosion control measures are used during and after construction, and a plan is submitted that describes the location, type, and schedule of installation of such measures can the Commission find that the proposed development is consistent with Section 30253 of the Coastal Act.

C. Landscaping

The installation of in-ground irrigation systems, inadequate drainage, and watering in general are major contributors to accelerated bluff erosion, landslides, and sloughing, which could necessitate protective devices. The project site contains a one-story single family home, a guest home, detached garage, and swimming pool (Exhibit #2). Surrounding the existing structures is a landscaped lawn, a small redwood grove, and native plant gardens. The applicant has created several small native plant areas in an anticipation of landscaping most of his land with native, drought tolerant species. From the sloped areas to the applicant's property line (toward the stream bed/canyon bottom), remain non-native, sub tropical plant species. The area is overgrown with ivies, ferns, and invasive weeds.

The applicant has proposed to landscape the site as part of their erosion control/retaining wall development. The applicant's proposal includes mainly drought tolerant plants and adequate drainage of the site. The plant list used for the proposed landscaping plan are cited in Flora of the Santa Monica Mountains, California, by Raven, Thompson, and Prigge, Plants of El Camino Real, Tree of Life Catalog and Planting Guide, and Wildflowers of the Santa Monica Mountains, by Milt McAuley (Exhibit #7). The applicant has also verbally stated and demonstrated on the landscaping plan that no permanent, in-ground irrigation devices are planned for the proposed landscaping.

To ensure that the project maintains mostly drought tolerant, native vegetation, adequate drainage, and no in-ground irrigation systems, Special Condition #4 is required by the Commission. Special Condition #4 requires the applicant to incorporate predominately native, fire resistant, and drought tolerant vegetation common to the Santa Monica Mountains, no invasive, non-indigenous plant species, and no permanent irrigation systems. Native, drought tolerant plants are used

because they require little to no watering once they are established (1-3 years), they have deep root systems that tend to stabilize the soil, and are spreading plants that tend to minimize erosion impacts of rain. The plan shall allow for the temporary use of aboveground irrigation to allow time to establish the plantings. The plantings shall provide 90% coverage within 90 days and the plantings shall be maintained in a good growing condition for the prevention of exposed soil which could lead to erosion and possible landslides. Special Condition #4 also requires a five-year monitoring program to ensure the proper growth and coverage of the landscaping. Five years from the implementation of the landscaping plan, the applicant shall submit a monitoring report that certifies the on-site landscaping is in conformance with the landscape plan approved pursuant to this Special Condition.

D. Visual Impacts/Landform Alteration

Section 30251 of the Coastal Act states:

> *The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of the surrounding areas, and, where feasible, to restore and enhance the visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.*

The Coastal Act protects public views. In this case the public views are the views of the Santa Monica Mountains of Pacific Palisades, Topanga State Park, and from the surrounding neighborhood to the ocean.

The project is located approximately one mile inland of Will Rodgers State Beach and Pacific Coast Highway (Exhibit #1). The project site is located on the western side of Las Pulgas Canyon. The site faces the eastern side of the canyon, which is lined with single family homes. The bottom of the canyon is owned by a private landowner and public access is not available. The retaining walls will be predominately shielded from the surrounding property owners by a thick growth of trees and shrubs that line the area surrounding the streambed (at the bottom of Las Pulgas Canyon). Therefore, the proposed project will not block views from the public to the ocean or to the hillsides of the Santa Monica Mountains and is not visible from Pacific Coast Highway or Topanga State Park.

Section 30251 also requires all permitted development to minimize alteration of natural landforms. The project site is a gently sloping to steeply sloping canyon lot in

a developed neighborhood of the Pacific Palisades. The proposed project includes the construction of two, approximately 110 feet long, retaining walls and the placement of 990 cubic yards of fill. Soldier piles and tie beams will stabilize the retaining walls. The applicant has proposed to construct the retaining walls and fill to stabilize the edge of the canyon and protect the existing structures on the property. Neighboring properties have constructed retaining walls to protect their properties. Site visits have confirmed that such retaining walls are larger and more visible than the proposed project. The Commission finds that the applicant has minimized landform alteration in his effort to alleviate the erosion problem on his property. The height of the retaining walls has been proposed as low as possible to still allow for a 2:1 fill slope. The 990 cubic yards of fill is also the least amount necessary to provide adequate protection of the existing structures.

Therefore, the proposed project is found consistent with Section 30251 of the Coastal Act. The proposed project is also consistent and in scale with the surrounding neighborhood.

E. Sensitive Habitat

Section 30240 of the Coastal Act states:

> *(a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on such resources shall be allowed within such areas.*
>
> *(b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade such areas, and shall be compatible with the continuance of such habitat areas.*

The Commission has found that certain coastal bluffs and canyons in the Pacific Palisades area and Santa Monica Mountains are classified as Environmentally Sensitive Habitat Areas. Typically these areas are undeveloped and include extensive, connected habitat areas that are relatively undisturbed. The subject area is in a developed, subdivided location where homes, urban landscaping, and landslides have impacted habitat. Also, an unpaved road has been constructed through the bottom of the canyon, along the stream and fire abatement orders have cleared most brush near the developed areas. For this reason, the Commission finds that the proposed project will not affect a sensitive habitat area. As proposed, the applicant will include the landscaping of his property with native plant species endemic to the Santa Monica Mountains, and the removal of most non-native, induced species.

F. Local Coastal Program

Section 30604 (a) of the Coastal Act states:

> *Prior to certification of the Local Coastal Program, a Coastal Development Permit shall be issued if the issuing agency, or the Commission on appeal, finds that the proposed development is in conformity with the provisions of Chapter 3 (commencing with Section 30200) of this division and that the permitted development will not prejudice the ability of the local government to prepare a local coastal program that is in conformity with the provisions of Chapter 3 (commencing with Section 30200).*

In 1978, the Commission approved a work program for the preparation of Local Coastal Programs in a number of distinct neighborhoods (segments) in the City of Los Angeles. In the Pacific Palisades, issues identified included public recreation, preservation of mountain and hillside lands, and grading and geologic stability.

The City has submitted five Land Use Plans for Commission review and the Commission has certified three (Playa Vista, San Pedro, and Venice). However, the City has not prepared a Land Use Plan for Pacific Palisades. In the early seventies, a general plan update for the Pacific Palisades had just been completed. When the City began the LUP process in 1978, with the exception of two tracts (a 1200-acre and 300-acre tract of land) which were then undergoing subdivision approval, all private lands in the community were subdivided and built out. The Commission's approval of those tracts in 1980 meant that no major planning decision remained in the Pacific Palisades. The tracts were A-381-78 (Headlands) and A-390-78 (AMH). Consequently, the City concentrated its efforts on communities that were rapidly changing and subject to development pressure and controversy, such as Venice, Airport Dunes, Playa Vista, San Pedro, and Playa del Rey.

As conditioned, to address the sensitive habitat, visual quality, and underlying permit conditions of the project site, approval of the proposed development will not prejudice the City's ability to prepare a Local Coastal Program in conformity with Chapter 3 of the Coastal Act. The Commission, therefore, finds that the proposed project is consistent with the provisions of Section 30604 (a) of the Coastal Act.

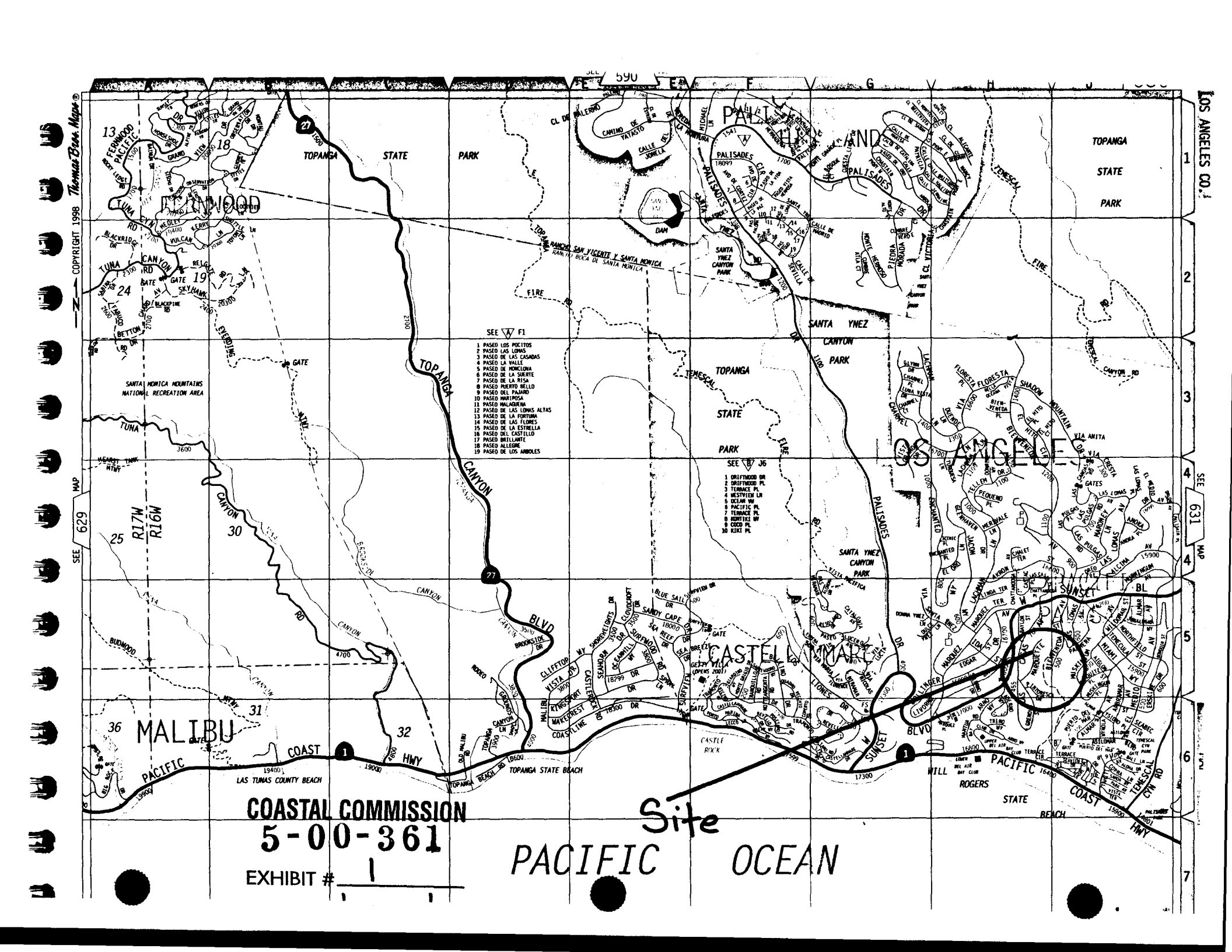
G. California Environmental Quality Act

Section 13096 of the Commission's regulations requires Commission approval of Coastal Development Permit applications to be supported by a finding showing the application, as conditioned by any conditions of approval, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available, which would

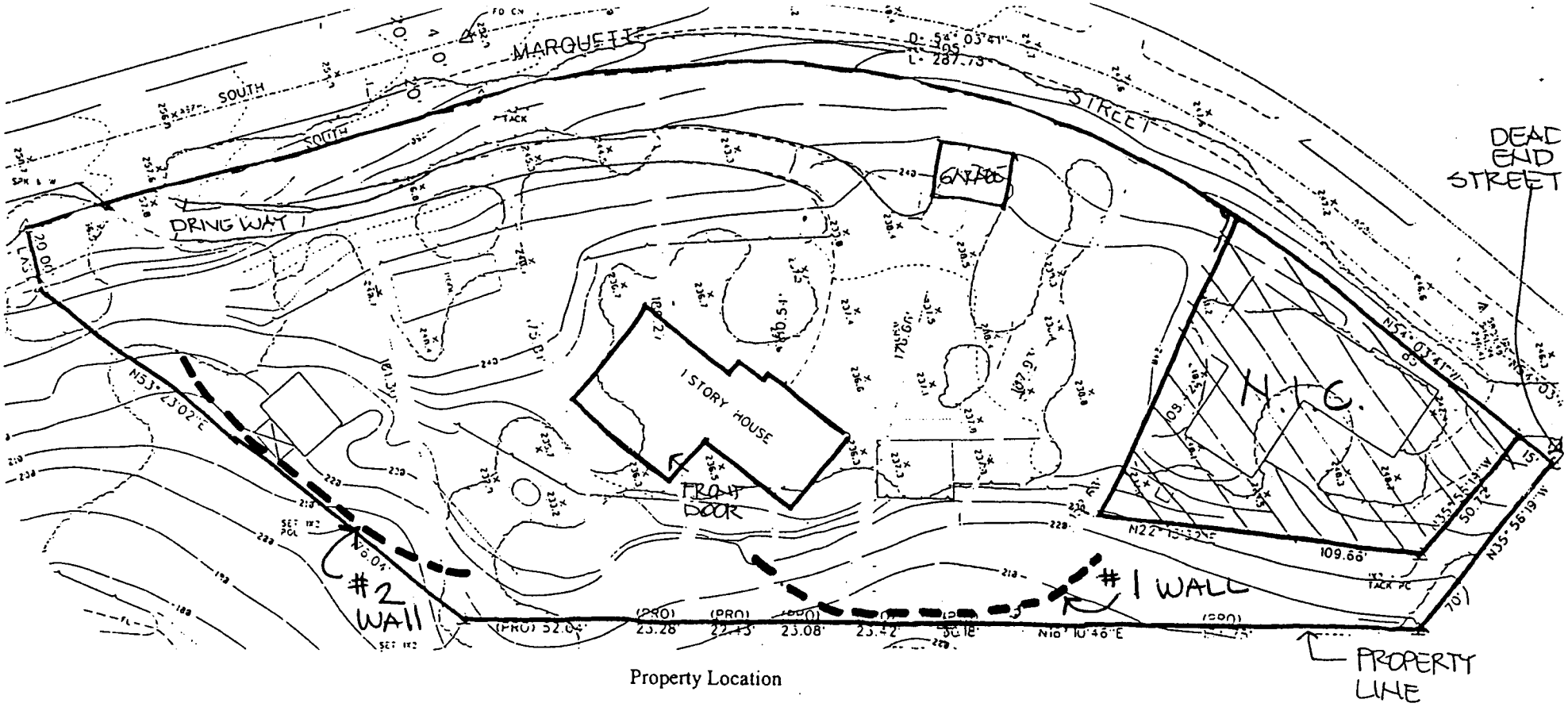
substantially lessen any significant adverse effect which the activity may have on the environment.

The proposed project, as conditioned to assume the risk of the development, supply and implement an erosion control plan, and to provide a landscaping plan with predominately native, drought tolerant plant species, is found to be consistent with the Chapter 3 policies of the Coastal Act. As explained above and incorporated herein, all adverse impacts have been minimized and the project, as proposed, will avoid potentially significant adverse impact that the activity may have on the environment. Therefore, the Commission finds that the proposed project is consistent with the requirements of the Coastal Act and CEQA.

End/am



COASTAL COMMISSION
5-00-361
EXHIBIT # 1



Property Location

560 Marquette Street
Pacific Palisades, CA 90272

PLOT PLAN

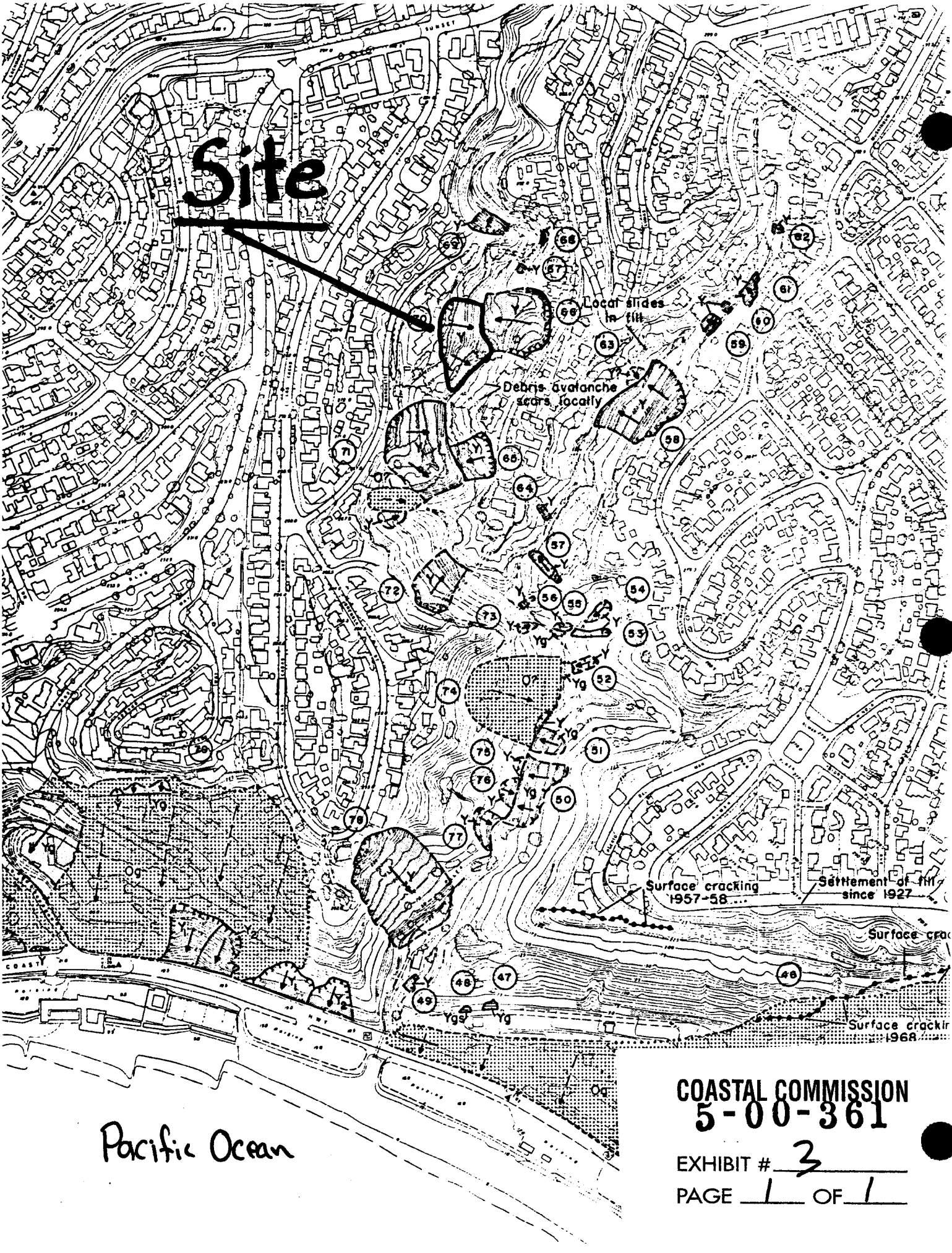
------ Location of Retaining Walls (2) from 6 feet to 12 feet in Height, on Rear Yard - Property Line.

Dwg. N.T.S. ; see 1" = 16' scale blue print

COASTAL COMMISSION
5-00-361

EXHIBIT # 2

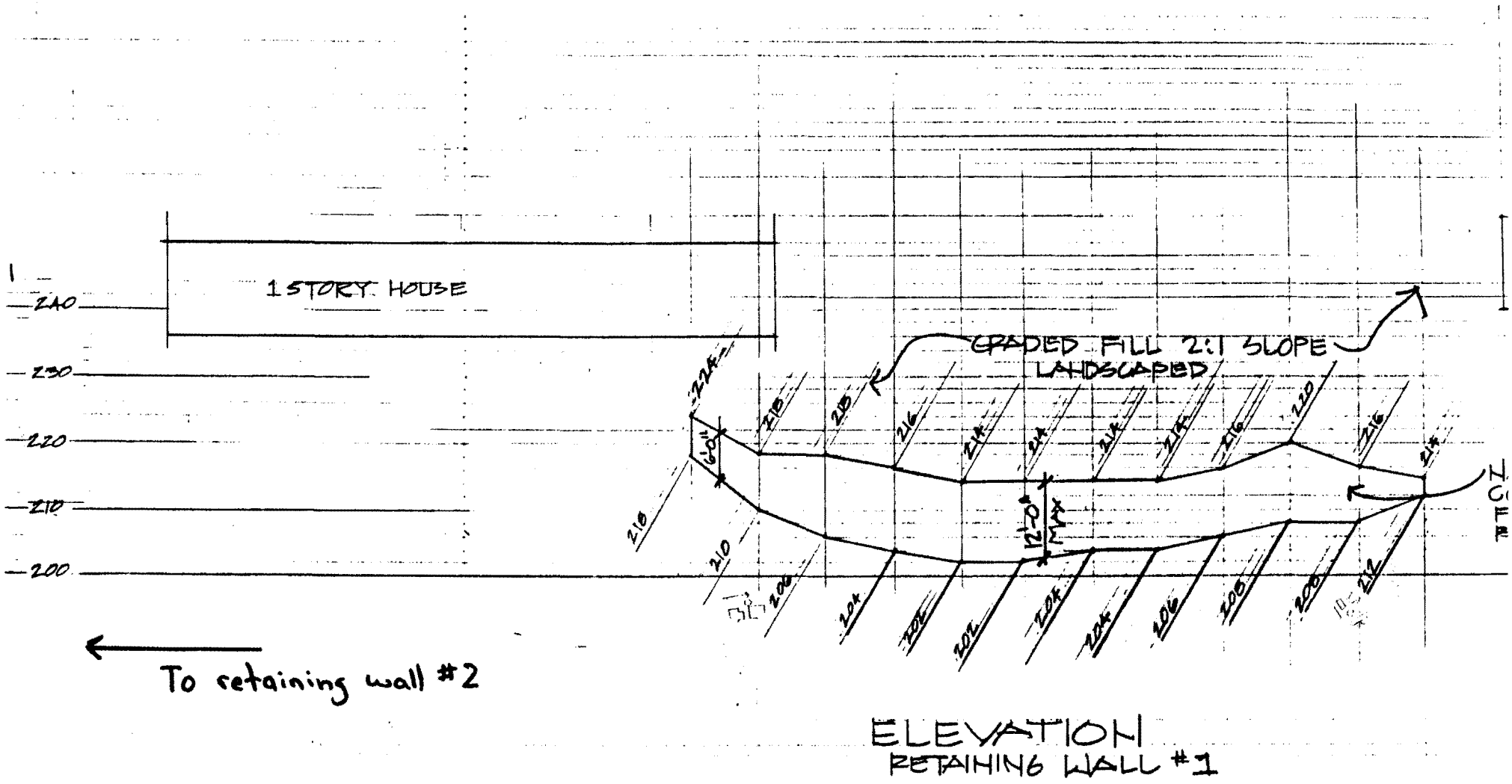
PAGE 1 OF 1



COASTAL COMMISSION
5-00-361

EXHIBIT # 3

PAGE 1 OF 1

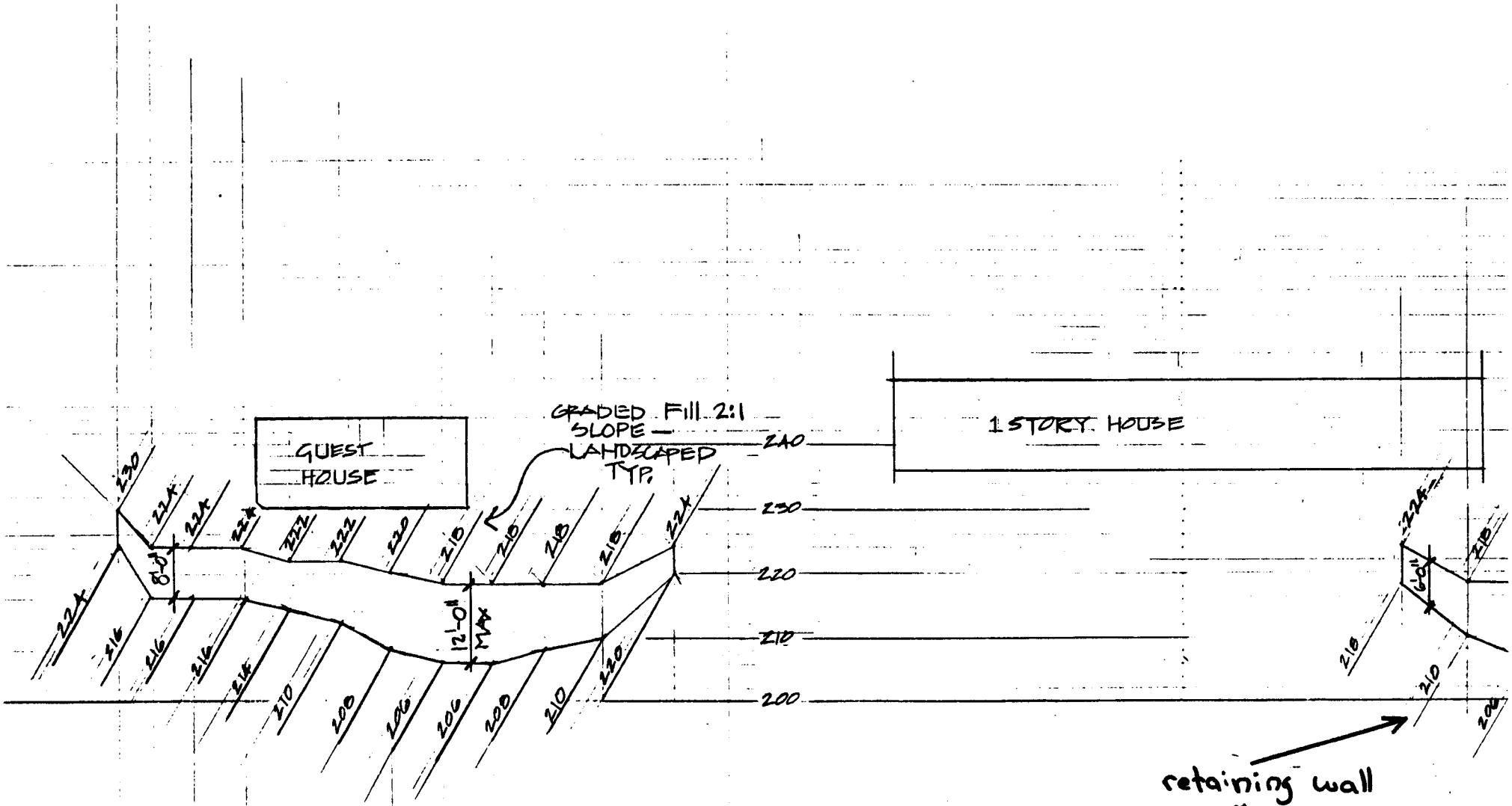


ELEVATION
RETAINING WALL #1

COASTAL COMMISSION
5-00-361

EXHIBIT # 4

PAGE 1 OF 2



ELEVATION
RETAINING WALL #2

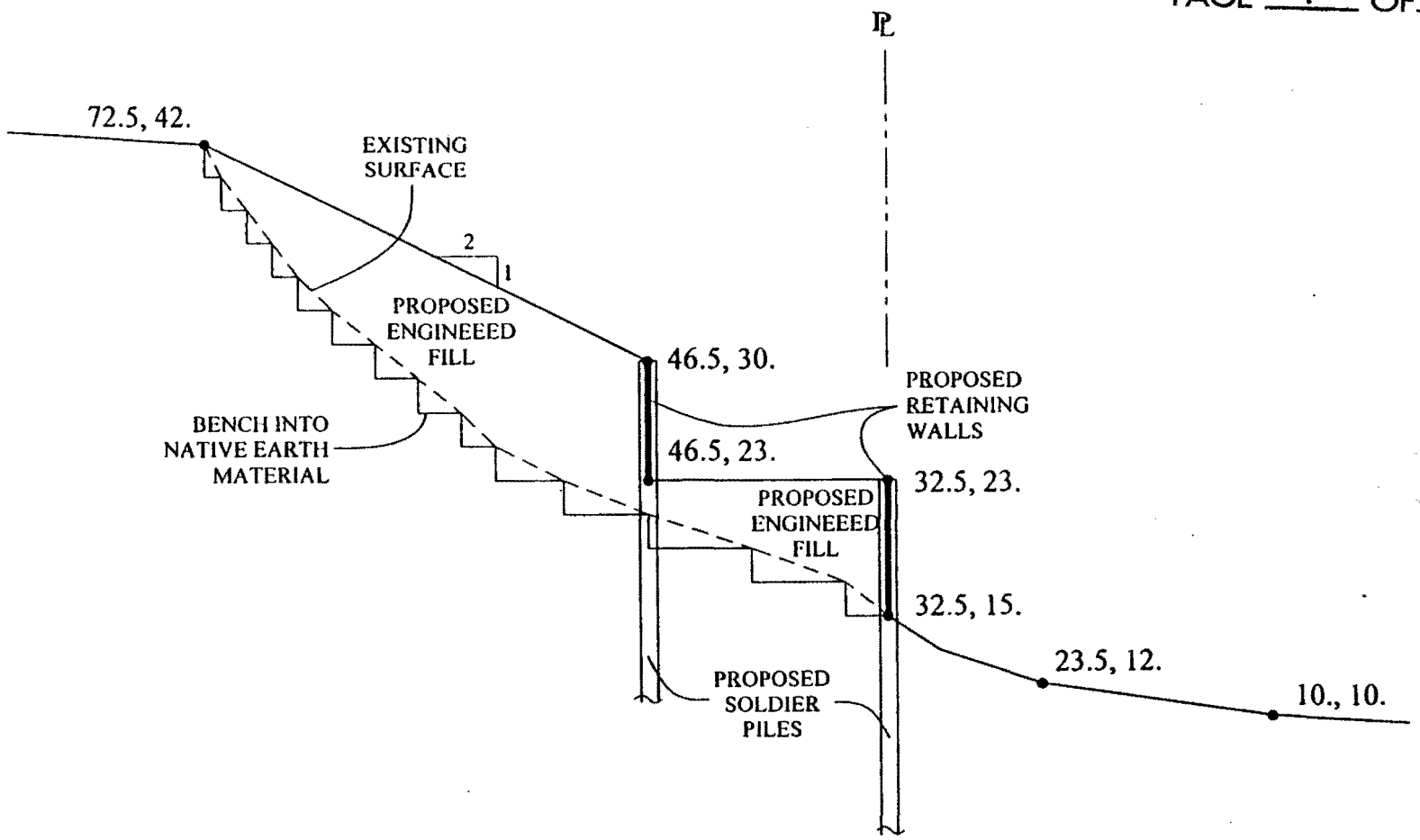
COASTAL COMMISSION
5-00-361
EXHIBIT # 4
PAGE 2 OF 2

COASTAL COMMISSION
5-00-361
EXHIBIT # 5
PAGE 1 OF 1

MEC

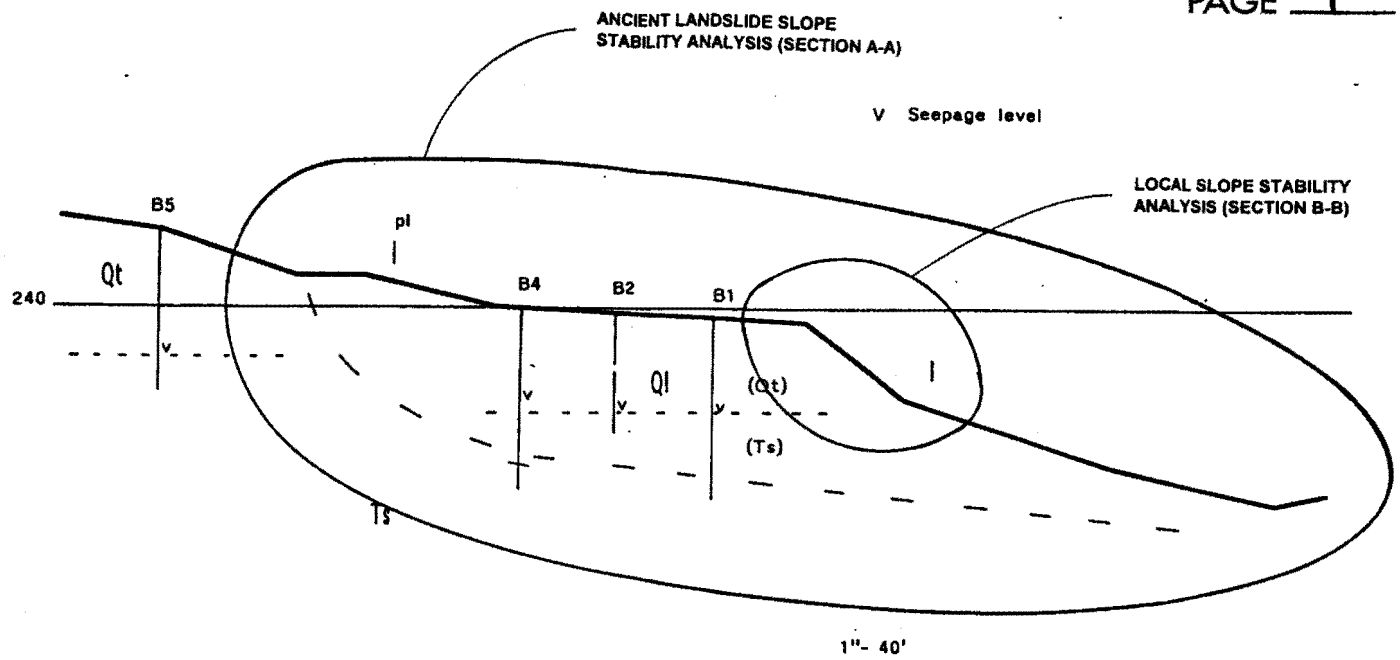
SECTION B-B
560 MARQUETTE STREET, PACIFIC PALISADES

FIGURE
A-3



DRAWING SCALE: 1" = 10'

COASTAL COMMISSION
5-00-361
EXHIBIT # 6
PAGE 1 OF 1



SECTION A

"The Geologic Outfit"

RAY A. EASTMAN
ENGINEERING GEOLOGIST

PLANT LEGEND

Botanical Name	Common Name	Quantity	Size	Drought Tolerant	Refer to Notes	Remarks
Small Trees:						
Quercus berberidifolia	Scrub Oak	4	5 gal.	Yes	A.B.C.	
Heteromeles arbutifolia	Toyon	2	5 gal.	Yes	A.B.C.	
Shrubs:						
Rhus integrifolia	Lemonade Berry	3	1 gal.	Yes	A.B.C.	Remove any dead wood
Subshrubs:						
Encelia californica	Coast Sunflower	4	1 gal.	Yes	A.B.C.	
Mimulus aurantiacus	Bush Monkeyflower	5	1 gal.	Yes	A.B.C.	Cut back after flowering
Perennial:						
Epilobium canum	Hoary Ca. Fuchsia	25	1 gal.	Yes	A.B.C.	
Lupinus longifolius	Bush Lupine	6	1 gal.	Yes	A.C.	
Solanium xantii	Purple Nightshade	30	1 gal.	Yes	A.B.C.	
Yucca whipplei	Foothill Yucca	20	1 gal.	Yes	A.B.C.	Remove dead flower stalk
Ground Cover:						
Achillea borealis	Yarrow	470	1 gal.	Yes	A.C.	Plant on 3' centers
Leymus triticoides	Wild Rye	25	1 gal.	Yes	A.B.C.	Cut back end of May
Salvia mellifera	Black Sage	10	1 gal.	Yes	A.B.C.	Remove any dead wood

NOTES ON DROUGHT TOLERANT STATUS AND INDIGENOUS STATUS:

Note A. Native status cited in a Flora of the Santa Monica Mountains, California, by Peter H. Raven, Henry J. Thompson, and Barry A. Prigge. Southern California Botanists Special Publication No. 2.

Note B. Drought tolerant status and, or site specific native status cited in Plants of El Camino Real, Tree of Life Catalog and Planting Guide 2001 thru 2002.

Note C. Site specific native status cited in Wildflowers of the Santa Monica Mountains, by Milt McAuley, Copyright 1985, Canyon Publishing Co.

Site Note: This site contains plants of Coastal Sage Scrub, Chaparral, and Mixed Oak Woodland. The grounds unaffected by the proposed retaining walls contain a dozen mature Quercus agrifolia, with Heteromeles. Found in the surrounding hillside area are Cercocarpus betuloides, Encelia californica, Eriogonum cinereum and fasciculatum, Artemesia californica, Salvia mellifera, Rhus laurina, Rhus integrifolia, and Leymus triticoides.

PLANTING GUIDELINES:

- All soil imported for backfill should have a complete soil analysis before acceptance.
- Backfill should be inoculated with a commercial mycorrhizal inoculum before planting.
- Plants shall be hand watered until established. The goal is to have an established vegetative cover requiring no supplemental irrigation.
- Optimal planting time for California natives is in the cool season from mid-October to the end of March.
- Plants shall be from a source that pre-inoculates their stock with mycorrhiza. [Tree of Life, San Juan Capistrano, CA; Las Pilitas, Santa Margarita, CA]
- Install a 2 inch layer of mulch after planting [Examples Xero Mulch]; however, leave the plant root crown free of mulch.
- Avoid fertilization, as it breaks down the mycorrhizal community on which the plants are dependent.
- Shrubs shall be kept free of dead wood.
- Grasses should be cut back at the beginning of May.

LETTERS OF SUPPORT

COASTAL DEVELOPMENT PERMIT
5-00-361

560 MARQUETTE STREET
PACIFIC PALISADES

Rancho De Las Pulgas, Inc.
11693 San Vicente Boulevard, #904
Los Angeles, California 90049

October 12, 2000

Mr. Cosmo Pizzulli
560 N. Marquette Street
Pacific Palisades, California 90272

Re: Case Number #ZA 2000-3627 (YV)
Variance From Section 12.21-C, 1 (g)

Dear Cosimo:

I am writing this letter in support of your request for an over-in-height retaining walls on your rear property line, adjoining my property.

My property legal address is 16421 Pacific Coast Highway, known as Lot D, Tract 9300. My property is also located lower (down grade) than your property.

I support your request to construct retaining walls to twelve feet in height with fill to help eliminate your erosion condition. I can not stress enough the importance of your efforts to protect your property from further erosion per your city permit request notice that I received.

In addition to my support for your variance, I would like to offer your contractor access through my property to ease your construction of the retaining walls and associated soil fill.

I look forward to being of any assistance.

Sincerely,

Mr. Barry Maiten
President
Rancho De Las Pulgas, Inc.

BMdw

CORRESPONDENCE MEMO

WSF FORM #CM87U-4 REORDER FROM: WESTERN STANDARD FORMS, 4125 MARKET ST., VENTURA, CA 93003 (805) 642-7859 CA TOLL FREE 1-800-521-0450

TO

COSIMO PIZZULLI
560 MARQUETTE ST.
PACIFIC PALISADES, CAL. 90272

FROM

RUSSELL AND COMPANY
P.O. BOX 1164
PACIFIC PALISADES,
CALIFORNIA 90272
[redacted]

Subject

L.A. CITY ZONING CASE NO. ZA 2000-3627(YV)

DATE

10/24/2000

WE ARE IN RECEIPT OF THE SUBJECT HEARING NOTICE REGARDING THE RETAINING WALL, SCHEDULED FOR 11/2/2000 AND ALTHOUGH WE WILL BE UNABLE TO ATTEND WE ARE IN COMPLETE ACCORD AND SUPPORT FOR YOUR CONSTRUCTION PERMIT ADJOINING OUR PROPERTY.

IT IS ALWAYS OUR DESIRE TO BE GOOD NEIGHBORS WHEN IMPROVEMENTS ARE MADE AND HAVE ASSISTED WITH NOT ONLY APPROVAL OF HIGHER WALLS ADJOINING OUR PROPERTY SUCH AS LOCATED AT 537 AND 565 BIENVENEDA, BUT ALSO ASSISTED WITH ACCESS FOR THEIR CONSTRUCTION.

SINCERELY,

DON & MARTHA RUSSELL

COASTAL COMMISSION
5-00-361
EXHIBIT # 8
PAGE 3 OF 4

TRYON N. SISSON
1279 WESTWIND CIRCLE
WESTLAKE VILLAGE, CA 91361

OCTOBER 29, 2000

MR. COSMO PIZZULLI
360 N. MARQUETTE ST.
PACIFIC PALISADES, CA 90272

DEAR MR. PIZZULLI:

AS YOU KNOW, I OWN THE HOUSE AT 340 N. MARQUETTE, ADJACENT TO WHERE YOU INTEND TO CONSTRUCT AN OVER-IN-HEIGHT RETAINING WALL. I WANT TO THANK YOU FOR CONSTRUCTING THIS WALL AND ALL OF YOUR EFFORT TO CORRECT THE DRAINAGE PROBLEMS SURROUNDING OUR RESPECTIVE PROPERTIES.

I AM IN COMPLETE SUPPORT OF YOUR WALL AND EVERYTHING YOU INTEND TO DO AS OUTLINED IN YARD VARIANCE CASE NO. ZA 2000-3627(YV).

SINCERELY,
Tryon N. Sisson

PHONE (805) 379-3151 FAX (805) 379-4145

Communication from Public

Name:	Linda Deacon
Date Submitted:	02/11/2020 09:51 AM
Council File No:	20-0027
Comments for Public Posting:	Please see Attachments 1 through 10 to support Appellant statements for the PLUM Committee hearing on 2/11/20

GEOTECHNICAL REVIEW
Re: DIR-2017-268-CDP-MEL-1A, et.al. / CEQA No. ENV-2017-1259--MND
E.D. Michael
November 3, 2019

1.0 INTRODUCTION

This review replaces the preliminary review of the same title dated May 30, 2019 prepared - as noted by Thomas Donovan, counsel for Save Las Pulgas Canyon, Inc. - on short notice to meet Department of City Planning Notice of Public hearing scheduled for June 5, 2019 by Lawrence, *et al*. (2019), postponed to November 6, 2019. The Pacific Palisades has been the subject of detailed geologic study by both public agencies and private consultants since the 1950s. However, in this case, a certain degree of detail beyond that normally offered in support of a negative declaration is necessary to fully understand the environmental significance of local development projects of the type that that CEQA is intended to address. In considering the environmental impact of a proposed development in an area as environmentally sensitive as the Pacific Palisades, the statutory purpose and concern of the typical EIR, or a focused EIR, has special significance.

1.1 PURPOSE

The purpose of this review is to analyze the basis upon which what amounts to geotechnical approval by consultants for the developer of a proposed redevelopment of 560 Marquette Street, hereinafter simply "560." It is that approval upon which City relies in its role as the lead agency in considering the environmental effects of the project consistent with the legislative purpose of the California Environmental Quality Act (CEQA).

1.2 SCOPE OF REVIEW

This review is limited to that of the immediately available record considered in light of personal geological experience in the Pacific Palisades over the past sixty years, and a certain degree of familiarity with some of the authors cited herein and their works in the local area (Michael, 1987), and particularly discussions with John McGill during the period when he was preparing his work on landslides in the Pacific Palisades area (McGill, 1989).

However, absent trespassing, lack of access to 560 - and in fact almost the entire length of Pulga Canyon south of Sunset Boulevard - seriously limits the extent to which current conditions[1] of the area, and particularly the canyon slope directly below 560, can be analyzed. In fact, since the legislative purpose of CEQA is to provide for full review of a proposed project, the fact that the Department of City Planning as lead agency has allowed the matter to proceed to this stage as one simply involving a negative declaration appears directly inconsistent with CEQA (§15002(a)(1)(c)(g) as well as §21000(a)(d)(e)(g); §21001(d)(f).

More to the point, the validity of the assertion by Trinh (2019, p. 5) that the exception of CEQA Guidelines §15300.2(c) "... does not apply ..." and hence the project is exempt from CEQA, is seriously in question when the findings of this review (*infra*) demonstrate a clear failure to adhere to CEQA Guidelines §15204 (b):

> In reviewing negative declarations, persons and public agencies should focus on the proposed finding that the project will not have a significant effect on the environment. If persons and public agencies believe that the project may have a significant effect, they should: (1) Identify the specific effect, (2) Explain why they believe the effect would occur, and (3) Explain why they believe the effect would be significant. (c) Reviewers should explain the basis for their comments, and should submit data or references offering facts, reasonable assumptions based on facts, or expert opinion supported by facts in support of the comments. Pursuant to Section 15064, an effect shall not be considered significant in the absence of substantial evidence.[2]

---

[1] The entire area of Pulga Canyon between Sunset Boulevard and Pacific Coast Highway is fenced against public entry.

[2] Initial research suggests that a rule of "fair argument" rather "substantial evidence" now is the criterion by which such matters are to be considered by public agencies *(Berkeley Hillside Preservation v. City of Berkeley*, 2015, 60 Cal. 4th 1086), a matter to be addressed by counsel..

1.3 QUALIFICATION

This review is severely limited by the fact that no access to either 560 nor Pulga Canyon, was available. From its mouth at Pacific Coast Highway to near Sunset Boulevard, Pulga Canyon has been fenced against trespassing for many years, and neither entry to it nor to 560 was possible during the period of this review without trespassing. Consequently, conditions in and adjacent to 560 along its canyon side could not be examined directly.

1.4 INAPPOSITE PLANNING COMMISSION RULE LIMITING CORRESPONDENCE

Under California Constitution Article 1, Section 3(a), this review rejects the Planning Commission rule limiting correspondence to 10 pages as unconstitutional. In effect, the rule limits the public's effort - through licensed representatives - to meaningfully communicate to the government the character of a grievance that involves, as does the proposed 560 redevelopment, the need to explain in detail how the procedure to determine the safety factor of the Marquette Street slope has not been implemented.

Furthermore, in the case at hand, to require any less technically detailed explanation of the matter would call into question not just my contractual duty to Save Las Pulgas Canyon, Inc., but also that due to the public at large, members of which ostensibly would occupy condominiums the City would permit to be constructed in a slope underlain by landslide debris the safety factor of which has not been adequately determined because of failure to fully investigate the ground-water regimen.

1.5 REFERENCES

Acosta, Jesus Adolfo, 2019, City of Los Angeles Inter-departmental Correspondence DIR-2017-264-CDP-MEL-1A, et al. to Vincent P. Bertoni, Log #108965, SOILS/GEOLOGY FILE – 2, LAN, June 26.

Bertoni, Vincent P., 2019, Dept. City Planning, West Los Angeles Area Planning Commission Appeal Recommendation Report, June 5.

Brower, Neill E., 2019, Ltr. to Pres. Newhouse and Commissioners re 560-620 (even) Marquette Street: Jeffer, Mangels, Butler & Mitchell, LLp, May 24.

Byer, John W., 2019, Appeal letter of Thomas M. Donovan, on Behalf of Save Las Pugas Canyon to the Commissioners of the West Los Angeles Area Planning Commission dated May 28, 2019: Byer Geotechnical, Inc. ltr. to Mr. Cosimo Pizzulli, BG 22452, May 30.

Dibblee, Thomas W., Jr., 1992, Geologic maps of the Topanga and Canoga Park (South ½) quadrangles, Los Angeles County, California: Dibblee Geological Foundation Map #DF-35.

Eastman, Ray A., 2000, Engineering geology investigation, proposed erosion control measures at residential site, 560 Marquette Street, Pacific Palisades, Calif.: Ray A. Eastman Engineering Geologist rpt. for MEC/Geotechnical Engineers, Inc., January 12.

Hoots, Harold W., 1934 , Geology of the eastern part of the Santa Monica Mountains, Los Angeles County, California: U.S. Geol. Survey Prof. Paper 165-C.

Lawrence, Debbie, Juliet Oh, and Kenton Trinh *for* Vincent P. Bertoni, Director of Planning, Faisal Robie, Principal Planner, 2019, City of Los Angeles Dept. City Planning Appeal Recommendation Report, Case Nos: DIR-2017- ENV-2017- [264, 268, 334, 336, 361, 366, 445, 449] 31259-MN, -
-CDP-MEL-1A; 620, 614, 608, 578, 572, 566, and 560 North Marquette Street, June 5.

Lee, Edmond, and Glen Raad, 2017, Geology and soils report approval letter: Dept. of Building and Safety ltr. Log # 96236-01, Soils/Geology File -2, LAN, to Pizzulli Assoc. Inc., March 20.

McGill, John T., 1989, Geologic maps of the Pacific Palisades area, City of Los Angeles, California: U.S. Geol. Survey Misc. Investigation Series Map I-1828.

Michael, E.D., 1987, Potrero Canyon Fault, landslides and oil drilling site, Pacific Palisades, Los Angeles, California," in Cordilleran Section, Geological Society of America Volume, co-author with J.T. McGill, D.L. Lamar, and R.L. Hill.

Rutledge, Philip, and James P. Gould, 1959, Final report, Pacific Palisades landslide study: Moran, Proctor, Mueser & Rutledge consult. rpt. for State of Calif. Dept. Pub. Works, July.

Salenhipour, Sassan A., 1999, Preliminary geotechnical engineering and engineering geology investigation for 560 Marquette Street, Pacific Palisades: MEC Geotechnical Engineers, Inc. rpt. for Mr. Cosimo Pizzulli, November 23.

Salenhipour, Sassan A., and Ray Eastman, 2000, Addendum No. 1 to Preliminary geotechnical engineering and engineering geology investigation for erosion control for 560 Marquette Street, Pacific Palisades: MEC/Geotechnical Engineers. Inc., March 21.

Salenhipour, Sassan A., and Ray Eastman, 2000, Addendum No. 2 to Preliminary geotechnical engineering and engineering geology investigation for erosion control for 560 Marquette Street, Pacific Palisades: MEC/Geotechnical Engineers. Inc., May 4.

Schmidt, Patrick, 2019, City of Los Angeles Inter-departmental Correspondence to Michael Patonai re 507-551 Marquette Street – proposed sewer extension geotechnical review, File No.:18-032, W.O. No.: BR402851, July 8.

Staff, 2000, California Coastal Commission Staff Report: Regular Calendar Application 5-00-361, Item # Th-8e, December 20.

Trinh, Kenton, 2019, Technical modifications to the Staff Recommendation Report for Case No: DIR-2017- ENV-2017- [264, 268, 334, 336, 361, 366, 445, 449] 31259-MN, - CDP-MEL-1A; 620, 614, 608, 578, 572, 566, and 560 North Marquette Street, June 5.

Tucker, Jim, John W. Byer, and Raffi S. Babayan, 2016, Geologic and geotechnical engineering exploration, proposed eight single-family residences, ARBs. 1, 2, 3, Lots 1- 8, Block 3, Tract 9300, 560-620 North Marquette Street, Pacific Palisades, California: Byer Geotechnical, Inc. rpt. BG 22452, for Pizzulli Associates, Inc. , December 19.

2.0 BACKGROUND

The Pacific Palisades area has an especially complex geologic history. A certain degree of detail in that regard is necessary to understand the proposed redevelopment of 560 in the proper context.

2.1 LOCAL DEVELOPMENT

The 560 property, like others in the local area south of Sunset Boulevard in the Pacific Palisades area[3], *i.e*., along Las Casas Avenue, Marquette Street, Baylor Street, Grenola Street, and Pintoresca Drive, all west of Pulga Canyon, and Bienvenida Avenue east of the canyon, was almost entirely developed as a single-family residential neighborhood by 1954, and 560 Marquette Street was developed in 1950. During that period, there was no City control of control of grading or geotechnical requirements concerning property development in hillside areas.

2.2 BUILDING CODE GRADING STANDARDS

Reportedly, the City of Los Angeles did not have a building code until after the Long Beach earthquake of 1933, and it did not adopt grading standards as part of the building code until about 1958[4] based on a "Hillside Ordinance" adopted in 1956. Consequently, 560, which is situated in the west slope of Pulga Canyon and - as strongly indicated by topographic expression in 1928 aerial photos - underlain by pre-historic landslide debris, was developed without any requirement assuring that the slope had an adequate safety factor.

The primary cause of the City developing a grading code was that of bedding-plane landslides in undercut sections of Modelo Formation shale that locally crop out in the northern slopes of the Santa Monica Mountains and along Mulholland

[3] The Pacific Palisades area is generally considered to include the developed area from the base of the mountain slope to the Santa Monica Bay shoreline between Potrero Canyon a half-mile west of Santa Monica Canyon and Santa Ynez Canyon at the mouth of which Sunset Boulevard meets Pacific Coast Highway.

[4] So far as known, this was the first grading code adopted anywhere in the United States

Drive, although problems of expansive soil also were germane. Because of the especially well developed character of the bedding planes in the Modelo Formation, a section of the City's grading code specified that the angle of internal friction to be applied in calculating shear stress along them could be no greater than six degrees. Whether this standard is still in effect and may apply to analysis of the Marquette Street slope remains to be determined.

2.3 PROPOSED REDEVELOPMENT

It appears that 560 originally included eight lots in Block 137 of Tract No. 9300 (M.B. 125-55-78), but had been joined as a single parcel even though consisting of three parcels for purposes of taxation, *i.e*, AIN 4414-019-001, -002, and -003. Although indicated as having areas of 9,580, 12,330, and 42,470 square feet, respectively, which appears to be erroneous, the total area would be 64,380 square feet or about 1.47 acres. As such, the average area of the lots would be about 8,000 square feet. However, with setbacks from the top of the buttressed slope, the buildable areas would be substantially less than that. Whether this is the sort of stalking-horse type of play developers sometimes use, *i.e*., giving up the larger number of lots ostensibly planned and being allowed the smaller number actually planned, thereby appearing to forego a greater profit in the public interest, Save Las Pulgas Canyon may care to consider.

Under the California Coastal Act (CCA) the The decision to re-subdivide, the necessity for Coastal Commission approval under the California Coastal Act arose, but only subsequent to ostensibly meeting the requirement of CEQA Section 30263[5] To avoid the necessity of filing an EIR, the Marinette Partners, LP applied for a Mitigated Negative Declaration (MND), submitting an extensive mitigation report by Envicom Corporation dated July, 2018. Appendix E of that report is a December 19, 2016 Byer Geotechnical, Inc. Geologic and Geotechnical Engineering Exploration report of a scope probably sufficient, a least initially, to support applications of grading and building permits, once Coastal Commission approval was obtained, and a grading plan produced. Based on that report, as well as the other Envicom submissions, the negative declaration was approved.

It appears that initially, the aforementioned CCC Staff Report considers only the work of MEC and Eastman with reference to CEQA Section 30263.

3.0 PHYSIOGRAPHY

The physiographic character of the Pacific Palisades area, in terms of its current topography and physical evolution strongly has strongly affected its present condition. That evolution is best described in the work of McGill (1989).

3.1 PLEISTOCENE PHYSIOGRAPHIC DEVELOPMENT

As strongly suggested in McGill's work, as well as that of others, with advent of movement along the San Andreas fault the crustal block generally referred to as the Transverse Ranges physiographic province began to raise the Santa Monica Mountains, and with glacial retreat during the most recent ice age, presumably that generally referred to as the Wisconsin, resulted in a series of wave-cut surfaces as the sea advanced while the Santa Monica Mountains, a subsidiary block at the leading edge of the rotating Transverse Ranges, was rising. Along the Malibu coast, the latest of the wave-cut surfaces McGill recognizes as a "platform" because it now supports materials deposited on it subsequent to its rise above sea level.

Recognition of McGill's "third platform" in the Pacific Palisades is important because it underlies Pleistocene and Holocene deposits in which ground-water collects in a basal zone perched above it. With this brief recitation of local physiographic development, the source of ground-water, the primary cause of landsliding in the Pacific Palisades, is better understood.

3.2 LOWER PULGA CANYON PHYSIOGRAPHY

"Lower Pulga Canyon," defined here for present purposes as that south of Sunset Boulevard to the shore, was characterized by its deep circuitous channel as late as the 1950s suggesting its origin as a series of entrenched meanders shown in the topographic base map used by McGill, although such a configuration also could have occurred as a result of localized landsliding and resulting offsets of the stream channel.

[5] See October 3, 2000 CCC Staff Report re Application No. 5-00-361 (Pizzulli), IV B ,,

Reportedly, much of Lower Pulga Canyon was used as a dump in order to dispose of materials derived from local grading in the late 1940s and early 1950s. Subsequently, the canyon floor was graded, probably sometime in the late 1950s or early 1960s to its present more or less planar configuration gently sloping downstream. The manner in which runoff to the lower canyon is controlled has not been investigated.

The canyon slope below the 560 site is reportedly about 75 feet high and has gradients in the in the range of 2:1 to 1.5:,1, *i.e.*, about 27 - 34 degrees from horizontal. The depth to which the original lower section of this slope, now buttressed by fill, extends is uncertain. It is of some interest, however, because the data suggest that not only the slope now exposed in Pulga Canyon directly below the 560 site, but also its extension below the fill to an uncertain depth, are both in pre-historic landside debris.

4.0 GEOLOGIC FORMATIONS AND STRUCTURE

Various investigators such as Hoots (1934), and McGill (1989) interpret the geologic character of the Pacific Palisades area differently. However, those differences are largely matters of nomenclature rather than basic geologic interpretation. It suffices for present purposes to note that, as shown by McGill (1989) in Figure 1, the bedrock Tertiary formations now or recently exposed in the vicinity of 560 include the continental Sespe Formation and the marine Modelo Formation, and that surficial formations deposited on the third platform and exposed in the canyon sides include marine terrace deposits and continental steam deposits and colluvium.

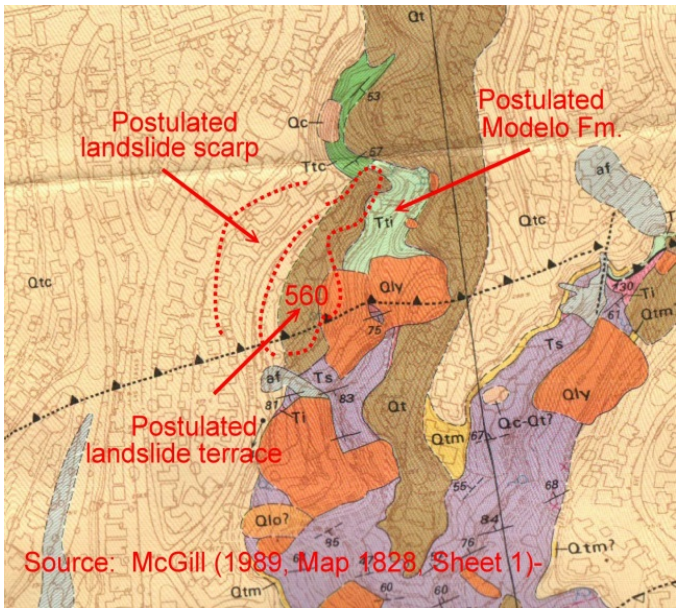


Figure 1.

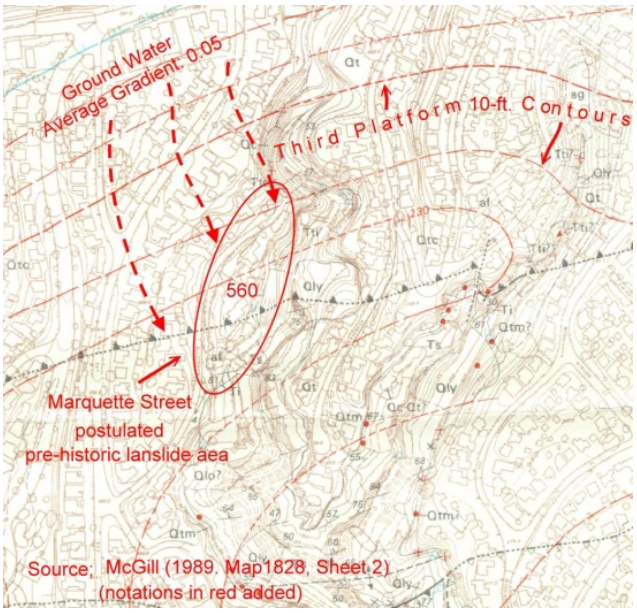


Figure 2.

The trace of the Malibu Bowl fault passes in a southwesterly direction through local area and lies buried beneath surficial deposit where it crosses the third platform. Locally McGill notes that the third platform slopes in a south-south easterly direction through the Marquette Street area at a gradient of about 0.05.

5.0 GROUND WATER

McGill's observation of an essentially perched ground-water condition on the third platform is supported by numerous springs. Although this proves the existence of a perched condition, it does not, perforce, imply the absence of infiltration in sections underlying the third platform. Although the hydraulic conductivities of deposits on the third platform probably

are one or two orders of magnitudes greater than that of the underlying bedrock section, this does not mean that the mechanical effects are similarly different as discussed in Section 7.0 (*infra)*.

5.1 RECHARGE

The term "recharge" refers to the rate that an aquifer receives ground water. Commonly most relevant where supply is concerned, is recharge resulting from ground-water inflow and rain infiltration. In residential areas such as that of the Pacific Palisades, however, other sources of recharge include excessive yard watering and leaking pipes and water mains. Also, in some areas such as that of Marquette Street, recharge from septic systems is especially of concern because locally, that rate is much greater than those of sources. Figure 2 (see page 5) indicates the general direction of ground-water flow to the Marquette Street area.

5.2 OBSERVED 560 GROUND- WATER OCCURRENCE

The logs of exploratory borings reported by both Eastman (2000) and by Tucker, Byer, and Babayan (2016) of Byer Geotechnical, Inc. indicate ground- water seepage in 560 generally at depths from 20 – 40 feet. The depth and the rate of such seepage in a boring are not indicative of its equilibrium level. The ground-water equilibrium level at a particular location is either a free or a piezometric surface. A free surface is that developed in a permeable section open to the atmosphere. On the other hand, seeps at various elevations in a boring may represent a pressure head of a zone under confined conditions, and he rate at which seepage occurs in a boring penetrating such a zone is not a measure of the magnitude of that pressure.

It is a simple matter to determine a free surface equilibrium ground-water level in a boring by installing a one-stage piezometer consisting of a perforated pipe open to the atmosphere, or a multi-stage piezometer where specific zones of differing confined conditions my occur. Unfortunately, none was installed in borings during the MEC/Engineering and Eastman investigations[6] by Salenhipour (1999) and Eastman (2000), or for the Byer Geotechnical, Inc. investigations of Tucker, *et al*. (2016).

6.0 LANDSLIDING

Landsliding is very common in Pacific Palisades slopes both in canyons and along Pacific Coast Highway. Although it appears that some slides have been generated entirely in surficial deposits overlying the third platform, the more massive slides have been generated in the Tertiary section that Hoots (1934) called the Modelo Formation. Aside from seismically induced failures in steep slopes of fractured bedrock, almost all landslides are caused by the mechanical effect of ground water at depth as discussed in Section 8.1.2 (*infra)*.

6.1 LOCAL HISTORIC LANDSLIDES

The landslide involving the slope below the developed area of 560 probably was due to ground water derived from infiltrated rain and/or septic tank effluent in pre-historic landslide debris. As a consequence, retaining walls were installed to support the slope as recommended by Salenhipour (1999). Essentially, the design of these walls was based on a slope stability analysis by MEC using strength data from samples and slope formation geometry provided by Eastman (2000) – all in the normal manner of such investigations, with close EG and GE cooperation. From the manner in which McGill has mapped slide debris in Pulga Canyon adjacent to the 560 area, its spatial distribution is not entirely clear. The relationship of the 560 slide debris to that of the Bienvenida landslide on the opposite side of the canyon is undetermined.

6.2 PRE-HISTORIC MARQUETTE STREET AREA LANDSLIDE

The anomalous topography of the Marquette Street area in the west slope of Pulga Canyon, as shown in the 1928-29 Fairchild Aerial Survey C-300 series is strongly suggestive of a pre-historic landslide of considerable age. The Tertiary section McGill has mapped adjacent to landside debris in the western side of Pulga Canyon presumably underlies at considerable depth part or perhaps all of the Marquette Street area. The terrace upon which the current 560 development lies

[6] A number of Addendum reports by MEC/Engineering and Eastman are not part of the record made available for this review.

appears to be a landslide terrace that has resulted as a block of Modelo bedrock tilted backward as it progressed downward along a curvilinear surface of shear. Generally landslides of this type are referred to as "slumps."

Sulfate oxidation the Modelo Formation is known to have produced jarosite and gypsum, the reactions of which are accompanied by significant expansion. The resulting fracturing leads to a presumption that more massive sections of the Modelo in the Pacific Palisades have failed for that reason rather than the special unstable conditions where slopes undercut well-developed sections of shale to produce bedding-plane slides. However, Eastman (2000, p. 3) notes that the landside debris underlying 560 "… appears to have developed on an out of slope condition in the bedrock along Pulga Canyon." This, together with his frequent notations of dips in siltstone in the range of 8 to 28 percent (4.6 – 15.6 degrees from horizontal) in Boring No. 3, and 15 to 18 percent (8.5 – 10.2 degrees from horizontal) in Boring No. 4, suggest that the landslide debris underlying 560 is the result of a bedding-plane failure in siltstones or shales of the Modelo Formation a section of which is shown by McGill nearby overlying the Sespe Formation shown in Figure 1 *(supra.)*

7.0 GEOTECHNICAL REPORT DEFICIENCES

The 2000 reports by MEC and Eastman, and the 2016 report by Byer Geotechnical, one offered in support of a building permit in the year 2000 and the other in support of a MND, generally consider the issue of slope stability in the same manner: [i] collection of earth samples from the slope in question, [ii] testing the shear strength of the samples in a direct shear apparatus, and [iii] applying the strength values to one or another of various models designed to give the safety factor[7] along the weakest surface, or surfaces, in the slope.

7.1 SHEAR STRENGTH DETERMINATION

The shear strength of earth materials, *i.e.,* the resistance to rupture along a discrete, theoretically a planar surface, is routinely estimated by local geotechnical engineers based on laboratory experiment using an apparatus referred to as a "direct shear machine" which under a controlled rate of strain shears a sample trimmed or otherwise fitted in a "split box" which fails as the two halves of the box shear laterally. The results commonly are used to obtain, graphically, values of friction angle and cohesion, which are in turn are used to calculate shear strength commonly base on the theoretical model referred to as the Mohr-Coulomb equation.

7.1.1 Mohr-Coulomb Equation

The Mohr-Coulomb equation is:

$$s = c + p \tan \phi,$$

where:
s = total shear strength'
c = cohesive strength'
p = normal stress on the surface of postulated shear;
ϕ = the angle of internal friction characteristic of the potential surface of failure.
Consistent with terminology, $p \tan \phi$ is referred to as the "frictional strength."

Almost universally, and in the case of 560, the Mohr-Coulomb model of shear strength is used by local practitioners in determining the safety factor of a slope.

7.1.2 Effective Stress Equation

Where ground water occurs in a slope, the modification of the Mohr-Coulomb equation is modified as the "effective stress" equation:

$$s = c + (p-u) \tan \phi,$$

[7] The safety factor of an earth slope against shear failure, *i.e*., landsliding along a more or less discrete surface, is the ratio of the maximum shear strength, a stress, the slope is capable of mobilizing, to the to the stress developed which tends to cause shear failure along that surface due to either gravitational or seismic acceleration.. Typically, the stresses are considered to be those developed along a unit-wide surface of shear.

with *u* representing a stress due to a buoyant force where the sample is saturation and the other variables being the same as noted in Section 8.1.1(*supra*). Where the sample is not saturated but rather impermeable, the value of *u* is calculated as the pressure acting over a unit area of the impermeable mass upon which the water pressure acts.

The effect of *u* is critical both because it reduces the frictional strength, and in situations where cohesive strength is dependent to some extent on the bi-polar attraction of clay particles, the saturated condition eliminates such attraction and hence cohesive strength.

7.2 INITIAL GEOTECHNCIAL INVESTIGATION

The purpose of the MEC and Eastman investigations apparently was to support an application for a building permit and to assure safety of the adjacent canyon slope against "localized erosion." The record concerning that work suggests that "erosion" is used not only in reference to surface runoff, but also as a euphemism for "landsliding."

To reiterate, exploratory borings logged for both the MEC/Eastman and Byer Geotechnical reports indicate seepage generally at various depths from about 20 - 40 feet below the surface in 560 as noted in Section 6.2 (*supra*). In no case was a piezometer installed in any boring so as to be able to measure the depth to the saturated zone when the whatever local ground-water condition present came to equilibrium. Because of the low hydraulic conductivities of the sections the borings penetrated, the ground water in them only seeped into the borings and by no means can be taken as the level of saturation that would be produced at equilibrium. Consequently, the true shear strength of any section penetrated during the MEC/Eastman exploration is unknown but certainly less than that reported based on the reported direct shear strength testing. The same observation can be reasonably applied to the 2016 Byer Geotechnical investigation of the 560 site in support of the Mitigated Negative Declaration subsequently approved for the currently proposed redevelopment.

7.3 STANDARD SHEAR TEST METHOD

The manner in which the shear strength of samples obtained during the MEC/Eastman and Byer Geotechnical investigations were tested is based on the largely accepted assumption that the results of direct shear apparatus tests give a linear envelope of shear stress *vs*. normal stress that can be projected to give an "intercept cohesion" for which there is no actual evidence. Such a projection is necessary because at lower normal loads the direct shear apparatus gives erroneous results. At higher stresses, the envelope may indeed to linear or close to it, but at lower normal stresses, it certainly is not. This must be true in any near-surface materials where percolating ground waters reduce the binding attraction of clay. In such circumstances, the propagation of the normal-shear stress envelope as linear, producing a "intercept" cohesive strength is not valid.

To determine a true value for cohesion, testing in a triaxial apparatus is necessary. However, because triaxial testing is considerably more costly than that of direct-shear testing, , the assumption of a linear normal stress *vs*. shear stress envelope persists and is routinely accepted by public agencies such as DBS.

7.4 QUESTIONABLE SLOPE STABILITY ANALYSES

The distinct possibility that the landside debris underlying 560 was generated as a bedding-plane failure in a section of underlying Modelo Formation, based on Eastman's report of shallow dips is a matter of special concern since the stability analyses offered by Tucker, *et al*. (2016) uses friction angles well in excess of the 6-degree value originally specified in the City' first grading code and, furthermore, fails to apply the effective stress equation for lack of adequate ground water data. The fact that a number of on-site septic systems along Marquette Street - almost all of which were installed in the late 1940s or early 1950s - are still used, produces a high rate of ground-water recharge in the west slope of Pulga Canyon directly opposite 560. This recharge is naturally increased to some extent depending on the infiltration of rain in the local and perched ground water entering the area from upslope at least as far north as Sunset Boulevard.

Parenthetically, it is to be noted that in none of the consultants' reports does it appear that ground-water recharge form the septic systems upslope has been taken into account. This, together with McGill's platform interpretation and the "..out of slope ..." condition suggested by Eastman (2000, p. 3) is especially a matter of concern.

8.0 SUMMARY

Generally, the record of geologic investigations in support of the proposed eight-lot re-subdivision of 560 has failed to evaluate ground-water conditions. Because of this, as well as the high value of "intercept cohesion" commonly but almost certainly erroneously employed in testing surficial materials, the assumption that the project meets the standard of CEQA Section 30263 is clearly questionable.

8.1 SUPERFICIAL SLOPE STABIITY ANALYSIS

The geologic character of the section underlying the Marquette Street area, and particularly the suggestion that the existing slide condition originated in bedrock rather than surficial materials, needs to be better understood. Even though a substantial section of the steep western slope of Pulga Canyon now is buttressed by uncertified fill, the 50-foot or so high slope in what is probably pre-historic landslide debris directly below the area now proposed for redevelopment has a highly questionable safety factor yet to be determined. This lack of any consideration whatsoever regarding the mechanical implications of the local ground-water regime is especially a matter of concern.

8.2 QUESTIONABLE SHEAR STRENGTH ANALYSIS

The standard procedure of determining shear strength based on direct shear test data for uncemented surficial formations produces safety factors and slope stability design data that can be highly erroneous. The universal assumption that the normal *vs*. shear stress envelope below a normal load of 1.0 KSF is linear and therefore produces reliable intercept cohesion has not been demonstrated and is highly unlikely. This, together with a pervasive ignorance of the Pacific Palisades ground-water regime, is a matter of concern requiring a proactive approach to the problem rather than the standard reactive approach taken by public agencies generally, and the City of Los Angeles in particular.

8.3 INADEQUATE GROUND-WATER ANALYSIS

The cited investigations of MEC/Engineers, The Geologic Outfit, and Byer Geotechnical, Inc. all report that ground water occurs in the mass of landslide debris underlying the 560 terrace, generally in the depth range of about 20 – 40 feet,, corresponding, roughly to elevations between 238 – 258 feet msl, although Mr. Byer (2019, p. 3) does not agree that the underlying materials have been involved in landsliding. Nevertheless, assuming McGill, Dibblee, Salehipour, Eastman, and I, as well as those noted by Staff (2000, p. 9) are wrong, and Byer is right, it is still a fact that equilibrium levels and the gradient of the saturated zone have not been determined. Consequently, effective stresses in the mass remain undetermined; hence the safety factor of the Marquette Street slope cannot be accurately calculated.

Initially, in recognizing 560 to be underlain by landside debris, and the significance of ground water in determining the local slope stability Prevost and Gilmore (2000, p. 2, Item 10) simply required that "... in all post-construction slope stability calculations ..." the maximum rise in ground-water level shall be assumed .." as though, somehow, that would protect against renewed landslide activity in the future. With no basis reliable basis for such an assumption, that such protection would actually be provided is mere speculation. Later, in requiring a "...minimum of three hydraugers ..." to "... extend completely through the landslide mass ..." Prevost and Gilmore (2000b, p. 2, Item 3) seem to hedge their bet somewhat, but nevertheless apparently still left the matter up to one of speculation with regard to the effect of ground water to be expected in the slope." But in any event, without reference to the concerns of Prevost238 – 258, msl238 – 258, msl and Gilmore regarding ground water Lee and Raad (2017) appear to simply ignore is as a factor in reducing slope stability.

8.4 "PREEMINENCE" ISSUE

That Attorney Brower (2019, p. 2, last full paragraph), has seen fit to bring to the discussion, the subjective interpretation of personality in describing John Byer of Byer Geotechnical as "… one of the preeminent geotechnical engineers in Los Angeles …," without qualification an assertion that Planning Commissioners might regard as significant, is unfortunate. Although Byer is an engineering geologist – not a geotechnical engineer - of significant experience, the idea of a layman such as Brower asserting "preeminence" as somehow indicating the validity *per se* of whatever opinions Byer may have is absurd.

For Brower's information, there are two geologists that fellow professionals would regard as truly preeminent in terms of familiarity with the Pacific Palisades. One is John McGill whose work (McGill, 1989) remains the definitive analysis concerning landsliding there. Another is Thomas Dibblee (1992) who in terms of California geologic mapping is unquestionably "preeminent" among all geologist who have ever worked in California. Both McGill and Dibblee designate the Marquette Street terrace as one formed by landsliding.

9.0 CONCLUSIONS

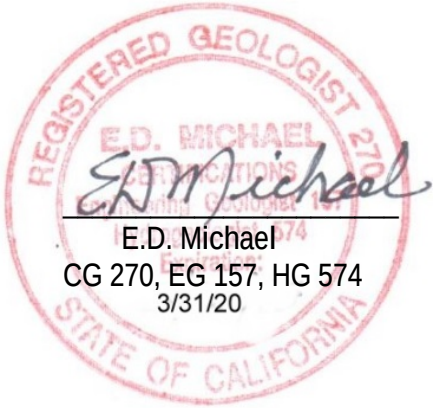
The idea that a site such as that of 560 can be considered adequately analyzed in terms of slope stability consistent with the legislative intent to " … (M)inimize risks to life and property in areas of high geologic, flood, and fire hazard …" (CCA Sec. 30253 a) without: [i] detailed geologic cross-sections including not just the site itself but also the adjacent canyon and upslope areas, [ii] detailed distributions of aquifers, and [iii] a reliable record of the local ground-water regime, should tax the imagination of any expert in landsliding or slope-stability analysis.

The record made available for review is incomplete. In what may be the latest DBS Geology and Soils Report Approval Letter, Lee and Raad (2017) find the project suitable for development despite landslide debris underlying the site, and the potential for deeper-seated sliding developing based on the evidence of Eastman (2000, p. 3) of a "landslide assemblage" and an "undercut slope condition," is mute evidence of the technically questionable character of the current DBS approach to the problem of slope stability generally, and the 560 property in particular.

That some sort of "subdrain system" is to be installed (Lee and Raad, *op. cit*., p. 5, Cond. 44) is hardly assurance that the potential for renewed landsliding would be eliminated. In fact, the design of such a system certainly would require, in addition to a detailed analysis of the local ground-water regime, the expertise of a specialist in hydrogeology, state certification of which seems to be lacking among the consultants involved in the case at hand.

Based on the record thus far reviewed - a sort of technical tower of babel - the statement (Lawrence, *et al*., 2019, p. A-3) that since "… Review and approval by LADBS Grading are required under Conditions No. 6 and 7 of the Director's Determination … the proposed project is not expected to result in any impacts to geology and soils …" has, in my opinion, no legitimate technical merit whatsoever.

This kick-the-can-down-the-road policy of the City Planning approval to be followed by Building and Safety approval - the necessary developmental details of which are not apparent and later may be found either improper or infeasible - allows an owner to present the public with an ostensibly feasible project that some unsuspecting purchaser unfamiliar with the due-diligence requirement would be stuck with, or worse, allowed to develop without adequate assurance of future slope stability. Such a real estate buyer-beware policy fostered by a public agency as prestigious as the City of Los Angeles seems to this expert to be somewhere between egregiously unseemly and criminal.



E.D. Michael
CG 270, EG 157, HG 574
3/31/20

Communication from Public

Name:	Linda Deacon
Date Submitted:	02/11/2020 09:53 AM
Council File No:	20-0027
Comments for Public Posting:	Please see Attachments 1 through 10 to support Appellant statements for the PLUM Committee hearing on 2/11/20

11/4/2019 

To: West Los Angeles Area Planning Commission
Attn: James Williams

Kenton Trinh, Los Angeles City Planning Assoc.
Len Nguyen, Los Angeles City Council, CD 11

Re: 560-620 N. Marquette St. - DIR-2017-264-CDP-MEL-1A, et al. // CEQA No. ENV-2017-1259-MND

My name is Salm Robert Moradi. My wife Gail Devlin Moradi and I have lived on N. Marquette Street since July 1981. We are both concerned about our safety if the project that Mr. Cosimo Pizzulli is proposing could be accepted to go forward. The reason is our experiences about the fragility of the land on which our home is situated and the extreme difficulty of getting support vehicles enter and exit this narrow long dead end road.

The first 2 years of our life on this street we rented and lived at 620 N. Marquette where during the heavy rains of early 1980's a significant portion of the yard fell into the canyon behind the house.

We subsequently bought our current house across the street on 623 N. Marquette Street in 1983 where we have witnessed many times the difficulty that ambulances had to get to the home of our elderly next door neighbors Fay and William White, both deceased now.

The garbage trucks every Tuesday morning struggle trying to back into this long dead end street because there is no room for them to turn around. Their difficulty is a weekly reminder to me that a fire engine or ambulance driven by a driver who is not familiar with the terrain could fail protecting us and other houses and inhabitants of N. Marquette Street.

I urge the board to protect the people of Marquette Street and not put our lives at jeopardy by allowing this unwelcome and selfish project to become reality.

Sincerely,
S. Robert Moradi, M.D.

January 3, 2020

Steve Hasenberg, MA. MFT.
2730 Wilshire Blvd. suite 650 Santa Monica, Ca. 90403
310.459.5662
Lic. MS015897
Tax ID: 95-4782522 NPN 1093019010

To Whom It May Concern:

My wife and I rented the property at 620 Marquette for 25 years, beginning in 1988. In 1994, I was given an offer to buy the property from Ty Sisson, who was our landlord. During the assessment process, the inspector determined that the water table was just 8 feet below the foundation and recommend that I shouldn't purchase the property. He said that it would become an issue if someone wanted to build a second story and he didn't feel we could recoup our money. Ty Sisson subsequently sold the property to Cosimo Pizzuli.

The other issue that came up over the years, was a continued erosion of our property on the canyon side. Each year, during the rains, we would lose more and more of our back yard. If you have further questions, please don't hesitate to call me.

Sincerely,
Steve Hasenberg

Statement – Rosemary Sellers – 348 Grenola Street 

We purchased our home located at 348 Grenola in 1994, forewarned by a geological report that it was situated on the site of an ancient landslide. In 1997-1998 the El Nino weather conditions resulted in a landslide across three properities: 348, 352 and 356 Grenola Street. Within weeks all three properties were red-tagged and we were required to hire a geologist to provide the City of Los Angeles Department of Building and Safety with recommendations and a geotechnical report. Subsequently, over the next decade, the homeowners hired Sassan Sahlepour, with Sassan Geosciences, a geotechnician who developed a plan for cassons/soldier piles that went across three properties, were connected to support each other and before final approval required constant input, scrutiny approvals and inspections by various building and safety planning officials. To say that it was a rigorous and expensive undertaking would be an understatement. All told, it cost close to $1.5 million dollars to secure all three properties in order for the city to remove the red tag. That was over fifteen years ago.

There is no question in my mind that the amount of engineering required to build eight homes in Las Pulgas Canyon on Marquette Street (my husband lived on Marquette, I am quite familiar with the neighborhood) would impact the stability of the entire environment. It is our family's hope that officials with the City of Los Angeles Department of Building and Safety and the California Coastal Commission exercise the same amount of scrutiny and rigor for this project as they did with ours. There was absolutely no stone left unturned in pushing us to restore the safety of the lots as they impacted neighboring properties.

Communication from Public

Name:	Linda Deacon
Date Submitted:	02/11/2020 09:54 AM
Council File No:	20-0027
Comments for Public Posting:	Please see Attachments 1 through 10 to support Appellant statements for the PLUM Committee hearing on 2/11/20

29982

MR. COSIMO PIZZULLI
PIZZULI ASSOCIATES, INC.
718 WILSHIRE BOULEVARD
SANTA MONICA, CALIFORNIA 90401-1708

PRELIMINARY GEOTECHNICAL ENGINEERING AND ENGINEERING GEOLOGY INVESTIGATION FOR EROSION CONTROL

FOR

560 MARQUETTE STREET
PACIFIC PALISADES

Prepared By

MEC/Geotechnical Engineers, Inc.
1290 North Lake Avenue, Suite 204
Pasadena, California 91104-2869

November 23, 1999

MEC MEC/Geotechnical Engineers, Inc.

November 23, 1999

Mr. Cosimo Pizzulli
PIZZULI ASSOCIATES, INC.
718 Wilshire Boulevard
Santa Monica, CA 90401-1708

Subject: Preliminary Geotechnical Engineering and Engineering Geology Investigation for Erosion Control
560 Marquette Street, Pacific Palisades
MEC File Number: 8LEE132

Dear Mr. Pizzulli:

MEC/Geotechnical Engineers, Inc. (MEC), along with its subcontractors, has completed the preliminary geotechnical engineering and engineering geology investigations for erosion control at the subject property. These exploratory investigations were performed to determine the nature of surface and subsurface soils and evaluate their physical and engineering properties. The results were then analyzed and recommendations for foundation design and related parameters were prepared. This report presents our findings and recommendations.

LOCATION AND SITE DESCRIPTION

The subject property is located on the east side of Marquette Street in the Pacific Palisades section of city of Los Angeles, California. A vicinity map is presented on Figure A-1 in Appendix A. This property is comprised of a one-story single-family residence with a detached two-car garage, a small guest house to the south of the property and a swimming pool to the west of the residence with its associated decking.

1290 North Lake Avenue Suite 204 Pasadena California 91104-2869 (626) 345-1819 Fax (626) 345-1820 mecgeo@aol.com

EARTH MATERIALS

The earth materials encountered in the bore holes consisted of colluvium, underlain by terrace deposit, underlain by bedrock extending to the depths explored. Detail logs of bore holes are presented in Appendix D. Please be advised that the terrace deposit and portions of the Sespe formation is part of an ancient landslide. This condition was observed in bore holes 1 through 4 and was not observed in bore hole 5 which was drilled in an easement cross the street from the subject property.

The conclusions and recommendations presented are based on our observations at the site during our visit, engineering judgment, and analysis of the soil samples obtained from the bore holes. Minor variations of subsurface conditions are common and major variations are possible.

GROUNDWATER

Perched water seepage was encountered in the bore holes at depths varying from twenty-eight feet (28') to forty feet (40').

LABORATORY TESTING

Moisture content (ASTM D 2216) and shear strength (ASTM D 3080) were determined for selected samples of soil considered to be representative of those encountered. The results of direct shear tests are presented on Figure B-1 in Appendix B. Evaluation of the test data is reflected throughout this report.

LIQUEFACTION

The susceptibility of the site soils to liquefaction is mitigated by two (2) primary factors:

1. Dense nature of the upper terrace deposits, and

2. The high fine content of the earth materials above Sespe formation.

SLOPE STABILITY ANALYSIS

Analysis of the stability of the slopes at the subject property is divided into two (2) parts. "Ancient Landslide Slope Stability Analysis" and "Local Slope Stability Analysis". The first part is regarding stability of the ancient slide-mass. The strength parameters used for this analysis are obtained from a sample that was obtained from the gauge plane. The second part is regarding the local stability of the slopes that form the edges of the canyon which parallel the eastern property line of the subject property. The strength parameters used for this analysis are obtained from a sample that was obtained from the associated earth materials.

Ancient Landslide Slope Stability Analysis

Due to the fact that the geometry of the failure plane of the ancient slide is closely approximated by the consulting geologist, a block analysis method of slices has been opted to determine factor of safety of the mass. This analysis resulted in a minimum factor of safety of 1.69. The stability analysis is presented in Appendix C.

The plan line of this cross-section (Section A-A) is shown on Figure A-2, plot plan, in Appendix A. The strength parameters for this analysis are as follows:

Strength Parameters

Material Type	Clay
Depth (ft)	46
Location Number	~~B-#~~ B-3
Friction Angle (deg)	6
Cohesion (psf)	850
Total Unit Weight (psf)	124
Saturated Unit Weight (psf)	126

General Grading

Grading areas must be stripped of all vegetation, debris and other deleterious material. All loose soil disturbed by the removal of trees and/or structures (if applicable) must be removed and recompacted.

Engineered Fill

All fill earth materials must consist of clean soil free of vegetation and other debris. The fill must be placed in six- (6) to eight- (8) inch-thick lifts at near optimum moisture content and compacted. Particles larger than three (3) inches in diameter must not be allowed in the backfill material. Earth materials must not be imported to the site without prior approval by the soils engineer. All engineered fill must be compacted to a minimum of ninety (90) percent of its maximum dry density (ASTM D 1557). Neither jetting nor water tamping are permitted.

Foundation

Retaining Wall - The proposed retaining wall(s) must be supported on a grade beam/soldier pile combination footing. The following recommendations should be implemented. A side friction value of 750 psf in compression and 375 psf in tension may be utilized for the portion of the soldier piles that are penetrated into terrace deposit. The allowable side friction values for dead-plus-live loads may be increased by thirty (30) percent for momentary wind and seismic loads. The following minimums apply to the soldier piles:

1. Soldier piles must be founded at a minimum depth of eight (8) feet into terrace deposit. The actual depth of soldier piles, however, must be determined by the structural engineer in conjunction with this office.

2. Soldier piles must have a minimum diameter of twenty-four (24) inches.

3. The excavations must not be left open overnight.

4. Soldier piles must be assumed fixed at two (2) feet into terrace deposit.

5. A Registered Grading Deputy Inspector approved by and responsible to this office will be required to provide continuous inspection for the proposed soldier pile drilling and installation.

6. Passive earth pressure increasing at the rate of 300 psf per foot of depth, to a maximum of 3,000 psf, must be used in calculations.

7. Active earth pressure increasing at the rate of 30 psf per foot of depth must be used in calculations for the level backfill. Active earth pressure increasing at the rate of 45 psf per foot of depth must be used in calculations for the 2:1 (H:V) backfill.

8. A coefficient of friction of 0.4 must be used at the contact surface between concrete and foundation soils.

9. A minimum daylight distance of twenty (20) feet must be considered for all footings on or near descending slopes.

Retaining walls must be provided with weep holes, or perforated pipe and gravel sub-drain to prevent entrapment of water in the backfill. Perforated pipe must consist of four-inch (4") minimum diameter PVC Schedule 40, or ABS SDR-35, with a minimum of sixteen (16) perforations per foot on the bottom one-third of the pipe. Every foot of the pipe should be embedded in three (3) cubic feet of three-quarter-inch (3/4") gravel wrapped in filter fabric (Mirafi 140N or equal).

Freeboard

Retaining wall surcharged by a sloping condition must be provided with a minimum twelve-inch (12") high freeboard for slough protection. An open Vee Channel at the toe of the slope must be constructed behind the wall to carry off the slope water.

Settlement

Maximum total and differential settlements are expected to be less than one-half (½) and one-quarter (¼) inches respectively, provided that our recommendations are followed. The lateral movement of the tops of the retaining walls is anticipated to be approximately one percent (1%) of their heights.

Pipe Bedding and Trench Backfill

Pipe bedding (if any) must consist of sand or similar granular material having a minimum sand equivalent value of thirty (30). The sand must be placed in a zone that extends a minimum of six (6) inches below and twelve (12) inches above the pipe for the full trench width. The bedding material must be compacted. Trench backfill above pipe bedding may consist of approved, on-site or imported soils and compacted. Where utility trenches are parallel to the footings, the bottom of the trench must be located above a plane with a slope of 1:1 projected downward from the adjacent bottom edge of the footing.

Site Drainage

Drainage devices such as sloping sidewalks and area drains must be provided around the improvements to collect and direct all water away from the structure(s). Neither rain nor excess irrigation water should be allowed to collect or pond against foundations.

Design Review

We suggest that the geotechnical and geological aspects of the project be reviewed by this firm during the design process. The scope of our services may include assistance to the design team in providing specific recommendations for special cases, reviewing the foundation design, reviewing the geotechnical and geological portions of the project for possible cost savings through alternative approaches and evaluating the overall applicability of our recommendations. Additional site-specific explorations may also be considered if significant foundation modifications are required using the above recommendations.

INSPECTION

All fill placed for engineering purposes and all excavation must be certified by testing for compaction and moisture content. Subdrain system must be observed and approved. Inspection of excavations and subdrain system may also be required by the appropriate reviewing governmental agencies.

It is recommended that MEC be retained to verify compliance with the recommendations made in this report to assure compliance with the design concepts, specifications, and recommendations, and to allow design changes in the event that subsurface conditions exposed differ from those anticipated herein.

A joint meeting among the parties involved in this project is recommended prior to the start of groundbreaking to discuss specific procedures and scheduling.

Inspections performed by MEC are for verification purposes only and shall, under no circumstances, relieve other parties involved in the design and construction from their obligation to perform all work in accordance with the approved plans.

In the event that the recommendations contained herein are interpreted by others, MEC will not accept responsibility for such interpretations.

INVESTIGATION LIMITATIONS

The conclusions and recommendations presented in this report are based on the findings and observations in the field and the results of laboratory tests performed on representative samples. The soils encountered in the bore holes are believed to be representative of the total area; however, soils can vary in characteristics throughout the site. MEC should be notified if subsurface conditions are encountered which differ from those described in this report.

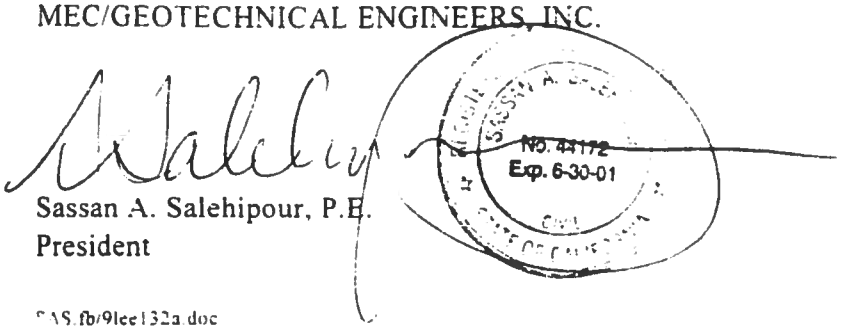
This report has not been prepared for use by parties or projects other than those named and described above. It may not contain sufficient information for other parties or other purposes. The conclusions and recommendations presented in this report are professional opinions. These opinions have been derived in accordance with current standards of geotechnical engineering and engineering geology practice, field observations and laboratory test results. No other warranty is expressed or implied.

Samples secured for this investigation will be retained in our laboratory for a period of thirty (30) days from the date of this report and will be disposed after this period unless other arrangements are made.

We appreciate the opportunity to be of service to you. If you have any questions, please call us.

Sincerely,

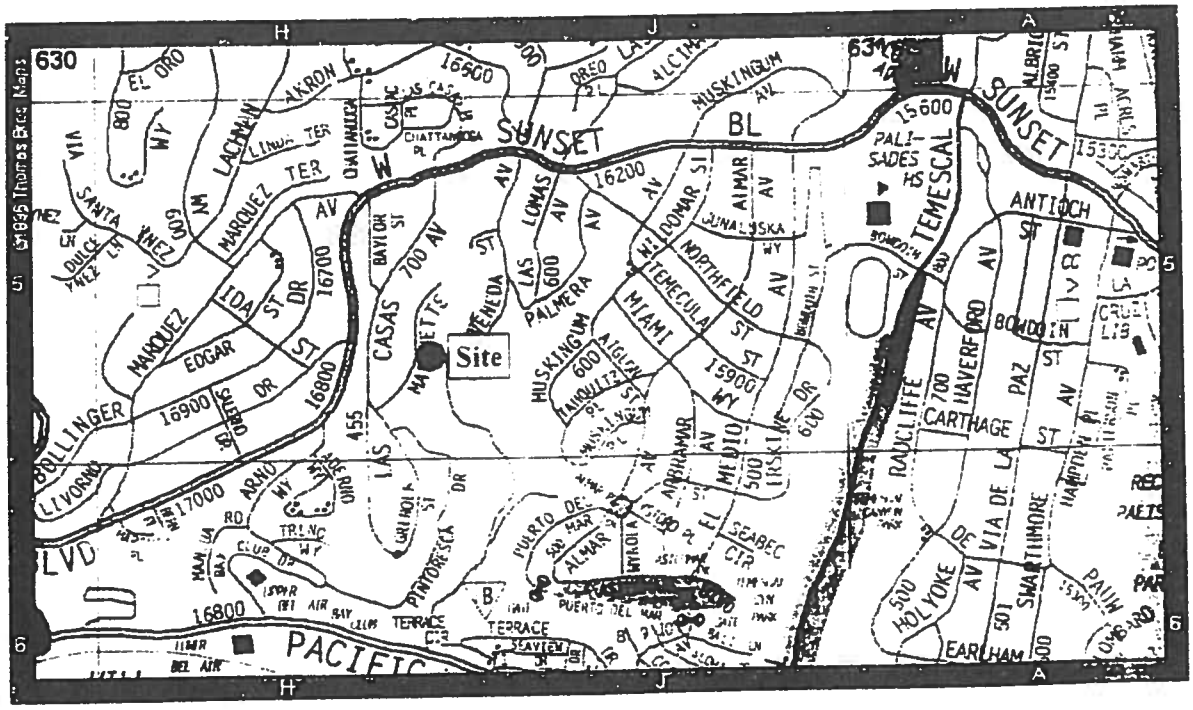
MEC/GEOTECHNICAL ENGINEERS, INC.



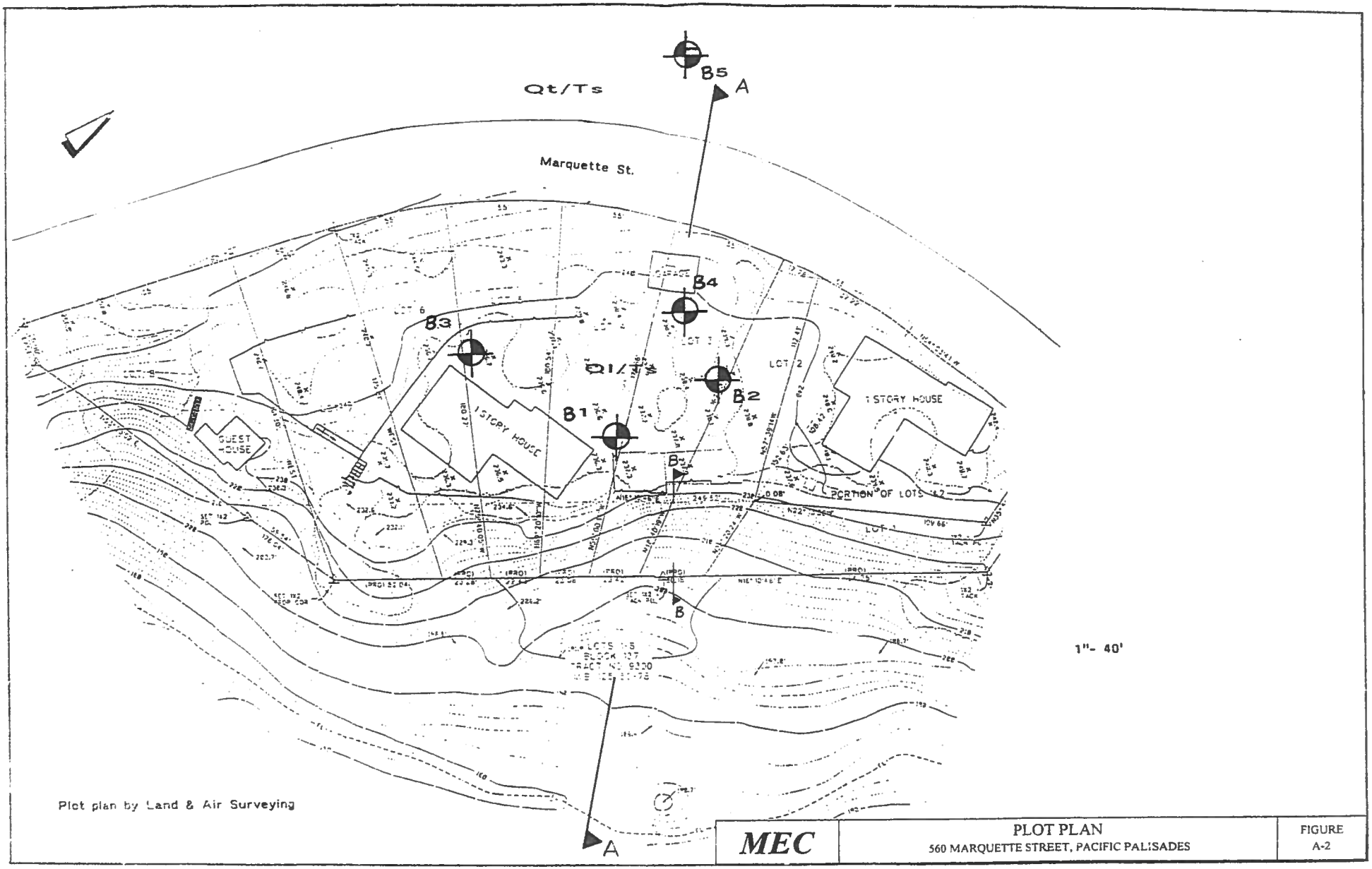
Sassan A. Salehipour, P.E.
President

SAS.fb/9lee132a.doc
Appendices

APPENDIX A



MEC	VICINITY MAP 560 MARQUETTE STREET, PACIFIC PALISADES	FIGURE A-1

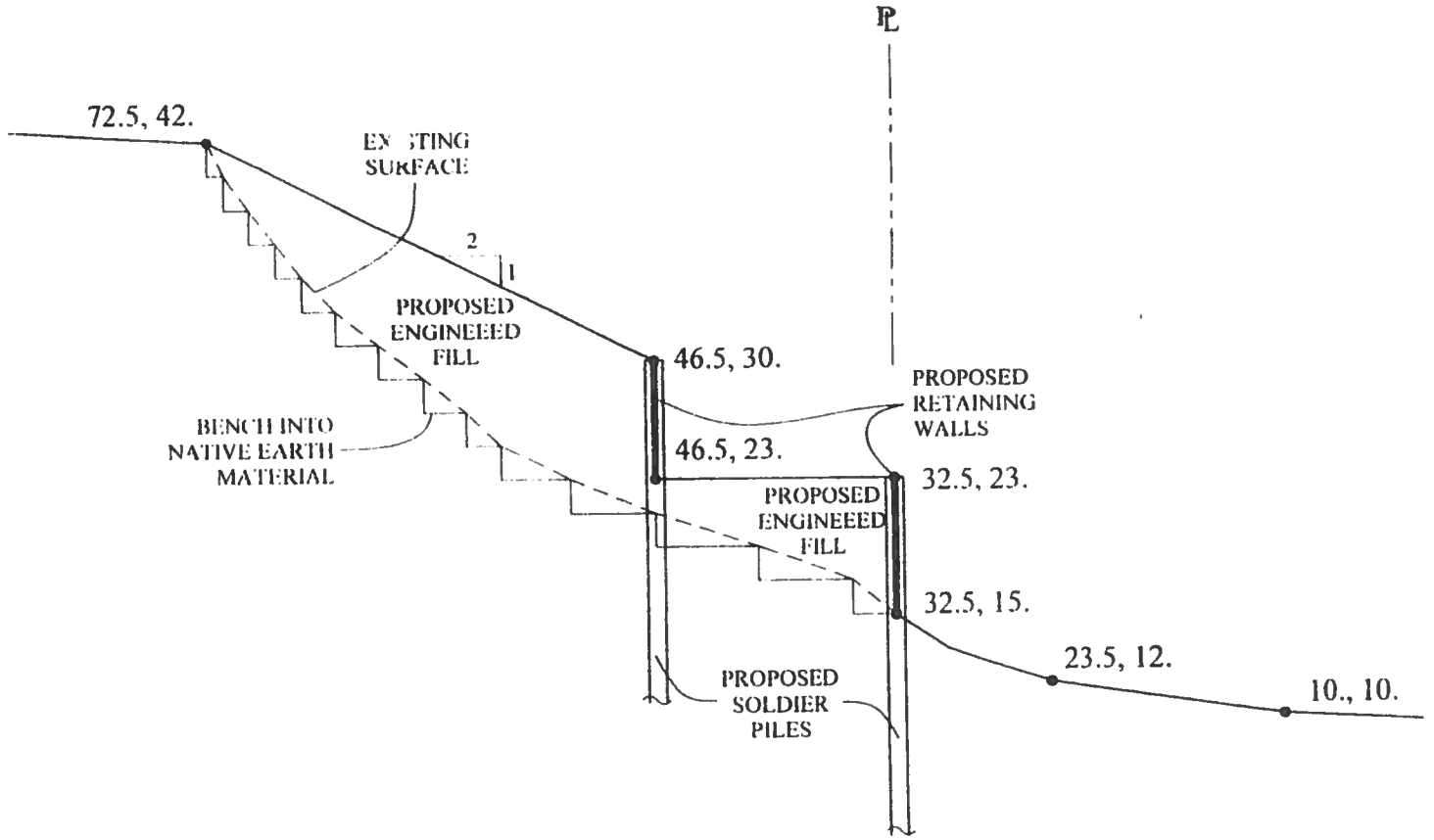


MEC	PLOT PLAN 560 MARQUETTE STREET, PACIFIC PALISADES	FIGURE A-2

MEC

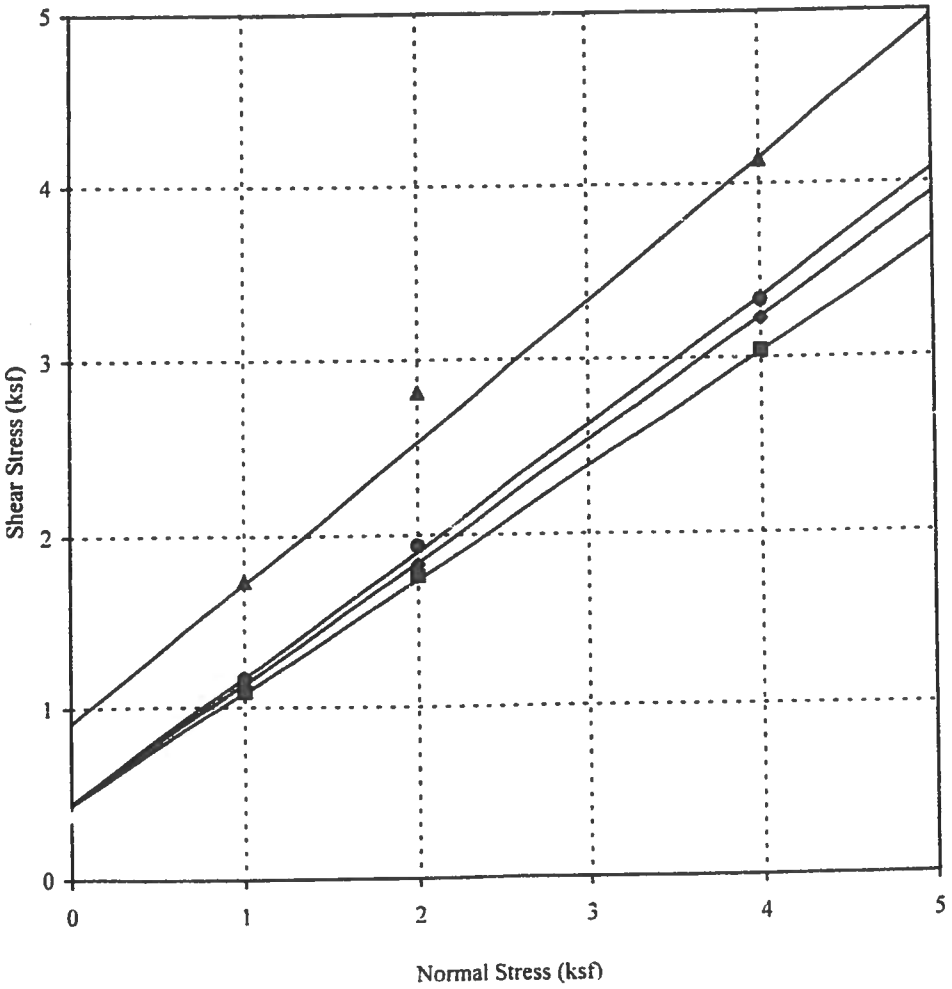
SECTION B-B

560 MARQUETTE STREET, PACIFIC PALISADES



DRAWING SCALE: 1" = 10'

FIGURE A-3

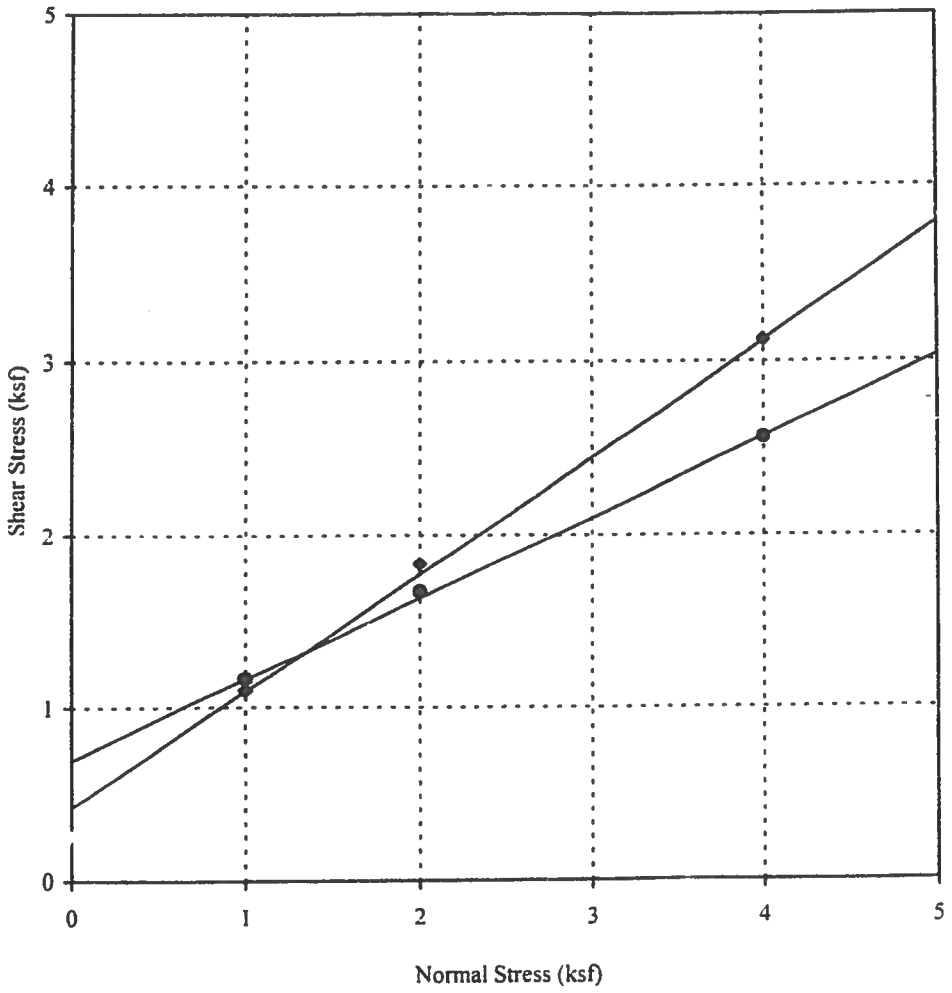


Symbol	Test Location	Sample Number	Depth (ft)	Soil Type	Cohesion (psf)	Friction Angle (deg)	Remarks
◆	B-1	T-2	5	SM	440	35	1
●	B-1	T-3	10	SM	450	36	2
■	B-1	T-4	15	ML	440	33	3
▲	B-1	T-8	45	Bedrock	910	39	4

Remarks:

1 - TERRACE DEPOSIT: Saturated Moisture Content: 20% Dry Density: 106 pcf; Ultimate
2 - TERRACE DEPOSIT: Saturated Moisture Content: 19% Dry Density: 108 pcf; Ultimate
3 - TERRACE DEPOSIT, Saturated Moisture Content: 26% Dry Density: 96 pcf; Ultimate
4 - BEDROCK; Saturated Moisture Content: 11% Dry Density: 126 pcf; Ultimate

MEC	DIRECT SHEAR TEST RESULTS 560 MARQUETTE STREET, PACIFIC PALISADES	FIGURE B-1



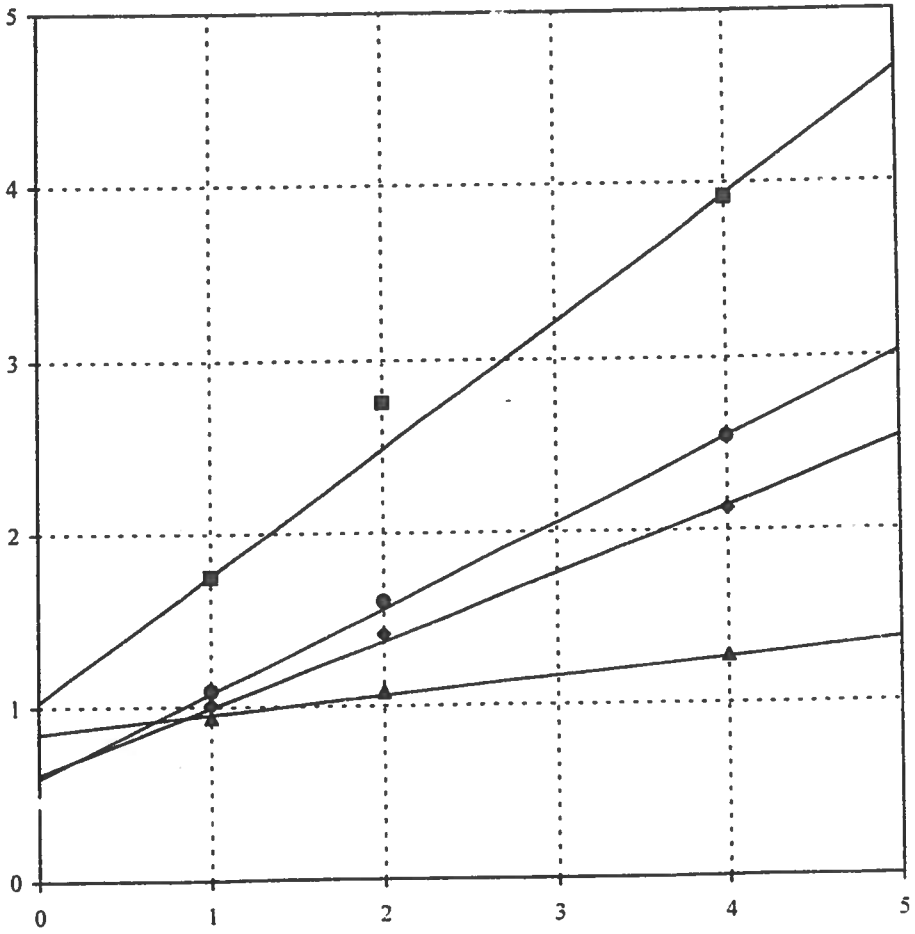
Symbol	Test Location	Sample Number	Depth (ft)	Soil Type	Cohesion (psf)	Friction Angle (deg)	Remarks
◆	B-2	T-2	5	SM	420	34	1
●	B-2	T-3	15	ML	700	25	2

Remarks:

1 - TERRACE DEPOSIT; Saturated Moisture Content: 19%, Dry Density: 107 pcf; Ultimate

2 - TERRACE DEPOSIT; Saturated Moisture Content: 20%, Dry Density: 106 pcf; Ultimate

MEC	DIRECT SHEAR TEST RESULTS 560 MARQUETTE STREET, PACIFIC PALISADES	FIGURE B-2



Symbol	Test Location	Sample Number	Depth (ft)	Soil Type	Cohesion (psf)	Friction Angle (deg)	Remarks
◆	B-3	T-1	5	CL	610	21	1
●	B-3	T-2	15	CL	590	26	2
■	B-3	T-5	35	Bedrock	1,030	36	3
▲	B-3	G-1	46	CL	850	6	4

Remarks:

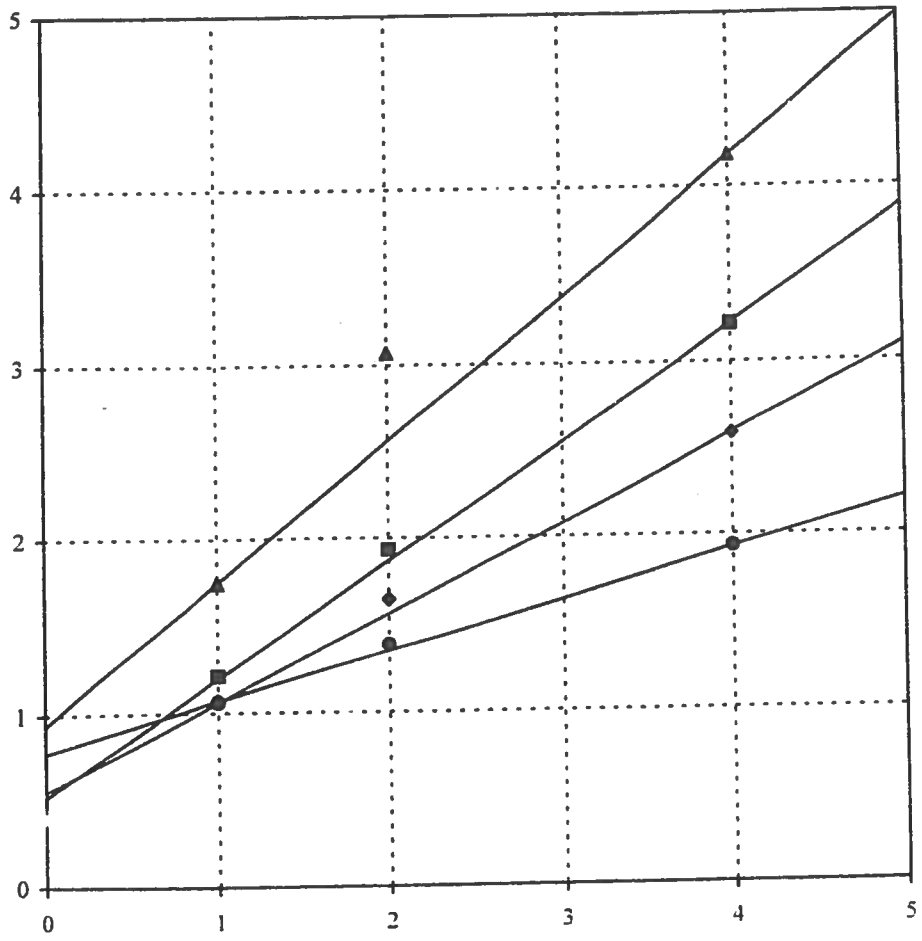
1 - TERRACE DEPOSIT; Saturated Moisture Content: 19%, Dry Density: 108 pcf; Ultimate

2 - TERRACE DEPOSIT; Saturated Moisture Content: 15%, Dry Density: 116 pcf; Ultimate

3 - BEDROCK; Saturated Moisture Content: 9%, Dry Density: 130 pcf; Ultimate

4 - CLAY GAUGE; Saturated Moisture Content: 19%, Dry Density: 108 pcf; Resheared

MEC	DIRECT SHEAR TEST RESULTS 560 MARQUETTE STREET, PACIFIC PALISADES	FIGURE B-3



Symbol	Test Location	Sample Number	Depth (ft)	Soil Type	Cohesion (psf)	Friction Angle (deg)	Remarks
◆	B-4	T-2	5	ML	550	27	1
●	B-4	T-4	20	CL	780	16	2
■	B-4	T-6	30	SM	520	34	3
▲	B-4	T-7	45	Bedrock	940	39	4

Remarks

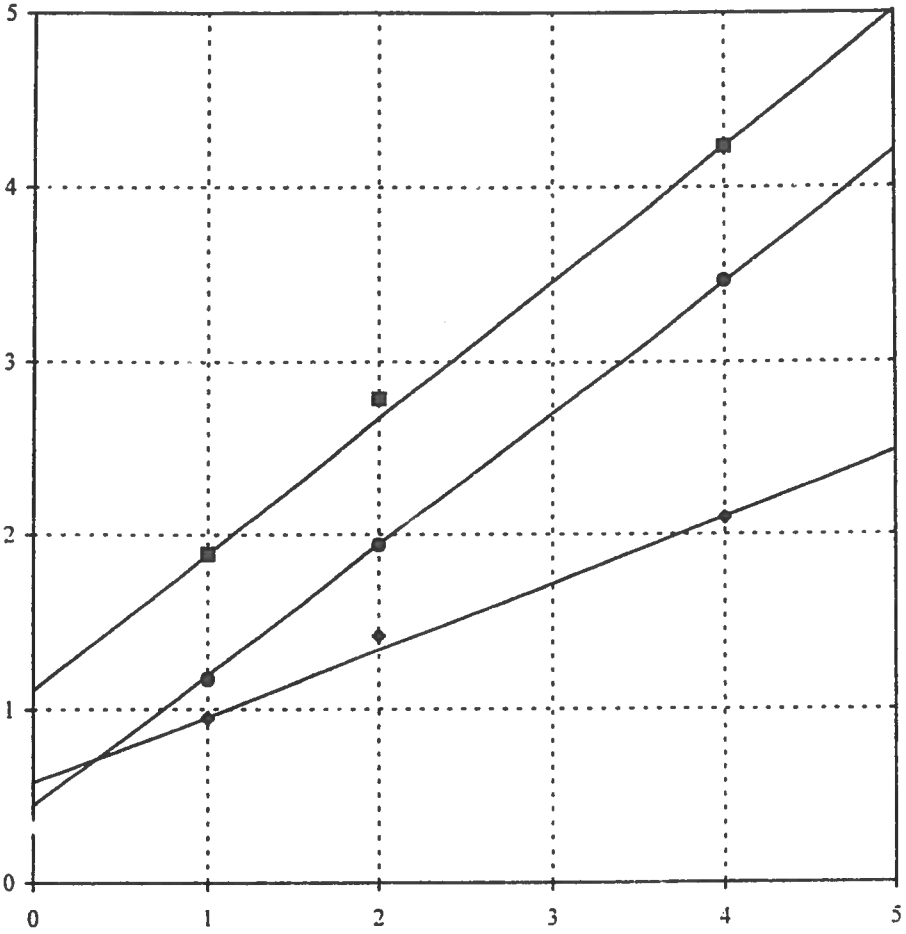
1 - TERRACE DEPOSIT; Saturated Moisture Content: 24%, Dry Density: 99 pcf; Ultimate

2 - TERRACE DEPOSIT; Saturated Moisture Content: 16%, Dry Density: 115 pcf; Ultimate

3 - TERRACE DEPOSIT; Saturated Moisture Content: 21%, Dry Density: 105 pcf; Ultimate

4 - BEDROCK; Saturated Moisture Content: 21%, Dry Density: 103 pcf; Ultimate

MEC	DIRECT SHEAR TEST RESULTS 560 MARQUETTE STREET, PACIFIC PALISADES	FIGURE B-4



Symbol	Test Location	Sample Number	Depth (ft)	Soil Type	Cohesion (psf)	Friction Angle (deg)	Remarks
◆	B-5	T-1	5	CL	570	21	1
●	B-5	T-2	15	SM	440	37	2
■	B-5	T-4	45	Bedrock	1,110	38	3

Remarks:

1 - TERRACE DEPOSIT; Saturated Moisture Content: 20%, Dry Density: 107 pcf; Ultimate

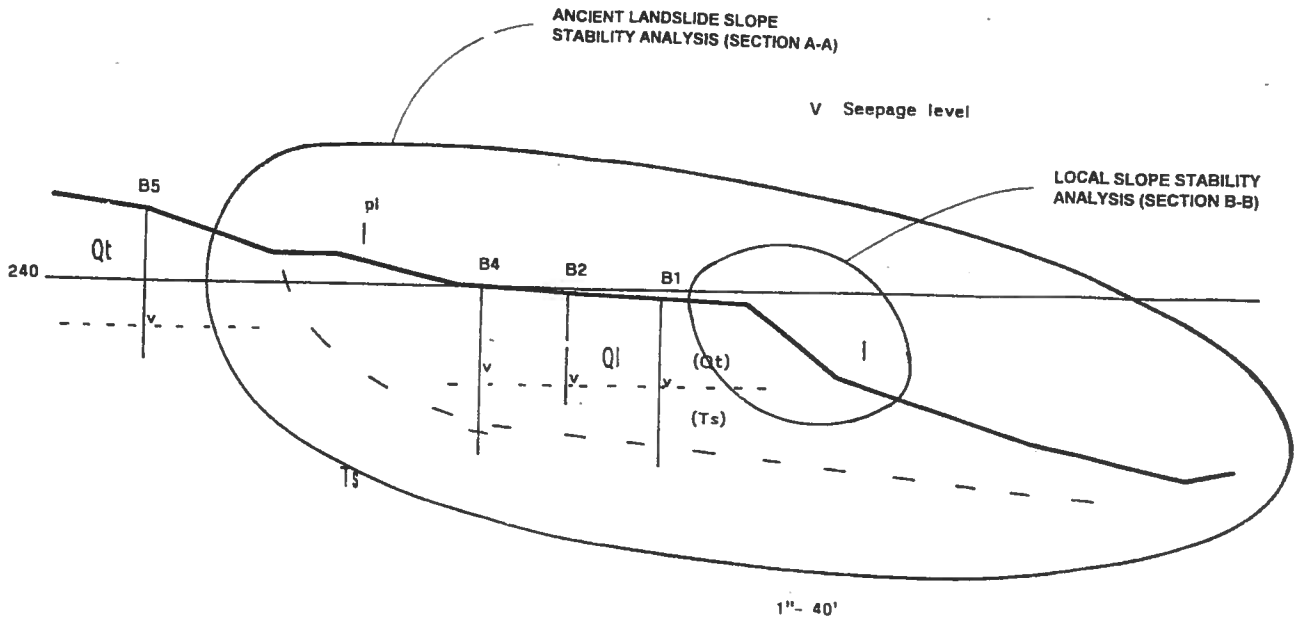
2 - TERRACE DEPOSIT; Saturated Moisture Content: 17%, Dry Density: 112 pcf; Ultimate

3 - BEDROCK; Saturated Moisture Content: 21%, Dry Density: 106 pcf; Ultimate

MEC	DIRECT SHEAR TEST RESULTS 560 MARQUETTE STREET, PACIFIC PALISADES	FIGURE B-5

APPENDIX C

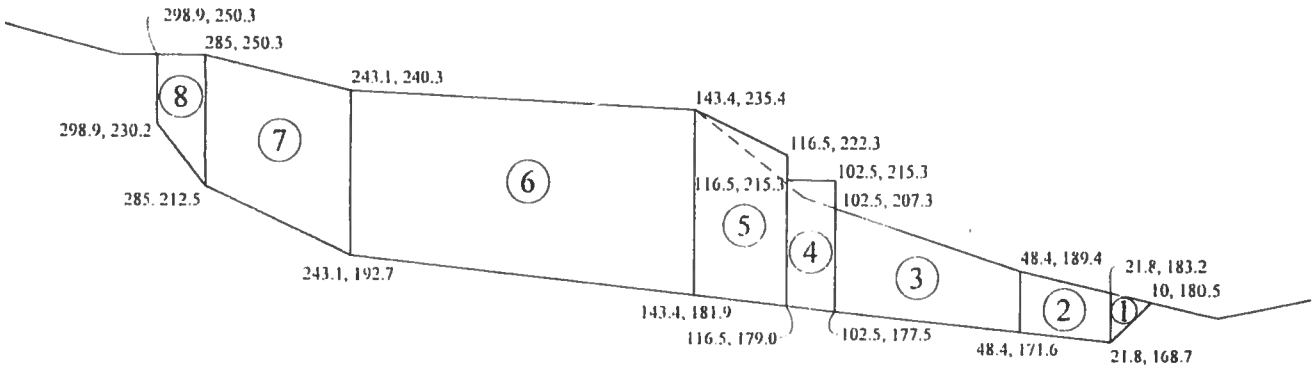
PROJECT No 1 3 3 5 2 1 1 2 DATE



SECTION A

"The Geologic Outfit"

RAY A. EASTMAN
ENGINEERING GEOLOGIST


298.9, 250.3
285, 250.3
243.1, 240.3
143.4, 235.4
116.5, 222.3
102.5, 215.3
102.5, 207.3
48.4, 189.4
21.8, 183.2
10, 180.5
298.9, 230.2
285, 212.5
243.1, 192.7
143.4, 181.9
116.5, 179.0
102.5, 177.5
48.4, 171.6
21.8, 168.7
8
7
6
5
4
3
2
1

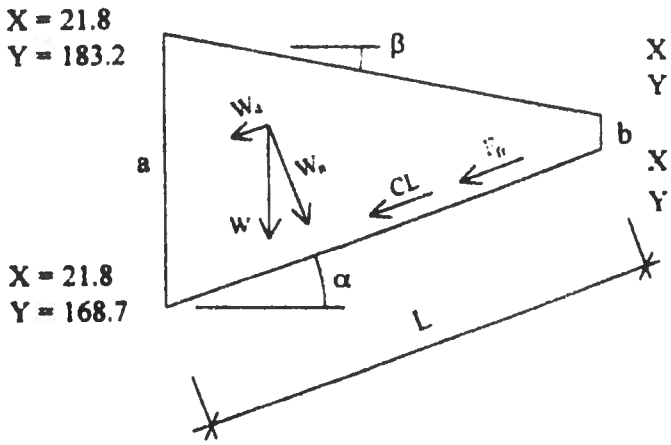
FACTORS OF SAFETY FOR SECTION A - A

Wedge No.	Driving Force (lbs/lf)	Resisting Force (lbs/lf)	Factor of Safety (Single Wedge)	Factor of Safety (Accumulated)	Resistance Deficit (lbs/lf)
1	0	15,986	-	-	-
2	5,832	28,232	4.84	7.58	-35,471
3	17,485	62,836	3.59	4.59	-72,079
4	6,923	18,691	2.70	4.16	-80,386
5	17,482	39,909	2.28	3.47	-94,072
6	67,991	150,714	2.22	2.73	-142,800
7	87,082	54,984	0.63	1.83	-67,161
8	24,629	13,848	0.56	1.69	-44,065

APPLIED LATERAL LOADS
ON
BLOCK 1

DATA:

Soil Density, γ_s =	126 pcf
Friction Angle, ϕ =	6 degrees
Cohesion, C =	850 psf
Surface Angle, β =	12.9 degrees
Fail. Plane Angle, α =	45.0 degrees
Wedge Length, L =	17 ft



SECTION OF WEDGE ABOVE THE CRACK:

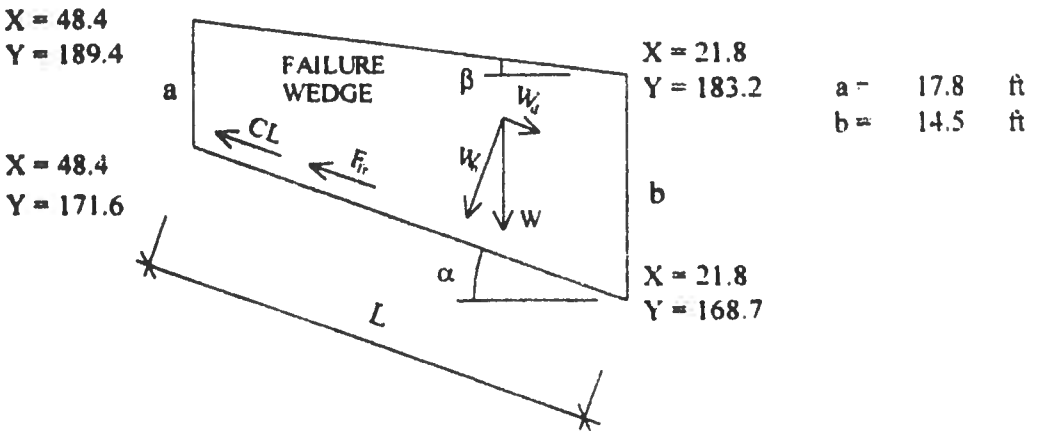
Area of Section, A =	86	sq. ft
Weight of Section, W =	10,779	lbs
Driving Force, W_D =	7,622	lbs
Friction, F_{fr} =	801	lbs
Cohesion, CL =	14,185	lbs

Horizontal Projection of Resulting Force, P = 15,986 lbs

APPLIED LATERAL LOADS
ON
BLOCK 2

DATA:

Soil Density, γ_s =	126 pcf
Friction Angle, ϕ =	6 degrees
Cohesion, C =	850 psf
Surface Angle, β =	13.1 degrees
Fail. Plane Angle, α =	6.2 degrees
Wedge Length, L =	27 ft



THE WEDGE:

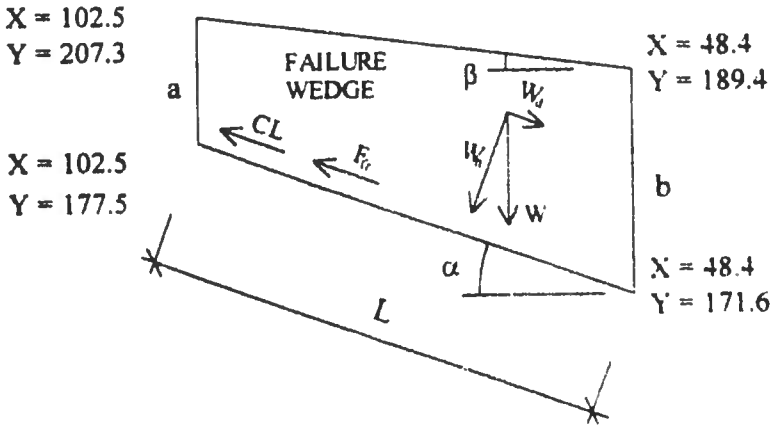
Area of Section, A =	430	sq. ft		
Weight of Section, W =	54.128	lbs/lf		
Driving Force, W_D =	5.866	lbs/lf	Horiz. Proj. of Driving Forces	5.832
Friction, F_{fr} =	5.656	lbs/lf	Horiz. Proj. of Resiting Forces	28.232
Cohesion, CL =	22.744	lbs/lf		

Horizontal Projection of Resulting Force, P_A = -22.400 lbs/lf

APPLIED LATERAL LOADS
ON
BLOCK 3

DATA:

Soil Density, γ_s =	126 pcf
Friction Angle, ϕ =	6 degrees
Cohesion, C =	850 psf
Surface Angle, β =	18.3 degrees
Fail. Plane Angle, α =	6.2 degrees
Wedge Length, L =	54 ft



a = 29.8 ft
b = 17.8 ft

THE WEDGE:

Area of Section, A =	1.288	sq. ft
Weight of Section, W =	162.235	lbs/lf
Driving Force, W_D =	17.589	lbs/lf
Friction, F_ϕ =	16.951	lbs/lf
Cohesion, CL =	46.258	lbs/lf

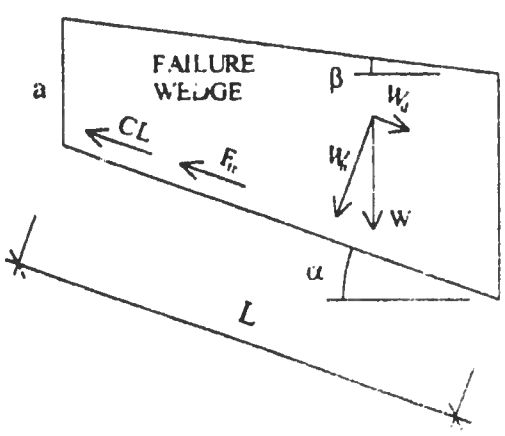
Horiz. Proj. of Driving Forces = 17.485
Horiz. Proj. of Resiting Forces 62.836

Horizontal Projection of Resulting Force, P_x = -45.351 lbs/lf

APPLIED LATERAL LOADS
ON
BLOCK 4

DATA:

Soil Density, γ_s =	126 pcf
Friction Angle, ϕ =	6 degrees
Cohesion, C =	850 psf
Surface Angle, β =	0.0 degrees
Fail. Plane Angle, α =	6.1 degrees
Wedge Length, L =	14 ft



a = 36.3 ft
b = 37.8 ft

THE WEDGE:

Area of Section, A =	519	sq. ft
Weight of Section, W =	65,356	lbs/lf
Driving Force, W_t =	6,963	lbs/lf
Friction, F_{fr} =	6,830	lbs/lf
Cohesion, CL =	11,968	lbs/lf

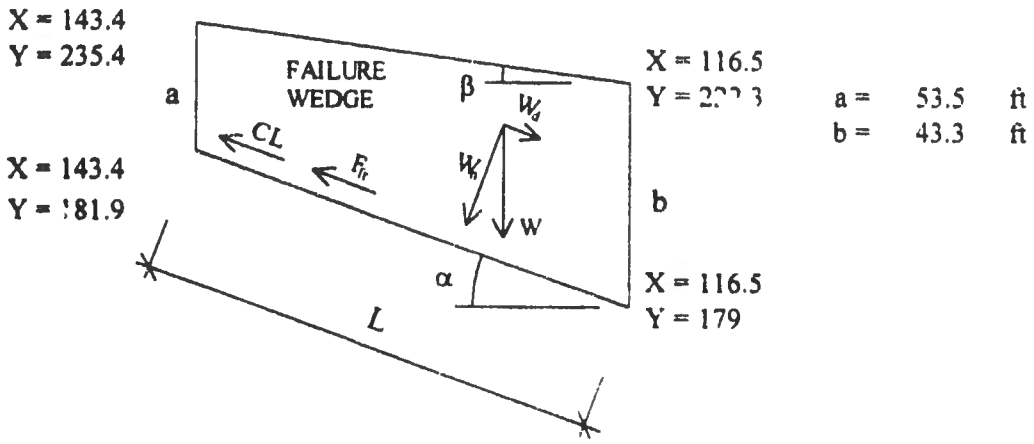
Horiz. Proj. of Driving Forces	6,923
Horiz. Proj. of Resiting Forces	18,691

Horizontal Projection of Resulting Force, P_h = -11,768 lbs/lf

APPLIED LATERAL LOADS
ON
BLOCK 5

DATA:

Soil Density, γ_s =	126 pcf
Friction Angle, ϕ =	6 degrees
Cohesion, C =	850 psf
Surface Angle, β =	26.0 degrees
Fail. Plane Angle, α =	6.2 degrees
Wedge Length, L =	27 ft



a = 53.5 ft

b = 43.3 ft

THE WEDGE:

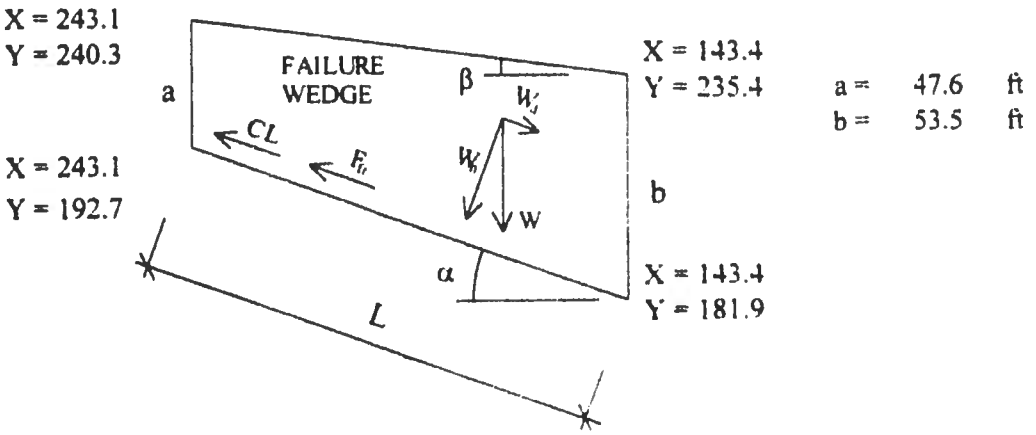
Area of Section, A =	1,302	sq. ft		
Weight of Section, W =	164,047	lbs/lf		
Driving Force, W_D =	17,583	lbs/lf	Horiz. Proj. of Driving Forces	17,482
Friction, F_{ft} =	17,143	lbs/lf	Horiz. Proj. of Resiting Forces	39,909
Cohesion, CL =	22,997	lbs/lf		

Horizontal Projection of Resulting Force, P_A = -22,427 lbs/lf

APPLIED LATERAL LOADS
ON
BLOCK 6

DATA:

Soil Density, γ_s =	126	pcf
Friction Angle, ϕ =	6	degrees
Cohesion, C =	850	psf
Surface Angle, β =	2.8	degrees
Fail. Plane Angle, α =	6.2	degrees
Wedge Length, L =	100	ft



THE WEDGE:

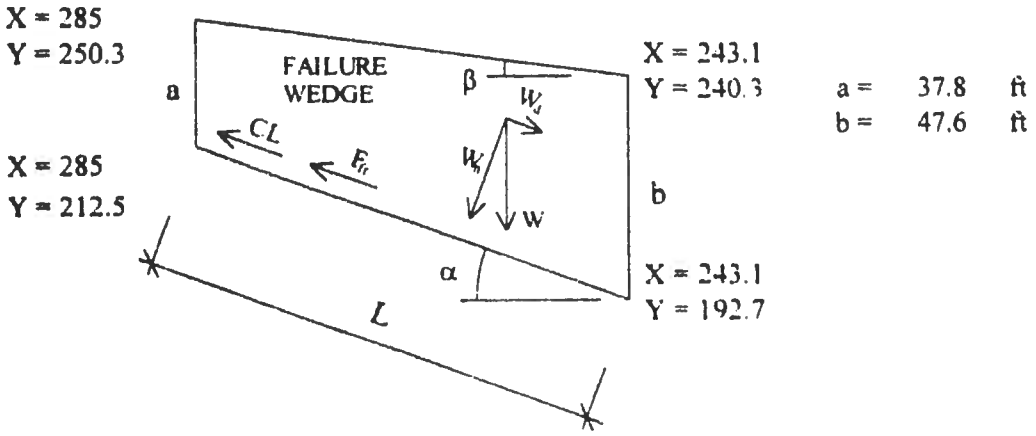
Area of Section, A =	5,040	sq. ft		
Weight of Section, W =	635,019	lbs/lf		
Driving Force, W_D =	68,388	lbs/lf	Horiz. Proj. of Driving Forces	67,991
Friction, F_{fr} =	66,355	lbs/lf	Horiz. Proj. of Resiting Forces	150,714
Cohesion, CL =	85,241	lbs/lf		

Horizontal Projection of Resulting Force, P_A = -82,723 lbs/lf

APPLIED LATERAL LOADS
ON
BLOCK 7

DATA:

Soil Density, γ_s =	126 pcf
Friction Angle, ϕ =	6 degrees
Cohesion, C =	850 psf
Surface Angle, β =	13.4 degrees
Fail. Plane Angle, α =	25.3 degrees
Wedge Length, L =	46 ft



a = 37.8 ft
b = 47.6 ft

THE WEDGE:

Area of Section, A =	1,789	sq. ft
Weight of Section, W =	225,430	lbs/lf
Driving Force, W_D =	96,315	lbs/lf
Friction, F_{fr} =	21,422	lbs/lf
Cohesion, CL =	39,391	lbs/lf

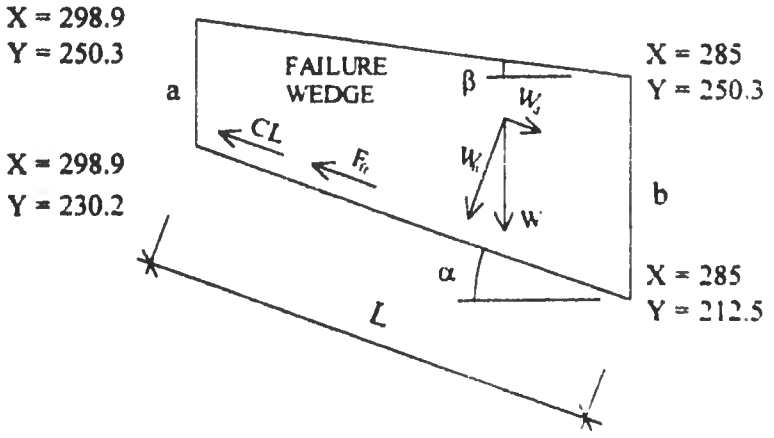
Horiz. Proj. of Driving Forces	87,082
Horiz. Proj. of Resiting Forces	54,984

Horizontal Projection of Resulting Force, P_x = 32,098 lbs/lf

APPLIED LATERAL LOADS
ON
BLOCK 8

DATA:

Soil Density, γ_s =	126 pcf
Friction Angle, ϕ =	6 degrees
Cohesion, C =	850 psf
Surface Angle, β =	0.0 degrees
Fail. Plane Angle, α =	51.9 degrees
Wedge Length, L =	23 ft



a = 20.1 ft
b = 37.8 ft

THE WEDGE:

Area of Section, A =	402	sq. ft		
Weight of Section, W =	50,703	lbs/lf		
Driving Force, W_D =	39,877	lbs/lf	Horiz. Proj. of Driving Forces =	24,629
Friction, F_{fr} =	3,291	lbs/lf	Horiz. Proj. of Resiting Forces	13,848
Cohesion, CL =	19,130	lbs/lf		

Horizontal Projection of Resulting Force, P_A = 10,781 lbs/lf

** PCSTABL5 **

by
Purdue University

--Slope Stability Analysis--
Simplified Janbu, Simplified Bishop
or Spencer`s Method of Slices

Run Date:	11-23-99
Time of Run:	10:35 AM
Run By:	Sassan A. Salehipour, P.E.
Input Data Filename:	PIZ1.in
Output Filename:	PIZ1.out

PROBLEM DESCRIPTION Marquette Drive Slope Stability Analysis

BOUNDARY COORDINATES

7 Top Boundaries
7 Total Boundaries

Boundary No.	X-Left (ft)	Y-Left (ft)	X-Right (ft)	Y-Right (ft)	Soil Type Below Bnd
1	10.00	10.00	23.50	12.00	1
2	23.50	12.00	32.50	15.00	1
3	32.50	15.00	32.51	23.00	1
4	32.51	23.00	46.50	23.00	1
5	46.50	23.00	46.51	30.00	1
6	46.51	30.00	72.50	42.00	1
7	72.50	42.00	80.00	42.00	1

ISOTROPIC SOIL PARAMETERS

1 Type(s) of Soil

Soil Type No.	Total Unit Wt. (pcf)	Saturated Unit Wt. (pcf)	Cohesion Intercept (psf)	Friction Angle (deg)	Pore Pressure Param.	Pressure Constant (psf)	Piez. Surface No.
1	99.0	118.0	440.0	33.0	.00	.0	1

A Critical Failure Surface Searching Method, Using A Random Technique For Generating Circular Surfaces, Has Been Specified.

100 Trial Surfaces Have Been Generated.

10 Surfaces Initiate From Each Of 10 Points Equally Spaced Along The Ground Surface Between X = 23.00 ft.
and X = 32.00 ft.

Each Surface Terminates Between X = 70.00 ft.
and X = 80.00 ft.

Unless Further Limitations Were Imposed, The Minimum Elevation At Which A Surface Extends Is Y = .00 ft.

5.00 ft. Line Segments Define Each Trial Failure Surface.

Following Are Displayed The Ten Most Critical Of The Trial Failure Surfaces Examined. They Are Ordered - Most Critical First.

* * Safety Factors Are Calculated By The Modified Janbu Method * *

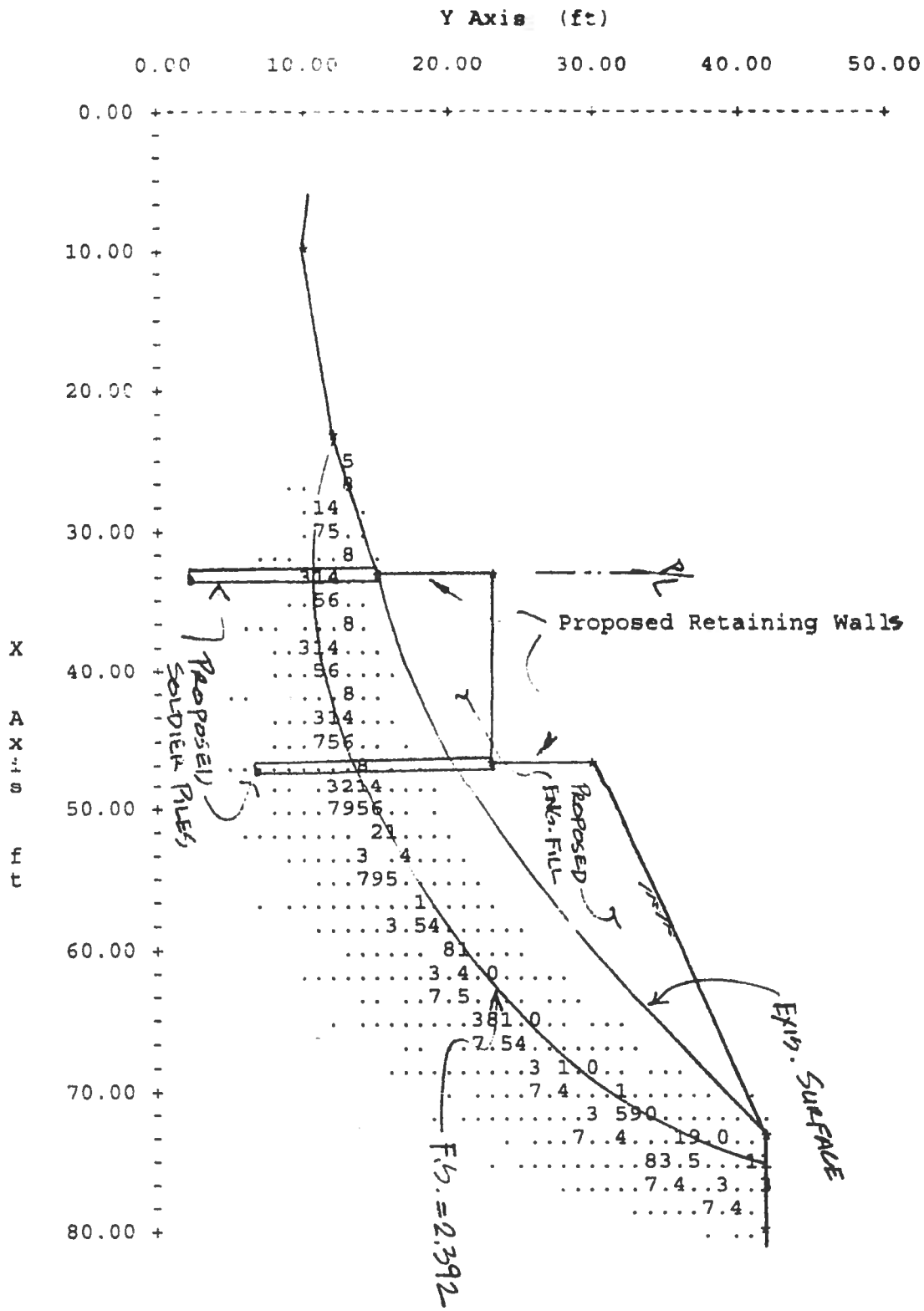
Failure Surface Specified By 15 Coordinate Points

Point No.	X-Surf (ft)	Y-Surf (ft)
1	23.00	11.93
2	27.95	11.23
3	32.95	11.07
4	37.94	11.45
5	42.85	12.36
6	47.64	13.79
7	52.25	15.73
8	56.62	18.16
9	60.71	21.03
10	64.47	24.33
11	67.85	28.02
12	70.81	32.04
13	73.33	36.37
14	75.37	40.93
15	75.71	42.00

*** 2.392 ***

The Following Factors Of Safety Were Also Obtained From The Same Analysis:

*** 2.394 ***
*** 2.403 ***
*** 2.407 ***
*** 2.408 ***
*** 2.410 ***
*** 2.420 ***
*** 2.430 ***
*** 2.430 ***
*** 2.432 ***


Y Axis (ft)
0.00
10.00
20.00
30.00
40.00
50.00
X Axis ft
0.00
10.00
20.00
30.00
40.00
50.00
60.00
70.00
80.00
Proposed Retaining Walls
Proposed Soldier Piles
Proposed Fill
Exist. Surface
F.S. = 2.392

APPENDIX D

RAY A. EASTMAN
ENGINEERING GEOLOGIST

2461 East Orangethorpe Avenue, Suite 214
Fullerton, California 92831
(714) 879-2378

January 12, 2000

MEC/Geotechnical Engineers Inc.
1290 N. Lake Avenue, Su. 204
Pasadena, Calif. 91104

Subject: Engineering Geologic Investigation
Proposed Erosion Control Measures at Residential Site
560 Marquette Street
Pacific Palisades, Calif.
Project No. 1944

Gentlemen:

Per your request, we have conducted an engineering geologic investigation in order to identify pertinent geologic factors with respect to the proposed erosion control measures. The main factors, in turn, included evaluation of the geologic setting with particular interest directed towards the stratigraphy, structure and seismicity.

In retrospect, the site is adjacent to Pulgas Canyon which, in turn, has slopes that are subject to localized erosion. The protection plan is preliminary and the discussions and recommendations provided herein must be considered as general. We understand, however, that proposed construction will be comprised by two localized systems of soldier piles and retaining walls. Also, we understand that site grading will consist of nominal cut/fill with associated retaining walls and slopes at 2:1 that range to ~ 15 feet in height.

SCOPE OF WORK

The geologic work was based upon preliminary planning information and was conducted in accordance with generally accepted practice for the particular circumstances. In turn, the investigation included the following:

o) review of selected geologic maps;
o) field geologic examination of the site;
o) subsurface geologic exploration by five test borings; and
o) visual classification and evaluation of the units encountered with respect to proposed construction.

SITE CONDITIONS

The overall site occupies ~ one acre of land situated at the lower, southerly edge of the Santa Monica Mountains. It is bounded on the west by Marquette Street, on the east by Pulgas Canyon and in general by residential development.

Topography is comprised by two main aspects: namely, a relatively level area between Marquette Street and the crest of slope at Pulgas Canyon, and a moderately steep to steep slope of ~ 55 feet in relief along Pulgas Canyon.

An overview of the site and topography is also shown by the accompanying base maps.

GEOLOGIC CONDITIONS

The rugged Transverse Range comprises the geologic province and same is aptly named for its east-west trend that is in contrast to the normal northwest trend of the geology in Southern California. The major geologic formations in the region include alluvium at the valley floors and sedimentary, granitic and metamorphic bedrock in the mountainous terrain; major fault lines include the nearby Santa Monica, Inglewood and Sierra Madre.

Geology at the site consists of three basic units: namely, sedimentary bedrock, an ancient landslide assemblage and colluvium.

The bedrock is assigned to the Sespe formation. It is concealed but nearby it consists mainly of dense, tan, brown and gray, crudely bedded, f-m sandstone with significant interbeds of tan, massive conglomerate, and dk gray and maroon claystone; the associated strata are moderately folded/faulted but the general dips of strata where present are at ~ 10-50 degrees towards the east.

The ancient landslide assemblage is relatively massive in as much as it occupies the entire site and possible to some extent the adjoining properties. In turn, it ranges in depth to ~ 50 feet and same may be divided into an upper section of Terrace deposit of ~ 30 feet in depth and a lower, moderately disturbed section of Sespe formation. The Terrace section is comprised by interbedded, firm or dense, reddish brown, brown and tan, f sandy clay, clayey silt, and silty and clay f-c sand with gravel; the Sespe section is comprised by interbedded firm or dense, dk brown, brown, tan and gray, crudely bedded, clayey siltstone and f sandstone with scattered, thin clay seams at low angles.

The colluvium is present as a cover of ~ 3 feet on the landslide assemblage. It consists mainly of moderately stiff or moderately dense, dk brown, f-m sandy clay and clayey or silty f-m sand with gravel and rootlets.

Finally, we may note that significant groundwater seepage was encountered at depths of ~ 30 feet at the relatively level area of the site.

SEISMIC CONDITIONS

Relatively nearby active faults of significance to the site include the following:

Fault Zone	Approximate Location	Earthquake Magnitude*
Malibu	1 mile S	6.7
Santa Monica	2 miles SE	6.6
Palos Verdes	7 " S	7.1
Compton	7 " SE	6.8
Hollywood	8 " NE	6.4
Inglewood	10 " SE	6.9
Elysian	14 " E	6.7
San Pedro Basin	14 " SW	6.6
Anacapa	14 " SW	7.3
Northridge	15 " NE	6.9
San Fernando	16 " NE	6.7
Santa Susana	18 " N	6.6
Verdugo	18 " NE	6.7
Simi	20 " NW	6.7
Raymond	20 " NE	6.5.

(*) Maximum probable moment magnitude, CDMG 1996

In turn, the associated ground motion parameters may be bracketed by probabilistic horizontal accelerations of ~ 0 40-0.50g.

Also, of course, see the accompanying fault and earthquake epicenter maps for an overview.

CONCLUSIONS/RECOMMENDATIONS

The aforementioned ancient landslide assemblage poses a minor, but not impossible, constraint to the proposed erosion control development. In consideration of the aforementioned, the proposed erosion control measures development is considered to be possible from an engineering geologic standpoint, subject to the typical discussions presented below:

o) Geologic Stability. The site is situated on an ancient landslide assemblage which, in turn, appears to have developed on an out of slope dip condition in the bedrock along Pulgas Canyon.

o) Seismicity. Nearby active fault lines include the Malibu, Santa Monica, Palos Verdes and Compton; these have associated, postulated maximum probable earthquake magnitudes of 6.6-7.1. In turn, the related, probabilistic ground motion accelerations range upwards to ~ 0.50g.

o) Site Grading. The site grading is anticipated to be amenable to the use of conventional earth moving equipment with moderate to very heavy ripping. The bulk of excavated materials is also anticipated to be suitable for use in compacted fills. Naturally, stripping of unsuitable soils to expose material suitable for the intended purpose will be required prior to placement of newly compacted fill.

o) Proposed Cut and Fill Slopes. Typically, cut slopes are encompassed by three factors: namely, 1) those less than 5 feet in height are anticipated to be stable; 2) those that are at 2:1 with favorable soil conditions and/or bedrock with into slope bedding, jointing or faulting are anticipated to be stable to heights on the order of 30 feet; and 3) those that expose unfavorable soil conditions and/or out of slope bedding, jointing or faulting are anticipated to require buttress fills or retaining walls. In turn, fill slopes of compacted soils at 2:1 are anticipated to be stable to heights on the order of 30 feet.

o) Expansive Soils. Portions of the geologic units are anticipated to be expansive and precautions are required relative thereto.

o) Foundation Criteria. Two basic considerations must be fulfilled with respect to the engineering geologic aspects of the foundation criteria: namely, 1) the foundations must be safe against shear failure of the soils or rock, and 2) the post-construction settlement must be within permissive limits.

Adequate support for compacted fills and/or building foundations is anticipated to be provided by the underlying bedrock subject, of course, to the earlier discussions. Secondarily, we recommend that all fills and foundations for the erosion control measures be established in material that is considered to be suitable for the intended purpose. As may be surmised, the ancient landslide assemblage was initially considered to be marginal in regards to stability but we understand that analyses by your office as the soils engineer indicate that same is stable and suitable for the proposed development. Also, the foundations should be established such as to have a minimal setback of ten feet from any adjacent descending slope face and/or a 1:1 projection from the base of any adjacent slope or excavation. Lastly, the footing excavations and detailed work areas may require heavy ripping and jackhammer work due to zones of hard rock and boulders.

o) Engineering Geologic Inspection. We recommend a review of the finalized grading and construction plan by our geologist in order to verify our findings. Further, we recommend that site inspections be made by our geologist during grading and construction in order to verify the geologic conditions encountered and, of course, additional recommendations may be required if conditions other than anticipated are found.

SELECTED REFERENCES

Probabilistic Seismic Hazard Assessment, California Division of Mines and Geology, 1996, OFR 96-08; Geologic Map of the Topanga Quadrangle, T.W. Dibblee, 1992; Geologic Map Sheets of the Santa Monica Mountains, City of Los Angeles, 1982; Map Showing Late Quaternary Faults of the Los Angeles Region, U.S. Geological Survey, 1989, MF-1964; Evaluating Earthquake Hazards in the Los Angeles Region, U.S. Geological Survey, 1985, Professional Paper 1360; Preliminary Geologic Map of the Pacific Palisades Area, U.S. Geological Survey, 1982, Open File Report 82-194.

REMARKS

Several of the aforementioned items, of course, also fall under the purview of your office as the soils engineer and same may require further evaluation; these items include the site grading, slope stability, expansive soils, retaining walls, shoring and foundation design criteria.

The conclusions and recommendations express our best evaluation of the project requirements as based upon the planning information provided and information obtained at the geologic exposures and exploratory boring locations. The client must recognize, however, that evaluation of subsurface deposits is subject to the influence of undisclosed and unforeseen variations in conditions that may occur and the client has a related responsibility to bring to our attention any unusual condition that may be encountered.

We trust that this engineering geologic report will meet with your needs at this time. However, please contact us if you have any questions.

Sincerely,

Ray A. Eastman
CEG 423

RAE/se

GEOLOGIC LOG - TEST BORING

Project No.: 1944 Date: 9-28-98 Boring No.: 1
Equipment: Bucket rig Boring Dimensions: Dia. 2' D. 56.5'
Elevation: 237

Depth '	Description	Unit
	Pavement	
0-3	Med dense damp dk brn si f sand w/ trace cl	Colluvium
3-9	Dense damp brn si f sand w/ trace cl	Landslide assemblage (Terrace deposit)
9-11	Dense damp lt brn si f-m sand w/gravel	
11-21	Firm moist dk brn cly silt w/ f sdy silt - porous	
21-25	Dense damp lt brn si f-m sand w/ scattered gravel and cobbles at 23-25'	
25-30	Firm moist gr brn cly silt w/ scattered gravel and cobbles at 28-30'	
30-34	Firm moist brn w/ gr cly siltstone	(Sespe fm.)
34-35	Firm moist dk brn cly siltstone w/ gouge and slickensides	
35-51	Firm moist dk gr cly siltstone - paper thin clay seam w/ slickensides at 51' at ~ 10%E	
51-56.5	V firm moist dk gr brn cly siltstone	Sespe fm.
	Seepage at 28-30' Backfilled	

GEOLOGIC LOG - TEST BORING

Project No.: 1944 **Date:** 9-28-98 **Boring No.:** 2
Equipment: Bucket rig **Boring Dimensions:** Dia. 2' D. 35'
Elevation: 238

Depth '	Description	Unit
0-.5	Mod comp dry brn f sdy clay fill w/ rootlets	Fill
.5-4	Med dense damp dk brn f sdy silt w/ gravel	Colluvium
4-10	Med dense damp reddish brn si f-m sand w/ gravel	Landslide assemblage (Terrace deposit)
10-13	Firm moist brn cly silt w/ gravel and cobbles	
13-15	Firm moist dk brn cly silt	
15-19	Firm moist dk brn f sdy silt w/ gravel	
19-22	Firm damp dk brn cly silt - porous	
22-26	Firm damp brn f sdy silt w/ gravel	
26-29	Firm moist brn w/ gr cly silt	
29-32	Dense wet brn m-c sand and gravel - severe caving	
32-35	Firm moist brn and dk gr brn f sdy siltstone	(Sespe fm.)
	Seepage at 29-32' Backfilled	

GEOLOGIC LOG - TEST BORING

Project No.: 1944 Date: 4-8-99 Boring No.: 3
Equipment: Hollowstem Boring Dimensions: Dia. 8" D. 67'
Elevation: 237

Depth '	Description	Unit
0-1.5	Mod soft wet dk brn si clay w/ rootlets	Colluvium
1.5-11	Stiff damp brn si clay - porous	Landslide assemblage (Terrace deposit)
11-13	Dense moist tan si f-c sand w/ gravel	
13-22	Stiff moist brn f-m sdy clay - porous	
22-26	Firm moist lt brn and red brn f sdy silt	
26-32	Dense wet lt brn si f-c sand w/ gravel	
32-33	Dense wet yell brn m sandstone	(Sespe fm.)
33-38	Dense wet gr f-m sandstone w/ thin beds of dk gr brn claystone - 20% dip - series of paper thin black clay seams w/ various dips at 36-37'	
38-47	Dense moist dk gr cly f-m sandstone - 6" gr f sandstone at 42' w/ dip of 28% - 1" gr clay seam w/ slickensides at 44' w/ dip of 16% - 1" dk brn clay seam w/ slickensides at 46' w/ dip of 15%	
47-48	Dense moist gr f-c sandstone	
48-52	Dense moist dk gr cly f-m sandstone - 4" dk brn clay layer at 52' w/ dip of 12%	
52-67	V firm moist dk brn cly siltstone w/ thin beds of gr f sandstone - minor faults w/ dips of 55% at 56 and 63' - dip of 8% at 67'	
	Seepage at 28' Backfilled	

P 2 1 1 5 5 1 3

GEOLOGIC LOG - TEST BORING

Project No.: 1944
Equipment: Hollowstem
Elevation: 239
Date: 4-8-99
Boring Dimensions: Dia. 8"
Boring No.: 4
D. 56.5'

Depth '	Description	Unit
0-3	Mod soft moist dk brn si clay w/ rootlets	Colluvium
3-6	Med stiff damp brn cly silt	Landslide assemblage (Terrace deposit)
6-16	Dense moist tan si f-c sand w/ gravel	
16-22	Stiff damp brn f-m sdy clay - porous	
22-27	Stiff damp brn and red brn f-m sdy clay	
27-33	Dense wet lt brn si f-c sand w/ gravel	
33-34	Dense wet yell brn m sandstone	(Sespe fm.)
34-37	Firm moist brn w/ gr massive siltstone - dip of 18%	
37-46	Firm damp dk gr brn massive siltsto.. sandstone - 4" dk brn clay seam at 46' w/ dip of 15%	
46-56.5	V firm damp dk brn massive siltstone	Sespe fm.
	Seepage at 28' Backfilled	

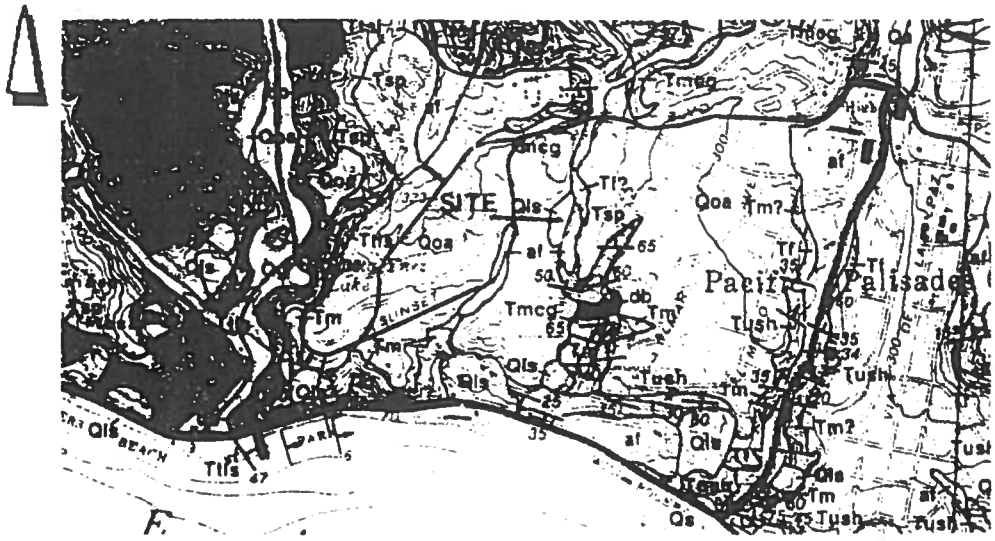
GEOLOGIC LOG - TEST BORING

Project No.: 1944
Equipment: Hollowstem
Elevation: 264
Depth '

Date: 7-16-99
Boring Dimensions: Dia. 8"

Boring No.: 5
D. 50'

Depth '	Description	Unit
0-2	Med stiff dry lt brn f-m sdy clay	Colluvium
2-4	Stiff moist red brn f sdy clay	Terrace deposit
4-5.5	Stiff damp brn f sdy clay	
5.5-27	Dense damp red brn si f-m sand w/ gravel	
27-40	Dense moist tan and brn si f sand w/ gravel and lenses of m-c sand - cobbles at 38-40'	
40-44	Firm moist gr w/ tan siltstone	Sespe fm.
44-48	Firm moist dk gr siltstone w/ thin lenses of gr f sandstone	
48-50	Dense wet tan m sandstone w/ c[illegible]glomerate	
	Seepage at 40' Backfilled	



SURFICIAL SEDIMENTS

unconsolidated detrital sediments; undissected to slightly dissected

af *artificial cut an[illegible]* **Qs** *beach sand*

Qg *gravel, sand and s[illegible] major stream channels*

Qa *alluvial gravel, sand, and clay of valley areas*

Qls *landslide debris; some may be of late Pleistocene age*

OLDER SURFICIAL SEDIMENTS

unconsolidated to weakly consolidated alluvial sediments, dissected where elevated; late Pleistocene age

Qoa *older alluvium of gray to light brown pebble-gravel, sand and silt-clay derived from Santa Monica Mountains; includes thin basal layer of marine fossiliferous sand in and near sea cliffs (McGill 1989)*

SESPE FORMATION

[of Durrell 1954, Truex and Hall 1969, Truex 1976; Yerkes and Campbell 1979,1980; Vaqueros(?) and Sespe(?) Formations of Hoots, 1931]

nonmarine clastic; Oligocene to early Miocene(?) age

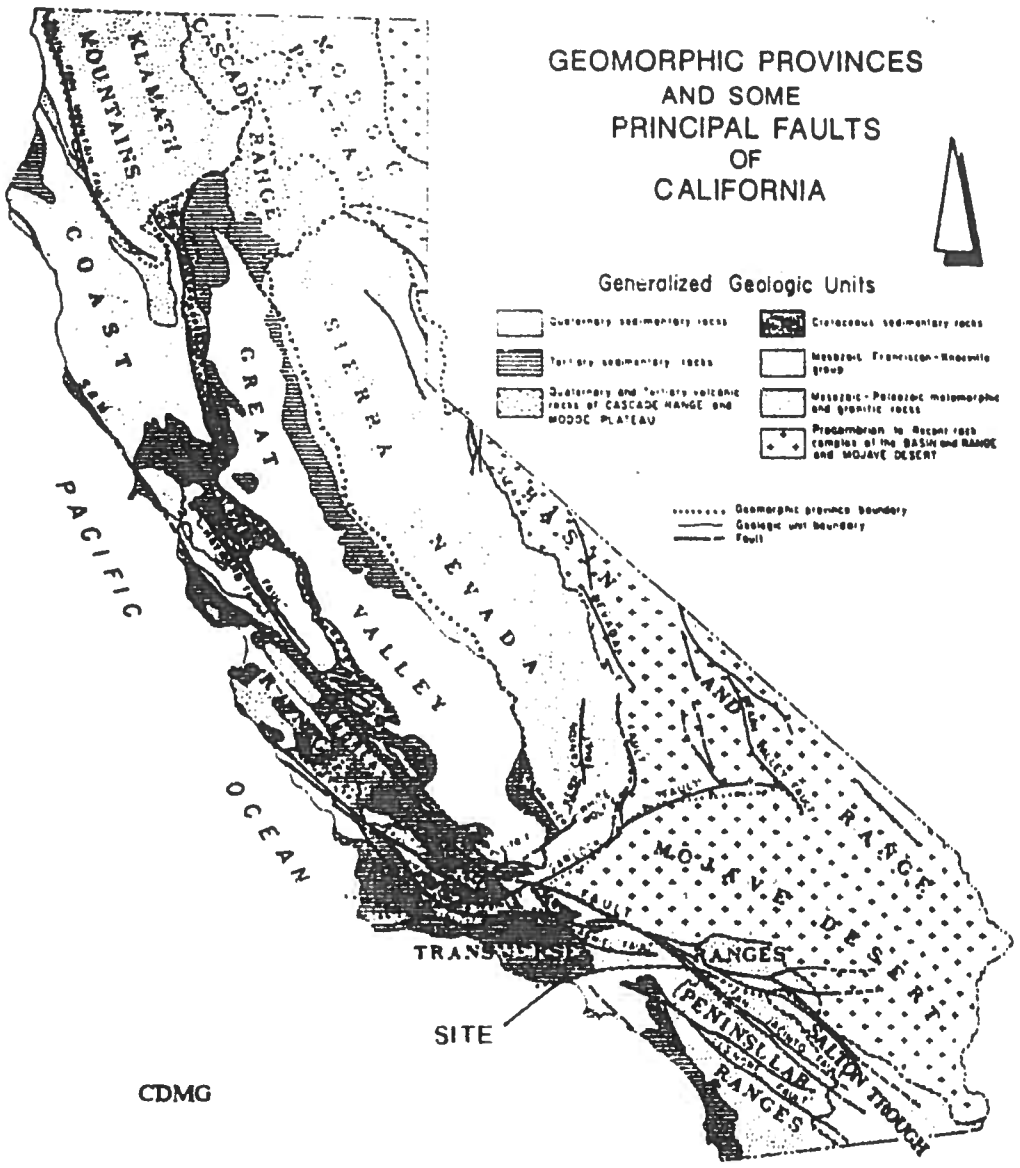
Tsp *mostly light gray to pink or red-gray, fine-bedded semi-friable sandstone; contains some conglomeratic sandstone and conglomerate of mostly granitic clasts; and thin layers of gray to maroon silty claystone; deposited by streams on alluvial plain*

Tsg *coarse conglomerate of cobbles and small boulders of granitic rocks, metaporphyry and quartzite in light gray sandstone matrix in northeastern exposures (Garapito Canyon area); coarse eastern facies deposited by streams on alluvial plain*

AREA GEOLOGIC MAP 1 in - 2000 ft

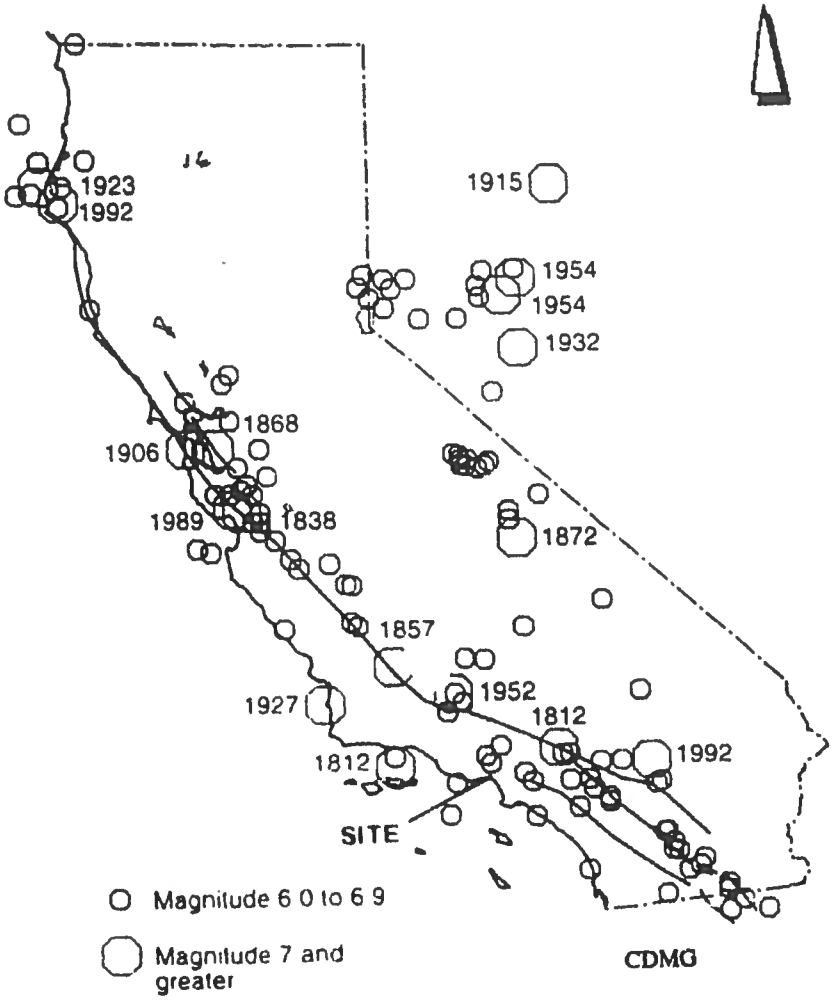
" The Geologic Outfit "

1 3 5 5 1 1 2 7



REGIONAL GEOLOGIC MAP 1 in - 100 mi

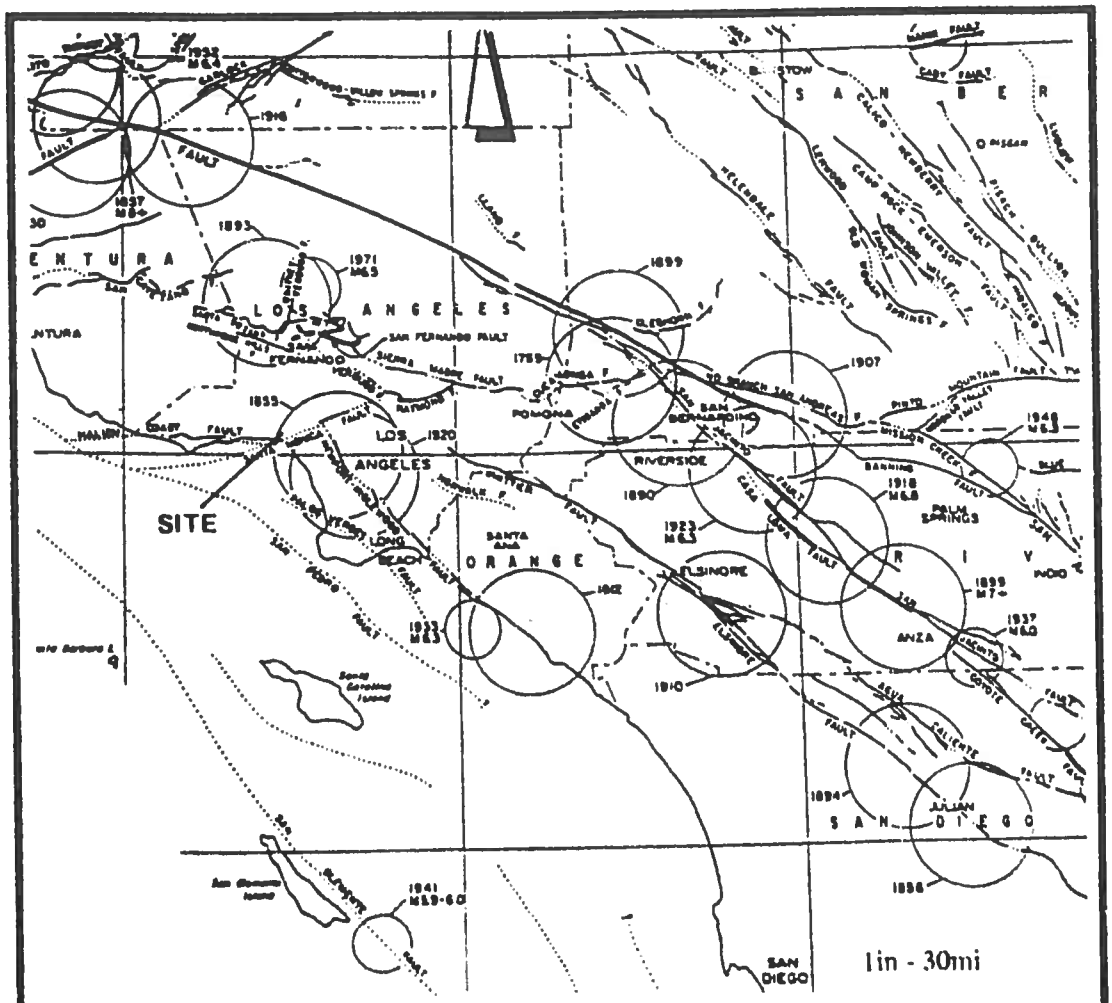
" The Geologic Outfit "



EPICENTER MAP

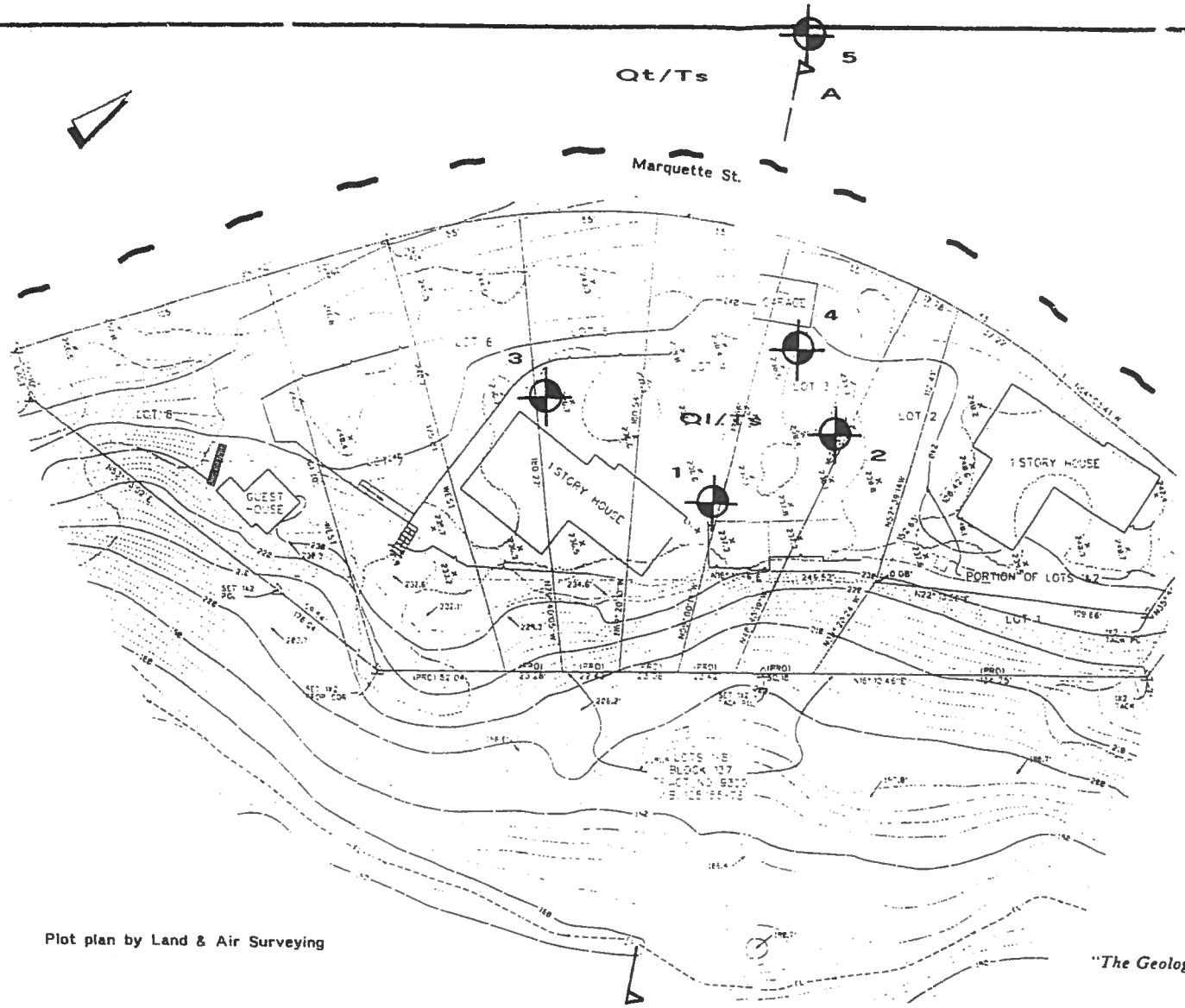
1 in - 150 mi

" The Geologic Outfit "


SITE
1 in - 30mi
ASSOCIATION OF ENGINEERING GEOLOGISTS
1973
MAJOR EARTHQUAKES AND RECENTLY ACTIVE FAULTS
IN THE SOUTHERN CALIFORNIA REGION
EXPLANATION
ACTIVE FAULTS
EARTHQUAKE LOCATIONS
Approximate epicentral area of earthquakes
FAULT MAP
"The Geologic Outfit"

PROJECT No 1 3 3 5 2 2 0 1 3 1

DATE



LEGEND

Ql Landslide mass

Qt Terrace deposit

Ts Siltstone & sandstone

1"- 40'

GEOLOGIC MAP

Plot plan by Land & Air Surveying

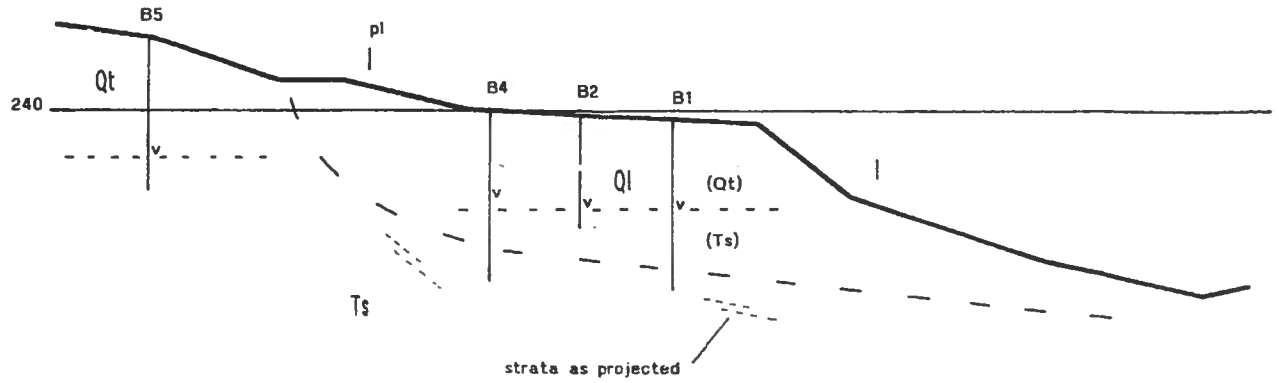
"The Geologic Outfit"

RAY A. EASTMAN
ENGINEERING GEOLOGIST

Blueprint Service Inc 163287

PROJECT No 1 3 0 5 7 1 1 3 2 DATE

V Seepage level



1"- 40'

SECTION A

"The Geologic Outfit"

RAY A. EASTMAN
ENGINEERING GEOLOGIST

APPENDIX E

GRAPHIC SOLUTION
FOR ACTIVE PRESSURE AND EFP
LOWER RETAINING WALL

Data:

Soil Density, γ_s =	118 pcf
Friction Angle, ϕ =	33 degrees
Cohesion, C =	440 psf
Retaining Height, H =	8 feet
Surface Angle, β =	26.6 degrees
Factor of Safety, S.F.=	1.5

Mobilized Strength Parameters:

$C_m = C / S.F.$ =	293.3 psf
$\phi_m = Atan(Tan(\phi) / S.F.)$ =	23.4 degrees
$\alpha = 45^\circ + \phi_m/2$ =	56.7 degrees

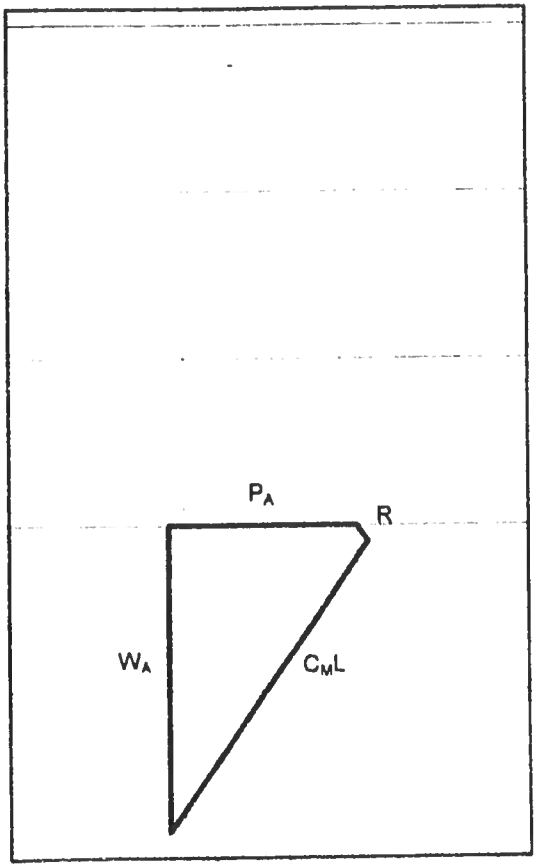
Participating Parameters (Loads):

Active Wedge, W_A =	3,695 lbs
Slip Length, L =	14.3 feet
Cohesive Strength, $C_m.L$ =	4,183 lbs
Active Force, P_A =	-2,166 lbs

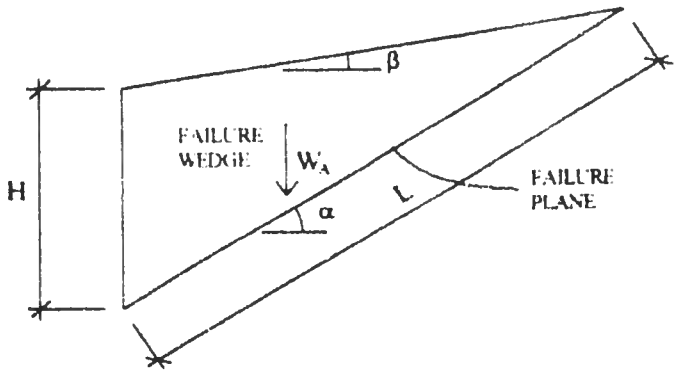
Equivalent Fluid Pressure (EFP):

$P_A = H^2 \cdot \gamma \cdot K_A/2$

EFP = $\gamma \cdot K_A$ = -68 psf/ft or pcf



SCALE: 1" = 2,000 lbs



1355113

GRAPHIC SOLUTION
FOR ACTIVE PRESSURE AND EFP
UPPER RETAINING WALL

Data:

Soil Density, γ_s =	118 pcf
Friction Angle, ϕ =	33 degrees
Cohesion, C =	440 psf
Retaining Height, H =	7 feet
Surface Angle, β =	26.6 degrees
Factor of Safety, S.F =	1.5

Mobilized Strength Parameters:

$C_m = C / S.F.$ =	293.3 psf
$\phi_m = \text{Atan}(\text{Tan}(\phi) / S.F.)$ =	23.4 degrees
$\alpha = 45° + \phi_m/2$ =	56.7 degrees

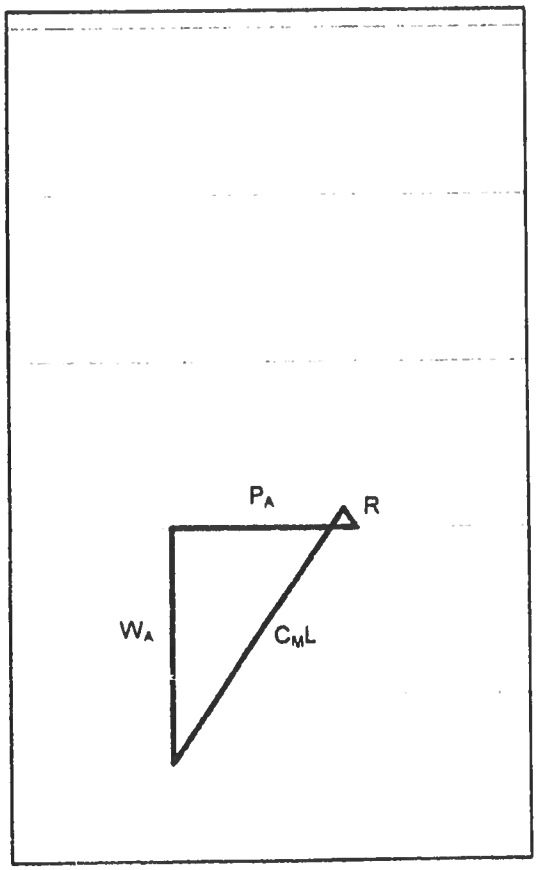
Participating Parameters (Loads)

Active Wedge, W_A =	2,829 lbs
Slip Length, L =	12.5 feet
Cohesive Strength, $C_m \cdot L$ =	3,660 lbs
Active Force, P_A =	-2,161 lbs

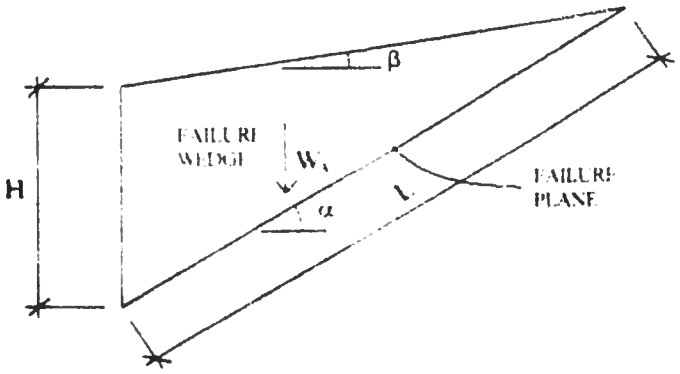
Equivalent Fluid Pressure (EFP)

$P_A = H^2 \cdot \gamma \, K_A/2$

EFP = $\gamma \, K_A$ = -88 psf/ft or pcf



SCALE 1" = 2,000 lbs



CITY OF LOS ANGELES
CALIFORNIA

August 19, 2002

COMPACTION FILE 5
LOG #: 37585

Mr. Cosimo Pizzulli
Pizulli Associates, Inc.
718 Wilshire Bl.
Santa Monica, CA 90401-1708

TRACT: 9300
BLOCK: 137
LOT: 8 (arb 2)

PERMIT No. 00030-10000-01342
DISTRICT MAP No. 126B121
COUNTY REF.

LOCATION: **560 Marquette St.**

SUBJECT: **NONSTRUCTURAL FILL (retaining wall backfill for landscaping)**

LOTS HAVING COMPACTED FILL: 8 (arb 2)

Soils Compaction Report No. 8LEE132, dated July 25, 2002. Prepared by MEC / Geotechnical Engineers Inc.

Approval is granted for compacted fill constructed on the above lots as described in the compaction report. Approval is limited to the area shown in the report and by the following conditions:

1. Since no bearing values where giving, the compacted fill is approved only as a non-structural fill and shall not be used for the support of structures.

2. Slope erosion control, planting and irrigating of fill slopes and run-off control are required for those areas outside the building on hillside areas per Sections 91.7012 and 91.7013 of the Los Angeles City Building Code.

David Hsu
Chief of Grading Section

Eric Cabrera
Structural Engineering Associate
(213) 977-6320

cc: MEC / Geotechnical Engineers Inc..
R.Foorman, West LA Grading Office.

NOTE: Grading oversized document is not attached. (Document Type 92)

37585

MR. COSIMO PIZZULLI
PIZZULLI ASSOCIATES, INC.
718 WILSHIRE BOULEVARD
SANTA MONICA, CALIFORNIA 90401-1708

FINAL COMPACTION REPORT

FOR

560 MARQUETTE STREET
PACIFIC PALISADES

Prepared By

MEC/Geotechnical Engineers, Inc
1290 North Lake Avenue, Suite 204
Pasadena, California 91104-2869

July 25, 2002

MEC MEC Geotechnical Engineers, Inc.

July 25, 2002

Mr. Cosimo Pizzulli
560 Marquette Street
Pacific Palisades, CA 90272

Subject: Final Compaction Report
560 Marquette Street, Pacific Palisades
City of Los Angeles Permit Numbers:
00020-10000-01660, 00030-10000-01342 & 00030-10001-01342
MEC File Number: 8LEE132

Dear Mr. Pizzulli:

MEC/Geotechnical Engineers, Inc. (MEC) has completed the inspection of the drilled piles, the grading inspection and testing of fill earth materials placed behind the newly constructed retaining wall located to the east and to the south of the existing residence at the subject property. A vicinity map is presented on Figure A-1, a plot plan showing the locations of the drilled piles retaining wall and locations of the compaction tests is presented on Figure A-2 in Appendix A. The inspections and tests were performed to assure compliance with the findings of the soils report, approved plans, and other related grading requirements.

Legal Description

The subject property is located on Tract 9300, Block 137, and Lot com at SW cor of lot 8 blk 137 th NE on SE line of Marquette St. 392.78 ft. th S 57 39' 14" E 112.41 ft. th S 22 13' 50" W 0.08 ft. th S 16 10' 46" W in Los Angeles County.

Soldier Piles

The depth and embedment of the drilled soldier piles are checked by a representative of this office. The total depth of the drilled soldier piles, their depth below the grade beams

1290 North Lake Avenue Suite 204 Pasadena California 91104-2869 (626) 345-1819 Fax (626) 345-1820 mecgeo@aol.com

and their embedment into competent Terrace Deposit are presented in Table of Pile Depths.

Table of Pile Depths

Pile Number	Total Depth (ft)	Depth Below Grade Beam (ft)	Embedment Into Terrace Deposit (ft)	Diameter of Drilled Pile (ft)
1	20	18	18	2
2	22	20	20	2
3	22	20	19	2
4	27	25	25	2
5	24	22	22	2
6	27	25	25	2
7	25	23	23	2
8	27	25	25	2
9	30	28	25	2
10	32	30	25	2
11	32	30	25	2
12	26	24	22	2
13	26	24	23	2
14	24	22	22	2
15	24	22	22	2
16	24	22	22	2
17	24	22	22	2
18	24	22	22	2
19	24	22	22	2
20	24	22	22	2
21	24	22	22	2
22	24	22	22	2
23	22	20	20	2
24	22	20	20	2
25	25	23	23	2
26	27	25	25	2
27	27	25	25	2

Pile Number	Total Depth (ft)	Depth Below Grade Beam (ft)	Embedment Into Terrace Deposit (ft)	Diameter of Drilled Pile (ft)
28	27	25	25	2
29	24	22	22	2
30	23	21	21	2
31	23	21	21	2
32	23	21	21	2
33	23	21	21	2
34	20	18	18	2
35	20	18	18	2
36	20	18	18	2
37	20	18	18	2
38	20	18	18	2

The embedment of drilled piles into Terrace Deposit meets the minimum requirements set by this office in the approved soil reports.

Bottom Preparation

The earth materials encountered at the bottom of the excavation for the engineered fill placed behind the retaining wall, were damp, reddish brown, silty fine to coarse sand with gravel and boulders (Terrace Deposit Landslide Assemblage) and dark grayish brown siltstone (Sespe Formation Landslide Assemblage). Bottom preparation consisted of scarifying approximately six (6) inches of earth materials, moistening it using a garden hose, and compacting it by multiple passages of heavy machinery with a sheep's foot compactor and a hand-held compactor. The bottom preparation was inspected and approved by a representative soils engineer of this firm. During the compaction of the engineered fill, the contractor benched into the existing slope.

Sub-drain System

Placement of the weep holes; perforated pipe and gravel sub-drain wrapped with filter fabric was inspected and approved by a representative soils engineer of this firm.

Fill Earth Materials

The fill earth materials consisted of brown to dark brown fine to medium sandy clay (CL).

Maximum Dry Density	124 pcf
Optimum Moisture Content	12%

Moisture Content Control

Moisture content of the fill earth materials was controlled by air-drying for moisture reduction and by garden hose for moisture enhancement.

Thickness of Fill Layers

The fill earth materials were placed in approximately six-(6) to eight-(8) inch thick layers.

Method of Compaction

Compaction was performed by multiple passages of heavy machinery with a sheep's foot compactor and a hand-held compactor.

Testing Methods

A.S.T.M. Standards D 1556-90 (Sand Cone) and D 2922-91 (Nuclear Densiometer) were used to determine the field density of the fill earth materials. A minimum of one (1) sand cone test was performed for at least every five (5) nuclear tests. A.S.T.M. Standard D 1557-91 test was performed to determine the laboratory maximum dry density and optimum moisture content. The field tests were taken approximately every two (2) vertical feet and/or every five hundred (500) cubic yards. Areas with test results of less than ninety percent (90%) of its maximum dry density were removed, recompacted and retested to meet the minimum requirements. The test locations and extent of fill are presented on Figure A-2 in Appendix A. Percent compaction and moisture content test results obtained during the fill grading operation are presented in the "Field Test Results" section of this report.

Purpose/Use of Fill

The fill placed during the grading operation is considered as "Non-Structural".

The existing grade is graded to conduct the surface water away from the fill area and into *proper drainage lines. A copy of drainage plan is presented in Appendix A.*

Certificate of Compliance

This form is presented in the Appendix B.

Field Test Results

Test No.	Dry Density (pcf)	Water Content (%)	Percent Compaction (%)	Depth Below Grade (ft)	Date
1	110.4	15.0	89.0	11	01/10/02
2	112.4	18.4	90.6	5	01/10/02
3	115.9	15.1	93.5	24	01/11/02
4*	116.2	13.2	93.7	16	01/11/02
5	113.1	15.0	91.2	11 ,RE 1	01/10/02
6	119.3	9.3	96.2	9	01/12/02
7	119.1	9.8	96.0	3	01/12/02
8	118.7	10.5	95.7	8	01/12/02
9	115.6	15.2	93.2	18	01/12/02
10	112.4	14.6	90.6	20	01/12/02
11*	118.6	14.3	95.6	20	01/12/02
12	118.1	10.5	95.2	6	01/15/02
13	117.8	9.0	95.0	6	01/15/02
14	120.1	8.7	96.9	16	01/15/02
15*	111.8	14.3	90.2	20	01/15/02
16	112.3	16.1	90.6	18	01/15/02
17	118.9	9.6	95.9	20	01/15/02

Test No.	Dry Density (pcf)	Water Content (%)	Percent Compaction (%)	Depth Below Grade (ft)	Date
18	113.4	12.9	91.5	6	01/15/02
19*	114.6	11.3	92.4	4	01/15/02
20	119.3	13.0	96.2	4	01/15/02
21	114.9	15.7	92.7	4	01/15/02
22	114.7	14.0	92.5	4	01/15/02
23	117.0	14.3	94.4	4	01/15/02
24	115.9	14.2	93.5	3	01/15/02
25	116.1	15.7	93.6	16	01/15/02
26	117.1	14.9	94.4	16	01/15/02
27*	111.9	13.7	90.2	2	01/15/02
28	118.1	12.5	95.2	14	01/16/02
29	115.2	12.8	92.9	6	01/16/02
30	114.8	12.6	92.6	2	01/16/02
31*	117.6	13.1	94.8	4	01/16/02
32	118.3	12.6	95.4	0	01/17/02
33	117.8	13.0	95.0	4	01/17/02
34	117.0	12.5	94.4	2	01/17/02
35*	119.9	9.8	96.7	2	01/17/02
36	119.1	10.5	96.0	0	01/18/02
37	120.0	11.2	96.8	10	01/18/02
38*	118.7	12.3	95.7	8	01/18/02
39	119.2	12.5	96.1	6	01/18/02
40	117.8	12.2	95.0	6	01/18/02
41	116.0	12.3	93.5	18	01/18/02
42	115.8	12.3	93.4	18	01/18/02
43	117.1	11.5	94.4	16	01/18/02
44	113.8	14.8	91.8	14	01/18/02
45*	117.5	13.3	94.8	14	01/18/02
46	118.0	9.9	95.2	4	01/21/02
47	113.3	13.0	91.4	4	01/21/02

Test No.	Dry Density (pcf)	Water Content (%)	Percent Compaction (%)	Depth Below Grade (ft)	Date
48	120.5	10.5	97.2	2	01/22/02
49*	118.9	13.2	95.9	2	01/22/02
50	118.3	12.9	95.4	2	01/22/02
51	117.8	13.3	95.0	0	01/22/02
52	117.1	12.7	94.4	0	01/22/02
53	120.1	13.8	96.9	2	01/22/02
54	118.9	10.6	95.9	2	01/22/02
55	120.2	12.6	96.9	0	01/22/02
56*	118.5	12.3	95.6	0	01/22/02
57	118.5	15.1	95.6	2	01/22/02
58	111.5	12.3	89.9	0	01/22/02
59	113.7	12.5	91.7	0	01/22/02
60	117.5	13.8	94.8	0 .RE 58	01/22/02
61	117.5	14.0	94.8	14	01/22/02
62*	117.1	13.8	94.4	12	01/22/02
63	117.7	14.3	94.9	10	01/25/02
64	113.7	12.5	91.7	10	01/25/02
65	116.0	11.9	93.5	12	01/25/02
66	120.1	12.1	96.9	10	01/25/02
67*	113.7	12.5	91.7	10	01/25/02
68	118.7	12.5	95.7	8	01/25/02
69	117.3	14.3	94.6	8	01/25/02
70*	117.1	13.5	94.4	8	01/25/02
71	116.8	14.2	94.2	2	01/26/02
72	117.2	14.2	94.5	2	01/26/02
73*	117.5	13.8	94.8	6	01/26/02
74	117.8	13.5	95.0	4	01/26/02
75	115.2	12.3	92.9	6	01/26/02
76	116.3	13.5	93.8	4	01/26/02
77	118.8	13.6	95.8	4	01/26/02

Test No.	Dry Density (pcf)	Water Content (%)	Percent Compaction (%)	Depth Below Grade (ft)	Date
78	117.8	13.7	95.0	2	01 26 02
79	117.3	13.5	94.6	2	01 26 02
80	117.3	13.2	94.6	2	01 26 02
81*	117.2	13.4	94.5	2	01 26 02
82	108.9	13.2	87.8	2	01 26 02
83	110.8	13.6	89.4	2	01 26 02
84	117.7	11.2	94.9	2	01 26 02
85	112.1	13.2	90.4	2 .RE 82	01 26 02
86	111.7	13.6	90.1	2 .RE 83	01 26 02
87*	117.2	11.2	94.5	2	01 26 02
88	118.1	12.5	95.2	2	01 31 02
89	118.5	13.2	95.6	0	01 31 02
90	119.5	11.7	96.4	0	01 31 02
91	118.6	12.5	95.6	0	01 31 02
92*	116.1	10.0	93.6	0	01 31 02
93	119.7	12.4	96.5	0	02 01 02
94	116.8	9.5	94.2	4	02 01 02
95	117.9	10.4	95.1	4	02 01 02
96*	116.9	13.9	94.3	2	02 01 02
97	117.1	13.5	94.4	2	02 04 02
98	120.2	12.6	96.9	0	02 04 02
99	118.5	12.2	95.6	0	02 04 02
100*	117.5	13.2	94.8	0	02 04 02
101	117.3	12.2	94.6	0	02 04 02
102	117.7	12.5	94.9	0	02 04 02
103	115.1	11.3	92.8	0	02 04 02
104	115.0	11.5	92.7	0	02 04 02
105	117.1	12.3	94.4	0	02 04 02
106	111.8	11.3	90.2	2	02 04 02
107*	113.2	10.7	91.3	2	02 04 02

Test No.	Dry Density (pcf)	Water Content (%)	Percent Compaction (%)	Depth Below Grade (ft)	Date
108	119.8	11.2	96.6	2	02/05/02
109	114.8	10.3	92.6	2	02/05/02
110*	117.4	12.7	94.7	4	02/05/02
111	118.9	13.5	95.9	4	02/05/02
112	118.6	12.8	95.6	4	02/05/02
113	117.5	12.6	94.8	0	02/05/02
114*	113.2	11.9	91.3	0	02/05/02
115	119.2	11.6	96.1	0	02/06/02
116	111.9	14.7	90.2	2	02/06/02
117	114.9	10.4	92.7	2	02/06/02
118	117.2	12.0	94.5	2	02/06/02
119	118.3	13.3	95.4	2	02/06/02
120*	120.1	11.0	96.9	2	02/06/02
121	119.1	10.0	96.0	2	02/07/02
122	119.5	12.2	96.4	0	02/07/02
123	118.1	12.5	95.2	2	02/07/02
124*	117.5	12.5	94.8	2	02/07/02
125	117.4	12.6	94.7	2	02/07/02
126	116.9	13.2	94.3	0	02/07/02
127	117.1	13.1	94.4	0	02/07/02
128*	118.1	12.8	95.2	0	02/07/02
129	117.2	12.9	94.5	0	02/08/02
130	117.8	13.5	95.0	2	02/08/02
131	118.2	12.4	95.3	2	02/08/02
132	118.5	12.8	95.6	2	02/08/02
133	118.6	12.2	95.6	0	02/11/02
134*	117.8	12.9	95.0	0	02/11/02

Note: Test numbers with an asterisk indicate sand cone tests.
RE = Re-test

The field inspections, field tests and laboratory test results presented herein indicate that the inspected work has been performed in accordance with the code requirements.

We appreciate the opportunity to be of service to you. If you have any questions concerning this report, please call us.

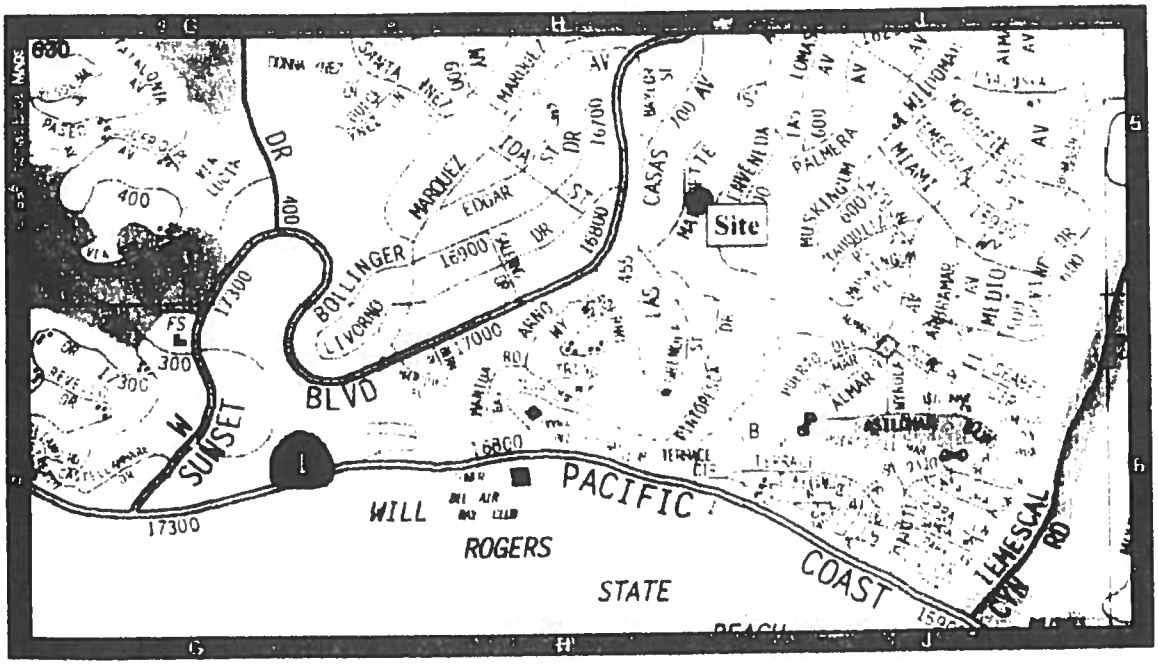
Sincerely,

MEC GEOTECHNICAL ENGINEERS

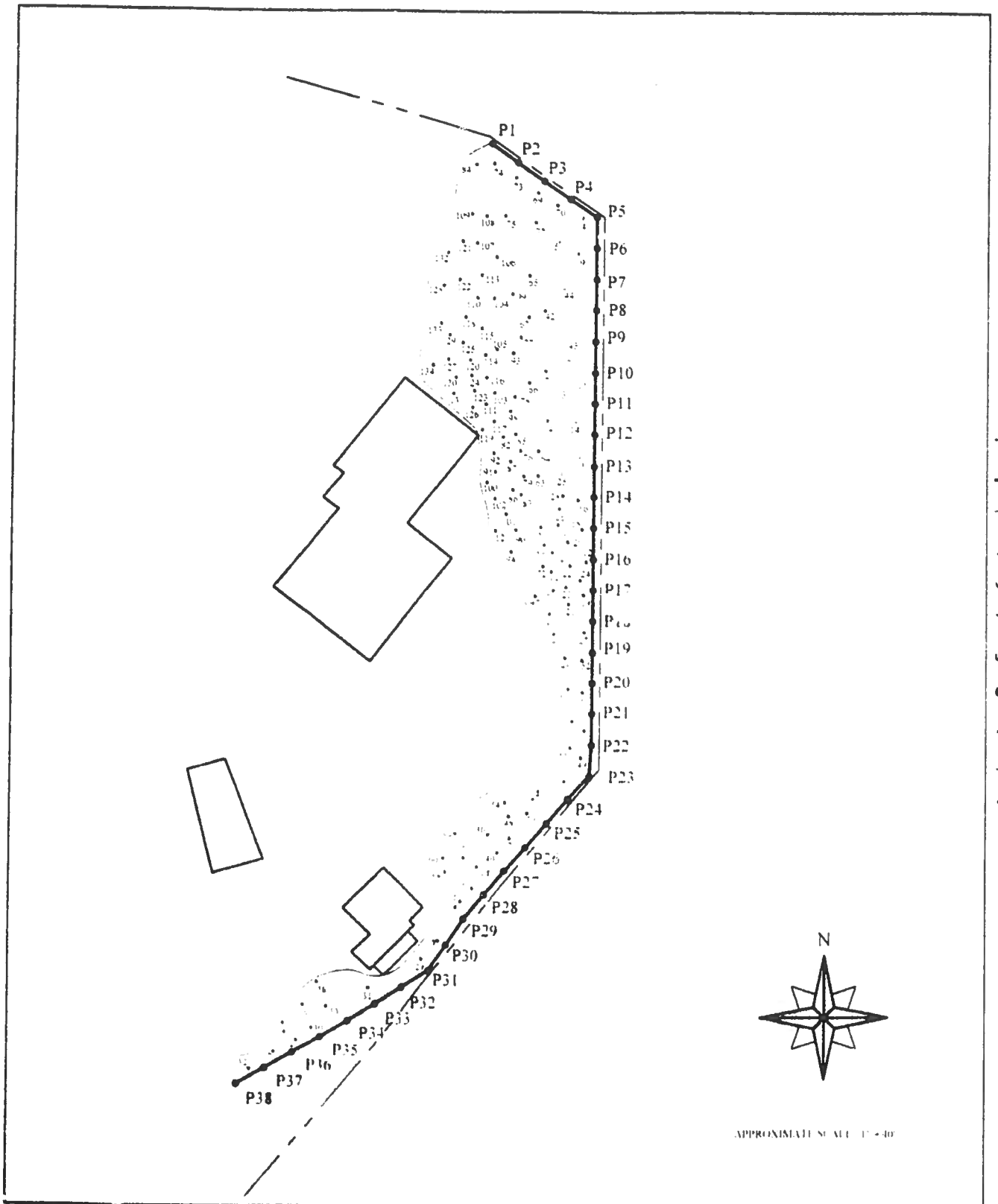
Sassan A. Salehipour, G.E.
President

SAS jsh/8lee132p.doc
Appendices

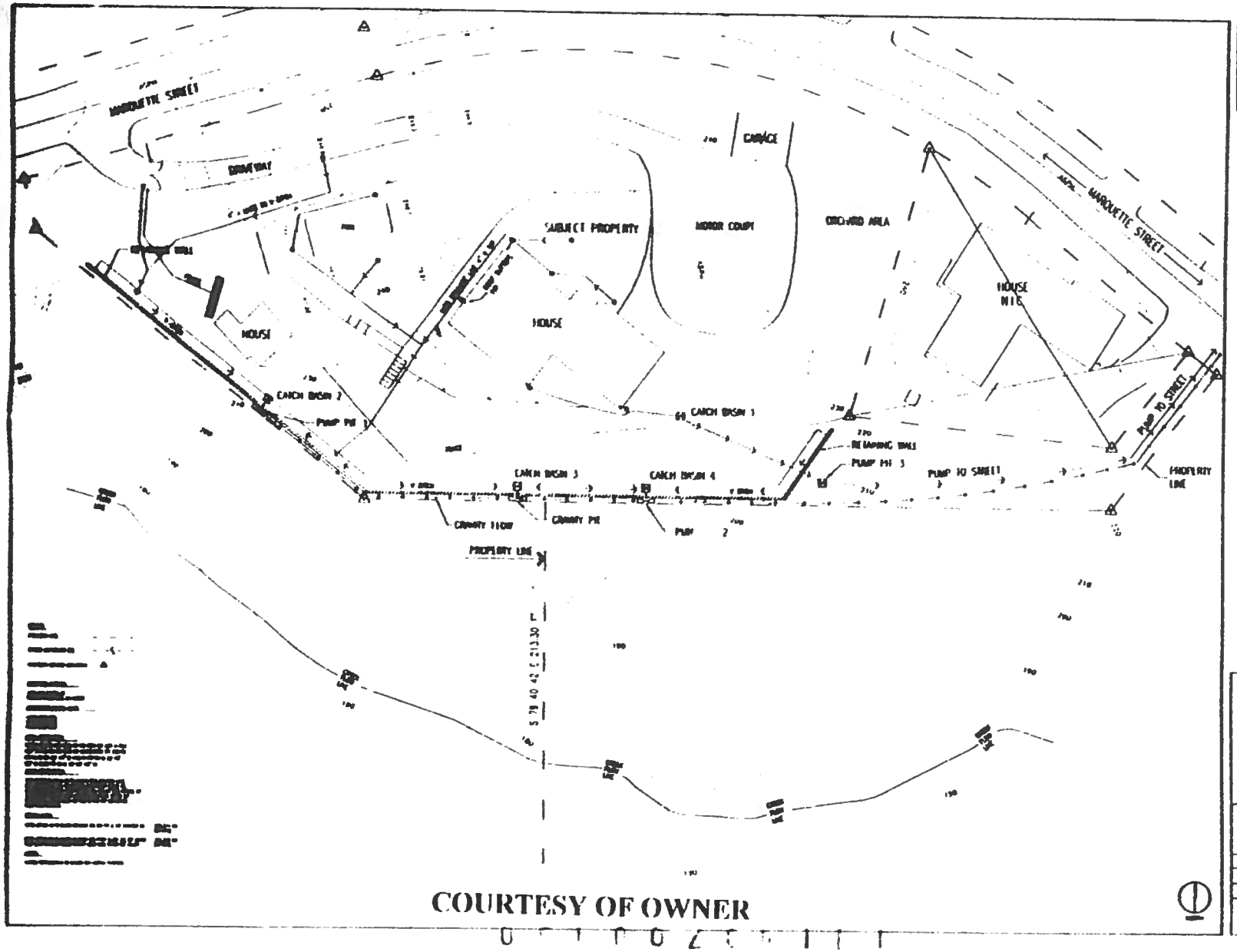
APPENDIX A



MEC	VICINITY MAP 560 MARQUETTE STREET, PACIFIC PALISADES	FIGURE A-1



MEC	PLOT PLAN 560 MARQUETTE STREET, PACIFIC PALISADES	FIGURE A-2



PIZZULLI

PIZZULLI RESIDENCE

Drainage Plan

DP 1.0

APPENDIX B

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
ENGINEER'S CERTIFICATE OF COMPLIANCE FOR COMPACTED EARTH FILLS

LOCATION OF FILL: TRACT NO. 9300 BLOCK 137 LOT 8 (Arb 2)
Backfill Behind New Retaining Wall for Erosion Control Measures

JOB ADDRESS: 560 Marquette Street, Pacific Palisades
SOIL TESTING AGENCY: MEC Geotechnical Engineers, Inc.
PROPERTY OWNER'S NAME: Mr. Cosimo Pizzulli
OWNER'S ADDRESS: 560 Marquette Street, Pacific Palisades
PER REPORTS ON OUR PROJECT NO.
DATE WORK STARTED ON PROJECT: July 12, 2001
DATE FILL WAS COMPLETED: February 11, 2002
DATE OF THIS CERTIFICATE: July 25, 2002

TO THE SUPERINTENDENT OF BUILDING:

* I hereby certify that I have personally inspected and tested the placing of compacted earth fill on the above described property, and on the basis of these inspections and tests it is my opinion that the same was placed in conformity with the requirements of the Los Angeles City Building Code.

Sassan A. Salehipour, G.E.
Civil Engineer
California Certificate No. 2579

* For the purpose of this Certificate, to "have personally inspected and tested" shall include inspection and testing performed by any person responsible to the licensed engineer signing this certificate. Where the inspection and testing of all or part of the work above is delegated, full responsibility shall be assumed by the licensed engineer whose signature is affixed thereon.

CITY OF LOS ANGELES
CALIFORNIA

DEPARTMENT OF BUILDING AND SAFETY
GRADING CERTIFICATE

October 31, 2002

Cosimo and Christine Pizzulli
560 Wilshire Bl.
Santa Monica, CA 90401

Address of Lot: 560 Marquette St

Tract: 9300 Lot: 8 (arb 2) Blk.: 137 Cnty. Ref.: —

Permit No. and Year: 00030-10000-01342, 00030-100001-01342, 00020-10000-01660, 00030-10001-01660

FILL:	Refer to compaction report prepared by MEC Geotechnical #8LEE132 dated 7/25/02
BEARING VALUE:	Non structural fill behind retaining wall
RETAINING WALLS:	12' high
DRAINAGE DEVICES:	4" diameter perforated pipes
OTHER PROTECTIVE DEVICES:	2 sump pumps to street
DEPT. LETTERS:	log #37585 dated 8/19/02

This certifies that, so far as ascertained by or made known to the undersigned, the lot address indicated above complies with the applicable requirements of Chapter 9, Article 1, of the Municipal Code. This certificate is subject to revocation whenever the work has been materially extended or altered, or when protective devices are not maintained.
NOTE: Any change of conditions must be approved by the Department of Building and Safety.

Ray Wooden
Acting Principal Grading Inspector

City of Los Angeles - Department of Building and Safety

GRADING PRE-INSPECTION REPORT

Address: **560 Marquette Av**
CD: **11** Grad Dist.: **STGRDW14** Log No.: **VN00924** Permit Application:

Purpose: **Add spa to (e) pool** Property Posted: **No** Posting Date:
GPI Fees Paid: **Yes** Posting Fees Paid:

TRACT: **9300**
BLOCK: **n/a** LOT(S): **8** ARB: COUNTY REF. NO.:

INSPECTORS REPORT OF FIELD CONDITIONS

Approved Graded Lot: **No**
Fill over 100 feet: **No**
Slope of Surface: **Descending**
Cut: ° Height: ft
Fill: ° Height: ft
Natural: ° Height: ft
Sewer Available: **No**
Site **Below** Street
Condition of Street for Drainage Purposes
A/C
Driveway Grade: **-10 % Existing**

Bearing Value: **Table 18.1.A**
Buttress Fill: **No**
Natural Soil Classification Per Table 18.1.A
silty clay
Expansive Soil: **Yes**
Slide Area: **Yes**
PSDS Sized Per Code: **Yes**
Roof Gutters: **Yes**
Recommended Termination of Drainage
to street or approved location
Maximum Rough Grade Allowed: %

GRADING APPROVAL TO ISSUE PERMIT(S)

X **OK TO ISSUE. SEE BELOW FOR COMMENTS.**

DO NOT ISSUE UNTIL BELOW REQUIREMENTS HAVE BEEN SATISFIED.

CONDITIONS & REQUIREMENTS PRECEDENT TO ISSUING PERMIT

X 1. A grading permit is required for **excavation and backfill**.
2. A retaining wall permit is required. .
3. OSHA permit required for **vertical cuts 5 feet or over.**.
X 4. All footings shall be founded in undisturbed natural soil per Code.
X 5. Comply with the provisions of Section 91.1804.4 for expansive soil conditions.
X 6. In the event excavations reveal unfavorable conditions, the services of a soils engineer and/or geologist may be required.
7. report(s) are required. Submit three copies (1 original and 2 copies), with appropriate fees, to the Grading Section for review and approval.
8. Incorporate all recommendations of the approved report(s) and Department letters dated into the plans. to sign plans.
9. Site is subject to mudflow. Comply with provisions of Section 91.7014.3.
10. Buildings shall be located clear of the toe of all slopes which exceed a gradient of 3 horizontal to 1 vertical as per Section 91.1806.5.2.
11. Footings shall be set back from the descending slope surface exceeding 3 horizontal to 1 vertical as per Section 91.1806.5.3.
12. Swimming pools and spas shall be set back from descending and ascending slopes as per Section 91.1806.5.4.
13. Department approval is required for construction of on or over slopes steeper than 2 horizontal to 1 vertical.
14. Provide complete details of engineered temporary shoring or slot cutting procedures on plans. Call for inspection before excavation begins.
X 15. All concentrated drainage, including roof water, shall be conducted, via gravity, to the street or an approved location at a 2% minimum. Drainage to be shown on the plans.
16. A Registered Deputy Inspector is required for .
17. All fill or backfill shall be compacted by mechanical means to a minimum 90% relative compaction as determined by ASTM method D-1557. Subdrains shall be provided where required by Code.
18. Specify on the plans: "The soils engineer is to approve the key or bottom and leave a certificate on the site for the grading inspector. The grading inspector is to be notified before any grading begins and, for bottom inspection, before fill is placed. Fill may not be placed without approval of the grading inspector."
19. Existing non-conforming slopes shall be cut back at 2:1 (26 degrees) or retained.
20. All cut or fill slopes shall be no steeper the 2:1 (26 degrees).
21. Stake and flag the property lines in accordance with a licensed survey map.
22. Approval required by the Department of for .

ADDITIONAL REQUIREMENTS

Inspector Signature	Inspector, Office, Phone	Date
	Rudi Foorman, West L.A. , 310-575-8032	**02/14/2003**

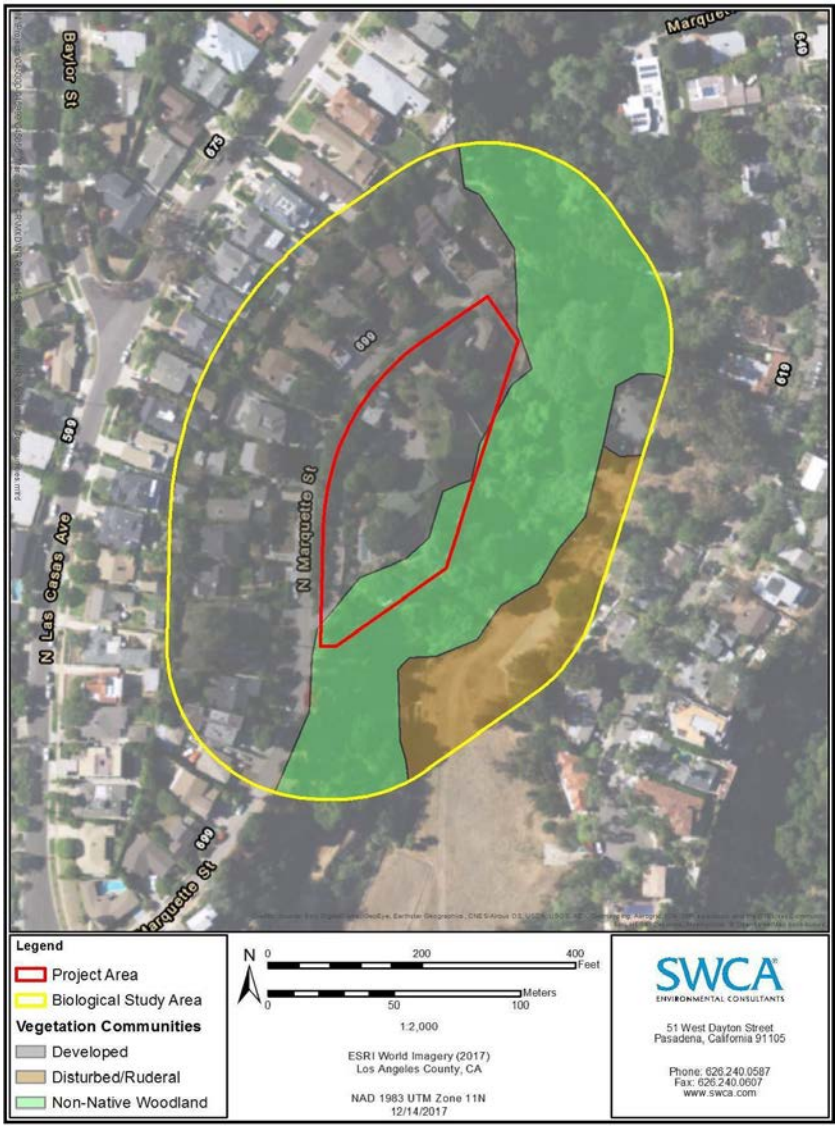
Communication from Public

Name:	Linda Deacon
Date Submitted:	02/11/2020 09:55 AM
Council File No:	20-0027
Comments for Public Posting:	Please see Attachments 1 through 10 to support Appellant statements for the PLUM Committee hearing on 2/11/20

JUSTIFICATIONS FOR APPEAL OF CEQA: ENV-2017-1259-MND & CE regarding DIR-2017-264 through 449-CDP-MEL-1A & related cases AA-2016-4700-PMEX; AA-2016-4696-PMEX

A CLASS 32 CATEGORICAL EXEMPTION IS INAPPLICABLE TO THIS PROJECT. The City has granted Applicant a Class 32 exemption, characterizing the Project as an "infill" development, finding it "surrounded by urban uses." This exemption may be used where a project is located in an urban environment has already been built out, where unusual circumstances are not present and all code requirements are met. However, this Project is not a simple project on a city "infill" lot. This Project is an oversized, out-of-character, 8-home project on a landslide on the edge of a canyon with serious erosion issues. It is on an extremely narrow, sub-standard, dead-end street. The Project site does not fit within the parameters of an "infill site", defined by the California Public Resources Code.

Public Resources Code (PRC) §21159.24(a)(1) provides that CEQA does not apply to a project on an "infill site" and PRC §15332 mandates that a Class 32 exemption requires a proposed project to be "substantially surrounded" by urban uses. However, PRC §21061.3(a)(1) provides that an "infill site" is defined as where at least 75% of the perimeter of the site adjoins parcels developed with urban uses. PRC §21059.25(a)(2) provides that "substantially surrounded" means at least 75% of the perimeter of the project site must adjoin parcels developed with urban uses. See the diagram below, excerpted from Applicant's ENV-2017-1259- MND. 75% of the Project site is clearly NOT adjoined by parcels developed with urban uses, but by **NON-NATIVE WOODLAND.**



Also, PRC §21159.21(h) provides that a housing project qualifies for an exemption from CEQA if it is not subject to a landslide hazard. Here, the Project site is absolutely subject to a landslide hazard, as noted by the Applicant's own admission, by city agencies, by geotechnical experts and by the California Coastal Commission.

Additionally, California Code of Regulations §15300.2(c) provides that: "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." *[Emphasis added]* Code of Regulations §15382 defines "significant effect on the environment" as a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project. Even the L.A. Planning Dept. promulgates "Specific Requirement Criteria" indicating that a Class 32 Exemption is not available if there are "unusual circumstances creating the reasonable possibility of significant effects." *[CP-7828 – 7/23/18]*

The City has been presented with substantial expert testimony that the Project site is on a landslide and subject to excessive groundwater due to seepage/discharge from septic tanks uphill and across the street. Testimony and evidence establish that the Project site is on the edge of a steep, undeveloped canyon along a substandard dead-end street and that there has been a prior failure of the closest nearby sewer system. (See attached report by P Nagel.) Unusual circumstances clearly exist and should a landslide or slope failure occur due to the Project, N. Marquette and Las Pulgas Canyon below it would be substantially affected. There has been a total failure to sufficiently evaluate the groundwater regime at the Project site. (see attached report by ED Michael.)

The Class 32 exception is inapplicable if a reasonable possibility of a significant effect due to unusual circumstances is demonstrated. The Coastal Commission has already specifically found that the Project site is subject to hazards from landslide activity and the risk of slope failure and erosion. (See attached California Coastal Commission staff report.) The Applicant acknowledged and agreed to this. The evidence is adequate to establish unusual circumstances and a reasonable possibility that the project will have a significant environmental impact.

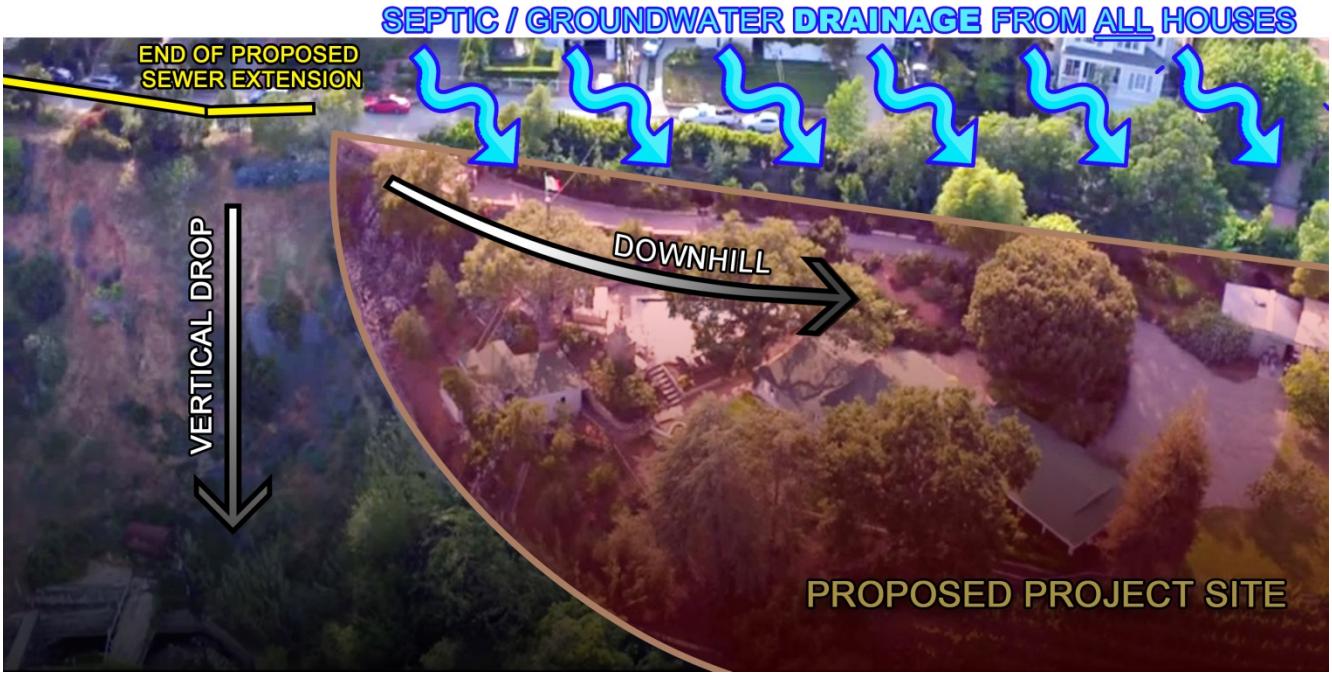
Testimony from neighboring residents has also established that the Project site has unusual circumstances that will have significant unmitigated effects on traffic and public safety, which make the exemption unavailable under Code of Regulations §15332. N. Marquette at the Project site is a substandard, extremely narrow, dead-end street.

The Class 32 exemption also does not apply unless the project is consistent with the policies of the applicable Community Plan. (PRC §21059.25(b)(1).) It is not. The project site area is governed by the Brentwood-Pacific Palisades Community Plan. Objective 2-1.3 in the Community Plan requires that projects be designed to achieve a high level of compatibility with existing uses. Objective 2-4.2 in the Community Plan is to preserve community character and scale. For an exemption to apply, PRC §30253 specifically requires a project to be "consistent . . . with all applicable general plan policies"*[Emphasis added]* and that it not result in any significant effect relating to traffic.

The proposed Project is of a mass and scale that is completely out of character with the surrounding neighborhood. The proposed houses are considerably larger than the existing residences on North Marquette Street, and because the lot sizes are relatively consistent with the lots across the street, the result is a housing density that is out of character with the neighborhood. The proposed development

includes 8 houses from 5,317 to 8,053 sq. ft, not including swimming pools. The average size of the proposed houses is 7,156 sq. ft, which is over 5,000 sq. ft. larger than the average size of the 24 houses currently on North Marquette Street and over 3,000 sq. ft. larger than the largest house currently on the street. The total square footage of the proposed 8 houses would more than DOUBLE the square footage of ALL 24 houses currently on North Marquette Street. Further, it will seriously impact the traffic on the extremely narrow, dead-end street where the Project is proposed to be located.

THE PROPOSED SEWER SYSTEM EXTENSION DOES NOT MEET CEQA STANDARDS. No direct geotechnical exploration has been conducted on the site where the sewer system extension is planned. The applicant's geologist relied on existing geotechnical reports for properties across and down the street. Those reports do not address the geotechnical issues involved in constructing the sewer extension in a portion of the street which is next to a sheer cliff into the canyon that has recently experienced slope failure. See photograph below:



LADBS, in its 7/8/19 memorandum, agreed with Appellant's geotechnical expert, E.D. Michael, that the groundwater discharge from septic systems is especially of concern. But LADBS asserts that the sewer extension from the Project homes "should locally reduce the amount of groundwater and increase the stability of the adjacent slopes when existing septic systems are moved onto City sewer service."

However, the proposed Project only seeks a sewer connection for the 8 homes that are proposed to be built. There is no plan to construct a sewer extension to connect all the other homes opposite and uphill from the Project site to the sewer. All of these homes utilize septic systems. The proposed sewer connection for the Project will not affect or reduce the groundwater discharge from these homes. And the groundwater seepage from these homes onto the Project site has not been adequately

investigated. The Project and Applicant's geotechnical reports do not meet CEQA's standards because of this.

Similarly, the Bureau of Engineering 6/26/19 memorandum asserts that the proposed new sewer line will reduce the amount of water introduced into the ground. But again, there is no plan to address the groundwater discharge from the other homes uphill and across the street from the Project site. This discharge is currently a major source of groundwater beneath the Project site.

The Bureau of Engineering, Geotechnical Engineering Division issued an approval for the proposed extension (January 28, 2019; File No. 10-032, W.O. No. BR402851), acknowledging the instability of the slope, and requiring flexible jointing and an impermeable liner system to prevent leakage onto the steep slope. This solution will not address leakage from the sewer line at the end of the extension onto the subject property which is entirely downhill from the sewer extension, and also downhill from the septic systems which drain across the street and underneath the property. There is no public record of safety measures that would be taken to control water and effluent flow within the subject property. In addition, neighbor testimony provided evidence that the sewer line to which the proposed extension would connect is already taxed beyond capacity. (See attached report from PG Nagel, dated 11/3/19.) It is to be remembered that the testimony of neighbors is also sufficient to constitute substantial evidence that a contemplated use is detrimental to the welfare of the community. SP Star Enterprises, Inc. v. City of Los Angeles (2009) 173 Cal.App.4th 459.

All of this constitutes a fair argument that CEQA applies and provides substantial evidence of unusual circumstances and the reasonable possibility that the Project may have a significant effect on the environment as regards safety. Because the Project has not been appropriately evaluated with regard to the groundwater on the site and the other geological risks in building there, there was no substantial evidence to support the findings made by the Director.

Appeal justifications re. FINDINGS as amended by the West Los Angeles Area Planning Commission on November 6, 2019

1. The development is NOT in conformity with Chapter 3 of the California Coastal Act of 1976

Re. Section 30250, the proposed development WILL substantially impact existing development, and since it requires tapping into an already overtaxed sewer system, substantially increasing the risk of sewer system failure. Therefore, public services are not adequate to accommodate this level of increased development. Due to the location of the proposed development, a sewer system failure would directly impact the structural integrity of the substandard dead end street, and the adjacent coastal canyon. This increases the possibility that residents would be prevented from accessing their homes.

Re. Section 30253, the proposed development will NOT minimize risks to life and property in areas of high geologic, flood, and fire hazard, and will NOT minimize impacts along bluffs and cliffs. As noted in the attached California Coastal Commission staff report Th-8e , the proposed development is *"adjacent to Pulgas Canyon which, in turn has slopes that are subject to localized erosion ... Topography is comprised by two main aspects: namely a relatively level area between Marquette Street and the crest of slope at Pulgas Canyon, and a moderately steep to steep slope of 55 feet in relief along Pulgas Canyon... Geology at the site consists of three basic units: namely, sedimentary bedrock, an ancient landslide assemblage, and colluvium. The ancient landslide assemblage is*

relatively massive in as much as it occupies the entire site and possible to some extent the adjoining properties." The Coastal Commission conditioned its approval for construction of retaining walls on the subject property in 2000 with requirement that the property be planted with native, drought tolerant plant species to control erosion. This condition has been grossly violated. The property owner has instead installed an irrigated grape arbor. (See photograph below.)

This violation of the conditions of the Coastal Development Permit granted by the California Coastal Commission directly degrades the level of stability of the steep slope above the retaining walls that were built, and no direct geotechnical exploration has been conducted on this portion of the applicant's property since the CDP was granted. This further supports the argument that CEQA applies and provides additional evidence of unusual circumstances and the reasonable possibility that the Project will have a significant effect on the environment as regards safety.

3. The development is NOT in conformity with Coastal Planning and Permits as established by the California Coastal Commission with regard to the California Coastal Act Regional Interpretive Guidelines (Adopted October 14, 1980 for the Pacific Palisades area). Plans for at least 6 of the 8 houses proposed show setbacks less than 10 feet from the bluff-top edge, whereas the Regional Interpretive Guidelines suggest a minimum 10-foot setback from a canyon bluff-top edge in a coastal zone. This violation is especially egregious, considering that swimming pools are to be constructed between the houses and the bluff top edge. Details on plans for the swimming pools are conspicuously lacking. The appellants understand that the guidelines are meant to be applied in a flexible manner, but were established for the express purpose of addressing the environmental issues specific to the local area. Landslides and erosion are major concerns in the Pacific Palisades area. With regard to CEQA, this aspect of the guidelines should not have been summarily ignored by the City of Los Angeles Planning Department and the West Los Angeles Area Planning Commission.

4: **Prior decisions by the California Coastal Commission for recently approved projects are NOT relevant.** The majority of Coastal Commission approvals for 17 recent projects in Pacific Palisades cited as precedents for the current CDP are not relevant. Only the projects on Corona del Mar involve residential construction on a coastal canyon bluff that has experienced recent slope failures. Setbacks for those homes were considerably greater than those proposed in the current project, and

since they are situated directly above Pacific Coast Highway, we assume that steps were taken to ensure Section 30210 of the California Coastal Act was followed.

Re. related cases AA-2016-4700-PMEX-1A and AA-2016-4696-PMEX-1A:

ASSUMPTION OF RISK DEED RESTRICTIONS MUST BE INCLUDED IN ALL DEED RECORDATIONS

Sufficient reason has YET to be given for violating the state law regarding sequential lot line adjustments, which appellants consider an attempt to circumvent the laws regarding subdivisions. In addition, the lot line adjustments impact CEQA in one important regard. An Assumption of Risk Deed Restriction was required as a special condition of the coastal development permit granted to the applicant to build retaining walls in 2000 by the California Coastal Commission:

> "In case an unexpected event occurs on the subject property, the Commission attaches Special Condition #1 which requires recordation of a deed restriction whereby the land owner assumes the risk of extraordinary erosion and/or geologic hazards of the property and accepts sole responsibility for the removal of any structural or other debris resulting from landslides, slope failures, or erosion on and from the site. The deed restriction will provide notice of potential hazards of the property and help eliminate false expectations on the part of potential buyers of the property, lending institutions, and insurance agencies that the property is safe for an indefinite period of time and for further development indefinitely in the future.
>
> Therefore, prior to issuance of the Coastal Development Permit, the applicant shall execute and record a deed restriction in a form and content acceptable to the Executive Director, which reflects the above restriction on development. **The deed restriction shall include a legal description of the applicant's entire parcel. The deed restriction shall run with the land, binding all successors and assigns** *[Emphasis added]*, and shall be recorded free of prior liens that the Executive Director determines may affect the enforceability of the restriction…
>
> **Terms and Conditions Run with the Land**. **These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions**. *[Emphasis added]*"
>
> - California Coastal Commission Staff Report Item #Th-8e 12/20/2000 re. Application 5-00-361 (Pizzulli) – [full report is attached]

It is therefore essential that the Assumption of Risk Deed Restriction accompany any deeds recorded that are relevant to the applicant's entire parcel as it existed at the time the Deed Restriction was originally recorded.

Communication from Public

Name:	Linda Deacon
Date Submitted:	02/11/2020 09:57 AM
Council File No:	20-0027
Comments for Public Posting:	Please see Attachments 1 through 10 to support Appellant statements for the PLUM Committee hearing on 2/11/20

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

Date: July 8, 2019

To: Michael Patonai, Division Engineer
West Los Angeles District Office, Bureau of Engineering

Attention: Mahelet Gebeyhu

From: Patrick Schmidt, Division Manager Fred Buttt for
Geotechnical Engineering Division (GED)

Subject: **507-551 MARQUETTE STREET - PROPOSED SEWER EXTENSION GEOTECHNICAL REVIEW**
FILE NO.: 18-032 **W.O. NO.: BR402851**

In a response to a request from the Department of City Planning, received by email on June 6, 2019, the Geotechnical Engineering Division (GED) has reviewed the following reports:

- Geology and Soils Report Review Letter, 560-620 N. Marquette Street, Log #108965, dated June 26, 2019, and prepared by the Los Angeles Department of Building and Safety Grading Division (LADBS)
- Geotechnical Response Letter, Appeal Letter of Thomas M. Donovan, on Bahalf *(sic)* of Save Las Pulgas Canyon to the Commissioners of the West Los Angeles Area Planning Commission, dated May 28, 2019, Proposed Eight Single Family Residences, Arb. 2, Lot 8, Block 137, Tract 9300, 560 North Marquette Street, Pacific Palisades, California, dated May 30, 2019 and is prepared by Byer Geotechnical, Inc.
- Letter to the West Los Angeles Area Planning Commission, Re: DIR-2017-264-CDP-MEL-1A, et al. // CEQA No.ENV-2017-1259-MND, dated June 3, 2019 and is prepared by the Law offices of Thomas M. Donovan, Inc.
- Preliminary Review, Proposed 560 Marquette Street Redevelopment, City of Los Angeles Planning Department Case Nos. DIR-2017-268 through 449-CDP-MEL-1A, CEQA No. ENV-2017-1259--MND, dated May 30, 2019 and is prepared by E.D. Michael, Consulting Geologist

In response to an initial request for a geotechnical review received on February 20, 2018, and a subsequent request for additional review dated November 7, 2018, both from the West Los Angeles District Office, the Geotechnical Engineering Division (GED) has reviewed the following reports and plans:

- A three-sheet plan for Marquette Street Sewer Extension, BR402851. The plan is dated, January 25, 2019, and is prepared by M&G Civil Engineering & Land Surveying.
- A three-sheet plan for Marquette Street Sewer Extension, BR402851. The plan is dated, January 18, 2019, and is prepared by M&G Civil Engineering & Land Surveying.
- Geotechnical Memorandum, Proposed Sewer Line, Arbs. 2, Lots 8, Block 137, Tract 9300, 560 North Marquette Street, Pacific Palisades, California, dated January 8, 2019 and is prepared by Byer Geotechnical, Inc.
- Geologic and Geotechnical Engineering Exploration Update, Proposed Sewer Line, Arbs. 2, Lots 8, Block 137, Tract 9300, 560 North Marquette Street, Pacific Palisades, California, dated September 17, 2018 and is prepared by Byer Geotechnical, Inc.
- A six-sheet plan for Marquette Street Sewer Extension, BR402851. The plan is dated, January 15, 2018, and is prepared by EPD Consultants.
- Geologic and Geotechnical Engineering Exploration, for Proposed Eight Single Family

Residences, Arbs. 1, 2, and 3, Lots 1-8, Block 137, Tract 9300, 560-620 North Marquette Street, Pacific Palisades, California, dated December 19, 2016 and is prepared by Byer Geotechnical, Inc.

- Geology and Soils Report Review Letter, 365 Las Casa Avenue, Log #88320, dated May 20, 2015, and prepared by the Los Angeles Department of Building and Safety Grading Division (LADBS)
- Preliminary Geotechnical Engineering Exploration, Proposed Single Family Residence, Tract: 9300, Lot: 37, Block: 140, Pacific Palisades, California, dated March 30, 2015 and is prepared by GeoConcepts, Inc.

Our review is limited to portions of the project adjacent to or within the public right-of-way within the City of Los Angeles. The provided plans propose the construction of a sewer extension in the right of way of Las Casas Avenue and Marquette Street.

As stated in GED's review approval letter dated January 28, 2019 (revised on 4-26-2019 to correct the project addresses as requested by the West LA District Office), the proposed construction is on a street that is directly adjacent to Pulgas Canyon in an area that has been subject to slope instability in the past with an existing slope that is steeper than 2:1 (horizontal:vertical) only 20 feet away from the roadway. For these reasons, GED required due diligence with respect to potential slope instability to limit/mitigate as much as practical potential adverse impacts from the proposed construction. To this end, the applicant has agreed to install flexible joints on the sewer line in the area of the over-steepened slope to accommodate potential future slope movement and to install a closed impermeable liner system in the sewer trench in this area to limit/prevent potential infiltration in the case of a sewer leak.

GED reviewed the recently submitted documents including Byer Geotechnical's response to comments made by Thomas M. Donovan and E.D. Michael regarding the proposed residential development that includes the extension of the sewer in Marquette Street, as well as the specified comment documents and LADBS's review letter.

but there are no plans to do this!

GED agrees with the determination as stated by E.D. Michael that groundwater recharge from septic systems, "is especially of concern because locally, the rate of recharge is much greater than that that due to other conditions." GED is supportive of the installation of and the connection to City sewer service as an alternative to septic systems in hillside areas as a means of reducing or eliminating a potential source of groundwater that has the potential to decrease the stability of slopes. As such, the proposed development, which includes the extension of the sewer on Marquette Street and GED's recommended mitigations, should locally reduce the amount of groundwater and increase the stability of the adjacent slopes when existing septic systems are moved onto City sewer service.

Based on the information provided by Byer's response, GED's recommended approval and the stated approval conditions detailed in GED's review approval letter dated January 28, 2019 (revised on 4-26-2019 to correct the project addresses as requested by the West LA District Office) remain applicable and no revisions to GED's conditional approval are necessary.

Communication from Public

Name:	Linda Deacon
Date Submitted:	02/11/2020 09:58 AM
Council File No:	20-0027
Comments for Public Posting:	Please see Attachments 1 through 10 to support Appellant statements for the PLUM Committee hearing on 2/11/20

PAUL G. NAGLE
611 LAS CASAS AVENUE
PACIFIC PALISADES, CA 90272

November 3, 2019

Honorable Commissioners
West Los Angeles Area Planning Commission
200 N. Spring Street, Room 272
Los Angeles, CA 90012

Attention: Commission Executive Assistant

Re: DIR-2017-264-CDP-MEL-1A
DIR-2017-268-CDP-MEL-1A
DIR-2017-334-CDP-MEL-1A
DIR-2017-336-CDP-MEL-1A
DIR-2017-361-CDP-MEL-1A
DIR-2017-366-CDP-MEL-1A
DIR-2017-445-CDP-MEL-1A
DIR-2017-449-CDP-MEL-1A
CEQA No: ENV-2017-1259-MND

Honorable Commissioners:

My name is Paul Nagle and I am a resident and, together with my wife, Daphne Gronich, owner of 611 Las Casas Avenue in Pacific Palisades - a home situated in the immediate neighborhood of the sites pertaining to the above-referenced Director's Determinations. I am writing concerning the ongoing Commission review and appeals regarding the construction of eight single-family homes on N. Marquette Street (the "Project").

This letter and accompanying documents are limited to one issue that was raised by Ms. Gronich at the public hearing regarding the Project in October 2018 - specifically, the inadequate service capacity of the neighborhood sewage system and its vulnerability and risks, if taxed by the proposed further development. This issue was the subject of a factually inaccurate and misleading statement in the May 24, 2019 submission to the Commission by Neill Brower, counsel for applicant Cosimo Pizzulli. I had planned to address this in comments at the previously-scheduled hearing on this matter (which was cancelled and is now set for November 6).

In brief, the neighborhood sewer system has a history of overtaxed capacity and failure events, the latter including at least one incident of catastrophic proportions for one individual property and its homeowners – namely, my wife and I. This incident resulted in a successful suit against the City of Los Angeles due to a blockage in the main sewer line on July 6, 2005 at the intersection of Las Casas Avenue and Baylor Street – a short distance from the Project. This blockage in the City sewer directly resulted in a major sewage spill at and beneath our home, which was inundated with over twenty thousand gallons of raw sewage. The damage to our property led to over 50% of our home requiring demolition, three feet of earth below the demolished structure to be removed and remediated and our

family's forced eviction from the premises for thirteen months during the clean-up, demolition and reconstruction of our home.

Please note the applicant's characterization of the issue and the incident in his counsel's May 24th correspondence to the Commission: "that the purported capacity problems described in public testimony were due to one home's faulty connection to the sewer system, a condition addressed in a series of completed repairs." (Paragraph 10. (a) (i))

This description is patently and demonstrably false and misleading. As the homeowners, my wife and I filed a claim for damages against the City of Los Angeles, which was denied without investigation or explanation. We then filed suit against the City and the case was litigated in a lengthy jury trial in October 2008. Contrary to applicant's suggestion, the jury specifically found that we were *not* responsible for the sewage back-up and *that the City was at fault*. In finding for us, the jury awarded both actual and punitive damages. We also were deemed entitled to costs, attorneys' fees and interest, such that the total amount of our award was $795,400. This sum was *in addition to* the significant settlement that the City had previously reached with our homeowners' insurance company (for sums it had paid us for relocation expenses and personal property, etc.), and *in addition to* the estimated six-figure costs expended by the City in its unsuccessful attempt to defend itself.

The presiding judge, Norman P. Tarle, rejected the City's motion for a new trial in March 2009. In doing so, he specifically went on the record with the following conclusions:

1. That the neighborhood sewage line had a history of inherent design flaws and maintenance insufficiencies.

2. That expert testimony attesting to a history of the system capacity being inadequate and at times overtaxed was compelling and credible.

3. That the homeowners and their home were *not* negligent, at fault or to be held responsible for the incident.

Given the foregoing, Applicant's counsel's summary of the incident to this Commission and his assessment of the neighborhood sewer system capacity is blatantly false, misleading *and* ignores the historical record. In upholding the jury award and denying the City's motion for a new trial, the judge emphatically concluded that "purported capacity problems described in public testimony" were – and are – in fact, the direct result of the sewer system, as designed and built, having inherent design insufficiencies.

None of these troubling capacity insufficiencies were the result of "one home's faulty connection to the sewer system," as alleged in applicant's submission. Nor have these insufficiencies been rectified by what was inaccurately referred to as "a series of completed repairs". The only meaningful repairs arising out of this incident *were to our home, not to the neighborhood sewer system*. Further, in specific contradiction to applicant's erroneous suggestion that we – not the City – were at fault, the ruling denying the City's motion for a new trial specifically included the following with regard to the issue of sewer capacity:

> "… **The City's own report … showed the sewer line was running at 70% capacity, which, according to the testimony of Jones, Vu, and Berggren (city employees) was improper because the sewer was designed to run at a maximum of 50%....**" (Emphasis added)

More to the point, the evidence – and common sense – dictates that not only has the capacity issue not been rectified in the manner misleadingly stated by counsel for applicant Pizzulli, but that the addition of eight large homes to the service area for the neighborhood (in addition to those property enlargements built in the 11 years since the trial on our matter) will only result in increased demands on the system's capacity and only increase the risk of future failures.

The jury's and judge clearly validated our trial experts' conclusion that the sewer system service capacity is already regularly overtaxed. Therefore, any additional capacity demands made on the system are reasonably likely to risk damage to other homes or surrounding properties in the event of another system failure. In the event of such an additional failure, the City's liability is real and potentially significant, as seen by the approximately $1 million cost incurred by the City in its litigation with us.[1] Since the trial in our matter, while the City has serviced the sewer line on a semi-regular basis, there are regular back-ups and issues on the Las Casas portion of the sewer into which the Project and proposed new sewer section will be connected, including one a few months ago that required the City to excavate and replace well over 25 feet of the lower Las Casas sewer line (including on one property owner's easement) due to a significant problem.

Given the foregoing, it would be irresponsible and a risky disregard for the historic record to proceed with the applicant's development of the Project, as presently proposed. Further, the manner in which Applicant's papers address the issue we raised calls into question the methodology and credibility of Applicant's other written responses.

Thank you for your consideration of the issues and evidentiary material raised in this letter.

Sincerely,

Paul Nagle

PAUL NAGLE
Encl.

cc: Len Nguyen, Council District 11
Kenton Trinh, Department of City Planning
Thomas M. Donovan, Esq. (counsel for Save Las Pulgas Canyon)
Daphne Gronich
Save Las Pulgas Canyon

[1] The12-day jury trial arising out of the sewage spill affecting our property generated a vast amount of documents and testimony, much of which is directly relevant to the issues raised herein. There is no need to attach excerpts that would further burden this proceeding. Since we ultimately reached a settlement with the City (thus expediting the payment to which we were entitled rather than waiting until the conclusion of threatened appellate proceedings), I have attached a copy of the Los Angeles City Council's motion adopted on July 8, 2009 approving settlement of our case against the City and payment of $700,000, including the Mayor's July 15, 2009 approval of the City Council's approval of the settlement.

CITY OF LOS ANGELES
CALIFORNIA

JUNE LAGMAY
City Clerk

KAREN E. KALFAYAN
Executive Officer

ANTONIO R. VILLARAIGOSA
MAYOR

Office of the
CITY CLERK

Council and Public Services
Room 395, City Hall
Los Angeles, CA 90012
General Information - (213) 978-1133
Fax: (213) 978-1040

KONRAD CARTER
Acting Chief, Council and Public Services Division

www.cityclerk.lacity.org

July 16, 2009

To All Interested Parties:

City Attorney (w/blue slip)

The City Council adopted the action(s), as attached, under Council file No. 09-1424, at its meeting held July 8, 2009.

June Lagmay

City Clerk
et

Mayor's Time Stamp

OFFICE OF THE MAYOR
RECEIVED
2009 JUL 10 PM 1:58
CITY OF LOS ANGELES

City Clerk's Time Stamp

RECEIVED
CITY CLERK'S OFFICE
2009 JUL 10 PM 1:50
CITY CLERK
BY _____ DEPUTY

SUBJECT TO THE MAYOR'S APPROVAL

COUNCIL FILE NO. 09-1424 COUNCIL DISTRICT _____

COUNCIL APPROVAL DATE JULY 8, 2009

RE: SETTLEMENT IN THE CASE ENTITLED PAUL NAGLE AND DAPHNE GRONICH V. CITY OF LOS ANGELES, LOS ANGELES SUPERIOR COURT CASE NO. SC 090238. (THIS ACTION ARISES FROM A SEWER BACKUP WHICH OCCURRED ON JULY 6, 2005.)

LAST DAY FOR MAYOR TO ACT JUL 20 2009
(10 Day Charter requirement as per Charter Section 341)

DO NOT WRITE BELOW THIS LINE - FOR MAYOR USE ONLY

APPROVED ✓

*DISAPPROVED

*Transmit objections in writing pursuant to Charter Section 341

DATE OF MAYOR APPROVAL OR DISAPPROVAL JUL 15 2009

MAYOR

Steno/091424 .ml

RECEIVED
CITY CLERK'S OFFICE
2009 JUL 15 PM 3:57
CITY CLERK
BY _____ DEPUTY

21

VERBAL MOTION

I HEREBY MOVE that Council ADOPT the following recommendations of the vCity Attorney in order to effect settlement in the case entitled Paul Nagle and Daphne Gronich v. City of Los Angeles, Los Angeles Superior Court Case No. SC090238. (This action arises from a sewer backup which occurred on July 6, 2005.), **SUBJECT TO THE APPROVAL OF THE MAYOR:**

1. **AUTHORIZE the City Attorney to expend $700,000 in settlement of the case entitled Paul Nagle and Daphne Gronich v. City of Los Angeles, Los Angeles Superior Court Case No. SC090238, from the Sewer Operations and Maintenance Fund No. 760, Department 50, Account F282, Object 659.**

2. **AUTHORIZE the Department of Public Works, Office of Accounting, without further instruction, to draw a demand thereon in said amount payable to Pocrass, Heimanson and Wolf, LLP and Paul Nagle and Daphne Gronich.**

3. **AUTHORIZE the City Attorney, or designee, to prepare Controller instructions for any necessary technical adjustments, subject to the approval of the City Administrative Officer, and AUTHORIZE the Controller to implement the instructions.**

This matter was approved by the Budget and Finance Committee (Parks-Greuel-Rosendahl-Smith "yes") at its meeting on June 29, 2009, in Closed Session as permitted by Government Code Section 54956.9(a).

PRESENTED BY _____
TOM LABONGE
Councilmember, 4th District

SECONDED BY _____
BILL ROSENDAHL
Councilmember, 11th District

ADOPTED
JUL 0 8 2009
LOS ANGELES CITY COUNCIL

July 8, 2009

CF 09-1424

o:\docs\council agendas\mk\09-1424.mot.doc

MAYOR WITH FILE

Communication from Public

Name:	Linda Deacon
Date Submitted:	02/11/2020 09:59 AM
Council File No:	20-0027
Comments for Public Posting:	Please see Attachments 1 through 10 to support Appellant statements for the PLUM Committee hearing on 2/11/20

Mr. Cosimo Pizzulli
560 North Marquette Street
Pacific Palisades, CA 90272

Re: North Marquette Street, Pacific Palisades CA 90272

Dear Cosimo

I am writing this letter in support of your service to our community, with the project you are processing with the City Of Los Angeles;

Extending the sewer line on North Marquette Street, so everyone can hook up to the City's sewer system and get off their 50 plus year old septic systems. This is a wonderful public service you are committing to providing for your neighbors and the Palisades community. I am sure no one enjoys the smell of septic or effects of over flowing sewage on the street, that's a major public health issue.

In addition, I support all 8 of your coastal development applications for 8 new single family residences on all your lots on North Marquette Street. This work will clean up the street and add value, for everyone.

Sincerely

11/24/17

C.J. Rudolph
356 N. Grenola Street

Date

Pacific Palisades Resident and Property Owner