ZA 2001-0201(ZV)

I MOVE that condition number 2 in Council File 02-1884 and Zoning Administrator Case 2001-0201 (ZV), which is item number 14 on Wednesday's May 28, 2003 Council agenda, be amended to read: County of Los Angeles - Assessor

"The use and development of the property shall be in substantial conformance with the site plans submitted and dated in Ceuncil on May 28, 2003 and marked

May 28, 2003

manow

MAY 2 8 2003

LOS ANGELES CITY COPINCIL

CONDITIONS OF APPROVAL

PLANNING AND LAND USE MANAGEMENT

JUN 1 3 2003

CITY OF LOS ANGELE

JAMES K. HAHN

RE: VARIANCE FOR A FOUR-STORY, 95-UNIT MARKET-RATE APARTMENT COMPLEX WITH

GUBTERRANEAN PARKING GARAGE LOCATED AT 20237 SATICOY STREET

At the meeting of the Council held May 28, 2003, the following action was

Attached report adopted as amended......

Attached amending motion (Zine - Reyes) adopted ...... X

Motion adopted to approve committee report recommendation(s)...\_\_\_\_

Mitigated Negative Declaration adopted......

MITIGATED NEGATIVE DECLARATION and PLANNING AND LAND USE

garage located at 20237 Saticoy Street.

findings of Council.

Approval, as modified.

Applicant:

this report.

Summary:

MANAGEMENT COMMITTEE REPORT relative a variance for a four story,

95-unit market-rate apartment complex with a subterranean parking

1. FIND that this project will not have a significant effect on

Recommendations for Council action, SUBJECT TO THE APPROVAL OF

the environment, pursuant to the City's Environmental

Environmental Quality Act; that the Mitigated Negative

Declaration reflects the independent judgment of the lead

the record of proceedings in this matter are located in

Council file No. 02-1884 in the custody of the City Clerk

and in the files of the Department of City Planning in the

custody of the Environmental Review Section; and ADOPT the

agency, City of Los Angeles; that the documents constituting

Guidelines and in compliance with the California

Mitigated Negative Declaration [ENV 2001-0202 MND] .

ADOPT the FINDINGS of the Zoning Administrator as the

RESOLVE TO DENY IN PART/GRANT IN PART APPEAL filed by

Margaret Kataoka, Keswick Homsowners Association (Les

Ambers, representative), from the entire determination of

the South Valley Area Planning Commission (APC), and THEREBY

APPROVE a variance for an approximately 100,000 square-foot,

20237 Saticoy Street, and a Floor Area Ratio (FAR) of three

Height District No. 1VL in lieu of the permitted FAR of 1.5

times the buildable area of the lot; and, to permit part of

the apartment complex consisting of a community room, a mail

room, 10-foot high architectural arches, a computer learning

Joseph Rivan/James Vitale, Representative

CPC ZA 2001-0201 ZV

center, and a manager's office to be located within the P-

1VL (automobile parking) zone, subject to Conditions of

Fiscal Impact Statements: None submitted by the Planning

At its meeting held May 6, 2003 (continued from previous

Kataoka, Keswick Homeowners Association (Lee Ambers,

meetings), the Planning and Land Use Management Committee

conducted a public hearing on an appeal filed by Margaret

representative), from the entire determination of the South

Valley APC to approve a variance for an approximately 100,000

square-foot, four-story, 95-unit market-rate apartment complex

with a 74,430 square-foot subterranean parking garage located at

No. 1VL in lieu of the permitted FAR of 1.5 times the buildable

area of the lot; and, to permit part of the apartment complex

consisting of a community room, a mail room, 10-foot high

A representative of the Planning Department was present to

discuss the case with the Committee members. The Department

representative stated that the Zoning Administrator granted

variances to allow the property to be developed as R4. This

the surrounding neighborhood. The Department representative

stated that the proposed project is similar to existing local

set-back and to require an on-site turn-around drop-off to

height limit of 35' for the rear, and 45' for the front.

and on the value of area commercial property. The project

with members of the community to address their concerns.

consistent with the new conditions.

recommended by the Councilmember Zine.

Attachment: Conditions of Approval

Note: (Notice has been published not

less than 24 days prior to the

public hearing date pursuant to

Sections 12.24 I3 and 12.24 D2(b) of the Los Angeles Municipal Code) .

A representative of the Third Council District Office stated

It was noted that the no balconies will be constructed on the

Councilmember Zine supports the project, with the new conditions.

rear side of the property to preserve the privacy of surrounding

residents. The Councilmember's representative submitted a set of

six additional conditions (attached to the Council file) relative

to landscaping, project height, trash service, and other matters.

It was further stated that a new site plan will be submitted to

incorporate the new features discussed above and other changes

The Planning and Land Use Management Committee recommended that

Administrator, subject to modified conditions of approval, as

of Menal

Respectfully submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

Council deny in part and grant in part the appeal, thereby

sustaining the determination of the APC and the Zoning

action was conditioned to reduce the maximum number of allowable

units, to increase required on-site parking, and to require that

the rear side of the project be stepped down to transition with

apartment buildings in size and style. Local residents expressed

concerns that the project is too big and out of scale with the

mitigate any potential traffic impacts. The number of required

the maximum number of allowable units to 95. The project has a

parking spaces was also increased. In turn, the APC increased

During the public comment period, those in favor of the appeal

stated their concerns regarding the project's impact on traffi-

for deliveries and trash service. Two and one-half parking

applicant stated that the on-site turn-off will be made available

spaces will be provided for each unit. The applicant has worked

existing neighborhood. The APC acted to increase the front yard

20237 Saticoy Street, and a Floor Area Ratio (FAR) of three times

the buildable area of a commercially-zoned lot in Height District

architectural arches, a computer learning center, and a manager's

office to be located within the P-1VL (automobile parking) zone.

Department. Neither the City Administrative Officer nor the

Chief Legislative Analyst has completed a financial analysis of

TIME LIMIT FILE - MAY 23, 2003

(LAST DAY FOR COUNCIL ACTION - MAY 23, 2003)

four-story, 95-unit market-rate apartment complex with a

74,430 square-foot subterranean parking garage located at

times the buildable area of a commercially-zoned lot in

500 W. Temple Street

500 W. Temple Street

Los Angeles, CA 90312

Attn: Al Landini

City Planning Department,

Department of Transportation,

Traffic/Planning Sections

Bureau of Street Lighting,

\_\_\_\_\_

Public Comments XX

TTLE NO. 02-1884

Committe

AN EQUAL EMPLOYMENT OPPORTURITY - AFFIRMATIVE ACTION EMPLOYER SOME AND ASSESSMENT ASSESS

"B" Permit Section

Room 320, Hall of Administration

Room 320, Hall of Administration

MELIER GIFWHUNG

. . . .

J. SECHAEL CAREY Chy Clerk

FRANK T. MARTINEZ Expensive Differs

Dine 10. 2003

June 10, 2003

Councilmember Zine

Bureau of Engineering,

Land Development Group

c/o Zoning Coordinator

Office of Zoning Administration

Department of Building & Safety,

Attached resolution adopted ....

Mayor approved ..

Mayor concurred

Findings adopted ...

EIR certified ...

City Clerk

Categorically exempt

1. mishaul Carey

TO THE COUNCIL OF THE

CITY OF LOS ANGELES

reports as follows:

To the Mayor FORTHWITH

SEE ATTACHED SHEET FOR FURTHER NOTIFICATIONS

When minicing imposition relective to this matter repay to Pile No.

02-1884

CD 3

CF 02-1884 ZA 2001-0201 (ZV)

COMDITIONS OF APPROVAL as Modified

All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.

2. The use and development of the property shall be in substantial conformance with the plot plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action. A new Exhibit "A" shall be provided to the satisfaction of the Zoning Administrator showing the reduction is square footage, and the removal of five rear units from the upper floor.

3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective conditions, if, in the Administrator's opinion, such conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.

All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within

5. A copy of the first page of this grant and all conditions and/or any subsequent appeal of this grant and its resultant conditions and/or letters of clarification shall be included in the "notes" portion of the building plans submitted to the Zoning Administrator and the Department of Building and Safety for purposes of having a building permit issued.

Prior to the issuance of any building permits and/or certificate of occupancy, the owner of the property shall fully improve all streets and alleys adjoining the subject property, including sidewalk fill-in, street treas, street lights and fire hydrants, to the satisfaction of, respectively, the Bureau of Engineering, Bureau of Street Lighting and the Fire Department, or post bonds suitably guaranteeing improvements, all at no expense to the City of Los Angeles.

7. Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in this Letter of Determination, including attached exhibits, shall be

CF 02-1884 ZA 2001-0201(ZV)

> recorded by the property owner in the County Recorder's Office on forms provided by the Office of Zoning Administration; the agreement will run with the land and be binding on any subsequent owners, heirs or assigns. Furthermore, the agreement must be submitted to the Office of Zoning Administration for approval before being recorded; after recordation, a copy bearing the Recorder's number and date must be furnished the Office of Zoning Administration for attachment to the file

Prior to issuance of any permits for the approved project that applicant shall submit a site plan to the satisfaction of the Department of Transportation.

9. All of the conditions identified in Snvironmental Clearance Case No. (ENV-2001-0202-MND), listed below, shall be considered conditions of this instant action. a. Aesthetics (Landscaping) All open areas not used for buildings, driveways, parking

areas, recreational facilities or walks shall be attractively landscaped and maintained in accordance with a landscape plan, including an automatic irrigation plan, prepared by a licensed landscape architect to the satisfaction of the Planning Department.

b. Aesthetics (Light)

Outdoor lighting shall be designed and installed with shielding, so that the light source cannot be seen from adjacent residential properties.

c. Brosion/Grading/Short-Term construction Impacts

a) All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much

as 50 percent. b) The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by construction and hauling, and at all times provide reasonable control of dust caused by wind.

CF 02-1684 ZA 2001-0201(ZV)

c) All loads shall be secured by trimming. watering or other appropriate means to prevent

spillage and dust. d) All materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.

e) All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of

f) General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.

2) Noise

a) The project shall comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.

Construction shall be restricted to the hours of 7 a.m. to 6 p.m. Monday through Friday, and

8 a.m. to 6 p.m. on Saturday. c) Construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high

noise levels. d) The project contractor shall use power construction equipment with state-of-the-art

noise shielding and muffling devices. e) The project sponsor must comply with the Noise Insulation Standards of Title 24 of the California Code Regulations, which insure an acceptable interior noise environment.

3) General Construction a) All waste shall be disposed of properly. Use appropriately labeled recycling bins to

recycle construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and vegetation. Non recyclable materials/wastes must be taken to an appropriate landfill. Toxic wastes must be discarded at a licensed regulated disposal site.

b) Clean up leaks, drips and spills immediately to prevent contaminated soil on paved surfaces

that can be washed away into the storm drains. c) Do not hose down pavement at material spills. Use dry cleanup methods whenever possible.

d) Cover and maintain dumpsters. Place uncovered dumpsters under a roof or cover with tarps or plastic sheeting.

Use gravel approaches where truck traffic is requent to reduce soil compaction and limit the tracking of sediment into streets. f) Conduct all vehicle/equipment maintenance, repair, and washing away from storm drains.

All major repairs are to be conducted offsite. Use drip pans or drop clothes amounts of dust. General contractors shall maintain and operate

construction equipment so as to minimize exhaust emissions Single-Family Dwelling (10+ Home Subdivision/Multi

Project applicants are required to implement stormwater AMPs to retain or treat the runoff from a storm event producing 3/4 inch of rainfall in a 24 hour period. The design of structural BMPs shall be in accordance with the Development Best Management Practices Handbook Part B Planning Activities. A signed certificate from a California licensed civil engineer or licensed architect that the proposed BMPs meet this numerical threshold standard is required.

2) Post development peak stormwater runoff discharge rates shall not exceed the estimated predevelopment rate for developments where the

CF 02-1884 ZA 2001-0201(ZV)

increase peak stormwater discharge rate will result in increased potential for downstream erosion Concentrate or cluster development on portions of a site while leaving the remaining land in a natural undisturbed condition.

4) Limit clearing and grading of native vegetation at the project site to the minimum needed to build lots, allow access, and provide fire protection.

5) Maximize trees and other vegetation at each site by planting additional vegetation, clustering tree areas, and promoting the use of native and/or drought tolerant plants.

Preserve riparian areas and wetlands.

aggregates, cobbles.

7) Any connection to the sanitary sewer must have authorization from the Bureau of Sanitation. 8) Reduce impervious surface area by using permeable pavement materials where appropriate, including: pervious concrete/asphalt; unit pavers, i.e. turf block; and granular materials, i.e. crushed

9) Install Roof runoff systems where site is suitable for installation. Runoff from rooftops is relatively clean, can provide groundwater recharge and reduce excess runoff into storm drains.

10) Gleat parking lots constitute a significant portion of the impervious land coverage. To reduce the quantity of runoff, parking lots can be designed one of two ways.

11) Hybrid Lot - parking stalls utilize permeable materials, such as crushed aggregate, aieles are constructed of conventional materials such as asphalt. Parking Grove - is a variation on the permeable stall design, a grid of trees and bollards are added to delineate parking stalls. This design presents an attractive open space when cars are absent, and shade when cars are present. Promote natural vegetation by using parking lot islands and other landscaped areas. Paint messages that prohibits the dumping of improper materials into the storm drain system adjacent to storm drain inlets. Prefabricated stencils can be obtained from

the Department of Public Works, Stormwater Management Division

12) Promote natural vegetation by using parking islands and other landscaped areas. All storm drain inlets and catch basins within the project area must be stenciled with prohibitive language (such as "NO DUMPING - DRAINS TO OCEAN") and/or graphical icons

13) Signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, must be posted at public access points along channels and creeks within the project area.

14) Legibility of stencils and signs must be maintained. 15) Materials with the potential to contaminate stormwater must be: (1) placed in an enclosure such

as, but not limited to, a cabinet, shed, or similar stormwater conveyance system; or (2) protected by secondary containment structures such as berms, dikes, or curbs.

16) The storage area must be paved and sufficiently impervious to contain leaks and spills. 17) The storage area must have a roof or awning to minimize collection of stormwater within the

secondary containment area. 18) Design an efficient irrigation system to minimize runoff including: drip irrigation for shrubs to limit excessive spray; shutoff devices to prevent irrigation after significant precipitation; and

flow reducers. 19) Runoff from hillside areas can be collected in a vegetative swale, wet pond, or extended detention basin, before it reaches the storm drain system.

20) Cut and fill sloped in designated hillside areas shall be planted and irrigated to prevent erosion, reduce run-off velocities and to provide long-term stabilization of soil. Plant materials include:

21) Incorporate appropriate erosion control and drainage devices, such as interceptor terraces,

grass, shrubs, vines, ground covers, and trees.

CP 02-1884

ZA 2001-0201(ZV) berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code. Protect outlets of culverts, conduits or channels from erosion by discharge velocities by installing rock outlet protection. Rock outlet protection is a physical devise composed of rock, grouted riprap, or concrete rubble placed at the outlet of a pipe. Install sediment traps below the pipe outlet. Inspect, repair and maintain the outlet protection after each significant rain.

22) The owner(s) of the property will prepare and execute a covenant and agreement (Planning Department General form CP-6770) satisfactory to the Planning Department binding the owners to post construction maintenance on the structural BMFs in accordance with the Standard Urban Stormwater Mitigation Plan and or per manufacturer's instructions.

e. Land Use

Compliance with mitigation measures required by this MND.

f. Savere Noise Levels ( Residential Only) 1) All exterior windows having a line of sight Saticoy Street shall be constructed with double-pane glass and use exterior wall construction which provides a Sound Transmission Class of 50 or greater as defined in UBC No. 35-1, 1979 edition or any amendment thereto.

2) The applicant, as an alternative, may retain an acoustical engineer to submit evidence, along with the application for a building permit, any alternative means of sound insulation sufficient to mitigate interior noise levels below a CNEL of 45 dba in any habitable room.

g. Public Services (Fire)

The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where

required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.

h. Public Services (Schools) Payment of school fees to the Los Angeles Unified School District to offset the impact of additional student enrollment at schools serving the project area.

i. Public Services (Street Improvements Not Required By DOT) The project shall comply with the Bureau of Engineering's requirements for street dedications and improvements that will reduce traffic impacts in direct portion to those caused by the proposed project's implementation. Increased Vehicle Trips/Congestion

Implementing measure(s) detailed in said Department's communication to the applicant dated October 4, 2001 and attached. Such report and mitigation measure(s) are incorporated herein by reference. ZA Note: Handwritten notes can be found on the DOT

work sheet which state: "This determination does not include the approval of driveway, parking and traffic circulation. A final site plan should be submitted to LADOT Valley Development Review Section, 19040 Vanowen St., Reseda, 91335 for approval." No other material from DOT bearing the referenced date of October 4, 2001 was to be found.

k. Inadequate Emergency Access Submit a parking and driveway plan to the Bureau of Engineering and the Department of Transportation for approval that shall provide code-required emergency

Utilities (Solid Waste)

The applicant shall institute a recycling program to the satisfaction of the Zoning Administrator to reduce the volume of solid waste going to landfills in compliance with the City's goal of a 50 percent reduction in the amount of waste going to landfills by the year 2000.

CF 02-1884 ZA 2001-0201(ZV)

> 2) Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material

10. Prior to the issuance of any building permits, a landscape and full irrigation plan by a licensed landscape architect shall be submitted to the Council Office of the district for review and approval by the Zoning Administrator. Such plan shall include lush vegetation and a combination of 36 and 24 inch box trees incorporated in the rear and front yard set back.

more than 45 feet and the three story part of the building in the rear shall be no more than 35 feet. For further protection to the residential properties to the north, there shall be no balconies on the northern face of the building. 12. The rear yard wall shall be built no higher than the current

11. The height of the four story part of the building shall be no

fencing of the properties to the north, but not less than eight feet.

13. All trash pick ups and deliveries and drop offs shall be done 14. There shall be two parking spaces per unit plus 1/4 guest parking per unit. Guest parking shall be clearly marked for

15. The front yard set back shall range from 30 to 47 feet as indicated on the site plan.

#921.084com.wpd

## SOILS REPORT APPROVAL LETTER

EFREN ABRATIQUE, P.E JAYRER HUNEZ PEDRO SIRBA MARSHAL BROWN WILLIAM J. PROUSE

December 8, 2005

Sationy Realty Investments

Los Angelss, CA 90024

CITY OF LOS ANGELES

Department of Sign during and bape ty 291 horth polision street LOS ANGILLISS, CA SOUTS ANDREW A. ADELLIAN. P.E. RAYLIOND CHAN SECUTIVE OFFICER

SOILS REPORT APPROVAL LETTER

ANTONIO R. VILLARAIGOSA

LOG# 50864-01 SOILS FILE - 2 10850 Wilshim Boulevard, Suite 1050

TRACT: 5252 LOTS: 69/ 70 LOCATION: 20227/ 20237 Saticoy Street CURRENT REFERENCE REPORT DATE(S) OF REPORT/LETTER(S) PREPAREDBY A8349-05-01 11/22/2005 Soils Report PREVIOUS REFERENCE REPORT DATE(S) OF PREPARED BY REPORT/LHTTER(S)

GH11459-8 2/4/2005 Grover Hollingsworth Soils Report GH11459-S 3/17/2005 Soils Report Grover Hollingsworth Soils Report GH11459-S 5/3/2005 Grover Hollingsworth GH11459-S 8/2/2005 Soils Report Grover Hollingsworth Log #47041-03 9/12/2005 LADBS Approval Soils Report A8349-06-01 10/27/2005 Сессод Log #50864 11/21/2005 LADBS Correction List

Grading Division of the Department of Building and Safety has reviewed the current report dated 11/22/05 providing supplementary recommendations on the proposed construction of a 4-story spertment building over a subtenences parking 16 feet below grade. Previous reports on the same project prepared by Garver Hollingsworth were approved by the Department on 9/12/05 (Log #47041-03). Goscon notifies the Department that Geocon is assuming the responsibility as the Engineer-of-record, and requests to disregard previous liquefaction and settlement calculations performed by Grover Hollingsworth

According to Geocon's reports, the subsurface materials consist of fill over alluvial native soils. Scapage was encountered at 15 feet below grade during exploration. The reports recommends supporting the proposed building on mat foundations founded in native soils. Temporary excervations up to 20 feet by open cuts and shoring are proposed. The report recommends temporary dewatering, and designing the basement for hydrostatic uplift.

## 20227 / 20237 Sationy Street

The site is located within the liquefaction hazard zone as mapped by the State of California. The liquefaction study included as a part of Geocon's reports demonstrate that the site soils are subject to liquefaction. The earthquake induced total seniement is calculated in the Geocon's reports to be up to 1.89 inches, and earthquake induced differential settlement is estimated to be up to 1 inch. The consultant has determined that the mat foundations will perform adequately in the event that liquifaction does occur. This satisfies the requirement of the State of California Public Resources Code, Section 2690 et seq. (Seismic Hazard Mapping Act).

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

1. Geocon hitand Empire, Inc. is approved as the grading origineer-of-record for the proposed project development on the subject properties, as requested in the report dated 11/22/05. The soil augineer shall review and approve the detailed plans prior to issuance of any permits.

3. All the recommendations of the reports, which are in addition to or more restrictive than the conditions contained herein shall be incorporated into the plans.

All footings shall be founded in competent native soils, as recommended.

A grading permit shall be obtained.

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 D 1557; Where cohesionless soil having less than 15 pament finer then 0.005 millimeters is used for fill, it shall be compacted to a minimum of 95 percent relative compaction based on maximum dry density.

the Department of Public Works, for any grading work in excess of 200 cu yd. 17. All roof and pad drainings shall be conducted to the street in an acceptable manner. (7013.10)

12. 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 CANADA CA

My Double Employment Opposituate - Apprenance Action Unployed

published by ICBO. (Table 16 A-J)

This approval shall be by signature on the plans which clearly indicates that the soil engineer has reviewed the place propered by the design engineer and that the plane include the recommendations contained in the reports.

4. The LABC Soil Type underlying the site is Sd. The minimum horizontal distances to known scismic sources shall conform to the Maps of Known Active Fault Near Source Zones

6. Existing uncertified fill shall not be used for support of florings, concrete alabs or new fill.

8. The building design shall incorporate provisions for anticipated differential scittlements not less shan 0.3 inch due to static loads and 1 inches due to seignic loads, as recommended in Geocon's reports.

10. 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 Department and

20227 / 20237 Satisfy Street of Industrial Safety.

13 A sumplemental report shall be submitted to the Grading Section containing recommendations for aboring, underpinning, and asquence of construction in the event that any excavation would remove lateral supports to the public way or adjacent structures.

14. Prior to the issuance of any permit which authorizes an excavation where the excavation is to boof a greater depth than are the walls or foundation of any adjoining building or structure and located closes to the property line than the depth of the excessarion, 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

15. Unsurcharged temporary excavations may be out vertically up to a height of 5 feet. Portions of the excavation above this height shall be trimmed to a gradient no steeper than 1:1, as

16. Shoring shall be designed for the minimum lateral earth pressures as recommended in pages 18 of the report dated, 10/27/05. The soils engineer and/or structural engineer shall determine the additional swedgege leads for the design of the proposed shoring.

17. Shoring shall be designed for the deflection not exceeding 0.5 inch as recommended in the report dated 10/27/05. The soil engineer shall monifor the shoring deflections during construction from affecting existing offsite structures and facilities.

18. Installation of shoring shall be performed under the inspection and approval of the Scila engineer and deputy grading inspector. 19. The installation and testing of temporary tie-back anchors shall conform to the

recommendations included in the report of to the Department's Research Report No. RR23835 thied "Requirements For Temporary Tieback Earth Anchors", whatever is more restrictive. 20. The soils engineer shall review and approve the temporary dewatering plans, and shall evaluate the effects of the proposed temporary dewatering to the existing offsite structures and facilities.

removal of support and/or retaining of slopes adjoining the public way. 22. Retaining walls shall be designed for the minimum lateral earth pressures as recommended in pages 13 of the report dated 10/27/05. The soils engineer and structural engineer shall

21. Suitable arrangements shall be made with the Department of Public Works for the proposed

determine the additional surcharge loads for the design of the retaining walls. 23. 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.

Moroechai Avnery (O) 24. All retaining walls shall be provided with a subdrain system to prevent possible hydrostatic pressure behind the well. Prior to issuance of any permit, the retaining well subdesin system 2222 South Figueroa Street, #300 recommended in the soil report shall be incorporated into the foundation plan which shall be Los Angeles, CA 90007 reviewed and approved by the soils engineer of record. (7015.5 & 108.9) James Vitale (R) 3250 Wilshire Boulevard, #1708

20227 / 20237 Saticby Sheet

25. Profebricated drainage composite, including Mitadrains, for respining wall subdrains shall be used in addition to traditionally accepted methods of draining retained earth. Weep hotes, each surrounded with I foot cube of drain rock, shall be provided at 8-foot center or a continuous perforated drain pipe surrounded by drain mok discharging to an approved location shall be

26. Installation of the subdrain system shall be inspected and approved by the soll engineer of record and the City grading/building inspector. (7015.5 & 108.9)

27. Basement walls and slab shall be waterproofed with an L.A. City approved "Below-grade waterproofing" material with a research report number.

28. Prior to the placing of compacted full, a representative of the soils engineer shall inspect and approve the bottom excavations. He shall post a notice on the job site for the City Grading Inspector and the Contractor stating that the soll inspected meets the conditions of the report, but that no fill shall be placed until the LADES Grading Inspector has also inspected and approved the bottom excavations. A written certification to this effect shall be included in the finel 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 thail be submitted to the Grading Division of the Department upon completion of the compaction. An engineer's certificate of compliance shall include the grading permit number and the legal descriptions as described in

29. Prior to the pouring of concrete, a representative of the soil engineer shall inspect and approve the footing excavations. A notice shall be posted 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 conffication to this effect shall be filed with the Department upon completion of the work.

30. The soil engineer shall inspect all excavations to determine that conditions suffcipated in the report have been encountered and to provide recommendations for the correction of hazards found during construction.

31. Prior to excavation, an initial inspection shall be called at which time sequence of shoring, protection fences and dust and traffic control will be scheduled. Makens

RAPHAEL CHENG, Georgianical Highwest

(213) 482-0480 VN District Office

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CITY OF LOS ANGELES CALIFORNIA ALLGENTE BOWNE SEMINING ALCOH PARKAALROMAN BERHAURS ASS

With John VIELARAICE BA

August 25, 2005 Bob Yari (A) Saticoy Realty Investments 10850 Wilshire Boulevard, 6th Floor Los Angeles, CA 90024

Joseph Rivani (A) 2222 South Figueroa Street, #300 Los Angeles, CA 90007 Moroechai Avnery (Ö) Los Angeles, CA 90007

2222 South Figueroa Street, #500 James Vitale (R) 3250 Wilshire Boulevard, #1708 Los Angeles, CA 90010

Department of Building and Safety On April 9, 2002 the Zoning Administrator acted uniter Gase No. ZA 2001-0201(ZV) to

pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27. a request for a Variance from Section 12.21.1-A.1 of the Los Angeles Municipal Code to permit the construction, use and maintenance of an approximately 100,000 square-foot plus 74,430 square foot subterranean parking garage, four-story, 95 unit market rate apartment complex with a floor area ratio (FAR) of three times the buildable area of a commercially zoned lot in Height District No. 1VL in lieu of the permitted FAR of 1.5 times the buildable area of the lot. A total of 201 parking

spaces will be provided; and a request for a Variance from Section 12.12-A of the Code to allow part of the apartment complex consisting of community room, mail room, 10-foot high architectural arches, computer learning center and manager's office to be located within the P-1VL (automobile parking) Zone,

AN EQUAL EMPLOYMENT OPPORTUNITY - AFFIRMATIVE ACTION EMPLOYER

CASE NO. ZA 2001-0201(ZV) PAGE 2 That action was taken subsequent to additional terms and S conditions and it became effective after July 25, 2003.

That action was subsequently appealed to the South Valley Area Planning Commission

who on August 15, 2002 mailed their Letter of Determination which documented that at the meeting on June 27, 2002 and continued to July 11, 2002, the South Valley Area Planning Denied the Appeal Sustained the action of the Zoning Administrator Granted the Variance Unmodified prior Conditions of Approval

Adopted the Findings of the Zoning Administrator

Adopted ENV 2001 -0202-MND It was noted that the Effective Date for their action was August 13, 2002 and that their action could be appealed on or before August 28, 2002. The action of the Area Planning Commission was appealed to the City Council who on

June 10, 2003 issued their written report stating that regarding the applicant's request for a four story, 95-unit market rate apartment complex with a subterranean parking garage located at 20237 Saticov Street. The City Council reported that at the meeting of the Council held May 28, 2003, the following action was taken:

The privileges of said grant were to be utilized within two years of the action of the Mayor

Attached report adopted as amended Attached amending motion (Zine - Reyes) adopted. Mayor concurred 6-09-03 Findings adopted Mitigated Negative Declaration adopted

This Letter is that one year time extension.

(June 9, 2005) or become void unless the Zoning Administrator were to grant one additional period of time not to exceed one year. Now the applicant, Saticoy Realty investments, has filed a request with the Office of Zoning Administration for an Extension of Time in which to utilize the grant made to the property by the Board of Zoning Appeals. In the application for a Time Extension it is stated that:

\*The applicant has been delayed by an unusually long Soil and Geology approval process to analyze and engineer for unusually high historic groundwater levels. Plans have been completed pending final foundation design. Property has been cleared and construction is planned for this summer. Condition Clearance is

The Zoning Administrator may grant one time extension not to exceed one year in length.

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

CASE NO. ZA 2001-0201(ZV)

By this action the Zoning Administrator, in consideration of the above, has determined that an unavoidable delay has prevented or will prevent the applicant from taking advantage of the grant or authorization within the specified time limits and has acted to grant that one time extension for the full one year time period. This is one year time extension shall continue the life of the subject grant until June 9, 2006. The Department of Building and Safety is hereby authorized to issue the necessary permits within said additional time. provided that all conditions imposed by the City Council are fully met.

ALBERT LANDINI Associate Zoning Administrato Direct Telephone No. (213) 978-1467

AL:mg cc: Councilmember Dennis P. Zine

Third District

FIGURET JANOVICE

Associate Zorung Administrators

RENICOLAS BROWN

ANIX CHARRON

EMILY LICABEL-LUDD

DAVID KABASHIMA

ALBERT LANDING

SARAH RODGERS

April 9, 2002

Joseph Rivani (A)

Los Angeles, CA 90007

Los Angeles, CA 90010

DANIEL GREEN

LOURDES GREEN

LITY OF LOS ANGELES CALIFORNIA

CITY PLANNING CON HOWE DIRECTOR FRANKLIN P. EBERHARD IMPUTY DIRECTOR OFFICE OF ZONING ADMINISTRATION 200 N. SPRING STREET, 7<sup>th</sup> FLOOR

LOS ANGRES, CA 90012 (213) 978-1318 FAR: (213) 978-1334

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JAMES K. HAHN

CASE NO. ZA 2001-0201(ZV) 2222 South Figueroa Street, #300 ZONE VARIANCE 20237 Saticov Street Canoga Park-Winnetka Woodland Hills-West Hills Planning Area

Zone : C1.5-1VL and P-1V D. M. : 186B113 C. D. ; 3 CEQA: ENV 2001-0202-MND Fish and Game: Exempt

Legal Description: Lots 69-70.

GEOTECHNICAL CONSULTANTS

Tract 5252 Department of Building and Safety

Pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27, I hereby

1) a request for a Variance from Section 12.21.1-A,1 of the Los Angeles Municipal Code to permit the construction, use and maintenance of an approximately 100,000 square-foot plus 74,430 square foot subterranean parking garage, four-story, 95 unit market rate apartment complex with a floor area ratio (FAR) of three times the buildable area of a commercially zoned lot in Height District No. 1VL in lieu of the permitted FAR of 1.5 times the buildable area of the lot. A total of 201 parking spaces will be provided; and

a request for a Variance from Section 12.12-A of the Code to allow part of the apartment complex consisting of community room, mail room, 10-foot high architectural arches, computer learning center and manager's office to be located within the P-1VL (automobile parking) Zone,

All other use, height and area regulations of the Municipal Code and all other.

applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.

Project No. A8349-06-01 November 22, 2005

Dear Mr. Monette:

CHIV PLANMING.

COST IN TAX

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ZONING ADMINISTRATION

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CASE NO. ZA 2001-0201(ZV)

Canoga Park-Winnetka Woodland Hills-

EXTENSION OF TIME

West Hills Planning Area

Zone : C1.5-1VL and P-1VL

CEQA: ENV 2001-0202-MND

Legal Description: Lots 69-70,

Fish and Game: Exempt

20237 Saticov Street

D. M. : 186B113

C. D. : 3

Tract 5252

GEOCON

Mr. Roy Monetto Saticoy Realty Investments, LLC 10850 Wilshire Boulevard, Suite 1050 Los Angeles, California 90024

TRACT: 5252, LQT: 69 AND 70

upon the following additional terms and conditions:

Subject: RESPONSE TO CITY OF LOS ANGELES REVIEW PROPOSED APARTMENT BUILDING 20227 TO 20237 SATICOY STREET, WINNETKA, CALIFORNIA

References: Update of Geotechnical Investigation, Proposed Apartment Building, 20227 to 20237 Saticoy Street, Winnetka, California, Project No A8349-06-01, by Geocon Inland Empire, Inc., dated October 27, 2005;

City of Los Angeles, Soils Report Correction Letter, Log # 50864, dated November 21,

This letter has been prepared in response to the referenced City of Los Angeles Correction Letter. The letter indicates that five items be addressed. A copy of the letter is included with this response Response I: Special Publication 117 (SP 117), published by the California Department of Conservation, Division of Mines and Geology in 1997 (now the California Geological Survey),

presents guidelines for evaluation of soil liquefaction as well as laboratory testing criteria for soils to

rule out their potential for liquefaction based on their engineering properties. In 1999, Recommended

Procedures for Implementation of DMG Special Publication 117 Guidelines for Analyzing and

Mitigating Liquefaction Hazards in California was created through the Southern California

boring used for sampling and testing should be performed next to one of the CPT soundings to check

Earthquake Center at the University of Southern California, with the intention of encouraging the use of established methods so that technically sound hazard evaluations are performed. In general, the Recommended Procedures detail how exploration and Standard Penetration Testing (SPT) should be performed and provide guidelines for determining liquefaction susceptibility in drilled borings, where soil samples are recovered, as well as for CPT soundings. However, it is implied that CPT soundings by themselves, where soil is not recovered, could lead to questionable results and the Recommended Procedures suggest that borings also be performed. Specifically, one

that the CPT-soil behavior type interpretations are reasonable for the project site.

The CPT sounding is typically implemented first to provide continuous information about the layering of the underlying carth materials and to assist in identifying the potential areas of weakness, based on the tip resistance and estimated blow counts. The drilled boring should be conducted after a careful evaluation of the CPT sounding so that questionable areas can be further evaluated by obtaining actual SPT blow counts and soil samples at the pertinent depths for laboratory testing. Combining the two procedures, with the appropriate laboratory testing, provides a comprehensive

approach to the evaluation of liquefaction potential. The laboratory testing that must be performed for a thorough and comprehensive liquefaction analysis is based on the "Chinese Criteria" (Seed and Idriss, 1982). The so-called "Chinese Criteria" indicates that clayey soils having all of the following characteristics may be susceptible to severe strength loss if:

 Percent finer than 0.005 millimeters is less than 15 percent Liquid Limit is less than 35

 Water Content is greater than 0.9 x Liquid Limit The liquefaction analyses performed by Grover Hollingsworth and Associates were incomplete and based on SP-117 criteria, lacked sufficient laboratory testing leading to overly-conservative results. For example, boring and CPT data were not combined into one comprehensive analysis and where analyses were performed on CPT data alone, there was no laboratory testing. Further, Hydrometer and Atterberg Limits testing was not performed on many of the low blow-count soils encountered in the borings. All of these oversights result in an incorrect analysis and overly conservative results which appear as excessive settlements. As stated in the referenced Update of Geotechnical Investigation, the liquefaction and settlement calculations performed by Grover Hollingsworth and Associates should be disregarded for they are incomplete.

Response 2: The bottom of the subterranean level will be approximately 16 feet below the ground surface. The evaluation of liquefaction above the basement level is unnecessary. Response 3: There should be no appreciable effect, such as heave, on existing offsite structures resulting from controlled post-grouting. The number of bags pumped will be less than five, and the pressures will be monitored throughout grout placement. Periodic surveying will also be performed

to monitor for movements. Although post-grouting is allowable for tie-back anchors, it may not even

The CPT data does indicate that soil stratigraphy is relatively uniform across the site as would be

expected in relatively level in-filled alluvial basins. The analysis performed by Geocon is accordance

with SP 117 guidelines, is very comprehensive and provides acrual SPT blow-count data and

laboratory testing based on the "Chinese Criteria." The results are also typical of other projects in the

Response 4: The report already states that in addition to the recommended earth pressure, the unper ten feet of the subterranean wall or shoring adjacent to the street should be designed to resist a uniform lateral pressure of 100 psf, acting as a result of an assumed 300 psf surcharge behind the walls due to normal street traffic. If the traffic is kept back at least ten feet from the subterranean walls or shoring, the traffic surcharge may be neglected. In addition, a recommended surcharge for the offsite structure is provided on Figure 9 of the referenced report. Nevember 22, 2005 Project No. A8349-06-01

Response 5: Geocon Inland Empire, Inc., is the new Engineer of Record for the subject project. If you have any questions regarding this letter, or if we may be of further service, please contact the undersigned. Very truly yours,



be utilized on this project.

Enclosures: City of Los Angeles, Soil Report Correction Letter (2)

(3) City of Los Angeles, submitted by Geocon Inland Empire, Inc.

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DATE: **07-20-2006** DRAWN BY: RM

5/19/03

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Enc: CPC 2001-0201 ZV

MAYOR WITH FILE - 12 29