

Communication from Public

Name: Jamie T. Hall

Date Submitted: 05/02/2023 09:50 AM

Council File No: 22-0163

Comments for Public Posting: This firm represents the Crane Boulevard Safety Coalition, landowners and tenants affected by the subject Project and its cumulative impact during construction of up to 10 house projects in a two-block area of Crane Boulevard. Please carefully review the attached letter explaining how the City has failed to provide the due process required by law. We ask that the City Clerk add this letter to all case files for the Project (CF No. 22-0163).

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May 2, 2023

VIA U.S. EMAIL

Hon. Marquece Harris-Dawson, Chair
Planning and Land Use Committee
Los Angeles City Council
200 N. Spring Street, Rm. 395
Los Angeles, CA 90012
(<https://cityclerk.lacity.org/publiccomment/>)

VIA U.S. EMAIL

Holly Wolcott, City Clerk
City of Los Angeles
200 N. Spring Street, Rm. 395
Los Angeles, CA 90012
(holly.wolcott@lacity.org,
clerk.plumcommittee@lacity.org)

**Re: 464-466 Crane Boulevard Project - Failure to Provide Notice
May 2, 2023 PLUM Meeting Item # 10, CF No. 22-0163**

Dear Chairman Harris-Dawson and Members:

This firm represents the Crane Boulevard Safety Coalition, landowners and tenants affected by the subject Project and its cumulative impact during construction of up to 10 house projects in a two-block area of Crane Boulevard. We ask that the City Clerk add this letter to all case files for the Project (CF No. 22-0163). Please confirm via return email correspondence that this has been done.

APPLICABLE PRINCIPLES OF DUE PROCESS.

The California Supreme Court observes that “The requirement for a fair hearing under section 1094.5 is grounded in due process.” *Today’s Fresh Start, Inc. v. Los Angeles County Office of Educ.* (2013) 57 Cal.4th 197, 215. Adjudicatory or quasi-judicial proceedings where an administrative agency exercises discretion to apply laws, regulations and policies to a specific set of facts, and such adjudication makes binding determinations that affect legal rights of individuals, require due process of law under both the U.S. and California Constitutions. *Londoner v. Denver* (1908) 210 U.S. 373, 385-386 (federal due process required opportunity for an oral hearing before street paving assessment could be levied against affected landowner’s property); *Horn v. County of Ventura* (1979) 24 Cal.3d 605, 610 (“we consider whether approval by defendant county of a tentative subdivision map is an ‘adjudicatory’ function which, under principles of due process, requires that **both** appropriate notice and an opportunity to be heard be given to persons whose property interests may be significantly affected. We will hold that such

approval is ‘adjudicatory,’ and that rights to prior notice **and hearing** are accordingly invoked.”)(Emphasis added.)

In the realm of land use and environmental decisionmaking, the California Supreme Court in *Horn* specifically held that landowners within the potential environmental impact area surrounding a proposed development project who could be affected by access, traffic and air emissions, were owed constitutional due process rights of notice and a meaningful opportunity to be heard to challenge grant of the applicant’s proposed subdivision project and the adequacy of the environmental review under CEQA. *Horn* at 612-615. The petitioner landowner in the *Horn* case owned an adjacent parcel of land, and was found to have standing to allege that he and all other nearby landowners received no notice or opportunity to be heard. *Id.* at 619 (“the complaint avers that no prior notice or hearing had previously been given to any affected landowner, or to plaintiff or his predecessor.”)

In analyzing the territorial scope of the right to due process as an affected landowner, the California Supreme Court emphasized that the right to due process expands in land use and environmental matters with the magnitude of the project and its potential impacts on a widening area of affected landowners. *Horn* at p. 618 (“depending on the magnitude of the project, and the degree to which a particular landowner's interests may be affected, acceptable techniques [of notice of a right to be heard] might include notice by mail to the owners of record of property situate within a designated radius of the subject property, or by the posting of notice at or near the project site, or both. Notice must, of course, occur sufficiently prior to a final decision to permit a "meaningful" pre-deprivation hearing to affected landowners”).

Our Supreme Court emphasized the importance of the notice sufficiently prior to the hearing in order to allow affected landowners to prepare evidence and testimony to present to the decision maker so that it would be “meaningful.” The larger the project, the larger the number of affected individuals whose property or other substantial rights could be impacted, and such individuals, distinct from others further away from the project site who may only have statutory Brown Act public comment rights, have a constitutionally protected right to appear at the hearing and be allowed meaningful time to present the testimony and evidence they were constitutionally required to be invited by the public agency to have an opportunity to present. And if the project impacts individuals across jurisdictional lines, a City is required to give notice to all potentially impacted landowners in the adjoining jurisdiction. *Scott v. City of Indian Wells* (1972) 6 Cal.3d 541.

In *Horn*, the California Supreme Court specifically observed that in conducting an adjudicatory or quasi-judicial hearing the ability of affected landowners to organize themselves to petition the government, present testimony and evidence, and turn out in numbers could shape the ultimate decision. “Resolution of these issues [of the merits of a subdivision map] involves the exercise of judgment, and the careful balancing of conflicting interests, the hallmark of the adjudicative process. **The expressed opinions of the affected landowners might very well be persuasive to those public officials who make the decisions, and affect the outcome of the subdivision process.**”(Emphasis added.) *Id.* at 615. In other words, in California a “meaningful” hearing is one where the affected landowners, who presumably received a notice of hearing (an invitation to present oral testimony and evidence before a decision is made), is entitled to a meaningful opportunity to be heard before the public officials at the noticed public hearing, and to participate in the adjudicative process.

In California, such procedural due process is owed not only to landowners but to affected tenants of surrounding properties. *Pillsbury v. South Coast Regional Community* (1977) 71 Cal.App.3d 740, 750-755 (notice required for neighbors of project, not only landowners but also residents whether they own property or not if they could be affected by the project). Just a few months after deciding *Horn*, our Supreme Court held in *People v. Ramirez* (1979) 25 Cal.3d 260, 269 that California due process required a dignitary interest not recognized in federal law: “More specifically, identification of the dictates of due process generally requires consideration of (1) the private interest that will be affected by the official action, (2) the risk of an erroneous deprivation of such interest through the procedures used, and the probable value, if any, of additional or substitute procedural safeguards, (3) **the dignitary interest in informing individuals of the nature, grounds and consequences of the action and in enabling them to present their side of the story before a responsible governmental official**, and (4) the governmental interest, including the function involved and the fiscal and administrative burdens that the additional or substitute procedural requirement would entail.” (Emphasis added.) In recognizing under California law a “dignitary interest,” our Supreme Court departed from federal case precedent. California requires adjudicative hearings to be conducted so that persons with constitutional interests at stake are treated with dignity.

The meaning of the dignitary interest is found also in the *Ramirez* opinion: “[w]e therefore hold that the due process safeguards required for protection of an individual's statutory interests must be analyzed in the context of the principle that freedom from arbitrary adjudicative procedures **is a substantive element of one's liberty**. [Cite omitted.] This approach presumes that when an individual is subjected to deprivatory governmental action, **he always has a due process liberty interest both in fair and unprejudiced decision-making and in being treated with respect and dignity.**” *Ramirez* at 268. Our Supreme Court criticized federal constitutional precedents in failing to require treatment of affected persons with dignity: “The federal approach also undervalues the important due process interest in recognizing the dignity and worth of the individual by treating him as an equal, fully participating and responsible member of society. [Citations omitted.] ‘For government to dispose of a person's significant interests without offering him a chance to be heard **is to risk treating him as a nonperson, an object, rather than a respected, participating citizen.**’ [Citation omitted.] Thus, even in cases in which the decision-making procedure will not alter the outcome of governmental action, due process may nevertheless require that certain procedural protections be granted the individual in order to protect important dignitary values, or, in other words, ‘to ensure that the method of interaction itself is fair in terms of what are perceived as minimum standards of political accountability -- of modes of interaction which express a collective judgment that human beings are important in their own right, and that they must be treated with understanding, respect, and even compassion.’ [Citations omitted.]” *Ramirez* at 267-268, emphasis added.

Thus, in assessing whether the procedural process used by a public agency was a “mode of interaction” that meets “minimum standards of political accountability” that assured those with constitutionally protected dignity interests were identified as such, accorded a respectful hearing where they were given a reasonable amount of time to testify and provide evidence/argument, and were in fact respectfully listened to and the decision making was based upon the record and not extraneous matters, a reviewing court must examine the procedural rules and mechanisms in place to enforce this particularized Californian dignitary requirement. Regardless of whatever process a public agency may adopt, it is required to follow it in the conduct of its adjudicatory process, or due process is denied. *Layton v. Merit System Commission* (1976) 60 Cal.App.3d 58, 63.

Both federal and state cases also define an impartial trial as one where the decisionmakers restrict their process to the record and evidence before them, follow the codified process of their own rules, and do not base the decision on information outside the record, including briefings from staff or colleagues lobbying them outside the hearing room. “Due process requires a fair trial before an impartial tribunal. Such a trial requires that the person or body who decides the case must know, consider and appraise the evidence.” *Vollstedt v. City of Stockton* (1990) 220 Cal.App.3d 265, 275 citing “‘*Hohreiter v. Garrison*, 81 Cal.App.2d 384, 401. . .; *Morgan v. United States*, 298 U.S. 468 . . .)’ (*LeStrange v. City of Berkeley* (1962) 210 Cal.App.2d 313, 325.” The U.S. Supreme Court in *Morgan* found the Secretary of Agriculture had not afforded a lawful hearing where he made his decision solely from consultations with subordinates. The *Vollstedt* court cited and summarized “[t]he fundamental principle that ‘the one who decides must hear’” as set forth in *Morgan*: “The court noted that the ‘hearing’ is designed to afford the safeguard that the one who decides shall be bound in good conscience to consider the evidence, to be guided by that alone, and to reach his conclusion uninfluenced by extraneous considerations which in other fields might have play in determining purely executive action. The ‘hearing’ is the hearing of evidence and argument. If the one who determines the facts which underlie the order has not considered the evidence or argument, it is manifest that the hearing has not been given.” *Vollstedt* at 275 analyzing *Morgan*.

One final important requirement of a fair hearing consistent with constitutional due process is the necessity an impartial decision maker. "A biased decisionmaker is constitutionally unacceptable." *Cohan v. City of Thousand Oaks* (1994) 30 Cal.App.4th 547, 559. “[B]ias -- either actual or an "unacceptable probability" of it -- alone is enough on the part of a municipal decision maker to show a violation of the due process right to fair procedure. *Menning v. City Council of the City of Culver City* (1978) 86 Cal.App.3d 341, states the constitutional rule that a City Council or members thereof can be constitutionally barred from participation in an adjudicatory hearing when they either have a pecuniary interest in the outcome or if they have become “embroiled” in the controversy creating an unacceptable risk that decision making will not be based upon an impartial consideration of the record and evidence but rather extra record considerations such as personal animosity or an unusual involvement in the subject matter of the adjudicatory hearing. “The test of the ability of the administrative body to act is whether in light of the particular facts ‘experience teaches that the probability of actual bias on the part of the ... decisionmaker is too high to be constitutionally tolerable.’ (citation omitted).) Thus ‘those with a substantial pecuniary interest in legal proceedings should not adjudicate these disputes.’ (*Gibson v. Berryhill* (1973) 411 U.S. 564, 579 [citation omitted].) The decision may not be made by a decisionmaker who has become personally "embroiled" in the controversy to be decided. (*Taylor v. Hayes* (1974) 418 U.S. 488, 501-503 [citation omitted], cited for its applicability to administrative proceedings in *Withrow v. Larkin, supra*, 421 U.S. 35, 47, fn. 15 [citation omitted].) *Menning* at 350-351.

Procedural due process in the administrative setting requires that the hearing be conducted “*before a reasonably impartial, noninvolved reviewer.*” *Nasha v. City of Los Angeles* (2004) 125 Cal.App.4th 470, 483, citing *Gai v. City of Selma* (1998) 68 Cal.App.4th 213, 219 (italics added). “To establish an unfair hearing based upon bias [the aggrieved party] must establish “‘an unacceptable probability of actual bias on the part of those who have actual decisionmaking power over their claims.’ (*BreakZone Billiards v. City of Torrance* (2000) 81 Cal.App.4th 1205, 1236.) A party seeking to show bias or prejudice on the part of an administrative decisionmaker is required to prove the same ‘with concrete facts: [b]ias and

prejudice are never implied and must be established by clear averments.’ (*Id.*, at p. 1237; accord *Hongsathavij v. Queen of Angels etc. Medical Center* (1998) 62 Cal.App.4th 1123, 1142.” *Nasha* at 358.

In addition to *Menning v. City Council of the City of Culver City* (councilmembers personally embroiled unfairly increased Police chief’s discipline), numerous California cases overturned adjudicatory actions of municipal bodies where a member was unconstitutionally embroiled in the matter before the hearing. *Clark v. City of Hermosa Beach* (1996) 48 Cal.App.4th 1152 (Councilmember Benz organized opposition to Clark’s duplex project that would affect his view of the ocean before he was elected, opposed a later version after he was elected that would still affect his view, and exhibited personal animosity toward Mrs. Clark and her children on the beach and on a Friday night urinated on the Clark’s house and planter which led to City Police escorting him home); *Nasha v. City of Los Angeles* (2004) 125 Cal.App.4th 470 (area planning commissioner Lucente ghost wrote editorial opposing development project as a threat to wildlife corridor and worked with opponents outside the hearing room); *Woody’s Group, Inc. v. City of Newport Beach* (2015) 233 CA4th 1012 (Councilmember Henn filed unauthorized appeal, led off the hearing following public comment with detailed advocacy prepared prior to hearing that ran 14 pages, made the motion to deny the permit, and lobbied his colleagues outside the hearing to obtain their support of his viewpoint); *Petrovich Development Co. v. City of Sacramento* (2020) 48 Cal.App.963 (Councilmember in time period leading up to the adjudicatory hearing met with homeowners group appealing gas station conditional use permit to strategize how to defeat the gas station, prepared and circulated talking points that advocated denial of the gas station, told others he had the votes to deny the permit, and made the motion to deny the permit.) In all of these cases, the facts established the councilmember or planning commissioner had abandoned the adjudicatory role required by procedural due process (“a reasonably impartial and uninvolved reviewer”) and crossed a line into advocacy and embroilment with the issue.

AN APPEAL HEARING PURSUANT TO PUBLIC RESOURCES CODE SECTION 21151(c) IS AN ADJUDICATORY PROCEEDING UNDER HORN v. COUNTY OF VENTURA.

The City of Los Angeles codified its CEQA appeal process under Public Resources Code section 21151(c) at LAMC section 11.5.13. Subdivision E of section 11.5.13 provides in part:

“The City Council shall hold a public hearing before acting on the appeal. Notice of the hearing shall be given by mail at least ten days before the hearing to the applicant; the appellant; any person or entity that has made a request in writing to receive CEQA notices; and any responsible or trustee agencies.”

The notice provision of the City’s CEQA hearing procedure is constitutionally infirm. The municipal code acknowledges that there is a constitutional duty to inform the landowner of the Project, the appealing party, and any interested party. The inclusion of a mailed notice at least 10 days prior to the hearing date is an admission by the City that a CEQA hearing is an adjudicatory or quasi-judicial proceeding in which the City will exercise discretion to apply the facts of the Project (the Project description which must be complete and accurate) to the applicable state laws and regulations.

But once the CEQA appeal process is determined adjudicatory or quasi-judicial in nature,

the City has no constitutional authority to pick and choose who is allowed to be invited to know the date, time, and place of the CEQA appeal hearing. Constitutional notice is owed to ALL potentially affected landowners, tenants, persons commenting on or asking to be informed about the Project in any way, and trustee agencies under CEQA. In the seminal case of *Horn v. County of Ventura*, discussed in detail above, the County's hearing concerned not only the proposed approval of a tract map, but also concerned the County's determinations of the level of environmental review under CEQA. Both of those determinations were fact-based determinations as applied to a particular parcel of land, and the Supreme Court gave emphasis to the fact that standing of the nearby landowner to sue over the failure to give notice of the hearing was in part based upon allegations that the nearby property owners would be affected by possible environmental impacts of the Project.

The City's codified hearing notice provision for CEQA is infirm because it restricts notice to the smallest group of landowners, tenants and interested persons that does not encompass the possible area around the Project impacted including landowners and tenants living in the area around the Project affected, including those affected by potential landslide, damage to Crane Boulevard, street closures, failure to mitigate illegal tree removals affecting the habitat areas near their homes. In this case, a Project has been discussed in detail as failing to comply with the applicable zoning laws including the Los Angeles Municipal Code (Baseline Hillside Ordinance), the Mount Washington Specific Plan, and other laws. For this reason alone, the Project would not qualify for the CEQA exemption the City claims applies.

The City's implementing provisions, that purport to require a person interested in the Project to have specifically requested notices involving only CEQA instead of expressing interest and concern about the Project generally by sending public comments or appearing at a prior hearing, are constitutionally unreasonable. Landowners and tenants potentially affected by the Project, including those concerned about the City's compliance with all applicable laws if they have commented with a mailing address or email address, are entitled to notice and inclusion on the interested person list.

Accordingly, the City's municipal code impermissibly restricts notice for an adjudicatory or quasi-judicial process and can only be cured if actual notice is mailed to all those who are affected by the Project or have commented or asked for information about the project.

PRIOR TO THE CITY'S MAILED NOTICE OF THE MAY 2, 2023 PLUM COMMITTEE HEARING, THE CITY COMPILED TWO MAILING LISTS TO GIVE NOTICE TO PERSONS, BUT FAILED TO USE THOSE MAILING LISTS TO GIVE NOTICE OF THIS CEQA APPEAL HEARING.

The facts in this case establish that the City has long possessed at least two compiled lists in its records of surrounding property owners. After the Planning Director issued his initial determination in this case, the matter was appealed by the Crane Boulevard Safety Coalition to the area planning commission. The hearing was scheduled for July 14, 2021. Upon receipt of the Coalition's appeal analysis and evidence, the City Planning Department failed to prepare any staff report in response. At the opening of the virtual hearing on July 14, 2021, City Planner Debbie Lawrence immediately asked the area planning commission to approve a "continuance to a date uncertain." Commissioner Campos observed that there were a lot of people attending the hearing and waiting to speak. She asked how persons attending would be notified of the new hearing date. Between the 3:00 and 4:00 minute mark of the recording of the meeting, Ms.

Lawrence stated that everyone would receive notices including those on the interested persons list. Ms. Lawrence also represented that the Planning Department emails notices to persons it identifies as interested persons. When the continued hearing was conducted on December 8, 2021, the City filed an affidavit of mailing that included a list of recipients far more than only the project applicant and appealing organization. The list included landowners and tenants surrounding the project location and a list of persons who had commented on the project or appeared at the July 8, 2021 commission hearing. **Exhibit 1** is a true and correct copy of this affidavit and list of persons to be notified. Even then the City failed to send notice of the hearing to trustee agencies, including the California Department of Fish and Wildlife, which has jurisdiction over natural resources including the open space habitat areas of Mount Washington on or adjacent to the Project.

Exhibit 1 is the City's sworn affidavit that it mailed notice of the area planning commission hearing on December 8, 2021 to a list of surrounding property owners or tenants, and to a list of persons who the City identified as "interested persons" for the Project. **Exhibit 2** is a copy of a City Planning Department compiled "interested persons" email list we obtained in a public records request to staff. The City used these lists to give notice of the hearing at the planning commission level.

Although the City had these two compiled mailing and email lists in the Project file, when a CEQA appeal hearing was scheduled at the City Council, the Planning Department used a substantially reduced list to give notice of this adjudicatory and quasi-judicial hearing. **Exhibit 3** is a copy of the mailing list the City Clerk asserts was used to give notice of the May 2, 2023 hearing. We do not know who compiled this list. We do not know if it was prepared by the owner, the owner's architect/representative, or the City Planning Department. What we do know by comparing the lists is that the City had a much larger list of people, including people the City identified as "interested persons," and all of those interested persons were deleted from receiving notice for arguably the most important hearing at City Council.

If the City reduced the mailing list in reliance on the wording of its CEQA appeal municipal code provision, that provision is constitutionally unlawful. Lay persons who wish to participate in the City's process should not have to be a Philadelphia lawyer to trigger an obligation of the City Planning Department to put their name on the "interested person" list whether they commented at a Director's or Zoning Administrator or City Planning Commission hearing, an appeal hearing before any City planning commission, or filed a written or email request to be on the "interested persons" list. To suggest that once a person is on the "interested person" list for one hearing, that person can be deemed not an "interested person" for the next hearing, is untenable constitutionally. To suggest that a person must specifically ask for notice of CEQA matters in order to receive notice as an interested person to one type of a hearing on a Project the City might conduct is also untenable constitutionally. Once the City identified a person as "interested" they should have remained on the notice mailing list for all purposes. The wording of the City's CEQA appeal code provision is a transparent effort to unlawfully restrict and frustrate the efforts of an average person to ask to be informed about a Project. Thus, the deletion of all previously identified "interested persons" is in violation of the U.S. and California constitutions.

Even worse, the City deleted from the mailing list persons it says it previously notified who own or live property within 100 feet of the Project site. Under the holdings in *Horn v. County of Ventura*, as an adjudicatory or quasi-judicial proceeding, all such persons were constitutionally required to receive notice and a right to be heard meaningful at the CEQA public

hearing.

For all of the foregoing reasons, the May 2, 2023 Planning and Land Use Committee hearing has not been lawfully noticed to the affected and interested community.

Thank you for your prompt attention to this matter. I may be contacted at 310-982-1760 or at jamie.hall@channellawgroup.com if you have any questions, comments or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Jamie T. Hall". The signature is fluid and cursive, with the first name "Jamie" being the most prominent part.

Jamie T. Hall

Exhibit 1 - November 19, 2021 Affidavit of mailing

Exhibit 2 - Spreadsheet of Interested Persons in Planning Records

Exhibit 3 - Mailing list used for CEQA appeal hearing

Exhibit 1

**City of Los Angeles
Department of City Planning**

Affidavit of Mailing

Case Number DIR-2020-427-SPP-1A

This Affidavit concerns (check one of the following):

- | | |
|---|--|
| <input checked="" type="checkbox"/> Public Hearing | <input type="checkbox"/> Notice of Requested Waiver |
| <input type="checkbox"/> CPC/APC Courtesy Notice | <input type="checkbox"/> Tribal Notification |
| <input type="checkbox"/> Letter of Decision (LOD) | <input type="checkbox"/> Letter of Correction |
| <input type="checkbox"/> Withdrawn | <input type="checkbox"/> Termination Letter |
| <input type="checkbox"/> Hold Letter | <input type="checkbox"/> Intent to Terminate |

I, Maria Reyes, certify that I am an employee of the City of Los Angeles, on November 19, 2021, mailed, postage prepaid, to the applicant
(Date)

and all parties required by the Municipal Code, as indicated below, on the case indicated above, a true copy of which is attached:

Public Hearing

Check Recipients Below:

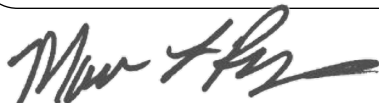
- Owner, Applicant and Representative
- Abutting Property Owners
- Abutting Property Owners and Tenants
- 100-foot Radius
- 500-foot Radius
- Persons who signed in at the hearing
- Appellant(s)
- Council Office No. 1
- Certified Neighborhood Council
Arroyo Seco
- 100-foot Coastal Notice
- Group Coastal Notice
- State Coastal Commission
- Adjacent City/ies
- Los Angeles Unified School District
- Caltrans
- Other _____

**Staff Report / Appeal /
Termination / Letter of Decision**

Check Recipients Below:

- Owner, Applicant and Representative
- Abutting Property Owners
- Abutting Property Owners and Tenants
- Persons who signed in at the hearing
- Persons who requested notice in writing
- Council Office No. _____
- Certified Neighborhood Council

- Department of Building and Safety
- Department of Transportation
- Other _____



Staff Signature

CURRENT OCCUPANTS
234 W MUSEUM DR
LOS ANGELES CA 90065

CURRENT OCCUPANTS
151 W FURNESS AVE
LOS ANGELES CA 90042

CURRENT OCCUPANTS
155 W FURNESS AVE
LOS ANGELES CA 90042

CURRENT OCCUPANTS
159 W FURNESS AVE
LOS ANGELES CA 90042

CURRENT OCCUPANTS
458 N CRANE BLVD
LOS ANGELES CA 90065

CURRENT OCCUPANTS
460 N CRANE BLVD
LOS ANGELES CA 90065

CURRENT OCCUPANTS
464 N CRANE BLVD
LOS ANGELES CA 90065

CURRENT OCCUPANTS
466 N CRANE BLVD
LOS ANGELES CA 90065

CURRENT OCCUPANTS
475 N CRANE BLVD
LOS ANGELES CA 90065

CURRENT OCCUPANTS
471 N CRANE BLVD
LOS ANGELES CA 90065

CURRENT OCCUPANTS
467 N CRANE BLVD
LOS ANGELES CA 90065

CURRENT OCCUPANTS
463 N CRANE BLVD
LOS ANGELES CA 90065

CURRENT OCCUPANTS
465 N CRANE BLVD
LOS ANGELES CA 90065

CURRENT OCCUPANTS
459 N CRANE BLVD
LOS ANGELES CA 90065

CURRENT OCCUPANTS
462 N CRANE BLVD
LOS ANGELES, CA 90065

CURRENT OCCUPANTS
165 W FURNESS AVE
LOS ANGELES CA 90042

CURRENT OCCUPANTS
470 N CRANE BLVD
LOS ANGELES CA 90065

CURRENT OCCUPANTS
472 N CRANE BLVD
LOS ANGELES CA 90065

APPELLANT
CHRISTOPHER HOWARD
CRANE BLVD SAFETY COALITION
438 CRANE BLVD
LOS ANGELES CA 90065

APPELLANT REPRESENTATIVE
JAMIE HALL
THE CHANNEL LAW GROUP
8383 WILSHIRE BLVD SUITE 750
BEVERLY HILLS CA 90211

INTERESTED PARTY
PAT WINTERS
1401 RANDALL COURT
LOS ANGELES CA 90065

APPLICANT/OWNER
RACHEL FOULLON & IAN COOPER
2262 DUANE STREET
LOS ANGELES CA 90039

REPRESENTATIVE
SIMON STOREY
ANONYMOUS ARCHITECTS
1800 S BRAND BLVD SUITE 117
GLENDALE CA 91204

**AUTRY NATIONAL CENTER OF THE
4700 WESTERN HERITAGE WAY
LOS ANGELES CA 90027**

MARGARET COLLIER
2112 THOREAU ST
LOS ANGELES CA 90047

COOPER, IAN J CO TR
2262 DUANE ST
LOS ANGELES CA 90039

NEIL MUKHOPADHYAY
3919 W 8TH ST APT 12
LOS ANGELES CA 90005

FERNANDO OJEDA RIOS III
137 1/2 S SWEETZER AVE
LOS ANGELES CA 90048

MARQUE TOLIVER
PO BOX 53801
LOS ANGELES CA 90053

TRASK, JUSTIN M TR
5356 ALDAMA ST
LOS ANGELES CA 90042

**INTERESTED PARTY
JAROSLAW BIEDA
4261 SAN RAFAEL AVE
LOS ANGELES CA 90042**

**INTERESTED PARTY
LYNN SOSA
4807 GLENALBYN DR
LA, CA 90065**

**INTERESTED PARTY
KAREN PEDERSEN AND HUGH KING
954 ELYRIA DRIVE, LA, CA 90065**

**INTERESTED PARTY
CURTIS HILL
4111 CAMINO REAL
LOS ANGELES CA 90065**

**INTERESTED PARTY
ROBIN SCHERR
4249 SEA VIEW LANE
LOS ANGELES CA 90065**

**INTERESTED PARTY
TODD FRANKEL
610 WEST AVENUE 46
LOS ANGELES CA 90065**

**INTERESTED PARTY
LAURA LEE
909 MT WASHINGTON DRIVE
LOS ANGELES CA 90065**

Exhibit 2

Interested parties for case: DIR-2020-427-SPP

1/28/2021	landuse@mwha.us	Pat Winters	1401 Randall Court, LA CA 90065
7/15/2021	jaroslawb@gmail.com	Jaroslaw Bieda	4261 San Rafael Ave, LA, CA 90042
7/14/2021	Lynnpsoa@gmail.com	Lynn Sosa	4807 Glenalbyn Dr, LA, CA 90065
7/14/2021	goldleroux@aol.com	Kathleen Goldstein	
7/14/2021	mark.b.kenyon@gmail.com	Mark Kenyon	505 W Avenue 44, LA, CA 90065
7/14/2021	mike-t10@roadrunner.com	Michael Thompson	472 Crane Boulevard, LA, CA 90065
7/15/2021	Karen.leafygreen@gmail.com Hughk16@gmail.com	Karen Pedersen and Hugh King	954 Elyria Drive, LA, CA 90065
7/15/2021	curtis@artdirectionservices.com	Curtis Hill	4111 Camino Real, LA, CA 90065
7/15/2021	rdscherr1@gmail.com	Robin Scherr	4249 Sea View Lane, LA, CA 90065
7/15/2021	tsfrankel@roadrunner.com	Todd Frankel	610 West Avenue 46, LA, CA 90065
7/21/2021	llee.lcsw@gmail.com	Laura Lee	909 Mt. Washington Drive, LA, CA 90065
11/24/2021	rep@pfiesterlaw.com	Ed Pfiester	
11/24/2021	fiberflash@gmail.com	Dan Wright	

Exhibit 3

Determination Mailing For:
DIR-2020-427-SPP-1A
Mailing Date: December 28, 2021

Council District 1
City Hall, Room: 460
Mail Stop: 201

Applicant: Rachel Foullon and Lan
Cooper
2262 Duane Street
Los Angeles Ca 90039

Representative: Simon Story
Anonymous Architects
1800 South Brand Boulevard Suite 117
Glendale, CA 91204

Appellant: Christopher Howard Crane
Boulevard Safety Coalition
438 Crane Boulevard
Los Angeles CA 90065

Representative: Jamie T. Hall Channel
Law Group
8383 Wilshire Boulevard Suite 750
Beverly Hills Ca 90211

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Craig Weber
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Communication from Public

Name: Mark B Kenyon
Date Submitted: 05/02/2023 11:01 AM
Council File No: 22-0163
Comments for Public Posting: Please see the attached document.

Mark Kenyon
505 W Avenue 44
Los Angeles, CA 90065

5/1/23

Comment for the PLUM hearing for ENV-2020-428-CE

Interested Party

I seem to have been deleted from the interested party list, as I did not receive notice of this hearing. Please add me back to the list. I wish to receive all notices, decisions, and formal actions on this matter.

Plans have been intentionally changed to hide the fact that the lowest level is a Story

See the attached selections taken from the project plans. The two at the top are from the original plan and the two at the bottom from the updated plans. You will note that art studio has been relabeled as a mechanical room **BUT** in actuality it will function as whatever the eventual owners will wish it to be. One might think that only a dolt could or would think otherwise, I couldn't say.

Note, the 8'-6" dimension and floor detail that has been deleted. But also, note the floor detail on the floor plan remains – because of course there will be a floor, an enclosed room (which from other details on the plans will have a window, a normal door to “crawl” through (i.e. walk through like a normal person), and have a lovely covered desk surrounding the art studio (oops, a mean mechanical room) with its lattice walls (with dappled sun light filtering through. Sounds nice for a partially submerged, crawlspace, basement.

Per LAMC the lowest level is a Story not a basement, both Planning and the Applicant know this!!

In reading and analyzing the Staff report dated 4/11/23, specifically referencing the response to Appeal Points 1 and 5, it continues to appear that staff is not critically reviewing the applicants plans and understanding the points raised by the Coalition in its letter dated 12/6/21.

In that letter the Coalition demonstrated that both City's Building Code and the City's Planning code define and require the lowest level of the proposed building to be considered as a story for the purposes of seismic and geologic studies and decisions. See the Coalition's letter dated 12/6/21.

Staff's most recent report merely restates its conclusions from its report dated 12/8/21. In that report and in the one dated 4/11/23 staff **fails** to address the points raised by the Coalition's letter dated 12/6/21. Staff's response is confused and misstates both its own experts and Code.

This issue is critical for a number of reasons including public safety. But for the purposes of the appeal the fact that the applicant and staff are hiding the fact that the project is in fact a 3-story structure implicates the appropriateness of the Class 3 and Class 32 Exemptions and clearly meets the requirements of CEQA Section 15300.2, see the two letters from Wilson Geosciences and the Coalition's letters on this topic.

First as evidence of staff's confusion see its description of the project on Page 2 of the 4/11/23 report where it states: “The project proposes new construction of a **three (3)-story...**”[bold added]. Or see the Notice of Exemption that was updated on 12/8/21 where in the project description it states that the

project is a “Construction of a new **three (3)-story...dwelling...**”[bold added].

As the 4/11/23 Staff report states on Page 3, Planning had an LADBS Engineering Geologist review the letter submitted by the appellant’s expert geologist, Wilson Geosciences Inc. And LADBS agrees that per the State seismic code, “the proposed development is a three-story structure.” So the record contains two expert opinions as to the status of the number of stories and that number is 3.

Staff then muddies the waters, per their analysis the lowest level is not a story because: 1) the applicant revised their plans and are now calling the level a basement, 2) it's a partially submerged crawl space and is not habitable space and therefore doesn't count as a story, and 3) LADBS reviewed the revised plans and concluded it's only two stories.

To quote our current President, the Honorable Joe Biden, this analysis by staff is pure malarkey! Neither the State code and the City's codes care, for seismic safety purposes, whether the space in question is habitable or a partially submerged crawl space. And in any case the space in question is not submerged nor is its 8'-6” ceiling a crawlspace, see the plan document A-301-1. These issues of habitability, submerged, and crawlspace are only there to mislead.

The City's codes are crystal clear. As per the applicants own plans, again see in particular A-301-1, The story above the lowest level is more that 6' above grade for greater than 50% of its perimeter and is also over 12' for much of its length; in fact it is over 20'. This by the very definition of a First Story in the LAMC makes the lowest level a Story and not a Basement.

Here are the actual definitions from LAMC Section 12.03. Bolding added for emphasis.

LAMC Section 12.03

*“BASEMENT. Any level **below the First Story** of a Building. The ceiling of a Basement shall not be more than four vertical feet higher than the finished floor level of the First Story. (Amended by Ord. No. 184,802, Eff. 3/17/17.)”*

“STORY. The space in a Building between two vertically adjacent finished floor levels or, for the topmost level of a Building, the space between its finished floor level and the roof directly above it. Finished floor levels within four vertical feet of each other shall be deemed a single Story. Any space that is defined as a Basement is not considered a Story. (Amended by Ord. No. 184,802, Eff. 3/17/17.)”

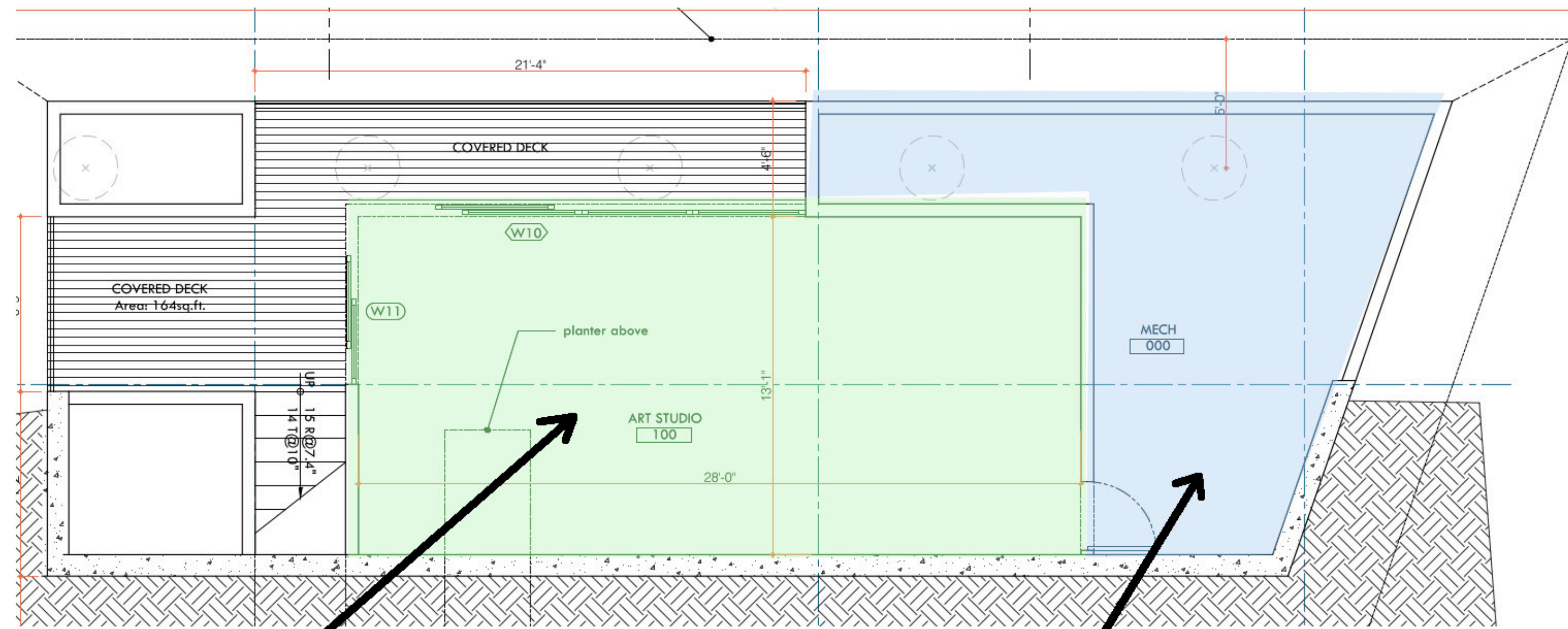
*“STORY, FIRST. The lowest Story of a Building where the finished floor level **directly above** the Story is more than **six feet above** grade for more than **50 percent of the total perimeter** of the Building or is more than **12 feet above grade at any point**. If no such Story exists, then the topmost Story of a Building shall be deemed the First Story. (Added by Ord. No. 184,802, Eff. 3/17/17.)”*

Note, both definitions for First and other Stories say nothing about whether or not the stories in question are habitable, “crawlspace”, or partially submerged.

The level in question meets either the 6 foot or 12 foot requirements and is therefore a Story. Since the geology studies performed by the applicant and approved by LADBS are for a two story building the appeal should be granted as the LADBS expert appears to opine on Page 3 of the staff report.

Mark Kenyon

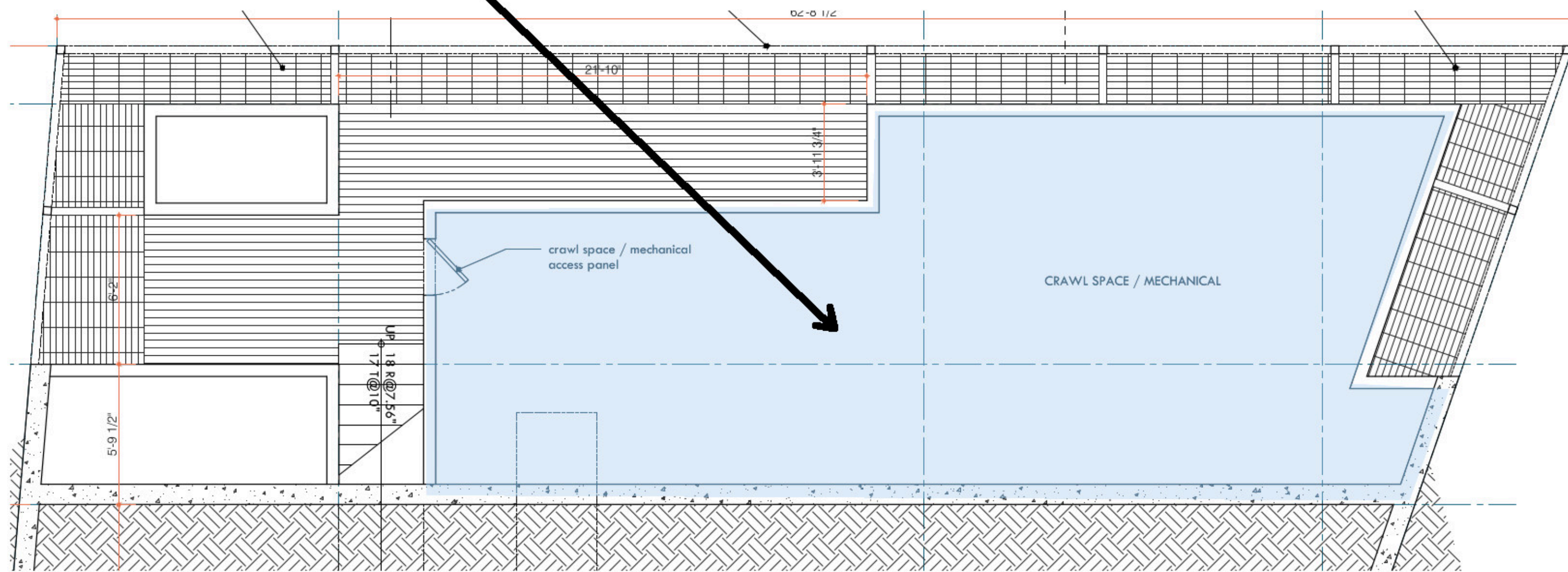
Original Plans



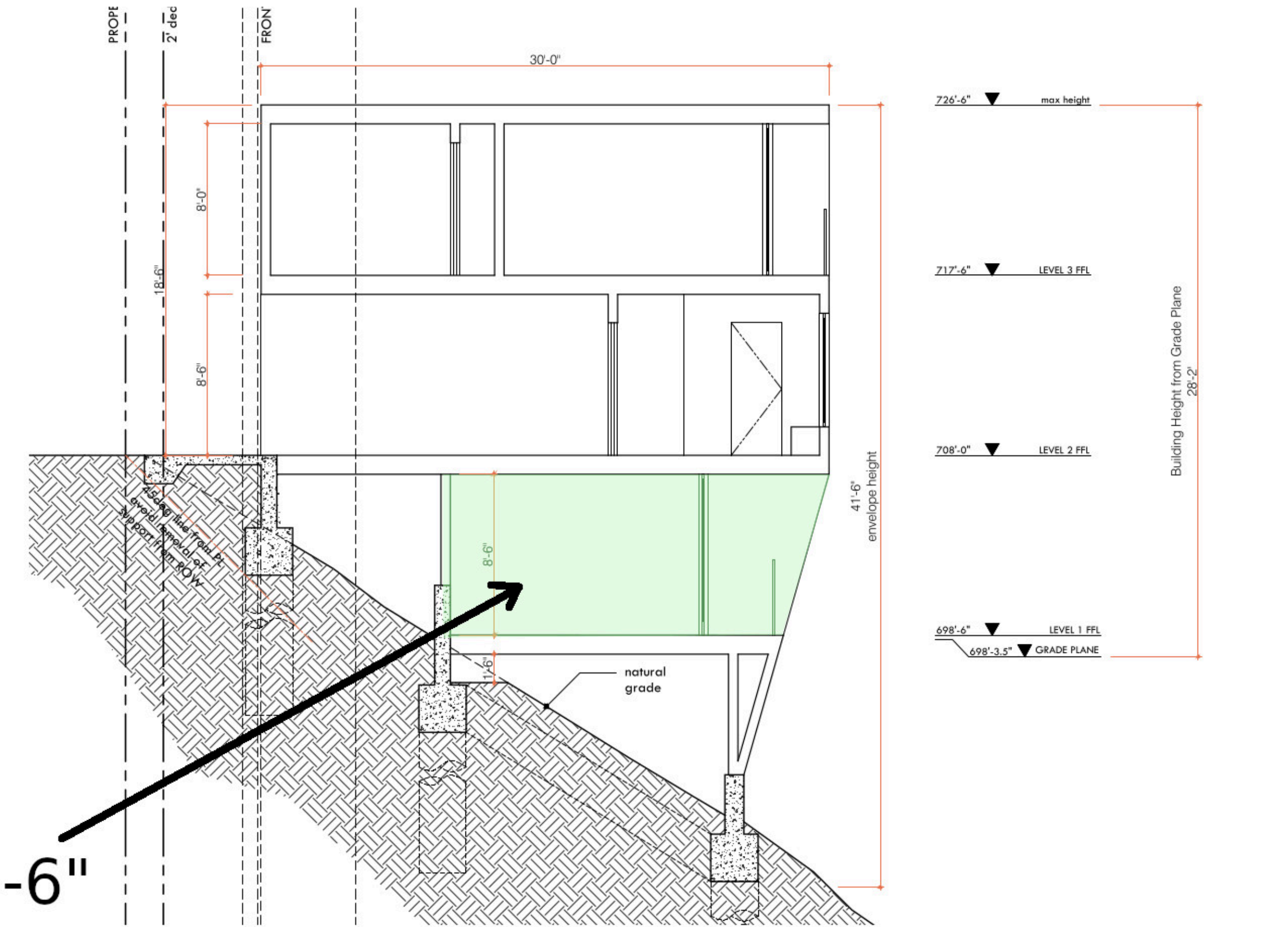
Art Studio

Mechanical

Magically becomes mechanical

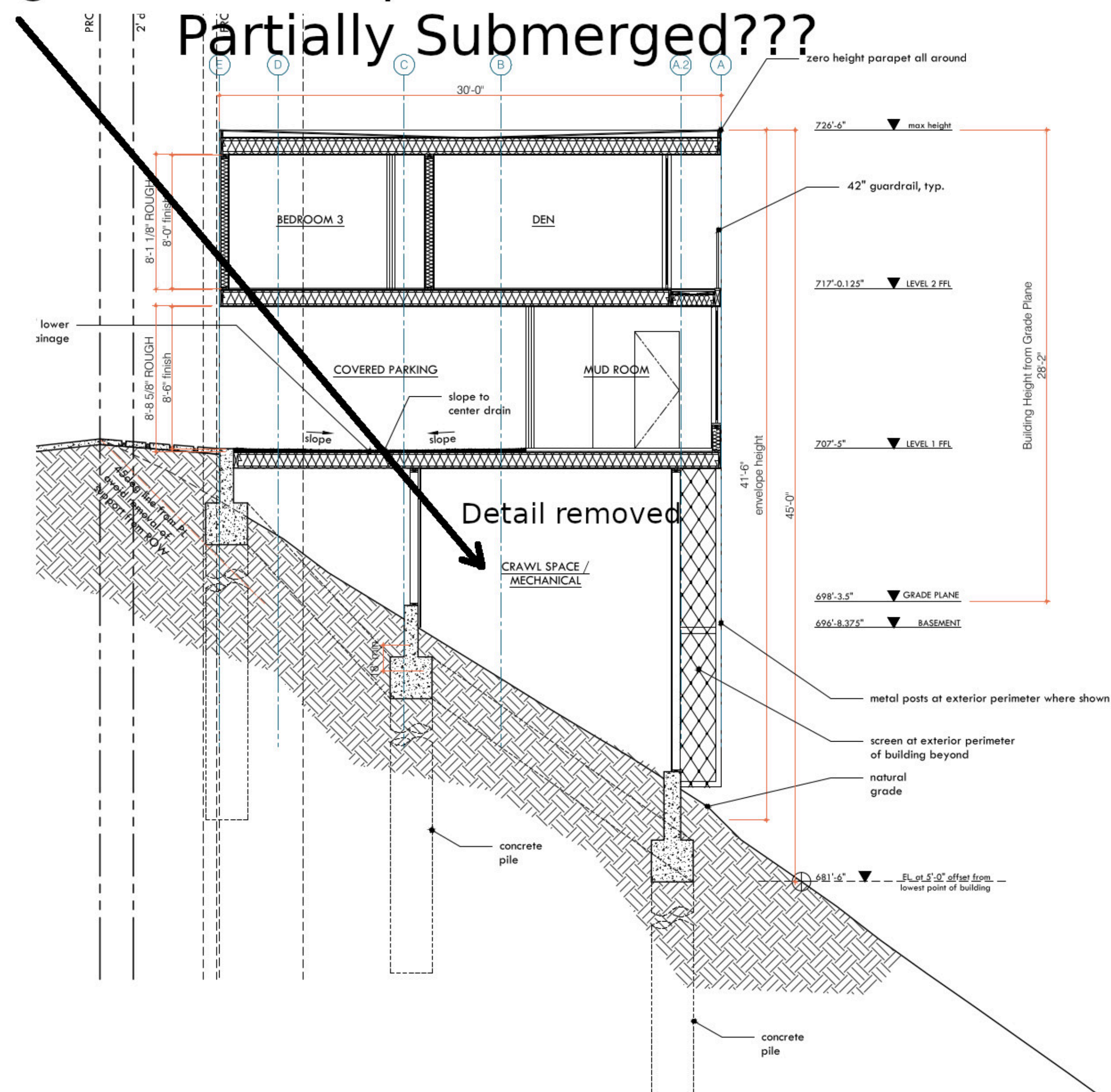


Updated Plans



8'-6"
Height

Crawl space??
Partially Submerged???



Communication from Public

Name: Mark B Kenyon
Date Submitted: 05/02/2023 11:04 AM
Council File No: 22-0163
Comments for Public Posting: Please see the attached Geology approval letter which I believe is important context for the Wilson Geosciences letters that are already in the council file.

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

OSAMA YOUNAN, P.E.
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

JOHN WEIGHT
EXECUTIVE OFFICER

GEOLOGY AND SOILS REPORT APPROVAL LETTER

December 18, 2020

Rachel Foulton
2262 Duane Street
Los Angeles, CA 90039

LOG # 115428
SOILS/GEOLOGY FILE – 2
LAN-Exempt

TRACT: 5043
LOTS: 110 & 111
LOCATION: 464 & 466 N. Crane Boulevard


<u>CURRENT REFERENCE REPORT/LETTER(S)</u>	<u>REPORT No.</u>	<u>DATE(S) OF DOCUMENT</u>	<u>PREPARED BY</u>
Geology/Soil Report Oversized Documents	GS19-0907 ..	11/03/2020 ..	GeoSystems, Inc. ..
<u>PREVIOUS REFERENCE REPORT/LETTER(S)</u>	<u>REPORT No.</u>	<u>DATE(S) OF DOCUMENT</u>	<u>PREPARED BY</u>
Approval Letter Geology/Soil Report	Log # 52569 PIN # 4929	04/21/2006 11/07/2005	LADBS SubSurface Designs

The Grading Division of the Department of Building and Safety has reviewed the referenced current report dated 11/03/2020 concerning construction of a new residence on the referenced vacant property. A geotechnical map (scale of 1 inch = 10 feet) and a geologic cross section A-A' (scale of 1 inch = 20 feet) were included. As shown and described, the new residence (two levels) will be entirely elevated above the slope. Access to two garages using structural bridges, is proposed. Also as shown, described and discussed on pgs. 3 & 4, the residence is planned on slopes descending from the east side of Crane Boulevard. Overall, the slope descends for a height over 200 feet and is inclined at horizontal to vertical slope gradients steeper than 2:1. Explored information showed that fill and soil overlie bedrock. The fill and soil are not considered suitable for support of foundations, concrete slabs or as a base for new compacted fill (pgs. 5 & 6). The fill, soil and weathered bedrock (to a depth of 15 feet below existing grade – pg. 15), are subject to downhill creep. Competent, un-weathered bedrock is the recommended bearing material. The referenced 11/03/2020 report is acceptable, provided the following conditions are complied with:

1. Infiltration is not recommended (pg. 20) and is therefore, not approved. Site water shall be conducted in non-erosive devices to the street or other approved location in a manner acceptable to the LADBS and the Department of Public Works. Water shall not be dispersed on to slopes without specific approval from the Grading Division and the consulting geologist and soils engineer.
2. The new residence shall be connected to the public sewer system.
3. Approval shall be obtained from the Dept. of Public Works, Bureau of Engineering, and Development Services/Permits Program for the proposed development.
4. Excavations shall not remove lateral support from a public way, adjacent property or an existing structure. (3307.3.1)

5. Where any excavation (see pgs. 19 and 20), *not* addressed in the approved report, would remove lateral support (as defined in 3307.3.1) from a public way, adjacent property or structures, a supplemental report shall be submitted to the Grading Division of the Department containing recommendations for shoring, underpinning, and sequence of construction. The report shall include a plot plan and cross-section(s) showing the construction type, number of stories, and location of adjacent structures, and analysis incorporating all surcharge loads that demonstrate an acceptable factor of safety against failure. (7006.2 & 3307.3.2)
6. The applicant is advised that the approval of this report does not waive the requirements for excavations contained in the General Safety Orders of the California Department of Industrial Relations (3301.1).
7. Existing fill or soil shall not be used for support of foundations, concrete slabs or new fill (1809.2, 7011.3). Specific recommendations provided by GeoSystems (pgs. 18, 19 and 20) in the section/s titled “Interior Floors (Concrete Slabs/Wood Floors)”, “Exterior Concrete Slabs and Hardscape” and “Drainage Protection” shall be incorporated into the plans and implemented.
8. Slabs on uncertified fill shall be designed as a structural slab (7011.3).
9. As specifically recommended (see pg. 14 – 18) and as shown, foundations shall be supported into competent bedrock as approved by inspection by the geologist and soil engineer and the following shall be complied with: (i) pile shafts exposed to creep prone material (depth below grade of 15 feet is creep prone per pg. 15), shall be designed for a creep load of 1000 pounds per lineal foot of pile exposed to creep prone material or 30 pounds per cubic foot (pcf) times the piles diameter, whichever is greater; (ii) foundation setback/s (see Code-required setback/s cited on pg. 18), shall be measured from the weathered bedrock/un-weathered bedrock contact on the descending slope as specified and shown on geologic cross section A-A’ .
10. Pile caisson and/or isolated foundation ties are required by LAMC Sections 91.1809.13 and/or 91.1810.3.13. Exceptions and modification to this requirement are provided in Information Bulletin P/BC 2020-030.
11. The design passive pressure shall be as specified and recommended in the section titled “Lateral Design” starting on pages 15 and shown on Cross Section A-A’ of the 11/03/2020 report.
12. When water is present in drilled pile holes, the concrete shall be tremied from the bottom up to ensure minimum segregation of the mix and negligible turbulence of the water (1808.8.3).
13. Existing uncertified fill shall not be used for lateral support of deep foundations (1810.2.1).
14. The seismic design shall be based on a Site Class C as recommended. All other seismic design parameters shall be reviewed by LADBS building plan check.
15. The geologist and soils engineer shall inspect all excavations to determine that conditions anticipated in the report have been encountered and to provide recommendations for the correction of hazards found during grading (7008, 1705.6 & 1705.8).
16. All new graded slopes (if any) shall not exceed a horizontal to vertical slope gradient of 2:1.
17. All friction pile 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 penetrate into competent bedrock in a written field memorandum. (1803.5.5, 1704.9)
18. Prior to excavation or any work an initial inspection shall be called with the LADBS Inspector/s. The following shall be scheduled during this inspection: sequence of construction; temporary stockpiles/erosion control; installation of the recommended friction pile foundations approved herein; drainage/erosion control details; protection fences; and, dust/traffic control (108.9.1). These shall be performed under the inspection and approval of the soils engineer & deputy grading inspector (1705.6, 1705.8).
19. All loose foundation excavation material shall be removed. Slopes disturbed by construction activities shall be restored. Work shall be performed so as to not cause falling rocks, soil or debris in any form to fall, roll, slide or flow onto adjoining downslope properties per section 7007 – Ch. 70 in the LA City Building Code.

20. All recommendations of the 11/03/2020 report by GeoSystems that are in addition to or more restrictive than the conditions contained herein shall be incorporated into the plans.
21. The geologist and soils engineer shall review and approve the detailed plans prior to issuance of any permit. This approval shall be by signature on the plans that clearly indicates the soils engineer has reviewed the plans prepared by the design engineer; and, that the plans included the recommendations contained in their reports (7006.1).
22. A copy of the subject and appropriate referenced reports and this approval letter shall be attached to the District Office and field set of plans (7006.1). Submit one copy of the above reports to the Building Department Plan Checker prior to issuance of the permit.
23. Prior to pouring concrete, a representative of the consulting soils engineer shall inspect and approve the foundation excavations and shall post a notice on the site for the LADBS Inspector and the Contractor stating that the work inspected meets the conditions of the report. No concrete shall be poured until the LADBS Inspector has also inspected and approved the footing excavations. A written certification to this effect shall be filed with the Grading Division of the Department upon completion of the work. (108.9 & 7008.2)
24. All man-made fill shall be compacted to a minimum 90 percent of the maximum dry density of the fill material per the latest version of ASTM D 1557. Where cohesionless soil having less than 15 percent finer than 0.005 millimeters is used for fill, it shall be compacted to a minimum of 95 percent relative compaction based on maximum dry density. Placement of gravel in lieu of compacted fill is only allowed if complying with LAMC Section 91.7011.3.
25. Prior to the placing of compacted fill, a representative of the soils engineer shall inspect and approve the bottom excavations. The representative shall post a notice on the job site for the LADBS Inspector and the Contractor stating that the soil inspected meets the conditions of the report. No fill shall be placed until the LADBS Inspector has also inspected and approved the bottom excavations. A written certification to this effect shall be included in the final compaction report filed with the Grading Division of the Department. All fill shall be placed under the inspection and approval of the soils engineer. A compaction report together with the approved soil report and Department approval letter shall be submitted to the Grading Division of the Department upon completion of the compaction. 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).

 FOR
STEPHEN DAWSON
Engineering Geologist II


GLEN RAAD
Geotechnical Engineer I

SD/GR:sd/gr
Log No. 115428
213-482-0480

cc: Simon Storey – Architect (Applicant)
GeoSystems, Inc.
LA District Office

APPLICATION FOR REVIEW OF TECHNICAL REPORTS

INSTRUCTIONS

- A. Address all communications to the Grading Division, LADBS, 221 N. Figueroa St., 12th Fl., Los Angeles, CA 90012 Telephone No. (213)482-0480.
- B. Submit two copies (three for subdivisions) of reports, one "pdf" copy of the report on a CD-Rom or flash drive, and one copy of application with items "1" through "10" completed.
- C. Check should be made to the City of Los Angeles.

<p>1. LEGAL DESCRIPTION</p> <p>Tract: <u>TR 5043</u></p> <p>Block: - _____ Lots: <u>110 & 111</u></p> <p>3. OWNER: <u>Rachel Foulton</u></p> <p>Address: <u>2262 Duane Street</u></p> <p>City: <u>Los Angeles</u> Zip: <u>90039</u></p> <p>Phone (Daytime): _____</p>	<p>2. PROJECT ADDRESS:</p> <p><u>464 & 466 N. Crane Blvd, Los Angeles, CA 90065</u></p> <p>4. APPLICANT <u>Simon Storey</u></p> <p>Address: <u>1800 South Brand Blvd, Suite 117</u></p> <p>City: <u>Glnedale</u> Zip: <u>91204</u></p> <p>Phone (Daytime): <u>323-515-7930</u></p> <p>E-mail address: <u>simonstorey@gmail.com</u></p>
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<p>5. Report(s) Prepared by: <u>GEOSYSTEMS, Inc.</u></p>	<p>6. Report Date(s): <u>November 3, 2020</u></p>
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7. Status of project: Proposed Under Construction Storm Damage

8. Previous site reports? YES if yes, give date(s) of report(s) and name of company who prepared report(s)

9. Previous Department actions? YES if yes, provide dates and attach a copy to expedite processing.

Dates: _____

10. Applicant Signature: [Signature] Position: Architect

(DEPARTMENT USE ONLY)

REVIEW REQUESTED	FEES	REVIEW REQUESTED	FEES
<input type="checkbox"/> Soils Engineering		No. of Lots	
<input type="checkbox"/> Geology		No. of Acres	
<input checked="" type="checkbox"/> Combined Soils Engr. & Geol.	<u>726.00</u>	<input type="checkbox"/> Division of Land	
<input type="checkbox"/> Supplemental		Other	
<input type="checkbox"/> Combined Supplemental		<input type="checkbox"/> Expedite	
<input type="checkbox"/> Import-Export Route		<input type="checkbox"/> Response to Correction	
Cubic Yards: _____		<input type="checkbox"/> Expedite ONLY	
		Sub-total	
		Surcharge	<u>169.72</u>
		TOTAL FEE	<u>895.72</u>

ACTION BY: _____

THE REPORT IS: NOT APPROVED

APPROVED WITH CONDITIONS BELOW ATTACHED

For Geology	Date
For Soils	Date

Fee Due: \$895.72

Fee Verified By: HUP Date: 11/24/20

(Cashier Use Only)

Los Angeles Department of Building and Safety
Metro 4th Floor 11/25/2020 9:12:32 AM

User ID: jbitanecol
Receipt Ref Nbr: 2020330002-66
Transaction ID: 2020330002-66-1
GRADING REPORT \$726.00
SYSTEMS DEV SURCH \$43.56
GEN PLAN MAINT SURCH \$50.32
DEV SERV CENTER SURCH \$21.78
CITY PLAN SURCH \$43.56
MISC OTHER \$10.00
Amount Paid: \$895.72
PCIS Number: NA
Job Address: 464 & 466 N. CRANE BLVD.
Owners Name: RACHEL FOULTON

Communication from Public

Name: Mark B Kenyon
Date Submitted: 05/02/2023 11:06 AM
Council File No: 22-0163
Comments for Public Posting: Please see the attached geology study which I believe is important context for understanding the Wilson Geosciences letters and LADBS approvals that are already in the council file.

**SOILS AND ENGINEERING GEOLOGIC
INVESTIGATION FOR PROPOSED
SINGLE-FAMILY RESIDENCE
LOTS 110 & 111, TRACT 5043
464 & 466 N. CRANE BOULEVARD
LOS ANGELES, CALIFORNIA**

GS19-0907

NOVEMBER 3, 2020

FOR

**RACHEL FOULLEN & IAN COOPER
2262 DUANE STREET
LOS ANGELES, CA 90039**

**SOILS AND ENGINEERING GEOLOGIC
INVESTIGATION FOR PROPOSED
SINGLE-FAMILY RESIDENCE
LOTS 110 & 111, TRACT 5043
464 & 466 N. CRANE BOULEVARD
LOS ANGELES, CALIFORNIA**

INTRODUCTION

This report presents the results of our soils and engineering geologic investigation performed at the site located at 464 & 466 N. Crane Boulevard in the Mount Washington area of the City of Los Angeles. The report includes a description and an evaluation of the soil and geologic materials, discusses the geologic structural conditions, and provides geologic and soils engineering recommendations for construction of a two-story single-family residence on the subject site.

This report is intended for submittal to the appropriate governmental authorities that control the issuance of necessary permits and provides recommendations for site preparation, foundation design, temporary excavations, surface drainage control, and floor slabs.



Objective

The primary objective of this investigation was to provide our best estimate of the geotechnical factors that pertain to the gross stability of the site, and to evaluate alternatives for the foundation system for the proposed residence.

Location

The site is currently comprised of two adjoining properties legally described as Lots 110 and 111 of Tract 5043. The lots will eventually be tied together, but a formal address of the combined lot has not been assigned. The property is located on the east side of Crane Boulevard in the Mount Washington area of the City of Los Angeles. Access to the site is gained directly from the street.

SCOPE

The scope of our investigation involved the completion of the following:

1. Review of available general geologic data, including the following:
 - a) Lamar, D.L., 1970, Geology of the Elysian Park - Repetto Hills Area, Los Angeles County, California: California Division of Mines and Geology, Special Report 101, 45pp.
2. Review of the following report and accompanying City of Los Angeles approval letter previously prepared for the subject site found during our records search of the public files at the City of Los Angeles. Other geologic documents may be present for the site or area which could alter the findings presented herein. Research of the public record system is not a guarantee all available geologic data was reviewed or present at the time of our research.
 - a) Preliminary Geologic & Soils Engineering Investigation, Proposed New Single-Family Residence and Attached Garage, Tract 5043, Lots 110 & 111, 464 & 466 Crane Boulevard, Los Angeles, California; prepared by SubSurface Designs, Inc., dated November 7, 2005



- b) City of Los Angeles, Department of Building and Safety, Grading Division, Geology and Soils Report Approval Letter, Lot 110 & 111, Tract 5043, 464 & 466 N. Crane Boulevard, Los Angeles, California; dated April 21, 2006, Log # 52569.
- 3. Review of regional topographic maps and preliminary site development plans.
- 4. Geologic mapping of on-site earth materials.
- 5. Excavation and detailed logging of one (1) exploratory test pit and one (1) exploratory boring.
- 6. Sampling of representative earth materials.
- 7. Laboratory testing.
- 8. Geotechnical analysis of field and laboratory data.
- 9. Preparation of a Geotechnical Map, a Regional Topographic Map, a Regional Geologic Map, one (1) Geologic Cross Section, and various graphs.
- 10. Presentation of our procedures, findings, and recommendations.

PROPOSED DEVELOPMENT

The findings and recommendations contained in this report are based on preliminary plans provided by the architect. It is proposed to construct a two-story single-family residence along the top of the descending slope on the subject site. The residence will be located entirely above the grade of the slope and the two garages will be accessed by driveways constructed as bridges. Foundations for the proposed residence and driveways are anticipated to consist of friction piles bearing in bedrock.



SITE CONDITIONS

The property is topographically comprised of an east-facing descending slope located on the southeastern flank of the Mount Washington area of Los Angeles. The slope descends down to Marmion Way a total height of about 210-feet, with the upper 110-feet having a slope ratio slightly steeper than 1.5:1 (H:V). The ratio lessens to about 2:1 for approximately 45-feet, then steepens to 1:1 for the remaining 60-feet down to Marmion Way (see Geologic Cross Section A-A', Plate CS-1). The "paper street" Furness Avenue is located approximately two-thirds of the way down the slope, but there is no physical evidence of the street present.

The site is currently undeveloped. The property to the south of the site is vacant of any structures, but the properties to the east and across Crane Boulevard have been developed with single-family residences and detached garages.

Vegetation on the site consists of various native shrubs, a few small trees, and wild grasses. Drainage of the slope is partially by percolation through on-site soils and by sheetflow directed down natural contours.

FIELD INVESTIGATION

To supplement previous exploration performed on the subject site by SubSurface Designs Inc., in 2005, additional exploration was performed by this firm on October 9, 2019 by excavating and detailed logging of one (1) additional hand-dug test pit to a depth of 12.5-feet. Additional exploration was performed in July, 2020, when a 66-foot-deep boring was drilled near the top of the slope. Artificial fill, soil, and bedrock samples were obtained for laboratory testing using a split barrel drive tube sampler with 2.5-inch-diameter rings. The earth materials were logged in



detail and are presented in the Log of Test Pits (Plate TP-1) and Log of Boring (Plate B-1). The test pit and boring were backfilled with the excavated materials. However, the backfill was not compacted and should be monitored for future settlement, especially after periods of prolonged rainfall.

The approximate distribution of the earth materials on the site and vicinity and the location of the test pit and boring are shown on Plate 1. Also shown on Plate 1 are the locations of the test pits excavated by SubSurface Design. The logs of their test pits are provided in the Appendix of this report.

EARTH MATERIALS

The earth materials encountered at the site consist of artificial fill, residual soil, and bedrock.

Artificial Fill (Af)

Artificial fill consisting of brownish gray silty gravelly sand to clayey silty sand to sandy silt was encountered in the exploratory test pits and boring excavated on the site. The artificial fill is moderately loose to loose, with caving being experienced in the boring and within the test pits. The fill is generally dry and contains abundant angular bedrock fragments up to about 4-inches in size. Minor trash and roots are also present in the fill. The maximum thickness of the fill encountered in the exploratory test pits and boring excavated on the site was 6-feet, although the thickness varies and may be deeper elsewhere on the site, particularly adjacent to the street. The artificial fill is not considered suitable for support of foundations, concrete slabs, or as a base for new compacted fill.



Residual Soil (Rs)

Residual soil consisting of gravelly sand to silty sandy gravel was encountered below the artificial fill in our exploratory test pit TP-1, but soil was not encountered in any of the other excavations on the property. The soil is grayish brown and moderately dense, and contains small roots and abundant bedrock fragments up to about 6-inches in size. The observed thickness of the soil was about 2-feet, although it may be locally greater. The residual soil is not considered suitable for support of foundations, concrete slabs, or as a base for new compacted fill.

Bedrock - Puente Formation (Tp)

Bedrock consisting of shale and siltstone assigned to the Puente Formation underlies the artificial fill and/or residual soil on the subject site. The bedrock is variable shades of light to dark gray to brownish gray, and is generally weathered to highly weathered in the upper 6-feet or so, then becomes hard to very hard below the weathered zone. Boring B-1 was terminated after prolonged coring at a depth of 66-feet, likely on a very hard siliceous shale bed (the material was too hard to sample). The bedrock is slightly to moderately fractured, and bedding is poorly to well developed in thin, planar beds up to a few inches in thickness. Gypsum was encountered at depth in boring B-1. The competent bedrock below the weathered zone is considered suitable bearing material for foundations.

ENGINEERING GEOLOGY

The engineering geologic factors evaluated include geologic planes of weakness, joints and fractures, excavation characteristics, landslides, groundwater, and collapsible soils.



Geologic Planes of Weakness

Bedding plane attitudes observed in the test pits and boring, and shown on the referenced regional geologic map (Lamar, 1970, see Plate 3), indicate that the predominant orientation of the bedrock is a general northwest strike and a southwest dip ranging from 20 to 31 degrees. This geometric relationship is supported with respect to the on-site slope, which is favorable for the gross stability of the site.

Joints and Fractures

Bedrock at the site was observed to be slightly to moderately fractured. Fractures are generally steeply dipping, randomly oriented, and discontinuous where observed. Fractures are not expected to adversely effect the development of the site.

Excavation Characteristics

The competent bedrock below the weathered zone was observed to be hard to very hard and slightly to moderately fractured. It is expected that the bedrock can be excavated using standard excavation equipment; however, a very hard layer within the bedrock was encountered at about 66-feet in our boring, and drilling was terminated after several hours of non-advancement. Similar hard layers should be anticipated during drilling of the proposed friction piles.

Landslides

Ancient or recent landslides were not observed on the property. In addition, our examination of slopes on the property did not reveal the presence of past surficial slope failures.

Groundwater

No groundwater seepage was observed on the site or in our exploratory excavations. The groundwater level is anticipated to be substantially below the level of the proposed development.



It should be noted that fluctuations in the level of the groundwater may occur over time. Changes may occur in the groundwater level due to seasonal fluctuations in rainfall or alterations in the existing groundwater recharge area (i.e. broken or leaking water pipes or changes in landscaping irrigation rates, surface drainage, or surface water infiltration conditions).

Collapsible Soils

The recommended bearing material for new foundations at the site is bedrock, which is very well consolidated and hard, and not considered to be prone to consolidation. The potential is very low for hazards due to collapsible soils in the area of the proposed structures, provided our recommendations for site preparation, foundation design, and embedment depth are integrated into the development plan and followed during construction.

FAULTING AND SEISMICITY

No known active faults underlie the site, and the site is not located within a State-defined Alquist-Priolo Earthquake Fault Zone. The closest major fault is the Hollywood fault, located approximately 0.75 miles north of the site. The Raymond fault is located approximately 1.25 miles north of the site.

The lower portion of the on-site descending slope lies within a Zone of Required Investigation for potential earthquake-induced landslides as defined by the State of California per the Seismic Hazards Mapping Act of 1990. However, as the proposed residence will be two floor levels, the proposed development does not qualify as a “project” requiring detailed pseudostatic slope stability analyses. The results of our detailed gross stability analyses of the site assuming static conditions are discussed in the Slope Stability section herein.



Seismic Design

It is our opinion that future structures should be designed in accordance with the current seismic building code as determined by the structural engineer. The subject site is located within **Site Class C** per the 2019 California Building Code. The following values of short and long period accelerations, based on the ASCE 7-16 Standard (2017), are recommended for the Maximum Considered Earthquake (MCE) and the Design Basis Earthquake (DBE). The printed output from the calculation is provided as Plate CBC-1.

Site Location (latitude, longitude): (34.1025, -118.2060)				
Spectral Period, T (seconds)	Site Class B MCE spectral acceleration (g)	Site Class C MCE spectral acceleration (g)		Site Class C DBE spectral acceleration (g)
0.2	$S_s = 2.106$	$F_a = 1.2$	$S_{MS} = 2.527$	$S_{DS} = 1.685$
1.0	$S_1 = 0.74$	$F_v = 1.4$	$S_{M1} = 1.036$	$S_{D1} = 0.69$

Note: Values calculated using the website: <https://seismicmaps.org/>

The Mapped MCE Geometric Mean Peak Ground Acceleration (PGA) is equal to 0.914 g and the adjusted site Peak Ground Acceleration (PGA_M) is 1.097 g, as indicated on Plate CBC-1.

Ground shaking resulting from a moderate to major earthquake (Magnitude 6.0 or greater) can be expected during the lifespan of the proposed structure. Property owners and the general public should be aware that any structure or slope in the southern California region could be subject to significant damage as a result of a moderate or major earthquake. The potential exists throughout southern California for strong ground motion similar to that which struck the Los Angeles region during the January 17, 1994, Northridge Earthquake. Several such destructive earthquakes have struck southern California during the span of recorded history.



Present building codes and construction practices, and the recommendations presented in this report, are intended to minimize structural damage to buildings and loss of life as a result of a moderate or a major earthquake. They are not intended to totally prevent damage to structures, graded slopes, and natural hillsides due to moderate or major earthquakes. While it may be possible to design structures and graded slopes to withstand strong ground motion, the construction costs associated with such designs are usually prohibitive, and the design restrictions may be severely limiting. Earthquake insurance is often the only economically feasible way of minimizing the costs associated with major earthquake damage. Damage to sidewalks, steps, decks, patios, and similar exterior improvements can be expected, as these are not normally controlled by the building code.

At your request, this firm could conduct a site-specific strong motion study to provide ground response data for use by a structural engineer to design structures to better withstand a major earthquake. Such a study is not required by present building codes, and is beyond the scope of this investigation.

Major foundation problems are not anticipated as a result of earthquake induced liquefaction, fault ground rupture or displacement, and differential settlement of natural earth-materials, provided the foundation system is constructed as herein recommended, within the limitations presented above.

Liquefaction Potential

Our evaluation of liquefaction potential for the soils at the subject site is based on soil and bedrock type, water level, relative density, gradation, and intensity and duration of ground shaking.



Soil liquefaction is the sudden decrease of the shearing resistance of a loose state, saturated cohesionless soil under seismic condition. Typically, fine sands and silts are potentially subject to liquefaction under these conditions.

The bedrock underlying the site is very dense and well consolidated, and is not considered prone to liquefaction. The liquefaction potential at the site is considered low.

LABORATORY TESTING

To supplement previous laboratory testing performed on the subject site by SubSurface Designs, Inc., in 2005, additional laboratory tests were conducted on representative samples collected from our test pit and boring to determine certain physical properties of the earth materials. Field moisture content, in-situ density, and shear strength characteristics were determined from these tests.

Moisture-Density Determination

The in-situ moisture content and dry density of the earth materials sampled were determined from the recovered samples. The results are presented in Table I Table II below.

Direct Shear

Direct shear tests were conducted on representative undisturbed samples of the bedrock to determine its shear strength characteristics. The samples were saturated under normal load before testing. Shear loads were applied at a rate of 0.05-inches per minute in accordance with the undrained shear test procedure. Residual shear strength values for the samples tested are shown in Table 1 and are provided as Plates DS-1 through DS-6. The results of direct shear testing of the artificial fill and bedrock by SubSurface Designs, Inc. from their referenced 2005 report are provided as Figures S-1 and S-2 in the Appendix.



TABLE 1

Sample Location	Depth (ft)	Soil Type	Dry Unit Weight (pcf)	Moisture Content (percent)	Cohesion* (psf)	Friction Angle* (degrees)
TP-1	2	Af	68.7	17.1	--	--
TP-1	5	Rs	66.8	17.2	--	--
TP-1	6	Tp(w)	76.6	18.5	--	--
TP-1	10	Tp	96.4	5.5	850	34
TP-1	12	Tp	82.0	15.5	--	--
B-1	5	Af	58.5	20.5	--	--
B-1	10	Tp(w)	87.4	8.5	--	--
B-1	15	Tp	70.7	19.8	--	--
B-1	20	Tp	65.2	23.4	700	37
B-1	25	Tp	76.2	29.4	--	--
B-1	27	Tp	78.9	26.2	875	34
B-1	30	Tp	72.5	21.0	--	--
B-1	35	Tp	68.6	23.3	--	--
B-1	40	Tp	70.1	25.0	1000	34
B-1	45	Tp	67.8	23.9	--	--
B-1	50	Tp	71.5	23.3	950	34
B-1	55	Tp	76.1	19.2	--	--
B-1	60	Tp	65.7	25.5	900	35
B-1	65	Tp	65.3	16.1	--	--

**Indicates Residual Shear values across bedding planes*



SLOPE STABILITY

Gross Stability Analyses

The gross slope stability of the existing on-site slope has been analyzed assuming a circular mode of failure along Geologic Cross Section A-A', which represents the highest and steepest portion of the slope. Based on the results of the enclosed direct shear testing and our observations made during the drilling of boring B-1, which reached a depth of about 65-feet, we have partitioned the bedrock into two zones. For the upper 30-feet, we utilized the lowest of the direct shear tests performed on the bedrock present on the site as reported by SubSurface Designs in their referenced 2005 report (see Figure S-2 herein). Due to an obvious increase in the hardness of the bedrock below a depth of about 20-feet, notable by the difficulty in drilling and higher shear strengths, we utilized the lowest of the shear strengths determined from below a depth of 40-feet, as shown on Plate DS-6. The stability analyses indicates a static factor of safety greater than 1.5, and the slope is considered grossly stable in its existing configuration. The results of the analyses are presented on Plates SA 1-1 through SA 1-9. GeoSystems, Inc., agrees with the testing methodology and direct shear results presented by SubSurface Designs, Inc., and assumes the geotechnical responsibility for the use of the data in the enclosed stability analyses.

Surficial Stability Analyses

The surficial stability of the on-site slope has been analyzed. For the analyses, we utilized the direct shear value reported by SubSurface Design and shown on Figure S-1 in the Appendix. GeoSystems, Inc., agrees with the testing methodology and direct shear results presented by SubSurface Designs, Inc., and assumes the geotechnical responsibility for the use of the data in the enclosed stability analyses. A factor of safety in excess of 1.5 was calculated using direct



shear strength values of the artificial fill. Based upon our analysis, which is presented herein on Plate SS-1, continued surficial stability is expected.

RECOMMENDATIONS

Based on the findings of our investigation, the site is considered to be suitable from a soils and engineering geologic standpoint for construction of a two-story single-family residence, provided the recommendations included herein are followed and integrated into the final foundation, building, and grading plans.

Site Preparation

Prior to construction/grading, the building areas should be cleared of any loose slough, artificial fill, soil, vegetation, and/or man-made debris.

Foundations

Friction Piles

Friction piles embedded in bedrock may be used to support the proposed structures where the depth to bedrock is greater than about 5-feet, where slope setback distances are an issue, and/or to avoid potential surcharge on existing or proposed foundations and retaining walls. Friction piles may also be utilized as shoring piles for retaining wall excavations, if proposed. Piles should be a minimum of 24-inches in diameter and embedded a minimum of 10-feet below the point where passive pressure begins, as described in the 'Lateral Design' section below. The piles may be designed for a skin friction of 700 psf for that portion of pile in contact with the competent bedrock (below the weathered zone). All piles should be connected with grade beams or other structural elements and designed within a tolerable amount of deflection, as determined by the project structural engineer.



General

The bearing pressure given is for the total of dead and frequently applied live loads and may be increased by one-third for short duration loading which includes the effects of wind or seismic forces.

Lateral Design

The uncertified artificial fill, residual soil, and weathered bedrock on the slope are subject to downhill creep, and pile shafts are subject to lateral loads due to the creep forces. As shown on Geologic Cross Section A-A', we have conservatively assumed that the on-site bedrock is weathered to a depth of 15-feet below the existing grade level. That portion of the pile shafts exposed to these materials should be designed for a minimum lateral load of 1000 pounds per linear foot or 30 pcf equivalent fluid pressure times the pile diameter, whichever is greater. In this case, all piles should be designed for a minimum of 15-feet of creep prone material.

Resistance to lateral loading may be provided by friction acting at the base of foundations and by passive earth pressure within the recommended bearing material. An allowable coefficient of friction of 0.35 may be used with the dead load forces.

Passive earth pressure within the bearing material (bedrock) may be computed as an equivalent fluid having a density of 350 pcf with a maximum earth pressure of 4500 psf. When combining passive and friction for lateral resistance, the passive component should be reduced by one-third. For sloping conditions, the development of passive pressure within the recommended bearing material for friction piles should begin below that elevation corresponding to a line measuring 10-feet horizontally from the face of the pile to the weathered/unweathered bedrock contact as shown on Geologic Cross Section A-A', Plate CS-1. In the case of non-sloping conditions, for friction piles, passive pressure may begin at 2-feet into the bearing material or



2-feet below the base of any adjacent excavation, whichever is deeper. For friction piles, the recommended passive earth pressure may be doubled provided the pile spacing exceeds eight times the pile diameter in the in-line arrangement (measured center to center) and/or three times the pile diameter in the side-by-side arrangement (measured center to center), as shown on Plate GE-1.

Pile Group Effect

In accordance with Section 1810.2.5 of the City of Los Angeles Building Code, a reduction of the recommended passive earth pressure due to the pile group effect should be considered by the project structural engineer where the following conditions exist: 1) where the center-to-center pile spacing is less than eight times the pile diameter in the direction of lateral force (in-line arrangement); and/or 2) where the center-to-center pile spacing is less than three times the pile diameter in the side-by-side arrangement. Where one or both of these conditions exist, the recommended passive earth pressure should be reduced based on the group efficiency charts provided on Plate GE-1 herein.

Pile Drilling Sequence

In order to minimize the potential for caving between adjacent pile excavations, we recommend piles spaced closer than 1.5 times the pile diameter, measured edge-to-edge, not be drilled consecutively. Rather, the piles should be drilled in an “A-B” or “A-B-C” method similar to slot-cutting. A typical sequence is provided below. Where adjacent piles have different diameters, the larger diameter should be used to determine the minimum allowed spacing. A representative of this firm should observe all pile drilling to verify the competency of the earth materials being encountered, and revisions to the recommended minimum pile spacing may be warranted.



The following pile drilling/installation sequence is recommended where pile excavations are spaced closer than 1.5 times the pile diameter, measured edge-to-edge, or as determined by a representative of this firm based on field conditions:

1. Excavate all “A” piles to the design depth per the construction plans and soils report;
2. Place steel reinforcement and obtain required structural steel inspection;
3. Upon City grading/building inspector approval, pour concrete/slurry in “A” pile shafts;
4. Allow concrete/slurry to cure per the recommendations of the project structural engineer;
5. After required cure time, begin excavation process for the “B” piles per plan;
6. Place steel reinforcement and obtain required structural steel inspection for “B” piles;
7. Upon City grading/building inspector approval, pour concrete/slurry in “B” pile shafts;
8. Allow concrete/slurry to cure per the recommendations of the project structural engineer;
9. Continue sequence for “C” piles, if needed;
10. In the case of shoring piles, allow concrete/slurry in all piles to properly cure per the recommendations of the project structural engineer prior to beginning the excavation process adjacent to the piles.

Foundation Settlement

Settlement of the foundation systems bearing entirely in bedrock are expected to occur on initial load application. The maximum settlement is expected to be ½-inch. Differential settlement is not expected to exceed ¼-inch within a span of 30-feet. These estimates may be



exceeded in the event of strong or severe ground shaking resulting from a moderate to major earthquake.

Foundation and Building Setback

Setback distances from the top or toe of slopes should comply with the minimum requirements of the controlling governmental agency.

The base of all footings adjacent to a descending slope steeper than 3:1 in ratio should be located a distance of one-third the vertical height of the slope ($H/3$) as measured horizontally to the weathered/unweathered bedrock contact on the adjacent descending slope (see Plate CS-1). This distance should not be less than 5-feet, nor need exceed 40-feet.

All structures adjacent to ascending slopes should be set back from the toe of the slope (or face of retaining wall supporting the toe of an ascending slope) a horizontal distance equal to one-half the vertical height of the slope ($H/2$). This distance should not be less than 3-feet, nor need exceed 15-feet. For pools and spas, the setback distance is equal to one-fourth the vertical height of the slope ($H/4$), but should not be less than 3-feet nor need exceed 7.5-feet

Retaining Walls

All portions of the proposed residence will be located above the existing grade level of the site. Retaining walls are not anticipated as part of the proposed development scheme.

Interior Floors (Concrete Slabs/Wood Floors)

All portions of the proposed residence will be located above the existing grade level of the site, and the proposed driveways are to be constructed as structural bridges. Slabs-on-grade are not anticipated as part of the proposed development scheme. We recommend that all interior floors, either concrete slabs or raised wood floors, be designed as a structural unit which transfers



all loads to the pile and grade beam foundation system. Concrete slabs should be designed to span between the foundation elements/grade beams without relying on support from the underlying subgrade material and for a tolerable amount of settlement/swelling, as determined by the project structural engineer.

Exterior Concrete Slabs and Hardscape

Ideally, all exterior concrete slabs and hardscape, such as steps, walkways, etc., should be supported on certified compacted fill or bedrock, or they should be designed as structural elements that derive their support from foundations bearing in bedrock or other approved bearing material. However, exterior slabs and hardscape are not normally subject to building code requirements for structural support, and it may be desirable to support these structures on the existing surficial soils. In order to reduce the potential for future distress, it may be desirable to provide additional subgrade preparation and additional steel and concrete thickness for the proposed slabs and hardscape. At a minimum, we recommend that patio slabs and hardscape be reinforced with a minimum of #4 rebar placed at 16-inches on center, each way. The upper 12-inches of existing surficial soils to be used for support should be removed and recompacted to 90 percent of the maximum dry density, as determined by ASTM Method D1557-02e1. It should be noted that patio slabs and hardscape constructed to the preceding specification may be subject to distress over time, and periodic maintenance or replacement may be necessary.

Temporary Excavations

Significant temporary excavations are not anticipated during the proposed construction. Should temporary excavations above a height of 3-feet become necessary, this office should be notified in order to evaluate appropriate recommendations.



All excavations shall be made in accordance with the regulations of the State of California, Division of Occupational Safety and Health (Cal/OSHA).

It is recommended that a pre-excavation site meeting be attended by the grading contractor, the soils engineer, and an agency representative to discuss methods and sequence of any subterranean excavation.

Confined/Trench Excavations

Confined or trench excavations in which a person is to enter, such as those behind retaining walls and utility trenches, must be made in accordance with the regulations of the State of California, Division of Occupational Safety and Health (Cal/OSHA). These excavations should be shored utilizing aluminum hydraulic shoring, screw jacks, or timber shoring as determined by the structural engineer.

Drainage Protection

Infiltration of surface drainage into on-site earth materials is not recommended for this hillside property. All pad and roof drainage should be collected and transferred to an approved location in non-erosive drainage devices. Drainage should not be allowed to descend any slope in a concentrated manner or to pond on the pad or against any foundation or retaining wall. We recommend that a comprehensive site drainage plan be prepared by the civil engineer and implemented during the proposed development.

It is the responsibility of the contractor and ultimately the developer and/or property owner to ensure that all drainage devices are installed and maintained in accordance with the approved plans, our recommendations, and the requirements of all applicable municipal agencies. This includes installation and maintenance of all subdrain outlets and surface drainage devices.



Preventive Slope Maintenance

To reduce the risk of problems relating to slope instability, a program of continual slope maintenance is necessary. This maintenance program should include, but need not be limited to, annual cleanout of existing surface and subsurface drainage devices, sealing of any cracks, periodic observation of irrigation pipes and residential and pool plumbing, elimination of gophers and earth burrowing rodents, maintaining low water consumptive, fire-retardant, deep-rooted ground cover, and proper irrigation. Overwatering of slopes or planters adjacent to the residence is not recommended, as this can promote below-slab moisture, settlement, and slope instability.

Hillside properties are typically subject to potential geotechnical hazards, including mud-slides, settlement, slope failures, erosion, and concentrated flows. It must be emphasized that responsible maintenance of these slopes, and the property in general, by the owner, using proper methods, can reduce the risk of these hazards significantly.

Approval

A set of building/grading plans should be submitted to this office for review and approval prior to submitting the plans to the local governing agency for permitting.

It is recommended that all foundation excavations be approved by this firm prior to placing concrete or steel. Any fill which is placed should be tested for compaction if used for engineering purposes. All cut-slopes and temporary excavations should be observed by a representative of this firm. Should the observation reveal any geologic hazard, appropriate treatment will be recommended.



It is advised that the client contact **GEOSYSTEMS, INC.**, at least 1 week in advance of commencing grading to allow for contractual agreements for geotechnical services during the construction phases of your project.

Please advise this office at least **24 hours** prior to any required observation.

Representatives of **GEOSYSTEMS, INC.**, will observe work in progress, perform tests on soil, and observe excavations and trenches. It should be understood that the contractor or others shall supervise and direct the work, and they shall be solely responsible for all construction means, methods, techniques, sequences, and procedures, and shall be solely and completely responsible for conditions of the job site, including safety of all persons and property during the performance of the work. Periodic observation by **GEOSYSTEMS, INC.**, is not intended to include verification of dimensions or review of the adequacy of the contractor's safety measures in, on, or near the construction site.

Remarks

The conclusions and recommendations contained herein are based on the findings and observations made at the test pit and boring locations. While no great variations in fill, soil, or bedrock conditions are anticipated, if conditions are encountered during construction which appear to differ from those disclosed, **GEOSYSTEMS, INC.**, should be notified so as to consider the need for modifications.

This report has been compiled for the exclusive use of **RACHEL FOULLEN AND IAN COOPER** and their authorized representatives. It shall not be transferred to, or used by, a third party, to another project or applied to any other project on this site, other than as described herein, without consent and/or thorough review by this facility.



Should the project be delayed beyond the period of one year after the date of this report, the site should be observed and the report reviewed to consider possible changed conditions.

This report is issued with the understanding that it is the responsibility of the owner, or their representative, to assure that the information and recommendations contained herein are called to the attention of the designers and builders for the project.

The limits of our liability for data contained in this report and our warranty is presented on the following page.

GEOSYSTEMS, INC.

Scott Fishburn, Senior Geologist
CEG 2114, Exp. 12-31-21



Steve S. Tsai, Vice President
GE 2268, Exp. 3-31-22



Attachments: 31 Plates & City Approval Letter 4-21-06, see Appendix

CC: 4 to Client

SDF:SST/jsc

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LIMITATIONS

This report is based on the development plans provided to our office. In the event that any significant changes in the design or location of the structure(s), as outlined in this report, are planned, the conclusions and recommendations contained in this report may not be considered valid unless the changes are reviewed and the conclusions of this report are modified or approved by the soil engineer and geologist.

The subsurface conditions, excavations characteristics, and geologic structure described herein and shown on the enclosed cross-section(s) have been projected from individual test pits and/or borings placed on the subject property, and in no way be construed to reflect any variations which may occur between these excavations.

It should be noted that fluctuations in the level of the groundwater may occur due to variations in rainfall, temperature, and other factors not evident at the time measurements were made and reported herein. **GEOSYSTEMS, INC.**, assumes no responsibility for variations which may occur across the site.

If conditions encountered during construction appear to differ from those disclosed, this office shall be notified so as to consider the need for modifications. No responsibility for construction compliance with the design concepts, specifications, or recommendations is assumed unless on-site construction review is performed during the course of construction which pertains to the specific recommendations contained herein.

This report has been prepared in accordance with generally accepted practice. No warranties, either expressed or implied, are made as to the professional advice provided under the terms of the agreement and included in this report.



GRADING GUIDELINES

Site Clearing

Any existing brush, loose fill, and porous soils shall be excavated to competent native materials. Prior to the placement of any fill soils, the exposed surface shall be scarified, cleansed of debris, and recompact to at least 90 percent of the laboratory standard under the direction of the Soils Engineer in accordance with the following "Placing, Spreading, and Compacting Fill Materials".

Preparation

After the foundation for the fill has been cleared and scarified, it shall be brought to a proper moisture content and compacted to not less than 90 percent of the maximum dry density in accordance with the latest ASTM D1557 standard.

Materials

On-site materials may be used in the fill if cleansed of debris. Imported fill materials shall be approved by the Soils Engineer and may be obtained from any other approved source. The materials used should be free of excessive organic matter and other deleterious substances, and shall not contain rocks or lumps greater than 6 inches in maximum dimension.

Placing, Spreading and Compacting Fill Materials

Fill materials shall be placed in layers which when compacted shall not exceed 6 inches in thickness. Each layer shall be spread evenly and shall be thoroughly mixed during the spreading to ensure uniformity of material and moisture of each layer.

Where the moisture content of the fill material is below the optimum value determined by the Soils Engineer, water shall be uniformly added to obtain the approximate optimum moisture content.

Where the moisture content of the fill materials is higher than the optimum value determined by the Soils Engineer, the fill materials shall be aerated by blading, disking, or mixing with dry materials until the optimum moisture content is obtained.

After each layer has been placed, mixed, and spread evenly, it shall be thoroughly compacted to not less than 90 percent of the maximum dry density in accordance with ASTM D1557. Cohesionless soils containing less than 15 percent fines (smaller than 0.005 millimeters) shall be compacted to a minimum of 95 percent of the maximum dry density.

Compaction shall be by sheepsfoot roller, track rolling, or other types of acceptable compaction equipment of such design that they will be able to compact the fill material to the specified density. Rolling shall be accomplished while the fill material is at the specified moisture content to ensure that the desired density has been obtained. The final surface of the areas to receive slabs-on-grade should be rolled to a dense, smooth surface.



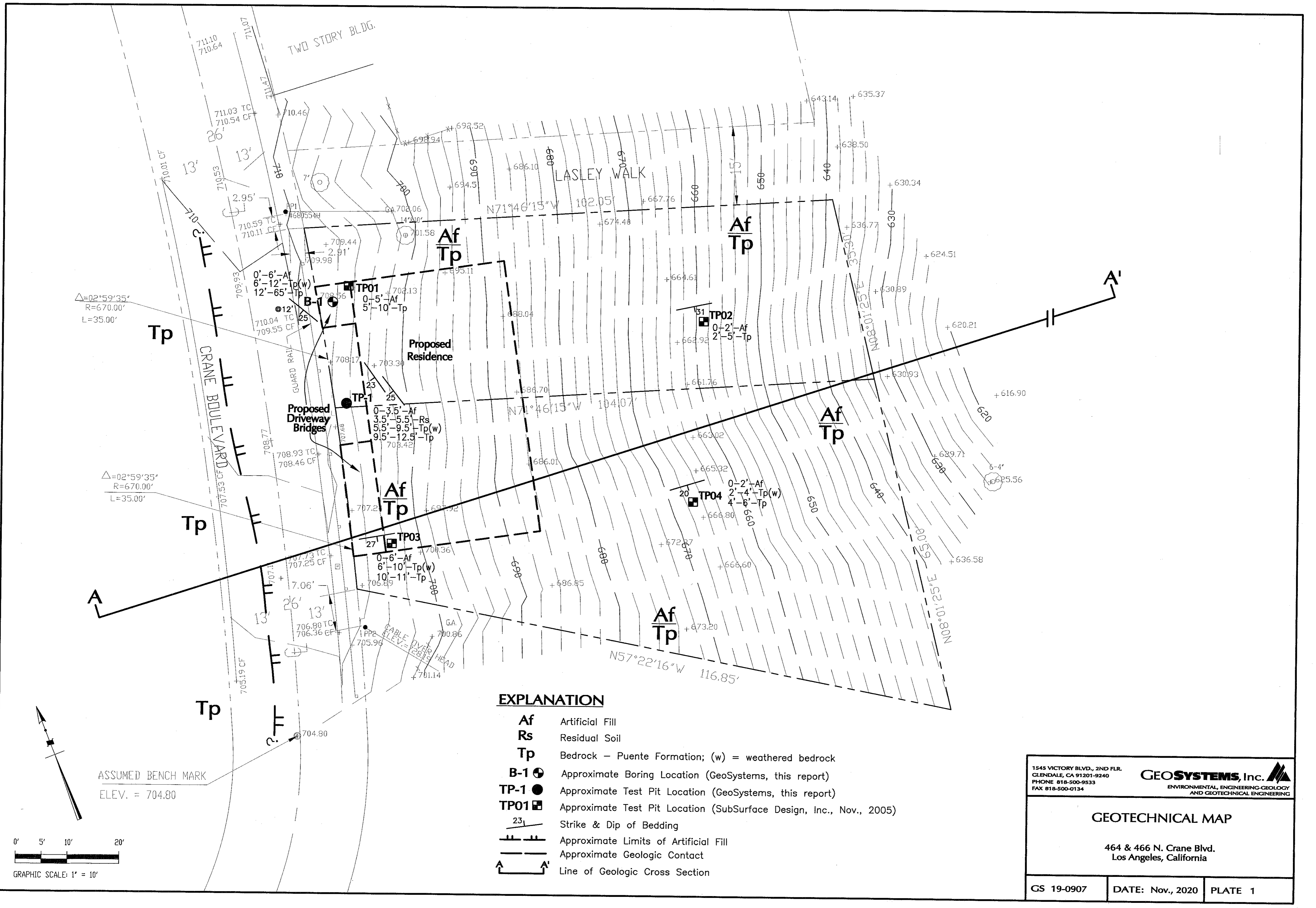
GRADING GUIDELINES *(Continued)*

Field density tests shall be made by the Soils Engineer at intervals not to exceed 2 feet of fill height. Where sheepsfoot rollers are used, the soil may be disturbed to a depth of several inches and density readings shall be taken in the compacted material below the disturbed surface. When these readings indicate the density of any fill or portion thereof is below the required minimum compaction percentage, the particular layer or portion shall be reworked until the required density has been obtained.

The grading specifications should be a part of the project specifications.
The Soils Engineer shall review the grading plan prior to grading.



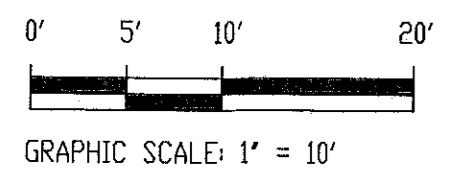
APPENDIX



$\Delta=02^{\circ}59'35''$
 $R=670.00'$
 $L=35.00'$

$\Delta=02^{\circ}59'35''$
 $R=670.00'$
 $L=35.00'$

ASSUMED BENCH MARK
 ELEV. = 704.80



EXPLANATION

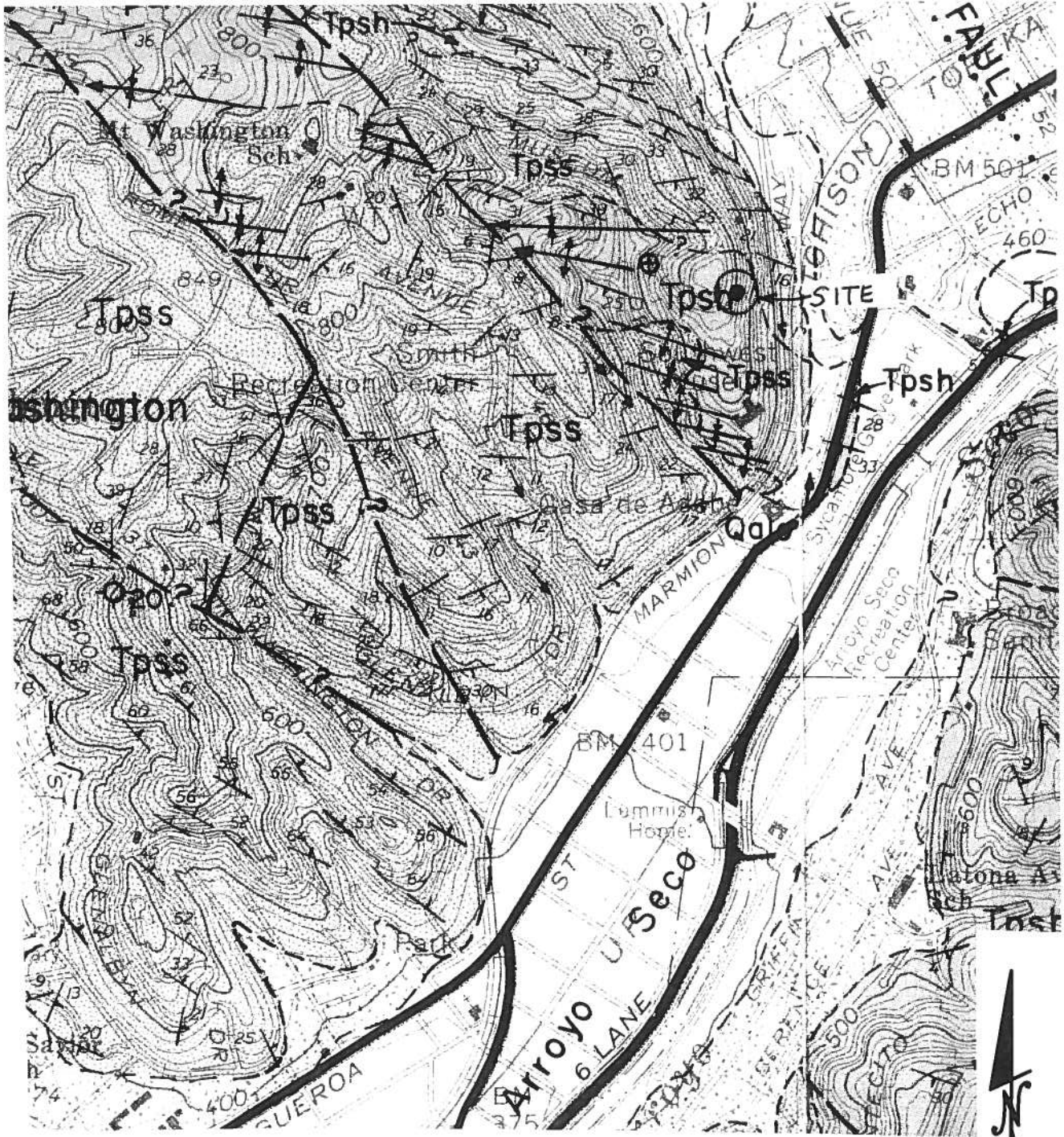
- Af** Artificial Fill
- Rs** Residual Soil
- Tp** Bedrock - Puente Formation; (w) = weathered bedrock
- B-1** Approximate Boring Location (GeoSystems, this report)
- TP-1** Approximate Test Pit Location (GeoSystems, this report)
- TP01** Approximate Test Pit Location (SubSurface Design, Inc., Nov., 2005)
- 23** Strike & Dip of Bedding
- Approximate Limits of Artificial Fill
- Approximate Geologic Contact
- Line of Geologic Cross Section

1545 VICTORY BLVD., 2ND FLR.
 GLENDALE, CA 91201-9240
 PHONE 818-500-9533
 FAX 818-500-0134

GEO SYSTEMS, Inc.
 ENVIRONMENTAL, ENGINEERING- GEOLOGY
 AND GEOTECHNICAL ENGINEERING

GEOTECHNICAL MAP

464 & 466 N. Crane Blvd.
 Los Angeles, California



SCALE: 1" = 1000'

Reference: Lamar, D.L., 1970, Geology of the Elysian Park - Repetto Hills Area, Los Angeles County, California; CDMG, Special Report 101, 45 pp.

GEOSYSTEMS, INC.
 ENVIRONMENTAL AND GEOTECHNICAL CONSULTANTS

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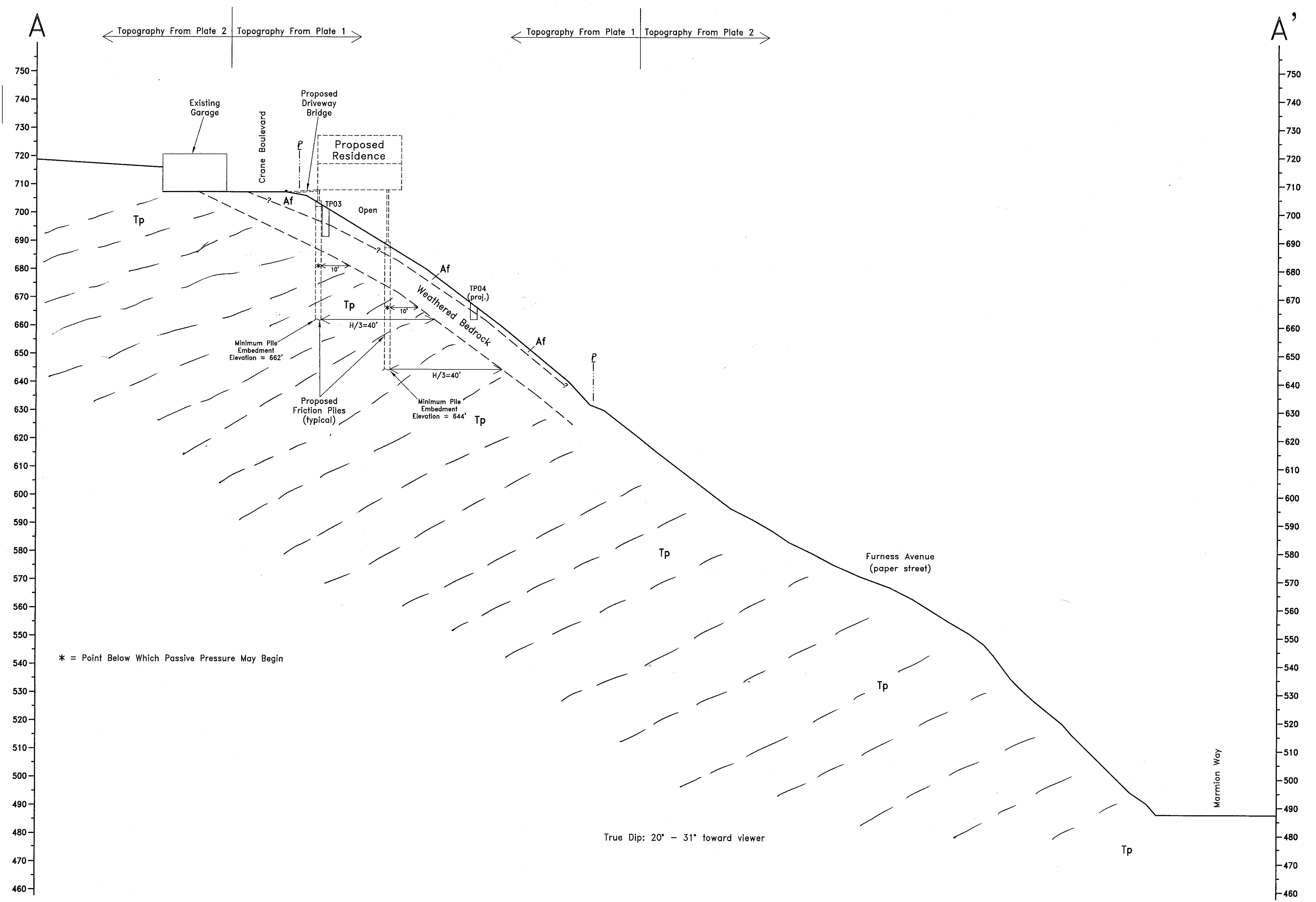
REGIONAL GEOLOGIC MAP

464 & 466 Crane Boulevard
 Los Angeles, California

DATE: Nov, 2020

GS 19-0907

PLATE 3



1545 VICTORY BLVD., 2ND FLOOR
 GLENDALE CA 91201-2836
 PHONE 818-500-9533
 FAX 818-500-0134



GEOLOGIC CROSS SECTION A-A'

464 & 466 N. Crane Blvd.
 Los Angeles, California

SCALE: 1"=20'

GS 19-0907	DATE: Nov. 2020	PLATE CS-1
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SPT = Standard Pen Sampler
 R = Ring Sampler (2.41" i.d.)

(b) = Bedding (jt) = Joint
 (f) = Fault

BORING LOG B-1

No Groundwater Encountered
 Caving in Af and weathered Tp down to 12 ft.
 Total Depth: 66.0 ft.

Lithologic Description

Dry Density (pcf)	Moisture (%)	Blowcount	Sample Type	Depth (ft)
58.5	20.5	3	R	5
87.4	8.5	5	R	10
70.7	19.8	14	R	15
65.2	23.4	22	R	20
76.2	29.4	50	R	25
78.9	26.2	43	R	
72.5	21.0	26	R	30
68.6	23.3	50	R	35
70.1	25.0	50	R	40

0 - 6' ARTIFICIAL FILL (Af)

Gravelly Sand to Clayey Silty Sand, light brownish gray, slightly moist, moderately loose to loose, caving locally, numerous bedrock fragments up to 4" in diameter;

6' - 66' BEDROCK: PUENTE FORMATION (Tp)

Highly weathered Tp down to 12', essentially tan silty sand with orange oxide staining locally, vague bedding, moderately dense;

@12' - begins competent Siltstone, medium brown, well bedded in thin planar beds, hard, fractured; (b)N30W/25SW

NOTE: downhole logging terminated at 12' due to caving within upper fill and weathered bedrock. Descriptions below are taken from recovered samples.

@15' - same as above

@20' - same as above

Increase in drilling difficulty due to bedrock hardness;

@25' - Siltstone, medium gray, hard, brittle, well bedded in beds less than 1/2", dip approximately 25 degrees;

@27' - Siltstone, medium grayish brown, very hard, oxide stains on fracture surfaces, moderately fractured, dip approximately 20 degrees;

@30' - same as above, hard to very hard, fewer fractures;

@35' - same as above, dip approximately 25 degrees;

@40' - Siltstone, lighter gray brown, very hard, no bedding seen;

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Project: 464 & 466 Crane Blvd.

Los Angeles, California

Date Drilled: 7/14/20 Elevation: 708.5 ft.

Rig Type: 24 in. o.d. auger

Logged By: SDF

GS # 19-0907

This log of subsurface conditions applies only at the specific location and the date indicated. Subsurface conditions may differ at other locations and times.

SPT = Standard Pen Sampler (b) = Bedding (jt) = Joint
 R = Ring Sampler (2.41" i.d.) (f) = Fault

BORING LOG B-1 cont.

No Groundwater Encountered
 Caving in Af and weathered Tp down to 12 ft.
 Total Depth: 66.0 ft.

Lithologic Description

Dry Density (pcf)	Moisture (%)	Blowcount	Sample Type	Depth (ft)	Lithologic Description
67.8	23.9	50	R	45	@45' - Siltstone, dark gray brown, gypsum on fractures, very hard, few fractures, dip approximately 27 degrees;
71.5	23.3	50	R	50	@50' - Siltstone, light gray brown, hard, brittle, few fractures;
76.1	19.2	50	R	55	@55' - Siltstone, light gray brown, orange oxide staining common, few fractures, dip approximately 25 degrees;
65.7	25.5	50	R	60	@60' - Siltstone, light gray brown, very hard, brittle;
65.3	16.1	50	R	65	@65' - Siltstone, light gray brown, very hard, abundant gypsum, few fractures, dip approximately 20 degrees; @66' - drilling refusal on very hard layer, 3 hours of coring with 2" of progress.
				70	TOTAL DEPTH: 66 Feet (drilling refusal) Localized caving within Af and weathered Tp down to 12' No Groundwater
				75	
				80	



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Project: 464 & 466 Crane Blvd.
Los Angeles, California
 Date Drilled: 7/14/20 Elevation: 708.5 ft.
 Rig Type: 24 in. o.d. auger
 Logged By: SDF
 GS # 19-0907

This log of subsurface conditions applies only at the specific location and the date indicated. Subsurface conditions may differ at other locations and times.

EXPLORATION LOG

PROJECT NAME: <i>Sarkisian / Crane Blvd.</i>				EXPLORATION NO: <i>TP 01</i>		PAGE <i>1</i> OF <i>1</i>		
PROJECT NUMBER: <i>PIN 4929</i>				EXPLORATION EQUIPMENT: <i>Hand-Dug</i>				
Comments: <i>See attached Geologic Map for location.</i>								
Sample Graphics	Recovery (No. of Rings)	Moisture Content (%)	Unit Dry Wt. (pcf)	Depth (ft.)	Lithologic Graphics	Logged By: <i>GJG</i>		Total Depth: <i>10.0'</i>
						Date Started: <i>September 19, 2005</i>		Top Elevation (ft.):
						Date Completed: <i>September 19, 2005</i>		Excavation Width: <i>24"x36"</i>
						LITHOLOGIC DESCRIPTION		
				2		Earth Fill (ef) Sandy Silt (ML) - brown, dry, loose, gravel, caving throughout; rootlets; trash debris; abrupt contact with underlying bedrock.		
	6	18	71	4		Bedrock - Puente Formation (Tpsh) Shale - reddish-brown and gray, platy, poorly bedded; weathered.		
				6				
				8				
	6	19	88	8				
				10				

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Figure E.1

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1020517200740000

EXPLORATION LOG

PROJECT NAME: <i>Sarkisian / Crane Blvd.</i>	EXPLORATION NO: <i>TP 02</i>	PAGE <i>1</i> OF <i>1</i>
--	------------------------------	---------------------------

PROJECT NUMBER: <i>PIN 4929</i>	EXPLORATION EQUIPMENT: <i>Hand-Dug</i>
---------------------------------	--

Comments: *See attached Geologic Map for location.*

<i>Sample Graphics</i>	<i>Recovery (No. of Rings)</i>	<i>Moisture Content (%)</i>	<i>Unit Dry Wt. (pcf.)</i>	<i>Depth (ft.)</i>	<i>Lithologic Graphics</i>	Logged By: <i>GJG</i>	Total Depth: <i>5.0'</i>
						Date Started: <i>September 19, 2005</i>	Top Elevation (ft.):
						Date Completed: <i>September 19, 2005</i>	Excavation Width: <i>24"x36"</i>

LITHOLOGIC DESCRIPTION

				2	4	6	8		<p>Earth Fill (ef) Sandy Silt (ML) - brown, dry, loose, gravel, caving throughout; rootlets; trash debris; abrupt contact with underlying bedrock.</p>
		18							<p>Bedrock - Puente Formation (Tpsh) Shale - reddish-brown and gray, platy, moderately bedded; upper 2' weathered.</p> <p>Bedding: N80W, 31S</p>

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102001420074000

Figure E.2

EXPLORATION LOG

PROJECT NAME: <i>Sarkisian / Crane Blvd.</i>				EXPLORATION NO: <i>TP 03</i>		PAGE 1 OF 1		
PROJECT NUMBER: <i>PIN 4929</i>			EXPLORATION EQUIPMENT: <i>Hand-Dug</i>					
Comments: <i>See attached Geologic Map for location.</i>								
Sample Graphics	Recovery (No. of Rings)	Moisture Content (%)	Unit Dry Wt. (pcf.)	Depth (ft.)	Lithologic Graphics	Logged By: <i>GJG</i>		Total Depth: <i>11.0'</i>
						Date Started: <i>September 19, 2005</i>		Top Elevation (ft.):
						Date Completed: <i>September 19, 2005</i>		Excavation Width: <i>24"x36"</i>
						LITHOLOGIC DESCRIPTION		
				2		Earth Fill (ef) Sandy Silt (ML) - brown, dry, loose, gravel, caving throughout; rootlets; trash debris; abrupt contact with underlying bedrock.		
				4				
	6	15	75					
				6		Bedrock - Puente Formation (Tpsh) Shale - reddish-brown and gray, platy, moderately bedded; upper 4' weathered.		
						Bedding: N78W, 27S		
				8				
	6	20	90					
				10				

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Figure E.3

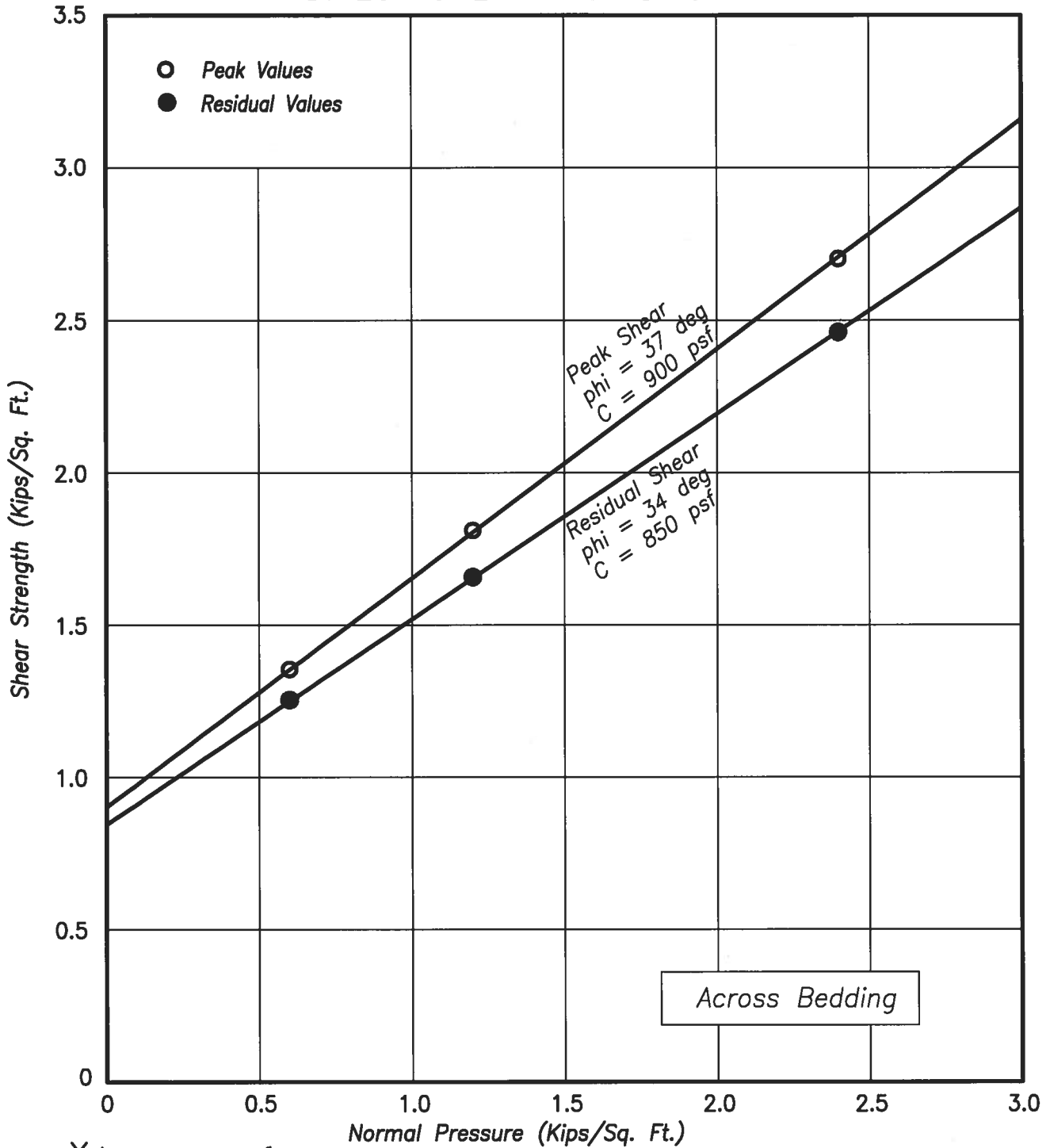
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EXPLORATION LOG

PROJECT NAME: <i>Sarkisian / Crane Blvd.</i>	EXPLORATION NO: <i>TP 04</i>	PAGE <i>1</i> OF <i>1</i>
PROJECT NUMBER: <i>PIN 4929</i>	EXPLORATION EQUIPMENT: <i>Hand-Dug</i>	
Comments: <i>See attached Geologic Map for location.</i>		

Sample Graphics	Recovery (No. of Rings)	Moisture Content (%)	Unit Dry Wt. (pcf)	Depth (ft.)	Lithologic Graphics	Logged By: <i>GJG</i>	Total Depth: <i>6.0'</i>
						Date Started: <i>September 19, 2005</i>	Top Elevation (ft.):
						Date Completed: <i>September 19, 2005</i>	Excavation Width: <i>24"x36"</i>
LITHOLOGIC DESCRIPTION							
	6	17	69	2		Earth Fill (ef) Sandy Silt (ML) - brown, dry, loose, gravel, caving throughout; rootlets; trash debris; abrupt contact with underlying bedrock.	
				4		Bedrock - Puente Formation (Tpsh) Shale - reddish-brown and gray, blocky, moderately bedded; upper 2' weathered. Bedding: N85W, 20S	
				6			
				8			

DIRECT SHEAR TEST DIAGRAM



$\gamma_d = \underline{96.4 \text{ pcf}}$

$W_i = \underline{5.5 \%}$

$W_f = \underline{27.1 \%}$

Normal Pressure (Kips/Sq. Ft.)

Sample Location: TP-1 Depth: 10 ft.

Material: Bedrock (shale) Saturated, Undisturbed



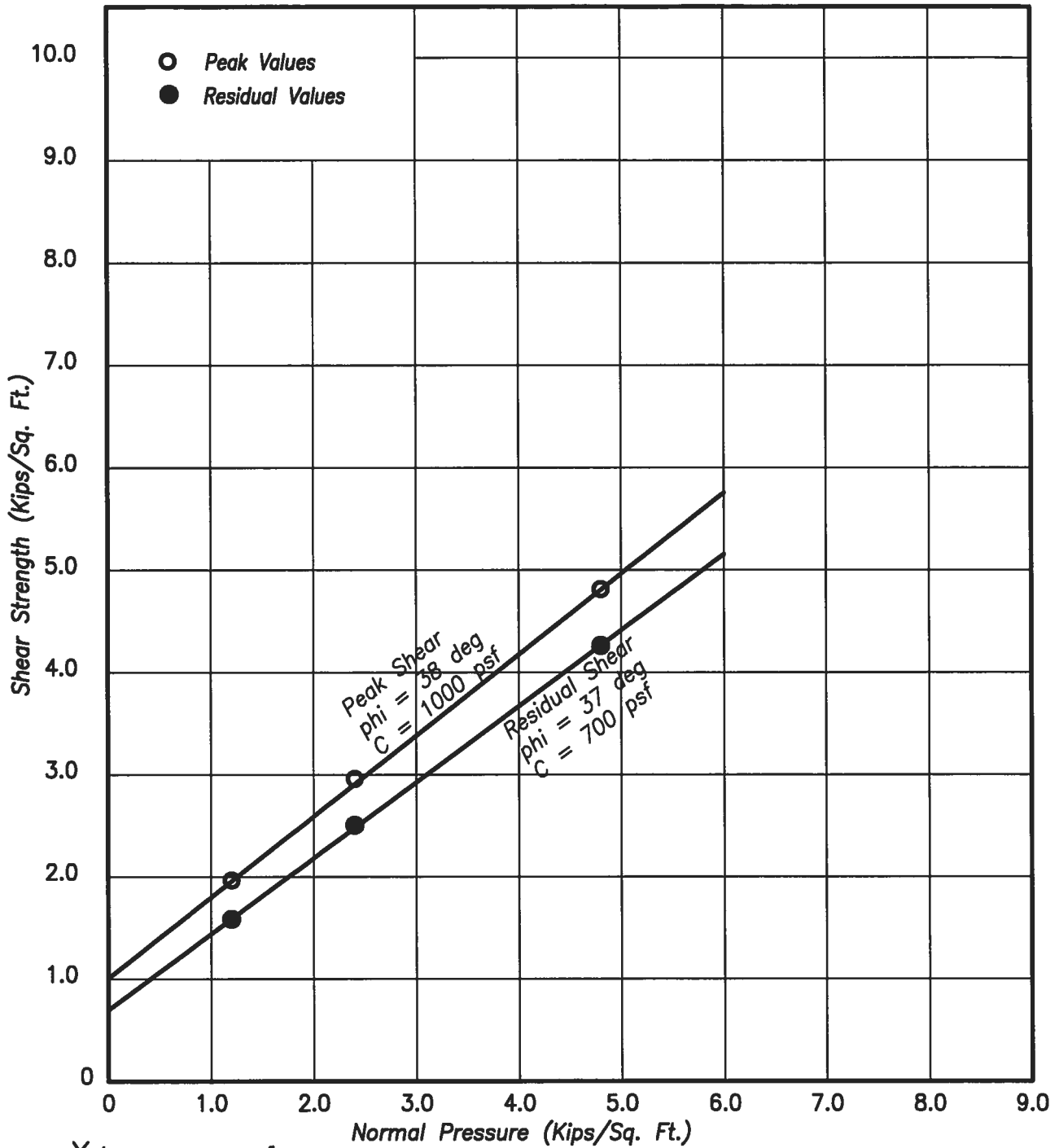
1545 Victory Blvd., 2nd Floor, Glendale, CA 91201
 PHONE 818-500-9533 FAX 818-500-0134

Project: 464 & 466 Crane Boulevard
Los Angeles, California

Date: March, 2020

GS # 19-0907

DIRECT SHEAR TEST DIAGRAM



$\chi_d = \underline{74.9 \text{ pcf}}$

$W_i = \underline{15.9 \text{ \%}}$

$W_f = \underline{35.8 \text{ \%}}$

Sample Location: B-1 Depth: 20 ft.

Material: Bedrock Saturated, Undisturbed



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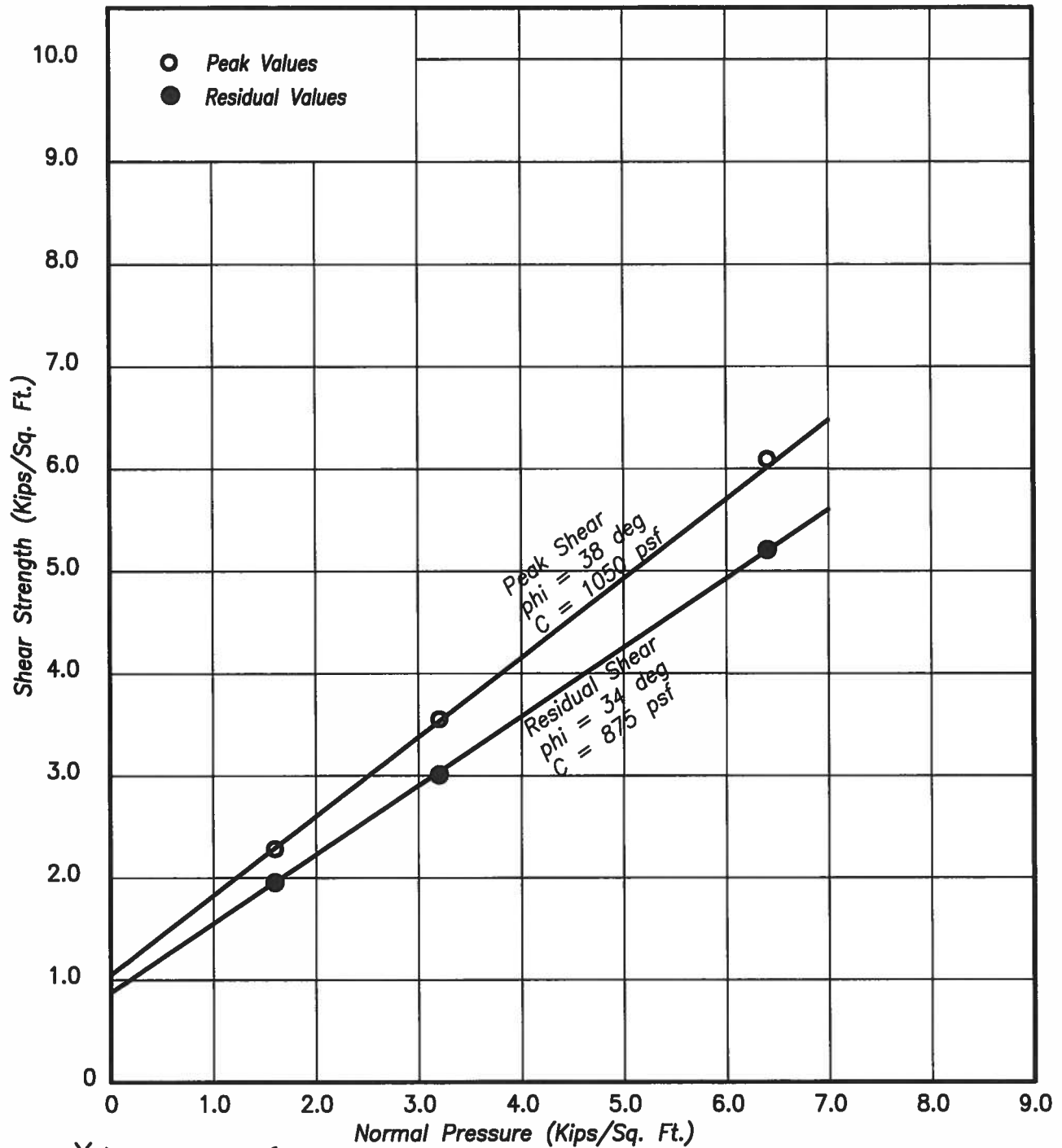
Project: 464 & 466 Crane Boulevard

Los Angeles, California

Date: August, 2020

GS # 19-0907

DIRECT SHEAR TEST DIAGRAM



$\delta_d = \underline{78.9} \text{ pcf}$

$W_i = \underline{26.2} \%$

$W_f = \underline{40.9} \%$

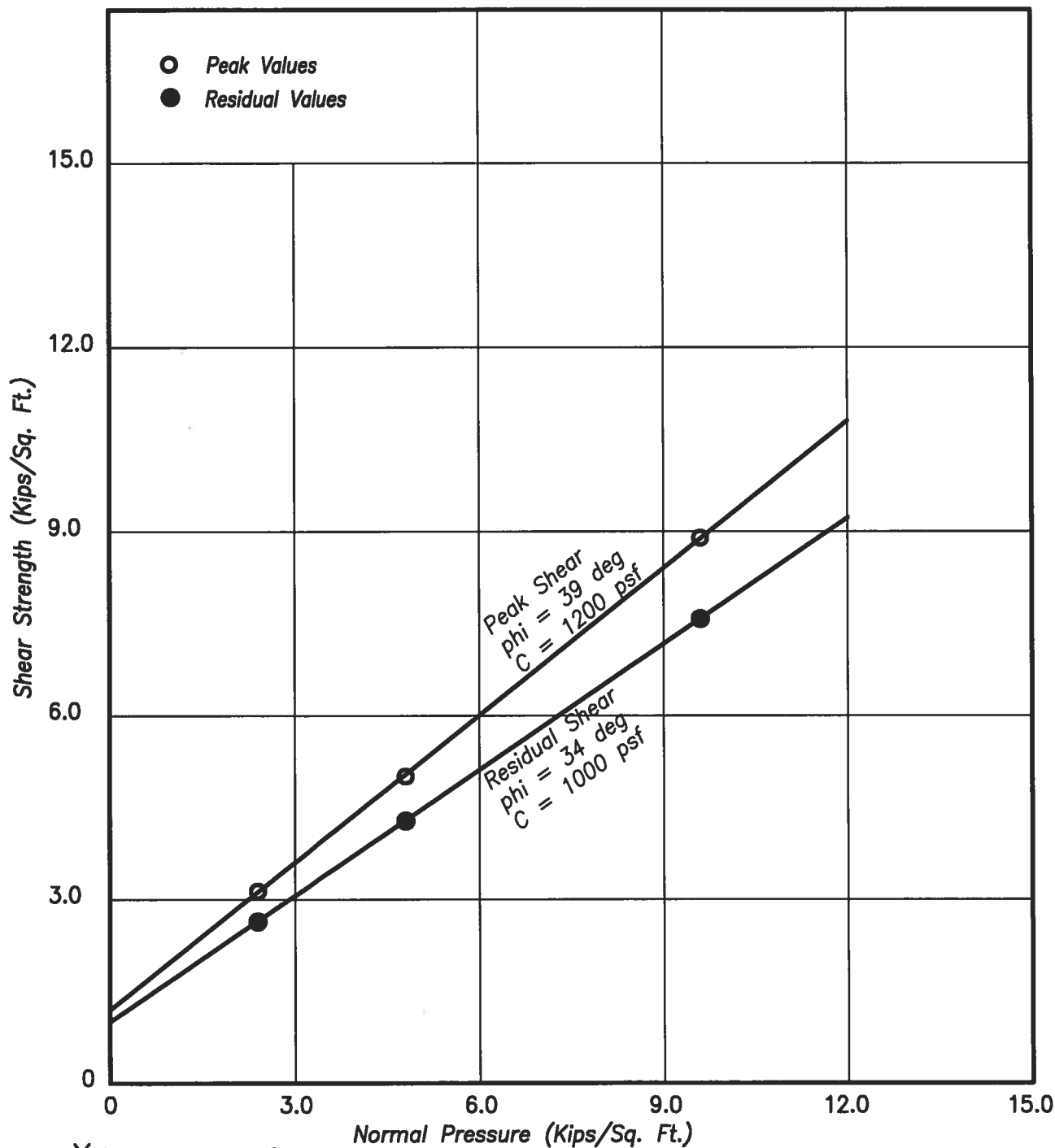
Sample Location: B-1 Depth: 27 ft.

Material: Bedrock Saturated, Undisturbed

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 Date: August, 2020
 GS # 19-0907

DIRECT SHEAR TEST DIAGRAM



$\delta d = \underline{70.1 \text{ pcf}}$

$W_i = \underline{25.0 \text{ \%}}$

$W_f = \underline{42.7 \text{ \%}}$

Normal Pressure (Kips/Sq. Ft.)

Sample Location: B-1 Depth: 40 ft.

Material: Bedrock Saturated, Undisturbed

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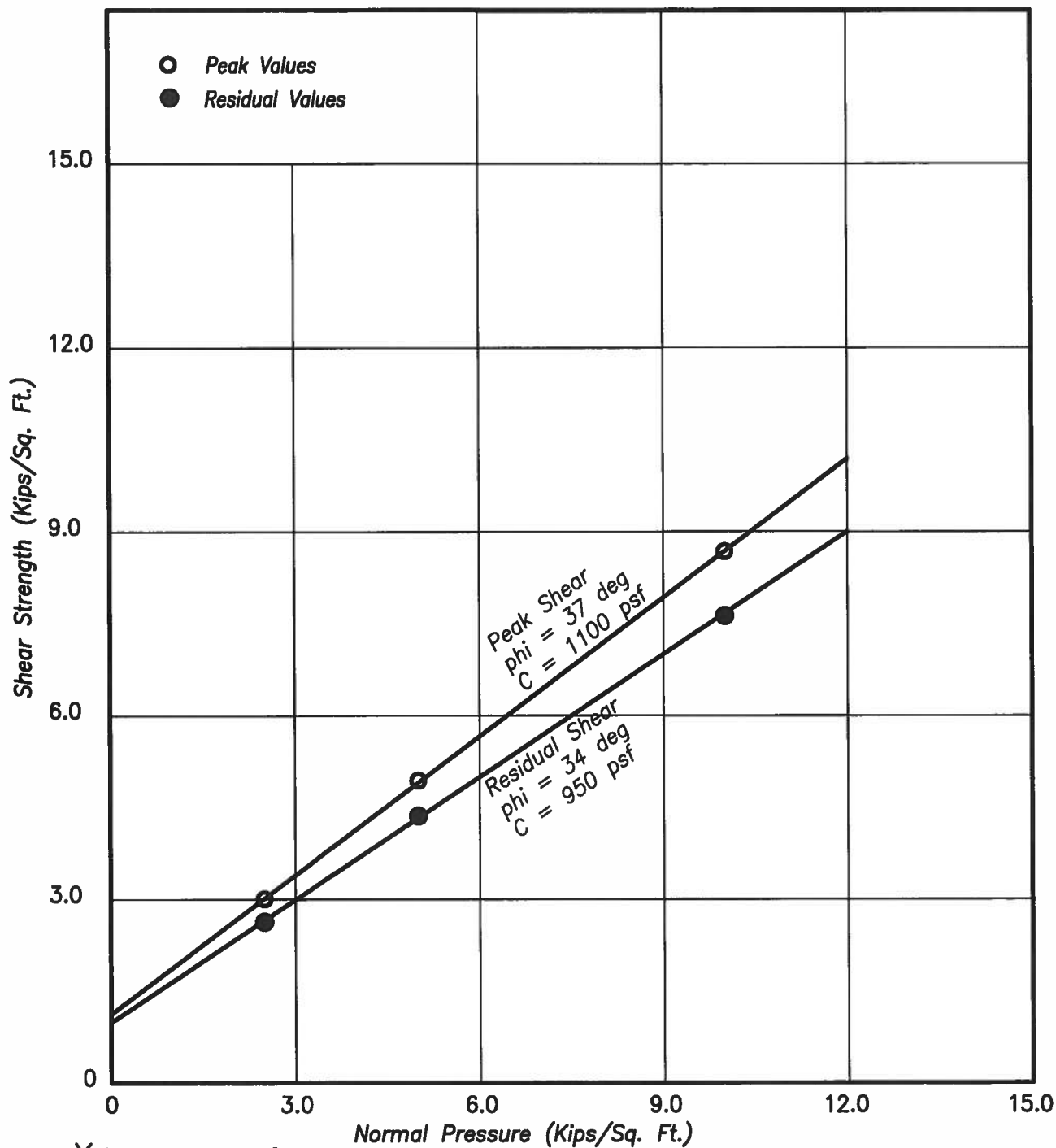
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Project: 464 & 466 Crane Boulevard
Los Angeles, California

Date: August, 2020

GS # 19-0907

DIRECT SHEAR TEST DIAGRAM



$\chi_d = \underline{71.5} \%$

$W_i = \underline{23.3} \%$

$W_f = \underline{37.9} \%$

Normal Pressure (Kips/Sq. Ft.)

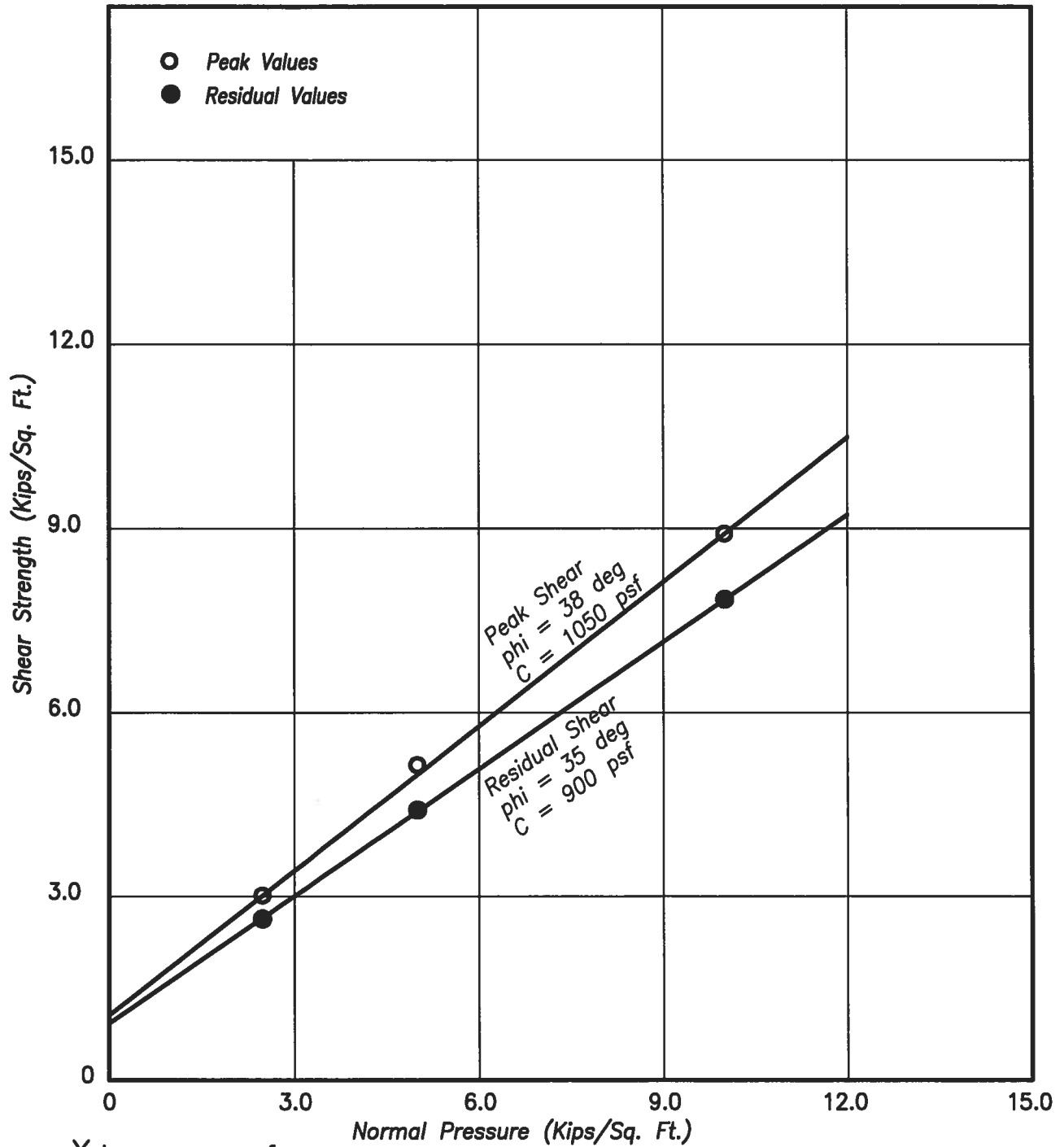
Sample Location: B-1 Depth: 50 ft.

Material: Bedrock Saturated, Undisturbed

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Project: 464 & 466 Crane Boulevard
Los Angeles, California
 Date: August, 2020
 GS # 19-0907

DIRECT SHEAR TEST DIAGRAM



$\gamma_d = \underline{65.7\%}$

$W_i = \underline{25.5\%}$

$W_f = \underline{39.9\%}$

Normal Pressure (Kips/Sq. Ft.)

Sample Location: B-1 Depth: 60 ft.

Material: Bedrock Saturated, Undisturbed



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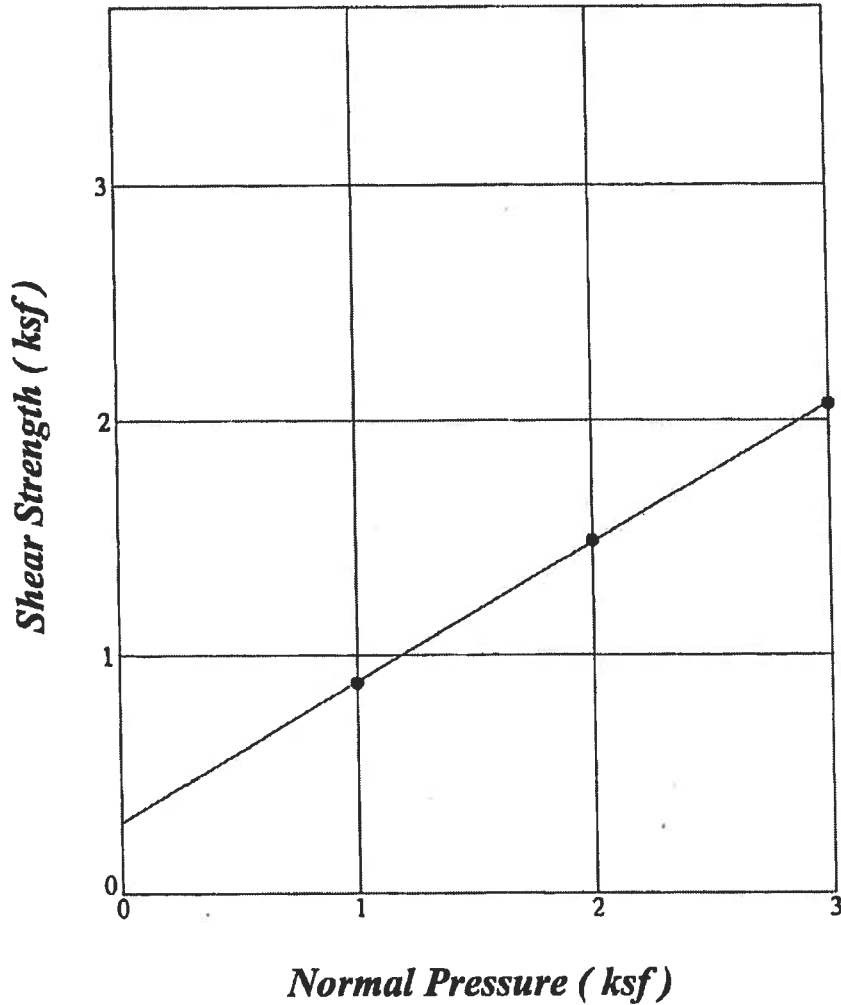
Project: 464 & 466 Crane Boulevard
Los Angeles, California

Date: August, 2020

GS # 19-0907

SHEAR TEST DIAGRAM

PROJECT NAME: <i>Sarkisian / Crane Blvd.</i>	SAMPLE ID: <i>TP 01 @ 4.00</i>
PROJECT NUMBER: <i>PIN 4929</i>	MATERIAL DESCRIPTION: <i>Earth Fill (ef)</i>
TEST METHOD: <i>Ultimate Saturated Shear</i>	

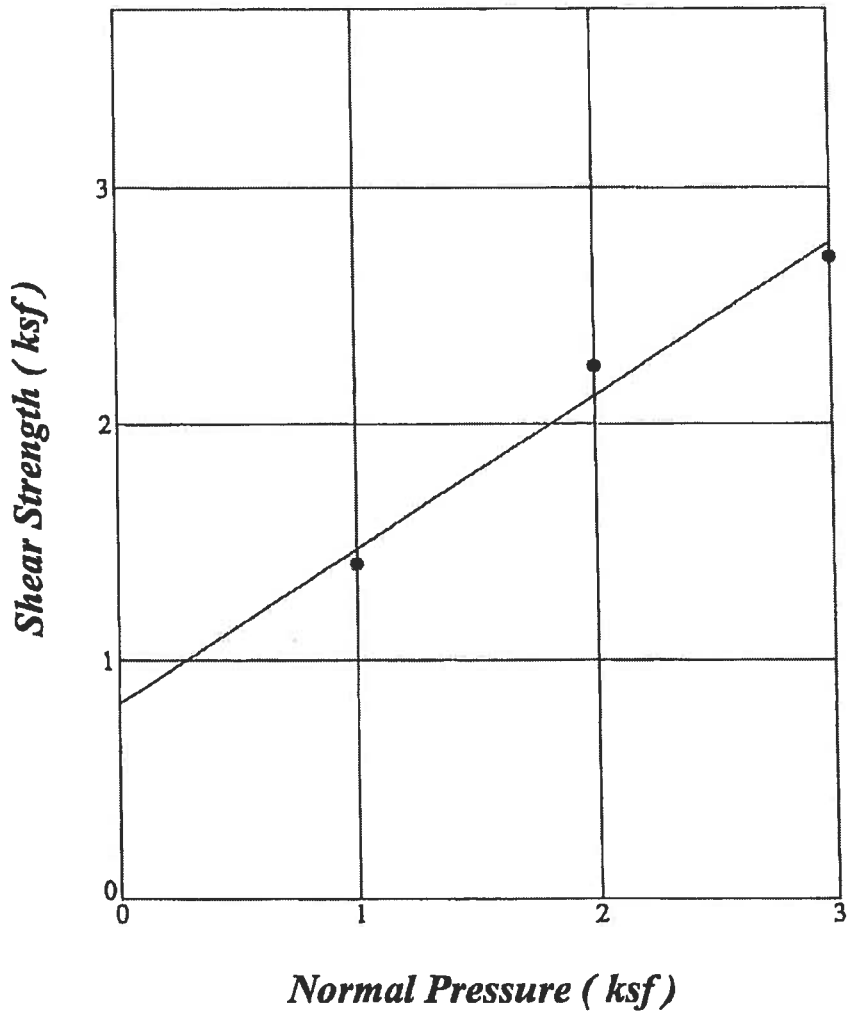


MOISTURE CONTENT (%)	DENSITY (pcf)	RESULTS
In Situ: 18.3		Phi (deg.): 30.5
Saturated: 36.7	Dry Density: 70.6	Cohesion (ksf): 0.300

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SHEAR TEST DIAGRAM

PROJECT NAME: <i>Sarkisian / Crane Blvd.</i>	SAMPLE ID: <i>TP 03 @ 9.00</i>
PROJECT NUMBER: <i>PIN 4929</i>	MATERIAL DESCRIPTION: <i>Bedrock (Tpsh)</i>
TEST METHOD: <i>Ultimate Saturated Shear</i>	



MOISTURE CONTENT (%)	DENSITY (pcf)	RESULTS
In Situ: 19.9		Phi (deg.): 33.0
Saturated: 37.1	Dry Density: 90.4	Cohesion (ksf): 0.820

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464 & 466 Crane Blvd.

464 Crane Blvd, Los Angeles, CA 90065, USA

Latitude, Longitude: 34.1024938, -118.2060487

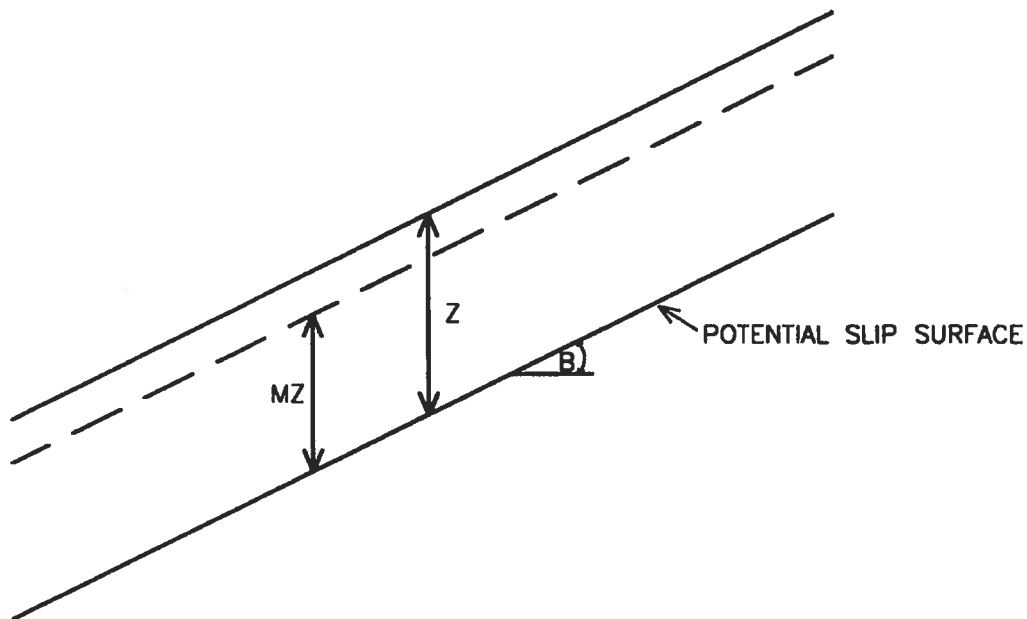


Date	10/30/2020, 2:21:32 PM
Design Code Reference Document	ASCE7-16
Risk Category	II
Site Class	C - Very Dense Soil and Soft Rock

Type	Value	Description
S _S	2.106	MCE _R ground motion. (for 0.2 second period)
S ₁	0.74	MCE _R ground motion. (for 1.0s period)
S _{MS}	2.527	Site-modified spectral acceleration value
S _{M1}	1.036	Site-modified spectral acceleration value
S _{DS}	1.685	Numeric seismic design value at 0.2 second SA
S _{D1}	0.69	Numeric seismic design value at 1.0 second SA

Type	Value	Description
SDC	D	Seismic design category
F _a	1.2	Site amplification factor at 0.2 second
F _v	1.4	Site amplification factor at 1.0 second
PGA	0.914	MCE _G peak ground acceleration
F _{PGA}	1.2	Site amplification factor at PGA
PGA _M	1.097	Site modified peak ground acceleration
T _L	8	Long-period transition period in seconds
SsRT	2.106	Probabilistic risk-targeted ground motion. (0.2 second)
SsUH	2.384	Factored uniform-hazard (2% probability of exceedance in 50 years) spectral acceleration
SsD	2.434	Factored deterministic acceleration value. (0.2 second)
S1RT	0.755	Probabilistic risk-targeted ground motion. (1.0 second)
S1UH	0.85	Factored uniform-hazard (2% probability of exceedance in 50 years) spectral acceleration.
S1D	0.74	Factored deterministic acceleration value. (1.0 second)
PGAd	0.972	Factored deterministic acceleration value. (Peak Ground Acceleration)
C _{RS}	0.883	Mapped value of the risk coefficient at short periods
C _{R1}	0.888	Mapped value of the risk coefficient at a period of 1 s

SURFICIAL STABILITY



Cohesion of soil, C =	300.0 psf	
Friction angle of soil, ϕ =	30.5 degrees	
Dry unit weight of soil, γ_{dry} =	70.6 pcf	
Saturated unit weight of soil, γ_{sat} =	106.9 pcf	
Slope angle, β =	45.0 degrees	
Vertical depth of slip surface, Z =	3.0 feet	(maximum 3 feet)
Fraction of the temporary water level to the depth of slip surface, M =	1.0	

FACTOR OF SAFETY :

$$\frac{C + (\gamma_{sat} - M \gamma_w) Z \cos^2 \beta \tan \phi}{\gamma_{sat} Z \sin \beta \cos \beta} = 2.12 > 1.5 \quad \text{O.K.}$$

Reference: Campbell (1975). USGS Professional Paper 851.

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SURFICIAL STABILITY ANALYSIS

464 & 466 Crane Blvd.

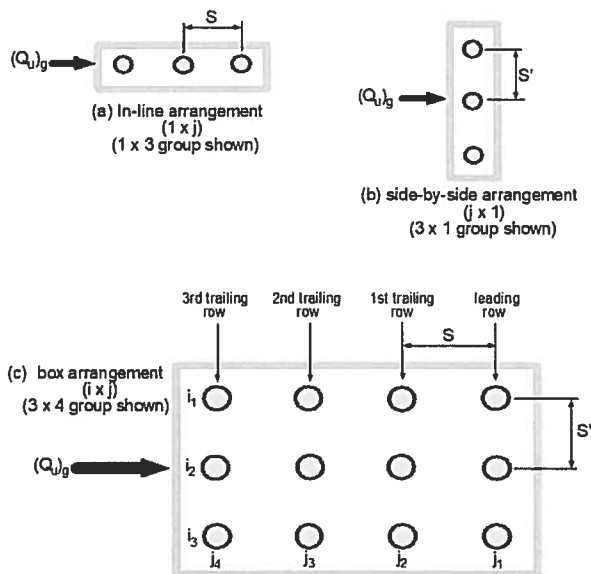
Los Angeles, California

DATE: Nov., 2020

GS 19-0907

PLATE SS-1

PILE GROUP EFFECT



S = c/c spacing in direction of load
 S' = c/c spacing perpendicular to direction of load
 i = number of in-line rows
 j = number of side-by-side rows
 $(Q_u)_g$ = horizontal load applied to pile group

Description of terms used to describe pile group arrangements.

Reduction Factors for Pile Group Effects, P-Multipliers, P_m			
Center-to-Center Spacing (D = diameter)	Ratio of Load Resistance of Piles in Group to Single Piles		
	Row 1	Row 2	Row 3 and greater
3D	0.75	0.5	0.35
5D	1.0	0.85	0.70
7D	1.0	1.0	0.90

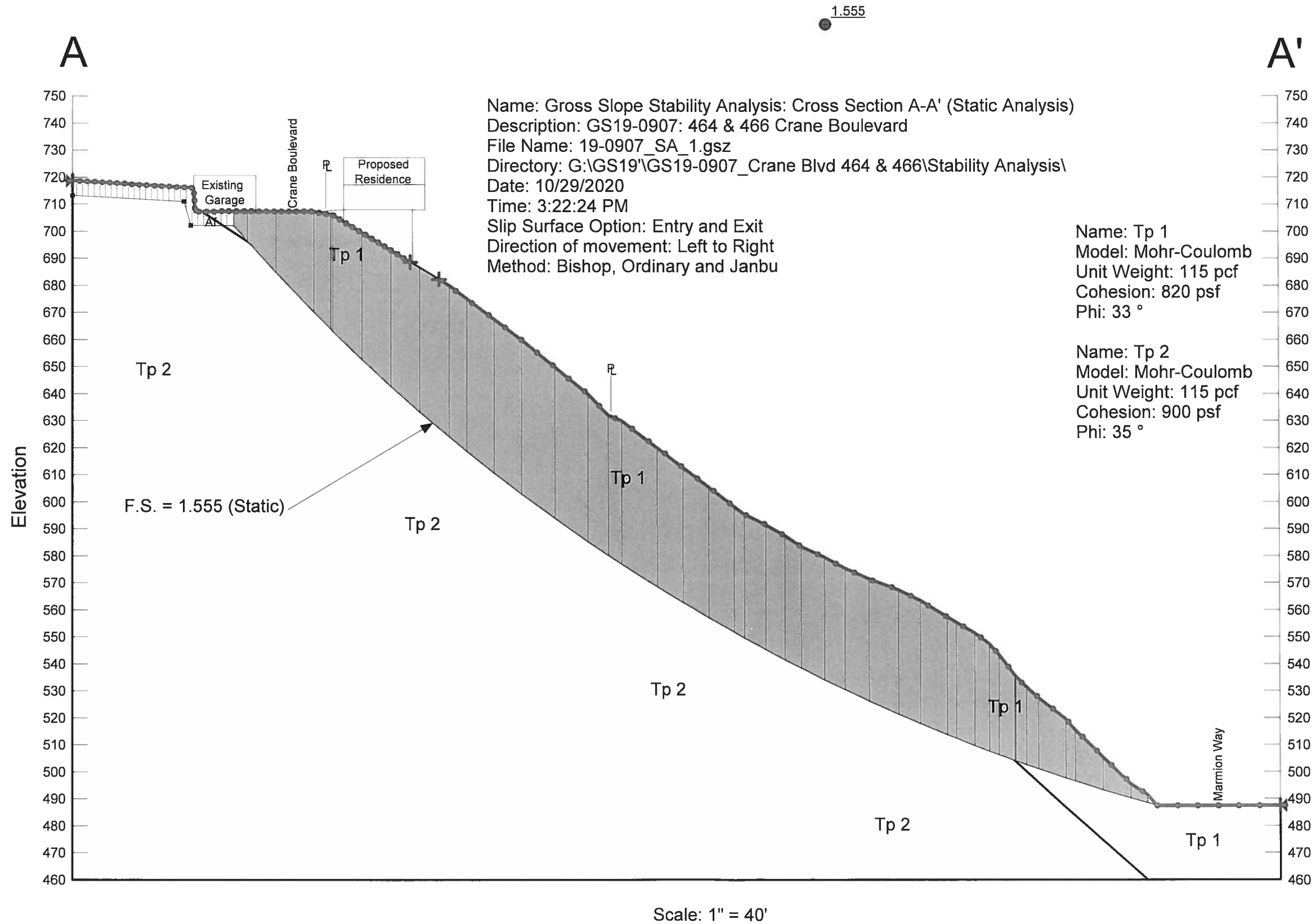
Reference: CalTrans Amendments to AASHTO LRFD bridge design specification

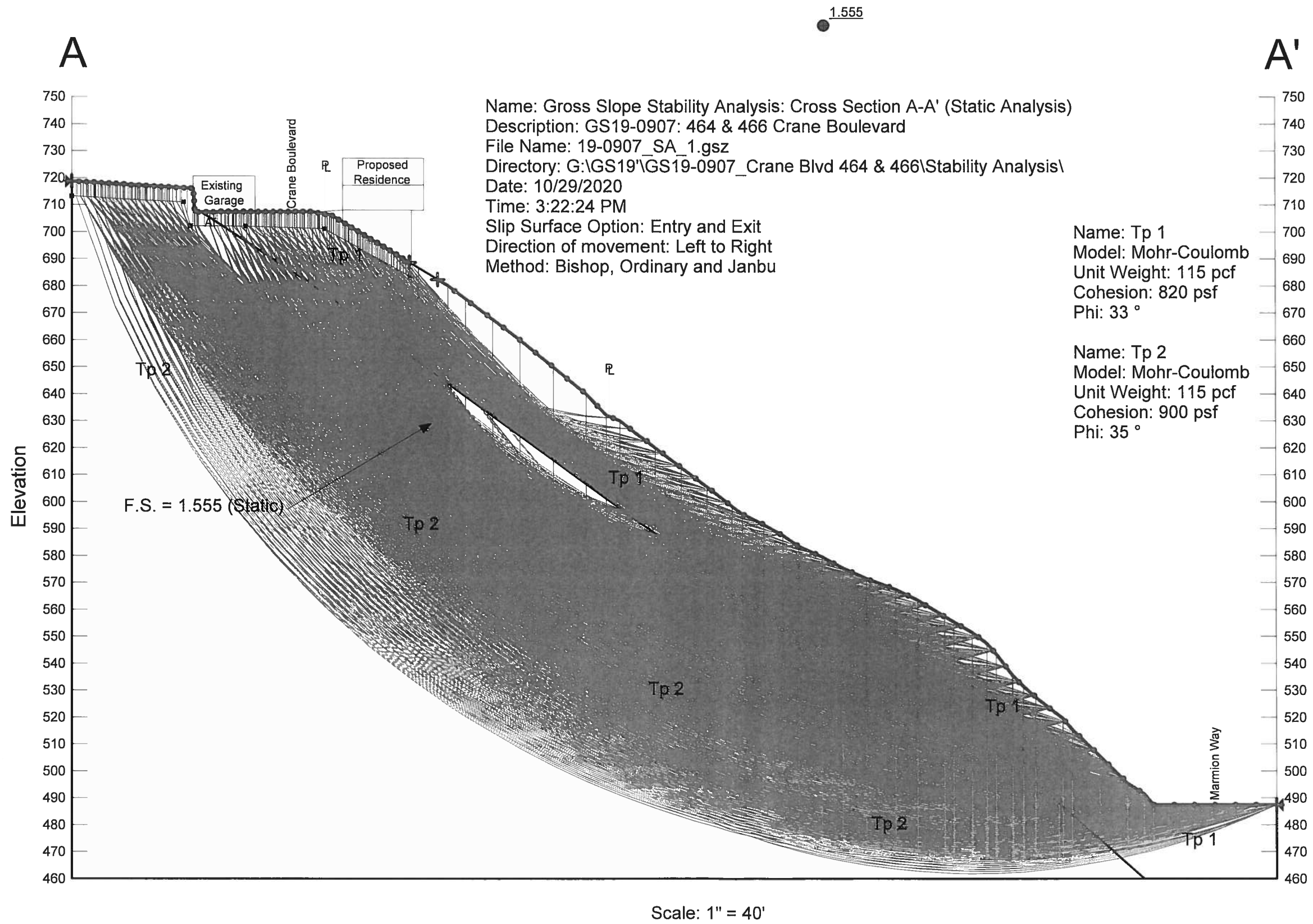
Reduction Factors for Pile Group Effects, In-Line Arrangement	
Center-to-Center Spacing (S) (D = Diameter)	% of Single Pile Capacity
$\leq 3D$	25
4D	40
6D	70
$\geq 8D$	100

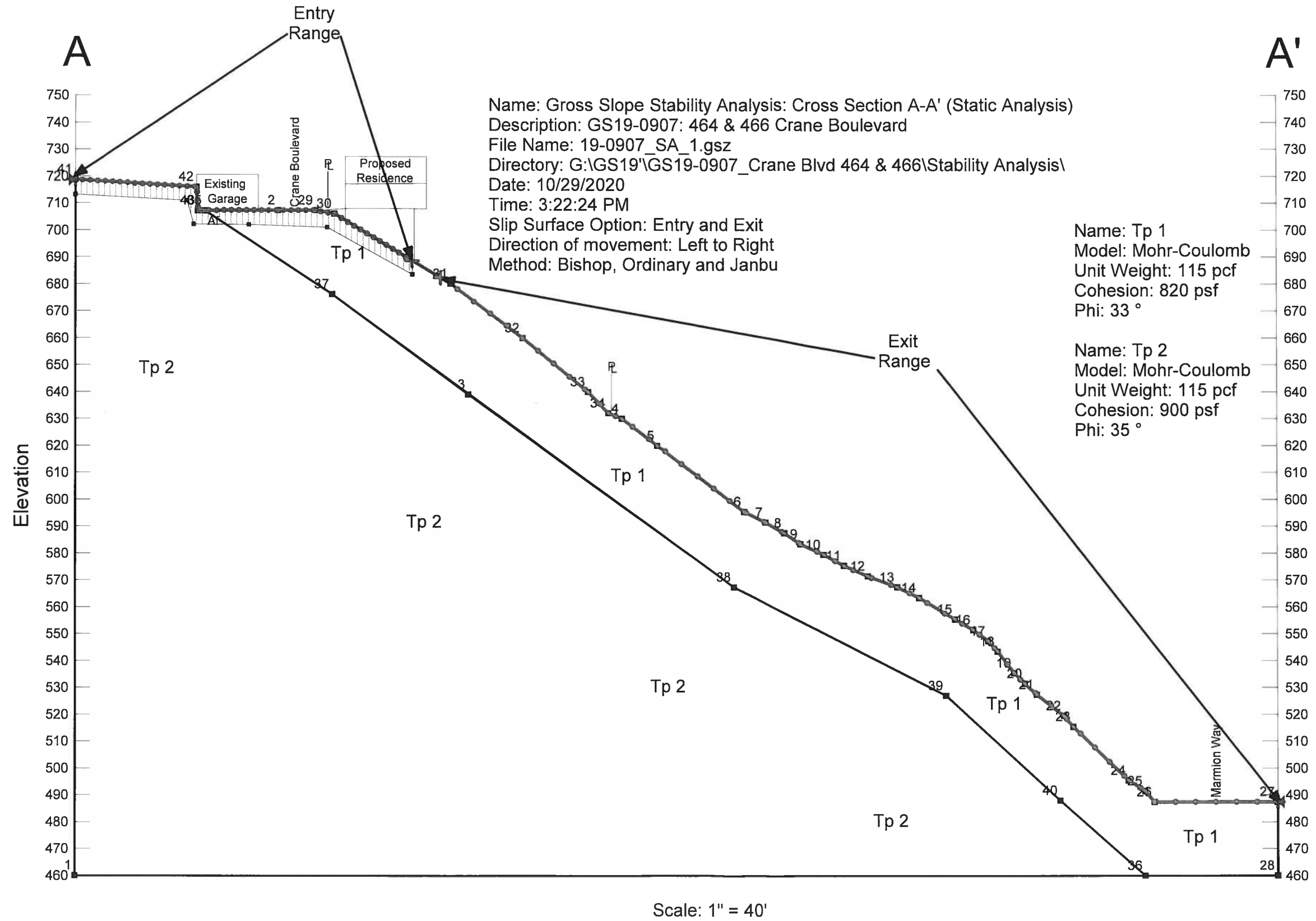
Reference: NAVFAC, Design Manual 7.02

Reduction Factors for Pile Group Effects, Side-By-Side Arrangement	
Center-to-Center Spacing (S') (D=Diameter)	% of Single Pile Capacity
1D	70
2D	85
$\geq 3D$	100

Reference: Cox, 1984 and others.







Gross Slope Stability Analysis: Cross Section A-A' (Static Analysis)

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File Information

Created By: AM
Revision Number: 33
Last Edited By: AM
Date: 10/29/2020
Time: 3:22:24 PM
File Name: 19-0907_SA_1.gsz
Directory: G:\GS19\GS19-0907_Crane Blvd 464 & 466\Stability Analysis\
Last Solved Date: 10/29/2020
Last Solved Time: 3:22:34 PM

Project Settings

Length(L) Units: feet
Time(t) Units: Seconds
Force(F) Units: lbf
Pressure(p) Units: psf
Strength Units: psf
Unit Weight of Water: 62.4 pcf
View: 2D

Analysis Settings

Gross Slope Stability Analysis: Cross Section A-A' (Static Analysis)

Description: GS19-0907: 464 & 466 Crane Boulevard
Kind: SLOPE/W
Method: Bishop, Ordinary and Janbu
Settings
 PWP Conditions Source: (none)
Slip Surface
 Direction of movement: Left to Right
 Use Passive Mode: No
 Slip Surface Option: Entry and Exit
 Critical slip surfaces saved: 1
 Optimize Critical Slip Surface Location: No
Tension Crack
 Tension Crack Option: Tension Crack Line

Percentage Wet: 0
Tension Crack Fluid Unit Weight: 62.4 pcf
FOS Distribution
FOS Calculation Option: Constant
Advanced
Number of Slices: 30
Optimization Tolerance: 0.01
Minimum Slip Surface Depth: 0.1 ft
Optimization Maximum Iterations: 2000
Optimization Convergence Tolerance: 1e-007
Starting Optimization Points: 8
Ending Optimization Points: 16
Complete Passes per Insertion: 1
Driving Side Maximum Convex Angle: 5 °
Resisting Side Maximum Convex Angle: 1 °

Materials

Tp 1

Model: Mohr-Coulomb
Unit Weight: 115 pcf
Cohesion: 820 psf
Phi: 33 °
Phi-B: 0 °

Tp 2

Model: Mohr-Coulomb
Unit Weight: 115 pcf
Cohesion: 900 psf
Phi: 35 °
Phi-B: 0 °

Slip Surface Entry and Exit

Left Projection: Range
Left-Zone Left Coordinate: (-0.00998, 718.75744) ft
Left-Zone Right Coordinate: (124.73886, 688.72254) ft
Left-Zone Increment: 50
Right Projection: Range
Right-Zone Left Coordinate: (135.33548, 682.29674) ft
Right-Zone Right Coordinate: (445, 487.45328) ft
Right-Zone Increment: 50
Radius Increments: 4

Slip Surface Limits

Left Coordinate: (-0.00998, 718.75744) ft

Right Coordinate: (445, 487.45328) ft

Tension Crack Line

	X (ft)	Y (ft)
	0	713.16294
	41.18646	711.05277
	43.75181	702.22025
	64.24884	702.06442
	93.31265	701.02774
	124.83842	683.59939

Regions

	Material	Points	Area (ft ²)
Region 1	Tp 1	35,2,29,30,31,32,33,34,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18,19,20,21,22,23,24,25,26,27,28,36,40,39,38,37	11716.115
Region 2	Tp 2	1,41,42,43,35,37,3,38,39,40,36	56622.404

Points

	X (ft)	Y (ft)
Point 1	0	460
Point 2	75.19328	707.32444
Point 3	145.54724	639.1056
Point 4	202.46867	630.07
Point 5	215.51107	620.07427
Point 6	247.67102	595.45324
Point 7	255.6374	591.5005
Point 8	262.63773	587.48875
Point 9	268.63157	583.48357
Point 10	277.15901	579.48521
Point 11	284.6739	575.46489
Point 12	293.66339	571.46428
Point 13	304.63331	567.4731

Point 14	312.64134	563.47058
Point 15	325.77003	555.38161
Point 16	332.67484	551.45284
Point 17	338.17658	547.45977
Point 18	341.6469	543.46748
Point 19	347.65571	535.46096
Point 20	351.69705	531.42752
Point 21	356.13656	527.44449
Point 22	366.15533	519.48368
Point 23	369.65347	515.47436
Point 24	390.12956	495.47346
Point 25	396.15019	491.45657
Point 26	399.62907	487.45324
Point 27	445	487.45328
Point 28	445	460
Point 29	89.16595	707.33466
Point 30	96.12476	706.07416
Point 31	138.98135	680.08588
Point 32	165.68967	659.98917
Point 33	190.10798	640.0784
Point 34	197.49723	632.07408
Point 35	47.88349	707.32233
Point 36	396.15927	460
Point 37	95.28548	676.27879
Point 38	243.94644	567.39665
Point 39	322.45034	527.1372
Point 40	364.77887	488.0419
Point 41	-0.00998	718.75744
Point 42	44.92047	715.99606
Point 43	45.3432	707.22361

Critical Slip Surfaces

	Slip Surface	FOS	Center (ft)	Radius (ft)	Entry (ft)	Exit (ft)
1	6087	1.555	(583.737, 1155.96)	693.35	(59.5736, 707.323)	(399.579, 487.511)

Slices of Slip Surface: 6087

	Slip Surface	X (ft)	Y (ft)	PWP (psf)	Base Normal Stress (psf)	Frictional Strength (psf)	Cohesive Strength (psf)
1	6087	62.0704	699.2481	0	223.05099	144.851	820
2	6087	69.88022	690.5303	0	866.27017	606.56891	900
3	6087	82.179615	677.34315	0	1935.3216	1355.1268	900
4	6087	92.225715	666.94645	0	2758.6056	1931.5964	900
5	6087	95.70512	663.4552	0	3004.0252	2103.4411	900
6	6087	101.48183	657.85275	0	3213.9095	2250.4036	900
7	6087	112.196	647.69605	0	3562.4334	2494.4427	900
8	6087	122.91015	637.96015	0	3881.6347	2717.9499	900
9	6087	133.62425	628.62175	0	4172.0294	2921.2864	900
10	6087	142.26425	621.3382	0	4347.7669	3044.3391	900
11	6087	150.58285	614.5981	0	4435.6474	3105.8737	900
12	6087	160.6541	606.6902	0	4523.9547	3167.7072	900
13	6087	171.79425	598.30195	0	4556.5254	3190.5134	900
14	6087	184.0034	589.48475	0	4526.7713	3169.6794	900
15	6087	193.8026	582.66405	0	4390.5362	3074.2865	900
16	6087	199.98295	578.4992	0	4348.714	3045.0023	900
17	6087	208.9899	572.65765	0	4380.8819	3067.5265	900
18	6087	220.2503	565.5503	0	4301.1439	3011.6934	900
19	6087	229.72875	559.81825	0	4209.0071	2947.1785	900
20	6087	239.2072	554.2901	0	4095.5975	2867.7683	900
21	6087	245.8087	550.5368	0	4005.3846	2804.6005	900
22	6087	251.6542	547.324	0	4011.8818	2809.1499	900
23	6087	259.13755	543.29625	0	4046.3691	2833.2982	900
24	6087	265.63465	539.89435	0	4015.8868	2811.9542	900

25	6087	272.8953	536.20835	0	4014.9137	2811.2729	900
26	6087	280.91645	532.2455	0	4041.879	2830.1541	900
27	6087	289.16865	528.31175	0	4066.5463	2847.4264	900
28	6087	299.14835	523.7333	0	4160.5674	2913.2606	900
29	6087	308.6373	519.5335	0	4216.6839	2952.5539	900
30	6087	317.5458	515.7634	0	4129.472	2891.4874	900
31	6087	324.11015	513.0538	0	4024.1173	2817.7173	900
32	6087	329.2224	511.02105	0	3949.4638	2765.4443	900
33	6087	335.4257	508.60345	0	3820.0448	2674.8242	900
34	6087	339.91175	506.89645	0	3610.6313	2528.1912	900
35	6087	344.49085	505.19905	0	3222.2118	2256.217	900
36	6087	347.49525	504.09535	0	2990.6936	1942.1792	820
37	6087	349.67635	503.3125	0	2851.6008	1851.8512	820
38	6087	353.9168	501.80795	0	2611.3972	1695.8612	820
39	6087	361.14595	499.32995	0	2276.5385	1478.4014	820
40	6087	367.9044	497.0589	0	1915.4401	1243.9013	820
41	6087	374.7725	494.8679	0	1439.5571	934.85933	820
42	6087	385.01055	491.7183	0	755.78164	490.81033	820
43	6087	393.1399	489.3261	0	291.23855	189.13253	820
44	6087	397.86435	487.9884	0	23.212094	15.07411	820

BOARD OF
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201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

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GENERAL MANAGER

RAYMOND CHAN
EXECUTIVE OFFICER

GEOLOGY AND SOILS REPORT APPROVAL LETTER

April 21, 2006

Log # 52569

SOILS/GEOLOGY FILE - 2

Daniel Dersarkissian
7850 Canby Avenue
Reseda, CA 91335

TRACT: 5043
LOTS: 110 / 111
LOCATION: 464 / 466 N. Crane Boulevard

<u>CURRENT REFERENCE REPORT/LETTER(S)</u>	<u>REPORT NO.</u>	<u>DATE(S) OF DOCUMENT</u>	<u>PREPARED BY</u>
Geology/Soils Report	PIN # 4929	11/07/2005	SubSurface Designs
Oversized Document	"	"	"

The referenced report concerning the proposed construction of a new 2-story single-family residence and garage has been reviewed by the Grading Division of the Department of Building and Safety.

Exploration performed indicates that sedimentary bedrock is present below the existing fill at the locations explored. The maximum observed thickness of the existing fill is about 5 to 6 feet in the western portion, near the street.

Recommendations were provided for the proposed residence, garage and all retaining walls to be supported on friction piles that penetrate the fill and extend into bedrock.

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

(Note: Numbers in parenthesis () refer to applicable sections of the 2002 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. The residence, garage and all retaining walls shall be supported on friction piles that penetrate all fill and are founded in competent bedrock, as recommended.
2. Existing uncertified fill or soil (if present) shall not be used for support of footings, concrete slabs or new fill. (7011.3 & 1806.1)



3. Footings adjacent to a descending slope steeper than 3:1 in gradient shall be located a distance of one-third the vertical height of the slope but need not exceed 40 feet measured horizontally from the footing bottom to the face of the slope. (1806.5.3)
4. Pile shafts shall be designed for a lateral load of 1000 pounds per linear foot of shaft exposed to fill, soil and weathered bedrock. (P/BC 2001-50)
5. The geologist and soils engineer shall review and approve the detailed plans prior to issuance of any permits. This approval shall be by signature on the plans which clearly indicates that the geologist and soils engineer have reviewed the plans prepared by the design engineer and that the plans include the recommendations contained in their reports.
6. All recommendations of the reports which are in addition to or more restrictive than the conditions contained herein shall be incorporated into the plans.
7. A copy of the subject and appropriate referenced reports and this approval letter shall be attached to the District Office and field set of plans. Submit one copy of the above reports to the Building Department Plan Checker prior to issuance of the permit. (7006.1)
8. 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 the public way (3301.2.3.3)
9. 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)
10. A supplemental report shall be submitted to the Grading Division containing recommendations for shoring, underpinning, and sequence of construction in the event that any excavation would remove lateral support to the public way or adjacent structures. A plot plan and cross-section(s) showing the construction type, number of stories, and location of the structures adjacent to the excavation shall be part of the excavation plans. (7006.2)
11. Prior to excavation, an initial inspection shall be called at which time sequence of shoring (if necessary), protection fences and dust and traffic control will be scheduled.
12. 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. (3301.2.1)
13. The portion of all un-surcharged temporary excavations in bedrock greater than 8 feet in vertical height and, all excavations in fill or soil shall be sloped back to a horizontal to vertical slope gradient no steeper than 1H:1V, as recommended.
14. Installation of shoring (if it is necessary) shall be performed under the inspection and approval of the soils engineer and deputy grading inspector. (7006.2)

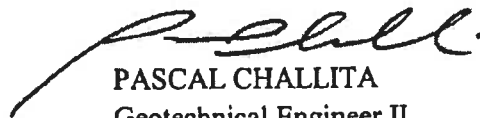
15. The geologist and soils engineer shall inspect all excavations to determine that conditions anticipated in the report have been encountered and to provide recommendations for the correction of hazards found during grading. (7008.2)
16. All loose foundation excavation material shall be removed prior to commencement of framing. Slopes disturbed by construction activities shall be restored. (7005.3)
17. Retaining walls shall be designed for a minimum equivalent fluid pressure, as recommended, as specified on page 13 of the report.
18. 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)
19. All retaining walls shall be provided with a subdrain system to prevent possible hydrostatic pressure behind the wall. Prior to issuance of any permit, the retaining wall subdrain system recommended in the soil report shall be incorporated into the foundation plan which shall be reviewed and approved by the soils engineer of record. (7015.5 & 108.9)
20. Installation of the subdrain system shall be inspected and approved by the soils engineer of record and the City grading/building inspector. (7015.5 & 108.9)
21. Basement walls and slab shall be waterproofed with an L.A. City approved "Below-grade waterproofing" material with a research report number.
22. Prefabricated drainage composites (Miradrain) (Geotextiles) may be only used in addition to traditionally accepted methods of draining retained earth.
23. The dwelling shall be connected to the public sewer system. (P/BC 2001-27)
24. All roof and pad drainage shall be conducted to the street in an acceptable manner. Water shall not be dispersed on to descending slopes without specific approval from the Grading Division and the consulting geologist and soils engineer. (7013.10)
25. 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)
26. Prior to the placing of compacted fill, a representative of the consulting soils engineer shall inspect and approve the bottom excavations. He shall post a notice on the job site for the LADBS Grading Inspector and the Contractor stating that the soil inspected meets the conditions of the report, but that no fill shall be placed until the LADBS Grading Inspector

has also inspected and approved the bottom excavations. A written certification to this effect shall be filed in the final compaction report filed with the Grading Engineering 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 Engineering Division of the Department upon completion of the compaction. The engineer's certificate of compliance shall include the grading permit number and the legal description as described in the permit (7011.3).

27. Prior to the pouring of concrete, a representative of the consulting 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 LADBS Building Inspector has also inspected and approved the footing excavations. A written certification to this effect shall be filed with the Department upon completion of the work. (108.9 & 7008.2)
28. The LABC Soil Type underlying the site is S_c . (1636A)



STEPHEN DAWSON
Engineering Geologist I



PASCAL CHALLITA
Geotechnical Engineer II

SD/PC:sd/pc
52569
(213) 482-0480

cc: Applicant
SubSurface Designs, Inc.
LA District Office

Communication from Public

Name: Daniel Wright
Date Submitted: 05/02/2023 11:08 AM
Council File No: 22-0163
Comments for Public Posting: Attached please find my comments for this item on today's PLUM Committee agenda No. 10

Daniel Wright

467 Crane Boulevard
Los Angeles, CA 90065
(213) 925-2592
[fiberflash@aol.com](mailto:flash@aol.com)

May 2, 2023

VIA EMAIL

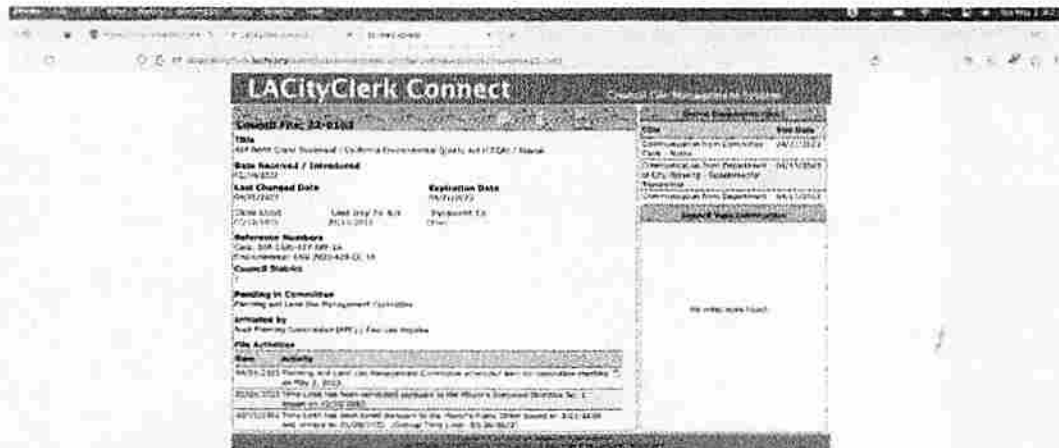
Hon. Marquese Harris-Dawson, Chair
Planning and Land Use Committee
Los Angeles City Council
200 N. Spring Street, Rm. 395
Los Angeles, CA 90012
(<https://cityclerk.lacity.org/publiccomment/>)

VIA EMAIL

Holly Wolcott, City Clerk
City of Los Angeles
200 N. Spring Street, Rm. 395
Los Angeles, CA 90012
(holly.wolcott@lacity.org,
clerk.plumcommittee@lacity.org)

Re: 464-466 Crane Boulevard Project
May 2, 2023 PLUM Meeting Item # 10, CF No. 22-0163

Dear Chairman Harris-Dawson and Members:



As of 8:21 a.m. on the morning of the PLUM Committee's hearing on this matter scheduled at 1 p.m., the applicant and architect have submitted no response to the CEQA appeal in this case.

Government Code section 65804 mandates that cities, including charter cities, are required to adopt and promulgate rules for hearings of land use entitlements, and the application of the facts about a project to the mandates of the California Environmental Quality Act ("CEQA") is an adjudicative or quasi-judicial type of land use entitlement. This is particularly true where one of the issues in determining whether a project qualifies for any CEQA exemption includes a determination whether or not the Project is in full compliance with all applicable zoning laws, including here, the Mount Washington/Glassell Park Specific Plan.

The City Council Rules fail to comply with section 65804. The rules fail to guard against the last-minute insertion into the case record of new studies for which a land use appellant has had no time to review or respond. How could the hearing be fair if the applicant or representatives drop their response to the appeal documents, documents that have been in this Council File for the last 15 months, today just hours before PLUM Committee will consider many items on its agenda? Perhaps the applicant and representatives have no rebuttal and wish to submit no response. But if a response to the appeal documents filed by the Coalition is filed this morning, just a few hours before the item will be taken up, the absence of the City having complied with section 65804 to define a fair and orderly hearing process will be a primary reason for an unfair hearing.

Given that the community has nothing to respond to other than the April 11, 2023 staff report, that report has been thoroughly responded to in submissions by the community, including the prior letters attached to the Coalition's appeal document.

The Project must be shown in compliance with all applicable laws to qualify for a CEQA exemption. The City Planning staff continues to stick with its contention that it does not have to verify the dimensions of the proposed building and compare it to the floor area summary provided by the architect on the title page of the design plans. This is dereliction of duty. The City staff must require an applicant to submit entitlement plans that enable independent verification of the applicant's floor area calculations by showing the dimensions of the plans.

When the house dimensions for this Project are pulled from the plans and each floor is multiplied out, such independent review establishes substantial evidence in the record that the house exceeds the more generous floor area permitted under the Mount Washington/Glassell Park Specific Plan, and it therefore exceeds the floor area permitted under the more restrictive Los Angeles Municipal Code Baseline Hillside Ordinance.

The record here establishes that the City Planning Department has erred in multiple ways, including, but not limited to:

- 1. Ignoring substantial evidence that the architect's summary of floor area contained within the walls of the structure as allowed by the Specific Plan is incorrect by a substantial number. The Planning staff response is to claim that they rely on the applicant's summary of the floor area calculation and put it into the Director's Determination. They admitted at the area planning commission that they do not**

independently verify the accuracy of the calculations. Thus, the City Planning Department has declared they will not do the job required of them to establish that the architect's summary of floor area matches the plan set the City is approving in order to issue the entitlement. On this basis, the Project is not consistent with all applicable planning and zoning laws and cannot qualify for any exemption from CEQA review.

- 2. Ignoring the plain language of the Specific Plan that states the maximum floor area allowed by the Specific Plan will be that in the Los Angeles Municipal Code (Baseline Hillside Ordinance) unless the Specific Plan is more restrictive as to floor area. When enacted, the City's Hillside Ordinance was more permissive on floor area than that of the Specific Plan. But after enactment of the Specific Plan in 1993, the City Council later enacted and amended the Baseline Hillside Ordinance ("BHO") that is codified in the municipal code.**

The Specific Plan Section 2 states that the applicable measure of allowable floor area is the Los Angeles Municipal Code unless the calculation generated by the Specific Plan's formula is more restrictive. Because the BHO is more restrictive the steeper the slope of the proposed building lot, the BHO in most cases is the more restrictive floor area calculation.

The Coalition previously submitted analysis of the City's policies and programs from the City's General Plan Framework, the Northeast Community Plan, and the Specific Plan. All of those policies -- ALL OF THEM -- state it is the policy of the City to restrict the intensity and density of development in hillside areas with high fire danger and insufficiently wide street infrastructure. These policies are implemented by applying the more restrictive floor area to protect the lives and safety of those living in hillside areas, including new owners. The City Planning Department has never responded to this argument.

The City's planners refuse to implement the City Council's adopted planning policies to apply the most restrictive floor area to provide for the health and safety of future and present residents of our community. In so doing, the City Planning Department has put a target on Mount Washington and Glassell Park communities. Developers of houses in the Hollywood Hills are enforced under the BHO, but because of the unjustified refusal to enforce the BHO in our community, the City Planners have extended an invitation for profit investors to propose projects in the Specific Plan area because they can get more floor area here than in Hollywood Hills.

This is having a devastating cumulative effect with our community overwhelmed with pending entitlement applications on lots with serious geologic and logistical challenges like the case before PLUM Committee today. Because the City has improperly granted entitlements all along Crane Boulevard in a two-block span where multiple house projects could be under construction at the same time without any environmental analysis of this unusual circumstance, community ability to survive fire or other

emergency is improperly degraded by City Planners. The City Planning Department's conduct is unconscionable and places lives unnecessarily at risk.

Because of the foregoing conduct of the City in deliberately applying the less restrictive floor area calculation instead of the properly applicable BHO calculation, this Project is further in violation of applicable zoning laws and cannot qualify for a categorical exemption.


3. The Project cannot qualify for a categorical exemption. A fundamental policy of CEQA is that a Project not otherwise lawful, need not be granted exemption from CEQA. Thus for both the Categorical Exemptions now claimed by the City, neither can be lawfully granted unless there is substantial evidence the Project is first a lawful Project. It is not. Dozens of community members have written to City officials expressing dismay that when the Coalition's geologic experts opined that the original soils study failed to flag that the Project site is within an official state mapped Earthquake Induced Landslide Zone, the response of the applicant and architect was for the architect to hastily relabel the Level 1 of the plans from "art studio" to "crawlspace/basement". Then using plans the City Planning staff know are falsely labeled the Planners incorrectly informed the area planning commissioners that because the "crawlspace/basement" is considered uninhabitable, it is not counted as a story. This statement to Commissioners was in error.

Attached is LADBS Information Bulletin, referenced by the Coalition's experts. There is a list of structures that are NOT exempt from the safety study process: **"Residential buildings three stories or higher are not exempt. The number of stories in a building is equal to the number of distinct floor levels, including basement levels, provided that any levels that differ from each other by less than two feet shall be considered as one distinct level."** See attached scan of the LADBS citation of the Alquist-Priolo Act definitions which as adopted by the state's residential building code that the City adopted in 2014.

At the hearing before area planning commission, City Planner Debbie Lawrence claimed that some unnamed person at LADBS said that while the Project site is within the mapped Earthquake Induced Landslide Investigation Zone, the modification of the plans to rename the art studio to crawlspace/basement meant he could regard the structure as having only two stories. But that statement, unreliable and not reduced to a writing signed by a responsible person, directly contradicts the language from LADBS's own application of the law in its Information Bulletin. Ms. Lawrence's unsupported claim does not constitute substantial evidence that the structure can remain the same and yet be called a two-story structure exempt from closely and more thorough environmental review. An architect's violation of professional conduct principles to submit a false set of plans to the City can never constitute substantial evidence in the record supporting a conclusion that a three level structure is only two levels. This cannot stand and the PLUM Committee ought to reject it.

For these reasons, the PLUM Committee should grant the Coalition's appeal with strong support from the community. This case should be referred back to the City Planning Department with an order to prepare an initial study. Only with compliance with the necessary studies can the City's decision makers and the public be assured this Project can be feasibility and safety constructed on a cliff with slopes far in excess of applicable safety factors.

Most sincerely,



Daniel Wright

EXEMPTIONS FROM LIQUEFACTION, EARTHQUAKE INDUCED LANDSLIDE, AND FAULT-RUPTURE HAZARD ZONE INVESTIGATIONS

The City of Los Angeles is located in a geologically active area of Southern California that includes several active faults. Due to the proximity of these faults and the resulting mapped spectral response accelerations, buildings regulated by the Los Angeles Building Code (LABC) within the City of Los Angeles are classified as either Seismic Design Category D, E or F, per code section 1613.3.5. Sections 1803.5.11 and 1803.5.12 of the LABC require that a soil investigation be conducted for these Seismic Design Categories to evaluate the following potential hazards from earthquake motions: slope instability, liquefaction, differential settlement, and surface rupture due to faulting or lateral spreading. However, the entire City of Los Angeles has been evaluated by the California Geological Survey (CGS) and seismic hazard study zones have been established to identify areas where the potential for these hazards are most likely to exist. These seismic hazard zones were developed by the CGS under the requirements of the Seismic Hazards Mapping Act and/or the Alquist-Priolo Earthquake Fault Zoning Act of the State of California and by the City of Los Angeles, which designated Preliminary Fault Rupture Study Areas (PFRSA). Most of the PFRSAs have been superseded by State Alquist-Priolo Earthquake Fault Zones (APEFZ), except the PFRSA for the Palos Verdes fault, which still remains, although it is the Department's understanding that the CGS is currently working on zoning this fault. Therefore, for the purpose of satisfying sections 1803.5.11 and 1803.5.12 of the LABC, a geologic and/or soils investigation concerning these seismic hazards will be required when a site is located within the boundaries of these designated study zones, except as discussed below.

The Seismic Hazards Mapping Act and the Alquist-Priolo Earthquake Fault Zoning Act also define developments that are exempt from investigation requirements. Developments are exempt where not considered "Projects" as defined in Section 2621.6 of Chapter 7.5 Division 2 of the California Public Resources Code (CPRC). Other exemptions are listed in Section 2621.7 of Chapter 7.5 Division 2 of the CPRC. However, sections 1803.5.11 and 1803.5.12 of the LABC have no provisions for exemptions from these investigations. Therefore, exemptions from the California Building Code and the LABC requirement for a seismic hazard investigation are defined herein.

With the adoption of the Residential Code in 2014, seismic hazard investigations, including those for liquefaction, seismic-induced landslide and fault rupture potential, are not required for one- and two-family dwellings that are of wood or metal framed construction, subject to the provisions defined in this bulletin. It should be noted, however, that some geologic environments that are not within a CGS defined hazard zone may nevertheless be subject to such hazards. Professional geologists and engineers are expected to provide such investigations where potential seismic hazards may exist, even though the site may not be located within a CGS seismic hazard zone.

EXEMPTIONS FROM INVESTIGATIONS

1. One- and two-family dwellings, and their accessory structures, as covered under the City of Los Angeles Residential Code with the following provisions defined under Section 2621.6 of Chapter 7.5 of the CPRC:
 - a) Residential buildings three stories or higher are not exempt. The number of stories in a building

is equal to the number of distinct floor levels, including basement levels, provided that any levels that differ from each other by less than two feet shall be considered as one distinct level.

- b) Buildings that are accessory to a residential occupancy, including accessory dwelling units (ADU).
 - c) The residential building shall not be part of a development of four or more dwellings.
2. Any new commercial structure with an occupancy rate of more than 2,000 person-hours per year is not exempt.
 3. Additions and/or alterations to existing residential and non-residential buildings where the total value of the work is less than 50 percent of the replacement value of the existing building and the added floor area is less than 50 percent of the floor area of the existing building. However, if the existing building foundation has been specifically designed for any type of earthquake-induced ground failure, then the addition shall comply with the same requirements.
 4. Structures of Group U occupancy, including private garages, carports, retaining walls, fences, cell phone towers, etc.
 5. Pools, spas and decks.
 6. Conversion of an existing apartment building into a condominium.

ACKNOWLEDGEMENT OF RISK OF FUTURE FAULT RUPTURE

Both the Seismic Hazards Mapping Act and the Alquist-Priolo Earthquake Fault Zoning Act require disclosure of seismic hazard zones for prospective purchasers of property located within these zones (§§ 2621.9 & 2693 CPRC). To provide an additional record of the potential hazard of earthquake induced ground rupture, and to assist with property owners risk assessment, exempt developments that are located within 50 feet of a mapped fault, as shown in the Alquist-Priolo Earthquake Fault Zone maps (AP maps), shall record an affidavit with the County of Los Angeles Registrar-Recorder's office that acknowledges that the owners of the property know that their site is in close proximity to a zoned fault.

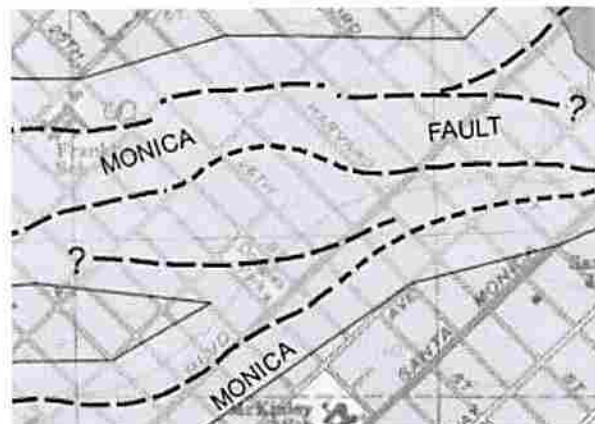


Figure 1.
Example of AP Map showing fault traces.

Developers of exempt single-family residences in AP zones will be directed to the Grading Division to obtain a **PCIS** clearance by a Department geologist, who will make the determination on the site's location relative to fault

traces on the AP map. AP maps indicate the relative certainty of the fault location; typically as approximate, accurate, concealed and inferred. Only the faults mapped as accurate and approximate require the affidavit. An affidavit will not be required for sites that are investigated by a Professional Geologist, which demonstrate that no active fault traverses through the site. The affidavit form is available on the Department of Building and Safety web page (LADBS.ORG) by searching for PC-GRAD.Aff07.