

2424 Briarcrest - DIR-2022-9281-DRB-SPP-HCA. ENV-2022-9282-CE
BABCNC PLU

Clarifications and answers in response to 02-21-2023 BABCNC PLU meeting

Before moving into the questions, we wanted to update you on the status of the project as there were some modifications resulting from the first round of corrections at the City (LADBS). You will notice that some architectural elements were adjusted to satisfy these requirements. The most significant and the ones that have impact on some of the concerns raised by this Committee are the following:

- Overall building height: Although previously there was no enclosed portion of the building protruding into the allowed maximum building envelope, we removed all unenclosed projections like roof overhangs and canopies from encroaching with it by reducing its size and elevation. The only portions encroaching with the envelope height right now are the guardrails on the uncovered balconies which are permitted by the Baseline Hillside Ordinance. This will be addressed and explained during the response to Stephanie Savage question #2.F
- The 3' Private Street Dedication was removed from our plans and the Survey per City's request as it is not shown in their records. This can be verified by looking at the GPI Report (Grading Pre-Inspection Report).

QUESTIONS FROM THE COMMITTEE (from February's meeting, following the order of the document provided by Stephanie Savage)

1) Ellie Evans:

a. Verification of road width?

Please refer to page 2 in the powerpoint presentation or the printed Tabloid document that we distributed. Here we are marking the two items in the approved and signed Referral Form where it shows that Briarcrest Rd and all the streets listed in the Street designation section, including Alto Cedro, do not have a roadway width of less than 20'. This can also be verified on the submitted Survey along the frontage of the subject site and it is reflected in the project's Sections, referenced in page 3. This can also be verified by referring to our previously developed project across the street (9049 Alto Cedro/2423 Briarcrest Rd) where we had more quantity of soil export and it was handled with no haul route, normal trucks and no problems. Find attached the Earthwork calculations for 9049 Alto Cedro/2423 Briarcrest Rd for your reference on page 5 of the Powerpoint.

It is important to note that North from our client's property the street narrows down to 18' in some small sections but it isn't be part of this development. This is also relevant as a response for Stephanie Savage's question #2.a which we will address later.

Documents attached:

- Architectural Plan Set – Sheets A301; A302; A303; A304

- Architectural Plan Set – T.05 Survey

DEPARTMENT OF BUILDING AND SAFETY/PUBLIC WORKS PRELIMINARY REFERRAL FORM FOR BASELINE HILLSIDE ORDINANCE NO. 181,624 AND HILLSIDE ORDINANCE No. 174,652				
Building and Safety Address 2424 N BRIARCREST ROAD		District map 153B165		APN 4388015010
Tract		Block		Lot 5
Public Works:				
Street designations: Standard vs., Substandard Hillside Limited (for all the streets, public or private, abutting or adjacent to the lot(s)) (LAMC 12.21A17(e)(1)) or LAMC 12.21C10(i)(1))				
Street Name (1) BRIARCREST ROAD (PVT ST 325)				
R/W width 30'	Roadway width: 20'	Plan Index P-22132		
<input type="checkbox"/> Lot fronts on a standard hillside limited street (R/W ≥ 36' AND Rdwy ≥ 28')				
<input checked="" type="checkbox"/> Lot fronts on a substandard hillside limited street Dedication required? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes - width _____				
Street Name (2) _____				
R/W width _____	Roadway width: _____	Plan Index _____		
<input type="checkbox"/> Lot fronts on a standard hillside limited street (R/W ≥ 36' AND Rdwy ≥ 28')				
<input type="checkbox"/> Lot fronts on a substandard hillside limited street Dedication required? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes - width _____				
Street Name (3) _____				
R/W width _____	Roadway width: _____	Plan Index _____		
<input type="checkbox"/> Lot fronts on a standard hillside limited street (R/W ≥ 36' AND Rdwy ≥ 28')				
<input type="checkbox"/> Lot fronts on a substandard hillside limited street Dedication required? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes - width _____				
Vehicular Access:				
1. Is the Continuous Paved Roadway (CPR)* at least 28 feet wide from the driveway apron of the subject lot to the boundary of the Hillside Area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
2. Do <u>any</u> of the streets listed in the Street designations section have a roadway width of less than 20 feet adjacent to the lot(s)? (LAMC 12.21A17(e)(2) or LAMC 12.21.C10(i)(2))				
<input type="checkbox"/> Yes – A Zoning Administrator Determination (ZAD) is required per 12.24X21 or 12.24X28** OR the roadway shall be widened to a minimum 20 foot width via a Public Works construction permit				
<input checked="" type="checkbox"/> No				
3. Is the CPR at least 20 feet wide from the driveway apron of the subject lot to the boundary of the Hillside Area? (LAMC 12.21A17(e)(3) or LAMC 12.21.C10(i)(3))				
<input checked="" type="checkbox"/> Yes				
<input type="checkbox"/> No – A Zoning Administrator Determination (ZAD) is required per 12.24X21 or 12.24X28** OR the roadway shall be widened to a minimum 20 foot width throughout via a Public Works construction permit				
*CPR – begins at the driveway apron and must be continuous and without obstacles to the boundary of the Hillside Area				
Sewer Connection: (LAMC 12.21.A17(g) or LAMC 12.21.C10(j))				
Lot located within 200 feet of available sewer mainline:				
<input type="checkbox"/> Use existing wye and permit		<input checked="" type="checkbox"/> Obtain new connection and new permit		
<input type="checkbox"/> Use existing wye and obtain new permit		<input type="checkbox"/> Construct mainline (B permit from BOE)		
Lot located greater than 200 feet from an available sewer mainline:				
<input type="checkbox"/> Obtain LADBS approval for onsite sewer		<input type="checkbox"/> Construct mainline (B permit from BOE)		
Public Works Employee signing form:		PAGE 1 of 2		
Sign	Print name Anthony Mainez			
Date: 8/1/2022	Phone _____	Location West LA		

b. Verification of project construction phasing recommendations in environmental report?

Please refer to page 4 of the PowerPoint where we show that the Vegetation Clearing was confirmed to occur during autumn as suggested in the Biological Report. As noted on the previous meeting, we are highlighting the milestones to reach a good and well sized pad area to secure ground and be 100% out of the street in the least amount of time.

2) Stephanie Savage:

- a. Verification of Road width, on both Alto Cedro and Briarcrest. Survey of 2411 Briarcrest confirms less than 20' wide. By right grading is reduced by 25% when roads are less than 28'.**

(RE-15 lots are allowed 1600 CY by right, therefore 1,200 CY, for roads less than 28' wide). Any planned road widening? And does this require an entitlement for substandard access- (LAMC 12.24X28)?

As mentioned in the first answer, the Road Width for City's records is over 20' for the entirety of the drive up.

This can be verified in the signed LADBS/PW Preliminary Referral Form already portrayed to answer question #1.1. (Page 2)

This can also be verified by referring to our previously developed project across the street (9049 Alto Cedro/2423 Briarcrest Rd) where we had more quantity of soil export and it was handled with no haul route, normal trucks and no problems. Find attached the Earthwork calculations for 9049 Alto Cedro/2423 Briarcrest Rd for your reference on page 5 of the Powerpoint.

This is a small private street that has its own small Neighbors Association to discuss and vote over all shared decision. Most developed lots (nine in total, other than the one from our client across the street) have minimum setbacks making it not desirable by the residents, therefore there are no plans to widen the street at all.

Consequently, this project does not require any entitlements.

- b. Grading Calculations notes 500+ cy of building cut, does not mention fill, piles, deepened foundations or remedial grading (as noted in grading approval letter). All are exempt, however not exempt from a haul route. 8' of fill noted in materials and questions on pile depth combined with down slope pile day lighting requirement, needs clarification and amounts to be included in civil grading calculations.***

Please look at the updated earthwork calculations on page 6 of the Powerpoint with the final numbers of sheet C3 of the submitted Civil Plans. This table includes all piles, grade beams and understructure, exempt and non-exempt items, for a total export of 723.58 CY after fill while maximum. allowed is 1000 CY.

	EXEMPT			NON-EXEMPT		TOTAL
	PILE & GRADE BM SPOILS	DRIVEWAY GRADING	FILL W/IN 5' OF STRUCTURE	UNDERSTRUCTURE	ALL OTHER AREAS	
CUT	265.00	2.26	0.00	487.02	76.67	830.95
FILL	0.00	41.83	47.49	0.00	18.05	107.37
TOTAL	265.00	44.09	47.49	487.02	94.72	938.32
IMPORT	0.00	39.57	47.49	0.00	0.00	0.00
EXPORT	265.00	0.00	0.00	487.02	58.62	723.58 (NET)

Following into the next question, the soils report does show that 8' of fill was encountered, but the plan is to install a Tecco mesh with soil nails and pin the fill in place which was granted by the city (the approved Request for Modification is attached and it is the only request of ordinance modification in the entire project). It is important to note that this proposed system won't produce any considerable number of spoils that

should be included in the calculations, as the nails are 1" in diameter and the holes are less than 4" wide. Even if the length of the nails is 26ft deep, there would be only 3 cubic yards per hole but in reality, most of it is rock dust and the actual soil extracted blends into the existing slope as these holes are being done. Since these are evenly distributed it is imperceptible.

In relation to the piles and structure the Structural Plans had been submitted. You can also find the pile schedule on page 6 showing depth of piles ranging from 30' to 58' designed to meet daylight requirements. This is also being considered in the Civil Grading Plans and calculations.

PILE SCHEDULE						
Pile ID	Diam (in)	Embedment (ft)	Total Depth (ft)	Vertical Reinf.		Spirals
				No	Size	
P 01	24	48.0	58.0	12	# 8	#4 @ 2"o.c.
P 02	24	35.0	45.0	8	# 8	#4 @ 2"o.c.
P 03	24	25.0	35.0	8	# 8	#4 @ 2"o.c.
P 04	24	40.0	50.0	12	# 8	#4 @ 2"o.c.
P 05	24	40.0	50.0	12	# 8	#4 @ 2"o.c.
P 06	24	48.0	58.0	8	# 8	#4 @ 2"o.c.
P 07	24	30.0	40.0	8	# 8	#4 @ 2"o.c.
P 08	36	45.0	55.0	14	# 8	#4 @ 2"o.c.
P 09	24	30.0	40.0	8	# 8	#4 @ 2"o.c.
P 10	36	40.0	50.0	14	# 8	#4 @ 2"o.c.
P 11	24	25.0	35.0	8	# 8	#4 @ 2"o.c.
P 12	36	35.0	45.0	14	# 8	#4 @ 2"o.c.
P 13	24	48.0	58.0	12	# 8	#4 @ 2"o.c.
P 14	24	48.0	58.0	12	# 8	#4 @ 2"o.c.
P 15	36	40.0	50.0	14	# 8	#4 @ 2"o.c.
P 16	36	45.0	55.0	14	# 8	#4 @ 2"o.c.
P 17	24	25.0	35.0	8	# 8	#4 @ 2"o.c.
P 18	24	25.0	35.0	12	# 8	#4 @ 2"o.c.
P 19	24	25.0	35.0	14	# 8	#4 @ 2"o.c.
P 20	24	25.0	35.0	12	# 8	#4 @ 2"o.c.
P 21	24	25.0	35.0	12	# 8	#4 @ 2"o.c.
P 22	24	25.0	35.0	14	# 8	#4 @ 2"o.c.
P 23	24	35.0	45.0	8	# 8	#4 @ 2"o.c.
P 24	24	35.0	45.0	8	# 8	#4 @ 2"o.c.
P 25	36	45.0	55.0	8	# 8	#4 @ 2"o.c.
P 26	24	45.0	55.0	8	# 8	#4 @ 2"o.c.
P 27	24	30.0	40.0	8	# 8	#4 @ 2"o.c.
P 28	24	48.0	58.0	8	# 8	#4 @ 2"o.c.
P 29	36	25.0	35.0	8	# 8	#4 @ 2"o.c.
P 30	24	40.0	50.0	8	# 8	#4 @ 2"o.c.
P 31	36	40.0	50.0	8	# 8	#4 @ 2"o.c.
P 32	24	30.0	40.0	8	# 8	#4 @ 2"o.c.
P 33	24	48.0	58.0	8	# 8	#4 @ 2"o.c.
P 34	24	40.0	50.0	8	# 8	#4 @ 2"o.c.

f'c = 4000 psi
See Detail 2/S-3.1 for more information.

- c. **Based on house size, (5) required on-site parking spaces needed however only appears to be (3) covered and (2) in the street / dedication which does not comply with on-site parking.**

Now please refer to page 7. Here we have the Plot Plan, showing the location of our five parking stalls. Three of them are covered and the other two are uncovered compact parking spaces.

The two uncovered parking stalls are on the easement - approved by LADBS.

This site has no private street dedication as it was previously mentioned. This is shown on the electronically submitted GPI which we forgot to include on this presentation.

Please note that on the Northern end, we have a 1 story garage and a big deck area at a lower elevation. The project continues to step down along the N/S axis and the steepest portion of the lot (Southern end) is left undeveloped and with a big balcony to set back the roof structure. The entire building is broken up in many different levels to achieve this while achieving on of the most important MDRB guidelines: blending the project with the surrounding and the Santa Monica Mountains.

g. Neighbors along private street are impacted by this project, have they been contacted regarding all permits?

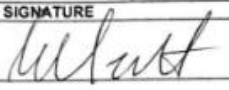
In relation to the approval of the neighbors along Briarcrest Road, there are nine other properties from which only three are owner-residents. The rest of the houses are rented. We are attaching the signature of support from two out of three owner-residents (William Hair and Bob Feldman) and the third (David Bennet), for which we have proof of contact, did not oppose.

Signatures and proof of contact are attached in Page 11.

2424 Briarcrest Road

OPTIONAL NEIGHBORHOOD CONTACT SHEET

9. SIGNATURES of adjoining or neighboring property owners in support of the request are not required but are helpful, especially for projects in single-family residential areas. Signatures may be provided below (attach additional sheets if necessary).

NAME (PRINT)	SIGNATURE	ADDRESS	KEY # ON MAP
WILLIAM HAIR		2411 Briarcrest Rd	TR 1931 41

On Feb 21, 2023, at 22:51, Bob Feldman <rcfdal1@shcglobel.net> wrote:

I am not where I can get that back to you today but you can represent that I approve.

On Feb 21, 2023, at 1:30 PM, Gerhard Heusch <gheusch@me.com> wrote:

Hi Bob

How are you? I spoke to Paul earlier today and he told me that you would support our project. I thank you very much for this. We are planning it very carefully also with respect to minimize disruption to the neighbors.

We have a meeting later today at 5 pm wit the Bel Air Beverly Crest Neighborhood Council and if we could get your signature on the document we e-mailed you prior, we would greatly appreciate it.

Kind regards

Now we are going to Jamie Hall concerns;

3) Jamie Hall:

- a. Questions on environmental report due to the SMMC habitat linkage zone map and the parcels habitat value for wildlife corridor on the parcel. Maps show wildlife corridor on subject property and links to open space (Fryman Canyon, etc). Environmental report requires the SMMC mapping**

This revision has been included into the Bio report and the mitigation strategies were considered and added to the project, for example not fencing during construction, not fencing the entire project boundaries. Leaving as clear as possible the north/south axis and avoiding interrupting the wildlife corridor.

- b. Added questions on the environmental report section for natural resources protection plan and the biologist conclusion. And the mountain lion analysis section of the report and the conclusion drawn regarding deer frequenting property (ie: SMMC mapping).**

This section of the Biological Report has been modified. You can find it in the new Report in the submitted documents we have attached.

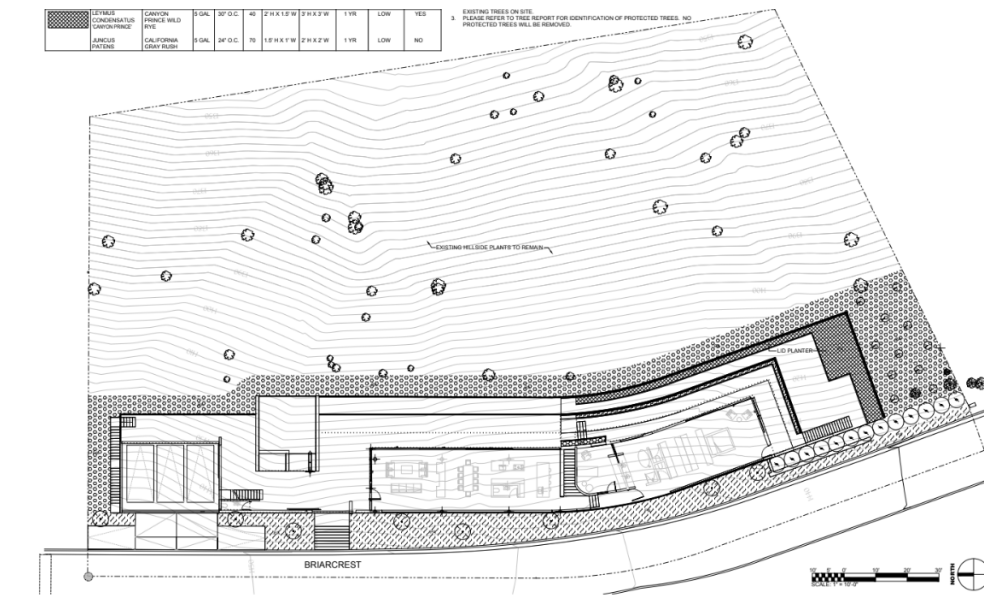
In paragraph 4.3.1, the mountain lion analysis in the Biological Report has been modified and updated according to the last recommendations.

4.3.1 Mountain Lion (*Puma concolor*)

Mountain lion (*Puma concolor*) is found in montane coniferous forests, lowland tropical forests, grassland, dry brush country, and any areas with adequate cover and prey. Dense vegetation, caves, and rocky crevices provide shelter. Mountain lions may also be found in chaparral, forest, scrub forests, or mountains (Dewey and Shivaraju, 2020). The potential range of mountain lions spans the entirety of the Santa Monica Mountains and thus encompasses the property. The mountain lions of the Eastern Santa Monica Mountains regularly use paved public streets and private yards to move between habitat areas (Edelman, 2021). The mountain lion is a CESA candidate species and in southern California it is granted full protection of a threatened species under CESA.

- c. Questions on the number of non-protected trees removed. Confirm the trees along property frontage are indeed small trees, replacement value? And requests replacements for native species and maintenance commitment.**

Please refer to page 12 of the PowerPoint. Here we are showing the Tree Plan overlaid with the project. As you can see, we are not removing any protected trees. The total of removed non-protected trees is 55. These are not significant nor native trees and had been planted over time. The pictures showing the frontage trees are in page 13 of the PowerPoint. We can see that they are not significant trees and the decision was made to replace them with native trees at a ratio of 1:1 downslope where they can be easily relocated and contribute to the environment.



4) Travis Longcore:

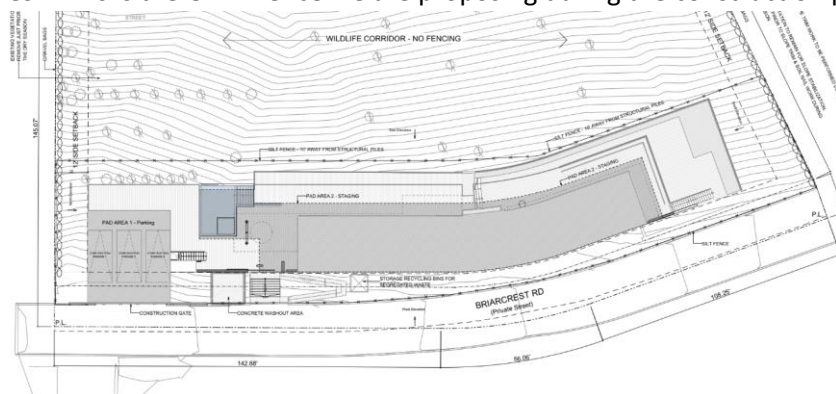
- a. **Questioned fencing at the rear of the property, which is undeveloped. Based on the SMMC mapping, fencing the property would impact the wildlife corridor/connectivity. Imperative to NOT fence the entire property.**

Please now go to page 15 of the Power Point. We added a new plan called Erosion Control and Parking Plan to show this situation.

During construction the fencing will be strictly around structure, 10ft away from outer caissons as it was suggested.

The project does not include any fencing of the property either, leaving the eastern portion of the lot (approximately 80% of the lot surface) and the entire N/S axis open and undeveloped, to mitigate the impact on the wildlife corridor and wildlife connectivity.

The fence along the structure is called out as “Silt Fence – 10’ away from structural piles”. This is the ONLY fence we are proposing during the construction phase.



- b. Questions regarding errors in the environmental report on tree species for both California Walnuts and Toyons. If report is corrected on the species, then do sensitive natural communities occur? Are any trees in need of mitigated that are not reported due to encroachments (near construction).**

In relation to the errors made in the Tree Report, the arborist agreed with it and modified the names as suggested by Travis Longcore. For example, in the list, number 33, the name of the tree was correctly replaced by Southern California Black Walnut. You can find the rest of the corrections in the complete Tree Inventory in the Tree Report.

33	Southern California Black Walnut	<i>Juglans californica</i>	8,10	35	35	Good	Yes	Remain
34	Laurel Sumac	<i>Malosma laurina</i>	2,2	10	6	Fair/Poor	No	Remain
35	Laurel Sumac	<i>Malosma laurina</i>	2,4	10	15	Fair/Poor	No	Remain
36	Laurel Sumac	<i>Malosma laurina</i>	6	10	5	Fair/Poor	No	Remain
37	Arizona Ash	<i>Fraxinus velutina</i>	10,2,2	35	15	Fair/Good	No	Remain
38	Arizona Ash	<i>Fraxinus velutina</i>	16	40	20	Fair/Good	No	Remain
39	Toyon	<i>Heteromeles arbutifolia</i>	2,2,1	15	12	Fair	Yes	Remain

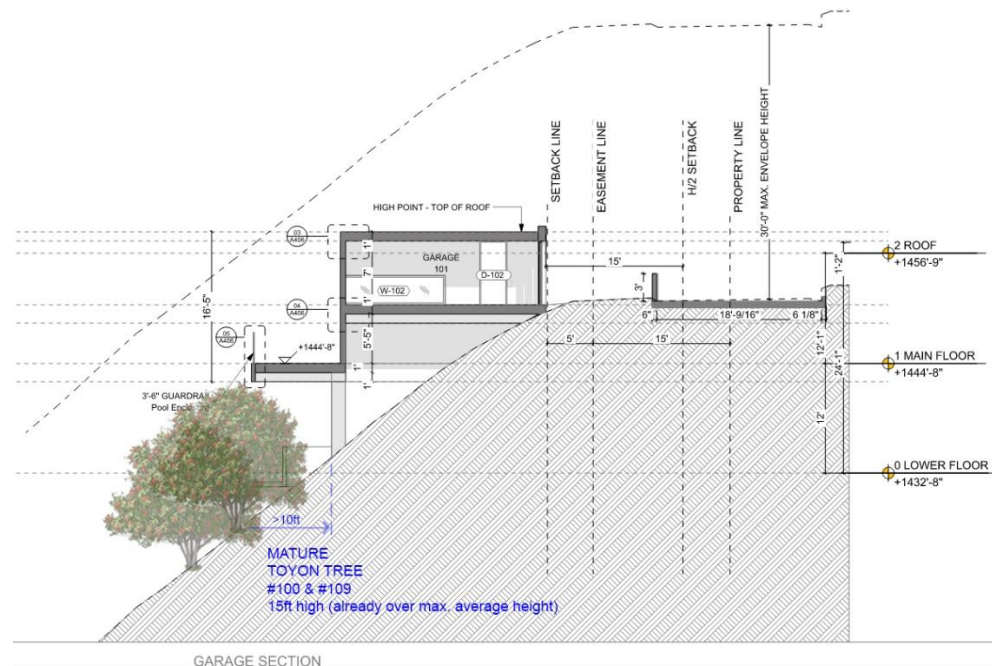
This modifications on the trees names does not impact the trees classification. As explained in the Biological Report, the project contains three habitats onsite that are protected under the City’s SEA Program.

However, the site is not currently located within the SEA Program boundaries (CLA 2020) and no portion of these three habitats is being touched by our development.

This is properly shown in page 16 of the Power Point.

Lastly, regarding the two protected trees near the building (Toyon Tree #100 and #109 in the Tree Inventory) we added a section showing how these are not impacted by the house, not even

at their maximum mature height. These trees will be protected during construction as requested by the City.



- c. ***Project must commit to specified lighting mitigations for house and landscape due to impacts on the known wildlife, per SMMC mapping. Requests no lighting downslope at all.***
- As it was suggested, we are proposing a lighting design which is based on reflecting from the edge of the deck to the inside of the property – we are NOT using lighting facing down slope in order not to disturb any wildlife species.
- The lighting design is shown in the L.03 Lighting Plans and in page 18 of the Power Point. There you can see the specifications of the lighting that we are proposing.



5) Robert Schlesinger:

- a. **Questions regarding caissons and grading needs confirmation and how much more grading on site (export, etc).**

This was answered in Question 2b -from Stephanie Savage.

Civil plans and sheet were modified and updated to show total amount of export.

6) Nickie Miner:

- a. **Questions regarding depth of caissons and accumulative effects/impacts, to be confirmed.**

The depth of caissons and accumulative effects/impacts are shown and considered in the updated Structural and Civil plans. Most important numbers were already expressed during this presentation and they are summarized on Page 6 of the PowerPoint.