

CD _____

JOB ADDRESS _____

BOARD FILE # _____

DATE TO BE HEARD _____

AGENDA INFORMATION FORM

RECOMMENDATION APPEALED BY: THE OWNER
THE PETITIONER

DATE OWNER/PETITIONER WAS NOTIFIED OF BBSC HEARING _____

(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 _____
221 N. Figueroa St
Location: Floor 12, Room 1250
(213) 482-0397

CITY OF LOS ANGELES
CALIFORNIA

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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



JACOB STEVENS
PRESIDENT

NANCY YAP
VICE PRESIDENT

CORISSA HERNANDEZ
JAVIER NUNEZ
MOISES ROSALES

KAREN BASS
MAYOR

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

JOHN WEIGHT
EXECUTIVE OFFICER

April 29, 2026

BOARD FILE NO. 250901
C.D.: 5 (Councilmember K. Young Yaroslavsky)

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

APPLICATION TO EXPORT 4,998 CUBIC YARDS OF EARTH

PROJECT LOCATION: 1375 NORTH SUMMITRIDGE PLACE

TRACT: TR 21225

BLOCK: NONE

LOT: 1

OWNER:

Mountain LLC
228 Nevada Street
El Segundo, CA 90245

APPLICANT:

Alexander Van Gaalen
AVG Consulting
400 Corporate Pointe, Suite 300
Culver City, CA 90064

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: www.myla311.lacity.org Phone: Dial 311 or (213) 473-3231
LAPD	Los Angeles Police Department Special Enforcement Unit	Email: Trafficgroup@lapd.online 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 4,998 cubic yards of material moved 5.3 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 \$542,500.00 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 1:00 p.m. on Fridays, and from 9:00 a.m. to 1:50 p.m. on all other weekdays during the school year, and between 9:00 a.m. and 3:00 p.m. when schools are on session breaks. No hauling is permitted 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 62 hauling days. (DBS)
3. Staging is allowed outside of city limits only. Staging shall not interfere with traffic nor access to neighboring driveways. (DOT)
4. The approved haul vehicles are 10-wheel dump trucks or smaller. (BSS)
5. Total amount of dirt to be hauled shall not exceed 4,998 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 eight 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. The entrance of the project site.
- B. The intersection of Summitridge Place and Summitridge Drive.
- C. The intersection of Summitridge Drive and Dawnridge Drive.
- D. The intersection of Summit Drive and Marilyn Drive located outside of City limits. (voluntary condition)
- E. The intersection of Summit Drive and Pickfair Way located outside of City limits. (voluntary condition)
- F. The intersection of Summit Drive and Cove Way located outside of City limits. (voluntary condition)
- G. Two at the intersection of Summit Drive and Benedict Canyon Drive. located outside of City limits. (voluntary condition)

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. The approved route by DOT and BSS is as follows:

LOADED TRUCKS:

From the project site, travel northbound on Summitridge Place, turn right (south) on Summitridge Drive (portion outside of city limits), continue south onto Summit Drive (outside of city limits), continue west onto Chevy Chase Drive (outside of city limits), turn left (south) on Ridgedale Drive (outside of city limits), left (south) on Ladera Drive, left (south) onto Whittier Drive (outside of city limits), right (west) on Sunset Boulevard (portion outside of city limits), merge right (west) onto Sepulveda Way, right (north) on Sepulveda Boulevard, enter the northbound I-405 Freeway, transition onto northbound I-5 Freeway, take exit 159A on Roxford Street, turn left (west) on Roxford Street, right (north) on Sepulveda Boulevard, left (north) on San Fernando Road, and continue to the disposal site located at 14747 North San Fernando Road.

EMPTY TRUCKS:

From the disposal site, travel southbound on San Fernando Road, turn right (south) on Sepulveda Boulevard, left (east) on Roxford Street, enter the southbound I-5 Freeway, transition onto the southbound I-405 Freeway, take exit 57 onto Sunset Boulevard, turn left (south) on Church Lane, left (west) on Sunset Boulevard (portion outside of city limits), left (north) on Whittier Drive (outside of city limits), right (north) on Ladera Drive, right (north) on Ridgedale Drive (outside of city limits), right (east) on Chevy Chase Drive (outside of city limits), continue north onto Summit Drive (outside of city limits), continue north onto Summitridge Drive

(portion outside of city limits), turn left (south) on Summitridge Place, and continue to the project site. (BSS)

10. Only one hauling truck, associated with this project address, shall be allowed on Summitridge Place, Summitridge Drive (portion outside of City limits) (voluntary condition), Summit Drive (outside of City limits) (voluntary condition), Chevy Chase Drive Drive (outside of City limits) (voluntary condition), Ridgedale Drive (outside of City limits) (voluntary condition) and Ladera Drive at any time. (BSS)
11. Prior to hauling, the applicant shall provide the following information to Los Angeles Fire Department Station #71 located at 107 South Beverly Glen Boulevard, Los Angeles, CA 90024; telephone (310) 575-8571:
 - 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.
12. 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)
13. 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)

D. ENVIRONMENTAL CONDITIONS

The Department of City Planning has analyzed this project and determined that it qualifies for a Categorical Exemption pursuant to Section 15332 (Class 32) of the California Environmental Quality Act (CEQA) Guidelines (Case No. ENV-2024-7338-CE). If you concur with the Department of City Planning's exemption analysis, you can comply with your obligations under CEQA by determining that the project is exempt for the reasons outlined in the Notice of Exemption prepared by City Planning.

E. MANDATORY FINDINGS 15300.2 AND RECOMMENDED ACTIONS

1. DETERMINE that the project is categorically exempt under CEQA pursuant to Section 15332 (Class 32) of the California Environmental Quality Act (CEQA) Guidelines (Case No. ENV-2024-7338-CE), and there is no substantial evidence demonstrating

that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

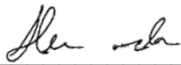
CODE:

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

Section 91.7006.7. Limitation of Export and Import

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

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



Alan Morelos
Staff Inspector, Commission Office

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

CD 5 - Western Case # 02642480
1375 N Summitridge Place

Date: April 13, 2026

To: Veronica Lopez, Board Secretary
Building and Safety Commission Office
201 N. Figueroa Street, Room 1030, Stop 115

From: Akshay Jalluri, Transportation Engineering Associate I
Western District, Department of Transportation

Subject: **HAUL ROUTE**
1375 N Summitridge Place
Board File No: 250901

This Department has reviewed the subject haul route. The following are recommended haul route conditions for this project:

LOADED TRUCK ROUTE: From the project site, travel north on Summitridge Place, right (south) on Summitridge Drive (portion outside of city limits), continue straight (south) onto Summit Drive (outside of city limits), left (south) on Summit Drive (outside of city limits), right (south) on Summit Drive (outside of city limits), continue straight (west) onto Chevy Chase Drive (outside of city limits), left (south) on Ridgedale Drive (outside of city limits), left (south) on Ladera Drive, slight left (south) onto Whittier Drive (outside of city limits), right (west) on Sunset Boulevard (portion outside of city limits), keep right (west) onto Sepulveda Way, right (north) on Sepulveda Boulevard, left onto Northbound I-405 Freeway, transition onto Northbound I-5 Freeway, take exit 159A on Roxford Street, left (west) on Roxford Street, right (north) on Sepulveda Boulevard, left (north) on San Fernando Road, and continue to disposal site at 14747 North San Fernando Road.

EMPTY TRUCK ROUTE: From the disposal site at 14747 North Fernando Road, travel south on San Fernando Road, right (south) on Sepulveda Boulevard, left (east) on Roxford Street, right onto Southbound I-5 Freeway, take exit 158 onto Southbound I-405 Freeway, take exit 57 onto Sunset Boulevard, left (south) on Church Lane, left (west) on Sunset Boulevard (portion outside of city limits), left (north) on Whittier Drive (outside of city limits), right (north) on Ladera Drive, right (north) on Ridgedale Drive (outside of city limits), right (east) on Chevy Chase Drive (outside of city limits), continue straight (north) onto Summit Drive (outside of city limits), left (north) on Summit Drive (outside of city limits), right (north) on Summit Drive (outside of city limits), continue straight (north) onto Summitridge Drive (portion outside of city limits), left (south) on Summitridge Place, and continue to the project site.

HOURS OF OPERATION: To avoid peak traffic hours, limit hours of the hauling operation, Monday thru Friday: **9:00 AM to 3:00 PM.**

STAGING: On-site. Flag control is required at the project site during the hauling operation.

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

DATE: April 15, 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 250901 - ORDINANCE NOS. 148,167 AND 159,016 – IMPORT/EXPORT OF EARTH MATERIAL (HILLSIDE AREAS) – 1375 NORTH SUMMITRIDGE PLACE

I. FIELD MEETING/INSPECTION

- A. An inspection was made by Senior Street Services Investigator II, Jorge Loreda, of the Street Services Investigation and Enforcement Division, on February 10, 2026.
- B. The applicant's request was forwarded to the following Departmental representatives, and their recommendations have been received:
1. Akshay Jalluri, Transportation Engineer, Department of Transportation
 2. Jenel Elizondo, Senior Administrative Clerk, Bureau of Street Services
- C. The approved haul route is as follows:

Loaded:

- From the project site, travel north on Summitridge Place,
- Right (south) on Summitridge Drive (portion outside of city limits)
- Continue straight (south) onto Summit Drive (outside of city limits)
- Left (south) on Summit Drive (outside of city limits)
- Right (south) on Summit Drive (outside of city limits)
- Continue straight (west) onto Chevy Chase Drive (outside of city limits)
- Left (south) on Ridgedale Drive (outside of city limits)
- Left (south) on Ladera Drive
- Slight left (south) onto Whittier Drive (outside of city limits)
- Right (west) on Sunset Boulevard (portion outside of city limits)
- Keep right (west) onto Sepulveda Way
- Right (north) on Sepulveda Boulevard
- Left onto Northbound I-405 Freeway

- Transition onto Northbound I-5 Freeway
- Take exit 159A on Roxford Street
- Left (west) on Roxford Street
- Right (north) on Sepulveda Boulevard
- Left (north) on San Fernando Road
- Continue to the disposal site at 14747 North San Fernando Road.

Unloaded:

- From the disposal site at 14747 North San Fernando Road
- Travel south on San Fernando Road
- Right (south) on Sepulveda Boulevard
- Left (east) on Roxford Street
- Right onto Southbound I-5 Freeway
- Take exit 158 onto Southbound I-405 Freeway
- Take exit 57 onto Sunset Boulevard
- Left (south) on Church Lane
- Left (west) on Sunset Boulevard (portion outside of city limits)
- Left (north) on Whittier Drive (outside of city limits)
- Right (north) on Ladera Drive
- Right (north) on Ridgedale Drive (outside of city limits)
- Right (east) on Chevy Chase Drive (outside of city limits)
- Continue straight (north) onto Summit Drive (outside of city limits)
- Left (north) on Summit Drive (outside of city limits)
- Right (north) on Summit Drive (outside of city limits)
- Continue straight (north) onto Summitridge Drive (portion outside of city limits)
- Left (south) on Summitridge Place and continue to the project site.

Staging: On-Site. Flag control is required at the project site during the hauling operation.

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 4,998 cubic yards of material moved 5.3 miles within the hillside area at the 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.
- 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 \$542,500 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. No hauling shall be performed on weekends and holidays.
2. The vehicles used for hauling shall be 10-Wheeler 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 4,998 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/JL::gc

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

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

Department of Transportation
Akshay Jalluri, Transportation Engineer
Western District Office

Bureau of Engineering
Hui Huang, District Engineer
Land Development Group

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

Owner: Mountain LLC
221 E Maple Ave
El Segundo, CA 90245

Applicant: Alexander Van Gaallei
400 Corporate Pointe, Suite 300
Culver City, CA 90064
310-363-00210

Contractor: TBD

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY

ATTACHMENT 2

ENVIRONMENTAL REVIEW QUESTIONNAIRE

JOB ADDRESS: _____

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:

DEMO OF: SFD; ACC BLDG W/GARAGE & ALQ; POOL. NEW 16,268 SF SFD W/ 12,260 SF HAB
BSMT & ATT GARAGE. NEW POOL. PERMANENT TIEBACKS FOR SITE STABILIZATION.
REMEDIAL GRADING, SHORING, TWO RET WALLS. 5,664 CY GRADING. 4,998 CY EXPORT.

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-2024-7338-CE)

The Notice of Exemption references the following amount of import/export of soil to be hauled: 4,998 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.


Signature

April 29, 2026
Date

(213)978-1376
Telephone Number

Sienna Kuo, Planning Assistant
Print: Name of Planning/Public Works staff

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-2024-7338-CE

LEAD CITY AGENCY
City of Los Angeles (Department of City Planning)

CASE NUMBER
ENV-2024-7338-CE

PROJECT TITLE
1375 North Summitridge Place

COUNCIL DISTRICT
11 - Park

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)
1375 North Summitridge Place, Los Angeles, CA 90210

Map attached.

PROJECT DESCRIPTION:
The Project is for the demolition of a single-family dwelling, a detached accessory structure consisting of a garage and an Accessory Living Quarters and a pool; and the construction of a two-story, 16,268 square-foot, single-family dwelling with a 12,260 square foot habitable basement, a 456 square foot Accessory Dwelling Unit, a swimming pool, permanent tie-backs for site stabilization, remedial grading, shoring, and two new retaining walls, located at 1375 North Summitridge Place. The project includes the overall grading of 5,664 cubic yards of soil, in conjunction with an application for a haul route for the export of approximately 4,998 cubic yards of earth.

Additional page(s) attached.

NAME OF APPLICANT / OWNER:
Mountain LLC, Marcel Fontjin

CONTACT PERSON (If different from Applicant/Owner above)
Alexander Van Gaalen, AVG Consulting

(AREA CODE) TELEPHONE NUMBER | EXT.
(310) 363-0210

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) _____
- CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)
CEQA Guideline Section(s) / Class(es) **Section 15332 (Class 32)**
- 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


As a single-family dwelling, with a second single-family dwelling per SB 9, developed on an infill site, this Project qualifies for a Categorical Exemption, pursuant to CEQA Guidelines Sections 15301 (Class 1), 15303 (Class 3) and 15332 (Class 32).

- None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.
- The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

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
Sienna Kuo 

STAFF TITLE
Planning Assistant

ENTITLEMENTS APPROVED
N/A

DISTRIBUTION: County Clerk, Agency Record

Rev. 6-22-2021



JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2024-7338-CE

Address: 1375 North Summitridge Place

HAUL ROUTE CATEGORICAL EXEMPTIONS

Project Description

The Project is for the demolition of a single-family dwelling, a detached accessory structure consisting of a garage and an Accessory Living Quarters and a pool; and the construction of a two-story, 16,268 square-foot, single-family dwelling with a 12,260 square foot habitable basement, a 456 square foot Accessory Dwelling Unit, a swimming pool, permanent tie-backs for site stabilization, remedial grading, shoring, and two new retaining walls, located at 1375 North Summitridge Place. The project includes the overall grading of 5,664 cubic yards of soil, in conjunction with an application for a haul route for the export of approximately 4,998 cubic yards of earth. As a single-family dwelling developed on an infill site, this project qualifies for a Categorical Exemption, pursuant to CEQA Guidelines Section 15332 (Class 32).

CEQA Section 15300.2: Exceptions to the Use of Categorical Exemptions.

The City has considered whether the Proposed Project is subject to any of the six (6) exceptions that would prohibit the use of a categorical exemption as set forth in State CEQA Guidelines Section 15300.2. The six (6) exceptions to this Exemption are: (a) Location; (b) Cumulative Impacts; (c) Significant Effect; (d) Scenic Highways; (e) Hazardous Waste Sites; and (f) Historical Resources.

Location. *Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply in all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.*

The Subject Site is located within a Landside Area and the Hollywood Fault Zone; and is subject to specific Regulatory Compliance Measures (RCMs) in the City of Los Angeles that regulate the grading and construction of projects in these particular types of “sensitive” locations. The RCMs will reduce any potential impacts to less than significant. Specifically, the following RCMs would apply:

- **Regulatory Compliance Measure RC-GEO-2 (Hillside Grading Area):** The grading plan shall conform with the City's Landform Grading Manual guidelines, subject to approval by the Advisory Agency and the Department of Building and Safety's Grading Division. Appropriate erosion control and drainage devices shall be provided to the satisfaction of the Building and Safety Department. These measures include interceptor terraces, berms, vee-channels, and inlet and

outlet structures, as specified by Section 91.7013 of the Building Code, including planting fast-growing annual and perennial grasses in areas where construction is not immediately planned.

- **Regulatory Compliance Measure RC-GEO-4 (Liquefaction Area):** The project shall comply with the Uniform Building Code Chapter 18. Division 1 Section 1804.5 Liquefaction Potential and Soil Strength Loss. Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the Department of Building and Safety, for review and approval. The geotechnical report shall assess potential consequences of any liquefaction and soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to:
 - ground stabilization
 - selection of appropriate foundation type and depths
 - selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures.

The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.

- **Regulatory Compliance Measure RC-GEO-6 (Expansive Soils Area):** Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the Department of Building and Safety, for review and approval. The geotechnical report shall assess potential consequences of any soil expansion and soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures. The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.

These RCMs have been historically proven to work to the satisfaction of the City Engineer to reduce any impacts from the specific environment in which the Project is located. In addition, all haul route applications require the submittal of a Geology and Soils Report to the Department of Building and Safety (DBS). A Geology and Soils Report Approval Letter for the subject property, which details conditions of approval that must be followed, has been issued by DBS on November 14, 2023, LOG # 126435-01. In addition, roof and site drainage as well as sewer availability must comply with Bureau of Engineering and Bureau of Sanitation standards; and hydrants, Fire Department Access, and Fire Safety must be reviewed and approved by the Los Angeles Fire Department before permits can be issued. Furthermore, the Project must comply with the Baseline Hillside Ordinance and any other overlays or additional regulations to which the Project is subject (i.e. Hillside Construction Regulation Supplemental Use District (Ordinance No. 184,827), etc.). Thus, in conjunction with the above RCMs and compliance with other applicable regulations, the Project will not result in a significant impact based on its location.

The project is located within the Santa Monica Mountains Zone. The Biologist's Statement of Biological Resources Letter, dated March 26, 2024, states that no special-status wildlife species were found on the Site or within close proximity, and that the site does not contain suitable habitat for special-status wildlife species. The project vicinity was found to contain one record of a sensitive species, busck's gallmoth (*Eugnosta busckana*) within 0.25 miles of the parcel's location, however, the species is not expected to occur due to the lack of habitat present on the parcel that this species would be found in. Thus, in conjunction with the above RCMs and compliance with other applicable regulations, the Project will not result in a significant impact based on its location.

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

According to the Department of Building and Safety Haul Route Requests Status Table, there are four (4) other haul route approvals (BF# 150022, 160002, 180014, and 210088), and one (1) haul route application (BF# 160045) currently under consideration within 500 feet of the Subject Site.

The approved haul routes are for the following properties:

- 2200 North Summitridge Drive
- 1511 North Summitridge Drive
- 9607 West High Ridge Drive
- 1745, 1771 and 1785 North Summitridge Drive

The pending haul route is for the following property:

- 2450 Summitridge Drive

In light of the increase in construction activity in Grading Hillside Areas and the increase in associated truck traffic related to the import and export of soil, a haul route monitoring program is being implemented by the Department of Building and Safety for Council Districts 4 and 5 for added enforcement to ensure safety and to protect the quality of life of area residents. Haul routes are tracked via a Map for each district, accessible on NavigateLA, to identify the locations of construction sites for which a haul route was required.

In addition, the haul route approval will be subject to recommended conditions prepared by the Los Angeles Department of Transportation (LADOT) and the Bureau of Street Services (BSS), to be considered by the Board of Building and Safety Commissioners that will reduce the impacts of construction related hauling activity, monitor the traffic effects of hauling, and reduce haul trips in response to congestion. Therefore, in conjunction with citywide RCMs and compliance with other applicable regulations, no foreseeable cumulative impacts are expected.

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

The Project proposes the construction of a two-story, 15,974 square-foot, single-family dwelling with a 12,260 square foot habitable basement, a 551 square foot Accessory Dwelling Unit, a swimming pool, and two new retaining walls. The project includes the overall grading of 5,664 cubic yards of soil, in conjunction with the export of approximately 4,998 cubic yards of earth. All adjacent lots are developed with single-family dwellings, and the Subject Site is of a similar size and slope to nearby properties. The subject site is permitted to have a maximum Residential Floor Area of 16,374 square feet with the 20 percent cumulative side yard setback (13,645.05 square feet without). This type of project is not unusual for the vicinity of the Subject Site and is similar in scope to other existing residential uses in the area. Thus, there are no unusual circumstances which may lead to a significant effect on the environment, and this exception does not apply.

The subject site is in a Very High Fire Hazard Severity Zone (VHFHSZ). This does not support an unusual circumstance as the City has thousands of similar developments of the same size and scale in VHFHSZ. Additionally, the existing regulatory compliance measures will ensure there is no potential for an impact. Such areas are subject to existing emergency plans and regulations that govern development in fire hazards areas:

- Adopted emergency response plans and emergency evacuation plans applicable to the City of Los Angeles, include the City of Los Angeles Emergency Operations Plan and the Los Angeles County Operational Area Emergency Response Plan (OAERP). The OAERP defines responsibilities and provides guidance to agencies and jurisdictions within the County Operational Area on how to interface with the Operational Area Coordinator during emergencies and disasters. The City's Emergency Operations Plan and Annexes identify roles, responsibilities and required actions for various City departments, particularly LAFD and LAPD. In addition to their emergency response

plans, both the City and County also designate Disaster Routes, which are freeway, highway or arterial routes pre-identified for use during emergencies. Disaster routes are not the same as evacuation routes. The Evacuation Annex of the City's Emergency Operation Plan provides that "[p]rimary evacuation routes consist of the major interstates, highways, and primary arterials within the City and Los Angeles County." Disaster routes are used to bring emergency personnel, equipment, and supplies to impacted areas, while evacuation routes are used to move an affected population out of an impacted area. The closest County-designated primary (i.e. freeway) Disaster Route to the project site is the Pacific Coast Highway (PCH).

- Hillside Development Construction Traffic Management Plan. Development in a hillside area are required to prepare a Construction Traffic Management Plan, subject to review and approval by the Department of Transportation (LADOT). A key feature of the construction management plan is ongoing coordination with the City and emergency service providers throughout the entire construction period to ensure adequate access is maintained to the project site and neighboring residences at all times. The construction management plan also requires the contractor to maintain access for land uses in proximity to the project site during construction, to minimize obstruction of through traffic lanes on surrounding public streets, and coordination of construction activity with related projects to further minimize construction traffic impacts.
- Fire, Building, and Zoning Code. Properties in VHFHSZs must comply with the requirements of Fire Code Section 57.322, which requires brush clearance within 200 feet of any structure. LAFD performs microenvironment weather analysis to check for irregular weather patterns and changes, which alerts LAFD to conditions such as windy days combined with low humidity. LAFD uses a Burning Index to determine when to call a Red Flag Day. A Red Flag Day is when the potential for a fast-moving brush fire is extremely high, when wind speeds are 25 mph or more and the humidity is 15 percent or less. On those days, illegally parked cars in VHFHSZ areas may be towed if their presence would prevent roadway access needed by LAFD. LAFD also has a significant air response ready to deploy, including water-dropping helicopters, and the mission of LAFD Air Operations includes brush fire suppression. LAFD also has access to additional helicopters, fixed-wing aircraft, bulldozers, and fire engines through mutual aid agreements with the state, County, and other cities in the region. In addition to attacking wildfires from the sky, LAFD also has ground resources such as fire engines and trucks.
- Chapter 33 of the City's Fire Code provides requirements designed to reduce risk of fire ignition during construction. These include, but are not limited to, prohibition of smoking except in areas approved by LAFD, refueling of equipment in appropriate locations, preparation of a fire prevention program, and designation of fire watch personnel during occurrence of hazardous construction activities. The Fire Code (LAMC Section 57.4906.5.2) also requires the management of hazardous vegetation and fuel, as well as maintenance of defensible space in wildland-urban interface areas. The Fire Code also includes regulations that address building materials and construction methods for construction in VHFHSZs, that are intended to reduce exterior wildfire exposure.

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

The only State Scenic Highway within the City of Los Angeles is the Topanga Canyon State Scenic Highway, State Route 27, which travels through a portion of Topanga State Park. The project site is located approximately 11.2 miles east of this State Scenic Highway. Therefore, the Project will not result in damage to any scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway, and this exception does not apply.

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

According to Envirostor, the State of California's database of Hazardous Waste Sites, neither the Subject Site, nor any site in the vicinity, is identified as a hazardous waste site. Furthermore, the building permit

history for the Project Site does not indicate the Site may be hazardous or otherwise contaminated and this exception does not apply.

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

The Project Site 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. Finally, the City does not choose to treat the Site as a historic resource. Based on this, the Project will not result in a substantial adverse change to the significance of a historical resource and this exception does not apply.

CEQA Determination – Class 32 Categorical Exemption Applies

A Project qualifies for a Class 32 Categorical Exemption if it is developed on an infill site and meets the conditions as follows: (a) The Project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations; (b) The proposed development occurs within city limits on a Project Site of no more than five acres substantially surrounded by urban uses; (c) The Project Site has no value as habitat for endangered, rare or threatened species; (d) Approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (e) The Site can be adequately served by all required utilities and public services.

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

The Site is currently developed with a single-family dwelling. The Site is zoned RE15-1-HCR and has a General Plan Land Use Designation of Very Low II Residential. The Proposed Project is subject to the Zoning Information (ZI) file attached to the subject property. As a new single-family dwelling, the Project is in conformance with the applicable Bel Air – Beverly Crest Community Plan designation and policies, and all applicable zoning designations and regulations.

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

The subject Site is wholly within the City of Los Angeles, on a site that is approximately 1.45 acres. Lots adjacent to the Subject Site are also developed with single-family dwellings.

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

The project site is in the foothills of the Santa Monica Mountains, within a residential neighborhood developed with single-family dwellings. The Site is currently developed with a single-family dwelling. The Site is not a wildland area, and is not inhabited by endangered, rare, or threatened species. The Biological Resources Report, dated March 26, 2024, states that no special-status wildlife species were found on the Site or within close proximity, and that the site does not contain suitable habitat for special-status wildlife species. The project vicinity was found to contain one record of a sensitive species, busck's gallmoth (*Eugnosta busckana*) within 0.25 miles of the parcel's location, however, the species is not expected to occur due to the lack of habitat present on the parcel that this species would be found in. Thus, in conjunction with the above RCMs and compliance with other applicable regulations, the Project will not result in a significant impact based on its location. There are no protected trees on the Site, as identified in the Tree Report prepared by Marcel Fontjin, Mountain LLC on March 15, 2024; 14 trees are proposed to be removed from the Subject Site; one (1) Rusty Fig, two (2) Canary pine trees, three (3) Silk Floss trees, three (3) Mexican fan palms, two (2) Japanese maples, one (1) Weeping Fig, one (1) Jacaranda, and one (1) Strawberry Tree.

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

water quality.

As previously mentioned, the Project will be subject to Regulatory Compliance Measures (RCMs). These require compliance with the City of Los Angeles Noise; pollutant discharge, dewatering, stormwater mitigations; and Best Management Practices for stormwater runoff. These RCMs will reduce any potential impacts on noise and water to less than significant. The Project will be governed by an approved haul route under City Code requirements, which will regulate the route hauling trucks will travel, and the times at which they may leave the site, thereby reducing any potential traffic impacts to less than significant. Interim thresholds were developed by DCP staff based on CalEEMod model runs relying on reasonable assumptions, consulting with AQMD staff, and surveying published air quality studies for which criteria air pollutants did not exceed the established SCAQMD construction and operational thresholds.

- (e) *The proposed project has been reviewed by City staff, and can be adequately served by all required utilities and public services.*

The Project Site will be adequately served by all public utilities and services given that the construction of a new single-family dwelling will be on a Site which has been previously developed with a single-family dwelling, therefore resulting in no increase in density or significant increase in population. Therefore, it can be found that the Project meets the qualifications of the Class 32 Exemption.

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

JAVIER NUNEZ
PRESIDENT

JOSELYN GEAGA-ROSENTHAL
VICE PRESIDENT

JACOB STEVENS
MOISES ROSALES
NANCY YAP

CITY OF LOS ANGELES
CALIFORNIA



KAREN BASS
MAYOR

DEPARTMENT OF
BUILDING AND SAFETY
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

November 14, 2023

LOG # 126435-01
SOILS/GEOLOGY FILE - 2
LAN

Mountain LLC
1375 N. Summitridge Place
Beverly Hills, CA 90210

TRACT: 21225
LOT(S): 1
LOCATION: 1375 N. Summitridge Place

<u>CURRENT REFERENCE</u> <u>REPORT/LETTER(S)</u>	<u>REPORT</u> <u>No.</u>	<u>DATE OF</u> <u>DOCUMENT</u>	<u>PREPARED BY</u>
Addendum Report	6276	08/21/2023	Calwest Geotechnical, Inc.
Addendum Report	LP1721	08/11/2023	Land Phases, Inc.
Oversized Doc(s).	"	"	"

<u>PREVIOUS REFERENCE</u> <u>REPORT/LETTER(S)</u>	<u>REPORT</u> <u>No.</u>	<u>DATE OF</u> <u>DOCUMENT</u>	<u>PREPARED BY</u>
Dept. Review Letter	126435	07/13/2023	LADBS
Soils Report	6276	03/28/2023	Calwest Geotechnical, Inc.
Geology Report	LP1721	03/24/2023	Land Phases, Inc.
Dept. Approval Letter	48493	07/11/2005	LADBS
Geology/Soils Report	5758	02/03/2005	Ralph Stone and Company
Dept. Approval Letter	38077	01/10/1995	LADBS
Addendum Report	14153-G	12/15/1994	Jerry Kovacs & Associates
Dept. Review Letter	37810	11/28/1994	LADBS
Addendum Report	14153-G	11/18/1994	Jerry Kovacs & Associates
Dept. Review Letter	37652	11/15/1994	LADBS
Addendum Report	14153-G	10/25/1994	Jerry Kovacs & Associates
Addendum Report	14153-G	10/07/1994	Jerry Kovacs & Associates
Dept. Approval Letter	26671	12/19/1991	LADBS
Addendum Report	KB14153-G	12/09/1991	Kovacs-Byer & Associates
Addendum Report	KB14153-G	11/13/1991	Kovacs-Byer & Associates
Dept. Review Letter	25845	10/18/1991	LADBS
Addendum Report	KB 14153-G	10/09/1991	Kovacs-Byer & Associates
Geology/Soils Report	KB 14153-G	03/20/1991	Kovacs-Byer & Associates
Dept. Review Letter	--	11/07/1987	LADBS

Addendum Report	86-31-545-01	09/14/1987	Converse Consultants
Dept. Review Letter	4803	07/20/1987	LADBS
Geology/Soils Report	86-31-545-01	02/19/1987	Converse Consultants

The Grading Division of the Department of Building and Safety has reviewed the referenced reports that provide recommendations for the proposed three-story residence, garage, swimming pool, and decks. The lower level of the residence will be partially subterranean. Retaining walls ranging up to 25 feet in height are proposed for the basement level. The subject property is developed with a multilevel residence, swimming pool, and various retaining walls. The existing structures will be demolished for the new development. At the northern portion of the property, a slope ascends to the north about 20 feet in height from the building pad to the street at a gradient of about 1½:1 (H:V). At the southern portion of the property, a slope descends to the south about 30 feet in height from the building pad to the street at a gradient of about 2:1 (H:V), steepening to about 1:1 (H:V) along the roadway. At the western side of the property, a slope descends to the west about 170 feet in height from the building pad to the subjacent building pads at a gradient of about 1½:1 (H:V), locally 1:1 (H:V). Subsurface exploration performed by the consultant consisted of four test pits to a maximum depth of 12 feet and supplemented with field mapping of the bedrock outcrops and exploration by prior consultants. The earth materials at the subsurface exploration locations consist of up to 9½ feet of uncertified fill underlain by colluvium and slate bedrock. Geologic structure observed by the prior and current consultants consisted of westerly dipping foliation generally between 15 and 49 degrees. The consultants recommend to support the proposed structures on conventional and/or drilled-pile foundations bearing on competent bedrock.

The site is located in a designated seismically induced landslide hazard zone as shown on the Seismic Hazard Zones map issued by the State of California. The above reports include an acceptable seismic slope stability analysis and the requirements of the 2020 City of Los Angeles Building Code have been satisfied.

As of January 1, 2023, the City of Los Angeles has adopted the new 2023 Los Angeles Building Code (LABC). The 2023 LABC requirements will apply to all projects where the permit application submittal date is after January 1, 2023.

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

(Note: Numbers in parenthesis () refer to applicable sections of the 2020 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. 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.
2. Approval shall be obtained from the Department of Public Works, Bureau of Engineering, Development Services and Permits Program where removal of support and/or retaining of slopes adjoining to a public way is proposed (3307.3.2).

1828 Sawtelle Blvd., 3rd Floor, West LA (310) 575-8388

3. 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).

4. All recommendations of the reports that are in addition to or more restrictive than the conditions contained herein shall be incorporated into the plans.
 5. A copy of the subject and appropriate referenced reports and this approval letter shall be attached to the District Office and field set of plans. Submit one copy of the above reports to the Building Department Plan Checker prior to issuance of the permit. (7006.1)
 6. A grading permit shall be obtained for all structural fill and retaining wall backfill (106.1.2).
 7. All graded, brushed or bare slopes shall be planted with low-water consumption, native-type plant varieties to protect slopes against erosion (7012).
 8. All new graded slopes shall be no steeper than 2H:1V (7010.2 & 7011.2).
 9. 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).
 10. 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.
 11. Existing uncertified fill shall not be used for support of footings, concrete slabs or new fill (1809.2, 7011.3).
 12. Drainage in conformance with the provisions of the Code shall be maintained during and subsequent to construction (7013.12).
 13. 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).
- 1828 Sawtelle Blvd., 3rd Floor, West LA (310) 575-8388
14. The applicant is advised that the approval of this report does not waive the requirements for excavations contained in the General Safety Orders of the California Department of Industrial Relations (3301.1).

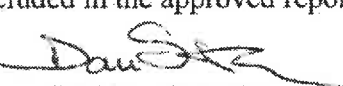
15. Excavations shall not remove lateral support from a public way, adjacent property or an existing structure. Note: Lateral support shall be considered to be removed when the excavation extends below a plane projected downward at an angle of 45 degrees from the bottom of a footing of an existing structure, from the edge of the public way or an adjacent property. (3307.3.1)
16. A supplemental report shall be submitted to the Grading Division of the Department containing recommendations for shoring, underpinning, and sequence of construction in the event that any excavation would remove lateral support to the public way, adjacent property, or adjacent structures (3307.3). A plot plan and cross-section(s) showing the construction type, number of stories, and location of the structures adjacent to the excavation shall be part of the excavation plans (7006.2).
17. 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).
18. Unsurcharged temporary excavations exposing unsupported geology and/or unsupported bedding planes shall be trimmed back along the lowest unsupported plane or at a 1H:1V slope inclination, whichever is flatter, as recommended.
19. 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. 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.
20. Unsurcharged temporary excavations shall proceed as recommended on page 14 of the 03/28/2023 report.
21. Soldier piles to stabilize the slope shall be designed for the lateral earth pressures specified on page 10 of the 03/28/2023 report. All surcharge loads shall be included into the design. Total lateral load on soldier piles shall be determined by multiplying the recommended EFP by the pile spacing.
22. All foundations shall derive entire support from competent bedrock, as recommended and approved by the geologist and soils engineer by inspection.
23. 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); for pools the foundation setback shall be one-sixth the slope height to a maximum of 20 feet (1808.7.3).
24. 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); for pools the setback shall be one-fourth the vertical height of the slope, but need not exceed 7.5 feet (1808.7.3).

25. Pile, caisson, and/or isolated foundation ties are required by LAMC Sections 91.1809.13 and/or 91.1810.3.13. Exceptions and modification to this requirement are provided in Information Bulletin P/BC 2020-030.
26. 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 2020-050.
27. 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.
28. The group effects on lateral behavior of the piles shall be included in the design of the deep foundation, as specified in the section titled "Lateral Design" of the 03/28/2023 report. (1810.2.5)
29. 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).
30. Existing uncertified fill shall not be used for lateral support of deep foundations (1810.2.1).
31. Slabs placed on approved compacted fill 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.
32. Concrete floor slabs placed on expansive soil shall be placed on a 4-inch fill of coarse aggregate or on a moisture barrier membrane. The slabs shall be at least 4 inches thick and shall be reinforced with ½-inch diameter (#4) reinforcing bars spaced a maximum of 16 inches on center each way.
33. 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.
34. Retaining walls shall be designed for the lateral earth pressures specified starting on page 20 of the 03/28/2023 report. All surcharge loads shall be included into the design.
35. 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 4 of the 08/21/2023 report. All surcharge loads shall be included into the design. (1610.1)
36. Retaining walls at the base of ascending slopes shall be provided with a minimum freeboard of 1 foot, as recommended.
37. 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.
38. 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).
39. 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).
40. Installation of the subdrain system shall be inspected and approved by the soils engineer of record and the City grading/building inspector (108.9).
 41. 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).
 42. 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.
 43. Where the ground water table is lowered and maintained at an elevation not less than 6 inches below the bottom of the lowest floor, or where hydrostatic pressures will not occur, the floor and basement walls shall be damp-proofed. Where a hydrostatic pressure condition exists, and the design does not include a ground-water control system, basement walls and floors shall be waterproofed. (1803.5.4, 1805.1.3, 1805.2, 1805.3)
 44. The proposed swimming pool shall be designed for a freestanding condition. The portion of the pool wall within a horizontal distance of 7 feet from the top of the slope shall be capable of supporting the water in the pool without soil support (1808.7.3).
 45. The swimming pool shall be designed for an equivalent fluid pressure of 77 PCF, as recommended.
 46. The structure shall be connected to the public sewer system per P/BC 2020-027.
 47. 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).
 48. Sprinkler plans for irrigation shall be submitted and approved by the Mechanical Plan Check Section (7012.3.1).
 49. 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).
 50. 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).
 51. 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)

52. 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)
53. Prior to excavation an initial inspection shall be called with the LADBS Inspector. During the initial inspection, the sequence of construction, pile installation, protection fences, and dust and traffic control will be scheduled (108.9).
54. 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).
55. A supplemental report shall be provided to the Grading Division for review in the event that any deviation is made to the currently proposed project configuration, as presented and shown on the plans and cross sections included in the approved reports. This shall include any changes to the scope of the development, such as, but not limited to: the relocation and/or changes in the size or number of stories of any of the proposed structures; the inclusion of any additional habitable or non-habitable structures or means of ingress or egress that were not specifically addressed in the approved reports; and/or additional temporary or permanent grading for construction purposes that were not described or shown on the plans and cross sections included in the approved reports.


EDMOND LEE
Engineering Geologist I


DAN L. STOICA
Geotechnical Engineer I

Log No. 126435-01
213-482-0480

cc: Alexander van Gaalen, Applicant
Calwest Geotechnical, Inc., Project Consultant
Land Phases, Inc., Project Consultant
WL District Office

CITY OF LOS ANGELES

CALIFORNIA



BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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DEPARTMENT OF
BUILDING AND SAFETY
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 REVIEW LETTER

July 13, 2023

LOG # 126435
SOILS/GEOLOGY FILE - 2
LAN

Mountain LLC
1375 N. Summitridge Place
Beverly Hills, CA 90210

TRACT: 21225
LOT(S): 1
LOCATION: 1375 N. Summitridge Place

<u>CURRENT REFERENCE</u> <u>REPORT/LETTER(S)</u>	<u>REPORT</u> <u>No.</u>	<u>DATE OF</u> <u>DOCUMENT</u>	<u>PREPARED BY</u>
Soils Report	6276	03/28/2023	Calwest Geotechnical, Inc.
Oversized Doc(s).	"	"	"
Geology Report	LP1721	03/24/2023	Land Phases, Inc.
Oversized Doc(s).	"	"	"

<u>PREVIOUS REFERENCE</u> <u>REPORT/LETTER(S)</u>	<u>REPORT</u> <u>No.</u>	<u>DATE OF</u> <u>DOCUMENT</u>	<u>PREPARED BY</u>
Dept. Approval Letter	48493	07/11/2005	LADBS
Geology/Soils Report	5758	02/03/2005	Ralph Stone and Company
Dept. Approval Letter	38077	01/10/1995	LADBS
Addendum Report	14153-G	12/15/1994	Jerry Kovacs & Associates
Dept. Review Letter	37810	11/28/1994	LADBS
Addendum Report	14153-G	11/18/1994	Jerry Kovacs & Associates
Dept. Review Letter	37652	11/15/1994	LADBS
Addendum Report	14153-G	10/25/1994	Jerry Kovacs & Associates
Addendum Report	14153-G	10/07/1994	Jerry Kovacs & Associates
Dept. Approval Letter	26671	12/19/1991	LADBS
Addendum Report	KB14153-G	12/09/1991	Kovacs-Byer & Associates
Addendum Report	KB14153-G	11/13/1991	Kovacs-Byer & Associates
Dept. Review Letter	25845	10/18/1991	LADBS
Addendum Report	KB 14153-G	10/09/1991	Kovacs-Byer & Associates
Geology/Soils Report	KB 14153-G	03/20/1991	Kovacs-Byer & Associates
Dept. Review Letter	--	11/07/1987	LADBS
Addendum Report	86-31-545-01	09/14/1987	Converse Consultants
Dept. Review Letter	4803	07/20/1987	LADBS

The Grading Division of the Department of Building and Safety has reviewed the referenced reports that provide recommendations for the proposed three-story residence, garage, swimming pool, and decks. The lower level of the residence will be partially subterranean. Retaining walls ranging up to 25 feet in height are proposed for the basement level. The subject property is developed with a multilevel residence, swimming pool, and various retaining walls. The existing structures will be demolished for the new development. At the northern portion of the property, a slope ascends to the north about 20 feet in height from the building pad to the street at a gradient of about 1½:1 (H:V). At the southern portion of the property, a slope descends to the south about 30 feet in height from the building pad to the street at a gradient of about 2:1 (H:V), steepening to about 1:1 (H:V) along the roadway. At the western side of the property, a slope descends to the west about 170 feet in height from the building pad to the subjacent building pads at a gradient of about 1½:1 (H:V), locally 1:1 (H:V). Subsurface exploration performed by the consultant consisted of four test pits to a maximum depth of 12 feet and supplemented with field mapping of the bedrock outcrops and exploration by prior consultants. The earth materials at the subsurface exploration locations consist of up to 9½ feet of uncertified fill underlain by colluvium and slate bedrock. Geologic structure observed by the prior and current consultants consisted of westerly dipping foliation generally between 15 and 49 degrees. The consultants recommend to support the proposed structures on conventional and/or drilled-pile foundations bearing on competent bedrock.

The site is located in a designated seismically induced landslide hazard zone as shown on the Seismic Hazard Zones map issued by the State of California.

As of January 1, 2023, the City of Los Angeles has adopted the new 2023 Los Angeles Building Code (LABC). The 2023 LABC requirements will apply to all projects where the permit application submittal date is after January 1, 2023.

The review of the subject reports cannot be completed at this time and will be continued upon submittal of an addendum to the report which shall include, but not be limited to, the following:

(Note: Numbers in parenthesis () refer to applicable sections of the 2020 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. The anisotropic range of the apparent dip of the bedrock foliation used in the slope stability analyses appears to be limited and does not appear to include shallower foliation angles reported on the geologic map (LP, Plate 1). Revise the anisotropic range and revise the slope stability analyses accordingly.
2. Provide a summary table of the shear strengths of the earth materials from the current and prior reports referenced by the consultants.
3. For rock slopes 1:1 (H:V) or steeper, provide clear color photographs of the bedrock to show that the bedrock is massive and lacks structural features or provide additional geologic mapping and analysis that incorporates, but not limited to, the following:
 - a. Detailed mapping and description of discontinuities along the existing cut slope; such as bedding planes, lithologic contacts, joints, fractures, and faults, with

characteristics such as orientation, spacing, presence of infilling or openness, continuity, etc.

- b. Kinematic analysis of discontinuities relative to the slope face, using stereographic methods to assess potential planar, wedge and topple type failures. Show all great circles on the stereonet.
 - c. Slope stability analysis of the potential failures using appropriate methods for type of failure identified from the kinematic analysis.
4. The Code required building setback from the toe of the ascending slope does not appear to be provided in the north side of the proposed structure. Provide recommendations and revise the plan(s) and cross section(s) for providing the required building setback from the toe of the ascending slope as specified by Code Section 1808.7.1.

Note: A zone of fill is shown on Section B-B' at the toe of the ascending slope to create the required setback for a portion of the proposed building. Show the fill zone on plan and indicate/show how will be laterally supported/contained.

- 5. Provide design calculations and recommendations for proposed retaining walls that are surcharged by adverse bedding conditions. Calculations shall be based on resheared residual shear strength parameters. (P/BC 2020-083 & 2020-049)
- 6. As shown on Section B-B', the ascending slope is located within the zone of influence of the restrained wall. Provide design calculations and recommendations for lateral earth pressure on restrained walls supporting sloping ground.

The geologist and soils engineer shall prepare a report containing an itemized response to the review items indicated in this letter. If clarification concerning the review letter is necessary, the report review engineer and/or geologist may be contacted. Two copies of the response report, including one unbound wet-signed original for archiving purposes, a pdf-copy of the complete report in a flash drive, and the appropriate fees will be required for submittal.


EDMOND LEE
Engineering Geologist I


DAN L. STOICA
Geotechnical Engineer I

Log No. 126435
213-482-0480

cc: Alexander van Gaalen, Applicant
Calwest Geotechnical, Inc., Project Consultant
Land Phases, Inc., Project Consultant
WL District Office

WILLIAM J. ROUSE
PRESIDENT

EFREN ABRATIQUE, P.E.
VICE-PRESIDENT

MARSHA L. BROWN
ILAN ISRAELY
JAVIER NUÑEZ



ANDREW A. ADELMAN, P.E.
GENERAL MANAGER

RAYMOND CHAN
EXECUTIVE OFFICER

ANTONIO R. VILLARAIGOSA
MAYOR

GEOLOGY/SOIL REPORT APPROVAL LETTER

Log # 48493
SOILS/GEOLOGY FILE - 2
LAN-EXEMPT

July 11, 2005

William & MARRISA Berry
1375 Summitridge Place
Beverly Hills, CA 90210

TRACT: 21225
LOT: 1
LOCATION: 1375 Summitridge Place

<u>CURRENT REFERENCE</u> <u>REPORT/LETTER(S)</u>	<u>REPORT</u> <u>NO.</u>	<u>DATE(S) OF</u> <u>DOCUMENT</u>	<u>PREPARED BY</u>
Geology/Soil Report	5758	02/03/2005	Ralph Stone
Oversized Doc.	"	"	"

Grading Division of the Department of Building and Safety has reviewed the referenced report for the recommended remedial underpinning the foundations of the existing living room extension. According to the report, the extension was a part of the previous addition with foundations recommended to be supported into bedrock, and was approved by the City. The extension shows differential settlements along the joint line. The proposed underpinning is at the top of a 30 feet high slope descending at a gradient of 2:1. The site at the location of the proposed addition is underlain by uncertified fill, residual soil and Santa Monica Slate bedrock.

It shall be understood that the proposed method of repair is not in full conformance with current Code regulations and must, therefore, be classified as remedial and intended to improve site conditions over that which presently exists, and are acceptable to the Department provided the conditions outlined below are followed:

(Note: Numbers in parenthesis () refer to applicable sections of the 2002 City of LA Building Code. P/BC numbers refer the applicable Information Bulletin. Information Bulletins can be accessed on the internet at LADBS.ORG.)

1. The geologist and soils engineer shall review and approve the detailed plans prior to issuance of any permits. This approval shall be by signature on the plans which clearly indicates that the geologist and soils engineer have reviewed the plans prepared by the design engineer and that the plans include the recommendations contained in their report.


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2. All recommendations of the report, which are in addition to or more restrictive than the conditions contained herein shall be incorporated into the plans.
3. Vertical and lateral supports of the existing footings shall be maintained at all time during the proposed temporary excavations.
4. The distress area of the existing residence shall be underpinned by utilizing a friction pile and grade beam foundation system embedded into competent bedrock, as recommended.
5. Pile, caisson and/or isolated foundation ties are required by Code Section 1807.2. Exceptions and modification to this requirement are provided in Information Bulletin P/BC 2001-30.
6. When water over 3 inches in depth is present in drilled pile holes, a concrete mix with a strength of 1,000 psi over the design strength shall be tremied from the bottom up.
7. All friction pile or caisson drilling and installation shall be performed under the continuous inspection and approval of the soils engineer.
8. If only portions of the existing building is to be underpinned, the soils engineer and structural engineer shall evaluate the effects of the potential differential settlements on the existing structures.
9. All newly graded slopes shall be no steeper than 2:1, as recommended.
10. A copy of the subject and appropriate referenced reports and this approval letter shall be attached to the District Office and field set of plans. Submit one copy of the above reports to the Building Department Plan Checker prior to issuance of the permit. (7006.1)
11. Existing fill and residual soil shall not be used for support of footings, concrete slabs or new fill. (7011.3 & 1806.1)
12. The soil engineer shall review and approve the shoring and/or underpinning plans prior to the issuance of any permits.
13. The structural engineer and soil engineer shall verify the adequacy fo the existing footings for underpinning and for accepting additional loads from the proposed addition.
14. All loose foundation excavation material shall be removed prior to commencement of framing. Slopes disturbed by construction activities shall be restored. (7005.3)
15. All man-made fill shall be compacted to a minimum 90 percent of the maximum dry density of the fill material per the latest version of ASTM D 1557. Where cohesionless soil having less than 15 percent finer than 0.005 millimeters is used for fill, it shall be compacted to a minimum of 95 percent relative compaction based on maximum dry density (D1556). Placement of gravel in lieu of compacted fill is allowed only if complying with Section 91.7011.3 of the Code.(7011.3)
16. The applicant is advised that the approval of this report does not waive the requirements for excavations contained in the State Construction Safety Orders enforced by the State Division of Industrial Safety. (3301.1)

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17. Unsurcharged temporary excavation may be cut vertically up to 5 feet. Excavations exceeding 5 feet shall be trimmed back at a gradient not exceeding 1:1 (horizontal to vertical) or shall be shored, as recommended.
18. Footings adjacent to a descending slope steeper than 3:1 in gradient shall be a minimum distance of one-third the vertical height of the slope but need not exceed 40 feet measured horizontally from the footing bottom to the face of the bedrock slope. (1806.5.3)
19. The LABC Soil Type underlying the site is S_D
20. All roof and pad drainage shall be conducted to the street in an acceptable manner. (7013.10)
21. The geologist and soil engineer shall inspect all excavations to determine that conditions anticipated in the report have been encountered and to provide recommendations for the correction of hazards found during grading. (7008.3)
22. Prior to the pouring of concrete, a representative of the consulting soils engineer shall inspect and approve the footing excavations. He shall post a notice on the job site for the LADBS Building Inspector and the Contractor stating that the work so inspected meets the conditions of the report, but that no concrete shall be poured until the City Building Inspector has also inspected and approved the footing excavations. A written certification to this effect shall be filed with the Grading Division of the Department upon completion of the work. (108.9 & 7008.2)
23. A registered grading deputy inspector approved by and responsible to the geotechnical engineer shall be required to provide continuous inspection for the proposed underpinning. (1701.5.13)
24. The soil engineer and the geologist shall inspect all excavations to determine that conditions anticipated in the report have been encountered and to provide recommendations for the correction of hazards found during grading. (7008.2)
25. Prior to excavation, an initial inspection shall be called at which time protection fences and dust and traffic control will be scheduled. (108.9)


NEGISTI GIRMAY
Engineering Geologist Associate II

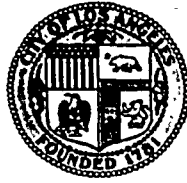

RAPHAEL CHENG
Geotechnical Engineer II

NHG/RHC:nhg/rhc
Log # 48493
(213) 482-0480

cc: Ralph Stone & Company
Applicant
WL District Office

1010626200637785

CITY OF LOS ANGELES
CALIFORNIA



RICHARD J. RIORDAN
MAYOR

January 10, 1995

Log # 38077
(SOILS/GEOLOGY FILE - 2)

Bill Berry
1375 Summitridge Place
Beverly Hills, CA 90210

TRACT: 21225
LOT: 1
LOCATION: 1375 SUMMITRIDGE PLACE

<u>CURRENT REFERENCE REPORT/LETTER(S)</u>	<u>REPORT NO.</u>	<u>DATE(S) OF DOCUMENT</u>	<u>PREPARED BY</u>
Soils/Geo Report	14153-G	12/15/94	J. Kovacs & Assoc
<u>PREVIOUS REFERENCE REPORT/LETTER(S)</u>	<u>REPORT NO.</u>	<u>DATE(S) OF DOCUMENT</u>	<u>PREPARED BY</u>
Soils/Geo Reports	14153-G	10/07/94 10/25/94 11/18/94	J Kovacs & Assoc
Department Letters	37652 37810 26671	04/15/94 11/28/94 12/19/91	Bldg & Safety

The current and previous referenced reports concerning a proposed terraced lawn area, steps and retaining walls up to 4 feet high, have been reviewed by the Grading Division of the Department of Building and Safety. According to the reports, the proposed walls and grading will be located on a small slope, south of the existing residence. The slope is as steep as 1 1/2:1 and mantled with creep-prone fill and soil up to 4 1/2 feet thick.

Kovacs-Byer and Associates previously performed slope stability calculations for the 180 foot high slope, located on the west side of the site. The calculations indicated a low factor of safety for the existing residence and, possibly, the area of the currently proposed walls and grading. Due to the minor nature of the proposed site improvements, an evaluation of slope stability for the walls has not been required.

The nature of the proposed grading suggests that increased irrigation for new landscaping

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may occur. The property owner shall be advised that any increased irrigation of the subject property may contribute to slope instability. It is noted that the Department previously required the reports by Kovacs-Byer to be recorded with the Office of the Los Angeles County Recorder.


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


1. All proposed walls shall be supported on footings founded in bedrock and designed for the recommended EFP down to the top of competent bedrock.
2. The geologist and soils engineer shall review and approve the detailed plans prior to issuance of any permits. This approval shall be by signature on the plans which clearly indicates that the geologist and soils engineer have reviewed the plans prepared by the design engineer and that the plans include the recommendations contained in their reports.
3. All graded slopes shall be no steeper than 2:1.
4. All recommendations of the report which are in addition to or more restrictive than the conditions contained herein shall be incorporated into the plans.
5. The applicant is advised that the approval of this report does not waive the requirements for excavations contained in the State Construction Safety Orders enforced by the State Division of Industrial Safety.
6. A copy of the subject and appropriate referenced reports and this approval letter shall be attached to the District Office and field set of plans. Submit one copy of the above reports to the Building Department Plan Checker prior to issuance of the permit.
7. A grading permit shall be obtained for all structural fill and retaining wall backfill.
8. 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 1557.
9. All concentrated drainage shall be conducted in an approved device and disposed of in a manner approved by the Department.
10. All retaining walls shall be provided with a standard surface backdrain system and all drainage shall be conducted to the street in an acceptable manner and in a non-erosive device.

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11. Prior to issuance of the building permit, the design of the subdrainage system required to prevent possible hydrostatic pressure behind the retaining walls shall be approved by the Soil Engineer and accepted by the Department. Installation of the subdrainage system shall be inspected and approved by the Soil Engineer.
12. Prior to the placing of compacted fill, a representative of the consulting Soils Engineer shall inspect and approve the bottom excavations. He shall post a notice on the job site for the City Grading Inspector and the Contractor stating that the soil inspected meets the conditions of the report, but that no fill shall be placed until the City Grading Inspector has also inspected and approved the bottom excavations. A written certification to this effect shall be filed with the Department upon completion of the work. The fill shall be placed under the inspection and approval of the Foundation Engineer. A compaction report shall be submitted to the Department upon completion of the compaction.
13. Prior to the pouring of concrete, a representative of the consulting Soil Engineer shall inspect and approve the footing excavations. He shall post a notice on the job site for the City Building Inspector and the Contractor stating that the work so inspected meets the conditions of the report, but that no concrete shall be poured until the City Building Inspector has also inspected and approved the footing excavations. A written certification to this effect shall be filed with the Department upon completion of the work.

LARRY WESTPHAL
Chief of Grading Division


DANA V. PREVOST
Engineering Geologist I


DAVID T. HSU
Geotechnical Engineer II

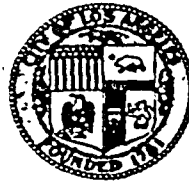
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cc: J Kovacs & Assoc
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WLA District Office

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CITY OF LOS ANGELES
CALIFORNIA

DEPARTMENT OF
BUILDING AND SAFETY
411, CITY HALL
LOS ANGELES, CA 90012-4869
WARREN V. O'BRIEN
GENERAL MANAGER
EARL SCHWARTZ
EXECUTIVE OFFICER



TOM BRADLEY
MAYOR

COMMISSIONERS
MARCIA MARCUS
PRESIDENT
TOM WOO
VICE-PRESIDENT
REVELACION P. ABRACOSA
RICHARD W. HARTZLER
BENITO A. SINCLAIR

December 19, 1991

Log # 26671
(SOILS/GEO FILE - 2)

Bill Berry
1375 Summitridge Place
Los Angeles, CA 90023

TRACT: 21225
LOT: 1
LOCATION: 1375 SUMMITRIDGE PLACE

<u>CURRENT REFERENCE REPORT/LETTER(S)</u>	<u>REPORT NO.</u>	<u>DATE(S) OF DOCUMENT</u>	<u>PREPARED BY</u>
Soils/Geo Reports	14153-G	03/20/91	Kovacs-Byer
	14153-G	11/13/91	Kovacs-Byer
	14153-G	12/09/91	Kovacs-Byer
Grading Ovrzsd Docs	14153-G	03/20/91	---
	14153-G	12/09/91	---
Department Letter	25845	10/18/91	Bldg. and Safety

The above report concerning an addition to an existing single-family residence has been reviewed by the Grading Division of the Department of Building and Safety. According to the report, the proposed addition will be located at the top of a slope, descending at gradients as steep as 1 1/2 : 1 for a height of about 180 feet. The slope stability analysis in the report indicates that the slope has a factor of safety less than 1.5. Soldier piles are proposed to provide the proposed addition to have the factor of safety required by the code.

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


1. In order to best inform future owners that the factor of safety of the subject slope is below 1.5 as required by the code, all subject reports and the Department letters shall be recorded with the Office of Los Angeles County Recorder.

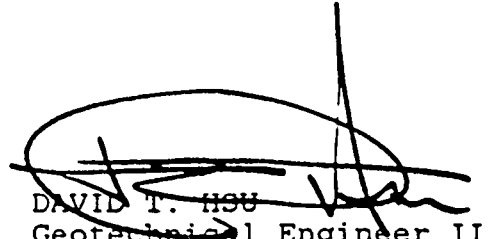


2. Soldier piles shall be placed along the downhill side of the proposed addition, as shown in the reports.
3. The addition shall be supported by piles founded a minimum of 10 feet below the critical setback plane, as shown on the cross sections in the report.
4. No graded slopes are proposed nor allowed.
5. The geologist and soils engineer shall review and approve the detailed plans prior to issuance of any permits. This approval shall be by signature on the plans which clearly indicates that the geologist and soils engineer have reviewed the plans prepared by the design engineer and that the plans include the recommendations contained in their reports.
6. All recommendations of the report which are in addition to or more restrictive than the conditions contained herein shall be incorporated into the plans.
7. A copy of the subject and appropriate referenced reports and this approval letter shall be attached to the District Office and field set of plans. Submit one copy of the above reports to the Building Department Plan Checker prior to issuance of the permit.
8. All roof and pad drainage shall be conducted to the street in an acceptable manner.
9. 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 1557.
10. All loose foundation excavation material shall be removed prior to commencement of framing. Slopes disturbed by construction activities shall be restored.
11. Footings shall be located from the face of the slope a minimum horizontal distance of 40 feet.
12. The geologist and soil engineer shall inspect the excavations for the footings to determine that they are founded in the recommended strata before calling the Department for footing inspection.
13. All friction pile or caisson drilling and installation shall be performed under the continuous inspection and approval of the Foundation Engineer.

14. Pile and/or caisson foundation ties are required by Code Section 91.2312(j)3B. Exceptions and modification to this requirement are provided in Rule of General Application 662.
15. 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, as recommended.
16. Existing fill shall not be used for support of footings, floor slabs or proposed fill.
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LARRY WESTPHAL
Chief of Grading Division


DANA V. PREVOST
Engineering Geologist I


DAVID T. HSU
Geotechnical Engineer II

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cc: Kovacs-Byer
Franklin D. Israel Design Assoc.
LA District Office

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CALIFORNIA



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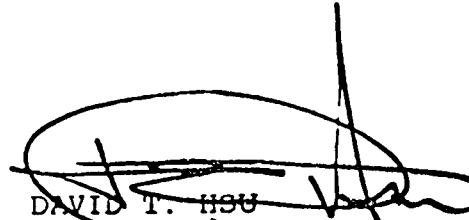
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