

December 11, 2018

## Advocates for the Environment

A non-profit public-interest law firm  
and environmental advocacy organization



City Clerk  
City of Los Angeles  
200 N. Spring Street, Room 360  
Los Angeles, CA 90012

Hand-delivered, and emailed to [City.Clerk@lacity.org](mailto:City.Clerk@lacity.org)

Re: Appeal of Haul Route Permit for 11601 West Dunstan Way, Board File No. 180126,  
ENV-2016-457

Dear City Clerk:

With this letter, we appeal the Board of Building and Safety Commissioners' December 4, 2018 approval of the haul route for the above-captioned project. The Board's Final Action Letter for the case is attached as Exhibit 1. This appeal is filed under the authority of Los Angeles Municipal Code (LAMC) § 91.7006.7.5(6), which expressly allows a haul-route approval to be appealed to the City Council within 10 days after the decision is issued.

This appeal is filed on behalf of our own organization, Advocates for the Environment, and on behalf of our client, Brentwood Environmental Safety Coalition. The following issues, explained in more detail below, are the basis of our appeal:

- The applicants have not obtained the consent from adjacent landowners required by Los Angeles Municipal Code (LAMC) § 91.7006.6;
- The Site Plan Review required under LAMC § 16.05 was not done;
- The Project's building-permit application, filed in 2013, has expired, and any new application must be evaluated under the 2014 building code, with which the current version of the project does not comply;
- The project reviewed in the 2016 MND, ENV-2016-457 (the MND), did not evaluate entitlements that may have potentially significant environmental effects. An additional MND or EIR will be required to evaluate them, unless the existing MND is revised so that it evaluates them. Such a revision would avoid piecemealing the evaluation of the Project's environmental effect. Portions of the project that should have been evaluated in the MND include:
  - Unspecified Improvements to Dunstan Way: The DOT Referral Form attached to the MND states that additional street improvements may be need on Dunstan Way;
  - Site Plan Review, a discretionary entitlement required by LAMC § 16.05;
  - A Tract Map, if the units in the project are to be sold as condominiums.
- Notice required by the LAMC was not given to the public and at least some adjacent property owners.

- The City Council should deny the haul-route approval under LAMC § 91.7006.7.5 (5) because it will endanger the health, safety, and welfare of nearby residents by adding significant traffic to Dunstan Way, which is already overburdened, and by unduly restricting emergency-vehicle access on that private street.

#### ***No Consent for Entry onto 514 S. Barrington Ave. Property***

LAMC § 91.7006.6 requires notarized consent of the property owner “whenever any excavation or fill requires entry onto adjacent property for any reason.” Dunstan Way, the private street to be used for the initial portion of the haul route, consists of two parallel strips of land: (1) a 6-foot strip belonging to the applicant’s property at 11600 W. Dunstan Way (Exhibit 2, Zimas boundaries of 11600 W. Dunstan Way), and (2) a 20-foot strip belonging to the 514 S. Barrington Ave. Homeowners Association (Exhibit 3, Zimas boundaries of 514 S. Barrington Ave.). This division into two strips is confirmed by the Environmental Settings paragraph in the MND.

The applicant cannot constrain its haul-route use of Dunstan Way to its own six-foot strip of land because that strip is too narrow for the purpose; the applicant will need to use 514 S. Barrington’s land as well. Even if the applicant has an easement to use the 20-foot-wide portion of W. Dunstan Way for ingress and egress, the fee title to the 20-foot strip is not owned by the applicant, and LAMC § 91.7006.6 contains no exception that applies under these circumstances. That code section requires the consent of the 514 S. Barrington Ave. HOA, which has not been given to date.

The City Council should deny the haul-route approval because of the lack of consent by the property owner to use W. Dunstan Way for the haul route.

#### ***No Site Plan Review***

LAMC § 16.05 requires Site Plan Review for any project that “creates, or results in an increase of, 50 or more dwelling units.” The Department of City Planning’s position appears to be that, since the Project will just result in an increase from 35 to 54 dwelling units,” no Site Plan Review is required. But that interpretation ignores the “creates” language in the code. The Project will demolish the existing units and create 54 new ones, so Site Plan Review is required. None of the exemptions in § 16.05(D) apply.

Site Plan Review is a discretionary entitlement, and it should have been included in the MND’s Project Description. It is a prerequisite to haul-route approval, so the City Council should deny the haul-route approval until City Planning prepares a Site Plan Review and considers what type of environmental review of the Site Plan Review is required under CEQA and LAMC § 16.05(G)(2). City Planning should hold a hearing on the Site Plan Review and provide notice of the hearing to neighboring property owners and tenants under LAMC § 16.05(G)(3)(b).

### ***Expired Building Permit Requires Changes in the Project***

The Project's Building Permit application, application No. 1310-10000-04660, was filed on December 31, 2013, to avoid the application of the 2014 Los Angeles Building Code to the Project. (Soils Report Approval Letter, Exhibit 4, Pages 1-2).

The Permit Application Status History for the Building Permit (Exhibit 5) shows that the application was filed on December 31, 2013, but no permit has yet been issued. Under LAMC § 98.0603, if a permit is not secured within 18 months after plans have been filed for checking, such plan check shall expire and no permit shall be issued until the plans are rechecked and approved and a new plan check fee paid. Exhibit 5 shows that no permit has been issued almost five years after the plans were submitted; the application has therefore expired.

As the Soils Report Approval Letter explains on page 2, the application may proceed under the 2011 L.A. Building Code only if "a valid permit/plan check application was initiated before January 1, 2014 and remain active and not expired...otherwise, the 2014 Los Angeles City Building Code applies." (Exhibit 4 at p. 2.) Since the plan check has expired, the Project must proceed under the 2014 Building Code. But the Soils Report Approval Letter states that the Project, as submitted in 2013, "does not satisfy the earthquake loading conditions for retaining walls revised by the Department in July of 2014 for the 2014 L.A. Building Code." (Exhibit 4 at p. 1.) The Project must therefore be redesigned to comply with the 2014 Building Code and a new building-permit application must be submitted. The City Council should deny the haul-route permit pending the redesign.

### ***Further CEQA Review Required***

In connection with the re-submission and re-approval of the Project, the City should expand the scope of environmental review for the Project.

The MND failed to include Site Plan Review in the Project Description. Site Plan Review is a significant discretionary entitlement that should be noticed to neighboring tenants and property owners, as discussed above.

In the DOT Referral Form attached to the MND the Department of Transportation states that "street improvements may be needed on Dunstan Way." (Exhibit 6, page 2.) These potential street improvements are physical changes to the environment that require CEQA review.

If the Project's dwelling units are to be sold as condominiums and not rented out, a tract map will be required to subdivide the air-space lots. Such a tract map would be another discretionary entitlement subject to CEQA review.

If the City fails to adopt a new MND evaluating these entitlements and subsequently issues a discretionary entitlement for the Project, it will have engaged in CEQA piecemealing, i.e. dividing the project up into small pieces, each of which is insignificant for CEQA purposes, but which, together, may have significant environmental impacts. (See, e.g., *Banning Ranch Conservancy v. City of Newport Beach* (2012) 211 Cal.App.4th 1209, 1223.) To avoid violating CEQA, the City should

issue a new MND for the Project, taking into account the additional potential environmental impacts and project approvals discussed above.

***Lack of Proper Notice***

LAMC § 91.7006.7.5(4) required written notice of the December 4, 2018 haul-route approval hearing to be (1) mailed to owners of properties within 300 feet of the Project Site; and (2) posted "in a conspicuous place and in clear public view on the property involved at least five days prior to the date of the public hearing. At least one adjacent owner who should have been noticed by mail was not noticed, and no notice of the haul-route hearing was posted in public view on the Project Site.

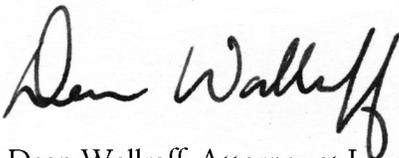
***Haul Route Endangers Health, Safety & Welfare***

The City Council should deny the haul-route approval under LAMC § 91.7006.7.5 (5) because it will endanger the health, safety, and welfare of nearby residents by adding significant traffic to Dunstan Way, which is already overburdened, and by unduly restricting emergency-vehicle access on that private street.

***Conclusion***

For the reasons given above, the City Council should deny the haul-route approval and remand the case back to the Department of City Planning and Department of Building and Safety to correct the defects in the Project and the Application before re-approving it.

Sincerely,



Dean Wallraff, Attorney at Law

# **Exhibit 1**

CITY OF LOS ANGELES  
CALIFORNIA

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

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



VAN AMBATELOS  
PRESIDENT

E. FELICIA BRANNON  
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL  
GEORGE HOVAGUIMIAN  
JAVIER NUNEZ

ERIC GARCETTI  
MAYOR

FRANK M. BUSH  
GENERAL MANAGER  
SUPERINTENDENT OF BUILDING

OSAMA YOUNAN, P.E.  
EXECUTIVE OFFICER

December 6, 2018

BOARD FILE NO. 180126  
C.D.: 11 (Councilmember Mike Bonin)

11601 Dunstan Partners LP  
C/O Moss and Company  
15300 Ventura Boulevard, Suite 405  
Sherman Oaks, CA 91403

JOB ADDRESS: 11601 WEST DUNSTAN WAY  
A.K.A.: 11600 WEST DUNSTAN WAY  
TRACT: WESTGATE ACRES

The Board of Building and Safety Commissioners, at its meeting of December 4, 2018, gave consideration to the application by Chris Parker, to export 33,120 cubic yards of earth from the above-referenced property.

The Board took the following actions:

1. FIND that after consideration of the whole of the Administrative record the project and the 2018 haul route application were assessed in the previously adopted Mitigated Negative Declaration and pursuant to California Environmental Quality Act guidelines Sections 15162 and 15614, no subsequent Environmental Impact Report, Negative Declaration, or addendum is required.
2. APPROVE the application subject to all conditions specified in the Department's report dated November 28, 2018.

This action becomes effective and final when ten calendar days has elapsed from the date of the Board's action, unless an appeal is filed with the City Council pursuant to Section 91.7006.7.5 of the Los Angeles Municipal Code.

Van Ambatielos, President  
BOARD OF BUILDING AND SAFETY COMMISSIONERS

Action By  
the BOARD OF BUILDING AND SAFETY  
COMMISSIONERS on

NOT VALID WITHOUT STAMP AND SIGNATURE *December 4, 2018*

c: Sr. Grading Inspector V. Mihalev  
D. Wallraff  
C. Parker  
J. Suhr

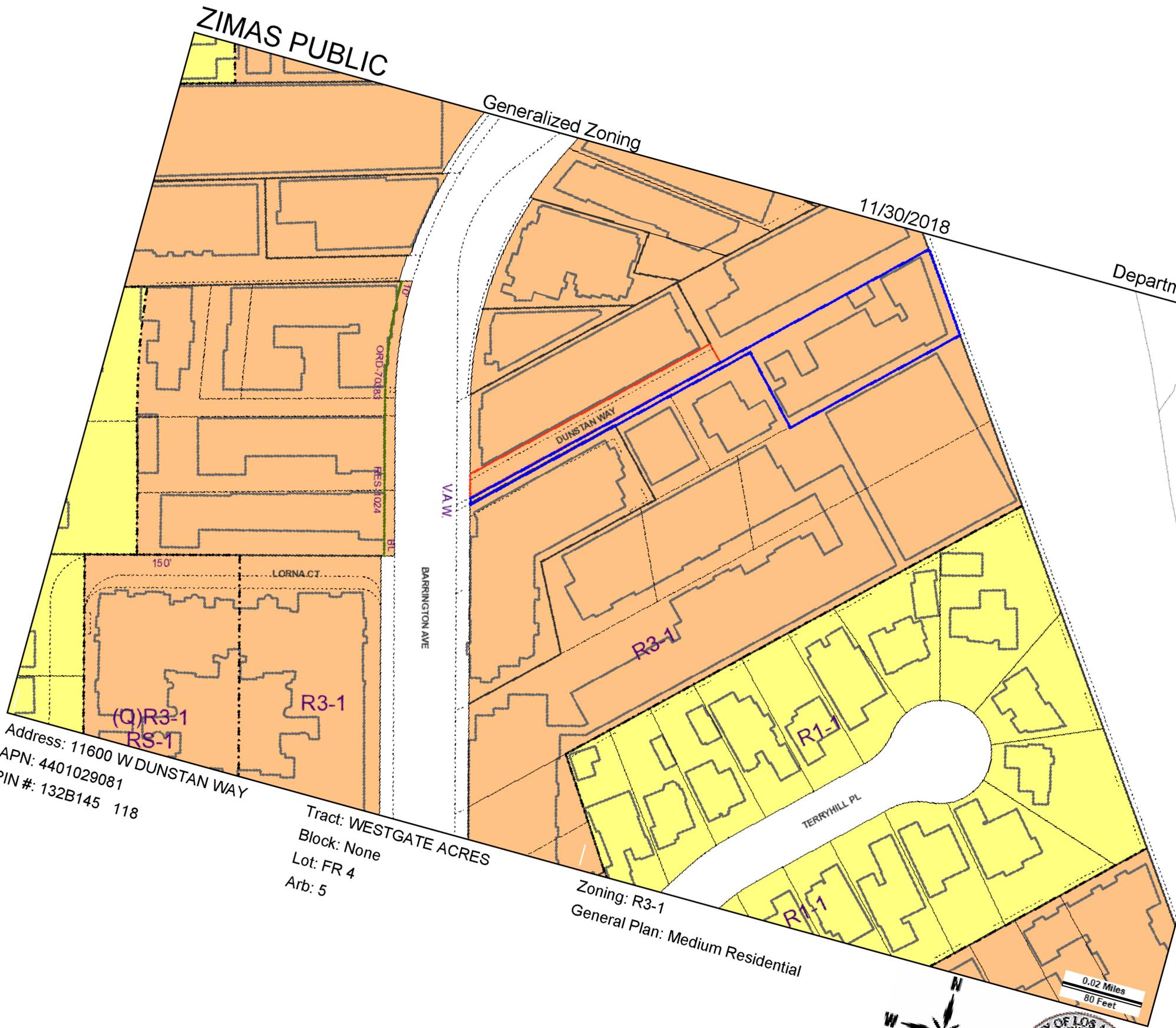
# **Exhibit 2**

ZIMAS PUBLIC

Generalized Zoning

11/30/2018

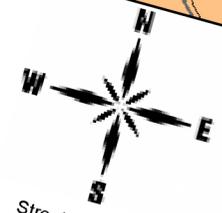
City of Los Angeles  
Department of City Planning



Address: 11600 W DUNSTAN WAY  
 APN: 4401029081  
 PIN #: 132B145 118

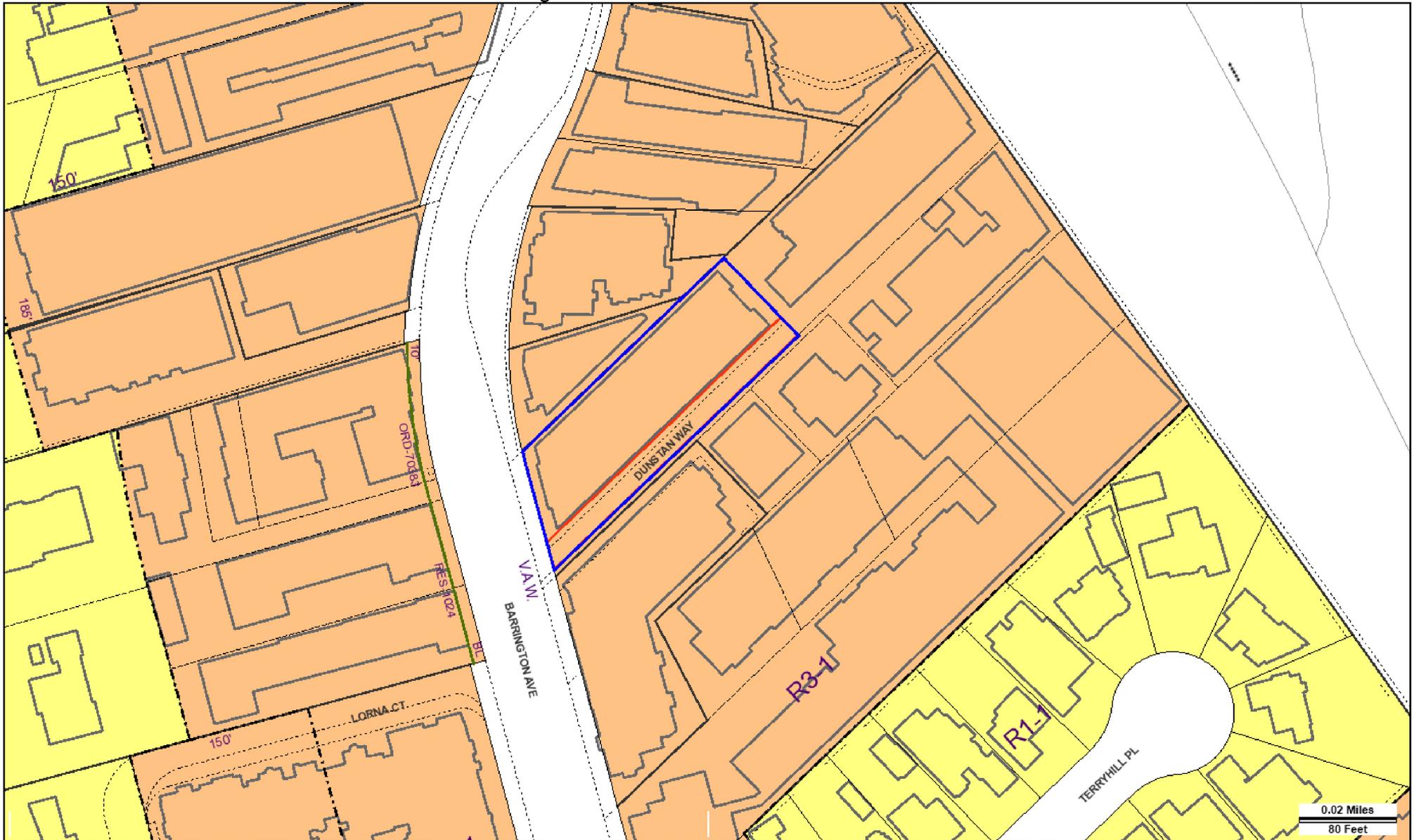
Tract: WESTGATE ACRES  
 Block: None  
 Lot: FR 4  
 Arb: 5

Zoning: R3-1  
 General Plan: Medium Residential



Streets Copyright (c) Thomas Brothers Maps, Inc.

# **Exhibit 3**



Address: 514 S BARRINGTON AVE

APN: 4401029BRK

PIN #: 132B145 129

Tract: TR 39860-C

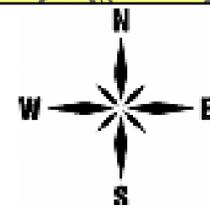
Block: None

Lot: LT 1

Arb: None

Zoning: R3-1

General Plan: Medium Residential



# **Exhibit 4**

# CITY OF LOS ANGELES

CALIFORNIA



ERIC GARCETTI  
MAYOR

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATELOS  
PRESIDENT

E. FELICIA BRANNON  
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL  
GEORGE HOVAGUIMIAN  
JAVIER NUNEZ

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

RAYMOND S. CHAN, C.E., S.E.  
GENERAL MANAGER

FRANK BUSH  
EXECUTIVE OFFICER

## SOILS REPORT APPROVAL LETTER

October 29, 2015

LOG # 82799-01  
SOILS FILE - 2

Chris Liebes Properties  
P. O. Box 491485  
Los Angeles, CA 90049

TRACT: Westgate Acres (MP 7-90/91)  
LOT: FR 4 (Arb 5) / FR 4 (Arb 2) / FR 4 (Arb 4)  
LOCATION: 11600 / 11601 / 11610 W. Barrington Avenue

<u>CURRENT REFERENCE</u> <u>REPORT/LETTER(S)</u>	<u>REPORT</u> <u>NO.</u>	<u>DATE(S) OF</u> <u>DOCUMENT</u>	<u>PREPARED BY</u>
Soils Report	BG 20660	10/08/2015	Byer Geotechnical, Inc.

<u>PREVIOUS REFERENCE</u> <u>REPORT/LETTER(S)</u>	<u>REPORT</u> <u>NO.</u>	<u>DATE(S) OF</u> <u>DOCUMENT</u>	<u>PREPARED BY</u>
Soils Report	BG 20660	12/06/2013	Byer Geotechnical, Inc.
Dept. Correction Letter	82799	02/04/2014	LADBS

The Grading Division of the Department of Building and Safety has reviewed the referenced report providing recommendations for a 4-story residential building over subterranean parking to a depth of 30 feet. According to the report, the 3 parcels consist of a partially graded site, mostly level with a 50-foot high 1¼:1 (horizontal to vertical) descending slope below the northeasterly property line. Up to 34 feet of uncertified fill consisting of a soft to stiff sandy silt with gravel was encountered in borings, underlain by older alluvium consisting of sand, sandy silt and silt.

The site is not located in a designated seismically induced landslide nor a designated liquefaction hazard zone according to the "Seismic Hazard Zones" map issued by the State of California, and therefore, is not subject to the Code requirements for evaluation of seismically induced landslide and a liquefaction hazards.

The 12/06/2013 does not satisfy the earthquake loading conditions for retaining walls revised by the Department in July of 2014 for the 2014 L.A. Building Code. When queried, the soils engineer stated that the design team had informed him that the project is under the 2011 L.A. Building Code.

ENV 2016-0457

The property activity report indicates that permit application 13010-10000-04660 was submitted on 12/31/2013 and would remain valid if it has not expired.

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

(Note: Numbers in parenthesis ( ) refer to applicable sections of the 2011 City of LA Building Code. P/BC numbers refer the applicable Information Bulletin. Information Bulletins can be accessed on the internet at LADBS.ORG.)

1. Where a valid permit/plan check application was initiated before January 1, 2014 and remain active and not expired, the 2011 City of LA Building Code applies, otherwise, the 2014 Los Angeles City Building Code applies.
2. Where the Los Angeles Building City Code applies, a supplemental soils shall be submitted to the Grading Division for review. No permits shall be issued until report(s) have been approved. (7006.2)
3. Conformance with the Zoning Code Section 12.21.C8, which limits the heights and number of retaining walls, will be determined during structural plan check.
4. Approval shall be obtained from the Department of Public Works, Bureau of Engineering, Constituent Service Division for the proposed removal of support and/or retaining of slopes adjoining to public way. (3307.3.2)  
1828 Sawtelle Blvd., 3<sup>rd</sup> Floor, West LA (310) 575-8388
5. Prior to recordation of the map and issuance of any permits, secure necessary approval from the Subdivision Section of the Department of City Planning for the proposed subdivision (proposed condominium, townhome development, ....) and/or use of the private street.  
200 N. Spring Street, Room # 763 (213) 978-1362
6. Secure the written consent (form #33, Attached) from all owners upon whose property the proposed grading is to extend. (7006.6)
7. The soils engineer shall review and approve the detailed plans prior to issuance of any permits. This approval shall be by signature on the plans which clearly indicates that the soils engineer has reviewed the plans prepared by the design engineer and that the plans include the recommendations contained in their reports. (7006.1)
8. All recommendations of the reports which are in addition to or more restrictive than the conditions contained herein shall be incorporated into the plans.
9. A copy of the subject and appropriate referenced reports and this approval letter shall be attached to the District Office and field set of plans. Submit one copy of the above reports to the Building Department Plan Checker prior to issuance of the permit. (7006.1)
10. A grading permit shall be obtained for all structural fill and retaining wall backfill. (106.1.2)
11. All new graded slopes shall be no steeper than 2:1 (7010.2 & 7011.2).

12. All man-made fill shall be compacted to a minimum 90 percent of the maximum dry density of the fill material per the latest version of ASTM D 1557. Where cohesionless soil having less than 15 percent finer than 0.005 millimeters is used for fill, it shall be compacted to a minimum of 95 percent relative compaction based on maximum dry density (D1556). Placement of gravel in lieu of compacted fill is allowed only if complying with Section 91.7011.3 of the Code. (7011.3)
13. Existing uncertified fill shall not be used for support of footings, concrete slabs or new fill. (1809.2 & 7011.3)
14. Drainage in conformance with the provisions of this Code shall be maintained during and subsequent to construction. (7013.12)
15. Grading shall be scheduled for completion prior to the start of the rainy season, or detailed temporary erosion control plans shall be filed in a manner satisfactory to the Grading Division of the Department and the Department of Public Works, Bureau of Engineering, B-Permit Section, for any grading work in excess of 200 cu yd. (7007.1)  
1828 Sawtelle Blvd., 3<sup>rd</sup> Floor, West LA (310) 575-8625
16. The applicant is advised that the approval of this report does not waive the requirements for excavations contained in the State Construction Safety Orders enforced by the State Division of Industrial Safety. (3301.1)
17. Construction of trenches or excavations which are 5 feet or deeper and into which a person is required to descend requires a permit from the State Division of Industrial Safety prior to obtaining a grading permit. (3301.1)
18. Prior to the issuance of any permit which authorizes an excavation where the excavation is to be of a greater depth than are the walls or foundation of any adjoining building or structure and located closer to the property line than the depth of the excavation, the owner of the subject site shall provide the Department with evidence that the adjacent property owner has been given a 30-day written notice of such intent to make an excavation. (3307.1)
19. Where any excavation would remove lateral support (as defined in 3307.3.1) from a public way or adjacent property or structure, unshored excavations are not allowed and the excavation shall be shored as recommended.
20. Unsurcharged temporary excavations in older alluvium may be cut vertical up to 5 feet. For excavations over 5 feet, the lower 5 feet in older alluvium may be cut vertically and the portion of the excavation above 5 feet in older alluvium and all excavation in fill shall be trimmed back at a gradient not exceeding 1:1 (horizontal to vertical), as recommended.
21. Shoring shall be designed for lateral earth pressures no less than that due to an equivalent fluid pressure (EFP) of 30 pcf and 38 pcf, for shoring up to a height of 21 feet and 36 feet, respectively, as recommended in the response to Item 7 on page 4 of the 10/08/2018 report; all surcharge loads shall be included into the design.
22. The soils engineer shall review and approve the shoring and/or underpinning plans prior to issuance of the permit. (7006.1)

23. Installation of shoring, underpinning, and/or slot cutting excavations shall be performed under the inspection and approval of the soils engineer. (7008.2)
24. Shoring shall be designed for a maximum lateral deflection of ½ inches adjacent to structures, as recommended.
25. A shoring monitoring program shall be implemented to the satisfaction of the soils engineer.
26. All foundations shall be supported in competent native soils, as recommended and approved by the soils engineer by inspection.
27. Frictional and passive resistance of end bearing foundations may be combined, provided the passive bearing resistance does not exceed two-thirds of the allowable passive bearing.
28. Foundations adjacent to a descending slope steeper than 3:1 in gradient shall be a minimum distance of one-third the vertical height of the slope but need not exceed 40 feet measured horizontally from the foundation bottom to the face of the older alluvium slope. (1808.7.2)
29. Footings shall comply with minimum requirements of Information Bulletin P/BC 2014-116 for footings placed in expansive soils.
30. Pile caisson and/or isolated foundation ties are required by Code Sections 1809.13 and/or 1810.3.13. Exceptions and modification to this requirement are provided in Information Bulletin P/BC 2002-30.
31. Pile and/or caisson shafts shall be designed for a lateral load due to creep of 1000 pounds per linear foot of shaft exposed to uncertified fill, and soil over bedrock. (P/BC2011-050)
32. Building slabs-on-grade shall be placed on undisturbed competent older alluvium or on approved compacted fill placed on competent older alluvium, as recommended. Slabs shall be at least 3½ inches thick and shall be reinforced with ½-inch diameter (#4) reinforcing bars spaced maximum of 16 inches on center each way, where placed on compacted fill and/or expansive soils, as required by the Department. Slab designs shall conform to the minimum requirements of Information Bulletin P/BC 2011-116 for expansive soils.
33. The Site Class per the 2011 LABC is D. Plan checker shall determine that design spectral response acceleration parameters utilized are determined in conformance with Department requirements.
34. Retaining/basement walls shall be designed for the lateral earth pressures specified in the section titled "Retaining Walls" starting on page 16 of the 12/16/2013 report. All surcharge loads shall be incorporated into the design.
35. All retaining walls shall be provided with a standard surface backdrain system and all drainage shall be conducted to the street in an acceptable manner and in a non-erosive device. (7013.11)
36. All retaining walls shall be provided with a subdrain system to prevent possible hydrostatic pressure behind the wall, as recommended. Prior to issuance of any permit, the retaining

wall subdrain system recommended in the soil report shall be incorporated into the foundation plan which shall be reviewed and approved by the soils engineer of Installation of the subdrain system shall be inspected and approved by the soils engineer of record and the City grading/building inspector. (7008.2 & 108.9)

37. Basement walls and floors shall be waterproofed/dampproofed with an L.A. City approved "Below-grade" waterproofing/dampproofing material with a research report number. (1703)
38. Where no hydrostatic pressure will occur, basement walls and floor slabs-on-grade shall be dampproofed (1805.2).
39. Prefabricated drainage composites (Miradrain) (Geotextiles) may be only used in addition to traditionally accepted methods of draining retained earth.
40. The building shall be connected to the public sewer system. (P/BC 2008-27)
41. All roof and pad drainage shall be conducted to the street in an acceptable manner. (7013.10)
42. All roof and pad drainage shall be conducted to the improved street or other location in a manner that is acceptable to the Department and acceptable to the Department of Public Works.
43. Prior to excavation, an initial inspection shall be called with LADBS Inspector at which time sequence of shoring, protection fences and dust and traffic control will be scheduled.
44. The soil engineer shall inspect all excavations to determine that conditions anticipated in the report have been encountered and to provide recommendations for the correction of hazards found during grading. (7008.2)
45. A registered grading deputy inspector approved by and responsible to the soils engineer shall be required to provide continuous inspection for the shoring, tie-back, and pile foundations installation . (1704.7)
46. All friction pile or caisson drilling and installation shall be performed under the inspection and approval of the geologist and soils engineer. The geologist shall indicate the distance that friction piles or caissons penetrate into competent bedrock in a written field memorandum to the City Building Inspector. (1803.5.5, 1704.9)
47. Prior to the pouring of concrete, a representative of the soils engineer shall inspect and approve the footing excavations. He shall post a notice on the job site for the LADBS Building Inspector and the Contractor stating that the work so inspected meets the conditions of the report, but that no concrete shall be poured until the City Building Inspector has also inspected and approved the footing excavations. A written certification to this effect shall be filed with the Grading Division of the Department upon completion of the work. (108.9 & 7008.2)
48. Prior to the placing of compacted fill, a representative of the soils engineer shall inspect and approve the bottom excavations. He shall post a notice on the job site for the City Grading Inspector and the Contractor stating that the earth materials inspected meets the conditions

of the report(s), but that no fill shall be placed until the LADBS Grading Inspector has also inspected and approved the bottom excavations. A written certification to this effect shall be included in the final compaction report filed with the Grading Division of the Department. All fill shall be placed under the inspection and approval of the soils engineer. A compaction report together with the approved soil report and Department approval letter shall be submitted to the Grading Division of the Department upon completion of the compaction. In addition, an Engineer's Certificate of Compliance with the legal description as indicated in the grading permit and the permit number shall be included. (7011.3)

- 49. No foundations or slabs-on-grade supported in new compacted fill shall be poured until the compaction report is submitted and approved by the Grading Division of the Department.
- 50. The installation and testing of tie-back anchors shall comply with the recommendations included in the report or the standard sheets titled "Requirements For Temporary Tieback Earth Anchors", whatever is more restrictive. (Research Report #23835)



CURTIS DIETZ  
Geotechnical Engineer I

Log No. 82799-01  
(213) 482-0480

cc: Steve Nakada  
Byer Geotechnical, Inc.  
WL District Office

# **Exhibit 5**

# Los Angeles Department of Building and Safety

Certificate Information: 11600 W DUNSTAN WAY 1-54 90049

**Application / Permit** 13010-10000-04660  
**Plan Check / Job No.** B13LA16571  
**Group** Building  
**Type** Bldg-New  
**Sub-Type** Apartment  
**Primary Use** (5) Apartment  
**Work Description** New 4-level, 54-unit Type V-A apartment complex over a 2-level 198-car Type IA subterranean parking structure with 12000sf courtyard on 43,920sf site. 75% PDPP ( portion of Zoning, & fire life safety, portion of disabled access, portion of Green, portion of Structural). GRADING BOND \$900,000  
**Permit Issued** No  
**Current Status** Verifications in Progress on 6/12/2018

## Permit Application Status History

Submitted	12/31/2013	APPLICANT
Assigned to Plan Check Engineer	1/23/2014	GARO TELMI
Corrections Issued	1/27/2014	GARO TELMI
Reviewed by Supervisor	1/31/2014	BILL STUTSMAN
Building Plans Picked Up	2/18/2014	APPLICANT
Disabled Access Plans Picked Up	2/18/2014	APPLICANT
Green Plans Picked Up	2/18/2014	APPLICANT
Applicant returned to address corrections	10/28/2014	GARO TELMI
Applicant returned to address corrections	1/16/2015	GARO TELMI
Applicant returned to address corrections	1/27/2015	GARO TELMI
Applicant returned to address corrections	3/10/2015	GARO TELMI
Applicant returned to address corrections	4/16/2015	GARO TELMI
Applicant returned to address corrections	10/1/2015	GARO TELMI
Applicant returned to address corrections	10/9/2015	GARO TELMI
Applicant returned to address corrections	1/15/2016	GARO TELMI
Applicant returned to address corrections	3/23/2016	GARO TELMI
Applicant returned to address corrections	12/7/2016	GARO TELMI
Applicant returned to address corrections	12/7/2017	GARO TELMI
Applicant returned to address corrections	12/19/2017	GARO TELMI

## Permit Application Clearance Information

Green Code	Cleared	10/30/2015	RUSSELL KELLY
Methane Ordinance	Cleared	11/18/2015	DAVE MYERS
Title 19 building approval	Cleared	11/18/2015	DAVE MYERS
Certificate of Compliance	Cleared	12/15/2015	CASSANDRA ZWEEP
Hydrant and Access approval	Cleared	12/15/2015	ROBERT DUFF
Miscellaneous	Cleared	12/15/2015	CASSANDRA ZWEEP
Private street	Cleared	12/15/2015	CASSANDRA ZWEEP
Site Plan review	Cleared	12/15/2015	CASSANDRA ZWEEP
Low Impact Development	Cleared	2/22/2016	MARTIN FRAGOSO
Frnt yard landscape/Water mgmt	Cleared	3/17/2016	ULISES GONZALEZ
Housing rent stabilization	Cleared	3/17/2016	CHARLES GARCIA
Opn space landscape/Water mgmt	Cleared	3/17/2016	ULISES GONZALEZ
Encroachment in public way	Cleared	3/21/2016	HISASHI KOBAYAKAWA
Eng Process Fee Ord 176,300	Cleared	3/21/2016	HISASHI KOBAYAKAWA
Highway dedication	Cleared	3/21/2016	HISASHI KOBAYAKAWA
Miscellaneous	Cleared	3/21/2016	HISASHI KOBAYAKAWA
Permit	Cleared	3/21/2016	HISASHI KOBAYAKAWA
Roof/Waste drainage to street	Cleared	3/21/2016	HISASHI KOBAYAKAWA
Sewer availability	Cleared	3/21/2016	HISASHI KOBAYAKAWA
Work Adjacent to Public Way	Cleared	3/21/2016	HISASHI KOBAYAKAWA
Building over 3-story or 36-ft	Cleared	3/23/2016	CALOSHA APPROVED
DAS Clearance	Cleared	3/23/2016	GARO TELMI
Excavation more than 5-ft deep	Cleared	3/23/2016	CALOSHA APPROVED
Address approval	Cleared	3/24/2016	HISASHI KOBAYAKAWA
Grading Pre-Inspection	Cleared	3/24/2016	SERGIO VALENZUELA
Certificate of Compliance	Cleared	11/29/2016	NORALI MARTINEZ
Private street	Cleared	11/29/2016	NORALI MARTINEZ
Driveway location	Cleared	12/6/2016	PEDRO AYALA
Internal circulation	Cleared	12/6/2016	PEDRO AYALA
Specific Plan	Cleared	12/6/2016	PEDRO AYALA

Fire Marshall Fire Life Safety	Cleared	12/7/2016	DAVE MYERS
Construction near power lines	Cleared	7/26/2017	WALTER RAMIREZ
Miscellaneous	Cleared	7/26/2017	GARO TELMI

## Contact Information

No Data Available.

## Inspector Information

No Data Available.

## Pending Inspections

No Data Available.

## Inspection Request History

No Data Available.

# **Exhibit 6**



**REFERRAL FORMS:**

**DEPARTMENT OF TRANSPORTATION REFERRAL FORM:  
TRAFFIC STUDY ASSESSMENT**

The Department of Transportation (DOT) Referral Form serves as an initial assessment to determine whether a project requires a traffic Study.

Prior to the submittal of a referral form with DOT, a Planning case must have been filed with the Department of City Planning, and:

- The referral form must be accompanied by a proof of filing of an Environmental Assessment Form (EAF) or Environmental Impact Report (EIR) for a project with new floor area, change of use, new construction; and
- Project exceeds a threshold as listed in the "Traffic Study Exemption Thresholds"

**NOTES:**

1. All new school projects, including by-right projects, must contact DOT for an assessment of the school's proposed drop-off/pick-up scheme and to determine if any traffic controls, school warning and speed limit signs, school crosswalk and pavement markings, passenger loading zones and school bus loading zones are needed.
2. Unless exempted, projects located within a transportation specific plan area may be required to pay a traffic impact assessment fee regardless of the need to prepare a traffic study.
3. Pursuant to LAMC Section 19.15, a review fee payable to DOT may be required to process this form. The applicant should contact the appropriate DOT Development Services Office to arrange payment.
4. DOT's Traffic Study Policies and Procedures can be found at <http://ladot.lacity.org>, under "B-Permit & Traffic Studies."

**RELATED CODE SECTION/ORDINANCE:** LAMC Section 16.05; various ordinances

**SPECIALIZED REQUIREMENTS:** When submitting this referral form to DOT, include the documents listed below:

- Copy of completed Planning Department Master Land Use Permit Application (CP-7771)
- Copy of a fully dimensioned site plan showing all existing and proposed structures, parking and loading areas, driveways, as well as on-site and off-site circulation.
- If filing for purposes of Site Plan Review, a copy of the completed Site Plan Review Supplemental Application (CP-2150)

**DOT DEVELOPMENT SERVICES DIVISION OFFICES:** Please route this form for processing to the appropriate DOT Office as follows:

**Metro**

213-972-8482  
100 S Main St, 9<sup>th</sup> Floor  
Los Angeles, CA 90012

**West LA**

213-485-1062  
7166 W Manchester Blvd  
Los Angeles, CA 90045

**Valley**

818-374-4699  
6262 Van Nuys Blvd, 3<sup>rd</sup> Floor  
Van Nuys, CA 91401

**TO BE VERIFIED BY CITY PLANNING STAFF PRIOR TO DOT REVIEW**  
**PROJECT INFORMATION**

Case Number: ENV-2016-457-EAF  
 Project Address: 11600 Barrington Ave (APN 4401-029-008, -009 & -011)  
 Project Description: Replace existing multifamily buildings (35 units) with new multifamily building (54 units) - net 19 units added

**TO BE COMPLETED BY DOT STAFF:**  
**TRIP GENERATION CALCULATION**

	Land Use (list each use)	Size / Unit	Daily Trips	AM Peak Hour Trips	PM Peak Hour Trips
Proposed	Multifamily	54 units	359.10	27.54	26.46
	Total new trips:		359.10	27.54	26.46
Existing	Multifamily	35 units	232.75	17.85	17.15
	Total existing trips:		232.75	17.85	17.15
	Net Increase / Decrease (+ or -)		+126	+10	+9

DOT Comments: Note: Street improvements may be needed on Dunstan W, check with WLA-BOE.

*Please note that this form is not intended to address the project's site access plan, driveway dimensions and location, internal circulation elements, dedication and widening, etc. These items require separate review and approval by DOT.*

Transportation Specific Plan Area: Yes  No   
 Fee Calculation: NO TIA FEE

Traffic Study Required: Yes  No

Prepared by DOT Staff: Name: Clive S. Grove Phone: (213) 485-1062  
 Signature: Clive S. Grove Date: 4/1/2016