

CD 4

JOB ADDRESS 3842 & 3852 West Roble Vista Drive

BOARD FILE # 250854

DATE TO BE HEARD 03-10-2026

# AGENDA INFORMATION FORM

RECOMMENDATION APPEALED BY: THE OWNER   
THE PETITIONER

DATE OWNER/PETITIONER WAS NOTIFIED OF BBSC HEARING 02-25-2026

(Check One)

① Action By The BBSC Is Not Appealable

② Action By The BBSC Is Appealable To The Director Of Planning Within 15 Days Pursuant To Sec. 13B.10.2

③ Action By The BBSC Is Appealable To The City Council Within 10 Days Pursuant To Sec. 91.7006.7.5.6

IS NEIGHBOR OBJECTING TO RECOMMENDATION? YES  NO

OWNER/PETITIONER NOTIFIED OF OBJECTION ON \_\_\_\_\_ by \_\_\_\_\_  
(Date) (Staff Member)

(Code below is by default unless otherwise checked by staff.)

### FAL APPEAL STATEMENT

“10-CALENDAR DAYS”  → ③  
“SECTION 13B.10.2”  → ②  
“ACTION NOT A PRECEDENT”  → ②

### FOOTNOTE STATEMENTS:

“12-MONTH TIME LIMIT”   
\*(for Haul Routes and requests approved by BBSC other than extensions of time)

Cc: Pr. Inspector Sergio Valenzuela  
221 N. Figueroa St  
Location: Floor 12, Room 1250  
(213) 482-0397

**BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS**

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JACOB STEVENS  
PRESIDENT

NANCY YAP  
VICE PRESIDENT

CORISSA HERNANDEZ  
JAVIER NUNEZ  
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**CITY OF LOS ANGELES**  
CALIFORNIA



KAREN BASS  
MAYOR

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

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

JOHN WEIGHT  
EXECUTIVE OFFICER

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March 4, 2026

BOARD FILE NO. 250854  
C.D.: 4 (Councilmember N. Raman)

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

**APPLICATION TO EXPORT 23,000 CUBIC YARDS OF EARTH**

PROJECT LOCATION: 3842 & 3852 WEST ROBLE VISTA DRIVE

TRACT: TR 9780

BLOCK: NONE

LOT(s): 15 (Arb 2), 16, 17 (Arb 1)

OWNER:

Vista Views LLC  
433 N. Camden Dr., Ste. 600  
Beverly Hills, CA 90210

APPLICANT:

Jason Grant  
433 N. Camden Dr., Ste. 600  
Beverly Hills, CA 90210

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

**CONDITIONS OF APPROVAL**

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

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

Violation of haul route conditions shall be reported to the appropriate Department. The Department responsible for enforcement is indicated by an acronym at the end of each haul route condition. Refer to the table below for agency name and contact information.

Acronym	Agency Name	contact
BSS	Bureau of Street Services	myLA311 Website: <a href="http://www.myla311.lacity.org">www.myla311.lacity.org</a> Phone: Dial 311 or (213) 473-3231
LAPD	Los Angeles Police Department Special Enforcement Unit	Email: <a href="mailto:Trafficgroup@lapd.online">Trafficgroup@lapd.online</a> Phone: (877) 275-5273
DOT	Department of Transportation	Phone: (818) 374-4823
DBS	Department of Building and Safety	Principal Inspector Sergio Valenzuela (213) 482-0397

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

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

1. Under the provisions of Section 62.201 of the Los Angeles Municipal Code, the following permit fee shall be required:
  - a) A total of 23,000 cubic yards of material moved 2.69 miles within the hillside area at a rate of \$0.29 per cubic yard per mile would exceed the maximum chargeable under the Ordinance. Therefore, the maximum fee chargeable, \$3,000.00 shall be due.
2. The required permit fee shall be paid at the Street Services Investigation and Enforcement Division office, 1149 South Broadway, Suite 350, Los Angeles, California, 90015, telephone (213) 847-6000.

3. Under the provisions of Section 62.202 of the Los Angeles Municipal Code, a cash bond or surety bond in the amount of \$507,500.00 shall be required from the property owner to cover any road damage and any street cleaning costs resulting from the hauling activity.
4. Forms for the bond will be issued by Bond Control, Bureau of Engineering Valley District Office, 6262 Van Nuys Boulevard, Suite 251, Van Nuys, CA 91401; telephone (818) 374-5090.

**B. GENERAL CONDITIONS:**

1. The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by grading and hauling, and at all times shall provide reasonable control of dust caused by wind, at the sole discretion of the grading inspector. (DBS)
2. Hauling and grading equipment shall be kept in good operating condition and muffled as required by law. (LAPD)
3. Loads shall be secured by trimming and watering or may be covered to prevent the spilling or blowing of the earth material. If the load, where it contacts the sides, front, and back of the truck cargo container area, remains six inches from the upper edge of the container area, and if the load does not extend, at its peak, above any part of the upper edge of the cargo container area, the load is not required to be covered, pursuant to California Vehicle Code Section 23114 (e) (4). (LAPD)
4. Trucks and loads are to be watered at the export site to prevent blowing dirt and are to be cleaned of loose earth at the export site to prevent spilling. (DBS)
5. Streets shall be cleaned of spilled materials during grading and hauling, and at the termination of each workday. (BSS)
6. The owner/contractor shall be in conformance with the State of California, Department of Transportation policy regarding movements of reducible loads. (DOT)
7. The owner/contractor shall comply with all regulations set forth by the State of California Department of Motor Vehicles pertaining to the hauling of earth. (LAPD)
8. A copy of the approval letter from the City, the approved haul route and the approved grading plans shall be available on the job site at all times. (DBS)
9. The owner/contractor shall notify the Street Services Investigation and Enforcement Division, (213) 847-6000 and LAPD traffic group, at least 72 hours prior to the beginning of hauling operations and shall also notify the Division immediately upon completion of hauling operations. Any change to the prescribed

routes, staging and/or hours of operation must be approved by the concerned governmental agencies. Contact the Street Services Investigation and Enforcement Division prior to effecting any change. (BSS & LAPD)

10. No person shall perform any grading within areas designated "hillside" unless a copy of the permit is in the possession of a responsible person and available at the site for display upon request. (DBS)
11. A copy of this report, the approval letter from the Board and the approved grading plans shall be available on the job site at all times. A request to modify or change the approved routes must be approved by the Board of Building and Safety Commissioners before the change takes place. (DBS)
12. The grading permit for the project shall be obtained within twelve months from the date of action of the Board. If the grading permit is not obtained within the specified time, re-application for a public hearing through the Commission Office will be required. (DBS)
13. Hauling must commence within eighteen months after Board action approval. Failure to haul within that time will result in additional fees and a bond reassessment by the Bureau of Engineering. (DBS)
14. A log noting the dates of hauling and the number of trips (i.e. trucks) per day shall be available on the job site at all times. (DBS)
15. Hauling vehicles shall not stage on any streets adjacent to the project, unless specifically approved as a special condition in this report. (DOT)
16. Hauling vehicles shall be spaced so as to discourage a convoy effect. (LAPD)
17. Grading and hauling activities shall be discontinued during periods of high winds and Red Flag days as determined by the Los Angeles Fire Department. (DBS)
18. This approval pertains only to the City of Los Angeles streets. Those segments of the haul route outside the jurisdiction of the City of Los Angeles may be subject to permit requirements and to the approval of other municipal or governmental agencies and appropriate clearances or permits is the responsibility of the contractor.
19. **A copy of the first page of this approval and all Conditions and/or any subsequent appeal of this approval and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the City's Development Services Center and the Department of Building and Safety for purposes of having a building permit issued.**
20. **INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.**

**Owner shall do all of the following:**

- (i) **Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.**
- (ii) **Reimburse the City for any and all costs incurred in defense of an action related to or arising out of the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.**
- (iii) **Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the owner and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$25,000. The City's failure to notice or collect the deposit does not relieve the owner from responsibility to reimburse the City pursuant to the requirement in paragraph (iii).**
- (iv) **Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the owner from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).**
- (v) **If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.**

**The City shall notify the owner within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the owner of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the owner shall not thereafter be responsible to defend, indemnify or hold harmless the City.**

**The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the owner of any obligation imposed by this condition. In the event the owner fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval**

**of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.**

**For purposes of this condition, the following definitions apply:**

**“City” shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.**

**“Action” shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with any federal, state or local law.**

**Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the owner otherwise created by this condition.**

### **C. SPECIFIC CONDITIONS**

An authorized Public Officer may make additions to, or modifications of, the following conditions if necessary to protect the health, safety, and welfare of the general public.

1. The hauling operations are restricted to the hours between 9:00 a.m. and 1:30 p.m. on Tuesdays and between 9:00 and 2:30 p.m. all other weekdays during the school year; and between 9:00 and 3:00 p.m. on Mondays through Fridays when schools are on session breaks. No hauling is allowed on Saturdays, Sundays, or City Holidays. Haul vehicles may not arrive at the site before the designated start time. (DBS)
2. Hauling of earth shall be completed within the maximum time limit of 251 hauling days. (DBS)
3. Staging is allowed on-site only. Staging shall not interfere with traffic nor access to neighboring driveways. (DOT)
4. The approved haul vehicles are 10-wheel dump trucks. (BSS)
5. Total amount of dirt to be hauled shall not exceed 23,000 cubic yards. (DBS)
6. "Truck Crossing" warning signs shall be placed 300 feet in advance of the exit in each direction. (BSS)
7. A minimum of two flag attendants, each with two-way radios, will be required during hauling hours to assist with staging and getting trucks in and out of the project area. Flag attendants will be placed at the following locations:

- A. One at the entrance of the project site.
- B. One at the intersection of Roble Vista Dr. and Bellota Wy.

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

- 8. The City of Los Angeles, Department of Transportation, telephone (213) 485-2298, shall be notified 72 hours prior to beginning operations in order to have temporary "No Parking" signs posted along streets of the haul route, if necessary. (DOT)
- 9. Contractor shall contact LADOT at (213) 485-2298 at least four business days prior to hauling to post "Temporary Tow Away No Stopping" signs along Roble Vista Dr., adjacent to the project site if needed for hauling. (DOT)
- 10. The approved route by DOT and BSS is as follows:

**LOADED TRUCKS:**

From the project site, travel westbound on Roble Vista Drive, turn right (north) on Griffith Park Boulevard, right (east) on Los Feliz Boulevard, enter the northbound I-5 Freeway, exit at Roxford Street (exit 159B), turn right (west) on Roxford Street, right (north) on Sepulveda Boulevard, left (north) on San Fernando Road, left (west) on Sunshine Canyon Road, and continue to the disposal site at Sunshine Canyon Landfill.

**EMPTY TRUCKS:**

From the disposal site, travel eastbound on Sunshine Canyon Road, turn right (south) on San Fernando Road, right (south) on Sepulveda Boulevard, left (east) on Roxford Street, enter the southbound I-5 Freeway, exit westbound on Los Feliz Boulevard, turn left (south) on Griffith Park Boulevard, left (east) on Roble Vista Drive, and continue to the project site. (BSS)

- 11. Only one hauling truck associated with this project address shall be allowed on Roble Vista Drive at any time. (BSS)
- 12. Prior to hauling, the applicant shall provide the following information to Los Angeles Fire Department Station #56 located at 2759 Rowena Ave., Los Angeles, CA 90039; telephone (213) 485-6256:
  - A. Contact information for the construction superintendent or contractor.
  - B. A copy of this approved staff report.
  - C. A map clearly illustrating the approved hauling route and involved street names.
  - D. The approved hauling hours.
  - E. The estimated completion date of hauling.

13. The applicant shall provide a staked sign at the site containing the contact information for the Senior Street Services Investigator (Department of Public Works), the Senior Grading Inspector (LADBS) and the hauling or general contractor. The letters shall be a minimum of 3 inches in height. (DBS)
14. A Registered Deputy Grading Inspector shall notify the LADBS district grading inspector at least 48 hours prior to the beginning of hauling operations, and whose sole responsibility shall be to continuously inspect and accurately log the dates and hours of hauling, the number of daily truck trips, the material in each loaded truck (i.e. soil or demolition material), and the approved haul route. (DBS)
15. Should the sidewalk need to be closed during hauling, a permit and approval from the Department of Public Works, Bureau of Street Services is required, and the proper sidewalk detour shall be implemented per CA MUTCD TA-28 or page 48 of the WATCH Manual. If you have any questions, please contact Oliver Hou at (323) 957-6823.
16. Pursuant to California Public Resources Code (PRC) Section 21080.66.(b)(4), the Lead Agency must include the following Binding Conditions of Approval for a Project utilizing the AB 130 Statutory Exemption when the local California Native American Tribes traditionally and culturally affiliated with the project site request consultation.
  1. Pursuant to California Public Resource Code (PRC) Section 21080.66(b)(4)(A), the lead agency shall condition any enforceable agreements reached during the project consultation. Below are the conditions of approval requested by the Gabrieleno Band of Mission Indians – Kizh Nation (Tribe) and accepted by the City:
    - i. TCR-1: Retain a Native American Monitor Prior to Commencement of Ground-Disturbing Activities
      - A. The project applicant/lead agency shall retain a Native American Monitor from or approved by the Gabrieleno Band of Mission Indians – Kizh Nation. The monitor shall be retained prior to the commencement of any “ground-disturbing activity” for the subject project at all project locations (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the project, such as public improvement work). “Ground-disturbing activity” shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching.
      - B. A copy of the executed monitoring agreement shall be submitted to the lead agency prior to the earlier of the commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity.

- C. The monitor will complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Monitor logs will identify and describe any discovered TCRs, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc.,(collectively, tribal cultural resources, or “TCR”), as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs will be provided to the project applicant/lead agency upon written request to the Tribe.
- D. On-site tribal monitoring shall conclude upon the latter of the following (1) written confirmation to the Kizh from a designated point of contact for the project applicant/lead agency that all ground-disturbing activities and phases that may involve ground-disturbing activities on the project site or in connection with the project are complete; or (2) a determination and written notification by the Kizh to the project applicant/lead agency that no future, planned construction activity and/or development/construction phase at the project site possesses the potential to impact Kizh TCRs.
  - ii. TCR-2: Unanticipated Discovery of Tribal Cultural Resource Objects (Non-Funerary/Non-Ceremonial)
    - A. Upon discovery of any TCRs, all construction activities in the immediate vicinity of the discovery shall cease (i.e., not less than the surrounding 50 feet) and shall not resume until the discovered TCR has been fully assessed by the Kizh monitor and/or Kizh archaeologist. The Kizh will recover and retain all discovered TCRs in the form and/or manner the Tribe deems appropriate, in the Tribe’s sole discretion, and for any purpose the Tribe deems appropriate, including for educational, cultural and/or historic purposes.
  - iii. TCR-3: Unanticipated Discovery of Human Remains and Associated Funerary or Ceremonial Objects
    - A. Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in Public Resources Code Section 5097.98, are also to be treated according to this statute.
    - B. If Native American human remains and/or grave goods are discovered or recognized on the project site, then Public Resource

Code 5097.9 as well as Health and Safety Code Section 7050.5 shall be followed.

- C. Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2).
  - D. Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods.
  - E. Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.
2. Pursuant to PRC Section 21080.66(b)(4)(B), the project shall include tribal monitoring during all ground-disturbing activities, as follows:
- i. The California Native American tribe shall designate the monitor.
  - ii. The tribal monitor shall comply with applicant's site access and workplace safety requirements.
  - iii. The applicant shall compensate the tribal monitor at a reasonable rate, determined in good faith, that aligns with customary compensation for cultural resource monitoring, taking into account factors such as the scope and duration of the project.
  - iv. Tribal cultural resources shall be avoided where feasible, in accordance with subdivision (a) of Section 21084.3. In furtherance of this requirement, where feasible, the project applicant shall provide deference to tribal preferences regarding access to spiritual, ceremonial, and burial sites, and incorporate tribal traditional knowledge in the protection and sustainable use of tribal cultural resources and landscapes.
  - v. All treatment and documentation of tribal cultural resources shall be conducted in a culturally appropriate manner, consistent with Section 21083.9.
  - vi. A California Historical Resources Information System archaeological records search and a tribal cultural records search shall be completed for the project site.
  - vii. A Sacred Lands Inventory request shall be submitted to the Native American Heritage Commission.
  - viii. The project shall comply with Section 7050.5 of the Health and Safety Code and Section 5097.98, including immediate work stoppage upon discovery of human remains or burial grounds, and treatment in accordance with applicable law and in consultation with the affected California Native American tribe.

- ix. An application of tribal ecological knowledge into habitat restoration efforts undertaken by the project as applicable to the specific environmental context and conditions of the project.
3. Pursuant to PRC Section 21080.66.(c), the local government shall, as a condition of approval for the development, require the development proponent to complete a phase I environmental assessment, as defined in Section 78090 of the Health and Safety Code.
    - i. If a recognized environmental condition is found, the development proponent shall complete a preliminary endangerment assessment, as defined in Section 78095 of the Health and Safety Code, prepared by an environmental assessor to determine the existence of any release of a hazardous substance on the site and to determine the potential for exposure of future occupants to significant health hazards from any nearby property or activity.
    - ii. If a release of a hazardous substance is found to exist on the site, the release shall be removed or any effects of the release shall be mitigated to levels required by current federal and state statutory and regulatory standards before the local government issues a certificate of occupancy.
    - iii. If a potential for exposure to significant hazards from surrounding properties or activities is found to exist, the effects of the potential exposure shall be mitigated to levels required by current federal and state statutory and regulatory standards before the local government issues a certificate of occupancy.

#### Administrative Conditions

#### 4. Indemnification and Reimbursement of Litigation Costs.

Applicant shall do all of the following:

- i. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- ii. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.

- iii. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- iv. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- v. If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

**D. ENVIRONMENTAL CONDITIONS**

The Department of City Planning has analyzed this project and determined that it qualifies for a Statutory Exemption pursuant to Section 21080.66 of the Public Resource Code (Case No. ENV-2025-3598-SE). If you concur with the Department of City Planning's exemption analysis, you can comply with your obligations under CEQA by determining that the project is exempt for the reasons outlined in the Notice of Exemption prepared by City Planning.

**E. MANDATORY FINDINGS AND RECOMMENDED ACTIONS**

1. DETERMINE that based on the whole of the administrative record, the Project is exempt from CEQA pursuant to Public Resource Code, Section 21080.66.

**CODE:**

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

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

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

Page 14

Job Address: 3842 & 3852 W. ROBLE VISTA DRIVE

Board File: 250854

shall be final. If the City Council fails to act on any appeal within the time limit specified in this section, the action of the board on the matter shall be final.

OSAMA YOUNAN, P.E.  
General Manager  
Superintendent of Building



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Justin Brand  
Management Assistant, Commission Office



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

Date: July 17, 2025 4 – Hwd/Wlsh Case #00945724  
Roble Vista Dr, 3842-3852 W

To: Veronica Lopez, Board Secretary  
Building and Safety Commission Office  
201 North Figueroa Street, Room 1030, Stop 115  
Fax: (213) 482-6753

From: Oliver Hou, Transportation Engineer   
Department of Transportation

Subject: **IMPORT/EXPORT OF EARTH – HILLSIDE AREAS – BF 250854 3842-3852 WEST ROBLE VISTA DRIVE**

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

**1. RECOMMENDED HAUL ROUTE:**

Loaded Truck:- Exit jobsite onto Roble Vista Dr (Westbound); Right onto Griffith Park Blvd (Northbound); Right onto Los Feliz Blvd (Eastbound); Merge onto N/B Golden State Fwy (I-5); Exit at Roxford St (159B); Turn right onto Roxford St (Westbound); Turn right on Sepulveda Blvd (Northbound); Left onto San Fernando Rd (Northbound); Left onto Sunshine Canyon Rd (Westbound); Continue straight to the disposal site: Sunshine Canyon landfill

Empty Truck: - Exit the disposal site onto Sunshine Canyon Rd (Eastbound); Right onto San Fernando Rd (Southbound); Right onto Sepulveda Blvd (Southbound); Left onto Roxford St; Merge onto S/B Golden State Fwy (I-5); Exit Los Feliz Blvd (Westbound); Left onto Griffith Park Blvd (Southbound); Left onto Roble Vista Dr (Eastbound); Continue to jobsite: 3842-3852 West Roble Vista Drive

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

Hauling shall be from 9AM to 3PM weekdays, and 8AM to 4PM on Saturdays. **NO HAULING SHALL BE PERFORMED ON SUNDAYS AND HOLIDAYS.**

### **3. STAGING AREA**

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

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

Contractor shall contact LADOT at (213) 485-2298 at least four business days prior to hauling to post "Temporary Tow Away No Stopping" signs along Roble Vista Dr, adjacent to jobsite if needed for hauling.

Flagger control should be provided during the hauling operations to assist with ingress/egress of truck traffic and pedestrian traffic on Roble Vista Dr. Should the sidewalk need to be closed during hauling, a permit and approval from the Department of Public Works, Bureau of Street Services is required, and the proper sidewalk detour shall be implemented per CA MUTCD TA-28 or page 48 of the WATCH Manual. If you have any questions, please call Oliver Hou at (323) 957-6823.

OH: 3842-3852 W. Roble Vista Dr.haul route

CITY OF LOS ANGELES  
INTER-DEPARTMENTAL CORRESPONDENCE

DATE: February 19, 2026

TO: Building and Safety Commission Office  
Attn: Veronica Lopez, Board Secretary  
201 N. Figueroa Street, Room 1030

FROM: Keith Mozee  
Executive Director and General Manager, Bureau of Street Services  
By: Gary Harris, Chief Street Services Investigator II  
Street Services Investigation and Enforcement Division

**SUBJECT: BOARD FILE NUMBER 250854  
ORDINANCE NOS. 148,167 AND 159,016 – IMPORT/EXPORT OF  
EARTH MATERIAL (HILLSIDE AREAS) – 3842-3852 WEST ROBLE  
VISTA DR.**

**I. FIELD MEETING/INSPECTION**

- A. An inspection was made by Senior Street Services Investigator II, David Garcia, of the Street Services Investigation and Enforcement Division, on 7/17/2025.
- B. The applicant's request was forwarded to the following Departmental representatives, and their recommendations have been received:
1. Rudy Guevara, Transportation Engineer, Department of Transportation
  2. Jenel Elizondo, Senior Administrative Clerk, Bureau of Street Services
- C. The approved haul route is as follows:

Loaded:

- Exit jobsite onto Roble Vista Drive (westbound); Right onto Griffith Park Boulevard (Northbound); Right onto Los Feliz Boulevard (Eastbound);
- Merge onto Northbound Golden State Freeway (I-5); Exit at Roxford Street (159B); Turn right onto Roxford Street (Westbound); Turn right on Sepulveda Boulevard (Northbound); Left onto San Fernando Road (Northbound); Left onto Sunshine Canyon Road (Westbound);
- Continue straight to the disposal site: Sunshine Canyon landfill.

Unloaded:

- Exit the disposal site onto Sunshine Canyon Road (Eastbound); Right onto San Fernando Road (Southbound); Right onto Sepulveda Boulevard (Southbound); Left onto Roxford Street; Merge onto Southbound

- Golden State Freeway (I-5); Exit Los Feliz Boulevard (Westbound);
- Left onto Griffith Park Boulevard (Southbound); Left onto Roble Vista Dr
- (Eastbound); continue to job site: 3842-3852 West Roble Vista Drive

**Staging:** No staging on Roble Vista Dr. All trucks shall be staged on jobsite.  
**Flag control is required at the project site during the hauling operation**

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

**Contractor shall contact LADOT at (213) 485-2298 at least four business days prior to hauling to post**

**“Temporary Tow Away No Stopping” signs along Roble Vista Dr, adjacent to jobsite if needed for hauling.**

Flagger control should be provided during the hauling operations to assist with ingress/egress of truck traffic and pedestrian traffic on Roble Vista Dr. Should the sidewalk need to be closed during hauling, a permit and approval from the Department of Public Works, Bureau of Street Services is required, and the proper sidewalk detour shall be implemented per CA MUTCD TA-28 or page 48 of the WATCH

**Hauling Of Operation:** Hauling operations may be conducted on alternate major or secondary highway routes any day where freeway on-ramps or off-ramps, or other freeway ramps or streets listed on the approved haul route are closed, until the street or freeway ramps are reopened to through traffic.

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

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

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

A. Under the provisions of Section 62.201 of the Los Angeles Municipal Code, the following permit fee shall be required:

1. A total of 23,000 cubic yards of material moved 2.69 miles within the hillside at a rate of \$0.29 per cubic yard per mile would exceed the maximum chargeable under the Ordinance. Therefore, the maximum fee chargeable,

\$3000.00 shall be due.

- B. The required permit fee shall be paid at the Street Services Investigation and Enforcement Division office, 1149 South Broadway, Suite 350, Los Angeles, CA 90015, telephone (213) 847-6000.
- C. Under the provisions of Section 62.202 of the Los Angeles Municipal Code, a cash bond or surety bond in the amount of \$ 507,500 shall be required from the property owner to cover any road damage and/or street cleaning costs resulting from the hauling activity.
- D. Forms for the bond will be issued by Bond Control, Bureau of Engineering Valley District Office, 6262 Van Nuys Boulevard, Suite 251, Van Nuys, CA 91401, telephone (818) 374-5090.

### **III. SPECIAL CONDITIONS**

An authorized Public Officer may make additions to, or modifications of, the following conditions if necessary to protect the health, safety, and welfare of the general public.

1. The hauling operations are restricted to the hours between 9 a.m. and 3 p.m. on Mondays through Fridays and Saturdays from 8a.m. to 4p.m.). No hauling shall be performed on Sundays and holidays.
2. The vehicles used for hauling shall be 10-Wheeler Dump trucks.
3. All trucks are to be cleaned of loose earth at the export site to prevent spilling. The contractor shall remove any material spilled onto the public street.
4. All trucks are to be watered at the export site to prevent excessive blowing of dirt.
5. The applicant shall comply with the State of California, Department of Transportation policy regarding movement of reducible loads.
6. Total amount of dirt to be hauled shall not exceed 23,000 cubic yards.
7. "Truck Crossing" warning signs shall be placed 300 feet in advance of the exit in each direction.
8. Flagpersons shall be required at the job site to assist the trucks in and out of the project area. Flagpersons and warning signs shall be in compliance with Part II of the latest Edition of "Work Area Traffic Control Handbook."
9. The permittee shall comply with all regulations set forth by the State of California,

Department of Motor Vehicles pertaining to the hauling of earth.

10. The City of Los Angeles, Department of Transportation, telephone (213) 485-2298, shall be notified 72 hours prior to beginning operations in order to have temporary "No Parking" signs posted along streets in haul route.
11. A copy of the approval letter from the City, the approved haul route and the approved grading plans shall be available on the job site at all times.
12. Any change to the prescribed routes, staging and/or hours of operation must be approved by the concerned governmental agencies. Contact the Street Services Investigation and Enforcement Division at (213) 847-6000 prior to effecting any change.
13. The permittee shall notify the Street Services Investigation and Enforcement Division at (213) 847-6000 at least 72 hours prior to the beginning of hauling operations and shall notify the Division immediately upon completion of hauling operations.
14. The application shall expire eighteen months after the date of the Board of Building and Safety Commission and/or the Department of City Planning approval. The permit fee shall be paid to the Street Services Investigation and Enforcement Division prior to the commencement of hauling operations.

KM/GH/DG:gc

cc: Bureau of Street Services  
Jenel Elizondo, Senior Administrative Clerk

Bureau of Engineering  
Christine Sotelo, District Engineer  
Central District Engineering Office

Department of Transportation  
Oliver Hou, Transportation Engineer  
Hollywood/Wilshire District

Bureau of Engineering  
Hui Huang, District Engineer  
Land Development Group

Bureau of Street Services  
David Garcia, Senior Street Services Investigator  
1149 South Broadway, Suite 350  
Los Angeles, CA 90015

Owner: Vista Views LLC- Holland Ashrafnia  
433 N CAMDEN DRIVE #600  
BEVERLY HILLS, CA 90210  
(310) 739-9432

Applicant: JASON GRANT  
433 N CAMDEN DRIVE #600  
BEVERLY HILLS, CA 90210  
(310) 448-4446

Contractor: TIMGREENLEAF ENGINEERING  
16652 BURKE LANE  
HUNTINGTON BEACH, CA 92648  
(747) 847-2700



CITY OF LOS ANGELES  
DEPARTMENT OF BUILDING AND SAFETY

ATTACHMENT 2

ENVIRONMENTAL REVIEW QUESTIONNAIRE

JOB ADDRESS: 3842-3852 W. Roble Vista Drive Los Angeles, CA 90027

Briefly describe the complete project and include the proposed amount of Import/Export of soil for hauling and the number of residential units, if applicable:

Development of 27 apartment units + 2 ADUs in 4 structures: a 3-story, 6-unit bldg, a 4-story 9-unit bldg, a 4-story, 12-unit bldg w/ subterranean parking & a 2-story 2-unit ADU. Shoring + Retaining walls. 3 Very-low income units (2 bdrm in bldg 1, 1 bdrm in bldg 2 & 2 bdrm in bldg 3)

**DEPARTMENT OF CITY PLANNING OR PUBLIC WORKS USE ONLY:**

The Department of City Planning has analyzed this project, which includes the import/export of soil and hauling, and pursuant to State and City Environmental Quality Act (CEQA) Guidelines, has determined it qualifies for a Categorical Exemption (CE) per the attached Notice of Exemption. (Case No. ENV-2025-3598-SE)

The Notice of Exemption references the following amount of import/export of soil to be hauled: 23,000 cubic yards

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

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

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

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

Check one of the following boxes:

No Comments were received during the circulation period.

Yes, Comments were received during the circulation period. These comments and written responses from the agency that prepared the MND are ATTACHED with the MND referenced above.

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

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

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

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

Check one of the following boxes:

No Comments were received during the circulation period.

Yes, Comments were received during the circulation period. These comments and written responses from the agency that prepared the EIR are ATTACHED with the EIR referenced above.

Yasmin Diaz

*Yasmin Diaz*

March 3, 2026

(818) 374-9908

Print: Name of Planning/Public Works staff

Signature

Date

Telephone Number

COUNTY CLERK'S USE

**CITY OF LOS ANGELES**

OFFICE OF THE CITY CLERK  
200 NORTH SPRING STREET, ROOM 395  
LOS ANGELES, CALIFORNIA 90012

**CALIFORNIA ENVIRONMENTAL QUALITY ACT**

**NOTICE OF EXEMPTION**

(PRC Section 21152; CEQA Guidelines Section 15062)

Pursuant to Public Resources Code § 21152(b) and CEQA Guidelines § 15062, the notice should be posted with the County Clerk by mailing the form and posting fee payment to the following address: Los Angeles County Clerk/Recorder, Environmental Notices, P.O. Box 1208, Norwalk, CA 90650. Pursuant to Public Resources Code § 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS  
ENV-2025-3598-SE / Haul Route

LEAD CITY AGENCY <b>City of Los Angeles (Department of City Planning)</b>	CASE NUMBER ENV-2025-3598-SE
--	---------------------------------

PROJECT TITLE 3842 West Roble Vista Drive	COUNCIL DISTRICT CD 4 – Raman
--	----------------------------------

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) 3842 West Roble Vista Drive	<input type="checkbox"/> Map attached.
--	--

PROJECT DESCRIPTION:  Additional page(s) attached  
 The proposed project includes the construction of four (4) new structures on a vacant site consisting of three (3) apartment buildings and two (2) detached ADUs on a 31,061 square-foot lot. In conjunction with the construction of four (4) new structures, the project requests approval of a haul route for the export of approximately 23,000 cubic yards of earth. Construction of the project will require grading consisting of approximately 20,500 cubic yards of cut, 100 cubic yards of fill and an export 20,450 cubic yards.

NAME OF APPLICANT / OWNER:  
**Hallid "Holland" Ashrafnia, Vista Views LLC**

CONTACT PERSON (If different from Applicant/Owner above) <b>Jason Grant</b>	(AREA CODE) TELEPHONE NUMBER <b>(310) 488-4446</b>	EXT.
--	---	------

EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)  
STATE CEQA STATUTE & GUIDELINES

STATUTORY EXEMPTION(S)  
Public Resources Code Section(s) 21080.66

CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)  
CEQA Guideline Section(s) / Class(es) \_\_\_\_\_

OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))  
\_\_\_\_\_

JUSTIFICATION FOR PROJECT EXEMPTION:  Additional page(s) attached  
 The project is eligible for a statutory exemption as it meets the eligibility criteria. (a) Site is 20 acres or less. The project site is approximately 0.71 acres pre-dedications per ZIMAS (b) Site is previously developed with or 75 percent of the perimeter of the site adjoins parcels developed with urban uses. The subject site is currently vacant, however, the lots adjacent to the subject site are developed with urban uses. (c) Project is consistent with General Plan and Zoning. The project is consistent with the applicable Hollywood Community Plan designation and policies and all applicable zoning designations and regulations. (d) Density is 15 dwelling units/acre or more. The project proposes 29 units on a lot that is approximately 0.71 acres. (e) Site is not located within a coastal zone, farmland, wetlands (as defined by the U.S. Fish and Wildlife Service), hazardous waste site listed pursuant to PRC 65962.5, earthquake fault zone, special flood plain, floodway, habitat conservation plan, habitat for protected special status species, conservation easement. The subject site is located in a Very High Fire Hazard Severity Zone; however, the project is subject to fire hazard mitigation measures pursuant to existing building standards of state fire mitigations measures applicable to the development. (f) Not demolishing designated Historic Resource. The vacant project site has not been identified as a historic resource by local or state agencies. (g) No portion of the project is for hotel, motel, other transient lodging.

None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project; no unusual circumstance is found.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.  
If different from the applicant, the identity of the person undertaking the project.

**CITY STAFF USE ONLY:**

CITY STAFF NAME AND SIGNATURE Yasmin Diaz <i>Yasmin Diaz</i>	STAFF TITLE Planning Assistant
ENTITLEMENTS APPROVED Haul Route Only – Statutory Exemption	

**DEPARTMENT OF  
CITY PLANNING**

COMMISSION OFFICE  
(213) 978-1300

CITY PLANNING COMMISSION

MONIQUE LAWSHE  
PRESIDENT

CAROLINE CHOE  
VICE-PRESIDENT

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MARTINA DIAZ

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**CITY OF LOS ANGELES  
CALIFORNIA**



KAREN BASS  
MAYOR

**EXECUTIVE OFFICES**

200 N. SPRING STREET, ROOM 525  
LOS ANGELES, CA 90012-4801  
(213) 978-1271

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DIRECTOR

KEVIN J. KELLER, AICP  
EXECUTIVE OFFICER

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DEPUTY DIRECTOR

HAYDEE URITA-LOPEZ  
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP  
DEPUTY DIRECTOR

LISA M. WEBBER, AICP  
DEPUTY DIRECTOR

## JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2025-3598-SE

On January 13, 2026, the Planning Department determined that the City of Los Angeles Guidelines for the implementation of the California Environmental Quality Act of 1970 and the State CEQA Guidelines designate the subject project as Statutorily Exempt under California Public Resource Code Section 21080.66.

A project qualifies for a Statutory Exemption if it is developed as a Housing Development Project as defined as 65905.5(b) of the California Government Resource Code and meets the following eligibility criteria and procedural requirements:

### Eligibility Criteria

- a. Site is 20 acres or less.
- b. Site is previously developed or 75 percent of the perimeter of the site adjoins parcels developed with urban uses.
- c. Project is consistent with General Plan and Zoning; if the plan or zone is inconsistent, then consistent with the plan or the zoning.
- d. Density is 15 dwelling units per acre (for City of Los Angeles) or more.
- e. Site is not located within a coastal zone, farmland, wetlands (as defined by the U.S. Fish and Wildlife Service), very high fire hazard severity zone unless mitigation exists, hazardous waste site listed pursuant to PRC 65962.5, earthquake fault zone, special flood plain, floodway, habitat conservation plan, habitat for protected special status species, conservation easement.
- f. Not demolishing designated historic resource.
- g. No portion of the project is for hotel, motel, other transient lodging (not including residential hotel or resident use as short-term lodging).

### Procedural Requirements

- a. Tribal Notification/Consultation
- b. Condition for Phase I Environmental Site Assessment (ESA) and if necessary, mitigation is necessary.
- c. Conditions added to housing within 500 feet of freeway.

## **Project Description**

The project consists of three contiguous lots with a total lot size of approximately 31,061 square-feet. The project is located on the easterly side of Roble Vista Drive with approximately 255 feet of street frontage. The subject property is zoned R2-1XL with a corresponding land use designation of Low Medium I Residential. The project is located within the Hollywood Community Plan area. The site is located within a Very High Fire Hazard Severity Zone, Special Grading Rea (BOE Basic Gird Map A-13372), 300-Foot Habitat Buffer, Wildland Urban Interface (WUI), and Alquist-Priolo Fault Zone. The site is currently vacant.

The proposed project includes the construction of retaining walls and four (4) new structures on a vacant site consisting of three (3) apartment buildings and two (2) detached ADUs on a 31,061 square-foot lot. Building 1 is a 12-unit, four-story building with subterranean parking consisting of 19,802 square-feet of floor area. Building 2 is a 9-unit, four-story building consisting of 11,603 square-feet of floor area. Building 3 is a 6-unit, three-story building consisting of 5,565 square-feet of floor area. Building 4 is a 2-unit (ADU), two-story building consisting of 2,306 square-feet of floor area. In total, 29 units are proposed (27 units and 2 ADUs) and a total floor area of 39,276 square-feet is proposed. Three (3) of the 29 units will be reserved for Very Low-Income Households. The project proposes 46 parking spaces and 5,889 square-feet of open space. There are 25 existing trees on-site which may be removed for construction of the project, none of which are protected tree species.

In conjunction with the construction of four (4) new structures on a vacant lot, the project requests approval of a haul route for the export of approximately 23,000 cubic yards of earth. Construction of the project will require grading (BHO exempt and non-exempt) consisting of approximately 20,500 cubic yards of cut, 100 cubic yards of fill, and an export of 20,450 cubic yards. The project is requesting the approval of a haul route for the export of approximately 23,000 cubic yards of earth to account for soil expansion during export.

As a qualifying Housing Development Project as defined in Section 65905.5(b) of the California Government Resource Code, the project qualifies for the Statutory CEQA Exemption pursuant to California Public Resource Code Section 21080.66 as described below:

### **SITE AND ENVIRONMENTAL CRITERIA**

*(a) Site is 20 acres or less.*

The project site is approximately 0.71 acres pre-dedications per the Zone Information & Map Access System (ZIMAS).

*(b) Site is previously developed with or 75 percent of the perimeter of the site adjoins parcels developed with urban uses.*

The site is currently vacant. Lots adjacent to the subject site are developed with the following urban uses: single-family dwelling, multi-family dwellings, and a religious institution.

- (c) Project is consistent with General Plan and Zoning; if the plan or zone is inconsistent, then consistent with the plan or the zoning.*

The site is located in the Hollywood Community Plan and has a General Plan Land Use Designation of Low Medium I Residential. The site is zoned R2-1XI, however, the project was vested under SB330 per its former zoning designation. The project is therefore, zoned RD1.5-1XL consistent with the corresponding land use designation of Low Medium II Residential. As shown in the case file, the project is consistent with the applicable Hollywood Community Plan designation and policies and all applicable zoning designations and regulations. Therefore, the project is consistent with the General Plan, and complies with the local zoning.

- (d) Density is 15 dwelling units/acre (for City of Los Angeles) or more.*

The Project proposes 29 units and the site is approximately 0.71 acres, less than one acre. The proposed density is therefore greater than 15 dwelling units per acre.

- (e) Not located within a Coastal Zone, farmland, wetlands (defined by USFW), VHFHSZ unless mitigation exists, hazardous waste site listed pursuant to PRC 65962.5 or DTSC pursuant to H&S Code 25356 – unless site has been cleared for residential use, earthquake fault zone, special flood hazard area, regulatory floodway, habitat conservation plan, habitat for protected special status species, conservation easement.*

The project is not located within a Coastal Zone, farmland, wetlands (as defined by USFW), hazardous waste site as listed pursuant to PRC 65962.5, special flood plain, floodway, habitat conservation plan or conservation easement. The subject site is located in a Very High Fire Hazard Severity Zone, however, the project is subject to fire hazard mitigation measures pursuant to existing building standards of state fire mitigations measures applicable to the development. The City has adopted the regulations in Section 4290 of the Public Resources Code, Section 4291 of the Public Resources Code, and Chapter 7A of the California Building Code.

The project is also located within the Alquist-Priolo Fault Zone, however, the project is required to comply with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law (Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code) and by any local building department under Chapter 12.2 (commencing with Section 8875) of Division 1 of Title 2. Furthermore, the applicant submitted a Geology and Soils Report Approval Letter

from the LADBS and the accompanying Geological and Soils Engineering Report prepared by Irvine Geotechnical, Inc. The Geological and Soils Engineering Report concludes the site is free of active fault traces. Per the report provided, the ground rupture hazard at the site was determined to be low.

Lastly, as provided in the Biologist's Statement of Habitat form dated September 16, 2025, the property does not contain Habitat for protected species per GCS 65913.4(a)(6)(J).

- (f) *Not demolishing designated historic resource (designated before preliminary application).*

The vacant project site has not been identified as a historic resource by local or state agencies, and the project site has not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register; and was not found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. Consequently, the project will not result in the demolition of a designated historic resource.

Immediately south of the site is Cardinal Timothy Manning Housing of Prayer for Priests, which is identified in HistoricPlacesLA as a resource eligible for listing in the National register, California register, and local listing through SurveyLA. A small portion of the hardscape from this property extends onto the subject site, and would be retained in the rear yard of the project. However, this project does not require the demolition of any historic structures placed on a national, state, or local historic register before the date a preliminary application was submitted for the project.

- (g) *No portion of the project is for hotel, motel, other transient lodging (not including residential hotel or resident use as short-term lodging).*

No portion of the Project shall be used for hotel, motel, or other transient lodging.

## **PROCEDURAL CRITERIA**

- (a) *Tribal Notification/Consultation*

The City has met the tribal notification and consultation requirement per AB130 as evidenced in the case file. The City provided formal notification via certified mail and email on October 23, 2025, to each of the California Native American Tribes traditionally and culturally affiliated with the project area as an invitation to consult on the proposed project on the project's potential effects on tribal cultural resources. On November 4, 2025, the Gabrieleño Band of Mission Indians – Kizh Nation ('Tribe') acknowledged receipt of the City's letter and included an

attachment requesting consultation. On January 13, 2026, the City responded to the Tribe's request for consultation and requested the Tribe's recommendation. On January 20, 2026, the Tribe provided recommended conditions of approval. On January 22, 2026, the City accepted the Tribe's recommended conditions of approval without any revisions. As required per Public Resources Code Section 21080.66.(b)(4)(a), those agreements reached during the consultation were incorporated into the project's binding Conditions of Approval, as well as the other binding Conditions of Approval required in PRC 21080.66.(b)(4)(B) and 21080.66.(c)(1)(A). As such, the City has complied with the tribal and consultation requirements of AB130.

*(b) As a condition of approval, the applicant will be required to submit a Phase 1 Environmental Site Assessment (ESA) to identify any potential exposures to hazardous conditions. If necessary, mitigated to current federal and state standards.*

As part of City Planning written approval, the project will be conditioned to provide a Phase 1 Environmental Site Assessment (ESA) prior to any building permit issuance. If any hazardous conditions are found, proper mitigation to current federal and state standards will be required.

*(c) Freeway – Additional Conditions of Approval for Projects within 500 feet of a Freeway.*

The subject site is not within 500 feet of a freeway and therefore, this condition does not apply.

## BINDING CONDITIONS OF APPROVAL

Pursuant to California Public Resources Code (PRC) Section 21080.66.(b)(4), the Lead Agency must include the following Binding Conditions of Approval for a Project utilizing the AB130 Statutory Exemption when local California Native American Tribes traditionally and culturally affiliated with the project site request consultation.

The conditions below shall be incorporated into the Haul Route application requested by the Applicant and before the Board of Building and Safety Commissions for consideration.

1. Pursuant to PRC Section 21080.66(b)(4)(A), the lead agency shall condition any enforceable agreements reached during the project consultation. Below are the conditions of approval requested by the Gabrieleno Band of Mission Indians – Kizh Nation (Tribe) and accepted by the City:
  - i. TCR-1: Retain a Native American Monitor Prior to Commencement of Ground-Disturbing Activities
    - A. The project applicant/lead agency shall retain a Native American Monitor from or approved by the Gabrieleño Band of Mission Indians – Kizh Nation. The monitor shall be retained prior to the commencement of any “ground-disturbing activity” for the subject project at all project locations (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the project, such as public improvement work). “Ground-disturbing activity” shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching.
    - B. A copy of the executed monitoring agreement shall be submitted to the lead agency prior to the earlier of the commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity.
    - C. The monitor will complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Monitor logs will identify and describe any discovered TCRs, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, tribal cultural resources, or “TCR”), as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs will be provided to the project applicant/lead agency upon written request to the Tribe.
    - D. On-site tribal monitoring shall conclude upon the latter of the following (1) written confirmation to the Kizh from a designated point of contact for the project applicant/lead agency that all ground-disturbing activities and phases that may involve ground-disturbing activities on the project site or in connection with the project are complete; or (2) a determination and written notification by the Kizh to the project applicant/lead agency that no future, planned construction activity and/or development/construction phase at the project site possesses the potential to impact Kizh TCRs.

- ii. TCR-2: Unanticipated Discovery of Tribal Cultural Resource Objects (Non-Funerary/Non-Ceremonial)
    - A. Upon discovery of any TCRs, all construction activities in the immediate vicinity of the discovery shall cease (i.e., not less than the surrounding 50 feet) and shall not resume until the discovered TCR has been fully assessed by the Kizh monitor and/or Kizh archaeologist. The Kizh will recover and retain all discovered TCRs in the form and/or manner the Tribe deems appropriate, in the Tribe's sole discretion, and for any purpose the Tribe deems appropriate, including for educational, cultural and/or historic purposes.
  - iii. TCR-3: Unanticipated Discovery of Human Remains and Associated Funerary or Ceremonial Objects
    - A. Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in Public Resources Code Section 5097.98, are also to be treated according to this statute.
    - B. If Native American human remains and/or grave goods are discovered or recognized on the project site, then Public Resource Code 5097.9 as well as Health and Safety Code Section 7050.5 shall be followed.
    - C. Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2).
    - D. Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods.
    - E. Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.
2. Pursuant to PRC Section 21080.66(b)(4)(B), the project shall include tribal monitoring during all ground-disturbing activities, as follows:
- i. The California Native American tribe shall designate the monitor.
  - ii. The tribal monitor shall comply with applicant's site access and workplace safety requirements.
  - iii. The applicant shall compensate the tribal monitor at a reasonable rate, determined in good faith, that aligns with customary compensation for cultural resource monitoring, taking into account factors such as the scope and duration of the project.
  - iv. Tribal cultural resources shall be avoided where feasible, in accordance with subdivision (a) of Section 21084.3. In furtherance of this requirement, where feasible, the project applicant shall provide deference to tribal preferences regarding access to spiritual, ceremonial, and burial sites, and incorporate tribal traditional knowledge in the protection and sustainable use of tribal cultural resources and landscapes.

- v. All treatment and documentation of tribal cultural resources shall be conducted in a culturally appropriate manner, consistent with Section 21083.9.
  - vi. A California Historical Resources Information System archaeological records search and a tribal cultural records search shall be completed for the project site.
  - vii. A Sacred Lands Inventory request shall be submitted to the Native American Heritage Commission.
  - viii. The project shall comply with Section 7050.5 of the Health and Safety Code and Section 5097.98, including immediate work stoppage upon discovery of human remains or burial grounds, and treatment in accordance with applicable law and in consultation with the affected California Native American tribe.
  - ix. An application of tribal ecological knowledge into habitat restoration efforts undertaken by the project as applicable to the specific environmental context and conditions of the project.
3. Pursuant to PRC Section 21080.66.(c), the local government shall, as a condition of approval for the development, require the development proponent to complete a phase I environmental assessment, as defined in Section 78090 of the Health and Safety Code.
    - i. If a recognized environmental condition is found, the development proponent shall complete a preliminary endangerment assessment, as defined in Section 78095 of the Health and Safety Code, prepared by an environmental assessor to determine the existence of any release of a hazardous substance on the site and to determine the potential for exposure of future occupants to significant health hazards from any nearby property or activity.
    - ii. If a release of a hazardous substance is found to exist on the site, the release shall be removed or any effects of the release shall be mitigated to levels required by current federal and state statutory and regulatory standards before the local government issues a certificate of occupancy.
    - iii. If a potential for exposure to significant hazards from surrounding properties or activities is found to exist, the effects of the potential exposure shall be mitigated to levels required by current federal and state statutory and regulatory standards before the local government issues a certificate of occupancy.

### **Administrative Conditions**

#### **4. Indemnification and Reimbursement of Litigation Costs.**

Applicant shall do all of the following:

- (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.

- (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.



# GABRIELEÑO BAND OF MISSION INDIANS - KIZH NATION

California State Recognized Aboriginal Tribe of the Los Angeles Basin  
(Historically known as the Gabrieleño Tribal Council - San Gabriel Band of Mission Indians)



## GABRIELENO BAND OF MISSION INDIANS – KIZH NATION - PROPOSED TCR CONDITIONS OF APPROVAL

### 3842 W. Roble Vista Drive

#### TCR-1: Retain a Native American Monitor Prior to Commencement of Ground-Disturbing Activities

- A. The project applicant/lead agency shall retain a Native American Monitor from or approved by the Gabrieleño Band of Mission Indians – Kizh Nation. The monitor shall be retained prior to the commencement of any “ground-disturbing activity” for the subject project at all project locations (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the project, such as public improvement work). “Ground-disturbing activity” shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching.
- B. A copy of the executed monitoring agreement shall be submitted to the lead agency prior to the earlier of the commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity.
- C. The monitor will complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Monitor logs will identify and describe any discovered TCRs, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, tribal cultural resources, or “TCR”), as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs will be provided to the project applicant/lead agency upon written request to the Tribe.
- D. On-site tribal monitoring shall conclude upon the latter of the following (1) written confirmation to the Kizh from a designated point of contact for the project applicant/lead agency that all ground-disturbing activities and phases that may involve ground-disturbing activities on the project site or in connection with the project are complete; or (2) a determination and written notification by the Kizh to the project applicant/lead agency that no future, planned construction activity and/or development/construction phase at the project site possesses the potential to impact Kizh TCRs.

TCR-2: Unanticipated Discovery of Tribal Cultural Resource Objects (Non-Funerary/Non-Ceremonial)

- A. Upon discovery of any TCRs, all construction activities in the immediate vicinity of the discovery shall cease (i.e., not less than the surrounding 50 feet) and shall not resume until the discovered TCR has been fully assessed by the Kizh monitor and/or Kizh archaeologist. The Kizh will recover and retain all discovered TCRs in the form and/or manner the Tribe deems appropriate, in the Tribe's sole discretion, and for any purpose the Tribe deems appropriate, including for educational, cultural and/or historic purposes.

TCR-3: Unanticipated Discovery of Human Remains and Associated Funerary or Ceremonial Objects

- A. Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in Public Resources Code Section 5097.98, are also to be treated according to this statute.
- B. If Native American human remains and/or grave goods are discovered or recognized on the project site, then Public Resource Code 5097.9 as well as Health and Safety Code Section 7050.5 shall be followed.
- C. Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2).
- D. Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods.
- E. Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.

***PLEASE NOTE THE FOLLOWING:***

Any/all revisions to the Kizh's proposed TCR Conditions of Approvals set forth above must be requested in writing, and not more than ten (30) calendar days from the date that we consulted on the subject Project so that we can conclude consultation. Requested revisions shall be delivered to the Kizh via email at [admin@gabrielenoindians.org](mailto:admin@gabrielenoindians.org), and in a Word document, redline format. Please include as the email subject: "REQUEST FOR CONDITIONS OF APPROVAL REVISIONS," and identify the project name and location/address. If revisions are not requested within 10 calendar days of consultation, the Kizh's proposed Conditions of Approvals are presumed accepted as proposed (i.e., as set forth above).

***The laws preserving the confidentiality of Native American documents and records prohibits the inclusion of any information about the location of Native American artifacts, sites, sacred lands, or any other information that is exempt from public disclosure pursuant to the Public Records Act. (Cal. Code Regs. § 15120(d) Rocklin (2011) 197 Cal.App.4th 200, at p. 220. Please be advised that these protective Conditions***

*of Approval are property of the KIZH Nation Tribal government and no other entity or Tribal government nor should they be utilized for any other Tribal government or entity and are protected under the AB52 confidentiality act During AB 52/AB 130/SB 18 consultation, the Gabrieleño Band of Mission Indians – Kizh Nation provided substantial evidence: (1) confirming their direct ancestral connection to and cultural affiliation with the geographic area that encompasses the subject project; and (2) establishing their expertise of known and undiscovered tribal cultural resources located in the project’s geographic area. Therefore, the parties acknowledge and agree that the project’s impacts to tribal cultural resources will be mitigated by and through the Kizh Nation’s tribal monitoring for all ground-disturbing project-related activities. To ensure fulfillment and compliance with the law and policy contemplated by CEQA, NEPA, CERCLA, and other relevant state and federal legislation, the parties further agree that the Kizh Nation’s expertise of the tribal cultural resources located in the project’s geographic area shall not be implemented by another entity without the prior written consent of the Kizh Nation.*

Thank you for your anticipated cooperation.



# CITY OF LOS ANGELES

CALIFORNIA



**BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS**

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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

February 10, 2025

LOG # 133693  
SOILS/GEOLOGY FILE - 2  
AP-Hollywood Fault Zone

Vista Views, LLC. (Holland Ashrafnia)  
433 N. Camden Drive, Suite 600  
Beverly Hills, CA 90210

TRACT: TR 9780  
LOTS: 16, 15 (Arb. 2) & 17 (Arb. 1)  
LOCATION: 3842 & 3852 W. Roble Vista Drive

<u>CURRENT REFERENCE REPORT/LETTER(S)</u>	<u>REPORT No.</u>	<u>DATE OF DOCUMENT</u>	<u>PREPARED BY</u>
Geology/Soils Report	IC 24107-I	12/30/2024	Irvine Geotechnical
Oversized Doc(s).	''	''	''
Laboratory Test Report	SL24.4294	09/04/2024	Soil Labworks

<u>PREVIOUS REFERENCE REPORT/LETTER(S)</u>	<u>REPORT No.</u>	<u>DATE OF DOCUMENT</u>	<u>PREPARED BY</u>
Dept. Approval Letter	132133	09/16/2024	LADBS
Fault Rupture Report	---	08/19/2024	John Helms, CEG

The Grading Division of the Department of Building and Safety has reviewed the referenced report, which provides recommendations for the proposed multi-level, 27-unit apartment buildings, two ADUs, and associated retaining walls, as shown on the Geologic Map and Sections A, B & C in the 12/30/2024 report. The 27 apartment units will be distributed across three buildings that step up the terrain, while the two ADUs are planned for Building 4. Retaining walls up to 35 feet high are proposed to support excavations for the basement parking levels and to create setbacks from ascending slopes.

According to the consultant, the subject property consists of three contiguous hillside lots and is currently vacant, except for existing retaining walls and drainage terraces. Cuts ranging from 5 to 20 feet in height are present along Roble Vista and near the apartment building at 3830/3832 Roble Vista. The site's slopes ascend from the northern property line to the southern property line, reaching approximately 75 feet in elevation at the top of the slope. Slope gradients range from steeper than 1.5H:1V to flatter than 3H:1V (see Geologic Map and Cross Sections in the 12/30/2024 report).

Subsurface exploration consisted of seven (7) test pits, reaching a maximum depth of about six feet (6') below the ground surface. The earth materials at the subsurface exploration locations consist of up to 2 feet of uncertified fill, underlain by approximately 0.5 to 2.5 feet of soil overlying bedrock. According to the consultant's findings, the encountered bedrock exhibits a massive structure. No groundwater was encountered to the maximum depth explored.

The consultants recommend supporting the proposed structure(s) on conventional, mat, and/or drilled-pile foundations bearing in competent bedrock (see "Foundation Design" starting on page 14 of the 12/30/2024 report).

The project is located within a Fault Zone identified by the State of California Alquist-Priolo Act. John Helms, CEG, conducted a fault rupture study for the subject site, as documented in the report dated 08/19/2024, which was subsequently approved by LADBS on 09/16/2024 (Log #132133). According to the referenced Fault Rupture Report, no evidence of active fault rupture was found on the site within the "BUILD OK" area depicted on the Figure 10A and 10B Setback Zone Maps in the 08/19/2024 report. The report concludes that the portion of the site within the "BUILD OK" area is free from active fault rupture. This conclusion is predicated on subsurface data obtained from geologic mapping, 3 onsite trenches and offsite trenches to the northeast. The consultant further recommends that any proposed development must incorporate a mat foundation design to accommodate intense ground shaking and potential associated deformations.

Engineering analyses provided by Irvine Geotechnical is based on laboratory testing performed by Soil Labworks, LLC. and on the trenching and the engineering geologic interpretation of the fault trenches by John Helms, CEG (see pgs. 3 & 4 of the 12/30/2024 report). Irvine Geotechnical is accepting responsibility for use of the data in accordance to Code section 91.7008.5 of LABC.

The current referenced 12/30/2024 report is acceptable, provided the following conditions are complied with during site development:

(Note: Numbers in parenthesis ( ) refer to applicable sections of the 2023 City of LA Building Code. P/BC numbers refer to the applicable Information Bulletin. Information Bulletins can be accessed on the internet at [dbs.lacity.gov](http://dbs.lacity.gov).)

1. All conditions of the above referenced Department approval letter dated 09/16/2024 (Log#132133) shall apply, including the recommendations on page 8 of the 08/19/2024 John Helms, CEG report.
2. In the event temporary tie-back anchors are utilized for shoring purposes that extend beyond the property line, then provide a notarized letter from all adjoining property owners allowing tie-back anchors on their property. (7006.6)
3. All new graded fill slopes and/or cut/trim fill slopes shall be no steeper than 2H:1V (7010.2 & 7011.2), as recommended (see pg. 13 of the 12/30/2024 report).
4. All cut/trim slopes in bedrock shall be no steeper than 1.5H:1V (7010.2 & 7011.2), as recommended (see pg. 13 of the 12/30/2024 report).
5. Conformance with the Zoning Code Section 12.21 C8, which limits the heights and number of retaining walls, will be determined during structural plan check.
6. The entire site shall be made to conform to the provisions Chapters 18 & 70 of the Code (7005.9).
7. The geologist and soils engineer shall review and approve the detailed plans prior to issuance of any permits. This approval shall be by signature on the plans that clearly indicates the geologist and soils engineer have reviewed the plans prepared by the design engineer; and, that the plans include the recommendations contained in their reports (7006.1).
8. All recommendations of the reports that are in addition to or more restrictive than the conditions contained herein shall be incorporated into the plans.

9. A copy of the subject and appropriate referenced reports and this approval letter shall be attached to the District Office and field set of plans (7006.1). Submit one copy of the above reports to the Building Department Plan Checker prior to issuance of the permit.
  10. A grading permit shall be obtained for all structural fill and retaining wall backfill (106.1.2).
  11. All graded, brushed or bare slopes shall be planted with low-water consumption, native-type plant varieties to protect slopes against erosion (7012).
  12. Prior to the issuance of any permit, an accurate volume determination shall be made and included in the final plans, with regard to the amount of earth material to be exported from the site. For grading involving import or export of more than 1000 cubic yards of earth materials within the grading hillside area, approval is required by the Board of Building and Safety. Application for approval of the haul route must be filed with the Board of Building and Safety Commission Office. Processing time for application is approximately 8 weeks to hearing plus 10-day appeal period (7006.7.5).
  13. 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.
  14. Existing uncertified fill and residual soil shall not be used for support of footings, concrete slabs or new fill, as recommended on pages 11 & 12 of the 12/30/2024 report (1809.2, 7011.3).
  15. Drainage in conformance with the provisions of the Code shall be maintained during and subsequent to construction (7013.12).
  16. Grading shall be scheduled for completion prior to the start of the rainy season, or detailed temporary erosion control plans shall be filed in a manner satisfactory to the Grading Division of the Department and the Department of Public Works, Bureau of Engineering, B-Permit Section, for any grading work in excess of 200 cubic yards (7007.1).
- 201 N. Figueroa Street 3rd Floor, LA (213) 482-7045
17. All loose foundation excavation material shall be removed prior to commencement of framing. Slopes disturbed by construction activities shall be restored (7005.3).
  18. Temporary excavations that remove lateral support to the public way, adjacent property, or adjacent structures shall be supported by shoring (see pg. 23 of the 12/30/2024 report), as recommended. Note: Lateral support shall be considered to be removed when the excavation extends below a plane projected downward at an angle of 45 degrees from the bottom of a footing of an existing structure, from the edge of the public way or an adjacent property (3307.3.1).
  19. Where any excavation, not addressed in the approved reports, would remove lateral support (as defined in 3307.3.1) from a public way, adjacent property or structures, a supplemental report shall be submitted to the Grading Division of the Department containing recommendations for shoring, underpinning, and sequence of construction. Shoring recommendations shall include the maximum allowable lateral deflection of shoring system to prevent damage to adjacent structures, properties and/or public ways. 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)

20. Prior to the issuance of any permit that authorizes an excavation where the excavation is to be of a greater depth than are the walls or foundation of any adjoining building or structure and located closer to the property line than the depth of the excavation, the owner of the subject site shall provide the Department with evidence that the adjacent property owner has been given a 30-day written notice of such intent to make an excavation (3307.1).
21. The soils engineer shall review and approve the shoring plans prior to issuance of the permit (3307.3.2).
22. Prior to the issuance of the permits, the soils engineer and/or the structural designer shall evaluate the surcharge loads used in the report calculations for the design of the retaining walls and shoring. If the surcharge loads used in the calculations do not conform to the actual surcharge loads, the soil engineer shall submit a supplementary report with revised recommendations to the Department for approval.
23. Un-surcharged temporary excavations exposing fill and soil shall be trimmed back at a gradient not exceeding 1:1, as recommended (see pg. 22 of the 12/30/2024 report).
24. Un-surcharged temporary excavations over 10 feet exposing bedrock shall be trimmed back at a gradient not exceeding 1:1, as recommended (see pg. 22 of the 12/30/2024 report).
25. Shoring shall be designed for the lateral earth pressures specified in the section titled "Shoring" starting on page 23 of the 12/30/2024 report; all surcharge loads shall be included into the design. Total lateral load on shoring piles shall be determined by multiplying the recommended EFP by the pile spacing.
26. Shoring shall be designed for a maximum lateral deflection of ½ inch, as recommended, or to a lower deflection determined by the consultant that does not present any potential hazard to the adjacent structure.
27. A shoring monitoring program shall be implemented to the satisfaction of the soils engineer.
28. All foundations shall derive entire support from competent bedrock, as recommended and approved by the geologist and soils engineer by inspection.
29. Foundations adjacent to a descending slope steeper than 3:1 (horizontal to vertical) in gradient shall be a minimum distance of one-third the vertical height of the slope but need not exceed 40 feet measured horizontally from the footing bottom to the face of the slope (1808.7.2). Where the slope is steeper than 1:1, the required setback shall be measured from an imaginary plane 45 degrees to the horizontal, projected upward from the toe of the slope.
30. Buildings adjacent to ascending slopes steeper than 3H:1V in gradient shall be setback from the toe of the slope a level distance measured perpendicular to slope contours equal to one-half the vertical height of the slope, but need not exceed 15 feet (1808.7.1). Where the slope is steeper than 1:1, the toe of the slope shall be assumed to be at the intersection of a horizontal plane drawn from the top of the foundation and a plane drawn tangent to the slope at an angle of 45 degrees to the horizontal.
31. 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 2023-030.
32. Pile and/or caisson shafts shall be designed for a lateral load of 1000 pounds per linear foot of shaft exposed to fill, soil and weathered bedrock per P/BC 2023-050.

33. The design passive pressure shall be neglected for a portion of the pile with a horizontal setback distance less than five feet from fill, soil or weathered bedrock, or as recommended in the soils report, whichever is greater.
34. 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).
35. Existing uncertified fill shall not be used for lateral support of deep foundations (1810.2.1).
36. Slabs on uncertified fill or residual soil shall be designed as a structural slab (7011.3).
37. Slabs-on-grade shall be at least 4 inches thick and shall be reinforced with ½-inch diameter (#4) reinforcing bars spaced a maximum of 16 inches on center each way, as recommended.
38. 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.
39. Retaining walls shall be designed for the lateral earth pressures specified in the section titled "Retaining Walls" starting on page 19 of the 12/30/2024 report. All surcharge loads shall be included into the design.
40. Retaining walls higher than 6 feet shall be designed for lateral earth pressure due to earthquake motions as specified on page 20 of the 12/30/2024 report (1803.5.12).  
  
Note: Lateral earth pressure due to earthquake motions shall be in addition to static lateral earth pressures and other surcharge pressures. The height of a stacked retaining wall shall be considered as the summation of the heights of each wall.
41. Basement walls and other walls in which horizontal movement is restricted at the top shall be designed for at-rest pressure as specified on page 19 of the 12/30/2024 report (1610.1). All surcharge loads shall be included into the design.
42. Retaining walls at the base of ascending slopes shall be provided with a minimum freeboard of 18 inches, as recommended (see pg. 21 of the 12/30/2024 report).
43. The recommended equivalent fluid pressure (EFP) for the proposed retaining wall shall apply from the top of the freeboard to the bottom of the wall footing.
44. All retaining walls shall be provided with a standard surface backdrain system and all drainage shall be conducted in a non-erosive device to the street in an acceptable manner (7013.11).
45. With the exception of retaining walls designed for hydrostatic pressure, all retaining walls shall be provided with a subdrain system to prevent possible hydrostatic pressure behind the wall. Prior to issuance of any permit, the retaining wall subdrain system recommended in the soils report shall be incorporated into the foundation plan which shall be reviewed and approved by the soils engineer of record (1805.4).
46. Installation of the subdrain system shall be inspected and approved by the soils engineer of record and the City grading/building inspector (108.9).
47. Basement walls and floors shall be waterproofed/damp-proofed with an LA City approved "Below-grade" waterproofing/damp-proofing material with a research report number (104.2.6).

48. The use of acceptable prefabricated drainage composites (also known as geosynthetic subdrain systems), as an alternative to traditionally accepted methods of draining retained earth, shall be determined during structural plan check.
49. The structures shall be connected to the public sewer system per P/BC 2023-027.
50. All roof, pad and deck drainage shall be conducted to the street in an acceptable manner in non-erosive devices or other approved location in a manner that is acceptable to the LADBS and the Department of Public Works; water shall not be dispersed on to descending slopes without specific approval from the Grading Division and the consulting geologist and soils engineer (7013.10).
51. An on-site storm water infiltration system at the subject site shall not be implemented, as recommended (see pg. 28 of the 12/30/2024 report).
52. All concentrated drainage shall be conducted in an approved device and disposed of in a manner approved by the LADBS (7013.10).
53. Any recommendations prepared by the geologist and/or the soils engineer for correction of geological hazards found during grading shall be submitted to the Grading Division of the Department for approval prior to use in the field (7008.2, 7008.3).
54. 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).
55. All friction pile or caisson drilling and excavations shall be performed under the inspection and approval of the geologist and soils engineer. The geologist shall indicate the distance that friction piles or caissons penetrate into competent bedrock in a written field memorandum. (1803.5.5, 1705.1.2)
56. Prior to pouring concrete, a representative of the consulting soils engineer shall inspect and approve the footing excavations. The representative shall post a notice on the job 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)
57. Prior to excavation an initial inspection shall be called with the LADBS Inspector. During the initial inspection, the sequence of construction; shoring; pile installation; protection fences; and, dust and traffic control will be scheduled (108.9.1).
58. Installation of shoring and/or pile excavations shall be performed under the inspection and approval of the soils engineer and deputy grading inspector (1705.6, 1705.8).
59. The design, testing and construction of temporary tieback anchors shall be done in accordance with the current LABC (which references the PTI document titled "Recommendations for Prestressed Rock and Soil Anchors") (1812.4).
60. 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).

61. No slab shall be poured until the compaction report is submitted and approved by the Grading Division of the Department.
62. A supplemental report shall be provided in the event any deviation to the currently proposed project configuration, as presented and as shown in the plans and cross sections included in the approved reports, is made. This shall include but not limited to: relocation, change in any dimension, change in the number of stories above or below grade of any of the proposed structures; addition of any structure(s), such as retaining walls, decks, swimming pools, driveways, access roads, living quarters, etc.; or, additional permanent grading or temporary grading for construction purposes that are not described and not shown in the plans and cross sections included in the approved reports.



NADER TAVASSOLI  
Engineering Geologist Associate I



GLEN RAAD  
Geotechnical Engineer I

NT/GR:nt/gr  
Log No. 133693  
213-482-0480

cc: Jason Grant, Applicant  
Irvine Geotechnical, Project Consultant  
LA District Office

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## GEOLOGY REPORT APPROVAL LETTER

September 16, 2024

LOG # 132133  
SOILS/GEOLOGY FILE - 2  
AP-Hollywood Fault Zone

Holland Ashrafnia  
433 N Camden Drive, Suite 600  
Beverly Hills, CA 90210

TRACT: TR 9780  
LOTS: 16, 15 (Arb. 2), 17 (Arb. 1)  
LOCATION: 3842-3852 W. Roble Vista Drive

<u>CURRENT REFERENCE</u> <u>REPORT/LETTER</u>	<u>REPORT</u> <u>No.</u>	<u>DATE OF</u> <u>DOCUMENT</u>	<u>PREPARED BY</u>
Fault Rupture Report	--	08/19/2024	John Helms, CEG

The Grading Division of the Department of Building and Safety has reviewed the referenced report that provides a surface fault rupture hazard investigation for the proposed construction of a mixed-use residential development. The earth materials at the subsurface exploration locations consist of uncertified fill and colluvium underlain by granitic bedrock. The consultant recommends to support the proposed structures on mat-type foundations.

The project is located within a Fault Zone identified by the State of California Alquist-Priolo Act. According to the referenced report, no evidence of active fault rupture was found on the site within the "BUILD OK" area depicted on the Figure 10A and 10B Setback Zone Maps in the 08/19/2024 report. The report concludes that the portion of the site within the "BUILD OK" area is free from active fault rupture. This conclusion is predicated on subsurface data obtained from geologic mapping, 3 onsite trenches and offsite trenches to the northeast.

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

(Note: Numbers in parenthesis ( ) refer to applicable sections of the 2023 City of LA Building Code. P/BC numbers refer to the applicable Information Bulletin. Information Bulletins can be accessed on the internet at LADBS.ORG.)

1. Prior to issuance of permits, a geology/soils report shall be submitted to the Grading Division of the Department containing recommendations for the proposed project. The report shall include mat foundation design criteria for the maximum anticipated horizontal

and vertical offset to mitigate minor ground displacements that could occur near a fault trace.

2. The project engineering geologist shall observe all final removal excavations to verify that the conclusions of the current fault investigation are correct and that no fault trace or evidence of ground deformation are exposed in the excavations. A supplemental report that summarizes the geologist's observations shall be submitted to the Grading Division of the Department upon completion of the excavations. If evidence of faulting is observed, the Grading Division shall be notified and a site meeting scheduled.

*Cassy Lee Jensen*  
CASEY LEE JENSEN  
Engineering Geologist Associate III

CLJ/clj

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