

LAW OFFICES OF  
**Ronald Richards and Associates**

A Professional Corporation  
310-556-1001 Office  
310-277-3325 Fax

**\*Admitted in the following**

**Courts:\***

All Fed. and State Cts. in  
California, 2<sup>nd</sup>, 9<sup>th</sup> & 11<sup>th</sup> Circuit,  
C.O.A's, ED of Michigan, D of  
Colorado, W.D. of Tenn.,  
The United States Supreme Court  
(U.S.S.C.)

**Mailing Address**

P. O. Box 11480  
Beverly Hills, CA  
90213

European Office  
Oliver Löwell  
Frankfurt, Germany

EMAIL: [RON@RONALDRICHARDS.COM](mailto:RON@RONALDRICHARDS.COM)  
WEBSITE: [WWW.RONALDRICHARDS.COM](http://WWW.RONALDRICHARDS.COM)

March 7, 2018

BYRON POPE, MMC | City Clerk



City of Beverly Hills  
455 N. Rexford Drive, Suite 290  
Beverly Hills, CA 90210  
☎: 310-285-2401  
☎: 310-385-0862  
✉: [bpope@beverlyhills.org](mailto:bpope@beverlyhills.org)

**Re: Official Complaint against Registered Legislative Advocate JAMES DAVID FAUL  
aka Jim D. FAUL IN CONNECTION with A PUBLIC MATTER before the City Council and  
TO AN OFFICIAL GOVERNMENT AGENCY.**

Dear Mr. Pope,

This letter is to advise you that I am lodging an official complaint against James David Faul  
aka Jim D. Faul who has submitted false information under penalty of perjury to the City of  
Beverly Hills.

It is alleged in the complaint that Mr. Faul is guilty of the following false statements before  
the City. A copy of his two filed LAI forms are attached to this complaint as Exhibit "A"  
establishing jurisdiction

Count 1: It is alleged he has been materially misleading about his true legal name that he  
has registered with state agencies. His true legal name is James David Faul, not Jim D.  
Faul. A copy of his engineering license is attached as Exhibit "B".

Generally, after the Loma Linda project was declared to be a by right project by Mr. Faul

and his client, it is alleged he has submitted false and misleading by right for each and every plan submission.

Count 2: It is alleged he knowingly and willfully submitted false or grossly negligent export volume figures to the City of Beverly Hills on or about August 30<sup>th</sup>, 2017 (See Exhibit "C"- 5<sup>th</sup> round of corrections)

Count 3: It is alleged that he additionally knowingly understated the dirt export volumes from a failure to follow the recommendations of the Irvine Geotechnical report dated March 21, 2017, which instructed the Applicant to remove 200 cy of soil from the site. This 200 cy was missing from Jim Fauls' submission. See Exhibit "D".

*"It is our understanding that the trims will be shown on the revised civil engineering plans to be submitted to the Community Development and Building and Safety Departments. According to the project civil engineer, Jim Faul with LC Engineering Group, the slope trimming on 1193 Loma Linda property will create 200 cubic yards of earth.*

***The 200 cubic yards generated from the slope trimming should be exported from the site and included in the export volume calculations."***

Count 4: It is alleged he knowingly and willfully submitted false or grossly negligent export volume figures to the City of Beverly Hills on or about October 4<sup>th</sup>, 2017 (See Exhibit "E"- 6<sup>th</sup> round of corrections)

Count 5: It is alleged he knowingly and willfully submitted false representations about export figures being below 1500 in an email dated November 27, 2017 knowing that representation was false or grossly negligent. This email and 7<sup>th</sup> correction letter is attached as Exhibit "F".

Count 6: It is alleged he knowingly and willfully submitted false or grossly negligent export volume figures to the City of Beverly Hills on or about December 14, 2017 (See Exhibit "G"- 8<sup>th</sup> round of corrections)

Count 7: It is alleged he knowingly and willfully submitted false or grossly negligent export volume figures to the City of Beverly Hills on or about December 22, 2017 (See Exhibit "H"- 9<sup>th</sup> round of corrections)

Count 8: It is alleged he knowingly and willfully submitted false or grossly negligent export volume figures to the City of Beverly Hills on or about February 1, 2018. See Exhibit "I"- 10<sup>th</sup> round of corrections.

Count 9: It is alleged he knowingly and willfully submitted false or grossly negligent export volume figures to the City of Beverly Hills on or about March 6, 2018. See Exhibit "J"- 11<sup>th</sup> round of corrections.

Count 10: It is alleged that Mr. Faul has falsely labeled retaining walls as terraced planters knowing that terraced planters is not listed in the Beverly Hills Municipal Code nor the Building Code. See Exhibit "K" in attempt to avoid code compliance.

Count 11: It is alleged that Mr. Faul has intentionally changed the labeling of the retaining walls for 1193 Loma Linda from retaining walls to planters to mislead staff into approving an illegal development. Exhibit "K".

Count 12: It is alleged that Mr. Faul has submitted artificially low bond figures in connection with the bond for the project as it relates to the cost to expand the fire turnaround and the street. Exhibit "L".

Mr. Faul should be charged by the City Prosecutor for the violations listed below and if found guilty, the applicable penalties be imposed, after due process and a fair hearing, as set forth in the Code.

#### BHMC 1-9-104: PROHIBITIONS:

No legislative advocate shall knowingly and willfully:

#### **A. Deceive or attempt to deceive any city official with regard to any material fact pertinent to any proposed or pending municipal legislation;**

Without allegedly corrupt and/or incompetent engineers like Mr. Faul, illegal projects would not be approved. The City staff is dependent upon the integrity of the licensed professionals and lobbyists that register to advocate. Mr. Faul's track record is abysmal. He export figures have now been wrong by large margins not once but twice in a six-week period. See Exhibits "I" and "J". The record speaks for itself.

He has now submitted estimates to the City that have deviated from what is an acceptable margin of error for the City. The range is 32% to 40%. It is beyond a disagreement as to math. It is willful and knowing deception and/or gross negligence. There is no other explanation.

Mr. Faul has now submitted a second job at 1087 Marilyn Dr. Mr. Faul's poor designs and export calculations need to be addressed. The residents cannot afford to have these type of professionals continue to put them at risk.

Due to the large variance between his representations and the City's peer reviewer, residents have been subjected to a series of time consuming reviews. Mr. Faul is on his record breaking 11<sup>th</sup> correction letter where it has the appearance he has sold out or compromised his professional license to his foreign corporate client entity and apparently has abandoned all sense of independent judgment. There is ample probable cause Mr. Faul has submitted misleading figures. The City's own peer review and found that the plans submitted to the City have a variance of over 400 cubic yards on two separate occasions in a five week period. Mr. Faul has routinely represented his designs are under 1500 cubic

yards. A representation that has no merit it is alleged is based upon intentionally misleading figures and calculations.

Moreover, Mr. Faul has refused to provide Staff with the auto cad files he used for his misleading and gross understated export figures. He has also refused to provide the residents the auto cad files. It is alleged on information and belief that Mr. Faul will be shown to have intentionally omitted export volumes in connection with his fraudulent mislabeling of retaining walls as planters.

Also, attached is Mr. Faul's email where he attaches a copy of the City Bond Form and Bond estimate, both attached as Exhibit "L". It is alleged these figures are misleadingly low.

Finally, Mr. Faul has attempted to shield proper indexing of his licensing background by registering with a nick name that he is aware cannot be accessed using the online look up for his engineering license and which is not his legal name. This further evidences his attempt to evade scrutiny. He previously avoided registering as a lobbyist until he was prompted and his first application was rejected by the City Clerk due to evasive and incomplete answers. Mr. Faul has shown nothing but contempt for the City's rules and regulations. In fact, he indicated he was having his attorney figure out if he really had to register and has been on this project for years and believed the rules simply do not apply. He did finally agree to register to avoid an additional allegation of failure to register.

I am also requesting that as required by B.H.M.C. §1-9-107, the City Prosecutor issue a notice to Mr. Faul that charges are being filed.

Respectfully submitted,



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Associates, APC  
Ronald Richards, Esq.  
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Beverly Hills, CA 90213  
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310-277-3325 Fax  
[ron@ronaldrichards.com](mailto:ron@ronaldrichards.com)



# EXHIBIT A



# City of Beverly Hills

## Legislative Advocate Registration

### Legislative Advocate Information

Name	JIM FAUL, PE, QSD	Phone	8054971244
Employer	LC ENGINEERING GROUP	Email	jim@lcegroupinc.com
Business Address	889 PIERCE COURT #101	Website	www.lcegroupinc.com
Address Line 2		Fax	
City	THOUSAND OAKS		
State	CA	Zip	91360

Legislative Advocacy During the Past 12 Months Not Previously Reported

PROFESSIONAL ENGINEERING SERVICES

### Sanctions

Have you ever been sanctioned for a violation of the Beverly Hills Legislative Advocacy Ordinance or a violation of any law, regulation or ordinance of another jurisdiction governing Legislative Advocacy or lobbying?

No

Has a firm at which you work, has worked, or for which you own or has owned an equity interest been sanctioned for a violation of the Beverly Hills Legislative Advocacy Ordinance or a violation of any law, regulation or ordinance of another jurisdiction governing Legislative Advocacy or lobbying?

No

### Expenditure Lobbyist

Are you filing as an Expenditure Lobbyist?

No

### Client Information

Name	Loma Linda Trust/Loma Linda Holdings Ltd.	Phone	604-631-1300
Specific Business of Client	Owner of 1184 and 1193 Loma Linda Dr	Website	n/a
Client Address	666 Burrard Street		
Address Line 2	Park Place, Suite 1700		
City	Vancouver		
State	British Columbia	Zip	V6C2X8

### Description of Matter that Legislative Advocate is Attempting to Influence

Initial Date of Lobbying Engagement

2014/01/02

Project Name

1184 AND 1193 LOMA LINDA DRIVE

Description of Municipal Legislation that is subject of Advocacy

PROFESSIONAL ENGINEERING SERVICES

Desired Outcome

PERMIT APPROVAL (GRADING, BUILDING, ETC)

Estimate of Compensation to be Paid to Legislative Advocate from Client

\$75,001 and above

## Sign and Date

I declare under penalty of perjury that the information which has been included in this Registration Form is true and correct.

Signed

JIM FAUL, PE, QSD

Date

2018/03/02



# City of Beverly Hills

## Legislative Advocate Registration

### Legislative Advocate Information

Name	JIM FAUL, PE, QSD	Phone	8054971244
Employer	LC ENGINEERING GROUP	Email	jim@lcegroupinc.com
Business Address	889 PIERCE COURT #101	Website	www.lcegroupinc.com
Address Line 2		Fax	
City	THOUSAND OAKS		
State	CA	Zip	91360
Legislative Advocacy During the Past 12 Months Not Previously Reported			
PROFESSIONAL ENGINEERING SERVICES			

### Sanctions

Have you ever been sanctioned for a violation of the Beverly Hills Legislative Advocacy Ordinance or a violation of any law, regulation or ordinance of another jurisdiction governing Legislative Advocacy or lobbying?

No

Has a firm at which you work, has worked, or for which you own or has owned an equity interest been sanctioned for a violation of the Beverly Hills Legislative Advocacy Ordinance or a violation of any law, regulation or ordinance of another jurisdiction governing Legislative Advocacy or lobbying?

No

### Expenditure Lobbyist

Are you filing as an Expenditure Lobbyist?

No

### Client Information

Name	South Coast Builders, LLC	Phone	310-735-9432
Specific Business of Client	Builder	Website	n/a
Client Address	10390 Santa Monica Blvd		
Address Line 2			
City	Los Angeles		
State	CA	Zip	90025

### Description of Matter that Legislative Advocate is Attempting to Influence

Initial Date of Lobbying Engagement

2017/04/20

Project Name

1087 Marilyn Dr

Description of Municipal Legislation that is subject of Advocacy

Professional Engineering Services

Desired Outcome

Permit Approval

Estimate of Compensation to be Paid to Legislative Advocate from Client

up to \$25,000

## Sign and Date

I declare under penalty of perjury that the information which has been included in this Registration Form is true and correct.

Signed

Jim D. Faul, PE, QSD

Date

2018/03/05

## Previously Reported Legislative Advocacy Activity

1087 Marilyn Dr

Client Name	South Coast Builders, LLC	Phone	310-735-9432
Specific Business of Client	Builder	Website	n/a
Client Address	10390 Santa Monica Blvd		
Address Line 2			
City	Los Angeles		
State	CA	Zip	90025
Desired Outcome		Engagement Date	2017/04/20

# EXHIBIT B



Department of Consumer Affairs  
Board for Professional Engineers, Land Surveyors,  
and Geologists

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## License Search for Professional Engineers and Land Surveyors

Licensee Name:	FAUL JAMES DAVID
License Type:	CIVIL ENGINEER
License Number:	52258
License Status:	CLEAR <a href="#">Definition</a>
Expiration Date:	December 31, 2018
Address:	6473 TREFOIL AVE
City:	OAK PARK
State:	CA
Zip:	91377
County:	VENTURA
Actions:	No

Public Record Action(s)

This information is updated Monday through Friday - Last updated: MAR-02-2018

### Disclaimer

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# EXHIBIT C



## Community Development Department

8-30-17

ALAN D HEARTY, ESQ  
1901 AVENUE OF THE STARTS, 1800  
LOS ANGELES, CA 90067  
[ahearty@allenmatkins.com](mailto:ahearty@allenmatkins.com)

**RE: 1193 Loma Linda**

**ACTIVITY NUMBER: BS1607836**

Dear Applicant:

The City has completed its review of the above cited plan check application for conformance with applicable policies and regulations. As indicated on the corrections below, the plans must be revised before a building permit can be issued.

In order for the City to continue the plan check process, please do the following:

1. Revise the plans to incorporate all of the corrections attached;
2. Submit:
  - a) 3 set(s) of revised plans; Label each plan, one for planning, one for building and safety, one for public works water quality. Please include one copy of the traffic management plan for transportation.
  - b) Previously reviewed (redline) plans; and
  - c) This letter.

If you have specific questions regarding any of the corrections, please contact the appropriate staff member directly.

**NOTE:** The City of Beverly Hills also accepts Electronic Plan Check applications. Please visit our website for more details and learn how to take advantage of our new electronic plan check process.  
[www.BeverlyHills.org/ElectronicReview](http://www.BeverlyHills.org/ElectronicReview)

## REQUIRED CORRECTIONS

### PLANNING

#### **1193 Loma Linda Drive**

BS1607836 — New two story SFR with basement and attached garage

**Reviewer:** Ricky Reaser, Consultant, JLee Engineering

(626) 284-8906 ext. 707

[rreaser@jleeengineering.com](mailto:rreaser@jleeengineering.com)

**City Contact:** Andre Sahakian, Senior Planner

(310) 285-1127

[asahakian@beverlyhills.org](mailto:asahakian@beverlyhills.org)

- 1) The project appears to be built over two easements. Please obtain the easement holder's approval to build over them.
  - a) Building permits cannot be issued until Public Works and the Fire Department approve the street modifications.
  - b) Building permits cannot be issued until the City Council approves the relocation of the storm drain into the City easement.
- 2) The plans submitted had a major printing error. The letters "J" "K" "Q" and "X" did not print on the plans. Please make sure there are no printing errors for the next submittal.
- 3) Include tree removal report as part of the plans.
- 4) Sheet Cov 1 (title sheet)
  - a) Update the cover sheet if any grading numbers change.
- 5) Sheet A001 (setback calculations)
  - a) Fix the drafting error on this sheet. It appears there is a layer that should not be on this sheet.
- 6) Sheet A002 (front yard setback calculation)
  - a) Fix the drafting/printing error on this sheet. There are random boxes next to the height numbers on this sheet.
- 7) Sheet A004 (view analysis)
  - a) Show and label the existing pad at 646' on all sections.
  - b) The land surveyor should sign and stamp the pad/ridge table and the drawn sections.

8) Sheet A005 (construction parking)

- a) This plan shows the parking space in the street. Construction parking for this plan must not be in the street.

9) Sheet A101 (site plan)

- a) Show/label the parking screening for the parking space in the required side yard setback. BHMC 10-3-2515D.
  - i) Provide the wall height.
- b) Provide a section through the retaining walls and building as shown on the east side of the property. Show the existing and proposed grades, elevation numbers and provide all wall heights from the lowest grade. Dimension heights and pad edge setbacks per BHMC 10-3-2503 and BHMC 10-3-2507.
  - i) See section location on plans.
- c) Obtain Edison approval for transformer location. Provide a letter or forward your reviewers in an e-mail about Edison approving the transformer location behind a locked gate.

10) Sheets A401-A407 (sections)

a) Sheets A402 and A407

i) Sections C and P

- (1) These sections show an over height retaining wall. The maximum retaining wall height is 7'-0".

(a) See definition of retaining wall per BHMC 10-3-100:

- (i) RETAINING WALL: A wall or terraced combination of walls used to retain more than eighteen inches (18") of material and not used to support, provide a foundation for, or provide a wall for a building or structure.
- (ii) All the sections given in this area show that this qualifies as a retaining wall and not a building wall.
- (iii) Be sure to revise all grading calculations if this design changes.

- (2) This section is inconsistent with the civil drawings. Specifically sheet 6 of 11.

Please coordinate with the civil engineer about retaining walls and fill.

b) Sheet A405

- i) This section has a drafting error on the garage. Please revise.

c) Sheet A406

- i) This sheet was not numbered.

11) Sheet L1 (planting plan)

- a) Clarify note seven, that planting other than ground cover is not permitted in the easement.

12) Civil Drawings

a) Sheet 6 of 11

i) Section C shows a wall with no fill. The architectural plans show this wall as having fill. Please verify.

(1) This wall is a retaining wall, the maximum height for retaining walls is 7'-0".

(a) Coordinate with the architect for any changes made to the walls/building.

ii) Sheet 8 of 11

(1) Section I shows a wall with no fill. The architectural plans show this wall as having fill. Please verify.

## BUILDING & SAFETY

**Activity No.:** BS1607836

**Address:** 1193 Loma Vista Dr., Beverly Hills

**Reviewer:** Sean Hughes, 626-284-8906 ext: 705 or [SHughes@JLeeEngineering.com](mailto:SHughes@JLeeEngineering.com)

**Work Description:** New SFD

**Type of Const.:** V-B

**Use:** Single Family Residence

**Occupancy:** R-3/U

**# of Story:** 2 story over Basement

**Floor area:** 10,468 SF (Total Area)

The Building and Safety Division has completed its 5th review of the plans dated 8/02/2017, submitted in conjunction with the above cited Activity Number. The following corrections are required to comply with the City's rules and regulations:

YOUR APPLICATION FOR A PERMIT, TOGETHER WITH PLANS AND SPECIFICATIONS, HAS BEEN EXAMINED AND YOU ARE ADVISED THAT THE ISSUANCE OF A PERMIT IS WITHHELD FOR THE REASONS HEREINAFTER SET FORTH. THE APPROVAL OF PLANS AND SPECIFICATIONS DOES NOT PERMIT THE VIOLATION OF ANY SECTION OF THE BUILDING CODE, OR OTHER CITY ORDINANCE OR LAW.

### INSTRUCTIONS:

- Comments below are correction items applicable to this plan check. Please respond to all comments.
- All plans, calculations, and specifications on which comments have been made are considered a part of the plan check and must be returned at the time of resubmittal, with two revised sets of plans including all documents and this correction sheet. Inked-on corrections are not acceptable.
- In the left-hand margin of the corrections, please indicate the sheet number and detail or note number on the plans where the corrections are made. Be as specific as possible.
- Incorporate all comments as marked on the checked set of plans, calculations, and this correction sheet on the revised plans. Resubmit marked original plans and two corrected sets of plans, calculations, and this plan review list. Incomplete or unreadable drawings or calculations will not be accepted.
- The plan check engineer will be available for conference and telephone calls at the telephone number and hours indicated above. Please contact the plan check engineer if you have any questions.

## APPLICATION AND PERMITS

1. Will Provide

### BEVERLY HILLS CITY REQUIREMENTS:

0. Completed
1. This structure is in a Hillside Building District and the site has slopes exceeding three (3) horizontal to one vertical therefore:
  - a. Surface runoff shall be directed to catch basins and non-erosive devices which shall conduct runoff to a street or alley and shall be designed to accommodate a three (3") inch per hour rainfall [BH 3604]. *Provide Complete Design of Drainage System and plan. Please address this outstanding comment. No supporting information was found to be submitted.*
2. Completed
3. Completed

### GENERAL REQUIREMENTS:

4. Plans and calculations are required to be prepared under the supervision of a registered engineer or licensed architect. For plans and/or calculations prepared by a registered engineer or licensed architect, the first sheet of calculations and each sheet of plans containing structural notes, plans, or details, must bear the seal (including expiration or renewal date) and **original signature** of the responsible Engineer/Architect (CA B&P code) – at final submittal. If project is designed per soils/geology report's recommendation, provide soils engineer or geologist's review stamp on foundation plans and details – **at final submittal**.

### SITE PLAN / BUILDING SITING

5. Completed

### ROOF COVERING

6. Completed

### DESIGN REQUIREMENTS

7. Completed
8. Completed
9. Completed
10. Completed
11. Completed

#### EXITS AND STAIRS

- 14. Completed
- 15. Completed
- 0. Completed
- 1. Completed

#### GARAGE AND CARPORT

- 2. Completed
- 0. Completed

#### CALIFORNIA GREEN CODE REQUIREMENTS:

##### CITY OF BEVERLY HILLS AMENDMENTS for CGC

- 16. Completed
- 17. Completed

#### ENERGY REQUIREMENTS:

- 18. Completed
- 19. Completed

#### VERY HIGH FIRE HAZARD SEVERITY ZONE (Above Sunset Bl)

#### EXTERIOR WALLS



24. Completed

OPEN ROOF EAVES

25. Completed

ENCLOSED ROOF EAVES AND ROOF EAVES SOFFITS

26. Completed

EXTERIOR PORCH CEILINGS & CARPORT

27. Completed

FLOOR PROJECTIONS / UNDERFLOOR PROTECTION / UNDERSIDE OF APPENDAGES

28. Completed

CONSTRUCTION/STRUCTURAL REQUIREMENTS:  
General Requirements

29. Completed

30. Completed

31. Completed

32. Completed

33. Completed

34. Completed

35. Completed

36. Completed

#### Foundation Requirements

37. Project soils/geologist to sign and stamp foundation plans and details prior to final submittal. Provide at Final

38. Completed

39. Completed

40. Completed

41. Completed

#### Framing Requirements (Vertical Loads)

42. Completed

43. Completed

44. Completed

45. Completed

#### Framing Requirements (Lateral Loads)

46. Completed

47. Completed

3. Completed

4. Completed

48. Completed

## Other Comments

51. Completed

## Comments resulting of 2<sup>nd</sup> Review

52. Completed

53. Completed

54. Provide Shoring Plans and Details. Provide Complete shoring plan identifying the location of soldier piles – provide structural calculations. Structural calculations shall follow Soils Engineers' recommendations. **Please address this outstanding comment. No calculations were provided to justify the shoring work.**

55. All mitigation measures noted in peer review [Feffer Geological Consulting, dated: March 15, 2016] shall also be noted on the design drawings and referenced to soils report. **Please address this outstanding comment. No additional information was identified on the plans reflecting these required measures.**

Soils Engineer shall review and approve all foundation and foundation related details on

drawings. Comments resulting of 3rd Review

56. Revisions made to Architectural Plan Shts. A201, A202 and A203. Coordinate with structural plans. **Additional revisions of the proposed floor area and internal layout were done and incorporated into the 5<sup>th</sup> resubmittal. Additional coordination with structural plans is required.**
57. Respond to all outstanding items - that remain - at the left-hand margin of the corrections, please indicate the sheet number and detail or note number on the plans where the corrections are made. Be as specific as possible.

## Comments resulting from 5<sup>th</sup> Review

Due to the revisions as referenced in #56 above, the floor plans were reviewed again for appropriate conformance to code requirements. Some of the following comments may be a reappearance of prior comments due to these changes.

35. Update cover page to reflect appropriate sheets within construction document set.
36. Apply complete detail reference information to plans by completing missing or correcting erroneous detail/section bubbles and keynotes. This applies to both architectural and structural drawings as redmarked.

60. Complete information missing from construction drawings (architectural section views) per redmarks.
61. Provide updated T-24 calculations which are coordinated with final proposed building layout, envelope considerations, and equipment schedules.
62. Bathrooms, water closet compartments and other similar rooms shall be provided with minimum glazing area of 3-SF, one-half of which is openable. The glazed areas are not required where artificial light and a mechanical ventilation of 50-CFM intermittent or 25-CFM continuous ventilation are provided. (R303.3)
63. Dimension on the plans the 30-in. clear width for water closets and 24-in. clearance in front of water closet for all bathrooms. (PC 407.5)
64. Show location(s) of interconnected hard-wired "SMOKE ALARM" with battery backup outside of each separate sleeping area in the immediate vicinity of the bedrooms.
65. Provide an approved carbon monoxide alarm outside of each separate sleeping area in the immediate vicinity of the bedrooms.
66. Provide justifying calculations for shear transfer in garage roof diaphragm across linear series of openings.
67. Refer to all redmarks on plans and calculations for further clarification of these listed comments.

**RETURN THIS SHEET WITH ALL ORIGINAL AND REVISED PLANS AND SPECIFICATIONS WHEN CORRECTIONS HAVE BEEN MADE**

### **FIFTH CORRECTION**

New comments are in bold

~~Resolved issues are in strikethrough~~

I have included the soils investigation/report requirements correction (issued 12-16-14) from the previous new house project at this site (1184 Loma Linda, BS1317952):

~~*crap TLIC Donortecri AICIA/ occincAirc DI CA CC LIAIIC TLIC cm, C CAIFZIAICCD nortlnnc A CI IDDI CAACAITA I ocortor nor, I 1111AIf: TLIC crtj I rtiAnAu= 1A1CrIDAAArirtm.*~~

**ACCORDING TO THE GEO REPORTS, PEER REVIEW REPORT BY LGC VALLEY INC, AND CITY RECORDS, EXTENSIVE REMEDIAL GRADING AND SLOPE STABILIZATION WORK HAS ALREADY BEEN PERFORMED ON THE SUBJECT SITE IN THE RECENT YEARS. PROVIDE ADDITIONAL SUBSURFACE EXPLORATION OF THE SUBJECT SITE AND SUPPLEMENTAL GEOLOGICAL / GEOTECHNICAL REPORTS FOR THE PROPOSED DEVELOPMENT. THE REPORTS AMONG OTHER**

THINGS SHOULD ADDRESS STABILITY ANALYSIS OF THE SURFICIAL MATERIAL AS WELL AS THE GROSS STABILITY ANALYSIS OF THE PORTION OF THE HILLSIDE THAT WAS NOT IMPACTED BY THE 2005 HEAVY RAINFALL, BUT COULD POTENTIALLY BE UNSTABLE. RECOMMENDATIONS FOR MITIGATING MEASURES SHOULD BE IMPLEMENTED IN THE DESIGN DRAWINGS.

THE SOILS REPORTS REFER TO PAST TESTING AND REPORTS, BY OTHERS. PROVIDE NEW TESTING AND REPORTS, INCLUDING RESULTS OF REMEDIATION WORK. COMPLETE NEW BORINGS / INVESTIGATION FOR THE ENTIRE SITE, BOTH IN THE REPAIRED AREAS AND ALSO IN THE AREAS THAT WERE NOT SUBJECT TO THE SLOPE REPAIR. PROVIDE A SURFICIAL AND DEEP SEATED ANALYSIS BASED ON THE NEW BORINGS AND PROVE A MINIMUM 1.5 FACTORY OF SAFETY FOR THE ENTIRE SITE.

THE ENTIRE SITE SHOULD RENDER ITSELF FEASIBLE, SUITABLE, AND STABLE BEFORE ANY BUILDING PERMIT CAN BE ISSUED.

~~You must demonstrate that the entire site is feasible, suitable and stable. Soils report pages 2 and 34 state that just a portion of the site was investigated. The entire site must be investigated.~~

~~You have evaluated the gross and surficial stability in just one area. You must evaluate throughout the entire site. You may use your current test pit data or data from the existing test pits/borings.~~

~~Your new test pits were in just one area. The new test pits should be distributed throughout the entire site.~~

~~Please take new boring/test pits at the location of the 2 slope repairs referenced in your report to verify the current condition of the repaired soils.~~

Your 7-18-16 amendment to your soils report references on page 3 "Recommendations were presented in our 2-17-16 report to mitigate the instability of existing fill by trimming the fill from slope".

Please include these recommendations in this amendment letter.

Please be aware that the amount of grading is limited on this site since it is in our Hillside Zone. Also, if the amount of export exceeds 3000- 1500 cubic yards additional approvals from our

Planning Division are required. Make sure that the civil/grading plans and calculations show this fill trimming. When you have verified that the civil/grading plans show the fill trimming please stamp and sign the appropriate pages. Please see zoning comments.

Page 17 of the 2/17/16 soils report is requiring that any fill remaining on the east facing slopes below the garage and residence be trimmed to expose the native soils as shown typically on section H. The civil/grading plans and soils removal calculations must show this fill trimming. The soils engineer must sign these plans to confirm that all fill that must be removed is shown on these plans. Page C004 is not showing this fill trimming.

Please send us an electronic copy of the full soils report once it is confirmed as the final report (the original report submitted with 1st submittal and the addendum of 7-16-16).

A4.01 / 402/ 405/ 406/ 407 says "trim to 1.5 to 1". Soils report requires "trim to expose native soils". Revise plans/calculations as required. Soils engineer must stamp these pages.

C005 shows 53 cubic yard of soils trim in this area. Soils engineer must verify this is correct and stamp C005.

- a) Show all easements on survey and the site plan. No work is allowed within easements (including storm drain easements) without written approval of the easement holder.  
Not done.

Provide written approval of easement holder for all easements.

All public improvements including new or relocated piping and easements must be shown on plans and approved by Beverly Hills Public Works and any agency holding an easement.

Any required public utility relocations and/or easement vacations must be approved and completed before the building permit can be issued.

Provide written approval of easement holder for all work in easements, any change to or vacation of easements or any establishment of new easements.

Provide approval from Los Angeles County for any work in or changes to their storm drain easement, any new or vacated easements and any new or revised piping.

Provide approval from the City of Beverly Hills for any work in or changes to our storm drain easement, any new or vacated easements and any new or revised piping. Obtain approval from our Public Works Department and obtain an easement vacation from the Beverly Hills City Council for the proposed vacation of the Beverly Hills storm drain easement.

C004 shows new storm drain pipe/easement and 2 abandoned storm drain easements. A 101 shows new street paving and curb on easement.

Prior to obtaining the building permit for the new house you must obtain all approvals for changes to easements, vacation of easements or establishment of new easements. All new public utilities and piping must be permitted, completed, inspected and approved.

Prior to obtaining the building permit for the new house you must submit complete detailed plans for the street and gutter improvements and obtain approval of the plans from our Public Works Department.

Please contact our Public Works Department for more information: Samer Elayyan 310-285-2524, [selayyan@beverlyhills.org](mailto:selayyan@beverlyhills.org).

- b) Show how the bedroom emergency egress will get to the street. Section A shows that the walkway next to the house is not accessible. Any walking surface with a 30" drop off requires a guard.
- c) Your property is 2 lots. A lot line covenant is required prior to permit issuance.  
Complete the attached form. Submit a wet signed and notarized copy to me.

Not done.

- d) Provide updated current survey.  
Not done.

- c) L2.0 shows irrigation pipe going through an adjacent property.  
Not done.

- f) Typical notes to be added:

- a. Curb and gutter, and sidewalk fronting the proposed project, if damaged during construction, will need to be removed and replaced (according to City standards), and shall be paid for by the applicant.
- b. All survey monuments, street lights, and underground utilities, and any existing off site improvements affected by the construction shall be re established according to the City standards, and shall be paid for by the applicant. No privately owned structures or improvements are permitted within the public right of way without an encroachment permit.

Not done.

- g) Provide a dimensioned driveway approach plan.

Show that driveway approach complies with Beverly Hills Public Works Standard BH101. See:

<http://www.beverlyhills.org/cbhfiles/storage/files/9142773001195340697/StandardDrawings06-2013.pdf>

Show any City trees, protected trees, street light poles, fire hydrants, pull boxes , etc. on plan.

~~Note that driveway approach is by separate permit from Public Works.~~

Per Public Works Standard BH 101 the apron must be 10'-14' wide and the flairs 2'-3' wide.

~~Two driveway approaches must be minimum 28' apart. 2 approaches are not allowed on a lot with less than 75' frontage or with a front setback of less than 25'.~~

Show any City trees, street light poles, fire hydrants, pull boxes , etc on plan.

Driveway approach flair must be minimum 3' from street light.

Driveway approach apron must be minimum 10' from center line of tree.

Apron can be max 14' wide. Plans show ~~20'~~ wide. Show any City trees, street light poles, fire hydrants, pull boxes, etc. on plan. Driveway approach flair must be minimum 3' from street light or pull box.

You may apply for approval from Public Works for non-complying approach as part of your Public Works approval for the Fire Department turn around. See correction "u" below.

Obtain approval from Public Work for relocating any street lights or pull boxes.

**A103/203: Please provide complete details for the driveway approach. You must fully comply with Public Works Standard BH 101 unless approval is granted from Public Works Department.**



- h) A tree removal permit is required if any protected trees are proposed to be removed.  
For more information please see:

<http://www.beverlyhills.org/filesstorage/files/filebank/3036Trec%20Removal%20Regulations.pdf>

and

<http://www.beverlyhills.org/business/constructionandusingsinglefamilyresidences/siteimprovements/tree/removal/private%20Dirt/>

Not done.

- i) A wet signed and notarized indemnity bond is required due to the excavations adjacent to City street. Please use the attached form. The amount of the bond is not yet determined.  
The amount of bond is \$90,000.

- j) Comply with protection of adjoining property by giving a 30 day written notice (by certified mail) by attaching a letter to adjacent property owners, of intent to excavate where excavation is deeper than the foundation of adjoining building and located closer to property line than the depth of excavation. Provide me with a copy of all the letters mailed as well as the post office registered mail receipts.

You may use the attached form letter with your information filled in.

Not done.

- k) Mechanical, electrical and plumbing plan check is required for this project. Note on plans. Not done.

- l) Please be aware a pre construction meeting will be required after approval of the plans prior to permit issuance.

I will schedule this meeting after the plans are approved.

- m) The excavation contractor must provide a copy of their OSHA permit.  
Not done.

**The OSHA permit you supplied expired on 3-12-17.**

- n) Construction Management Plan

303.4.1 building permit requirements. Prior to issuance of a building permit for a project requiring plan check, the owner shall prepare and submit a construction management plan (CMP) for all work, using a form provided by the City Building Official, or otherwise

found acceptable by the City Building Official. The CMP shall set forth construction inspection milestones to be timely completed, that shall correspond to progress inspections required by the City's Technical Codes. If the CMP is approved, work may be commenced and shall comply in all respects with time limits set forth in the CMP. The total time within which to complete construction, as set forth in the CMP, shall not exceed three (3) years unless approved in writing by the City Building Official.

Prior to issuance of a building permit, the owner shall also post a safety deposit with an approved local financial institution ('Safety Deposit') in such amount as determined by the City Building Official based upon the potential need for imposition by the City of safety measures on the project site, capable of being unilaterally drawn upon by the City in the event construction ceases and/or an inspection milestone is missed. The Safety Deposit shall be in the form of cash or structured letter of credit satisfactory to the City Attorney, and shall be used solely to procure construction site security fencing, removal of construction site solid waste, maintenance of landscaping, including lawns and parkways, and/or remediation of any other conditions determined by the City Building Official to be unsafe, after the owner's refusal or failure to correct such condition(s). The owner shall deposit additional funds within five (5) business days of City's withdrawal, sufficient to maintain the required Safety Deposit amount at all times during the course of the work, until final inspection and issuance of a Certificate of Occupancy, if applicable.

Prepare the CMP and include it permanently on the plan and post a \$25,000 bond (safety deposit). The CMP can be a chart showing the milestones in a construction project and the dates you expect to meet these milestones.

A sample electronic CMP (which you can fill out and use as your CMP) is available at

<http://www.bcvcrlyhills.org/kbhfilesstorage/files/filcbank/9235Construction%20Managmcnt%20Plan%20Form.pdf>

See Section 9 1 104 of the Beverly Hills Municipal Code for more information

Not done.

The CMP must be signed and on the plans.

**Please update the construction milestone dates on the plans to be used for the permit set.**

o) A Water efficient landscape permit is required.

The water efficient landscaping permit is by separate submittal and approval. Please call 310 285 1111, option 2, to make an appointment to submit for water efficient landscaping permit. Separate plan check fees will be due.

Plans must be submitted but necessarily approved prior to issuing the building permit.

The plans must show compliance with the California MWELO (Model Water Efficient Landscaping Ordinance) ordinance.

Not done.

The water efficient landscaping permit is by separate submittal and approval. Please call 310 285 1141, option 2, to make an appointment to submit for water efficient landscaping permit. Separate plan check fees will be due.

- 1<sup>3</sup>) Show location of air conditioning condensers on plans. The equipment cannot be located within required side or front yard setbacks and must be below the maximum height limit and screened from view if located on the roof.

MEP plan is showing 1 fan and 2 condensers. Show other 2 condensers.

Condensers are exterior equipment. They are shown inside an enclosed room under ground in the basement.

- q) Show location of gas and electric meters and transformer on plans. New meters and transformers cannot be located within required side, street side or front yard setbacks. Exception: gas and electric meters can encroach a maximum of 18" into side or street side setbacks. Not done.
- r) Section J113 of the Beverly Hills Grading Code requires that a bond be placed for grading work that could create a hazard if not properly completed. The amount of bond will be determined when the shoring/excavation/grading plans are submitted. If using a non-cash bond please fill out the attached form and return a wet signed and notarized copy to me for processing. **The bond amount is 100,000.**
- s) Provide shoring/excavation plans as required by the soils report.

Not done.

The shoring cannot be a deferred submittal. It must be submitted and approved prior to approving the building permit for the house.

**See comment #54 above. Provide shoring notes and shoring sequence.**

- t) Provide full structural plans for the retaining walls.
- u) Changing the size/shape of the City street (at the turn around) requires approval from Public Works.

**Not done.**

- v) Submit all pages. Civil plans weren't submitted.
- w) There can be no grading on the area adjacent to the soil nail/shotcrete wall. Sheet 1 of 1, Earthwork Exhibit, shows dirt being added to this area. The wall was not designed to carry any more loads. Revise grading plan.

The elevations and grading plans show fill being placed in the area adjacent to the soil nail/shotcrete wall.

**C005 shows fill being placed in the area adjacent to the soil nail/shotcrete wall.**

- x) Section M on A306 shows a balcony over a sloped area. In the high fire zone local ordinance requires "Buildings or structures constructed over slopes shall have all under floor and deck areas enclosed, and such enclosures shall be of one hour fire resistive construction."
- y) Fireplaces must be gas direct vent. Page A802(Equipment schedule F): Isokern is not gas direct vent.

Pl6asc remove the wrthcore industry ibv 46, icc csr 2316 from plan. This is an Isokern fire place which is not approved.

- z) Thank you for including a preliminary hauling plan. This plan cannot be evaluated until your building plans are finalized. Once building plans are approved and prior to obtaining the building permit please contact our Transportation Engineer Bijan Vaziri, 310-285-2556, or [bvaziri@beverlyhills.org](mailto:bvaziri@beverlyhills.org) to submit plans.

**Your traffic management plan is utilizing 18 wheelers which are not approved for this project. Please redesign plan using maximum 10 wheelers.**

**Please be aware that section 10-3-2523 of the Beverly Hills Municipal Code restricts hauling in the hillside area to 9 am to 4 pm although more restrictive hours may be set by the city engineer.**

**We will evaluate your revised traffic management plan when your re-submit and provide further comments.**

- AA) Civil plan page 3 of 11 is showing a gutter draining to a catch basin at the end of the street. Show where this catch basin discharges. Make sure the plan you submit to Public Works for the changes to street (correction "u" above) show all details including drainage.

**Public work must approve all changes to street.**

BB) Changing the size/shape of the City street (at the turn around) as requested by our Fire Department requires approval from Public Works.

CC) Provide approval from the Fire Department for the revisions to the plans for the street changes for Fire Department turn around (previous plan approved by Fire Department on 9-20-16).

DD) A005: show construction vehicle parking on plan. Due to narrow street width no construction parking can be on the street. Note on plan.

The construction parking plans must show where all construction worker vehicles will park both on-site and off-site if applicable.

EE) A101: Obtain Public Works approval for relocating a street light. Show where street light will be relocated to.

FF) Please provide calculations for the soil cut for foundations/piles on C005. A conservative calc for just the piles: assume 25 ft long 30" piles

$$137 \text{ piles} \times 25 \text{ ft.} \times (3.14)(1.25)(1.25) = 16,780 \text{ cubic ft.} / 27 = 621 \text{ cubic yards}$$

C005 shows 250 cubic yards for pile and foundations.

GG) Page 25 of the 2-17-16 soils report requires a minimum 12 inch freeboard and a "V" drain at the top of all retaining walls. Update the architectural sections and the cut/fill/export calculations.

HH) ) Please provide a complete site drainage plan signed by the soils engineer. Page 25 of the 2/17/16 soils report requires that retaining wall freeboard area drain to the street. Page 30 requires that the site drain to the street or other approved area.

## **PUBLIC WORKS — WATER QUALITY**

**Reviewer:** Josette Descalzo, Environmental Compliance and Sustainability Programs Manager  
(310) 285-2554, [jdescalzo@beverlyhills.org](mailto:jdescalzo@beverlyhills.org)

Michael Jones, Environmental Programs Inspector  
(310)285-2519, [mjones@beverlyhills.org](mailto:mjones@beverlyhills.org)

**Please continue to work directly with Josette Descalzo as requested. Rick Skosnik**

I have completed the review for the proposed single family residence located at 1193 Loma Linda Dr. Based on my review, I have the following comments:

1. Erosion and Sediment Control Plans (ESCP) were reviewed and approved.
2. Provide predevelopment and post development impervious surface area.
3. If the post development impervious surface area is greater than 10,000 square feet then LID will be required for the project.
4. To meet the LID requirements, a separate plan needs to be submitted with the following requirements:
  - a. BMPs must be implemented to retain on-site the Storm Water Quality Design Volume (SWQDv), defined as runoff from either: (a) the 0.75 inch, 24-hour rain event; or (b) the 85th percentile, 24-hour event, as determined from the Los Angeles County 85th percentile precipitation isohyetal map, whichever is greater.
  - b. BMPs shall meet the design specifications and on-site retention potential outlined in the Part VI.D.7.c of the MS4 Permit and the Los Angeles County LID Standards Manual.
  - c. Single family hillside home development projects are exempt from the New Development/Redevelopment Project Performance Criteria of Part VI.D.7.c of the MS4 Permit unless they create, add, or replace 10,000 square feet or more of impervious surface area.
  - d. Projects unable to retain 100% of the SWQDv on-site due to technical infeasibility as defined in the MS4 Permit must implement alternative compliance measures in accordance with Part VI.D.7.c of the MS4 Permit. When, as determined by the City, 100% onsite retention of the SWQDv is technically infeasible, partially or fully, the infeasibility shall be demonstrated in the submitted the Storm Water Mitigation Plan (SWMP). The technical infeasibility may result from conditions that may include, but are not limited to:
  - e. The infiltration rate of saturated in-situ soils is less than 0.3 inch per hour and it is not technically feasible to amend the in-situ soils to attain an infiltration rate necessary to achieve reliable performance of infiltration or bioretention BMPs in retaining SWQDv onsite.

- f. Locations where seasonal high groundwater is within five to ten feet of surface grade;
- g. Locations within 100 feet of groundwater well used for drinking water;
- h. Locations with potential geotechnical hazards;
- i. Smart growth and infill or redevelopment locations where the density and/or nature of the project would create significant difficulty for compliance with the onsite volume retention requirement.
- j. If partial or complete retention is technically infeasible, the project site may biofiltrate 1.5 times the portion of the remaining SWQDv that is not reliably retained onsite, Bioinfiltration BMPs must adhere to the design specifications provided in the MS4 Permit of Part VI.D.7.c.
- k. The remaining SWQDv that cannot be retained or biofiltered onsite must be treated onsite to reduce pollutant loading. BMPs must be selected and designed to meet pollutant-specific benchmarks as required per the MS4 Permit. Flow-through BMPs may be used to treat the remaining SWQDv and must be sized based on a rainfall intensity of:
  - 1. 0.2 inches per hour, or
- m. The one year, one-hour rainfall intensity as determined from the most recent Los Angeles County isohyetal map, whichever is greater.
- n. The LID Plan that has the following requirements:
  - o. A complete report including all applicable information, site GIS coordinates (Latitude, Longitude), Assessor's Parcel Number (APN), a Site Plan showing the site with all proposed post-construction BMPs and water quality notes, Grading Plans showing the site with all proposed BMPs and water quality notes, calculations for each BMP, and an Operations and Maintenance (O&M) Plan.
  - p. A soils investigation must be conducted at the site to prove Infiltration is feasible. The report (Geotech Report, Soils Report, etc.) must be provided, detailing the results of the soil investigation, the infiltration rate, groundwater depths, soil characterization, etc. Note that soil borings must be conducted in the area of the proposed BMPs. In addition to the complete soils report, a letter signed and stamped with wet ink application by a geotechnical engineer must be provided. The letter must state that the soil will not exhibit instability as a result of implementing the proposed BMPs, that the seasonal high groundwater depth is at least 10 feet below the base of the infiltration BMP, and the infiltration rate is at least 0.3 in/hr. In the case that infiltration is proven infeasible; biotreatment would be the next option.
  - q. Calculations for each BMP must follow an approved published design standard (i.e. City Manuals, County Manuals, Caltrans, CASQA, etc.). Each design standard used must be referenced in the LID Plan and the calculations must be followed step by step with no alterations. Note that the cross sections of the BMPs

must follow the design criteria from the design standard used. Also note that biotreatment BMPs must be sized to treat 1.5 times the portion of the SWQDv that is not reliably retained on-site and must meet all design criteria in Attachment H of the MS4 Permit (Order No. R4-2012-0175). In cases where the published design standard and Attachment H of the MS4 Permit contradict, the MS4 Permit shall govern. The BMP calculations should include the following information:

- s. BMP Storage Capacity (acre-ft.)
- t. Total Area Managed by BMP (acres)
- u. Drainage Area % Impervious
- v. 85th Percentile VM (acre-ft.)
- w. BMP Footprint (square-ft.)
- x. Depth from Inlet to Top of Media (ft.)
- y. Total Depth Excavated/Depth to Bottom of Media (ft.)
- z. Media Porosity
- aa. Identify if BMP has an underdrain (Yes/No)
- bb. Depth to Underdrain (ft.) (and if applicable)
- cc. Full sized copies (24x36 or larger) of all relevant plans (i.e. grading plans, plumbing plans, drainage plans, etc.) signed, stamped, and dated with wet ink application must be included with all water quality notes and details. Only the sheets relevant to the LID must be provided. This is to properly evaluate the site design and ensure all BMPs are located on plans which will be used by the contractor during construction. The plans must indicate the locations of all BMPs, cross sectional details of all BMPs, conveyance systems, drainage connections, overflow processes, elevations, inverts, etc. All conveyance systems (i.e. ribbon gutters, area drains, storm drains, swales, etc.) must be indicated with inverts and elevations. The cross sectional details of the BMPs must show the type and depth of all layers (i.e. amended soil layer, gravel layer, etc.) and must follow the criteria from the design standard used. Note, the entire site (100%) must be treated with LID BMPs prior to discharge.
- dd. If a cistern is selected for stormwater reuse, the applicant must follow the Los Angeles County Department of Public Health Cross Connection & Water Pollution Control Program requirements for the Installation and Pipeline Construction For Safe Reuse of Rainfall/Run-Off, Non-Potable Cistern Water and Urban Run-Off Water (Rev. 09.21.09). The applicant shall require approval from the following agencies prior to construction:
- ee. Los Angeles County Cross-Connection & Water Pollution Control Program to:
  - initiate the plan proposal; conditional approval; interim construction inspections and final approval.
- ff. The City of Beverly Hills Building & Safety Department for construction permits and inspections (Building Codes).



- gg. The City of Beverly Hills Water Division regarding required backflow protection at the potable/city water service connection(s).
- hh. The Mosquito Abatement District for conditions of approval and to register the cistern tank.
- ii. The City of Beverly Hills Public Works Department for cistern tank overflow discharge requirements.
- jj. An Operations and Maintenance (O&M) Plan must be included (example provided) as a separate attachment. This should include the components of the BMPs, the frequency of inspections and maintenance, the responsible entity, etc. Note that the name, address, email, etc. of the specific entity (individual, not company) needs to be identified. A long term BMP maintenance plan (including funding) needs to be established and should be explicit and consistent throughout the report.
- kk. A Master Covenant Agreement (MCA) form must be signed and dated with wet ink application and have an attached Operations and Maintenance (O&M) Plan, Site Plan, and Owner's Certification. The MCA must list the type and dimensions of each BMP. Once the MCA is approved, it will need to be notarized and recorded (along with attachments) with the County Recorder's Office.
- ll. A LID Plan submittal must include: Three (3) hard copies of the LID Plan, three (3) hard copies of the full sized grading plans, three (3) hard copies of the MCA, one (1) copy of all original (wet ink documentation) forms and certifications, and one (1) electronic copy (CD, download from FTP site, etc.) of all documents listed above.

Please submit the LID Plan directly to Josette Descalzo at [jdescalzo@beverlyhills.org](mailto:jdescalzo@beverlyhills.org).

#### **FIRE DEPARTMENT**

**Reviewer:** Cecilia Sohn, Fire Plan Check Inspector

(310) 281-2716

[csohn@beverlyhills.org](mailto:csohn@beverlyhills.org)

**Please continue to work directly with the Fire Department. Rick Skosnik**

# **EXHIBIT D**

March 21, 2017  
IC 12053-I



Aquilini Development and Construction  
200-510 West Hastings  
Vancouver, BC V6B 1LB

**Subject**

Addendum Geologic and Soils Engineering Exploration Update #3  
Proposed Residence, Garage, Pools & Terraces  
Lots 4 & 5, Tract 13101  
1193 Loma Linda Drive  
Beverly Hills, California

**References: Reports by Irvine Geotechnical, Inc.:**

*Geologic & Soils Engineering Exploration Update, Proposed Residence, Garage, Pool & Terraces, Lots 4 & 5, Tract 13101, 1193 Loma Linda Drive, Beverly Hills, California, dated February 17, 2016;*  
*Addendum Geologic and Soils Engineering Exploration Update, Proposed Residence, Garage, Pool & Terraces, Lots 4 & 5, Tract 13101, 1193 Loma Linda Drive, Beverly Hills, California, dated July 18, 2016; and*  
Addendum Geologic and Soils Engineering Exploration Update #2, Proposed Residence, Garage, Pools & Terraces, Lots 4 & 5, Tract 13101, 1184 Loma Linda Drive, Beverly Hills, California, dated September 12, 2016

**City of Beverly Hills, Community Development Department:**

*Plan Check Letter, 1193 Loma Linda, Activity Number, BS1608992, dated July 6, 2016, September 2, 2016 and December 4, 2016*

March 21, 2017  
IC 12053-I  
Page 2

Dear Gentle Persons;

Irvine Geotechnical has prepared this addendum report to provide additional geotechnical clarification to the Community Development and Building and Safety Departments of the City of Beverly Hills. This addendum report follows consultation with the design team and review of the latest plans for the project. Responses to the appropriate items of the plan check corrections are provided below.

Irvine Geotechnical has previously provided recommendations for trimming east-facing, non-conforming fill slopes below the building envelope to 2:1 to mitigate potential slope instability. The volume of earth generated from this remedial grading would be included in the import/export volume calculations if the trimmed soils are being exported.

It is our understanding that the trims will be shown on the revised civil engineering plans to be submitted to the Community Development and Building and Safety Departments. According to the project civil engineer, Jim Faul with LC Engineering Group, the slope trimming on 1193 Loma Linda property will create 200 cubic yards of earth.

The 200 cubic yards generated from the slope trimming should be exported from the site and included in the export volume calculations.

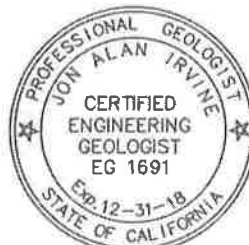
The SITE PREPARATION section our preliminary report dated February 17, 2016 presented generic recommendations for remedial grading to prepare the near-grade soils to support new slabs and concrete flatwork. Based on the plans, the proposed structures will be sufficiently tucked below grade to penetrate surficial materials to encounter bedrock. Retaining walls and other structures on or near slopes will be structurally designed to be supported in the bedrock via deepened pile foundations. Thus, remedial grading is not anticipated within the development envelope of this project.

Irvine Geotechnical appreciates the opportunity to provide our service on this project. Any questions concerning the data or interpretation of this or the referenced reports should be directed to the undersigned.

Respectfully submitted,  
Irvine Geotechnical, Inc.

Jon A. Irvine  
E.G. 1691/G.E. 2891

K:\IC projects\2012 Projects\IC12053 Aquillini\2016 McClean 2 House Plans\IC12053 1193 Loma Linda House UPDATE Report Addendum3.wpd



xc: (3) Addressee

# **EXHIBIT E**



## Community Development Department

October 4, 2017

ALAN D HEARTY, ESQ  
1901 AVENUE OF THE STARTS, 1800  
LOS ANGELES, CA 90067  
[ahearty@allenmatkins.com](mailto:ahearty@allenmatkins.com)

**RE: 1193 Loma Linda**

**ACTIVITY NUMBER: BS1607836**

Dear Applicant:

The City has completed its review of the above cited plan check application for conformance with applicable policies and regulations. As indicated on the corrections below, the plans must be revised before a building permit can be issued.

In order for the City to continue the plan check process, please do the following:

1. Revise the plans to incorporate all of the corrections attached;
2. Submit:
  - a) 3 set(s) of revised plans; Label each plan, one for planning, one for building and safety, one for in house building and safety . Please include one copy of the traffic management plan for transportation.
  - b) Previously reviewed (redline) plans; and
  - c) This letter.

If you have specific questions regarding any of the corrections, please contact the appropriate staff member directly.

**NOTE:** The City of Beverly Hills also accepts Electronic Plan Check applications. Please visit our website for more details and learn how to take advantage of our new electronic plan check process.  
[www.BeverlyHills.org/ElectronicReview](http://www.BeverlyHills.org/ElectronicReview)

## REQUIRED CORRECTIONS

### PLANNING

#### **1193 Loma Linda Drive**

BS1607836 — New two story SFR with basement and attached garage

**Reviewer:** Andre Sahakian, AICP, Senior Planner

(310) 285-1127

[asahakian@beverlyhills.org](mailto:asahakian@beverlyhills.org)

**City Contact:** Andre Sahakian, Senior Planner

(310) 285-1127

[asahakian@beverlyhills.org](mailto:asahakian@beverlyhills.org)

- 1) The project appears to be built over two easements. Please obtain the easement holder's approval to build over them.
  - a) Building permits cannot be issued until the Planning Commission finds the dedication of the emergency vehicle access easement to be in conformance with the General Plan and the City Council accepts the dedication of emergency vehicle access easement for the street improvements.
  - b) Building permits cannot be issued until the Planning Commission finds the vacation of the abandoned stormdrain easement to be in conformance with the General Plan and the City Council approves the vacation of the abandoned stormdrain easement.
- 2) The plans submitted continue to have a major printing error. Certain instances are marked in red on the plans. Please make sure there are no printing errors for the next submittal.
- 3) Appendix A of the Tree Removal Report shows Protected Trees #1 and #5 are located behind the front of the building, however the survey and photos indicate that these trees are located closer to the street. Please update Appendix A to show the accurate location of the trees. Alternatively, if the trees are in fact not located between the front of the proposed building and the front setback line, please update the Tree Removal Report to show that they are not protected trees.
- 4) Sheet Cov 1 (title sheet)
  - a) Update the cover sheet if any grading numbers change.
- 5) Sheet A003 (Area Calculations)

- a) In the summary box toward the bottom of the right side, please correct the Basement and Total floor areas to match the calculations provided above and on the cover sheet. See redline markups for clarification.
- 6) Sheet A101 (site plan)
  - a) Please include a copy of the email from Edison approving the location and configuration of the transformer in the Cover Sheets, and include a note on Sheet A101 referencing the letter and Cover Sheet page where it can be found.
  - b) The 10' offset line from the edge of the building is not clearly shown on the site plan or floor plans. Numerous other lines shown (for reasons unclear) make it difficult to read the 10' offset line, if it was provided. Please use either a colored line or a bold or unique line type and include on the legend.
- 7) Sheet L1 (planting plan)
  - a) Please include notes on Sheet L1 indicating that the east-facing retaining walls will be colored concrete to match the tones of the surrounding landscape, consistent with notes provided in section drawings.
- 8) Sheets TCP 1 through TCP3 (Traffic Management)
  - a) These sheets have not been included in this plan set. Please be sure to include these sheets in the resubmittal along with any changes responding to comments from Building & Safety.
- 9) See redline markups and comments on plans and respond accordingly.



## BUILDING & SAFETY

**Activity No.:** BS1607836

**Address:** 1193 Loma Vista Dr., Beverly Hills

**Reviewer:** Rick Skosnik, 310-285-1152 or [rskosnik@beverlyhills.org](mailto:rskosnik@beverlyhills.org)

### Work

**Description:** New SFD

**Type of Const.:** V-B

**Use:** Single Family Residence

**Occupancy:** R-3/U

**# of Story:** 2 story over Basement

**Floor area:** 10,468 SF (Total Area)

The Building and Safety Division has completed its 6th review of the plans dated 1/29/2016, submitted in conjunction with the above cited Activity Number. The following corrections are required to comply with the City's rules and regulations:

YOUR APPLICATION FOR A PERMIT, TOGETHER WITH PLANS AND SPECIFICATIONS, HAS BEEN EXAMINED AND YOU ARE ADVISED THAT THE ISSUANCE OF A PERMIT IS WITHHELD FOR THE REASONS HEREINAFTER SET FORTH. THE APPROVAL OF PLANS AND SPECIFICATIONS DOES NOT PERMIT THE VIOLATION OF ANY SECTION OF THE BUILDING CODE, OR OTHER CITY ORDINANCE OR LAW.

### INSTRUCTIONS:

- Comments below are correction items applicable to this plan check. Please respond to all comments.
- All plans, calculations, and specifications on which comments have been made are considered a part of the plan check and must be returned at the time of resubmittal, with two revised sets of plans including all documents and this correction sheet. Inked-on corrections are not acceptable.
- In the left-hand margin of the corrections, please indicate the sheet number and detail or note number on the plans where the corrections are made. Be as specific as possible.
- Incorporate all comments as marked on the checked set of plans, calculations, and this correction sheet on the revised plans. Resubmit marked original plans and two corrected sets of plans, calculations, and this plan review list. Incomplete or unreadable drawings or calculations will not be accepted.
- The plan check engineer will be available for conference and telephone calls at the telephone number and hours indicated above. Please contact the plan check engineer if you have any questions.



## BEVERLY HILLS PLAN REVIEWER

Rick Skosnik, 310-285-1152 or [rskosnik@beverlyhills.org](mailto:rskosnik@beverlyhills.org)

## SIXTH CORRECTION

New comments are in bold

Resolved issues are in strikethrough

Our consultant plan reviewer has no more comments. There are no marked up plans to pick

I have included the soils investigation/report requirements correction (issued 12-16-14) from the previous new house project at this site (1184 Loma Linda, BS1317952):

### **FOR THE PROPOSED NEW RESIDENCE, PLEASE HAVE THE SOILS ENGINEER PROVIDE A SUPPLEMENTAL REPORT INCLUDING THE FOLLOWING INFORMATION:**

ACCORDING TO THE GEO REPORTS, PEER REVIEW REPORT BY LGC VALLEY INC, AND CITY RECORDS, EXTENSIVE REMEDIAL GRADING AND SLOPE STABILIZATION WORK HAS ALREADY BEEN PERFORMED ON THE SUBJECT SITE <sup>IN</sup> THE RECENT YEARS. PROVIDE ADDITIONAL SUBSURFACE EXPLORATION OF THE SUBJECT SITE AND SUPPLEMENTAL GEOLOGICAL / GEOTECHNICAL REPORTS FOR THE PROPOSED DEVELOPMENT. THE REPORTS AMONG OTHER THINGS SHOULD ADDRESS STABILITY ANALYSIS OF THE SURFICIAL MATERIAL AS WELL AS THE GROSS STABILITY ANALYSIS OF THE PORTION OF THE HILLSIDE THAT WAS NOT IMPACTED BY THE 2005 HEAVY RAINFALL, BUT COULD POTENTIALLY BE UNSTABLE. RECOMMENDATIONS FOR MITIGATING MEASURES SHOULD BE IMPLEMENTED IN THE DESIGN DRAWINGS.

THE SOILS REPORTS REFER TO PAST TESTING AND REPORTS, BY OTHERS. PROVIDE NEW TESTING AND REPORTS, INCLUDING RESULTS OF REMEDIATION WORK. COMPLETE NEW BORINGS / INVESTIGATION FOR THE ENTIRE SITE, BOTH IN THE REPAIRED AREAS AND ALSO IN THE AREAS THAT WERE NOT SUBJECT TO THE SLOPE REPAIR. PROVIDE A SURFICIAL AND DEEP SEATED ANALYSIS BASED ON THE NEW BORINGS AND PROVE A MINIMUM 1.5 FACTORY OF SAFETY FOR THE ENTIRE SITE.

THE ENTIRE SITE SHOULD RENDER ITSELF FEASIBLE, SUITABLE, AND STABLE BEFORE ANY BUILDING PERMIT CAN BE ISSUED.

~~You must demonstrate that the entire site is feasible, suitable and stable. Soils report pages 2 and 34 state that just a portion of the site was investigated. The entire site must be investigated.~~

~~You have evaluated the gross and surficial stability in just one area. You must evaluate throughout the entire site. You may use your current test pit data or data from the existing test pits/borings.~~

~~Your new test pits were in just one area. The new test pits should be distributed throughout the entire site.~~

~~Please take new boring/test pits at the location of the 2 slope repairs referenced in your report to verify the current condition of the repaired soils.~~

Your 7-18-16 amendment to your soils report references on page 3 "Recommendations were presented in our 2-17-16 report to mitigate the instability of existing fill by trimming the fill from slope".

~~Please include these recommendations in this amendment letter.~~

Please be aware that the amount of grading is limited on this site since it is in our Hillside Zone. Also, if the amount of export exceeds ~~3000~~ 1500 cubic yards additional approvals from our Planning Division are required. Make sure that the civil/grading plans and calculations show this fill trimming. When you have verified that the civil/grading plans show the fill trimming please stamp and sign the appropriate pages. Please see zoning comments.

Page 17 of the 2/17/16 soils report is requiring that any fill remaining on the east facing slopes below the garage and residence be trimmed to expose the native soils as shown typically on section H. The civil/grading plans and soils removal calculations must show this fill trimming. The soils engineer must sign these plans to confirm that all fill that must be removed is shown on these plans. Page C004 is not showing this fill trimming.

Please send us an electronic copy of the full soils report once it is confirmed as the final report (the original report submitted with 1<sup>st</sup> submittal and the addendum of 7-16-16 **and any additional reports/updates**).

A4.01/402/405/406/407 says "trim to 1.5 to 1". Soils report requires "trim to expose native soils". Revise plans/calculations as required. Soils engineer must stamp these pages.

C005 shows 53 cubic yard of soils trim in this area. Soils engineer must verify this is correct and stamp C005.

- a) Show all easements on survey and the site plan. No work is allowed within easements (including storm drain easements) without written approval of the easement holder.  
Not done.

Provide written approval of easement holder for all easements.

All public improvements including new or relocated piping and easements must be shown on plans and approved by Beverly Hills Public Works and any agency holding an easement.

Any required public utility relocations and/or easement vacations must be approved and completed before the building permit can be issued.

Provide written approval of easement holder for all work in easements, any change to or vacation of easements or any establishment of new easements.

Provide approval from Los Angeles County for any work in or changes to their storm drain easement, any new or vacated easements and any new or revised piping.

Provide approval from the City of Beverly Hills for any work in or changes to our storm drain easement, any new or vacated easements and any new or revised piping.

Obtain approval from our Public Works Department and obtain an easement vacation from the Beverly Hills City Council for the proposed vacation of the Beverly Hills storm drain easement.

C004 shows new storm drain pipe/easement and 2 abandoned storm drain easements. A 101 shows new street paving and curb on easement.

Prior to obtaining the building permit for the new house you must obtain all approvals for changes to easements, vacation of easements or establishment of new easements. All new public utilities and piping must be permitted, completed, inspected and approved.

Prior to obtaining the building permit for the new house you must submit complete detailed plans for the street and gutter improvements and obtain approval of the plans from our Public Works Department.

Please contact our Public Works Department for more information: Samer Elayyan 310285-2524, [selayyan@beverlyhills.org](mailto:selayyan@beverlyhills.org).

**Plans for the street improvements were submitted to our Public Works Department on 9-14-17. Please contact Samer Elayyan for further information.**

- b) ~~Show how the bedroom emergency egress will get to the street. Section A shows that the walkway next to the house is not accessible. Any walking surface with a 30" drop off requires a guard.~~
- c) ~~Your property is 2 lots. A lot tie covenant is required prior to permit issuance. Complete the attached form. Submit a wet signed and notarized copy to me.~~

~~Not done.~~

- d) ~~Provide updated current survey.~~

~~Not done.~~

- e) ~~I.2.0 shows irrigation pipe going through an adjacent property.~~

~~Not done.~~

- f) ~~Typical notes to be added:~~

- a. ~~Curb and gutter, and sidewalk fronting the proposed project, if damaged during construction, will need to be removed and replaced (according to City standards), and shall be paid for by the applicant.~~
- b. ~~All survey monuments, street lights, and underground utilities, and any existing off site improvements affected by the construction shall be re established according to the City standards, and shall be paid for by the applicant. No privately owned structures or improvements are permitted within the public right of way without an encroachment permit.~~

~~Not done.~~

- g) ~~Provide a dimensioned driveway approach plan.~~

Show that driveway approach complies with Beverly Hills Public Works Standard BH101. See:

<http://www.beverlyhills.org/cbhfiles/storage/files/9142773001195340697/StandardDrawings06-2013.pdf>

~~Show any City trees, protected trees, street light poles, fire hydrants, pull boxes, etc. on plan.~~

Note that driveway approach is by separate permit from Public Works.

Per Public Works Standard BH 101 the apron must be 10'-14' wide and the flairs 2'-3' wide.

~~Two driveway approaches must be minimum 28' apart. 2 approaches are not allowed on a lot with less than 75' frontage or with a front setback of less than 25'.~~

~~Show any City trees, street light poles, fire hydrants, pull boxes, etc on plan.~~

~~Driveway approach flair must be minimum 3' from street light.~~

~~Driveway approach apron must be minimum 10' from center line of tree.~~

~~Apron can be max 14' wide. Plans show 20' wide. Show any City trees, street light poles, fire hydrants, pull boxes, etc. on plan. Driveway approach flair must be minimum 3' from street light or pull box.~~

You may apply for approval from Public Works for non-complying approach as part of your Public Works approval for the Fire Department turn around. See correction "u" below.

Obtain approval from Public Work for relocating any street lights or pull boxes.

A103/203: Please provide complete details for the driveway approach. You must fully comply with Public Works Standard BH 101 unless approval is granted from Public Works Department.

**Plans for the street improvements were submitted to our Public Works Department on 9-14-17. Please contact Samer Elayyan for further information.**

- ~~h) A tree removal permit is required if any protected trees are proposed to be removed.  
For more information please see:~~

~~<http://www.beverlyhills.org/cbhfiles/storage/files/filebank/3036-tree%20removal%20regulations.pdf>~~

and

~~<http://www.beverlyhills.org/business/constructionlanduse/singlefamilyresidences/siteimprovements/treeremovalonprivateproperty/>~~

Not done.

- ~~i) A wet signed and notarized indemnity bond is required due to the excavations adjacent to City street. Please use the attached form. The amount of the bond is not yet determined.  
The amount of bond is \$90,000.~~

- j) Comply with protection of adjoining property by giving a 30 day written notice (by certified mail) by attaching a letter to adjacent property owners, of intent to excavate where excavation is deeper than the foundation of adjoining building and located closer to property line than the depth of excavation. Provide me with a copy of all the letters mailed as well as the post office registered mail receipts.

You may use the attached form letter with your information filled in.

Not done.

- ) Mechanical, electrical and plumbing plan check is required for this project. Note on plans. Not done.

- 1) Please be aware a pre construction meeting will be required after approval of the plans prior to permit issuance.

I will schedule this meeting after the plans are approved.

- m) The excavation contractor must provide a copy of their OSHA permit.

Not done.

**The OSHA permit you supplied expired on 3-12-17.**

- n) Construction Management Plan

303.4.1 building permit requirements. Prior to issuance of a building permit for a project requiring plan check, the owner shall prepare and submit a construction management plan (CMP) for all work, using a form provided by the City Building Official, or otherwise found acceptable by the City Building Official. The CMP shall set forth construction inspection milestones to be timely completed, that shall correspond to progress inspections required by the City's Technical Codes. If the CMP is approved, work may be commenced and shall comply in all respects with time limits set forth in the CMP. The total time within which to complete construction, as set forth in the CMP, shall not exceed three (3) years unless approved in writing by the City Building Official.

Prior to issuance of a building permit, the owner shall also post a safety deposit with an approved local financial institution ('Safety Deposit') in such amount as determined by the City Building Official based upon the potential need for imposition by the City of safety measures on the project site, capable of being unilaterally drawn upon by the City in the event construction ceases and/or an inspection milestone is missed. The Safety Deposit shall be in the form of cash or structured letter of credit satisfactory to the City Attorney, and shall be used solely to procure construction site security fencing, removal of construction site solid waste, maintenance of landscaping, including lawns and



parkways, and/or remediation of any other conditions determined by the City Building Official to be unsafe, after the owner's refusal or failure to correct such condition(s). The owner shall deposit additional funds within five (5) business days of City's withdrawal, sufficient to maintain the required Safety Deposit amount at all times during the course of the work, until final inspection and issuance of a Certificate of Occupancy, if applicable.

Prepare the CMP and include it permanently on the plan and post a \$25,000 bond (safety deposit). The CMP can be a chart showing the milestones in a construction project and the dates you expect to meet these milestones.

A sample electronic CMP (which you can fill out and use as your CMP) is available at —

<http://www.beverlyhills.org/ebhfiles/storage/files/filebank/9235-Construction%20Management%20Plan%20Form.pdf>

See Section 9-1-104 of the Beverly Hills Municipal Code for more information

Not done.

The CMP must be signed and on the plans.

Please update the construction milestone dates on the plans to be used for the permit set.

Thank you for providing the construction milestone dates on the CMP on COV-4.

Please correct typos and update (if necessary) for the permit set of plans.

e) ~~A Water efficient landscape permit is required.~~

The water efficient landscaping permit is by separate submittal and approval. Please call 310-285-1141, option 2, to make an appointment to submit for water efficient landscaping permit. Separate plan check fees will be due.

Plans must be submitted but necessarily approved prior to issuing the building permit.

The plans must show compliance with the California MWEL.O (Model Water Efficient Landscaping Ordinance) ordinance.

—— Not done.

The water efficient landscaping permit is by separate submittal and approval. Please call 310-285-1141, option 2, to make an appointment to submit for water efficient landscaping permit. Separate plan check fees will be due.

- ~~p) Show location of air conditioning condensers on plans. The equipment cannot be located within required side or front yard setbacks and must be below the maximum height limit and screened from view if located on the roof.~~

~~MEP plan is showing 4 fan and 2 condensers. Show other 2 condensers.~~

~~Condensers are exterior equipment. They are shown inside an enclosed room under ground in the basement.~~

- ~~q) Show location of gas and electric meters and transformer on plans. New meters and transformers cannot be located within required side, street side or front yard setbacks. Exception: gas and electric meters can encroach a maximum of 18" into side or street side setbacks.~~

~~Not done.~~

- r) Section J113 of the Beverly Hills Grading Code requires that a bond be placed for grading work that could create a hazard if not properly completed. The amount of bond will be determined when the shoring/excavation/grading plans are submitted. If using a non-cash bond please fill out the attached form and return a wet signed and notarized copy to me for processing.

**The bond amount is 100,000.**

- s) Provide shoring/excavation plans as required by the soils report.

Not done.

The shoring cannot be a deferred submittal. It must be submitted and approved prior to approving the building permit for the house.

See comment #54 above. Provide shoring notes and shoring sequence.

**Shoring cannot be a deferred submittal. Provide complete shoring plans/ calcs, notes, shoring sequence, monitoring requirements, etc.**

- ~~t) Provide full structural plans for the retaining walls.~~

- u) Changing the size/shape of the City street (at the turn around) requires approval from Public Works.

Not done.

**Plans for the street improvements were submitted to our Public Works Department on 9-14-17. Please contact Samer Elayyan for further information.**

- v) Submit all pages. Civil plans weren't submitted.
- w) There can be no grading on the ar 'a adjacent to the soil nail/shotcrete wall. Sheet 1 of 1, Earthwork Exhibit, shows dirt being added to this area. The wall was not designed to carry any more loads. Revise grading plan.

The elevations and grading plans show fill being placed in the area adjacent to the soil nail/shotcrete wall.

0005 shows fill being placed in the ar 'a adjacent to the soil nail/shotcrete wall.

- x) Section M on A306 shows a balcony over a sloped ar 'a. In the high fire zone local ordinance requires "Buildings or structures constructed over slopes shall have all under floor and deck areas enclosed, and such enclosures shall be of one hour fire resistive construction."
- y) Fireplaces must be gas direct vent. Page A802(Equipment schedule F): Isokern is not gas direct vent.

Please remove the carthcore industry ibv 46, icc csr 2316 from plan. This is an Isokern fire place which is not approved.

- z) Thank you for including a preliminary hauling plan. This plan cannot be evaluated until your building plans are finalized. Once building plans are approved and prior to obtaining the building permit pl ase contact our Transportation Engineer Bijan Vaziri, 310 285 2556, or bvaziriPbcvcrlyhills.org to submit plans.

Your traffic management plan is utilizing 18 wheelers which are not approved for this project. Please redesign plan using maximum 10 wheelers.

Please be aware that section 10-3-2523 of the Beverly Hills Municipal Code restricts hauling in the hillside area to 9 am to 4 pm although more restrictive hours may be set by the city engineer.

We will evaluate your revised traffic management plan when your re-submit and provide further comments.

**Traffic management plans (TCP 1-3) were not submitted with submittal #6.**

**When resubmitting, all plans submitted must have TCP 1-3 incorporated. In addition please provide one additional set of plans so that our transportation engineer may review the plans. Please include a plan for any type of hauling you wish to propose.**

AA) ~~Civil plan page 3 of 11 is showing a gutter draining to a catch basin at the end of the street. Show where this catch basin discharges.~~ Make sure the plan you submit to Public Works for the changes to street (correction "u" above) show all details including drainage.

Public work must approve all changes to street.

**Plans for the street improvements were submitted to our Public Works Department on 9-14-17. Please contact Samer Elayyan for further information.**

BB) Changing the size/shape of the City street (at the turn around) as requested by our Fire Department requires approval from Public Works.

**Plans for the street improvements were submitted to our Public Works Department on 9-14-17. Please contact Samer Elayyan for further information.**

~~CC) Provide approval from the Fire Department for the revisions to the plans for the street changes for Fire Department turn around (previous plan approved by Fire Department on 9-20-16).~~

~~DD) A005: show construction vehicle parking on plan. Due to narrow street width no construction parking can be on the street. Note on plan.~~

The construction parking plans must show where all construction worker vehicles will park both on-site and off-site if applicable.

**A005 shows space for four vehicles. Show where will the other construction personnel will park and how they will get to site. Construction personnel cannot park on public streets. If using public parking and shuttles provide full details.**

~~EE) A101: Obtain Public Works approval for relocating a street light. Show where street light will be relocated to.~~

**Plans for the street improvements were submitted to our Public Works Department on 9-14-17. Please contact Samer Elayyan for further information.**

FF) Please provide calculations for the soil cut for foundations/piles on C005. A conservative calc for just the piles: assume 25 ft long 30" piles

137 piles x 25 ft. x (3.14)(1.25)(1.25) = 16,780 cubic ft./27 = 621 cubic yards

C005 shows 250 cubic yards for pile and foundations.

**You have revised foundation/pile cut to 599 cubic yards. Provide the calculations for pile and foundation cut volume.**

GG) Page 25 of the 2-17-16 soils report requires a minimum 12 inch freeboard and a "V" drain at the top of all retaining walls. Update the architectural sections and the cut/fill/export calculations.

**Section P on A407 is not showing the 12" freeboard.**

**The inclusion of the freeboard will reduce the fill amount. The fill volume on C005 must reflect this reduced fill amount.**

HH) Please provide a complete site drainage plan signed by the soils engineer. Page 25 of the 2/17/16 soils report requires that retaining wall freeboard area drain to the street. Page 30 requires that the site drain to the street or other approved area.

**Show all site drainage including all exterior decks. Show where the roof drains discharge to.**

**You are showing a site drain directly connecting to the proposed new LA County storm drain. Verify that LA County will allow this direct connection.**

II) **The landscape architect must sign and stamp the permit set of landscaping plans.**

JJ) **C005: Earthwork quantities note #3 shows main level deck fill as 277. Volume summary table shows main level deck fill as 297.**

KK) **C005: Volume summary table shows that the hardscape/landscape fill (2) has increased from 196 to 665 since the last submitted plan. Please justify the increase.**

LL) **For the permit of plans the structural engineer must stamp and wet sign all structural pages. The soils engineer must stamp and wet sign all foundation plans, all civil plans, all plans showing excavation or grading and all plans showing excavation calculations including A401-407, C005, Civil plans 1-11, S2.0, S2.1, S2.2, S2.4, S3.1, S3.2, S3.3, S3.4, S3.5**

## **PUBLIC WORKS – WATER QUALITY**

**Reviewer:** Josette Descalzo, Environmental Compliance and Sustainability Programs Manager  
(310) 285-2554, [jdescalzo@beverlyhills.org](mailto:jdescalzo@beverlyhills.org)

I have completed the review for the proposed single family residence located at 1193 Loma Linda Dr. Based on my review, I have the following comments:

1. Erosion and Sediment Control Plans (ESCP) were reviewed and approved.
2. Provide predevelopment impervious surface area. Submit it directly to Josette Descalzo
3. LID is not required for the project because it is <10,000 SF of impervious surface areas.

## **FIRE DEPARTMENT**

**Reviewer:** Cecilia Sohn, Fire Plan Check Inspector  
(310) 281-2716  
[csohn@beverlyhills.org](mailto:csohn@beverlyhills.org)

No further comments.

# **EXHIBIT F**

## Ronald Richards

---

**From:** Jim Faul <Jim@lcegroupinc.com>  
**Sent:** Monday, November 27, 2017 8:54 AM  
**To:** Rick Skosnik; Andre Sahakian  
**Cc:** Tabaian, Lindsay; Hearty, Alan; steffg@me.com; Parisa Nejad  
**Subject:** RE: Loma Linda  
**Attachments:** a.png

Good morning and hope your Thanksgiving holiday was good !

Just checking to make sure you have the paper copies and the calculations for the Peer Review. Although I took a picture of the neighbor's powerpoint slide at the City Council Meeting (attached), how do we review documents the city has received so we can review and respond? We have prepared & provided:

- a. Memos for how earthwork was calculated;
- b. Screen captures of the surface elevations from computer from how earthwork was calculated;
- c. Excel printout for pile calculations;
- d. Copy of structural plans with highlighting to count the piles;
- e. Grading plans;
- f. Drainage plans showing sump pump to street for roof and deck drainage as well as planters connected to the County of L.A. storm drain; and
- g. Drainage calculations.

For drainage, overall the slope will have less drainage flows as currently ALL surface drainage falls on the slope and drains towards the lower property (Stagg's) whereby with the improvements, the drainage of the roof, decks and planters will be collected and discharged into the below surface County of L.A. storm drain system.

For export, the design team has and will continue to mitigate to stay below the 1,500.cy export threshold.

If you need anything else, just let me know.

Thanks,

*Jim D. Faul, PE, QSD*  
*Senior Civil Engineer*  
LC ENGINEERING GROUP, INC.  
889 Pierce Ct., Ste. 101, Thousand Oaks, CA 91360  
805-497-1244 | 818-991-7148 | [www.lcegroupinc.com](http://www.lcegroupinc.com)  
Mobile: 805-276-1967



**LC ENGINEERING GROUP, INC.**  
**CONSULTING ENGINEERS**



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## Community Development Department

November 27, 2017

ALAN D HEARTY, ESQ  
1901 AVENUE OF THE STARTS, 1800  
LOS ANGELES, CA 90067  
[ahearty@allenmatkins.com](mailto:ahearty@allenmatkins.com)

**RE: 1193 Loma Linda**

**ACTIVITY NUMBER: BS1607836**

Dear Applicant:

The City has completed its review of the above cited plan check application for conformance with applicable policies and regulations. As indicated on the corrections below, the plans must be revised before a building permit can be issued.

In order for the City to continue the plan check process, please do the following:

1. Revise the plans to incorporate all of the corrections attached;
2. Submit:
  - a) 3 set(s) of revised plans; Label each plan, one for planning, one for building and safety, one for in house building and safety . Please include one copy of the traffic management plan for transportation.
  - b) Previously reviewed (redline) plans; and
  - c) This letter.

If you have specific questions regarding any of the corrections, please contact the appropriate staff member directly.

**NOTE:** The City of Beverly Hills also accepts Electronic Plan Check applications. Please visit our website for more details and learn how to take advantage of our new electronic plan check process. [www.BeverlyHills.org/ElectronicReview](http://www.BeverlyHills.org/ElectronicReview)

## REQUIRED CORRECTIONS

### PLANNING

#### 1193 Loma Linda Drive

BS1607836 — New two story SFR with basement and attached garage

**Reviewer:** Andre Sahakian, AICP, Senior Planner

(310) 285-1127

[asahakian@beverlyhills.org](mailto:asahakian@beverlyhills.org)

**City Contact:** Andre Sahakian, Senior Planner

(310) 285-1127

[asahakian@beverlyhills.org](mailto:asahakian@beverlyhills.org)

- 1) The project is proposed to be built over an existing City storm drain easement. Please obtain the easement holder's approval to build over the easement.
  - a) Per direction from the City Council from the November 21, 2017 meeting, building permits cannot be issued until the Planning Commission finds the vacation of the abandoned City of Beverly Hills storm drain easement to be in conformance with the General Plan and the City Council approves the vacation of the abandoned storm drain easement.
- 2) The project is proposed to be built over an existing Los Angeles County storm drain easement. Please obtain the easement holder's approval to build over the easement.
  - a) The email correspondence you have provided is not adequate evidence of the easement holder's approval. Please provide an issued over-build permit and stamped/approved plans from the easement holder matching the proposed plans submitted to the City of Beverly Hills.
- 3) Sheet Cov 1 (title sheet)
  - a) Update the cover sheet if any grading numbers change.
  - b) The "Required Rear Yard" and "Required Front Yard" numbers are incorrect. Please update to match the calculations shown on Sheet A001.
- 4) Sheet A003 (Area Calculations)
  - a) In the "Upper Level Matrix" table, please correct the first dimension for N2. The entry reads that it is 12'-6" by 10'-0", however a measure of the area and the total area calculated for N2 indicates that the dimensions should be 2'-6" by 10'-0". See redline markups for clarification.

5) Sheet A203 (Upper Level Plan)

- a) The garage structure is shown to have a Finished Floor of 647.00', which is approximately the same finished surface of the street per the Survey. Additionally, the Driveway is shown to have a lower Finished Surface of 645.92' in the area between the rolled curb and the garage entrance. This is inconsistent with 'Detail A-Rolled Curb' provided on Sheet C010, which shows the private driveway and the top portion of the rolled curb to be at a higher elevation than the adjacent street. Please clarify that these figures are accurate, and provide a detailed drainage plan that indicates how water will drain from the garage to the storm drain catch basin with adequate drainage slopes and distances in compliance with applicable Building Code provisions. If changes to the garage structure height are made, please demonstrate that the overall height of the garage structure will remain within the maximum height limitation in the Zoning Code. Please see redline markups in plans for clarification.
- b) There appears to be an approximately 5'-0" elevation difference between the garage finished floor and the hallway finished floor (and all other rooms in the Upper Level). This is not consistent with Section H (A404). Please see redline markups on Sheets A203 and A404 for clarification.

6) Sheet A204 (Roof Plan)

- a) Relating to the roof drainage for the garage structure, Note 38 indicates that roof drainage devices shall be a *"minimum of 4" hi... and located a minimum of 2" above roof surface"*. These drainage devices do not fall into any of the section drawings provided, and of the sections provided, it appears that the roof surface is already at the maximum height of 30'-0". If additional devices exceed the 30'-0", the garage structure would exceed the allowable height limit. Please revise garage structure height to account for any drainage devices, or any rooftop structures (mechanical, parapets, etc.) that may increase the height. Please also incorporate any revisions to the garage height resulting from Correction 5a above.

7) Sheet C005 (Earthwork Exhibit)

- a) Please use a Fill Factor of 1.0 and revise earthwork calculations accordingly. If this results in exceedance of 1,500 cubic yards of export, additional revisions will be required to reduce the total export to an amount below 1,500 cubic yards. Otherwise, a Hillside R-1 Permit will be required.

8) Sheet COO5A (Cut and Fill Analysis)

- a) Please show the 3D Model for the Piles in both bird's eye view, as well as a flat overview so that the piles can easily be counted and verified against the structural plans.
- b) Please embed a complete tabulation of all structural piles and grade beams to demonstrate the total amount of cut resulting from foundations throughout the site onto Sheet COO5A

or other sheets in the Civil Plans as necessary. Please note comments from Building & Safety regarding the calculation of pile excavation areas and adjust accordingly.

- c) Please contact the Planning Division to discuss potential approaches to providing more detailed calculations and analysis to demonstrate accuracy of cut and fill quantities, particularly with respect to the cut and fill for the building itself (other than foundations).

9) Sheet C010 (Sections)

- a) The Rip-Rap details do not accurately depict actual slope conditions in areas where rip rap is proposed. Additionally, there is inconsistency in the dimensions between the two rip-rap details. See redline markups in plans for clarification. Additionally, per Building & Safety comments below, a peer-review of drainage will be conducted, and additional drainage measures may be required.

10) Sheets S-2.0 thru S-2.4 (Foundation Plans)

- a) Please provide a block-study-type diagram of all grade beams (identify and label each grade beam and provide all dimensions to calculate volume), and tabulate the volumes of all grade beams in a manner that can be independently verified by reviewing the drawings, similar to the floor area block studies provided on Sheet A003 of the plans. See redline markups for clarification.

11) Please remove duplicate sheets from the plan set. See redline markups for clarification.

12) See redline markups and comments on all plan sheets and respond accordingly.

## BUILDING & SAFETY

**Activity No.:** BS1607836

**Address:** 1193 Loma Vista Dr., Beverly Hills

**Reviewer:** Sean Hughes, 626-284-8906 ext: 705 or [SHughes@JLeeEngineering.com](mailto:SHughes@JLeeEngineering.com)

**Work Description:** New SFD

**Type of Const.:** V-B

**Use:** Single Family Residence

**Occupancy:** R-3/U

**# of Story:** 2 story over Basement

**Floor area:** 10,468 SF (Total Area)

The Building and Safety Division has completed its 7<sup>th</sup> review of the plans dated 10/25/2017, submitted in conjunction with the above cited Activity Number. The following corrections are required to comply with the City's rules and regulations:

YOUR APPLICATION FOR A PERMIT, TOGETHER WITH PLANS AND SPECIFICATIONS, HAS BEEN EXAMINED AND YOU ARE ADVISED THAT THE ISSUANCE OF A PERMIT IS WITHHELD FOR THE REASONS HEREINAFTER SET FORTH. THE APPROVAL OF PLANS AND SPECIFICATIONS DOES NOT PERMIT THE VIOLATION OF ANY SECTION OF THE BUILDING CODE, OR OTHER CITY ORDINANCE OR LAW.

### INSTRUCTIONS:

- Comments below are correction items applicable to this plan check. Please respond to all comments.
- All plans, calculations, and specifications on which comments have been made are considered a part of the plan check and must be returned at the time of resubmittal, with two revised sets of plans including all documents and this correction sheet. Inked-on corrections are not acceptable.
- In the left-hand margin of the corrections, please indicate the sheet number and detail or note number on the plans where the corrections are made. Be as specific as possible.
- Incorporate all comments as marked on the checked set of plans, calculations, and this correction sheet on the revised plans. Resubmit marked original plans and two corrected sets of plans, calculations, and this plan review list. Incomplete or unreadable drawings or calculations will not be accepted.
- The plan check engineer will be available for conference and telephone calls at the telephone number and hours indicated above. Please contact the plan check engineer if you have any questions.

**SCOPE:**

This supplemental review was required due to changes in the plans prior to the issuance of the building permits. The proposed changes are related to the discovery of an existing storm drain and easement extending from the street eastward below the proposed garage and down the adjacent slope. Additionally, minor revisions to the size of the garage and adjacent hallway as well as structural revisions to the framing of the garage were identified and checked for conformance to the applicable building codes.

**CORRECTIONS:**

1. Provide and reference structural details to show the connection of cantilevered steel beams framing into the faces of wide-flange columns. Refer to redmarks on S-2.4. Justify the connections with calculations.
2. Remove duplicate sheets from set of construction documents. These include versions of S-1, S-2.1\*, S-2.2\*, & S-3.4. (Sheets marked with \* have some differences (clouds, notes, etc) with the other copies of those sheets in the CD set.)
3. For moment frame designs, provide calculations of welds, continuity plates, doubler plates, etc. Show conformance of frames to AISC 341-10 section E1.6b or AISC 358-10 Chapter 8. This comment applies to all moment-resistant frames (on lines 4, 6, & A).
4. Clarify where GB70 and GB71, as included in the calculation set, apply on the construction drawings.

**RETURN THIS SHEET WITH ALL ORIGINAL AND REVISED PLANS AND SPECIFICATIONS WHEN  
CORRECTIONS HAVE BEEN MADE**

---

**BEVERLY HILLS PLAN REVIEWER**

Rick Skosnik, 310-285-1152 or [rskosnik@beverlyhills.org](mailto:rskosnik@beverlyhills.org)

**SEVENTH CORRECTION**

**New comments are in bold**

~~Resolved issues are in strikethrough~~

~~I have included the soils investigation/report requirements correction (issued 12-16-14) from the previous new house project at this site (1184 Loma Linda, BS1317952):~~

**FOR THE PROPOSED NEW RESIDENCE, PLEASE HAVE THE SOILS ENGINEER PROVIDE A SUPPLEMENTAL REPORT INCLUDING THE FOLLOWING INFORMATION:**

ACCORDING TO THE GEO REPORTS, PEER REVIEW REPORT BY LGC VALLEY INC, AND CITY RECORDS, EXTENSIVE REMEDIAL GRADING AND SLOPE STABILIZATION WORK HAS ALREADY BEEN PERFORMED ON THE SUBJECT SITE  
IN  
THE RECENT YEARS. PROVIDE ADDITIONAL SUBSURFACE EXPLORATION OF THE SUBJECT SITE AND SUPPLEMENTAL GEOLOGICAL / GEOTECHNICAL REPORTS FOR THE PROPOSED DEVELOPMENT. THE REPORTS AMONG OTHER THINGS SHOULD ADDRESS STABILITY ANALYSIS OF THE SURFICIAL MATERIAL AS WELL AS THE GROSS STABILITY ANALYSIS OF THE PORTION OF THE HILLSIDE THAT WAS NOT IMPACTED BY THE 2005 HEAVY RAINFALL, BUT COULD POTENTIALLY BE UNSTABLE. RECOMMENDATIONS FOR MITIGATING MEASURES SHOULD BE IMPLEMENTED IN THE DESIGN DRAWINGS.

THE SOILS REPORTS REFER TO PAST TESTING AND REPORTS, BY OTHERS. PROVIDE NEW TESTING AND REPORTS, INCLUDING RESULTS OF REMEDIATION WORK. COMPLETE NEW BORINGS / INVESTIGATION FOR THE ENTIRE SITE, BOTH IN THE REPAIRED AREAS AND ALSO IN THE AREAS THAT WERE NOT SUBJECT TO THE SLOPE REPAIR. PROVIDE A SURFICIAL AND DEEP SEATED ANALYSIS BASED ON THE NEW BORINGS AND PROVE A MINIMUM 1.5 FACTORY OF SAFETY FOR THE ENTIRE SITE.

THE ENTIRE SITE SHOULD RENDER ITSELF FEASIBLE, SUITABLE, AND STABLE BEFORE ANY BUILDING PERMIT CAN BE ISSUED.

~~You must demonstrate that the entire site is feasible, suitable and stable. Soils report pages 2 and 34 state that just a portion of the site was investigated. The entire site must be investigated.~~

~~You have evaluated the gross and surficial stability in just one area. You must evaluate throughout the entire site. You may use your current test pit data or data from the existing test pits/borings.~~

~~Your new test pits were in just one area. The new test pits should be distributed throughout the entire site.~~

~~Please take new boring/test pits at the location of the 2 slope repairs referenced in your report to verify the current condition of the repaired soils.~~

Your 7/18/16 amendment to your soils report references on page 3 "Recommendations were presented in our 2/17/16 report to mitigate the instability of existing fill by trimming the fill from slope".

Please include these recommendations in this amendment letter.

Please be aware that the amount of grading is limited on this site since it is in our Hillside Zone. Also, if the amount of export exceeds 3000 1500 cubic yards additional approvals from our Planning Division are required. Make sure that the civil/grading plans and calculations show this fill trimming. When you have verified that the civil/grading plans show the fill trimming please stamp and sign the appropriate pages. Please see zoning comments.

Page 17 of the 2/17/16 soils report is requiring that any fill remaining on the east facing slopes below the garage and residence be trimmed to expose the native soils as shown typically on section H. The civil/grading plans and soils removal calculations must show this fill trimming. The soils engineer must sign these plans to confirm that all fill that must be removed is shown on these plans. Page C004 is not showing this fill trimming.

P1 also send us an electronic copy of the full soils report once it is confirmed as the final report (the original report submitted with 1<sup>st</sup> submittal and the addendum of 7/16/16 and any additional reports/updates).

A4.01/402/405/406/407 says "trim to 1.5 to 1". Soils report requires "trim to expose native soils". Revise plans/calculations as required. Soils engineer must stamp these pages.

C005 shows 53 cubic yard of soils trim in this area. Soils engineer must verify this is correct and stamp C005.

Soils engineer must wet sign and stamp. A4.01/402/405/406/407,

A405, A406 were not stamped by soils engineer.

- a) Show all easements on survey and the site plan. No work is allowed within easements (including storm drain easements) without written approval of the easement holder.

Not done.

Provide written approval of easement holder for all easements.

All public improvements including new or relocated piping and easements must be shown on plans and approved by Beverly Hills Public Works and any agency holding an easement.

Any required public utility relocations and/or easement vacations must be approved and completed before the building permit can be issued.



Provide written approval of easement holder for all work in easements, any change to or vacation of easements or any establishment of new easements.

Provide approval from Los Angeles County for any work in or changes to their storm drain easement, any new or vacated easements and any new or revised piping.

Provide approval from the City of Beverly Hills for any work in or changes to our storm drain easement, any new or vacated easements and any new or revised piping.

Obtain approval from our Public Works Department and obtain an easement vacation from the Beverly Hills City Council for the proposed vacation of the Beverly Hills storm drain easement.

C004 shows new storm drain pipe/easement and 2 abandoned storm drain easements.

A 101 shows new street paving and curb on easement.

Prior to obtaining the building permit for the new house you must obtain all approvals for changes to easements, vacation of easements or establishment of new easements. All new public utilities and piping must be permitted, completed, inspected and approved.

Prior to obtaining the building permit for the new house you must submit complete detailed plans for the street and gutter improvements and obtain approval of the plans from our Public Works Department.

Please contact our Public Works Department for more information: Samer Elayyan 310-285-2524, [selayyan@beverlyhills.org](mailto:selayyan@beverlyhills.org).

Plans for the street improvements were submitted to our Public Works Department on 9-14-17. Please contact Samer Elayyan for further information.

**All easements must be approved prior to issuing the building permit for the new house.**

**Los Angeles County must provide approval of work in storm drain easement prior to issuing the building permit for the new house. You must provide a plan stamped by Los Angeles County. This plan must match the proposed project plans including the roof on the carport in the easement.**

b) ~~Show how the bedroom emergency egress will get to the street. Section A shows that the walkway next to the house is not accessible. Any walking surface with a 30" drop off requires a guard.~~

e) ~~Your property is 2 lots. A lot tie covenant is required prior to permit issuance.~~

~~Complete the attached form. Submit a wet signed and notarized copy to me.~~

~~Not done.~~

d) ~~Provide updated current survey.~~

~~Not done.~~

e) ~~L2.0 shows irrigation pipe going through an adjacent property.~~

~~Not done.~~

f) ~~Typical notes to be added:~~

~~a. Curb and gutter, and sidewalk fronting the proposed project, if damaged during construction, will need to be removed and replaced (according to City standards), and shall be paid for by the applicant.~~

~~b. All survey monuments, street lights, and underground utilities, and any existing off-site improvements affected by the construction shall be re-established according to the City standards, and shall be paid for by the applicant. No privately owned structures or improvements are permitted within the public right of way without an encroachment permit.~~

~~Not done.~~

g) ~~Provide a dimensioned driveway approach plan.~~

Show that driveway approach complies with Beverly Hills Public Works Standard BH101. See:

<http://www.beverlyhills.org/cbhfiles/storage/files/9142773001195340697/StandardDrawings06-2013.pdf>

~~Show any City trees, protected trees, street light poles, fire hydrants, pull boxes, etc. on plan.~~

Note that driveway approach is by separate permit from Public Works.

Per Public Works Standard BH 101 the apron must be 10'-14' wide and the flairs 2'-3' wide.

~~Two driveway approaches must be minimum 28' apart. 2 approaches are not allowed on a lot with less than 75' frontage or with a front setback of less than 25'.~~

~~Show any City trees, street light poles, fire hydrants, pull boxes, etc on plan.~~

~~Driveway approach flair must be minimum 3' from street light.~~

~~Driveway approach apron must be minimum 10' from center line of tree.~~

~~Apron can be max 14' wide. Plans show 20' wide. Show any City trees, street light poles, fire hydrants, pull boxes, etc. on plan. Driveway approach flair must be minimum 3' from street light or pull box.~~

You may apply for approval from Public Works for non-complying approach as part of your Public Works approval for the Fire Department turn around. See correction "u" below.

Obtain approval from Public Work for relocating any street lights or pull boxes.

A103/203: ~~Please provide complete details for the driveway approach.~~ You must fully comply with Public Works Standard BH 101 unless approval is granted from Public Works Department.

Plans for the street improvements were submitted to our Public Works Department on 9-14-17. Please contact Samer Elayyan for further information.

**The plans for the street revisions must be approved prior to issuing the building permit for the new house.**

~~h) A tree removal permit is required if any protected trees are proposed to be removed.~~

~~For more information please see:~~

~~<http://www.beverlyhills.org/cbhfiles/storage/files/filebank/3036-Tree%20Removal%20Regulations.pdf>~~

~~and~~

<http://www.beverlyhills.org/business/construction/landuse/singlefamilyresidences/siteimprovements/treeremovalonprivateproperty/>

Not done.

- i) ~~A wet signed and notarized indemnity bond is required due to the excavations adjacent to City street. Please use the attached form. The amount of the bond is not yet determined.~~

~~The amount of bond is \$90,000.~~

- j) ~~Comply with protection of adjoining property by giving a 30 day written notice (by certified mail) by attaching a letter to adjacent property owners, of intent to excavate where excavation is deeper than the foundation of adjoining building and located closer to property line than the depth of excavation. Provide me with a copy of all the letters mailed as well as the post office registered mail receipts.~~

~~You may use the attached form letter with your information filled in.~~

Not done.

- k) ~~Mechanical, electrical and plumbing plan check is required for this project. Note on plans.~~

Not done.

- l) ~~Please be aware a pre construction meeting will be required after approval of the plans prior to permit issuance.~~

~~I will schedule this meeting after the plans are approved.~~

- m) ~~The excavation contractor must provide a copy of their OSHA permit.~~

Not done.

~~The OSHA permit you supplied expired on 3-12-17.~~

- n) ~~Construction Management Plan~~

~~303.4.1 building permit requirements. Prior to issuance of a building permit for a project requiring plan check, the owner shall prepare and submit a construction management plan (CMP) for all work, using a form provided by the City Building Official, or otherwise found acceptable by the City Building Official. The CMP shall set forth construction inspection milestones to be timely completed, that shall correspond to progress inspections required by the~~

~~City's Technical Codes. If the CMP is approved, work may be commenced and shall comply in all respects with time limits set forth in the CMP. The total time within which to complete construction, as set forth in the CMP, shall not exceed three (3) years unless approved in writing by the City Building Official.~~

~~Prior to issuance of a building permit, the owner shall also post a safety deposit with an approved local financial institution ('Safety Deposit') in such amount as determined by the City Building Official based upon the potential need for imposition by the City of safety measures on the project site, capable of being unilaterally drawn upon by the City in the event construction ceases and/or an inspection milestone is missed. The Safety Deposit shall be in the form of cash or structured letter of credit satisfactory to the City Attorney, and shall be used solely to procure construction site security fencing, removal of construction site solid waste, maintenance of landscaping, including lawns and parkways, and/or remediation of any other conditions determined by the City Building Official to be unsafe, after the owner's refusal or failure to correct such condition(s). The owner shall deposit additional funds within five (5) business days of City's withdrawal, sufficient to maintain the required Safety Deposit amount at all times during the course of the work, until final inspection and issuance of a Certificate of Occupancy, if applicable.~~

~~Prepare the CMP and include it permanently on the plan and post a \$25,000 bond (safety deposit). The CMP can be a chart showing the milestones in a construction project and the dates you expect to meet these milestones.~~

~~A sample electronic CMP (which you can fill out and use as your CMP) is available at \_\_\_\_\_~~

~~<http://www.beverlyhills.org/cbhfiles/storage/files/filebank/9235-Construction%20Management%20Plan%20Form.pdf>~~

~~See Section 9-1-104 of the Beverly Hills Municipal Code for more information~~

~~Not done.~~

~~The CMP must be signed and on the plans.~~

~~Please update the construction milestone dates on the plans to be used for the permit set.~~

~~Thank you for providing the construction milestone dates on the CMP on COV-4. Please correct types and update (if necessary) for the permit set of plans.~~

~~o) A Water efficient landscape permit is required.~~

The water efficient landscaping Y sep Approval Please call 310 285  
1141, o'D ce an appoi niorw ing permit  
Sc'Dara c -plan check fees will be due.

Plans must be submitted but necessarily approved prior to issuing the building permit.

The plans must show compliance with the California MWEL (Model Water Efficient Landscaping Ordinance) ordinance.

Not done.

The water efficient landscaping permit is by separate submittal and approval. Please call 310 285 1111, option 2, to make an appointment to submit for water efficient landscaping permit.

Separate plan check fees will be due.

- p) Show location of air conditioning condensers on plans. The equipment cannot be located within required side or front yard setbacks and must be below the maximum height limit and screened from view if located on the roof.

MEP plan is showing 4 fan and 2 condensers. Show other 2 condensers.

Condensers are exterior equipment. They are shown inside an enclosed room under ground in the basement.

- q) Show location of gas and electric meters and transformer on plans. New meters and transformers cannot be located within required side, street side or front yard setbacks. Exception: gas and electric meters can encroach a maximum of 18" into side or street side setbacks.

Not done.

- r) Section J113 of the Beverly Hills Grading Code requires that a bond be placed for grading work that could create a hazard if not properly completed. The amount of bond will be determined when the shoring/excavation/grading plans are submitted. If using a non cash bond please fill out the attached form and return a wet signed and notarized copy to me for processing.

The bond amount is 100,000.

- s) Provide shoring/excavation plans as required by the soils report.

Not done.

The shoring cannot be a deferred submittal. It must be submitted and approved prior to approving the building permit for the house.

See comment tt54 above. Provide shoring notes and shoring sequence.

~~Shoring cannot be a deferred submittal. Provide complete shoring plans/ calcs, notes, shoring sequence, monitoring requirements, etc.~~

- ~~t) Provide full structural plans for the retaining walls.~~
- u) Changing the size/shape of the City street (at the turn around) requires approval from Public Works.

Not done.

Plans for the street improvements were submitted to our Public Works Department on 9-14-17. Please contact Samer Elayyan for further information.

**The plans for the street revisions must be approved prior to issuing the building permit for the new house.**

- ~~v) Submit all pages. Civil plans weren't submitted.~~
- w) ~~There can be no grading on the area adjacent to the soil nail/shotcrete wall. Sheet 1 of 1, Earthwork Exhibit, shows dirt being added to this area. The wall was not designed to carry any more loads. Revise grading plan.~~

~~The elevations and grading plans show fill being placed in the area adjacent to the soil nail/shotcrete wall.~~

~~C005 shows fill being placed in the area adjacent to the soil nail/shotcrete wall.~~

- ~~x) Section M on A306 shows a balcony over a sloped area. In the high fire zone local ordinance requires "Buildings or structures constructed over slopes shall have all under floor and deck areas enclosed, and such enclosures shall be of one hour fire resistive construction."~~
- y) ~~Fireplaces must be gas direct vent. Page A802(Equipment schedule 1): Isokern is not gas direct vent.~~

~~Please remove the earthcore industry ibv-46, icc esr-2316 from plan. This is an Isokern fire place which is not approved.~~

- z) Thank you for including a preliminary hauling plan. This plan cannot be evaluated until your building plans are finalized. Once building plans are approved and prior to obtaining the

~~building permit please contact our Transportation Engineer Bijan Vaziri, 310-285-2556, or [bvaziri@beverlyhills.org](mailto:bvaziri@beverlyhills.org) to submit plans.~~

Your traffic management plan is utilizing 18 wheelers which are not approved for this project. Please redesign plan using maximum 10 wheelers.

Please be aware that section 10-3-2523 of the Beverly Hills Municipal Code restricts hauling in the hillside area to 9 am to 4 pm although more restrictive hours may be set by the city engineer.

We will evaluate your revised traffic management plan when your re-submit and provide further comments.

Traffic management plans (TCP 1-3) were not submitted with submittal #6.

When resubmitting, all plans submitted must have TCP 1-3 incorporated. In addition please provide one additional set of plans so that our transportation engineer may review the plans. Please include a plan for any type of hauling you wish to propose.

**Please see comments from Transportation.**

AA) ~~Civil plan page 3 of 11 is showing a gutter draining to a catch basin at the end of the street. Show where this catch basin discharges.~~ Make sure the plan you submit to Public Works for the changes to street (correction "u" above) show all details including drainage.

Public work must approve all changes to street.

Plans for the street improvements were submitted to our Public Works Department on 9-14-17. Please contact Samer Elayyan for further information.

**The plans for the street revisions must be approved prior to issuing the building permit for the new house.**

BB) Changing the size/shape of the City street (at the turn around) as requested by our Fire Department requires approval from Public Works.

Plans for the street improvements were submitted to our Public Works Department on 9-14-17. Please contact Samer Elayyan for further information.

**The plans for the street revisions must be approved prior to issuing the building permit for the new house.**



~~CC) Provide approval from the Fire Department for the revisions to the plans for the street changes for Fire Department turn around (previous plan approved by Fire Department on 9-20-16).~~

~~DD) A005: show construction vehicle parking on plan. Due to narrow street width no construction parking can be on the street. Note on plan.~~

~~The construction parking plans must show where all construction worker vehicles will park both on site and off site if applicable.~~

~~A005 shows space for four vehicles. Show where will the other construction personnel will park and how they will get to site. Construction personnel cannot park on public streets. If using public parking and shuttles provide full details.~~

~~EE) A101: Obtain Public Works approval for relocating a street light. Show where street light will be relocated to.~~

Plans for the street improvements were submitted to our Public Works Department on 9-14-17. Please contact Samer Elayyan for further information.

**The plans for the street revisions must be approved prior to issuing the building permit for the new house.**

FF) Please provide calculations for the soil cut for foundations/piles on C005. A conservative calc for just the piles: assume 25 ft long 30" piles

$$137 \text{ piles} \times 25 \text{ ft.} \times (3.14)(1.25)(1.25) = 16,780 \text{ cubic ft.} / 27 = 621 \text{ cubic yards}$$

C005 shows 250 cubic yards for pile and foundations.

You have revised foundation/pile cut to 599 cubic yards. Provide the calculations for pile and foundation cut volume.

Thank you for including a pile volume calculation. I have shown my calculations below. You will see that we agree on the number and sizes of piles.

Your total volume calculation (545 cubic yards) is incorrect because you subtracted the depth of the grade beam from the pile length and measured the embedment length from the top of the grade beam. The pile embedment into bedrock does not include the grade beam and must be measured from the bottom of the grade beam where the pile begins.

Please be aware that the calculations are including only the length of the piles into bedrock. Your calculations must include the total length of piles including the portion of pile through non-bedrock. See pages 9,10,15, 16, 17, the test pit logs and sections in the soils report. The soils engineer must sign your calculations to verify the total length of piles.

Excerpts from soils report:

Page 9: "...fill ranges from a few feet up to 10 feet." "Fill ..is generally less than 4 to 6 feet thick."

Page 10: "...soils blanket the bedrock on the natural slopes. The soil layer is in the order of 2 to 7 feet thick..."

Page 16: "The recommended bearing material will be exposed at the elevation of the majority of the proposed grades for the basement and the terraces."

Grover Hollingsworth and Irvine test pits and boring logs show the bedrock exposed at depths generally ranging from approximately 4.5 ft. to 7 ft. in the slope areas where piles will be dug. Weathered/fractured bedrock is not recommended for foundation or slab support ( page 16)

You must provide updated calculations when resubmitting.

## PILE CALCULATIONS

Pile designation and length	number of piles
-----------------------------	-----------------

A15	88
-----	----

A30	1
-----	---

A32	1
-----	---

D20	10
-----	----

B20	11
B22	3
B24	6
B26	6
B28	12
B30	7
B32	14
B34	2
B36	4
B40	1
B42	2
B44	2

**170 Piles, 576 cubic yards**

**Page C005 shows 505 cubic yards.**

CC) Page 25 of the 2/17/16 soils report requires a minimum 12 inch freeboard and a "V" drain at the top of all retaining walls. Update the architectural sections and the cut/fill/export calculations.

Section P on A407 is not showing the 12" freeboard.

The inclusion of the freeboard will reduce the fill amount. The fill volume on C005 must reflect this

HH) Please provide a complete site drainage plan signed by the soils engineer. Page 25 of the 2/17/16 soils report requires that retaining wall freeboard area drain to the street. Page 30 requires that the site drain to the street or other approved area.

Show all site drainage including all exterior decks. Show where the roof drains discharge to.

~~You are showing a site drain directly connecting to the proposed new LA County storm drain. Verify that LA County will allow this direct connection.~~

**Sheet 3 of 11: Show that the pad and deck drains go through sump to street.**

**The drainage plan is incomplete. Show the continuation of the pipe under the parking garage (it was directly connected to the County storm drain on last submitted plan.)**

~~II) The landscape architect must sign and stamp the permit set of landscaping plans.~~

~~JJ) C005: Earthwork quantities note #3 shows main level deck fill as 277. Volume summary table shows main level deck fill as 297.~~

**C005 shows main level deck fill as 5' deep. Sections C on A402, E /F on A403 and G on A404 show fill as 4' deep.**

**KK) C005: Volume summary table shows that the hardscape/landscape fill (2) has increased from 196 to 665 since the last submitted plan. Please justify the increase.**

**Not addressed.**

**LL) For the permit of plans the structural engineer must stamp and wet sign all structural pages. The soils engineer must stamp and wet sign all foundation plans, all civil plans, all plans showing excavation or grading and all plans showing excavation calculations including A401-407, C005, Civil plans 1-11, S2.0, S2.1,S2.2, S2.4, S3.1, S3.2, S3.3, S3.4, S3.5**

**The soils engineer must stamp pages A405, A406, civil plan sheet 3 of 11, S-3.1, S-3.2.**

**The soils and structural engineer's signatures must be wet.**

**MM) The 3 dimensional pile representation on C005 does not appear to match the plans. As an example there should be 8 rows of retaining wall piles on the right side of plan(near storm drain easement.)**

**NN)Page C005 is showing a fill factor of 1.12. You must use 1.00.**

**OO)Due to the complexity of the geology, slopes and site drainage at the site the City will be doing a peer review of your proposal for work on the hillside. We will give you the results of the review as soon as it is available.**

reviewer: Kevin Riley  
(310)285-2556  
[kriley@beverlyhills.org](mailto:kriley@beverlyhills.org)

Comments are not ready. We will send comments as soon as they are available.

#### **PUBLIC WORKS - WATER QUALITY**

**Reviewer:** Josette Descalzo, Environmental Compliance and Sustainability Programs Manager  
(310) 285-2554, [jdescalzo@beverlyhills.org](mailto:jdescalzo@beverlyhills.org)

No further comments.

#### **FIRE DEPARTMENT**

**Reviewer:** Cecilia Sohn, Fire Plan Check Inspector  
(310) 281-2716  
[csohn@beverlyhills.org](mailto:csohn@beverlyhills.org)

No further comments.

# EXHIBIT G



## Community Development Department

December 14, 2017

ALAN D HEARTY, ESQ  
1901 AVENUE OF THE STARTS, 1800  
LOS ANGELES, CA 90067  
[ahearthy@allenmatkins.com](mailto:ahearthy@allenmatkins.com)

**RE: 1193 Loma Linda**

**ACTIVITY NUMBER: BS1607836**

Dear Applicant:

The City has completed its review of the above cited plan check application for conformance with applicable policies and regulations. As indicated on the corrections below, the plans must be revised before a building permit can be issued.

In order for the City to continue the plan check process, please do the following:

1. Revise the plans to incorporate all of the corrections attached;
2. Submit:
  - a) 2 set(s) of revised plans/pages; Label each plan, one for planning, one for building and safety
  - b) Previously reviewed (redline) plans; and
  - c) This letter.

If you have specific questions regarding any of the corrections, please contact the appropriate staff member directly.

**NOTE:** The City of Beverly Hills also accepts Electronic Plan Check applications. Please visit our website for more details and learn how to take advantage of our new electronic plan check process. [www.BeverlyHills.org/ElectronicReview](http://www.BeverlyHills.org/ElectronicReview)

## REQUIRED CORRECTIONS

### PLANNING

#### **1193 Loma Linda Drive**

BS1607836 – New two story SFR with basement and attached garage

**Reviewer:** Edgar Arroyo, Associate Planner

(310) 285-1138

[earroyo@beverlyhills.org](mailto:earroyo@beverlyhills.org)

#### 1) Storm Drain Easement – *Item from Previous Round*

Building permits cannot be issued until the City Council approves the vacation of the abandoned storm drain easement.

#### 2) Construction Over Slope – Sheet A405

Pursuant to BHMC Section 10-3-2503(B), if a building extends beyond the edge of the level pad by at least twenty feet (20'), measured horizontally to the pad, then the maximum permitted height for that portion of the building located on the pad shall be thirty feet (30'). The maximum permitted height for a structure constructed over a slope shall be twenty two feet (22').

In review of Section I on Sheet A405, the carport structure would be constructed over the slope and the provisions for construction over slope would be applicable. A minimum project of 20 feet would be required from the edge of the level pad. Additionally, a maximum height of 22 feet shall be applied to the structure, measures from the descending slope grade.

Revise the carport structure to provide the required project and not exceed the maximum allowable height.

#### 3) 30-Foot Height Building Envelope – Sheet A406

Pursuant to BHMC Section 10-3-2503, the maximum permitted height for a structure shall be 30 feet if the structure is constructed within a height envelope that begins at twenty two feet (22') in height at the front setback line and increases toward the rear of the site at a thirty three degree (33°) slope to a maximum height of thirty feet (30').

In review of Section L on Sheet A406, the 30-foot height envelope is incorrectly shown. Section shows that the 30-foot height envelope being from the second pad where the construction over fill setback is being provided, and extending onto the upper pad where the garage structure will be constructed. On the upper pad, the 30-foot height envelope is shown incorrectly. The envelope shall extend to a height of 30 feet, measured from the finished



grade on the upper pad and shall drop as the finished grade of the site descends. Revise the sections to show the applicable envelope correctly.

#### 4) Proposed Slope Analysis

##### a. Clarification on Hatching/Shading – Sheet C002

In review of the proposed slope analysis exhibit provided on Sheet C002, the level pad and slope shading/hatching overlap on the exhibit provided, making it seem that a portion of the proposed area is both level pad and slope.

Revise the proposed slope analysis exhibit to correctly show the extent of the proposed level pad and slope areas. Revise the proposed level pad and slope figures provided accordingly. However, if the figures change for the proposed level pad and slope areas, the maximum allowable floor area figures shall also be revised to account for the change. Should the figures change and result in a reduction in the maximum allowable floor area figures, the floor area of the project shall also be reduced accordingly to comply with the development standards for the Hillside Area of the City. Alternatively, the slope portions may be revised to not exceed a slope of five percent (5%) to be counted

##### b. Slope Analysis Sheets Not Matching – Sheets C002 and C003

In review of the slope analysis and floor area ratio exhibit on the set of plans, the plans show the areas the proposed level pad and slope area for the project. However, these exhibits do not appear to match. The Floor Area Ratio Exhibit on Sheet C003 shows a larger level pad area than the slope analysis on Sheet C002.

Verify the correct area of the site that would be level pad and the area that will be slope. Revise the sheets and level pad vs. slope figures accordingly to match.

##### c. Level Pad/Slope Area Discrepancies – Sheets A401, A402, A403, A404, A405, A406, A407, C002 and C003

Pursuant to BHMC Section 10-3-100, a level pad area is defined as a portion of a site with a slope that does not exceed five percent (5%). Similarly, areas that exceed five percent (5%) in slope shall be considered as slope for purposes of calculating the maximum allowable floor area.

In review of the proposed slope analysis for the project, a total level pad area of 21,100 square feet and a total slope area of 14,135 square feet are being proposed through site grading and the construction of retaining walls. In particular, the slope analysis shows retaining walls constructed within the front and toward the rear of the site to facilitate additional level pad area. However, when the proposed slope analysis is compared with the architectural sections provided on the set of plans, there are areas on the sections that appear have a slope in excess of five percent (5%).

Any area of the site that is proposed to have a finished grade with a slope of greater than five percent (5%) shall be counted as slope instead of level pad, for purposes of calculating the maximum allowable floor area for the site. Only areas of the site that shall have a finished grade that does not exceed five percent (5%) shall be counted as level pad for the purposes of calculating the maximum allowable floor area.

Revise the slope analysis and sections provided to reflect the correct level pad and slope conditions for the project. If the figures on the proposed slope analysis change to the extent that the maximum allowable floor area for the project is reduced, the floor area for the project shall also be reduced to comply with the development standards for the Hillside Area of the City. Alternatively, the areas shown as slope may be revised so as not to exceed a slope of five percent (5%) and are eligible to be counted as level pad.

5) Grading Figures – Sheets COV-1 and C005

Consistent with the correction on Section 4c of this letter, revise the grading figures to account for change in the level pad and slope area if the slope of the site is changes.

6) Garage/Carport Slope – Sheets A405 and Sheet C013

In review of the architectural sections of the garage and the carport, the grade of carport/garage area still appears to match the grade of the street. However, Section H of the civil plans shows that the garage and carport at a higher grade with a rolled curb for the fire truck turnaround that would provide a slope to these structures for drainage.

Revise the architectural sections to match the civil sections and show drainage.

7) Loma Linda Drive Street Improvements

The proposed projects at 1184 and 1193 Loma Linda Drive call for the improvement of the street right-of-way to accommodate a hammerhead for improvement fire department access to properties within this road segment.

For reference, include the plans related to the street hammerhead improvements into the set of plans for this project.

8) Additional Comments

See redlined set of plans for minor comments and typographical errors.

## BUILDING & SAFETY

**Activity No.:** BS1607836

**Address:** 1193 Loma Vista Dr., Beverly Hills

**Reviewer:** Sean Hughes, 626-284-8906 ext: 705 or [SHughes@JLeeEngineering.com](mailto:SHughes@JLeeEngineering.com)

**Work Description:** New SFD

**Type of Const.:** V-B

**Use:** Single Family Residence

**Occupancy:** R-3/U

**# of Story:** 2 story over Basement

**Floor area:** 10,468 SF (Total Area)

The Building and Safety Division has completed its 8<sup>th</sup> review of the plans dated 12/4/2017, submitted in conjunction with the above cited Activity Number. The following corrections are required to comply with the City's rules and regulations:

YOUR APPLICATION FOR A PERMIT, TOGETHER WITH PLANS AND SPECIFICATIONS, HAS BEEN EXAMINED AND YOU ARE ADVISED THAT THE ISSUANCE OF A PERMIT IS WITHHELD FOR THE REASONS HEREINAFTER SET FORTH. THE APPROVAL OF PLANS AND SPECIFICATIONS DOES NOT PERMIT THE VIOLATION OF ANY SECTION OF THE BUILDING CODE, OR OTHER CITY ORDINANCE OR LAW.

### INSTRUCTIONS:

- Comments below are correction items applicable to this plan check. Please respond to all comments.
- All plans, calculations, and specifications on which comments have been made are considered a part of the plan check and must be returned at the time of resubmittal, with two revised sets of plans including all documents and this correction sheet. Inked-on corrections are not acceptable.
- In the left-hand margin of the corrections, please indicate the sheet number and detail or note number on the plans where the corrections are made. Be as specific as possible.
- Incorporate all comments as marked on the checked set of plans, calculations, and this correction sheet on the revised plans. Resubmit marked original plans and two corrected sets of plans, calculations, and this plan review list. Incomplete or unreadable drawings or calculations will not be accepted.
- The plan check engineer will be available for conference and telephone calls at the telephone number and hours indicated above. Please contact the plan check engineer if you have any questions.

## **BEVERLY HILLS PLAN REVIEWER**

Rick Skosnik, 310-285-1152 or [rskosnik@beverlyhills.org](mailto:rskosnik@beverlyhills.org)

### **EIGHTH CORRECTION**

**New comments are in bold**

Resolved issues are in strikethrough

**Our consultant plan reviewer has no more comments.**

**There are no marked up plans to pick up. Please contact me to arrange a meeting to insert any revised pages into the plans we have here so we may resolve the remaining corrections.**

**I have removed all resolved corrections from the list below.**

I have included the soils investigation/report requirements correction (issued 12 16 14) from the previous new house project at this site (1184 Loma Linda, BS1317952):

#### **FOR THE PROPOSED NEW RESIDENCE, PLEASE HAVE THE SOILS ENGINEER PROVIDE A SUPPLEMENTAL REPORT INCLUDING THE FOLLOWING INFORMATION:**

ACCORDING TO THE GEO REPORTS, PEER REVIEW REPORT BY LGC VALLEY INC, AND CITY RECORDS, EXTENSIVE REMEDIAL GRADING AND SLOPE STABILIZATION WORK HAS ALREADY BEEN PERFORMED ON THE SUBJECT SITE  
IN  
THE RECENT YEARS. PROVIDE ADDITIONAL SUBSURFACE EXPLORATION OF THE SUBJECT SITE AND SUPPLEMENTAL GEOLOGICAL / GEOTECHNICAL REPORTS FOR THE PROPOSED DEVELOPMENT. THE REPORTS AMONG OTHER THINGS SHOULD ADDRESS STABILITY ANALYSIS OF THE SURFICIAL MATERIAL AS WELL AS THE GROSS STABILITY ANALYSIS OF THE PORTION OF THE HILLSIDE THAT WAS NOT IMPACTED BY THE 2005 HEAVY RAINFALL, BUT COULD POTENTIALLY BE UNSTABLE. RECOMMENDATIONS FOR MITIGATING MEASURES SHOULD BE IMPLEMENTED IN THE DESIGN DRAWINGS.

THE SOILS REPORTS REFER TO PAST TESTING AND REPORTS, BY OTHERS. PROVIDE NEW TESTING AND REPORTS, INCLUDING RESULTS OF REMEDIATION WORK. COMPLETE NEW BORINGS / INVESTIGATION FOR THE ENTIRE SITE, BOTH IN THE REPAIRED AREAS AND ALSO IN THE AREAS THAT WERE NOT SUBJECT TO THE SLOPE REPAIR. PROVIDE A SURFICIAL AND DEEP SEATED ANALYSIS BASED ON THE NEW BORINGS AND PROVE A MINIMUM 1.5 FACTORY OF SAFETY FOR THE ENTIRE SITE.

THE ENTIRE SITE SHOULD RENDER ITSELF FEASIBLE, SUITABLE, AND STABLE BEFORE ANY BUILDING PERMIT CAN BE ISSUED.

You must demonstrate that the entire site is feasible, suitable and stable. Soils report pages 2 and 34 state that just a portion of the site was investigated. The entire site must be investigated.

You have evaluated the gross and surficial stability in just one area. You must evaluate throughout the entire site. You may use your current test pit data or data from the existing test pits/borings.

Your new test pits were in just one area. The new test pits should be distributed throughout the entire site.

Please take new boring/test pits at the location of the 2 slope repairs referenced in your report to verify the current condition of the repaired soils.

Your 7 18 16 amendment to your soils report references on page 3 "Recommendations were presented in our 2 17 16 report to mitigate the instability of existing fill by trimming the fill from slope".

Please include these recommendations in this amendment letter.

Please be aware that the amount of grading is limited on this site since it is in our Hillside Zone. Also, if the amount of export exceeds 3000 1500 cubic yards additional approvals from our Planning Division are required. Make sure that the civil/grading plans and calculations show this fill trimming. When you have verified that the civil/grading plans show the fill trimming please stamp and sign the appropriate pages. Please see zoning comments.

Page 17 of the 2/17/16 soils report is requiring that any fill remaining on the east facing slopes below the garage and residence be trimmed to expose the native soils as shown typically on section H. The civil/grading plans and soils removal calculations must show this fill trimming. The soils engineer must sign these plans to confirm that all fill that must be removed is shown on these plans. Page C004 is not showing this fill trimming.

Please send us an electronic copy of the full soils report once it is confirmed as the final report (the original report submitted with 1<sup>st</sup> submittal and the addendum of 7 16 16 and any additional reports/updates).

A4.01/402/405/406/407 says "trim to 1.5 to 1". Soils report requires "trim to expose native soils". Revise plans/calculations as required. Soils engineer must stamp these pages.

C005 shows 53 cubic yard of soils trim in this area. Soils engineer must verify this is correct and stamp C005.

Soils engineer must wet sign and stamp. A4.01/402/405/406/407.

A405, A406 were not stamped by soils engineer.

**Our peer reviewer is currently verifying the amount of cut/fill and export.**

- a) Show all easements on survey and the site plan. No work is allowed within easements (including storm drain easements) without written approval of the easement holder.

Not done.

Provide written approval of easement holder for all easements.

All public improvements including new or relocated piping and easements must be shown on plans and approved by Beverly Hills Public Works and any agency holding an easement.

Any required public utility relocations and/or easement vacations must be approved and completed before the building permit can be issued.

Provide written approval of easement holder for all work in easements, any change to or vacation of easements or any establishment of new easements.

Provide approval from Los Angeles County for any work in or changes to their storm drain easement, any new or vacated easements and any new or revised piping.

Provide approval from the City of Beverly Hills for any work in or changes to our storm drain easement, any new or vacated easements and any new or revised piping.

Obtain approval from our Public Works Department and obtain an easement vacation from the Beverly Hills City Council for the proposed vacation of the Beverly Hills storm drain easement.

C004 shows new storm drain pipe/easement and 2 abandoned storm drain easements.

A 101 shows new street paving and curb on easement.

Prior to obtaining the building permit for the new house you must obtain all approvals for changes to easements, vacation of easements or establishment of new easements. All new public utilities and piping must be permitted, completed, inspected and approved.

Prior to obtaining the building permit for the new house you must submit complete detailed plans for the street and gutter improvements and obtain approval of the plans from our Public Works Department.

Please contact our Public Works Department for more information: Samer Elayyan 310-285-2524, [selayyan@beverlyhills.org](mailto:selayyan@beverlyhills.org).

Plans for the street improvements were submitted to our Public Works Department on 9-14-17. Please contact Samer Elayyan for further information.

Los Angeles County must provide approval of work in storm drain easement prior to issuing the building permit for the new house. You must provide a plan stamped by Los Angeles County. This plan must match the proposed project plans including the roof on the carport in the easement.

Please provide a copy of the permit and plans stamped by LA County for the work in the County storm drain easement.

**All easements must be approved prior to issuing the building permit for the new house.**

b) Provide a dimensioned driveway approach plan.

Show that driveway approach complies with Beverly Hills Public Works Standard BH101. See:

<http://www.beverlyhills.org/cbhfiles/storage/files/9142773001195340697/StandardDrawings06-2013.pdf>

Show any City trees, protected trees, street light poles, fire hydrants, pull boxes , etc. on plan.

Note that driveway approach is by separate permit from Public Works.

Per Public Works Standard BH 101 the apron must be 10'-14' wide and the flairs 2'-3' wide.

Two driveway approaches must be minimum 28' apart. 2 approaches are not allowed on a lot with less than 75' frontage or with a front setback of less than 25'.

Show any City trees, street light poles, fire hydrants, pull boxes , etc on plan.

Driveway approach flair must be minimum 3' from street light.

Driveway approach apron must be minimum 10' from center line of tree.

Apron can be max 14' wide. Plans show 20' wide. Show any City trees, street light poles, fire hydrants, pull boxes, etc. on plan. Driveway approach flair must be minimum 3' from street light or pull box.

You may apply for approval from Public Works for non-complying approach as part of your Public Works approval for the Fire Department turn around. See correction "u" below.

Obtain approval from Public Work for relocating any street lights or pull boxes.

A103/203: Please provide complete details for the driveway approach. You must fully comply with Public Works Standard BH 101 unless approval is granted from Public Works Department.

Plans for the street improvements were submitted to our Public Works Department on 9-14-17. Please contact Samer Elayyan for further information.

**The plans for the street revisions must be approved prior to issuing the building permit for the new house.**

- c) Changing the size/shape of the City street (at the turn around) requires approval from Public Works.

Not done.

Plans for the street improvements were submitted to our Public Works Department on 9-14-17. Please contact Samer Elayyan for further information.



**The plans for the street revisions must be approved prior to issuing the building permit for the new house.**

- d) Civil plan page 3 of 11 is showing a gutter draining to a catch basin at the end of the street. Show where this catch basin discharges. Make sure the plan you submit to Public Works for the changes to street (correction "u" above) show all details including drainage.

Public work must approve all changes to street.

Plans for the street improvements were submitted to our Public Works Department on 9-14-17. Please contact Samer Elayyan for further information.

**The plans for the street revisions must be approved prior to issuing the building permit for the new house.**

- E) Changing the size/shape of the City street (at the turn around) as requested by our Fire Department requires approval from Public Works.

Plans for the street improvements were submitted to our Public Works Department on 9-14-17. Please contact Samer Elayyan for further information.

**The plans for the street revisions must be approved prior to issuing the building permit for the new house.**

- F) A101: Obtain Public Works approval for relocating a street light. Show where street light will be relocated to.

Plans for the street improvements were submitted to our Public Works Department on 9-14-17. Please contact Samer Elayyan for further information.

**The plans for the street revisions must be approved prior to issuing the building permit for the new house.**

- g) Please provide a complete site drainage plan signed by the soils engineer. Page 25 of the 2/17/16 soils report requires that retaining wall freeboard area drain to the street. Page 30 requires that the site drain to the street or other approved area.

Show all site drainage including all exterior decks. Show where the roof drains discharge to.

You are showing a site drain directly connecting to the proposed new LA County storm drain.  
Verify that LA County will allow this direct connection.

Sheet 3 of 11: Show that the pad and deck drains go through sump to street.

The drainage plan is incomplete. Show the continuation of the pipe under the parking garage (it was directly connected to the County storm drain on last submitted plan.)

**Provide the new plans showing the slope drainage directly connected to County storm drain.**

h) C005: Volume summary table shows that the hardscape/landscape fill (2) has increased from 196 to 665 since the last submitted plan. Please justify the increase.

Not addressed.

**Our peer reviewer is currently verifying the amount of cut/fill and export.**

) For the permit of plans the structural engineer must stamp and wet sign all structural pages. The soils engineer must stamp and wet sign all foundation plans, all civil plans, all plans showing excavation or grading and all plans showing excavation calculations including A401, 407, C005, Civil plans 1, 11, S2.0, S2.1, S2.2, S2.4, S3.1, S3.2, S3.3, S3.4, S3.5

The soils engineer must stamp pages A405, A406, civil plan sheet 3 of 11, S-3.1, S-3.2.

The soils and structural engineer's signatures must be wet.

**The soils engineer must stamp pages S -2.2, S-3.1, -S3.2, S-3.3, S-3.4, S3.5,**

a) Due to the complexity of the geology, slopes and site drainage at the site the City will be doing a peer review of your proposal for work on the hillside. We will give you the results of the review as soon as it is available.

**Due to the complexity of the excavations/grading at the site the City will be doing a peer review of your proposal. The peer review will verify the amount of cut/fill and export of soil.**

**We will give you the result of the review as soon as it is available.**

k) There is an incorrect calculation on the grade beam volumes on S2.0. Basement foundation grade beams should total 7171.90 (3090+1659.4+1582.5+840). Plans shows 4390.9 cubic ft.

#### **PUBLIC WORKS – WATER QUALITY**

**Reviewer:** Josette Descalzo, Environmental Compliance and Sustainability Programs Manager  
(310) 285-2554, [jdescalzo@beverlyhills.org](mailto:jdescalzo@beverlyhills.org)

No further comments.

#### **FIRE DEPARTMENT**

**Reviewer:** Cecilia Sohn, Fire Plan Check Inspector  
(310) 281-2716  
[csohn@beverlyhills.org](mailto:csohn@beverlyhills.org)

No further comments.

#### **TRANSPORTATION**

**Reviewer:** Kevin Riley  
(310)285-2556  
[kriley@beverlyhills.org](mailto:kriley@beverlyhills.org)

No further comments.

## **EXHIBIT H**



## Community Development Department

December 22, 2017

ALAN D HEARTY, ESQ  
1901 AVENUE OF THE STARS, 1800  
LOS ANGELES, CA 90067  
[abearty@allenmatkins.com](mailto:abearty@allenmatkins.com)

**RE: 1193 Loma Linda**

**ACTIVITY NUMBER: BS1607836**

Dear Applicant:

The City has completed its review of the above cited plan check application for conformance with applicable policies and regulations. As indicated on the corrections below, the plans must be revised before a building permit can be issued.

In order for the City to continue the plan check process, please do the following:

1. Revise the plans to incorporate all of the corrections attached;
2. Submit:
  - a) 2 set(s) of revised plans/pages; Label each plan, one for planning, one for building and safety
  - b) Previously reviewed (redline) plans; and
  - c) This letter.

If you have specific questions regarding any of the corrections, please contact the appropriate staff member directly.

**NOTE:** The City of Beverly Hills also accepts Electronic Plan Check applications. Please visit our website for more details and learn how to take advantage of our new electronic plan check process. [www.BeverlyHills.org/ElectronicReview](http://www.BeverlyHills.org/ElectronicReview)

## REQUIRED CORRECTIONS

### PLANNING

#### **1193 Loma Linda Drive**

BS1607836 – New two story SFR with basement and attached garage

**Reviewer:** Edgar Arroyo, Associate Planner

(310) 285-1138

[earroyo@beverlyhills.org](mailto:earroyo@beverlyhills.org)

1) Storm Drain Easement – *Item from Previous Round*

Building permits cannot be issued until the City Council approves the vacation of the abandoned storm drain easement.

2) Consistency Between Architectural, Civil, Landscaping and Structural Plans – Throughout Entire Set of Plans (Architectural, Civil, Structural and Landscape Plans)

Review the set of plans and all corrections made to ensure internal consistency between all architectural, civil, landscaping structural sheets prior to resubmittal. Corrections issued as part of this plan check have the potential to affect the plans prepared by other disciplines (e.g., adjustments in grade affect level pad area, retaining wall heights, floor area calculations, building height, etc.). The information shown on the architectural plans shall match the information shown on all sheets provided and vice versa.

3) Construction Over Slope – Sheet A405

Revise the construction over slope building envelope, as redlined on Sheet A405 of the set of plans. The 22-foot maximum allowable height for construction over slope shall be measured from the finished grade of the slope to the highest element of the building. Lower the height of the trellis attached to the building wall to be within the allowable envelope and adjust the maximum allowable height envelope of 30 feet once on the level pad area.

4) 30-Foot Height Building Envelope – Sheets A405 and A406

Remove the five-foot (5') pad edge setback from Section L on Sheet A405, as it is not applicable in this scenario. Additionally, the incorrect building envelope is being shown on Section M on Sheet A406. It is being shown as construction over slope when the section shows construction over fill. Revise accordingly.

5) Street Improvements and Plan Consistency – Throughout Entire Set of Plans (Architectural, Structural, Landscaping and Civil Plans)

Update all corresponding sheets of the set of plans showing the most street improvements changes to the fire truck hammerhead, location of the rolled curb, location of the catch basin,

and other street improvements. All sheets shall be internally consistent throughout all disciplines.

6) Existing Tree in Public Right of Way and Street Improvements – Throughout Entire Set of Plans (Architectural, Civil, Structural and Landscape Plans)

In review of the set of plans, the arborist report on Sheets A902 and A903 of the set of plans show that there is an existing street tree that would remain and be protected during construction within the public right-of-way. However, in review of the street improvement plans and other sheets, the new catch basin to be constructed with the street hammerhead improvements appears to be located in the same location of the street tree that is to remain.

Clarify the location of the tree and catch basin on the public right-of-way. Show this information on all sheets where the street improvements are shown (architectural, civil, landscape, and structural). Adjust the location of the catch basin so as not to impact the existing tree to remain in the public right-of-way.

7) Backfill Area – Sheet A403

In review of Section E on Sheet A403, backfill area above the existing grade is not hatched or called out as backfill where the grade is being raised. Revise accordingly.

8) Grading/Drainage Plan Inconsistencies – Sheets C007, C008, C009 and C010

a. Details Not Matching

In review of the grading and drainage plan, there appear to several items reflected that do not match. Sheet C007 appears to show an older version of the plans that does not incorporate the county-approved connection to the storm drain. Additionally, Sheet C008 shows callouts for sump pumps, but there are no sump pumps shown or drainage lines connecting to a sump pump.

Revise the plans to show the proper drainage connections and remove callouts to items that are no longer incorporated as part of the project.

b. Drainage Inverse Elevations

In review of Sheet C008 and the retaining walls proposed in proximity to the pool/spa, the inverse elevation shown appears to have the drainage flowing out to the last retaining wall/dispersal wall. The drainage for the site is supposed to flow to the county approved storm drain connection. Adjust the inverse elevations of the drainage line to provide the drainage flow to the county storm drain.

c. Dispersal Wall

Provide a construction detail of the proposed dispersal wall on the grading/drainage plans.

9) Work in Alley Public Right-of-Way – Sheet C015

In review of the erosion control plan, Sheet C015 shows that a “Vehicle and equipment cleaning and fueling area would be provided within the alley public right-of-way. No work or staging shall be permitted within this alley public right-of-way. Remove this vehicle and equipment cleaning area from the alley and locate it on the project site.

10) Proposed Slope Analysis

a. Level Pad/Slope Area Discrepancies – Sheets A405, C002, and C003

Pursuant to BHMC Section 10-3-100, a level pad area is defined as a portion of a site with a slope that does not exceed five percent (5%). Similarly, areas that exceed five percent (5%) in slope shall be considered as slope for purposes of calculating the maximum allowable floor area.

In review of the proposed slope analysis for the project, a portion of the site under the county approved over-build area that is being shown as slope on Section I on Sheet A405 is being shown as level area on the slope analysis. The county has not allowed for level pad area to be constructed within the county storm drain easement.

Any area of the site that is proposed to have a finished grade with a slope of greater than five percent (5%) shall be counted as slope instead of level pad, for purposes of calculating the maximum allowable floor area for the site. Only areas of the site that shall have a finished grade that does not exceed five percent (5%) shall be counted as level pad for the purposes of calculating the maximum allowable floor area.

Revise the slope analysis and sections provided to reflect the correct level pad and slope conditions for the project. If the figures on the proposed slope analysis change to the extent that the maximum allowable floor area for the project is reduced, the floor area for the project shall also be reduced to comply with the development standards for the Hillside Area of the City.

11) Loma Linda Drive Street Improvements – Street Improvement Plan Sheets

The proposed projects at 1184 and 1193 Loma Linda Drive call for the improvement of the street right-of-way to accommodate a hammerhead for improvement fire department access to properties within this road segment.

For reference, include updated plans related to the street hammerhead improvements into the set of plans for this project.

Provide updated plans that have incorporated all comments from Public Works with regards to the rolled curb location. Additionally, update all architectural, civil, landscape, and



structural sections to match the updated locations of the rolled curb for the street hammerhead.

12) Additional Comments

See redlined set of plans for minor comments and typographical errors.

## BUILDING & SAFETY

**Activity No.:** BS1607836

**Address:** 1193 Loma Vista Dr., Beverly Hills

**Reviewer:** Sean Hughes, 626-284-8906 ext: 705 or [SHughes@JLeeEngineering.com](mailto:SHughes@JLeeEngineering.com)

**Work Description:** New SFD

**Type of Const.:** V-B

**Use:** Single Family Residence      **Occupancy:** R-3/U

**# of Story:** 2 story over Basement      **Floor area:** 10,468 SF (Total Area)

The Building and Safety Division has completed its 8<sup>th</sup> review of the plans dated 12/4/2017, submitted in conjunction with the above cited Activity Number. The following corrections are required to comply with the City's rules and regulations:

YOUR APPLICATION FOR A PERMIT, TOGETHER WITH PLANS AND SPECIFICATIONS, HAS BEEN EXAMINED AND YOU ARE ADVISED THAT THE ISSUANCE OF A PERMIT IS WITHHELD FOR THE REASONS HEREINAFTER SET FORTH. THE APPROVAL OF PLANS AND SPECIFICATIONS DOES NOT PERMIT THE VIOLATION OF ANY SECTION OF THE BUILDING CODE, OR OTHER CITY ORDINANCE OR LAW.

### INSTRUCTIONS:

- Comments below are correction items applicable to this plan check. Please respond to all comments.
- All plans, calculations, and specifications on which comments have been made are considered a part of the plan check and must be returned at the time of resubmittal, with two revised sets of plans including all documents and this correction sheet. Inked-on corrections are not acceptable.
- In the left-hand margin of the corrections, please indicate the sheet number and detail or note number on the plans where the corrections are made. Be as specific as possible.
- Incorporate all comments as marked on the checked set of plans, calculations, and this correction sheet on the revised plans. Resubmit marked original plans and two corrected sets of plans, calculations, and this plan review list. Incomplete or unreadable drawings or calculations will not be accepted.
- The plan check engineer will be available for conference and telephone calls at the telephone number and hours indicated above. Please contact the plan check engineer if you have any questions.

## **BEVERLY HILLS PLAN REVIEWER**

Rick Skosnik, 310-285-1152 or [rskosnik@beverlyhills.org](mailto:rskosnik@beverlyhills.org)

## **EIGHTH CORRECTION**

**New comments are in bold**

Resolved issues are in strikethrough

**Our consultant plan reviewer has no more comments.**

**There are no marked up plans to pick up. Please contact me to arrange a meeting to insert any revised pages into the plans we have here so we may resolve the remaining corrections.**

**I have removed all resolved corrections from the list below.**

I have included the soils investigation/report requirements correction (issued 12 16 14) from the previous new house project at this site (1184 Loma Linda, BS1317952):

### **FOR THE PROPOSED NEW RESIDENCE, PLEASE HAVE THE SOILS ENGINEER PROVIDE A SUPPLEMENTAL REPORT INCLUDING THE FOLLOWING INFORMATION:**

ACCORDING TO THE GEO REPORTS, PEER REVIEW REPORT BY LGC VALLEY INC, AND CITY RECORDS, EXTENSIVE REMEDIAL GRADING AND SLOPE STABILIZATION WORK HAS ALREADY BEEN PERFORMED ON THE SUBJECT SITE  
IN  
THE RECENT YEARS. PROVIDE ADDITIONAL SUBSURFACE EXPLORATION OF THE SUBJECT SITE AND SUPPLEMENTAL GEOLOGICAL / GEOTECHNICAL REPORTS FOR THE PROPOSED DEVELOPMENT. THE REPORTS AMONG OTHER THINGS SHOULD ADDRESS STABILITY ANALYSIS OF THE SURFICIAL MATERIAL AS WELL AS THE GROSS STABILITY ANALYSIS OF THE PORTION OF THE HILLSIDE THAT WAS NOT IMPACTED BY THE 2005 HEAVY RAINFALL, BUT COULD POTENTIALLY BE UNSTABLE. RECOMMENDATIONS FOR MITIGATING MEASURES SHOULD BE IMPLEMENTED IN THE DESIGN DRAWINGS.

THE SOILS REPORTS REFER TO PAST TESTING AND REPORTS, BY OTHERS. PROVIDE NEW TESTING AND REPORTS, INCLUDING RESULTS OF REMEDIATION WORK. COMPLETE NEW BORINGS / INVESTIGATION FOR THE ENTIRE SITE, BOTH IN THE REPAIRED AREAS AND ALSO IN THE AREAS THAT WERE NOT SUBJECT TO THE SLOPE REPAIR. PROVIDE A SURFICIAL AND DEEP SEATED ANALYSIS BASED ON THE NEW BORINGS AND PROVE A MINIMUM 1.5 FACTORY OF SAFETY FOR THE ENTIRE SITE.

THE ENTIRE SITE SHOULD RENDER ITSELF FEASIBLE, SUITABLE, AND STABLE BEFORE ANY BUILDING PERMIT CAN BE ISSUED.

You must demonstrate that the entire site is feasible, suitable and stable. Soils report pages 2 and 34 state that just a portion of the site was investigated. The entire site must be investigated.

You have evaluated the gross and surficial stability in just one area. You must evaluate throughout the entire site. You may use your current test pit data or data from the existing test pits/borings.

Your new test pits were in just one area. The new test pits should be distributed throughout the entire site.

Please take new boring/test pits at the location of the 2 slope repairs referenced in your report to verify the current condition of the repaired soils.

Your 7 18 16 amendment to your soils report references on page 3 "Recommendations were presented in our 2 17 16 report to mitigate the instability of existing fill by trimming the fill from slope".

Please include these recommendations in this amendment letter.

Please be aware that the amount of grading is limited on this site since it is in our Hillside Zone. Also, if the amount of export exceeds 3000 1500 cubic yards additional approvals from our Planning Division are required. Make sure that the civil/grading plans and calculations show this fill trimming. When you have verified that the civil/grading plans show the fill trimming please stamp and sign the appropriate pages. Please see zoning comments.

Page 17 of the 2/17/16 soils report is requiring that any fill remaining on the east facing slopes below the garage and residence be trimmed to expose the native soils as shown typically on section H. The civil/grading plans and soils removal calculations must show this fill trimming. The soils engineer must sign these plans to confirm that all fill that must be removed is shown on these plans. Page C004 is not showing this fill trimming.

Please send us an electronic copy of the full soils report once it is confirmed as the final report (the original report submitted with 1<sup>st</sup> submittal and the addendum of 7 16 16 and any additional reports/updates).

A4.01/402/405/406/407 says "trim to 1.5 to 1". Soils report requires "trim to expose native soils". Revise plans/calculations as required. Soils engineer must stamp these pages.

C005 shows 53 cubic yard of soils trim in this area. Soils engineer must verify this is correct and stamp C005.

Soils engineer must wet sign and stamp. A4.01/402/405/406/407.

A405, A406 were not stamped by soils engineer.

**Our peer reviewer is currently verifying the amount of cut/fill and export.**

- a) Show all easements on survey and the site plan. No work is allowed within easements (including storm drain easements) without written approval of the easement holder.

Not done.

Provide written approval of easement holder for all easements.

All public improvements including new or relocated piping and easements must be shown on plans and approved by Beverly Hills Public Works and any agency holding an easement.

Any required public utility relocations and/or easement vacations must be approved and completed before the building permit can be issued.

Provide written approval of easement holder for all work in easements, any change to or vacation of easements or any establishment of new easements.

Provide approval from Los Angeles County for any work in or changes to their storm drain easement, any new or vacated easements and any new or revised piping.

Provide approval from the City of Beverly Hills for any work in or changes to our storm drain easement, any new or vacated easements and any new or revised piping.

Obtain approval from our Public Works Department and obtain an easement vacation from the Beverly Hills City Council for the proposed vacation of the Beverly Hills storm drain easement.

C004 shows new storm drain pipe/easement and 2 abandoned storm drain easements.

A 101 shows new street paving and curb on easement.

Prior to obtaining the building permit for the new house you must obtain all approvals for changes to easements, vacation of easements or establishment of new easements. All new public utilities and piping must be permitted, completed, inspected and approved.

Prior to obtaining the building permit for the new house you must submit complete detailed plans for the street and gutter improvements and obtain approval of the plans from our Public Works Department.

Please contact our Public Works Department for more information: Samer Elayyan 310-285-2524, [selayyan@beverlyhills.org](mailto:selayyan@beverlyhills.org).

Plans for the street improvements were submitted to our Public Works Department on 9-14-17. Please contact Samer Elayyan for further information.

Los Angeles County must provide approval of work in storm drain easement prior to issuing the building permit for the new house. You must provide a plan stamped by Los Angeles County. This plan must match the proposed project plans including the roof on the carport in the easement.

Please provide a copy of the permit and plans stamped by LA County for the work in the County storm drain easement.

**All easements must be approved prior to issuing the building permit for the new house.**

b) Provide a dimensioned driveway approach plan.

Show that driveway approach complies with Beverly Hills Public Works Standard BH101. See:

<http://www.beverlyhills.org/cbhfiles/storage/files/9142773001195340697/StandardDrawings062013.pdf>

Show any City trees, protected trees, street light poles, fire hydrants, pull boxes , etc. on plan.

Note that driveway approach is by separate permit from Public Works.

Per Public Works Standard BH 101 the apron must be 10'-14' wide and the flairs 2'-3' wide.

Two driveway approaches must be minimum 28' apart. 2 approaches are not allowed on a lot with less than 75' frontage or with a front setback of less than 25'.

Show any City trees, street light poles, fire hydrants, pull boxes , etc on plan.

Driveway approach flair must be minimum 3' from street light.

Driveway approach apron must be minimum 10' from center line of tree.

Apron can be max 14' wide. Plans show 20' wide. Show any City trees, street light poles, fire hydrants, pull boxes, etc. on plan. Driveway approach flair must be minimum 3' from street light or pull box.

You may apply for approval from Public Works for non-complying approach as part of your Public Works approval for the Fire Department turn around. See correction "u" below.

Obtain approval from Public Work for relocating any street lights or pull boxes.

A103/203: Please provide complete details for the driveway approach. You must fully comply with Public Works Standard BH 101 unless approval is granted from Public Works Department.

Plans for the street improvements were submitted to our Public Works Department on 9 14 17. Please contact Samer Elayyan for further information.

**The plans for the street revisions must be approved prior to issuing the building permit for the new house.**

- c) Changing the size/shape of the City street (at the turn around) requires approval from Public Works.

Not done.

Plans for the street improvements were submitted to our Public Works Department on 9 14 17. Please contact Samer Elayyan for further information.

**The plans for the street revisions must be approved prior to issuing the building permit for the new house.**

- d) Civil plan page 3 of 11 is showing a gutter draining to a catch basin at the end of the street. Show where this catch basin discharges. Make sure the plan you submit to Public Works for the changes to street (correction "u" above) show all details including drainage.

Public work must approve all changes to street.

Plans for the street improvements were submitted to our Public Works Department on 9 14 17.  
Please contact Samer Elayyan for further information.

**The plans for the street revisions must be approved prior to issuing the building permit for the new house.**

- E) Changing the size/shape of the City street (at the turn around) as requested by our Fire Department requires approval from Public Works.

Plans for the street improvements were submitted to our Public Works Department on 9 14 17.  
Please contact Samer Elayyan for further information.

**The plans for the street revisions must be approved prior to issuing the building permit for the new house.**

- F) A101: Obtain Public Works approval for relocating a street light. Show where street light will be relocated to.

Plans for the street improvements were submitted to our Public Works Department on 9 14 17.  
Please contact Samer Elayyan for further information.

**The plans for the street revisions must be approved prior to issuing the building permit for the new house.**

- g) Please provide a complete site drainage plan signed by the soils engineer. Page 25 of the 2/17/16 soils report requires that retaining wall freeboard area drain to the street. Page 30 requires that the site drain to the street or other approved area.



Show all site drainage including all exterior decks. Show where the roof drains discharge to.

You are showing a site drain directly connecting to the proposed new LA County storm drain. Verify that LA County will allow this direct connection.

Sheet 3 of 11: Show that the pad and deck drains go through sump to street.

The drainage plan is incomplete. Show the continuation of the pipe under the parking garage (it was directly connected to the County storm drain on last submitted plan.)

**Provide the new plans showing the slope drainage directly connected to County storm drain.**

h.)

C005: Volume summary table shows that the hardscape/landscape fill (2) has increased from 196 to 665 since the last submitted plan. Please justify the increase.

Not addressed.

**Our peer reviewer is currently verifying the amount of cut/fill and export.**

) For the permit of plans the structural engineer must stamp and wet sign all structural pages. The soils engineer must stamp and wet sign all foundation plans, all civil plans, all plans showing excavation or grading and all plans showing excavation calculations including A401 407, C005, Civil plans 1 11, S2.0, S2.1, S2.2, S2.4, S3.1, S3.2, S3.3, S3.4, S3.5

The soils engineer must stamp pages A405, A406, civil plan sheet 3 of 11, S-3.1, S-3.2.

The soils and structural engineer's signatures must be wet.

**The soils engineer must stamp pages S -2.2, S-3.1, -S3.2, S-3.3, S-3.4, S3.5,**

a) Due to the complexity of the geology, slopes and site drainage at the site the City will be doing a peer review of your proposal for work on the hillside. We will give you the results of the review as soon as it is available.

**Due to the complexity of the excavations/grading at the site the City will be doing a peer review of your proposal. The peer review will verify the amount of cut/fill and export of soil.**

**We will give you the result of the review as soon as it is available.**

- k) There is an incorrect calculation on the grade beam volumes on S2.0. Basement foundation grade beams should total 7171.90 (3090+1659.4+1582.5+840). Plans shows 4390.9 cubic ft.

#### **PUBLIC WORKS – WATER QUALITY**

**Reviewer:** Josette Descalzo, Environmental Compliance and Sustainability Programs Manager  
(310) 285-2554, [jdescalzo@beverlyhills.org](mailto:jdescalzo@beverlyhills.org)

No further comments.

#### **FIRE DEPARTMENT**

**Reviewer:** Cecilia Sohn, Fire Plan Check Inspector  
(310) 281-2716  
[csohn@beverlyhills.org](mailto:csohn@beverlyhills.org)

No further comments.

#### **TRANSPORTATION**

**Reviewer:** Kevin Riley  
(310)285-2556  
[kriley@beverlyhills.org](mailto:kriley@beverlyhills.org)

No further comments.

# **EXHIBIT I**



## Community Development Department

February 1, 2018

ALAN D HEARTY, ESQ  
1901 AVENUE OF THE STARS, 1800  
LOS ANGELES, CA 90067  
[abearty@allenrnatkins.com](mailto:abearty@allenrnatkins.com)

**RE: 1193 Loma Linda**

**ACTIVITY NUMBER: BS1607836**

Dear Applicant:

The City has completed its review of the above cited plan check application for conformance with applicable policies and regulations. As indicated on the corrections below, the plans must be revised before a building permit can be issued.

In order for the City to continue the plan check process, please do the following:

1. Revise the plans to incorporate all of the corrections attached;
2. Submit:
  - a) 2 set(s) of revised plans/pages: Label each plan, one for planning, one for building and safety
  - b) Previously reviewed (redline) plans; and
  - c) This letter.

If you have specific questions regarding any of the corrections, please contact the appropriate staff member directly.

**NOTE:** The City of Beverly Hills also accepts Electronic Plan Check applications. Please visit our website for more details and learn how to take advantage of our new electronic plan check process. [www.BeverlyHills.org/ElectronicReview](http://www.BeverlyHills.org/ElectronicReview)

## REQUIRED CORRECTIONS

### PLANNING

#### **1193 Loma Linda Drive**

BS1607836 - New two story SFR with basement and attached garage

**Reviewer:** Edgar Arroyo, Associate Planner

(310) 285-1138

[earroyo@beverlyhills.org](mailto:earroyo@beverlyhills.org)

1) Storm Drain Easement

Building permits cannot be issued until the City Council approves the vacation of the abandoned storm drain easement.

2) Consistency Between Architectural, Civil, Landscaping and Structural Plans

Review the set of plans and all corrections made to ensure internal consistency between all architectural, civil, landscaping structural sheets prior to resubmittal.

3) Street Improvements and Plan Consistency - Throughout Entire Set of Plans

(Architectural, Structural, Landscaping and Civil Plans)

Update all corresponding sheets of the set of plans showing the most street improvements changes to the fire truck hammerhead, location of the rolled curb, location of the catch basin, and other street improvements. All sheets shall be internally consistent throughout all disciplines.

4) GeoKinetics Earthwork Assessment

On January 20, 2018, GeoKinetics, the City's third-party reviewer assessing the earthwork figures for the 1193 Loma Linda development, completed their assessment of the proposed grading figures. As part of their independent assessment, GeoKinetics has identified 13 areas of concern where there are discrepancies on the set of plans reviewed.

In summary, their assessment resulted in grading figures that are different from those figures provided on the set of plans. Specifically, GeoKinetics' assessment resulted in the following earthwork quantities: Cut: 3,249 CY / Fill: 1,147 CY / Export: 2,102 CY. For comparison, the proposed grading figures on Sheet C005 of the set of plans note the following quantities: Cut: 2,896 CY / Fill: 1,447 CY / Export: 1,449 CY. Their analysis resulted in findings that the cut quantities are greater, the fill quantities are lower and that the export quantities are greater than the figures provided on the set of plans. Specifically, the analysis resulted in a potential increase in soil export of approximately 653 CY.

Review the report prepared by GeoKinetics and evaluate all areas where there are discrepancies noted in the report. Revise the grading figures and plans as necessary to address the discrepancies notes in the report. In compliance with BHMC Section 10-3-2521.1(C), the maximum amount of allowable export cannot exceed 1,500 CY. If the export figures for the development exceed that amount, the project would be subject to Planning Commission review and consideration of a Hillside R-1 Permit.

A copy of the report is provided as an attachment to this letter.

5) Soil Report Recommendations and Grading Figures

In review of the soils report for the development, the soils report is recommending that "any fill remaining on the east- facing slopes below the garage and residence should be trimmed to expose the native soils." This trim recommended by the soils engineer has the potential to increase the earthwork figures related to cut, fill, and export.

Provide revised earthwork figures to account for the recommendations noted in the soils report or recommendations from the soils engineer on how this trim could be achieved without substantially increasing the earthwork figures, particularly where the soils reports notes that approximately nine feet (9') of fill material exists.

6) Additional Comments

See redlined set of plans for minor comments and typographical errors.

## **BUILDING & SAFETY**

**Activity No.:** BS1607836

**Address:** 1193 Loma Vista Dr., Beverly Hills

**Reviewer:** Sean Hughes, 626-284-8906 ext: 705 or SHughes@JLeeEngineering.com

**Work Description:** New SFD

**Type of Const.:** V-B

**Use:** Single Family Residence      **Occupancy:** R-3/U

**# of Story:** 2 story over Basement      **Floor area:** 10,468 SF (Total Area)

The Building and Safety Division has completed its 10<sup>th</sup> review of the plans dated 1/12/2018, submitted in conjunction with the above cited Activity Number. The following corrections are required to comply with the City's rules and regulations:

YOUR APPLICATION FOR A PERMIT, TOGETHER WITH PLANS AND SPECIFICATIONS, HAS BEEN EXAMINED AND YOU ARE ADVISED THAT THE ISSUANCE OF A PERMIT IS WITHHELD FOR THE REASONS HEREINAFTER SET FORTH. THE APPROVAL OF PLANS AND SPECIFICATIONS DOES NOT PERMIT THE VIOLATION OF ANY SECTION OF THE BUILDING CODE, OR OTHER CITY ORDINANCE OR LAW.

### INSTRUCTIONS:

- ◆ Comments below are correction items applicable to this plan check. Please respond to all comments.
- ◆ All plans, calculations, and specifications on which comments have been made are considered a part of the plan check and must be returned at the time of resubmittal, with two revised sets of plans including all documents and this correction sheet. Inked-on corrections are not acceptable.
- ◆ In the left-hand margin of the corrections, please indicate the sheet number and detail or note number on the plans where the corrections are made. Be as specific as possible.

- ◆ **Incorporate all comments as marked on the checked set of plans, calculations, and this correction sheet on the revised plans. Resubmit marked original plans and two corrected sets of plans, calculations, and this plan review list. Incomplete or unreadable drawings or calculations will not be accepted.**
  
- ◆ **The plan check engineer will be available for conference and telephone calls at the telephone number and hours indicated above. Please contact the plan check engineer if you have any questions.**



## **BEVERLY HILLS PLAN REVIEWER**

Rick Skosnik, 310-285-1152 or [rskosnik@beverlyhills.org](mailto:rskosnik@beverlyhills.org)

## **TENTH CORRECTION**

**New comments are in bold**

Resolvefl-issues-are-in-strikethrough

**Our consultant plan reviewer has no more comments.**

**There are no marked up plans to pick up.**

**I have removed all resolved corrections from the list below.**

I have included the soils investigation/report requirements correction (issued 12\_16\_14) from the previous new house project at this site (1184 Loma Linda, BS1317952):

***FOR THE PROPOSED NEW RESIDENCE, PLEASE HAVE THE SOILS ENGINEER PROVIDE A SUPPLEMENTAL-REPORT-4INCLUDING-THE-FOL-LOWING-INFORMATION4***

***ACCORDING TO THE GEO REPORTS, PEER REVIEW REPORT BY LGC VALLEY INC, AND CITY RECORDS, EXTENSIVE REMEDIAL GRADING AND SLOPE STABILIZATION WORK HAS ALREADY BEEN PERFORMED ON THE SUBJECT SITE IN THE RECENT YEARS. PROVIDE ADDITIONAL SUBSURFACE EXPLORATION OF THE SUBJECT SITE AND SUPPLEMENTAL GEOLOGICAL CEOTECHNICAL REPORTS FOR THE PROPOSED DEVELOPMENT. THE REPORTS AMONG OTHER THINGS SHOULD ADDRESS STABILITY ANALYSIS OF THE SURFICIAL MATERIAL AS WELL AS THE GROSS STABILITY ANALYSIS OF THE PORTION OF THE HILLSIDE THAT WAS NOT IMPACTED BY THE 2005 HEAVY RAINFALL, BUT COULD POTENTIALLY BE UNSTABLE. RECOMMENDATIONS FOR MITIGATING MEASURES SHOULD BE IMPLEMENTED IN THE DESIGN DRAWINGS.***

***THE SOILS REPORTS REFER TO PAST TESTING AND REPORTS, BY OTHERS. PROVIDE NEW TESTING AND REPORTS, INCLUDING RESULTS OF REMEDIATION WORK. COMPLETE NEW BORINGS!***

INVESTIGATION FOR THE ENTIRE SITE, BOTH IN THE REPAIRED AREAS AND ALSO IN THE AREAS THAT WERE NOT SUBJECT TO THE SLOPE REPAIR. PROVIDE A SURFICIAL AND DEEP SEATED ANALYSIS BASED ON THE NEW BORINGS AND PROVE A MINIMUM 1.5 FACTORY OF SAFETY FOR THE ENTIRE SITE.

THE ENTIRE SITE SHOULD RENDER ITSELF FEASIBLE, SUITABLE, AND STABLE BEFORE ANY BUILDING PERMIT CAN BE ISSUED.

You must demonstrate that the entire site is feasible, suitable and stable. Soils report pages 2 and 34 state that just a portion of the site was investigated. The entire site must be investigated.

You have evaluated the gross and surficial stability in just one area. You must evaluate throughout the entire site. You may use your current test pit data or data from the existing test pits/borings,

Your new test pits were in just one area. The new test pits should be distributed throughout the entire site.

Please take new boring/test pits at the location of the 2 slope repairs referenced in your report to verify the current condition of the repaired soils.

Your 7/18/16 amendment to your soils report references on page 3 "Recommendations were presented in our 2/17/16 report to mitigate the instability of existing fill by trimming the fill from slope".

Please include these recommendations in this amendment letter.

Please be aware that the amount of grading is limited on this site since it is in our Hillside Zone. Also, if the amount of export exceeds 3000- 1500 cubic yards additional approvals

from our Planning Division are required. Make sure that the civil/grading plans and calculations show this fill trimming. When you have verified that the civil/grading plans show the fill trimming please stamp and sign the appropriate pages, Please see zoning comments.

Page 17 of the **2/17/16** soils report is requiring that any fill remaining on the east facing slopes below the garage and residence be trimmed to expose the native soils as shown typically on section H. The civil/grading plans and soils removal calculations must show

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must be removed as shown in these plans, Page 0004 is right showing this fill trimming,

Please send us an electronic copy of the full soils report once it is confirmed as the final report (the original report submitted with 1<sup>st</sup> submittal and the addendum of **7 16 16** and any additional report stop dates),

**A4.01/402/405/406/407** says "trim to **1.5 to 1"**. Soils report requires "trim to expose native soils". Revise plans/calculations as required. Soils engineer must stamp these pages.

C005 shows 53 cubic yard of soils trim in this area. Soils engineer must verify this is correct and stamp **C005**.

Soils engineer must wet sign and stamp. **A4.01/402/405/406/407**.

**A405, A406** were not stamped by soils engineer.

**Our peer reviewer is currently verifying the amount of cut/fill and export. Please see attached report from Geokinetics and correction below.**

- a) Show all easements on survey and the site plan. No work is allowed within easements (including storm drain easements) without written approval of the easement holder.

Not done.

Provide written approval of easement holder for all easements.

All public improvements including new or relocated piping and easements must be shown on plans and approved by Beverly Hills Public Works and any agency holding an easement.

Any required public utility relocations and/or easement vacations must be approved and completed before the building permit can be issued.

Provide written approval of easement holder for all work in easements, any change to or vacation of easements or any establishment of new easements.

Provide approval from Los Angeles County for any work in or changes to their storm drain easement, any new or vacated easements and any new or revised piping.

Provide approval from the City of Beverly Hills for any work in or changes to our storm drain easement, any new or vacated easements and any new or revised piping.

Obtain approval from our Public Works Department and obtain an easement vacation from the Beverly Hills City Council for the proposed vacation of the Beverly Hills storm drain easement.

C004 shows new storm drain pipe/easement and 2 abandoned storm drain easements. A

101 shows new street paving and curb on easement.

Prior to obtaining the building permit for the new house you must obtain all approvals for changes to easements, vacation of easements or establishment of new easements. All new public utilities and piping must be permitted, completed, inspected and approved.

Prior to obtaining the building permit for the new house you must submit complete detailed plans for the street and gutter improvements and obtain approval of the plans from our Public Works Department.

Please contact our Public Works Department for more information: Samer Elayyan 310285-2524, [selayyan@beverlyhills.org](mailto:selayyan@beverlyhills.org).

Plans for the street improvements were submitted to our Public Works Department on 9-14-17. Please contact Samer Elayyan for further information.

Los Angeles County must provide approval of work in storm drain easement prior to issuing the building permit for the new house. You must provide a plan stamped by Los Angeles County. This plan must match the proposed project plans including the roof on the carport in the easement.

Please provide a copy of the permit and plans stamped by LA County for the work in the County storm drain easement.

**All easements must be approved prior to issuing the building permit for the new house.**

- b) Provide a dimensioned driveway approach plan.

Show that driveway approach complies with Beverly Hills Public Works Standard BH101.

See:

<http://www.beverlyhills.org/cbhfiles/storage/files/9142773001195340697/StandardDrawings06-2013.pdf>

Show any City trees, protected trees, street light poles, fire hydrants, pull boxes , etc. on plan.

Note that driveway approach is by separate permit from Public Works.

Per Public Works Standard BH 101 the apron must be 10'-14' wide and the flairs 2'-3' wide.

Two driveway approaches must be minimum 28' apart. 2 approaches are not allowed on a lot with less than 75' frontage or with a front setback of less than 25'.

Show any City trees, street light poles, fire hydrants, pull boxes , etc on plan.

Driveway approach flair must be minimum 3' from street light.

Driveway approach apron must be minimum 10' from center line of tree.

Apron can be max 14' wide. Plans show-2.0' wide. Show any City trees, street light poles, fire hydrants, pull boxes, etc. on plan. Driveway approach flair must be minimum 3' from street light or pull box.

You may apply for approval from Public Works for non-complying approach as part of your Public Works approval for the Fire Department turn around. See correction "u" below.

Obtain approval from Public Work for relocating any street lights or pull boxes.

A103/203: Please provide complete details for the driveway approach. You must fully comply with Public Works Standard BH 101 unless approval is granted from Public Works Department.

Plans for the street improvements were submitted to our Public Works Department on 9-14-17. Please contact Samer Elayyan for further information.

**The plans for the street revisions must be approved prior to issuing the building permit for the new house.**

- c) Changing the size/shape of the City street (at the turn around) requires approval from Public Works.

Not done.

Plans for the street improvements were submitted to our Public Works Department on 9-14-17. Please contact Samer Elayyan for further information.

**The plans for the street revisions must be approved prior to issuing the building permit for the new house.**

- d) Civil plan page 3 of 11 is showing a gutter draining to a catch basin at the end of the street. Show where this catch basin discharges. Make sure the plan you submit to Public Works for the changes to street (correction "u" above) show all details including drainage.

Public work must approve all changes to street.

Plans for the street improvements were submitted to our Public Works Department on 9-14-17. Please contact Samer Elayyan for further information.

**The plans for the street revisions must be approved prior to issuing the building permit for the new house.**

- E) Changing the size/shape of the City street (at the turn around) as requested by our Fire Department requires approval from Public Works.

Plans for the street improvements were submitted to our Public Works Department on 9-14-17. Please contact Samer Elayyan for further information.

**The plans for the street revisions must be approved prior to issuing the building permit for the new house.**

- F.) A101: Obtain Public Works approval for relocating a street light. **Shew-where-street-light** will be relocated to.

Plans for the street improvements were submitted to our Public Works Department on 9-14-17. Please contact Samer Elayyan for further information.

**The plans for the street revisions must be approved prior to issuing the building permit for the new house.**

- g) Please provide a complete site drainage plan signed by the soils engineer. Page 25 of the 2/17/16 soils report requires that retaining wall freeboard area drain to the street. Page 30 requires that the site drain to the street or other approved area.

Show all site drainage including all exterior decks. Show where the roof drains discharge  
te7

You are showing a site drain directly connecting to the proposed new LA County storm drain. Verify that LA County will allow this direct connection.

Sheet 3 of 11: Show that the pad and deck drains go through sump to street.

The drainage plan is incomplete. Show the continuation of the pipe under the parking garage-(it-was-directly-connected-to-the-County—storm-drain-in-last-submitted-plan)

Provide the new plans showing the slope drainage directly connected to County storm drain.

- h) Provide a full site drainage plan. The plan must show all site drains and show the pipes connecting the drains and how they discharge to a sump pump (if applicable) and how they terminate at the street. Show the location of all roof downspouts (or state that there are none) and show how they discharge to a sump pump (if applicable) and how they terminate at the street. Show the location of all sump pumps.**

**Make sure that the plan shows the drain inlet for all site decks including the concrete decks and the grass knoll with the new sunken planter that was created by the shotcrete soil nail walls. All exterior site drainage must be shown.**

**The dispersal wall at the bottom of the series of planter walls should be designed to deliver uniform sheet flow to the slope below. C017 is showing it draining to three 6" holes discharging to rip raps which could produce concentrated flow. Please provide open head joints or provide 2" weep holes at max 2 ft. on center.**

- i) C005: Volume summary table shows that the hardscape/landscape fill (2) has increased from 196 to 665 since the last submitted plan. Please justify the increase.**

**Not addressed**

**Our peer reviewer is currently verifying the amount of cut/fill and export. Please see attached report from Geokinetics and correction k below.**

- j) For the permit of plans the structural engineer must stamp and wet sign all structural pages. The soils engineer must stamp and wet sign all foundation plans, all civil plans, all plans showing excavation or grading and all plans showing excavation calculations including A401 10-77-TC-00-5r Givil-plans-1-1-1-S2,0T-S27-1,52.2, S2.4, S3.1, S3.2, S3.3, S3.4, S3.5**



The soils engineer must stamp pages A405, A406, civil plan sheet 3 of 11, S-3.1, S-3.2.

The soils and structural engineer's signatures must be wet.

The soils engineer must stamp pages S -2.2, S-3.1, -S3.2, S-3.3, S-3.4, S3.5,

**The soils engineer must stamp and wet sign all foundation plans and details, all civil plans, all plans showing excavation or grading and all plans showing excavation calculations including A401-407, C005, Civil plans 1-17, S2.0, S2.1, S2.2, S2.4, S3.1, S3.2, S3.3, S3.4, S3.5**

- k) Due to the complexity of the geology, slopes and site drainage at the site the City will be doing a peer review of your proposal for work on the hillside. We will give you the results of the review as soon as it is available.

**Due to the complexity of the excavations/grading at the site the City has done a peer review of your proposal. The peer review has calculated the amount of cut/fill and export of soil.**

**Please see the attached report from our peer reviewer Geokinetics.**

**The report shows that their calculated export is 2102 cubic yards and details some ambiguities and inconsistencies between plans. The calculated export can be maximum 1500 cubic yards.**

**Resolve all inconsistencies before re-submitting.**

**The report is recommending that, due to the uncertainty of the depth to the bedrock below the surface, a contingency plan be developed to deal with any excess material that may be generated. Please include this contingency plan on your construction plans.**

**Please be aware that the attached peer review report is based on a previous submittal of plans that is different than the plans that this 10th correction is based on. When resubmitting make sure that you provide current plans/documents to be sent to our consultant to review.**

**Make sure that plans/calculations show all cut/fill/export caused by landscaping. This must be verified by our consultant.**

1) C017 is showing a dispersal wall with a 12" freeboard on the lowest of the series of planter walls. Sections A on A401, C on A402, E on A403, I on A405, O/P/Q/T on A407, D on A502, H on C013 are not showing the 12" freeboard on this dispersal wall. Revise the plans and fill calculations as necessary.

m) Page 17 of the soils report of 2-17-16 is requiring that "any fill remaining on the east-facing slopes below the garage and residence should be trimmed to expose the native soils." The report references section H showing the trim.

Test pits IG1, IG2, GH8, GH9 and GH11 are showing the fill depths ranging from 11/2' to 3-1/2'.

Test pit IG3 at the north property line is showing 9' of fill.

Provide an addendum to the soils report and provide complete grading plans and sections signed by the soils engineer and civil engineer showing specifically how this 9' deep trimming will be accomplished. Update any other plans as required including the cut/fill/export calculations as necessary.

Page 19 of 2-17-16 and page 2 of 9-12-16 soils reports says that slopes to be modified should not be steeper than 2:1. Fills should be keyed and benched into bedrock.

Make sure that grading and architectural sections show fill slope as max 2:1.

n) C005 is showing the amount of cut for the slope trimming on the east facing slopes as 15 cubic yards. An approximate calculation:  $110' \times 22\frac{1}{2}' = 1210 \text{ sq. ft. area} \times 2.5' \text{ depth} = 3025 \text{ cubic ft.} / 27 = 112 \text{ cubic yards.}$

Please account for the discrepancy.

The 3-21-17 addendum to the soils report which we received on 1-30-18 requires that "the 200 cubic yards generated from slope trimming should be exported from the site and included in the export calculations."

Page 19 of 2-17-16 and page 2 of 9-12-16 soils reports says that slopes to be modified should not be steeper than 2:1. Fills should be keyed and benched into bedrock.

Make sure that grading and architectural sections show fill slope as max 2:1.

o) Please have Jon Irvine provide a list on the plans of all the soils reports/addendums pertaining to this project.

p) When resubmitting please include a signed letter from Jon Irvine stating that the plans are in compliance with all the requirements in the soils reports.

q) The structural plans are showing the subsurface drains for retaining walls. The civil drainage plan should show how/where the subsurface drains daylight/terminate.

r) COV-1 is showing that waterproofing will be a deferred submittal. Details that are an integral part of the construction cannot be deferred. Show on plan.

s) The end of the parking space in the carport/garage adjacent to the slope is bounded only by a guard rail/glass window. Provide a barrier designed for impact loading per CBC 1607.8.3 to prevent vehicles from rolling down the adjacent slope.

- t) City ordinance requires a separate City of Beverly Hills water meter for landscaping water for projects with new landscape over 500 sf and any project requesting a new meter.

Note on plans that a separate water meter will be provided for landscaping use. Please contact Vince Damasse (310-285-2491 or [vdamasse@beverlyhills.org](mailto:vdamasse@beverlyhills.org)) from the Beverly Hills Water Department for information on water demand/water meter requirements.

Provide a "will serve" letter from Vince Damasse.

- u) Section A on A401 is showing 2 retaining walls below the retaining wall at the pad edge setback. The site plan is showing 3. Correct plans.
- v) The City is requiring that you provide an onsite monitor to observe record and verify all requirements pertaining to the hauling, site conditions and all code requirements contained on the approved plans and the Construction Management Plan by Hirsch Green.

The monitor will be City supplied and paid for by the applicant.

The conditions/requirements to be monitored include:

- Number and size/type of trucks entering/leaving site
  - Recording the cumulative amount of soils export so that the total export over the life of the project does not exceed 1500 cubic yards
  - Verification that number of trucks does not exceed the maximum allowed per hour (5) and that trucking only occurs during the allowable hours (9:30 am to 3 pm Monday through Friday).
  - Verification that no trucks larger than 10 wheelers are utilized except as specifically approved
  - Verification that no truck staging occurs on City streets
  - Verification that proper traffic control per the Construction Management Plan is occurring
  - Verification that no construction vehicles park on the street
  - Dust control to ensure that no visible dust crosses the property line
  - Verification that any work does not occur except during 8 am to 6 pm Monday through Friday.
  - Verification that all requirements of the BMP plan are being utilized
  - Verification that the site and street are kept clean
  - Respond to inquiries from neighbors/interested parties
  - Any other requirements on the Construction Management Plan, approved plans and applicable laws

**The plans and the Construction Management Plan by Hirsch Green must contain this monitoring requirement and must list all the above items to be verified.**

#### **PUBLIC WORKS - WATER QUALITY**

**Reviewer:** Josette Descalzo, Environmental Compliance and Sustainability Programs Manager  
(310) 285-2554, [jdescalzo@beverlyhills.org](mailto:jdescalzo@beverlyhills.org)

No further comments.

#### **FIRE DEPARTMENT**

**Reviewer:** Cecilia Sohn, Fire Plan Check Inspector  
(310) 281-2716  
[csohn@beverlyhills.org](mailto:csohn@beverlyhills.org)

No further comments.

#### **TRANSPORTATION**

**Reviewer:** Kevin Riley

(310)285-2556

[kriley@beverlyhills.org](mailto:kriley@beverlyhills.org)

- 1) If temporary parking restriction(s) are needed, contractor must coordinate with City Traffic Engineer for approval.
- 2) 2. Remove all traffic control devices at the end of each work day.

Revise plans and resubmit.

# GeoKinetics

Geotechnical &  
Environmental Engineers

77 Bunsen  
Irvine, CA 92618

Tel 949.502.5353, Fax 949.502.5354  
E-Mail: [info@geokinetics.org](mailto:info@geokinetics.org)

January 20, 2018

Mr. Rick Skosnik  
Senior Plan Review Engineer  
Development Services Division  
Department of Community Development  
City of Beverly Hills  
455 North Rexford Drive  
Beverly Hills, California 90210

**SUBJECT: ASSESSMENT OF GRADING QUANTITIES FOR PROPOSED  
DEVELOPMENT AT 1193 LOMA LINDA DRIVE - CITY OF BEVERLY  
HILLS, CALIFORNIA**

Dear Mr. Skosnik:

As requested, we have reviewed and evaluated the development plans for the above referenced project in order to estimate the grading quantities that would be associated with the proposed construction activities. A list of the documents that we have reviewed in conjunction with this assignment is provided in Table 1. We have estimated the cut and fill quantities associated with this project through a combination of computer modeling and hand calculations. Our estimates are intended to account for all of the grading and improvements that are shown on the plans including earthwork quantities associated with the foundation elements (piles and grade beams) for the home, retaining walls, and associated improvements. A summary of our estimated quantities is provided below:

Item	Quantity
Cut	3,249 Yd <sup>3</sup>
Fill	1,147 Yd <sup>3</sup>
Export	2,102 Yd <sup>3</sup>

These cut and fill values represent the estimated volume of the material in place without any bulking or densification factors. A more detailed summary of our calculations is provided on the attached plate. As indicated, the total volume of soil and/or bedrock that would be excavated (Cut) in accordance with the proposed project will exceed the total

volume of proposed fill (Fill). It is assumed that the net difference would be exported from the site (Export). As you are aware, in accordance with City of Beverly Hills Municipal Code Section 10-3-2521, the maximum amount of soil that could be exported from a hillside construction project at the time the application for this project was submitted was 1,500 cubic yards. Since the estimated export volume appears to exceed that limit, plan modifications and/or clarifications will be necessary.

It should be noted that there are ambiguities and/or inconsistencies with the various plan sets (civil / architectural / structural) that require clarification and introduce uncertainty into the grading volume calculations. Thirteen primary issues were identified in this regard. These issues are outlined on the attached plate.

It should also be noted that the caisson excavation depths dictated by the project geotechnical engineer are based upon embedment distances into bedrock. The depth to the surface of the bedrock has not been precisely defined across the entire area of the proposed construction. There is sufficient data available to provide reasonable estimates for the depth to bedrock - and these have been used in our calculations. However, the potential exists that the depth to competent bedrock at some locations may be greater than anticipated. We recommend the project Civil Engineer have a contingency plan for dealing with any excess material that is generated should that condition be encountered.

We hope this information is helpful to you. Please do not hesitate to contact either of the undersigned if you have any questions or comments.

Sincerely,  
GEOKINETICS, INC.

Glenn D. Tofani, GE/RC  
Principal Engineer

Geoffrey D. Stokes, CEG/RG  
Senior Geologist

AA AI\_ Op

Attachments



NO. 2266 t), ,61  
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ENGINEERIN  
GEOLOGIST  
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PNIA

## **Table 1 - List of Documents**

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1. Architectural Plan Set for 1193 Loma Linda Drive by McClean Design dated 1-29-16 (59 Sheets).
2. Geologic & Soils Engineering Exploration Update Proposed Residence, Garage, Pool & Terraces, Lots 4 & 5, Tract 13101, 1193 Loma Linda Drive, Beverly Hills, California by Irvine Geotechnical Inc. dated 2-17-16.
3. Topographic Site Survey for Portions of Lots 4 & 5, Tract No. 13101, 1193 Loma Linda Drive - City of Beverly Hills by Chris Nelson & Associates dated July 2016.
4. Civil Engineer Plan Set for 1193 Loma Linda by LC Engineering Group Inc. dated 9-11-17 (11 Sheets).
5. Miscellaneous Civil Engineering plan sheets pertaining to earthwork calculations for 1193 Loma Linda by LC Engineering Inc. dated 10-16-17 (7 Sheets).
6. 1193 Loma Linda Drive Earthwork Analysis Memorandum by LC Engineering Group Inc. dated 10-23-17 (34 Pages).
7. Drainage Exhibit for 1184 & 1193 Loma Linda by LC Engineering Inc. dated 12-1-17 (1 Sheet).
8. Structural Engineering Plan Set for 1193 Loma Linda Drive by Parker & Resnick dated 12-14-17 (18 Sheets).

---

{ E N D }





# **EXHIBIT J**



## Community Development Department

March 6, 2018

ALAN D HEARTY, ESQ  
1901 AVENUE OF THE STARTS, 1800  
LOS ANGELES, CA 90067  
[ahearty@allenmatkins.com](mailto:ahearty@allenmatkins.com)

**RE: 1193 Loma Linda**

**ACTIVITY NUMBER: BS1607836**

Dear Applicant:

The City has completed its review of the above cited plan check application for conformance with applicable policies and regulations. As indicated on the corrections below, the plans must be revised before a building permit can be issued.

In order for the City to continue the plan check process, please do the following:

1. Revise the plans to incorporate all of the corrections attached;
2. Submit:
  - a) 2 set(s) of revised plans/pages; Label each plan, one for planning, one for building and safety
  - b) Previously reviewed (redline) plans; and
  - c) This letter.

If you have specific questions regarding any of the corrections, please contact the appropriate staff member directly.

**NOTE:** The City of Beverly Hills also accepts Electronic Plan Check applications. Please visit our website for more details and learn how to take advantage of our new electronic plan check process. [www.BeverlyHills.org/ElectronicReview](http://www.BeverlyHills.org/ElectronicReview)

## **REQUIRED CORRECTIONS**

### **PLANNING**

#### **1193 Loma Linda Drive**

BS1607836 – New two story SFR with basement and attached garage

**Reviewer:** Edgar Arroyo, Associate Planner

(310) 285-1138

[earroyo@beverlyhills.org](mailto:earroyo@beverlyhills.org)

1) **Storm Drain Easement**

Building permits cannot be issued until the City Council approves the vacation of the abandoned storm drain easement.

2) **GeoKinetics Earthwork Assessment**

On February 28, 2018, GeoKinetics, the City's third-party reviewer assessing the earthwork figures for the 1193 Loma Linda development, completed their assessment of the proposed grading figures.

In summary, their assessment resulted in grading figures that are different from those figures provided on the set of plans. Specifically, GeoKinetics' assessment resulted in the following earthwork quantities: Cut: 3,163 CY / Fill: 1,238 CY / Export: 1,925 CY. For comparison, the proposed grading figures on Sheet C005 of the set of plans note the following quantities: Cut: 2,866 CY / Fill: 1,439 CY / Export: 1,427 CY. Their analysis resulted in findings that the cut quantities are greater, the fill quantities are lower and that the export quantities are greater than the figures provided on the set of plans. Specifically, the analysis resulted in a potential increase in soil export of approximately 498 CY.

In compliance with BHMC Section 10-3-2521.1(C), the maximum amount of allowable export cannot exceed 1,500 CY. If the export figures for the development exceed that amount, the project would be subject to Planning Commission review and consideration of a Hillside R-1 Permit.

A copy of the report is provided as an attachment to this letter.

## BUILDING & SAFETY

**Activity No.:** BS1607836

**Address:** 1193 Loma Vista Dr., Beverly Hills

**Reviewer:** Sean Hughes, 626-284-8906 ext: 705 or SHughes@JLeeEngineering.com

**Work Description:** New SFD

**Type of Const.:** V-B

**Use:** Single Family Residence      **Occupancy:** R-3/U

**# of Story:** 2 story over Basement

The Building and Safety Division has completed its 11<sup>th</sup> review of the plans dated 2/13/2018, submitted in conjunction with the above cited Activity Number. The following corrections are required to comply with the City's rules and regulations:

YOUR APPLICATION FOR A PERMIT, TOGETHER WITH PLANS AND SPECIFICATIONS, HAS BEEN EXAMINED AND YOU ARE ADVISED THAT THE ISSUANCE OF A PERMIT IS WITHHELD FOR THE REASONS HEREINAFTER SET FORTH. THE APPROVAL OF PLANS AND SPECIFICATIONS DOES NOT PERMIT THE VIOLATION OF ANY SECTION OF THE BUILDING CODE, OR OTHER CITY ORDINANCE OR LAW.

### INSTRUCTIONS:

- ◆ Comments below are correction items applicable to this plan check. Please respond to all comments.
- ◆ All plans, calculations, and specifications on which comments have been made are considered a part of the plan check and must be returned at the time of resubmittal, with two revised sets of plans including all documents and this correction sheet. Inked-on corrections are not acceptable.
- ◆ In the left-hand margin of the corrections, please indicate the sheet number and detail or note number on the plans where the corrections are made. Be as specific as possible.

- ◆ Incorporate all comments as marked on the checked set of plans, calculations, and this correction sheet on the revised plans. Resubmit marked original plans and two corrected sets of plans, calculations, and this plan review list. Incomplete or unreadable drawings or calculations will not be accepted.
- ◆ The plan check engineer will be available for conference and telephone calls at the telephone number and hours indicated above. Please contact the plan check engineer if you have any questions.

#### **BEVERLY HILLS PLAN REVIEWER**

Rick Skosnik, 310-285-1152 or [rskosnik@beverlyhills.org](mailto:rskosnik@beverlyhills.org)

#### **ELEVENTH CORRECTION**

**New comments are in bold**

~~Resolved issues are in strikethrough~~

**Our consultant plan reviewer has no more comments.**

**There are no marked up plans to pick up.**

**I have removed all resolved corrections from the list below.**

~~I have included the soils investigation/report requirements correction (issued 12-16-14) from the previous new house project at this site (1184 Loma Linda, BS1317952):~~

**~~FOR THE PROPOSED NEW RESIDENCE, PLEASE HAVE THE SOILS ENGINEER PROVIDE A SUPPLEMENTAL REPORT INCLUDING THE FOLLOWING INFORMATION:~~**

~~ACCORDING TO THE GEO REPORTS, PEER REVIEW REPORT BY LGC VALLEY INC, AND CITY RECORDS, EXTENSIVE REMEDIAL GRADING AND SLOPE STABILIZATION WORK HAS ALREADY BEEN PERFORMED ON THE SUBJECT SITE IN THE RECENT YEARS. PROVIDE ADDITIONAL SUBSURFACE EXPLORATION OF THE SUBJECT SITE AND SUPPLEMENTAL GEOLOGICAL/ GEOTECHNICAL REPORTS FOR THE PROPOSED DEVELOPMENT. THE REPORTS AMONG OTHER THINGS SHOULD ADDRESS STABILITY ANALYSIS OF THE SURFICIAL MATERIAL AS WELL AS THE GROSS STABILITY ANALYSIS OF THE PORTION OF THE HILLSIDE THAT WAS NOT IMPACTED BY THE 2005 HEAVY RAINFALL, BUT COULD POTENTIALLY BE UNSTABLE. **RECOMMENDATIONS FOR MITIGATING MEASURES SHOULD BE IMPLEMENTED IN THE DESIGN DRAWINGS.**~~

~~THE SOILS REPORTS REFER TO PAST TESTING AND REPORTS, BY OTHERS. PROVIDE NEW TESTING AND REPORTS, INCLUDING RESULTS OF REMEDIATION WORK. COMPLETE NEW BORINGS/ INVESTIGATION FOR THE ENTIRE SITE, BOTH IN THE REPAIRED AREAS AND ALSO IN THE AREAS THAT WERE NOT SUBJECT TO THE SLOPE REPAIR. PROVIDE A SURFICIAL AND DEEP SEATED ANALYSIS BASED ON THE NEW BORINGS AND PROVE A MINIMUM 1.5 FACTORY OF SAFETY FOR THE ENTIRE SITE.~~

~~THE ENTIRE SITE SHOULD RENDER ITSELF FEASIBLE, SUITABLE, AND STABLE BEFORE ANY BUILDING PERMIT CAN BE ISSUED.~~

~~You must demonstrate that the entire site is feasible, suitable and stable. Soils report pages 2 and 34 state that just a portion of the site was investigated. The entire site must be investigated.~~

~~You have evaluated the gross and surficial stability in just one area. You must evaluate throughout the entire site. You may use your current test pit data or data from the existing test pits/borings.~~

~~Your new test pits were in just one area. The new test pits should be distributed throughout the entire site.~~

~~Please take new boring/test pits at the location of the 2 slope repairs referenced in your report to verify the current condition of the repaired soils.~~

~~Your 7-18-16 amendment to your soils report references on page 3 "Recommendations were presented in our 2-17-16 report to mitigate the instability of existing fill by trimming the fill from slope".~~

~~Please include these recommendations in this amendment letter.~~

Please be aware that the amount of grading is limited on this site since it is in our Hillside Zone. Also, if the amount of export exceeds 3000- 1500 cubic yards additional approvals from our Planning Division are required. ~~Make sure that the civil/grading plans and calculations show this fill trimming. When you have verified that the civil/grading plans show the fill trimming please stamp and sign the appropriate pages. Please see zoning comments.~~

~~Page 17 of the 2/17/16 soils report is requiring that any fill remaining on the east facing slopes below the garage and residence be trimmed to expose the native soils as shown typically on section H. The civil/grading plans and soils removal calculations must show this fill trimming. The soils engineer must sign these plans to confirm that all fill that must be removed is shown on these plans. Page C004 is not showing this fill trimming.~~

~~Please send us an electronic copy of the full soils report once it is confirmed as the final report (the original report submitted with 1<sup>st</sup> submittal and the addendum of 7-16-16 and any additional reports/updates).~~

~~A4.01/402/405/406/407 says "trim to 1.5 to 1". Soils report requires "trim to expose native soils". Revise plans/calculations as required. Soils engineer must stamp these pages.~~

~~C005 shows 53 cubic yard of soils trim in this area. Soils engineer must verify this is correct and stamp C005.~~

~~Soils engineer must wet sign and stamp. A4.01/402/405/406/407.~~

~~A405, A406 were not stamped by soils engineer.~~

**Our peer reviewer is currently verifying the amount of cut/fill and export. Please see attached report from Geokinetics.**



- a) ~~Show all easements on survey and the site plan.~~ No work is allowed within easements (including storm drain easements) without written approval of the easement holder.

Not done.

Provide written approval of easement holder for all easements.

All public improvements including new or relocated piping and easements must be shown on plans and approved by Beverly Hills Public Works and any agency holding an easement.

Any required public utility relocations and/or easement vacations must be approved and completed before the building permit can be issued.

Provide written approval of easement holder for all work in easements, any change to or vacation of easements or any establishment of new easements.

Provide approval from Los Angeles County for any work in or changes to their storm drain easement, any new or vacated easements and any new or revised piping.

Provide approval from the City of Beverly Hills for any work in or changes to our storm drain easement, any new or vacated easements and any new or revised piping.

Obtain approval from our Public Works Department and obtain an easement vacation from the Beverly Hills City Council for the proposed vacation of the Beverly Hills storm drain easement.

C004 shows new storm drain pipe/easement and 2 abandoned storm drain easements.

A 101 shows new street paving and curb on easement.

Prior to obtaining the building permit for the new house you must obtain all approvals for changes to easements, vacation of easements or establishment of new easements. All new public utilities and piping must be permitted, completed, inspected and approved.

Prior to obtaining the building permit for the new house you must submit complete detailed plans for the street and gutter improvements and obtain approval of the plans from our Public Works Department.

Please contact our Public Works Department for more information: Samer Elayyan 310-285-2524, [selayyan@beverlyhills.org](mailto:selayyan@beverlyhills.org).

Plans for the street improvements were submitted to our Public Works Department on 9-14-17. Please contact Samer Elayyan for further information.

~~Los Angeles County must provide approval of work in storm drain easement prior to issuing the building permit for the new house. You must provide a plan stamped by Los Angeles County. This plan must match the proposed project plans including the roof on the carport in the easement.~~

~~Please provide a copy of the permit and plans stamped by LA County for the work in the County storm drain easement.~~

**All easements must be approved prior to issuing the building permit for the new house.**

- ~~b) C005: Volume summary table shows that the hardscape/landscape fill (2) has increased from 196 to 665 since the last submitted plan. Please justify the increase.~~

~~Not addressed.~~

**Our peer reviewer is currently verifying the amount of cut/fill and export. Please see attached report from Geokinetics.**

- c) For the permit of plans the structural engineer must stamp and wet sign all structural pages. The soils engineer must stamp and wet sign all foundation plans, all civil plans, all plans showing excavation or grading and all plans showing excavation calculations including A401-407, C005, Civil plans 1-11, S2.0, S2.1, S2.2, S2.4, S3.1, S3.2, S3.3, S3.4, S3.5

The soils engineer must stamp pages A405, A406, civil plan sheet 3 of 11, S-3.1, S-3.2.

The soils and structural engineer's signatures must be wet.

The soils engineer must stamp pages S -2.2, S-3.1, -S3.2, S-3.3, S-3.4, S3.5,

**The soils engineer must stamp and wet sign all foundation plans and details, all civil plans, all plans showing excavation or grading and all plans showing excavation calculations including A401-407, C005, Civil plans 1-17, S2.0, S2.1, S2.2, S2.4, S3.1, S3.2, S3.3, S3.4, S3.5**

- d) Due to the complexity of the geology, slopes and site drainage at the site the City will be doing a peer review of your proposal for work on the hillside. We will give you the results of the review as soon as it is available.

Due to the complexity of the excavations/grading at the site the City has done a peer review of your proposal. The peer review has calculated the amount of cut/fill and export of soil.

Please see the attached report from our peer reviewer Geokinetics.

~~The report shows that their calculated export is 2102 cubic yards and details some ambiguities and inconsistencies between plans.~~ The calculated export can be maximum 1500 cubic yards.

Resolve all inconsistencies before re-submitting.

~~The report is recommending that, due to the uncertainty of the depth to the bedrock below the surface, a contingency plan be developed to deal with any excess material that may be generated. Please include this contingency plan on your construction plans.~~

~~Please be aware that the attached peer review report is based on a previous submittal of plans that is different than the plans that this 10<sup>th</sup> correction is based on. When resubmitting make sure that you provide current plans/documents to be sent to our consultant to review.~~

~~Make sure that plans/calculations show all cut/fill/export caused by landscaping. This must be verified by our consultant.~~

**We have received your contingency report. Our peer reviewer is currently verifying the amount of cut/fill and export. Please see attached report from Geokinetics.**

- e) Please have Jon Irvine provide a list on the plans of all the soils reports/addendums pertaining to this project.  
**The list on COV-1 is missing the report dated 3-21-17 and 7-21-17 and the new report dated 2-20-18.**
- f) City ordinance requires a separate City of Beverly Hills water meter for landscaping water for projects with new landscape over 500 sf and any project requesting a new meter.  
~~Note on plans that a separate water meter will be provided for landscaping use.~~  
Please contact Vince Damasse (310-285-2491 or [vdamasse@beverlyhills.org](mailto:vdamasse@beverlyhills.org)) from the Beverly Hills Water Department for information on water demand/water meter requirements.  
**Provide a “will serve” letter from Vince Damasse.**
- g) **There is an extra (and outdated) page T24 A inserted after page L2.4.**
- h) **Please make sure all pages of plans are dated with the current revision date.**

#### **PUBLIC WORKS – WATER QUALITY**

**Reviewer:** Josette Descalzo, Environmental Compliance and Sustainability Programs Manager  
(310) 285-2554, [jdescalzo@beverlyhills.org](mailto:jdescalzo@beverlyhills.org)

No further comments.

#### **FIRE DEPARTMENT**

**Reviewer:** Cecilia Sohn, Fire Plan Check Inspector  
(310) 281-2716  
[csohn@beverlyhills.org](mailto:csohn@beverlyhills.org)

No further comments.

#### **TRANSPORTATION**

**Reviewer:** Kevin Riley  
(310)285-2556  
[kriley@beverlyhills.org](mailto:kriley@beverlyhills.org)

No further comments.

February 28, 2018

Mr. Rick Skosnik  
Senior Plan Review Engineer  
Development Services Division  
Department of Community Development  
City of Beverly Hills  
455 North Rexford Drive  
Beverly Hills, California 90210

**SUBJECT: ASSESSMENT OF GRADING QUANTITIES FOR PROPOSED  
DEVELOPMENT AT 1193 LOMA LINDA DRIVE - CITY OF BEVERLY  
HILLS, CALIFORNIA**

Dear Mr. Skosnik:

As requested, we have reviewed and evaluated the development plans for the above referenced project in order to estimate the grading quantities that would be associated with the proposed construction activities. A list of the documents that we have reviewed in conjunction with this assignment is provided in Table 1. We have estimated the cut and fill quantities associated with this project through a combination of computer modeling and hand calculations. Our estimates are intended to account for all of the grading and improvements that are shown on the plans including earthwork quantities associated with the foundation elements (piles and grade beams) for the home, retaining walls, and associated improvements. A summary of our estimated quantities is provided below:

Item	Quantity
Cut	3,163 Yd <sup>3</sup>
Fill	1,238 Yd <sup>3</sup>
Export	1,925 Yd <sup>3</sup>

These cut and fill values represent the estimated volume of the material in place without any bulking or densification factors. A more detailed summary of our calculations is provided in the attached table. Estimated quantities provided by the developer's civil engineer are also provided in this table for comparison purposes. As indicated, the total

volume of soil and/or bedrock that would be excavated (Cut) in accordance with the proposed project will exceed the total volume of proposed fill (Fill). It is assumed that the net difference would be exported from the site (Export). As you are aware, in accordance with City of Beverly Hills Municipal Code Section 10-3-2521, the maximum amount of soil that could be exported from a hillside construction project at the time the application for this project was submitted was 1,500 cubic yards. Since the estimated export volume appears to exceed that limit, plan modifications and/or clarifications will be necessary.

It should also be noted that the caisson excavation depths dictated by the project geotechnical engineer are based upon embedment distances into bedrock. The depth to the surface of the bedrock has not been precisely defined across the entire area of the proposed construction. There is sufficient data available to provide reasonable estimates for the depth to bedrock - and these have been used in our calculations. However, the potential exists that the depth to competent bedrock at some locations may be greater than anticipated. We recommend the project Civil Engineer have a contingency plan for dealing with any excess material that is generated should that condition be encountered.

We hope this information is helpful to you. Please do not hesitate to contact either of the undersigned if you have any questions or comments.

Sincerely,

GEOKINETICS, INC.



Glenn D. Tofani, GE/RCE  
Principal Engineer



Geoffrey D. Stokes, CEG/RG  
Senior Geologist

Attachments



## **Table 1 - List of Documents**

---

1. Architectural Plan Set for 1193 Loma Linda Drive by McClean Design dated 2-27-18 (60 Sheets).
2. Geologic & Soils Engineering Exploration Update Proposed Residence, Garage, Pool & Terraces, Lots 4 & 5, Tract 13101, 1193 Loma Linda Drive, Beverly Hills, California by Irvine Geotechnical Inc. dated 2-17-16.
3. Topographic Site Survey for Portions of Lots 4 & 5, Tract No. 13101, 1193 Loma Linda Drive - City of Beverly Hills by Chris Nelson & Associates dated July 2016.
4. Civil Engineer Plan Set for 1193 Loma Linda by LC Engineering Group Inc. dated 2-27-18 (19 Sheets).
5. Miscellaneous Civil Engineering plan sheets pertaining to earthwork calculations for 1193 Loma Linda by LC Engineering Inc. dated 10-16-17 (7 Sheets).
6. 1193 Loma Linda Drive Earthwork Analysis Memorandum by LC Engineering Group Inc. dated 10-23-17 (34 Pages).
7. Drainage Exhibit for 1184 & 1193 Loma Linda by LC Engineering Inc. dated 12-1-17 (1 Sheet).
8. Structural Engineering Plan Set for 1193 Loma Linda Drive by Parker & Resnick dated 2-22-18 (19 Sheets).

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{ E N D }



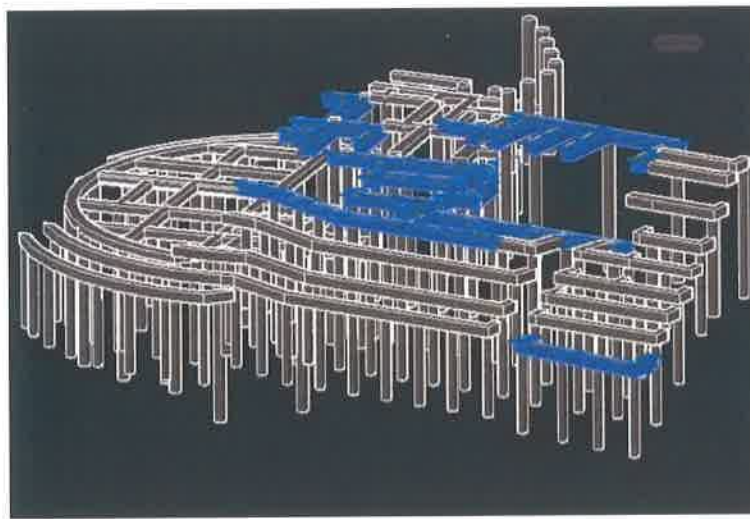
**Estimated Grading Quantities For  
1193 Loma Linda Beverly Hills, California**

Grading Area Or Item	Developer Estimates (Yd <sup>3</sup> )			GeoKinetics Estimates (Yd <sup>3</sup> )		
	Cut	Fill	Excess Cut	Cut	Fill	Excess Cut
Residence / Hardscape Main Level Deck	1,634	949	+685	2,071	886	+1,185
Slope Trim	27	-	+27	27	-	+27
Main Level Deck	-	350	-350	-	352	-352
Foundation/ Piles	675	-	+675	675	-	+675
Grade Beams	365	-	+365	365	-	+365
Plant/Tree Root Balls	25	-	+25	25	-	+25
Remove and Replace Planter Soil	140	140	-	-	-	-
Totals	2,866	1,439	+1,427 (Export)	3,163	1,238	+1,925 (Export)

## **EXHIBIT K**



**LC ENGINEERING GROUP, INC.**  
**CONSULTING ENGINEERS**



**Earthwork Overview**  
**1193 Loma Linda Drive**  
**Beverly Hills, CA**



**LC ENGINEERING GROUP, INC.**  
**CONSULTING ENGINEERS**

memo

To: City of Beverly Hills  
Date: 10/23/2017  
Re: **1193 Loma Linda Drive – Earthwork Analysis**

---

This Memorandum is provided to further explain/document the earthwork analysis for the 1193 Loma Linda Drive project.

The industry standard these days is to use a computer program that calculates the volume between two surfaces – the existing ground represented by a topographic survey from a surveyor (and AutoCAD computer file that has vertical elevations) and a proposed surface represented by an engineer taking an architectural site plan and placing the vertical information (an AutoCAD computer file that has vertical elevations). These two surfaces, that are in 3-D, are “overlaid on top of each other” with a perimeter boundary established and then analyzed by the computer program to generate the volumes of both cut material (excavation) and fill material. The difference between the two materials is then calculated as either export material or import material.

The computer program our firm uses, that is an industry standard, is AutoCAD Civil 3D. Here is an excerpt from the industry:

“Calculating Earthwork Quantities between two surfaces - Earthwork estimation is an important part of any civil engineering project. Civil3D provides you with a streamlined method to calculate total cut, fill and net volumes of earthwork between the existing and the desired surface. The earthwork volumes between two surfaces can be calculated either by creating volume surface or by directly calculating the total cut and fill volumes between the two surfaces. Civil 3D is the most powerful, simple

and accurate tool to make earthwork calculations. For earthwork calculations you just need two surfaces in your drawing, one is the existing surface and other is the desired surface. Civil 3D analyzes both the surfaces and calculates the total volume of cut and fill by comparing the vertical distance between points in these surfaces. The distance between the elevations of two surfaces can then be used to create a third surface, known as volume surface. The most efficient method to calculate Earthwork quantities through Civil3D is by using Composite Volumes."

For our proposed/desired surface, we took into account the structural foundations, grade beams and piles as we generated the proposed surface. See attached computer generated renderings of the surfaces.

An estimated "order of magnitude" verification of the structural piles volume was also done by using mathematics as shown on the attached print out of an excel spreadsheet.

# Cut/Fill Report

Generated: 2017-12-03 11:11:14

By user: Karla Castillo

Drawing:

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LINDA\CIVIL\DWG\XREF\1193 LOMA LINDA\X:\LCE  
GROUP\Civil\JOBS\6700\6780 LOMA LINDA\CIVIL\DWG\XREF\1193  
LOMA LINDA\6780 SITE PLAN\_1193 -C3D 1500.dwg  
2,896

## Volume Summary

Name	Cut Factor	Fill Factor	2d Area (Sq. Ft.)	Cut (Cu. Yd.)	Fill (Cu. Yd.)	Net (Cu. Yd.)
1. RESIDENCE	1.00	1.00	7044	1344	404	
2. HARDSCAPE/ LANDSCAPE	1.00	1.00	9592	558	764	
3. SLOPE TRIM	1.00	1.00	1780	15		
4. MAIN LEVEL DECK	1.00	1.00	1600		279	
5. FOUNDATION /PILES	1.00	1.00		660		
6. GRADE BEAMS	1.00	1.00		319		
TOTAL				2896	1447	1449

\* Value adjusted by cut or fill factor other than 1.0

# Cut/Fill Report

Generated: 2017-12-03 11:11:14

By user: Karla Castillo

Drawing:

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LINDA\CIVIL\DWG\XREF\1193 LOMA LINDA\X:\LCE  
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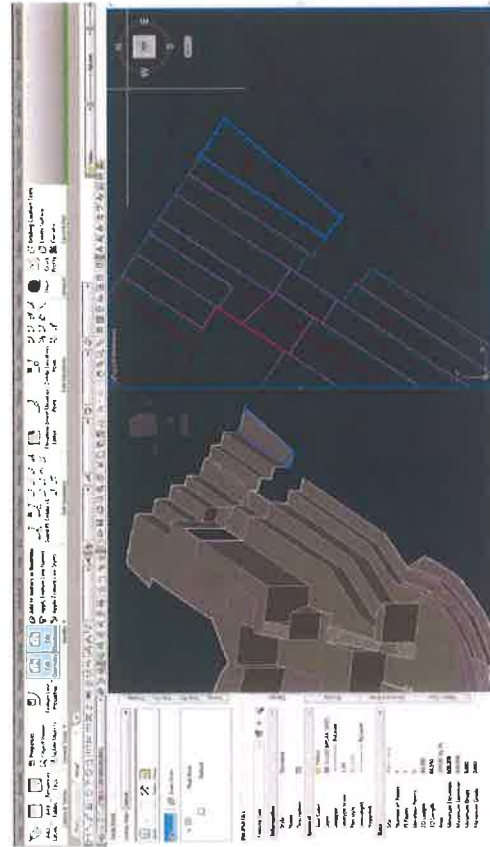
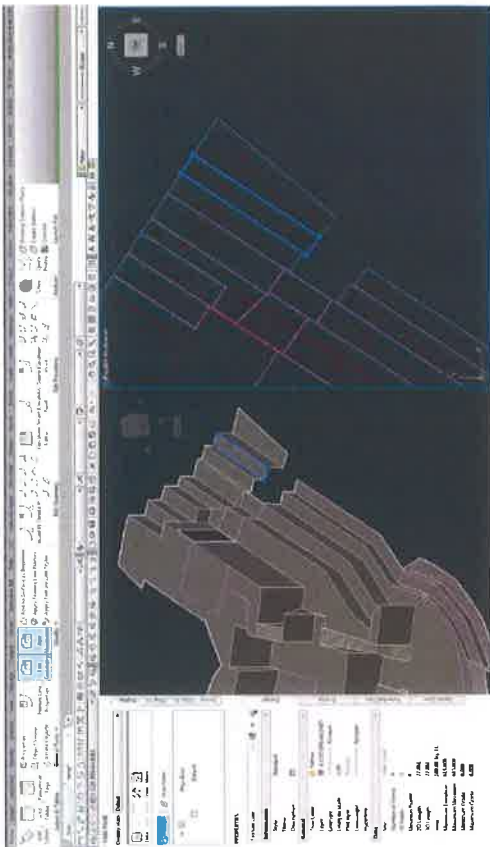
## Volume Summary

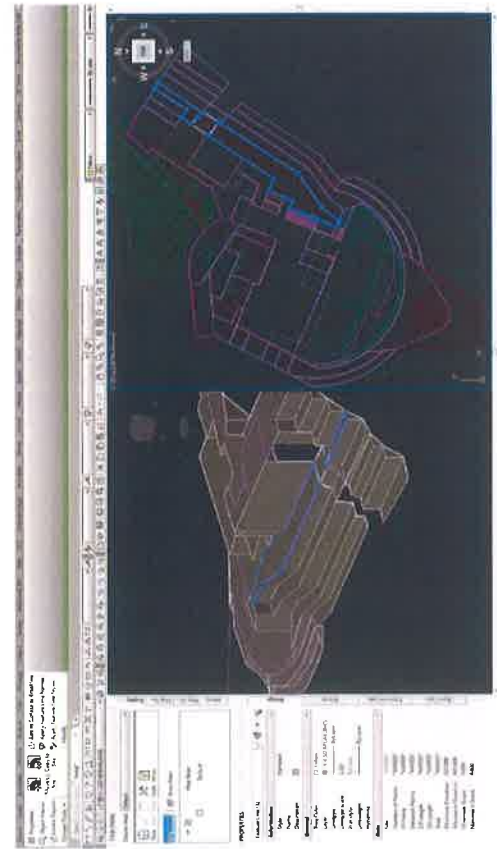
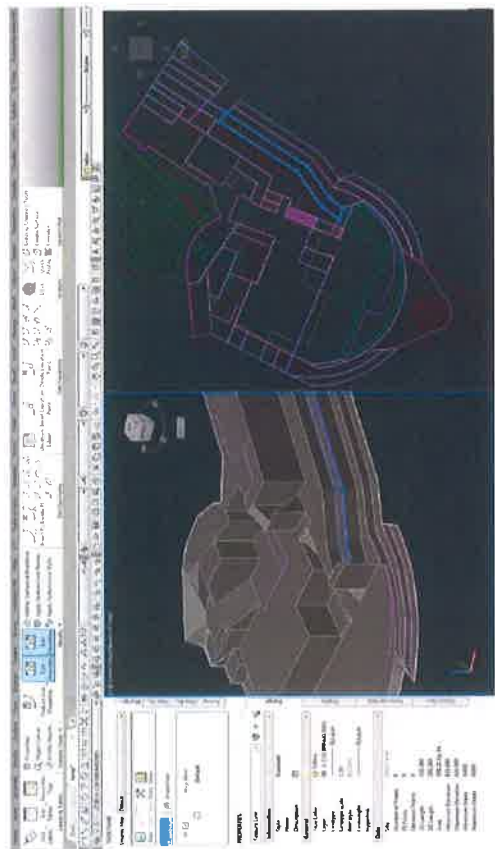
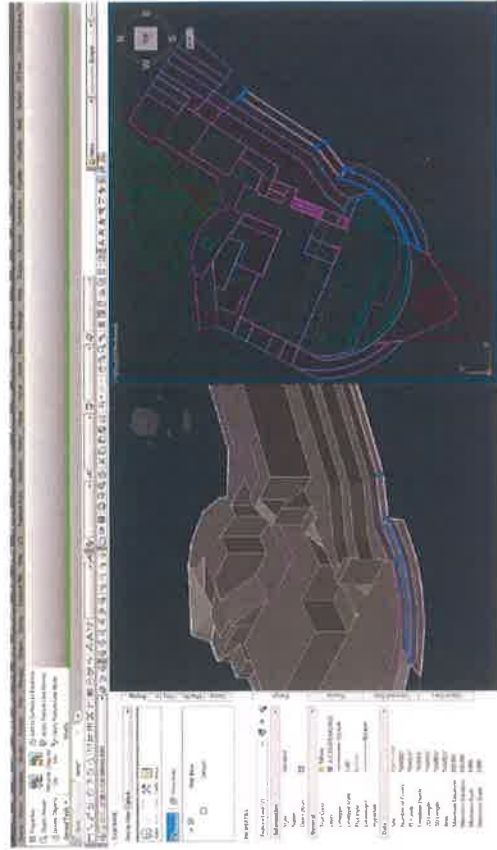
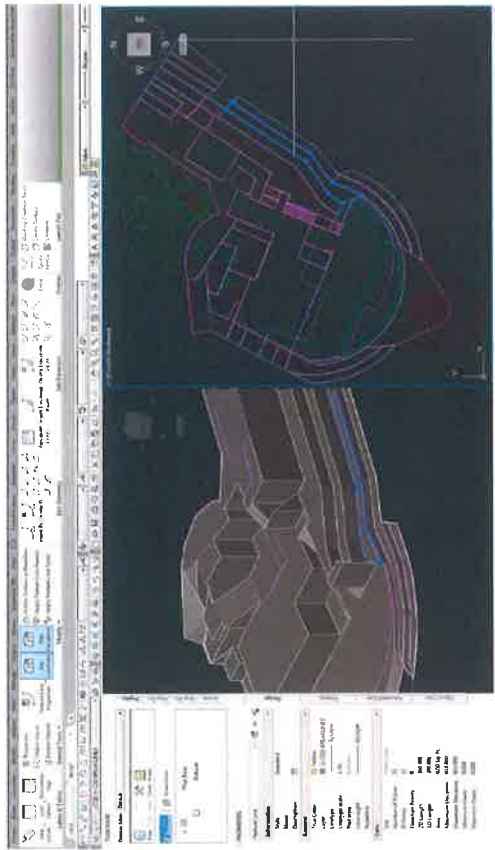
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1. RESIDENCE	1.00	1.12	7044	1344	446*	
2. HARDSCAPE/ LANDSCAPE	1.00	1.12	9592	558	869*	
3. SLOPE TRIM	1.00	1.12	1780	15		
4. MAIN LEVEL DECK	1.00	1.12	1600		317	
5. FOUNDATION /PILES	1.00	1.12		660		
6. GRADE BEAMS	1.00	1.12		319		
TOTAL				2896	1632*	1264

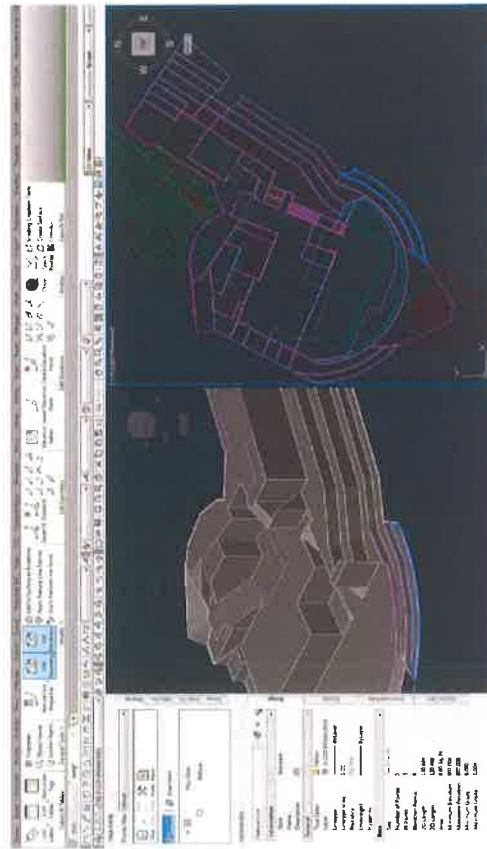
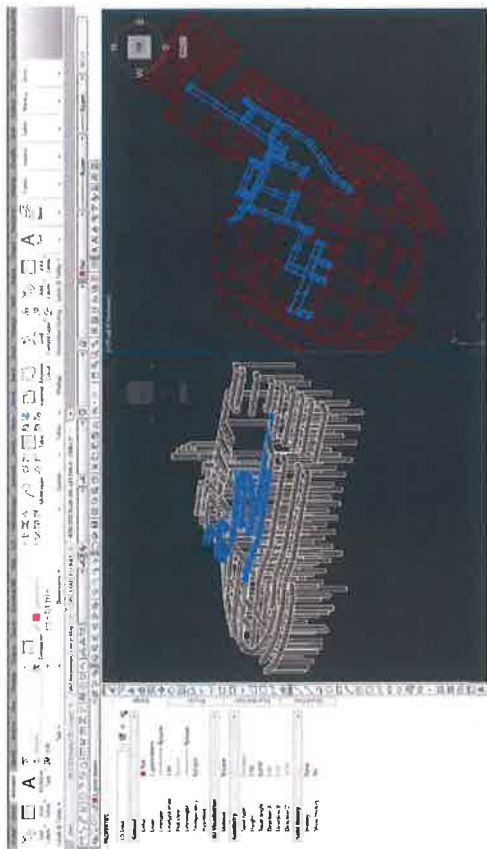
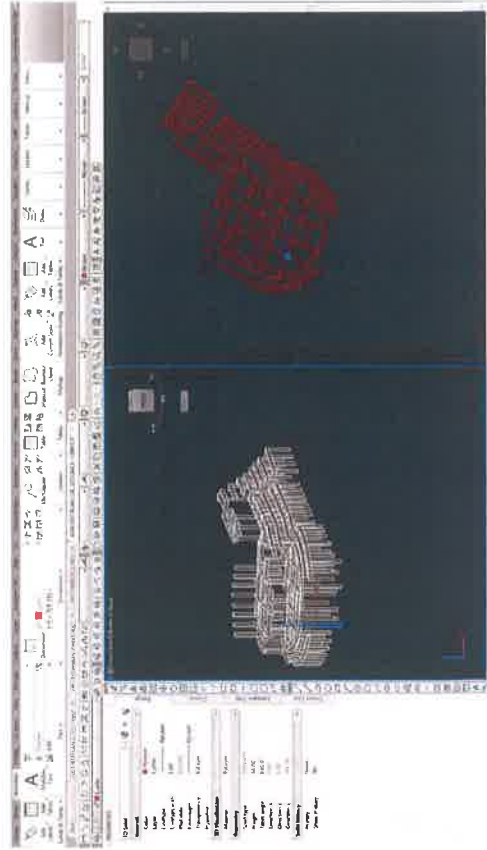
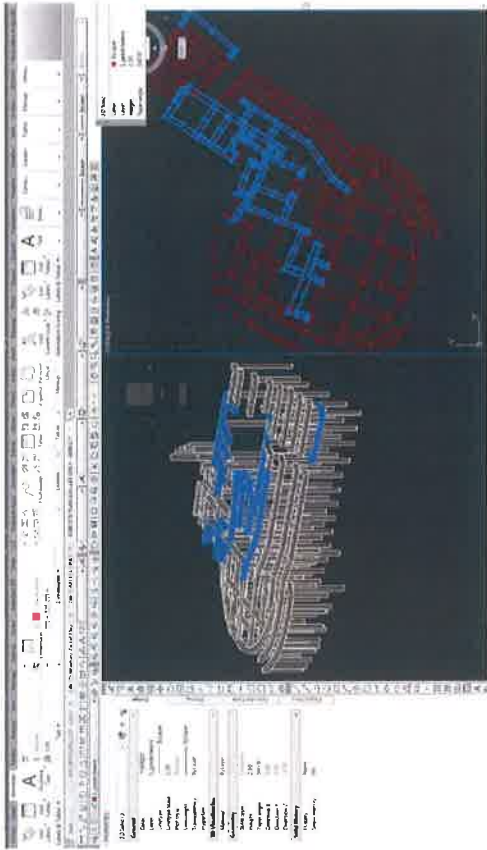
\* Value adjusted by cut or fill factor other than 1.0



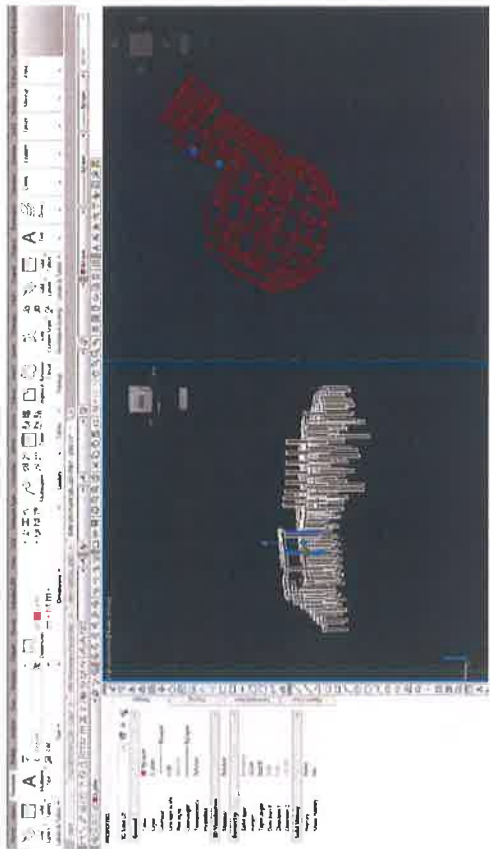
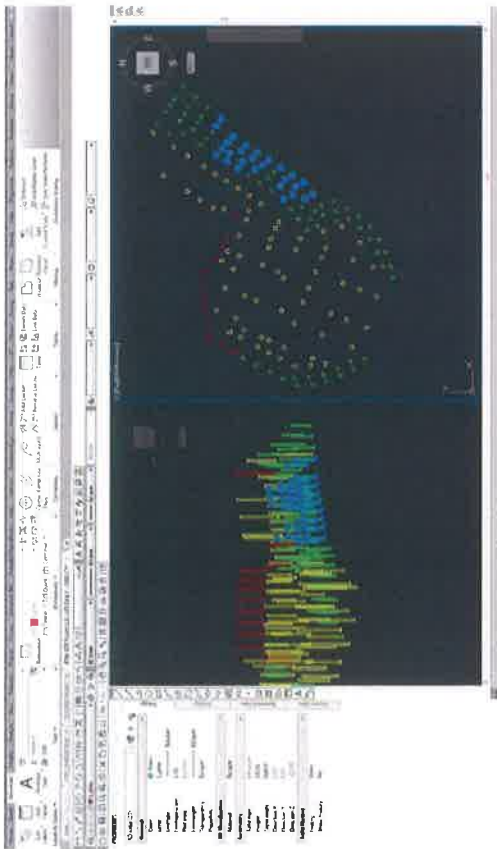


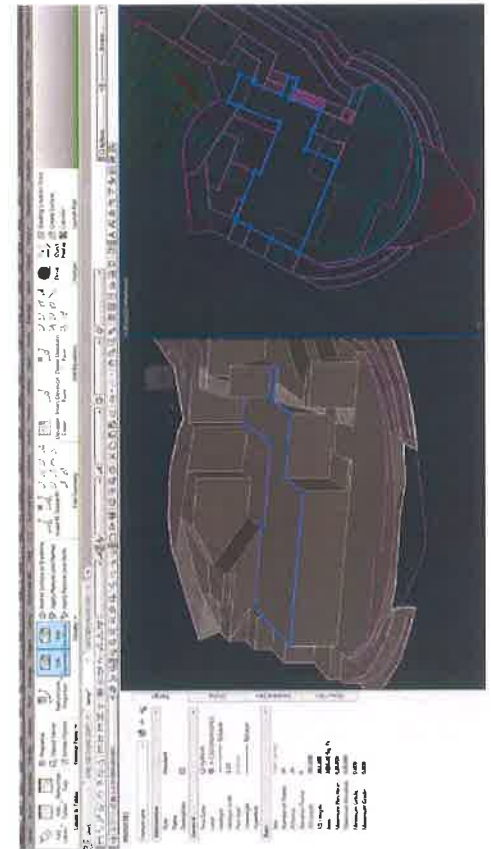
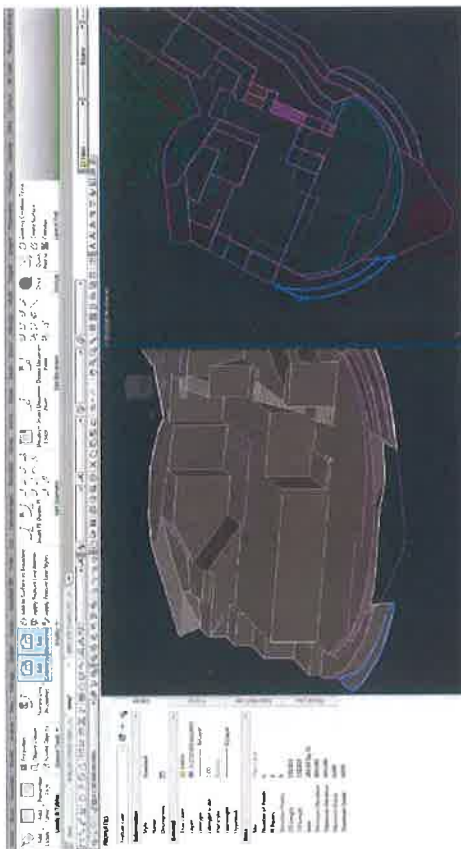
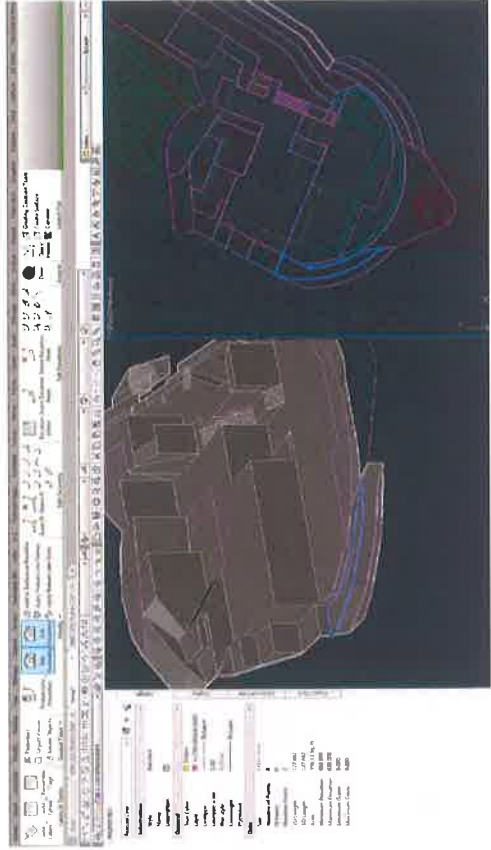
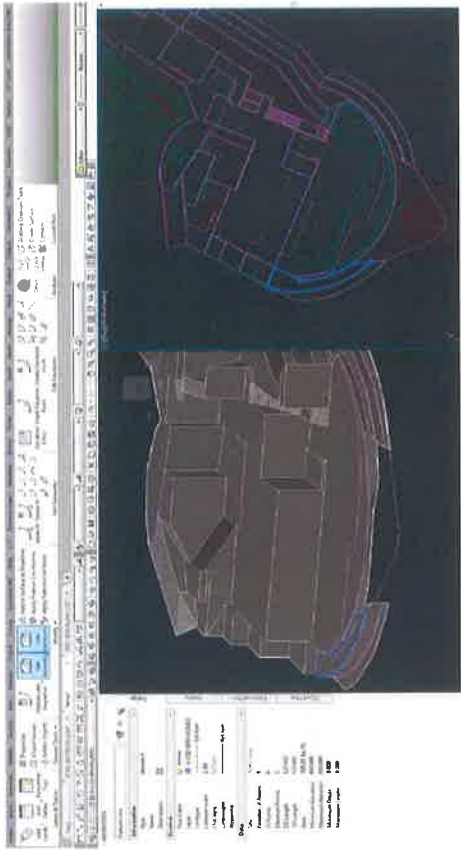


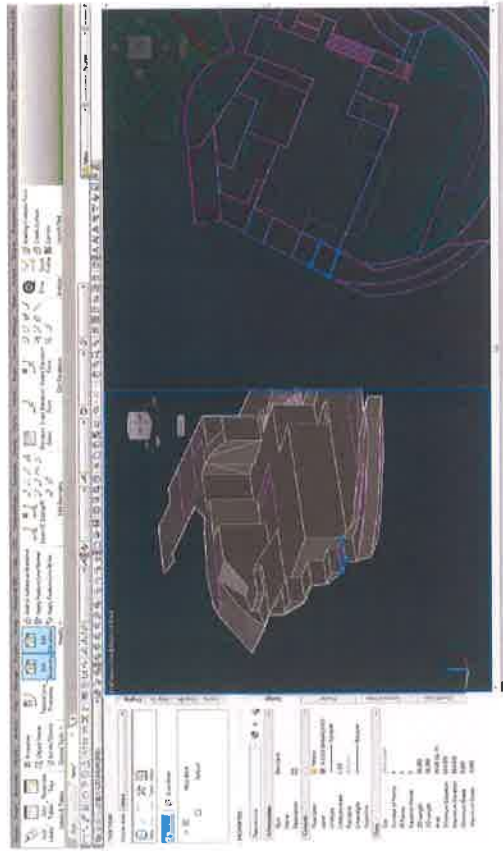
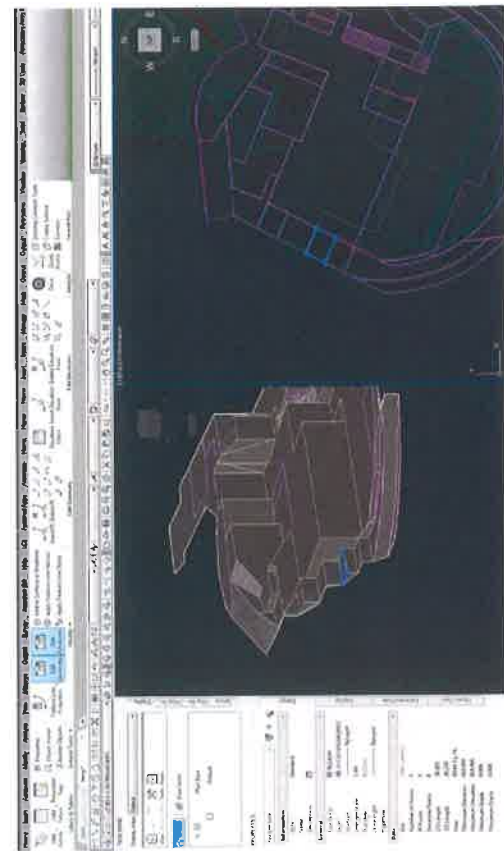
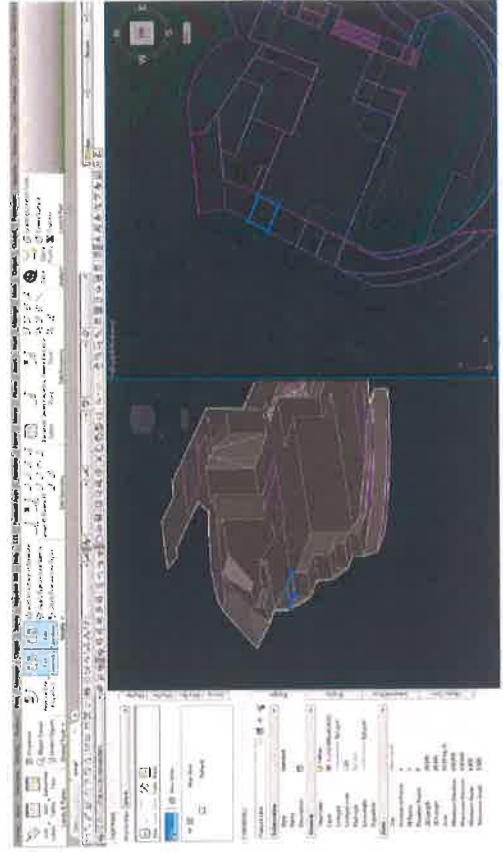
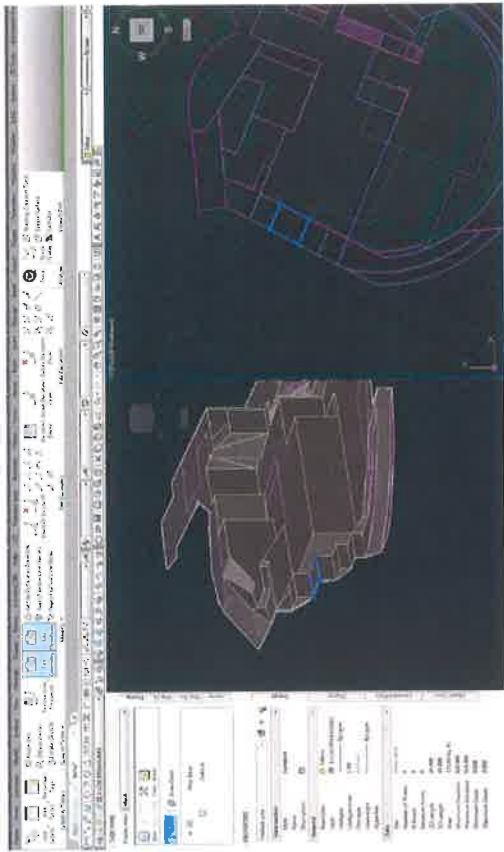




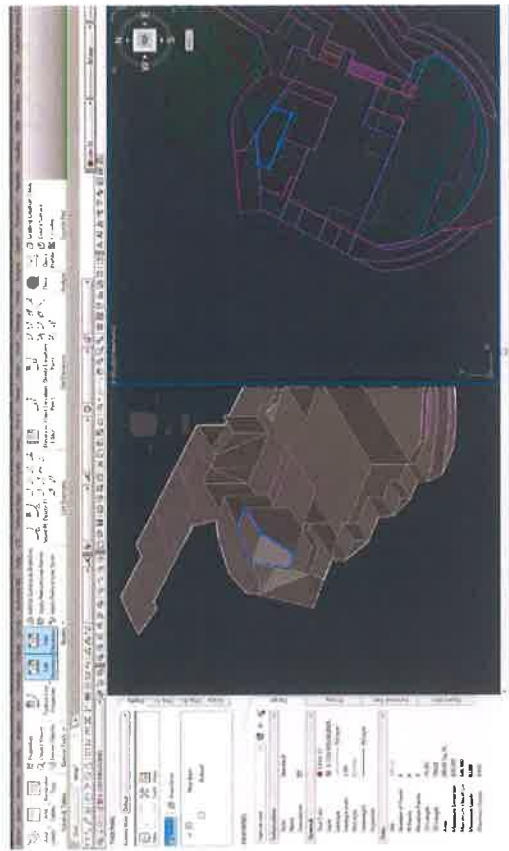
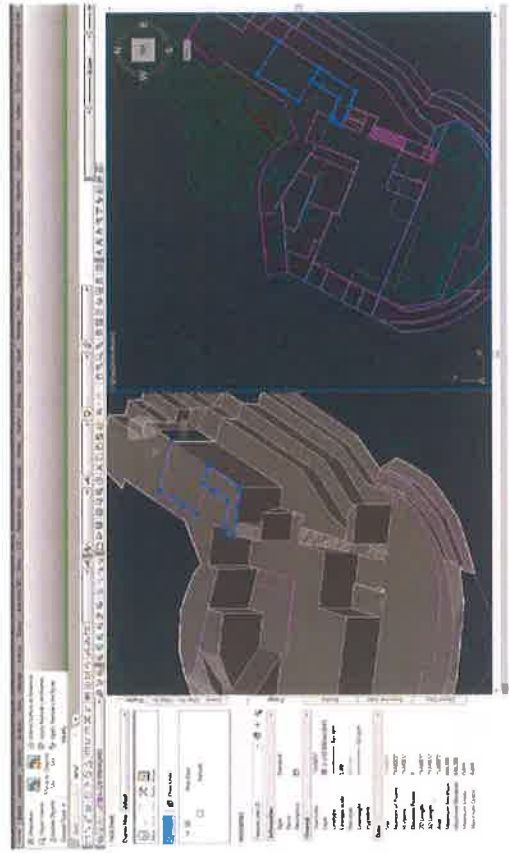


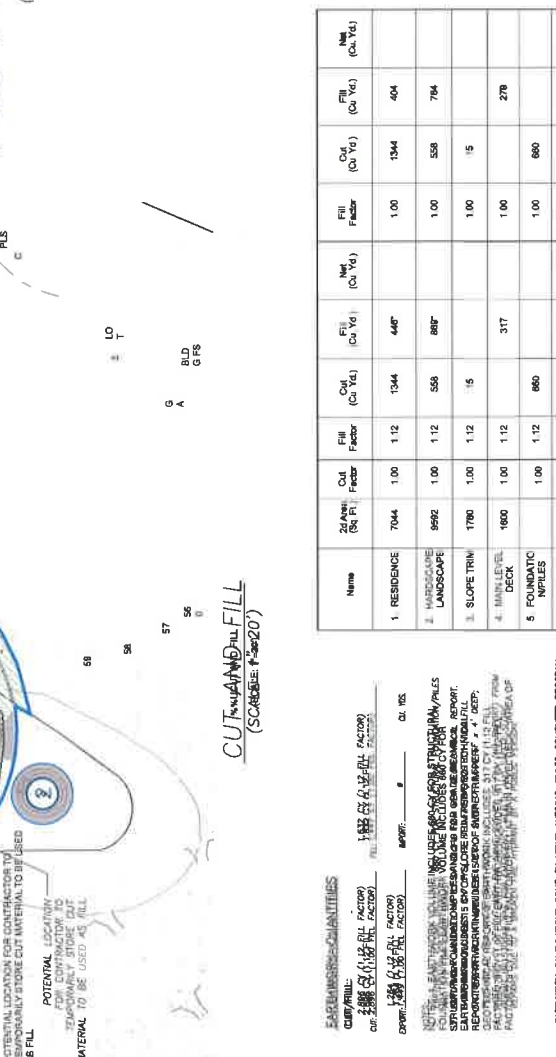
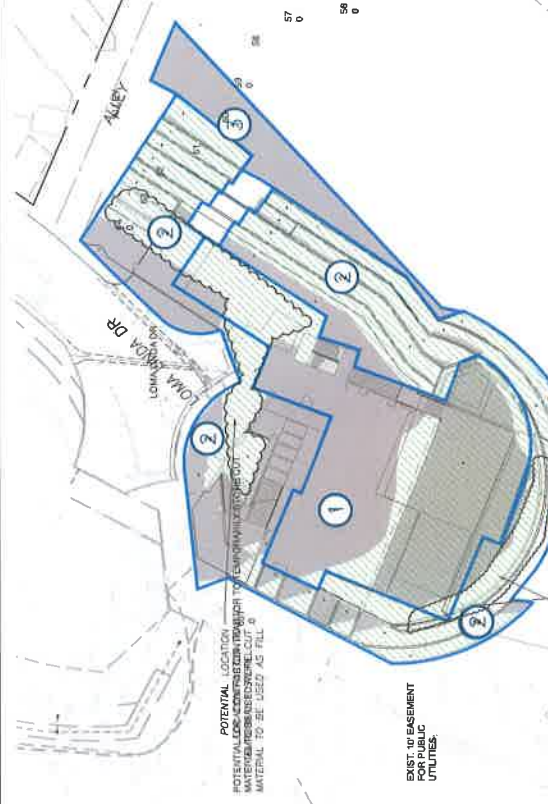












Name	Sq Area (Sq Ft)	Cd Factor	Fill Factor	Cd (Cu Yd)	Fill (Cu Yd)	Net (Cu Yd)	Fill Factor	Cd (Cu Yd)	Fill (Cu Yd)	Net (Cu Yd)
1. RESIDENCE	7044	1.00	1.12	1344	448*		1.00	1344	404	
2. HARDSCAPE LANDSCAPE	6692	1.00	1.12	558	888*		1.00	558	704	
3. SLOPE TRIM	1780	1.00	1.12	15			1.00	15		
4. HANDED DECK	1600	1.00	1.12		317		1.00		278	
5. FOUNDATION FENCES		1.00	1.12	680			1.00	680		
6. GRADE BEAMS		1.00	1.12	318			1.00	319		
TOTAL				2806	1632*	1284		2806	1447	1448

\* Value adjusted by cut or fill factor other than 1.0

[illegible]

EARTHWORK CALCULATIONS DONE BY USING AUTOCAD CIVIL3D COMPUTER PROGRAM

6/1/17  
(SCALE: 1"=20')

**LC ENGINEERING GROUP, INC.**  
CONSULTING ENGINEERS  
469 Prince Street, Suite B, Tiverton, Rhode Island 02881  
(401) 716-7800 • [www.lc-engineering.com](http://www.lc-engineering.com)

**EARTHWORK EXHIBIT**  
FOR  
**LOMA LINDA RESIDENCE**

11930 OLIVE BLVD. DR.,  
SEVERNAPARK, MD 20686-2110

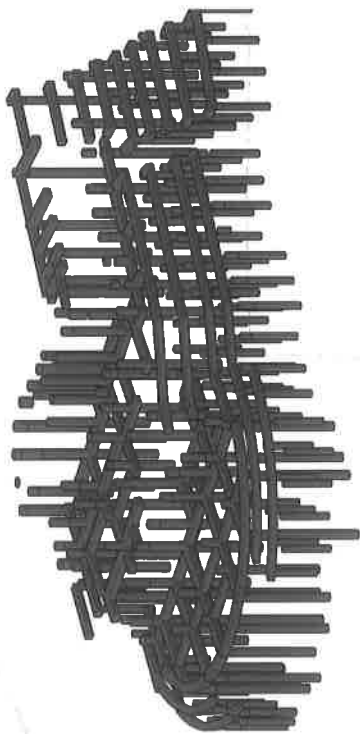
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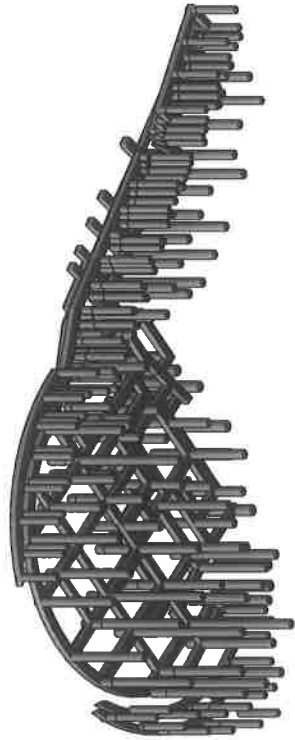
City of Beverly Hills, Landform Grading Quantities Calculations  
 LOMA LINDA  
 1193 Loma Linda Drive  
 Beverly Hills, CA

300PI ±  
 1/32" = 1' ±  
 1/8" = 2' ±  
 1/16" = 4' ±  
 1/64" = 8' ±  
 1/128" = 16' ±  
 1/256" = 32' ±  
 1/512" = 64' ±  
 1/1024" = 128' ±  
 1/2048" = 256' ±  
 1/4096" = 512' ±  
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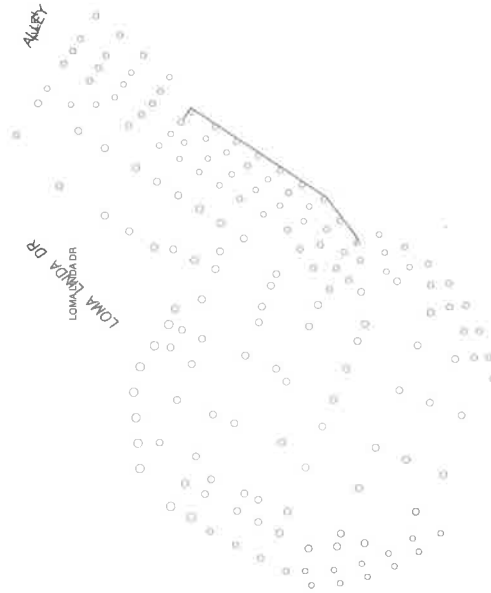
EXISTING SURFACE  
BOUNDARY  
EXISTING SURFACE BOUNDARY



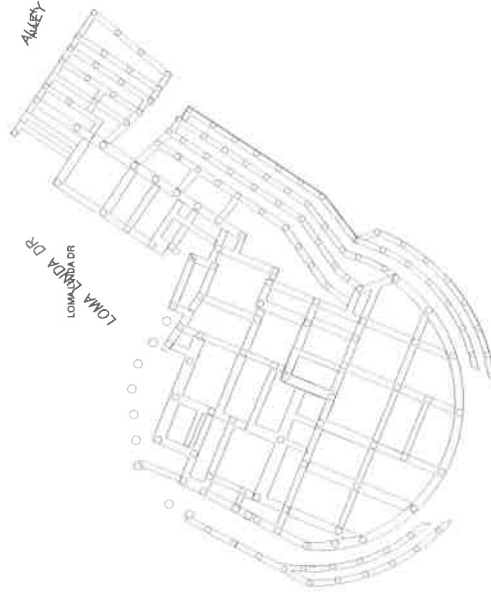
PILES (4'-6" DIA LOMA LINDA)  
(NTS)



PILES (4'-6" DIA LOMA LINDA)  
(NTS)



PILES (4'-6" DIA LOMA LINDA)  
PLAN VIEW (NTS)



GRADE BEAMS (4'-6" DIA LOMA LINDA)  
(NTS)

PILE TYPE	DIAMETER (FT)	AREA (SF)	LENGTH (FT)	CUBIC YARDS	QUANTITY	SUBTOTAL (CY)
A	3	7.07	35	11.7	58	133.6
A	3	7.07	30	11.7	3	3.7
A	3	7.07	32	11.7	1	3.7
B	2.5	4.09	20	3.6	11	40.0
B	2.5	4.09	22	4.0	3	12.0
B	2.5	4.09	24	4.4	6	26.2
B	2.5	4.09	26	4.7	6	26.2
B	2.5	4.09	28	5.1	12	61.1
B	2.5	4.09	30	5.5	12	61.1
B	2.5	4.09	32	5.8	24	141.2
B	2.5	4.09	34	6.2	2	12.4
B	2.5	4.09	36	6.5	4	26.2
B	2.5	4.09	40	7.5	1	7.5
B	2.5	4.09	42	7.8	7	15.3
B	2.5	4.09	44	8.0	2	16.0
C (IMPOSED)	3	7.07	20	5.2	10	52.4
					170	578

LC ENGINEERING GROUP, INC.  
CONSULTING ENGINEERS  
11193 ALOMA LINDA DR.  
BEVERLY HILLS, CA 90210

REGISTERED ENGINEER NO. 52256 DATE 12/1/07  
SCALE 1"=10' DATE 12/1/07

CUT AND FILL ANALYSIS  
FOR  
LOMA LINDA RESIDENCE  
1193 ALOMA LINDA DR.  
BEVERLY HILLS, CA 90210

SHEET  
C005B





**LC ENGINEERING GROUP, INC.**  
**CONSULTING ENGINEERS**

**MEMORANDUM**

TO: City of Beverly Hills  
RE: 1193 Loma Linda – Structural Piles Excavation

Below is a tabulation of the volume of excavation, in bedrock, of the structural piles per the structural plans prepared by Parker-Resnick dated 10-17-17.

TYPE	DIAMETER (FT)	AREA (SF)	LENGTH (FT)	CUBIC YARDS	QUANTITY	SUBTOTAL (CY)
A	2	3.14	15	1.7	88	153.6
A	2	3.14	30	3.5	1	3.5
A	2	3.14	32	3.7	1	3.7
B	2.5	4.91	20	3.6	11	40.0
B	2.5	4.91	22	4.0	3	12.0
B	2.5	4.91	24	4.4	6	26.2
B	2.5	4.91	26	4.7	6	28.4
B	2.5	4.91	28	5.1	12	61.1
B	2.5	4.91	30	5.5	7	38.2
B	2.5	4.91	32	5.8	14	81.4
B	2.5	4.91	34	6.2	2	12.4
B	2.5	4.91	36	6.5	4	26.2
B	2.5	4.91	40	7.3	1	7.3
B	2.5	4.91	42	7.6	2	15.3
B	2.5	4.91	44	8.0	2	16.0
D (shoring)	3	7.07	20	5.2	10	52.4
					170	<b>578</b>

Adding to the above pile lengths to account for the material above the bedrock per the soils report prepared by Irvine Consultants, an additional 82 cubic yards was calculated that brings the total cut for the piles to 660 cubic yards. There is a separate plot showing the differences of the various additional depths. For the grade beams, please note that not all portions of the grade beams are in a cut scenario (i.e. – portions are above existing ground so not a cut).

PILE #	TYPE	LOCATION	DEPTH	DIAM
1	A	MAIN STRUCTURE	32	2
2a	B		32	2.5
2b	B		32	2.5
3a	B		32	2.5
3b	B		32	2.5
4	B		32	2.5
5	B		24	2.5
6	B		28	2.5
7	B		28	2.5
8	B		28	2.5
9	B		28	2.5
10	B		28	2.5
11	B		28	2.5
12	B		28	2.5
13	B		28	2.5
14	B		20	2.5
15	B		20	2.5
16	B		26	2.5
17	B		20	2.5
18	B		20	2.5
19	B		20	2.5
20	B		20	2.5
21	B		20	2.5
22	B		32	2.5
23	B		36	2.5
24	B		24	2.5
25	B		28	2.5
26	B		22	2.5
27	B		22	2.5
28	B		20	2.5
29	B		24	2.5
30	B		24	2.5
31	B		22	2.5
32	B		20	2.5
33	B		20	2.5
34	B		32	2.5
35	B		36	2.5
36	B		28	2.5
37	B		26	2.5
38	B		42	2.5
39	B		32	2.5
40	B		32	2.5
41	B		26	2.5
42	B		32	2.5
43	B		36	2.5

44	B		34	2.5
45	B		32	2.5
46	B		36	2.5
47	B		26	2.5
48	B		26	2.5
49	B		20	2.5
50	B		44	2.5
51	B		24	2.5
52	B		32	2.5
53	B		32	2.5
54	B		24	2.5
55	B		42	2.5
56	B		40	2.5
57	B		44	2.5
58	B		26	2.5
59	B		30	2.5
60	B		30	2.5
61	B		30	2.5
62	B		32	2.5
63	B		30	2.5
64	B		30	2.5
65	B	MAIN STRUCTURE	34	2.5
66	A	PLANTERS	15	2
67	A		15	2
68	A		15	2
69	A		15	2
70	A		15	2
71	A		15	2
72	A		15	2
73	A		15	2
74	A		15	2
75	A		15	2
76	A		15	2
77	A		15	2
78	A		15	2
79	A		15	2
79b	A		15	2
80	A		30	2
81	A		15	2
82	A		15	2
83	A		15	2
84	A		15	2
85	A		15	2
86	A		15	2
87	A		15	2
88	A		15	2
89	A		15	2

90	A		15	2
91	A		15	2
92	A		15	2
93	A		15	2
94	A		15	2
95	A		15	2
96	A		15	2
97	A		15	2
98	A		15	2
99	A		15	2
100	A		15	2
101	A		15	2
102	A		15	2
103	A		15	2

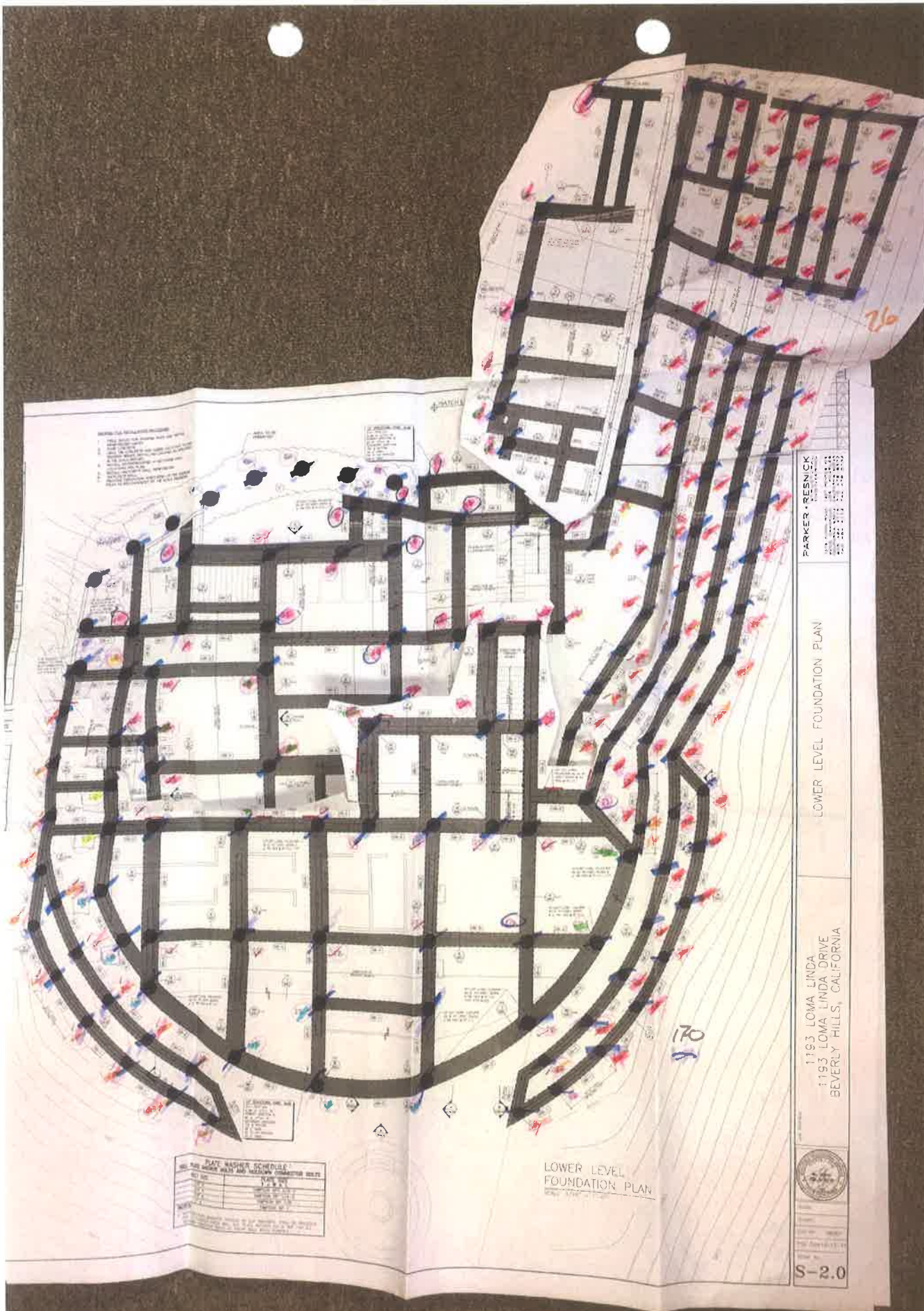
105	A		15	2
106	A		15	2
107	A		15	2
108	A		15	2
109	A		15	2
110	A		15	2
111	A		15	2
112	A		15	2
113	A		15	2
114	A		15	2
115	A		15	2
116	A		15	2
117	A		15	2
118	A		15	2
119	A		15	2
120	A		15	2
121	A	PLANTERS	15	2
121 (2)	B	MAIN STRUCTURE	30	2.5
122	A	PLANTERS	15	2
122 (2)	B	MAIN STRUCTURE	30	2.5
123	A	PLANTERS	15	2
123 (2)	B	MAIN STRUCTURE	28	2.5
124	A	PLANTERS	15	2
124 (2)	B	MAIN STRUCTURE	28	2.5
125	A	PLANTERS	15	2
126	A		15	2
127	A		15	2
128	A		15	2
129	A		15	2
130	A		15	2
131	A		15	2
132	A		15	2



133	A		15	2
134	A		15	2
135	A		15	2
136	A		15	2
136 (2)	A		15	2
137	A		15	2
138	A		15	2
139	A		15	2
140	A		15	2
141	A		15	2
142	A		15	2
143	A		15	2
144	A		15	2
145	A		15	2
146	A		15	2
147	A		15	2
148	A		15	2
149	A		15	2
150	A		15	2
151	A		15	2
152	A	PLANTERS	15	2

154	A	PLANTERS	15	2
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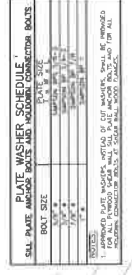
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SP-9	D		20	3
SP-10	D		20	3
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SP-12	D		20	3
SP-13	D		20	3
SP-14	D		20	3
SP-15	D		20	3
SP-16	D		20	3
SP-17	D	SHORING	20	3







## SCALE: 3/16" = 1'-0"

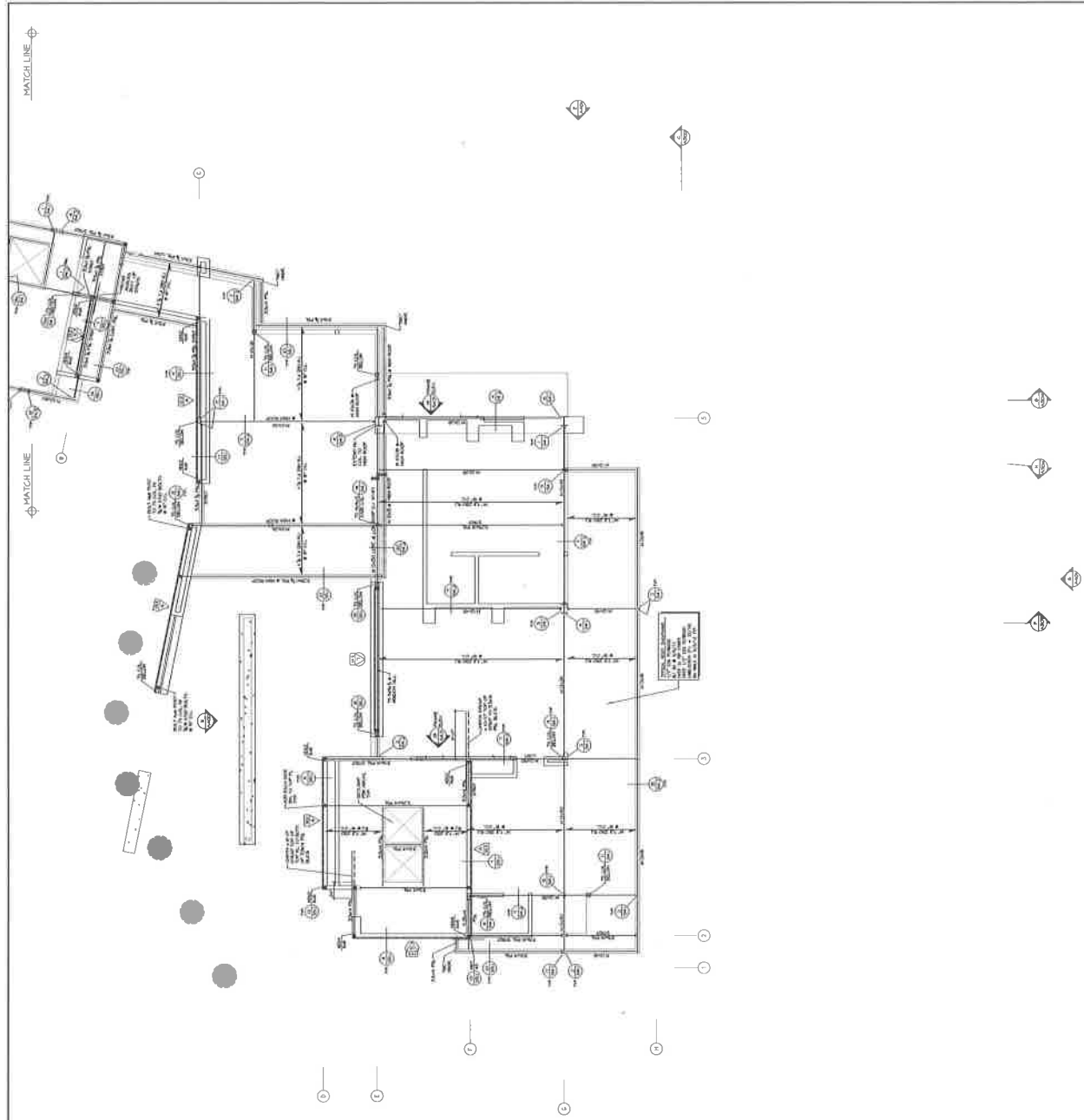


CONCRETE BEAM SCHEDULE				
MARK	WALL & SLAB	REINFORCING	TIES	REMARKS
[D-1]	14" x 14"	1# 10 TOP 1# 10 BOT	1# 10 x 12 E.C.	
[D-2]	10" x 14"	1# 10 TOP 1# 10 BOT	1# 10 x 12 E.C.	
[D-3]	10" x 14"	1# 10 TOP 1# 10 BOT	1# 10 x 12 E.C.	
[D-4]	14" x 14"	1# 10 TOP 1# 10 BOT	1# 10 x 12 E.C.	
[D-5]	10" x 10"	1# 10 TOP 1# 10 BOT	1# 10 x 12 E.C.	

NOTE: 1. ALL BEAMS TO BE 12" DEEP. 2. COASTAL REINFORCING TO BE 100% STEEL. REINFORCING REQUIRED TO BE 100% STEEL. 3. ALL BEAMS TO BE 12" DEEP.

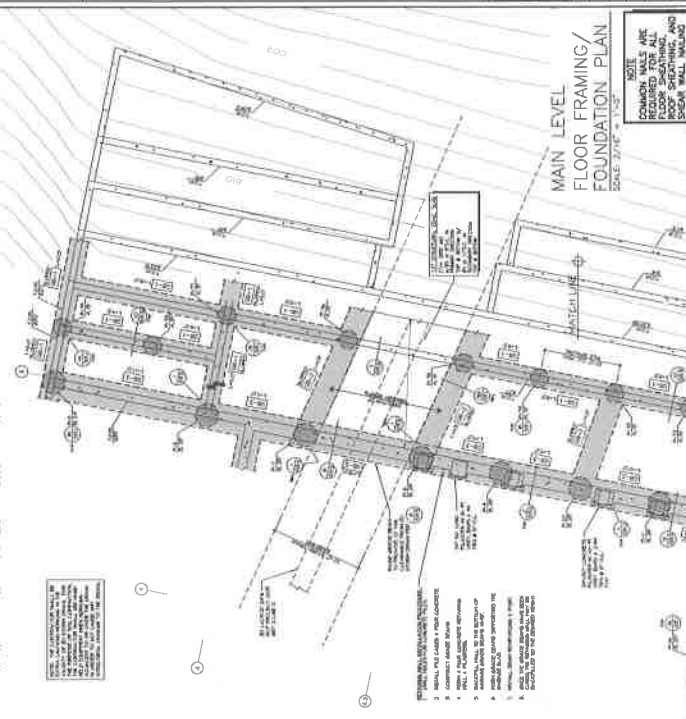


ROOF FRAMING PLAN  
SCALE 3/16" = 1'-0"



SHEAR WALL SCHEDULE										Revised: 10-11-10	
DESCRIPTION	UNIT	WALL		COL		ST. TRIMMER		DOOR		TOTAL	
		LINE	FACE	LINE	FACE	LINE	FACE	LINE	FACE		
1. 1/2" CONC. WALL	sq. ft.										
2. 1/2" CONC. WALL	sq. ft.										
3. 1/2" CONC. WALL	sq. ft.										
4. 1/2" CONC. WALL	sq. ft.										
5. 1/2" CONC. WALL	sq. ft.										
6. 1/2" CONC. WALL	sq. ft.										
7. 1/2" CONC. WALL	sq. ft.										
8. 1/2" CONC. WALL	sq. ft.										
9. 1/2" CONC. WALL	sq. ft.										
10. 1/2" CONC. WALL	sq. ft.										
11. 1/2" CONC. WALL	sq. ft.										
12. 1/2" CONC. WALL	sq. ft.										
13. 1/2" CONC. WALL	sq. ft.										
14. 1/2" CONC. WALL	sq. ft.										
15. 1/2" CONC. WALL	sq. ft.										
16. 1/2" CONC. WALL	sq. ft.										
17. 1/2" CONC. WALL	sq. ft.										
18. 1/2" CONC. WALL	sq. ft.										
19. 1/2" CONC. WALL	sq. ft.										
20. 1/2" CONC. WALL	sq. ft.										
21. 1/2" CONC. WALL	sq. ft.										
22. 1/2" CONC. WALL	sq. ft.										
23. 1/2" CONC. WALL	sq. ft.										
24. 1/2" CONC. WALL	sq. ft.										
25. 1/2" CONC. WALL	sq. ft.										
26. 1/2" CONC. WALL	sq. ft.										
27. 1/2" CONC. WALL	sq. ft.										
28. 1/2" CONC. WALL	sq. ft.										
29. 1/2" CONC. WALL	sq. ft.										
30. 1/2" CONC. WALL	sq. ft.										
31. 1/2" CONC. WALL	sq. ft.										
32. 1/2" CONC. WALL	sq. ft.										
33. 1/2" CONC. WALL	sq. ft.										
34. 1/2" CONC. WALL	sq. ft.										
35. 1/2" CONC. WALL	sq. ft.										
36. 1/2" CONC. WALL	sq. ft.										
37. 1/2" CONC. WALL	sq. ft.										
38. 1/2" CONC. WALL	sq. ft.										
39. 1/2" CONC. WALL	sq. ft.										
40. 1/2" CONC. WALL	sq. ft.										
41. 1/2" CONC. WALL	sq. ft.										
42. 1/2" CONC. WALL	sq. ft.										
43. 1/2" CONC. WALL	sq. ft.										
44. 1/2" CONC. WALL	sq. ft.										
45. 1/2" CONC. WALL	sq. ft.										
46. 1/2" CONC. WALL	sq. ft.										
47. 1/2" CONC. WALL	sq. ft.										
48. 1/2" CONC. WALL	sq. ft.										
49. 1/2" CONC. WALL	sq. ft.										
50. 1/2" CONC. WALL	sq. ft.										

[illegible]



LOWER LEVEL FOUNDATION PLAN

LOWER LEVEL  
FOUNDATION PLAN













NOTE TO CONTRACTOR

[illegible]

**CONSULTING PLAN PREPARED BY:**  
**LC ENGINEERING GROUP, INC.**  
**CONSULTING ENGINEERS**  
449 Peachtree Street, NE, 10th Floor, Suite 1000, Atlanta, GA 30309  
(404) 525-7200 • Fax: (404) 525-7201 • E-mail: [info@lcegroup.com](mailto:info@lcegroup.com)

11/30/2017	REGISTERED ENGINEER NO	52258	DATE
------------	------------------------	-------	------

DRAWN BY / DATE KC / 9/11/2017	CHECKED BY / DATE JF /	SHEET 2 OF 11
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C0067

CITY OF BEVERLY HILLS  
OVERALL SITE PLAN

193 LINDA LINDA DRIVE

DATE 2017 CHECKED BY / DATE JF / SHEET 2 OF 10

[illegible]

IF WARE EASEMENT IS CLAIMED, IT MUST BE PROVEN BY DEED, RECORD, OR OTHER WRITTEN INSTRUMENT. IF NOT, IT WILL BE REJECTED. IF WARE EASEMENT IS CLAIMED, IT MUST BE PROVEN BY DEED, RECORD, OR OTHER WRITTEN INSTRUMENT. IF NOT, IT WILL BE REJECTED.

**LEGEND**

- [illegible]



CITY OF BEVERLY HILLS  
GRADING PLAN

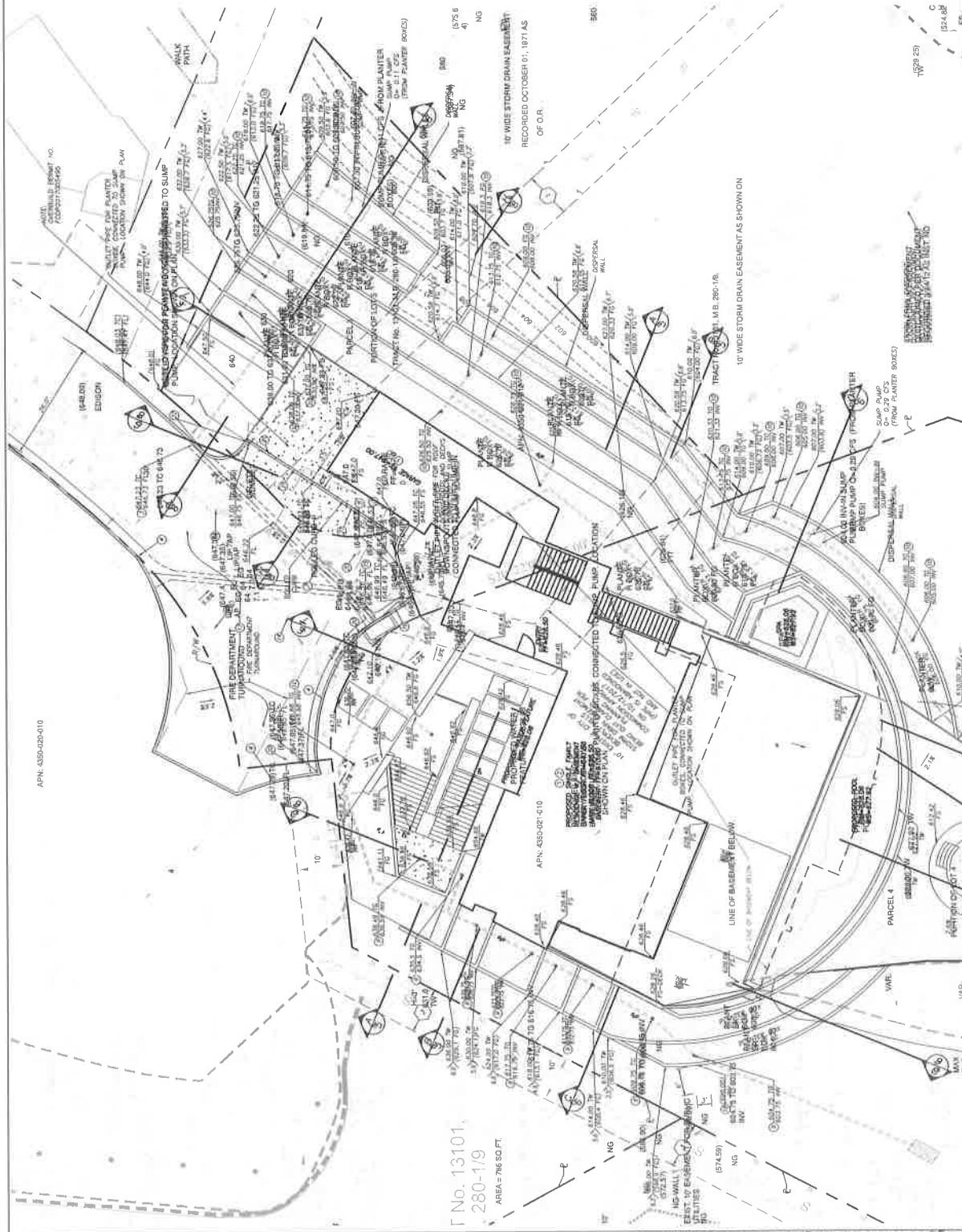
1193 LONDA LINDA DRIVE

DATE / 03/10/17 CHECKED BY / DATE SHEET 3 OF 11

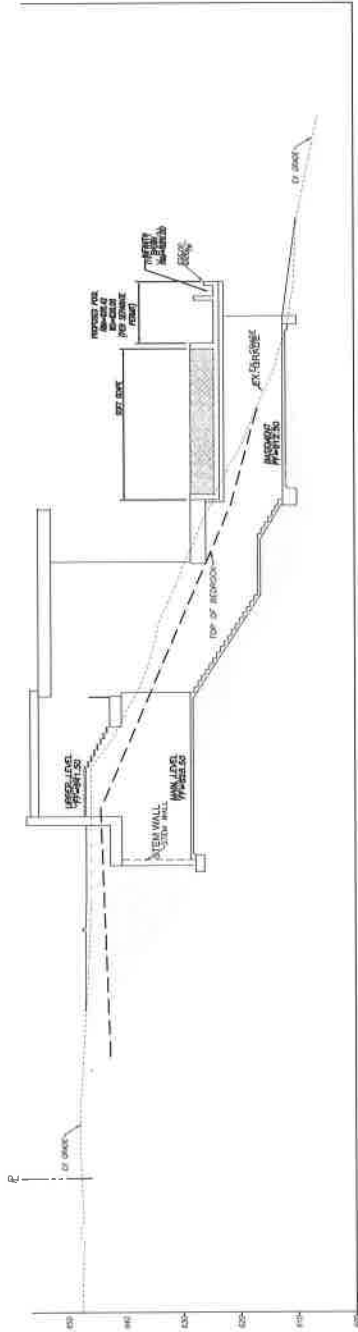
DATE	DESCRIPTION	AMOUNT
11/30/2017		



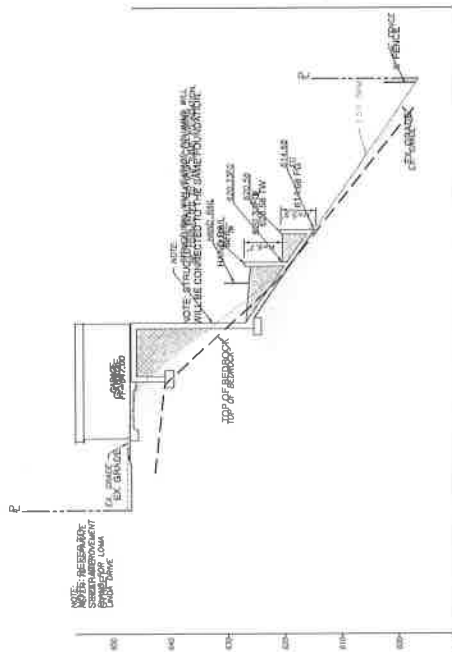

UNDERGROUND SERVICE ALERT  
CALL TOLL FREE  
1-800-225-1000



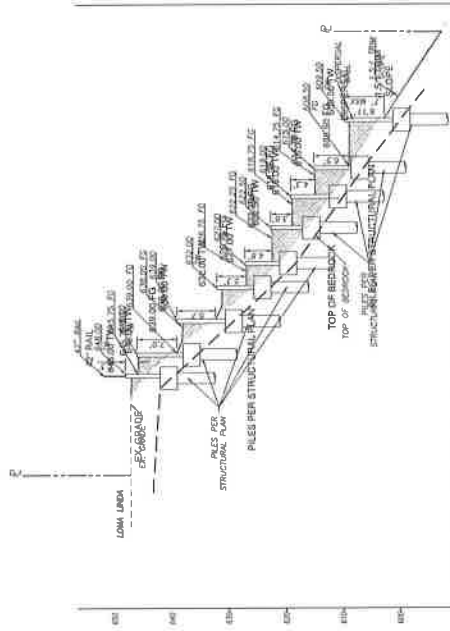




SECTION G  
HORIZONTAL SCALE 10'  
VERTICAL SCALE 10'



SECTION H  
HORIZONTAL SCALE 10'  
VERTICAL SCALE 10'



SECTION I  
HORIZONTAL SCALE 10'  
VERTICAL SCALE 10'

C043

CITY OF GREEN HILLS	SECTIONS
1193 LOMA LINDA DRIVE	11/20/2017
DESIGNED BY / DATE	CHECKED BY / DATE
KC / 8/11/2017	UP /
REGISTERED ENGINEER NO. 52358	DATE 11/20/2017

DESIGNED BY / DATE	CHECKED BY / DATE
KC / 8/11/2017	UP /
REGISTERED ENGINEER NO. 52358	DATE 11/20/2017



UNDERGROUND SERVICE ALERT

CALL TOLL FREE 1-800-231-1500

FILE NO. 1000-1001 DATES 8/11/2017 11/20/2017

DESIGNED BY / DATE

CHECKED BY / DATE

REGISTERED ENGINEER NO. 52358

DATE 11/20/2017

# **EXHIBIT L**

## Ronald Richards

---

**From:** Jim Faul <jim@lcegroupinc.com>  
**Sent:** Wednesday, February 14, 2018 4:39 PM  
**To:** Ara Retchian  
**Cc:** Tabaian, Lindsay; Hearty, Alan; Sherman Gardner; Anthony; Parisa Nejad; 'Christopher Rallo'  
**Subject:** Loma Linda Drive - Bond Form & Estimate  
**Attachments:** BOND FORM - LOMA LINDA DRIVE.pdf

Per our meeting this week, attached is a draft copy of the City Bond Form and the Bond Estimate provided at the meeting.

A couple other items as well:

- a. How did your conversation with Edison go today related to a contact person for the Loma Linda improvements;
- b. Do you require further information/plans related to the street plans?

Thanks,

*Jim D. Faul, PE, QSD*  
*Senior Civil Engineer*  
LC ENGINEERING GROUP, INC.  
889 Pierce Ct., Ste. 101, Thousand Oaks, CA 91360  
805-497-1244 | 818-991-7148 | [www.lcegroupinc.com](http://www.lcegroupinc.com)  
Mobile: 805-276-1967



**LC ENGINEERING GROUP, INC.**  
**CONSULTING ENGINEERS**



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**City of Beverly Hills**

Permitting

455 N. Rexford Drive Beverly Hills, CA 90210  
Tel. (310) 285-1141 Fax, (310) 273-0972**Bond Application**

SECTION 1 - FOR CITY USE ONLY			
<input checked="" type="checkbox"/> New Bond <input type="checkbox"/> Amendment of Existing Bond		<b>Bond Amount:</b> \$ 500,175	
Job Address: 11841 1193 LOMA LINDA DRIVE		Application Date: 2-14-2018	
Property Owner: LOMA LINDA HOLDINGS LTD		Phone: ( ) -	
Bond Permit Number:		Resolution Number: Reso. Year:	
Form of Payment: <input checked="" type="checkbox"/> BOND <input type="checkbox"/> CASH <input type="checkbox"/> LETTER OF CREDIT <input type="checkbox"/> CERTIFICATE OF DEPOSIT			
<input type="checkbox"/> Release of Utility Meter (Cash Only): <input type="checkbox"/> Gas <input type="checkbox"/> Electrical		<input type="checkbox"/> Demolition (Cash Only) <input type="checkbox"/> In-Lieu Parking	
<input type="checkbox"/> Sewer Cap at Property Line		<input type="checkbox"/> Fine Arts Deposit	
<input type="checkbox"/> Construction Management Plan		<input type="checkbox"/> Grading	
<input checked="" type="checkbox"/> Other: STREET IMP.		<input checked="" type="checkbox"/> Indemnity	
<b>Bond Processing Fee</b> (Per Bond per change): <input type="checkbox"/> Cash Bond: \$444.20 <input type="checkbox"/> Other Bond: \$626.20			
<b>CONDITIONS FOR BOND RELEASE</b>			
Refunds or release of deposits will be made upon the completion of the following work:			
<input type="checkbox"/> Approved "Final" Inspection on Permit Number: _____			
<input type="checkbox"/> Compliance with Resolution/Development Agreement Conditions on Project			
<input checked="" type="checkbox"/> Off-Site Improvements			
<input type="checkbox"/> Permit Conditions of Approval			
<input type="checkbox"/> Other: _____			
Approved to Accept By: _____		Signature: _____ Date: _____	
Payment Type: <input type="checkbox"/> Check No: _____, Issuer Name: _____			
<input type="checkbox"/> Credit Card Last 4 Digits: _____, Name on Check/Card: _____			
<input type="checkbox"/> Other Type: _____, Name of Issuer: _____			
Permit Number Requiring Bond: _____		Permit Type: _____	
<b>SECTION 2 - APPLICANT USE ONLY - BOND REFUND DETERMINATION</b>			
It shall be the responsibility of the "Applicant/Depositor" to provide written notice to the City stating that all bond conditions have been complied with and that a refund is requested. Deposits may be applied to any liability owed to the City of Beverly Hills. Refunds will be issued ONLY to the person or company listed below.			
<b>Name of Applicant/Depositor</b> (Name as to appear on refund): LOMA LINDA HOLDINGS LTD AS TRUSTEE OF THE LOMA LINDA TRUST			
Depositor Affiliation: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Contractor <input type="checkbox"/> Architect <input type="checkbox"/> Other:			
Depositor Mailing Address: #200-510 WEST HASTINGS			
City: VANCOUVER		State: BC	Zip Code: V6B 1L8
Phone: ( ) -		Email: _____	
<b>PROPERTY OWNER</b>		<b>DEPOSITOR</b>	
I acknowledge that the refund will be made payable to the entity/person listed on the "Name of Depositor" and I will keep all payment receipts for refund.		I acknowledge that the refund will be made payable to the entity/person listed on the "Name of Depositor" and I will keep all payment receipts for refund.	
<b>Name:</b> _____		<b>Name:</b> _____	
Signature: _____ Date: _____		Signature: _____ Date: _____	

<b>Required Documentation for Submittal:</b>	<b>PRE</b>	<b>DST</b>
<input type="checkbox"/> PRE Completed Section 1 of Bond Application	X	Verify
<input type="checkbox"/> Applicant Completed Section 2 of Bond Application	X	Verify
<input type="checkbox"/> Payment Receipt (Copy of Check)		X
<input type="checkbox"/> Approval to Accept Bond (Building Official / City Attorney for Surety, Indemnity, and Letter of Credits)	X	Verify
<input type="checkbox"/> Attached the required documentation for submittal to bond activity number in permit system.		X
<input type="checkbox"/> When a bond is required by Resolution, a copy of the resolution is provided.	X	Verify
<input type="checkbox"/> Other:		
<input type="checkbox"/>		

**Payment Verification:**

Does Depositor's name match the payment method (credit card, check issuer, or surety bond customer)?

☐ Yes- Check Name

☐ Yes- Credit Card Name

☐ No – Names do not Match, Payee ID Name: \_\_\_\_\_

**Bond Amendments**

☐ Identify the changes very clearly.

☐ Verified all bond amounts



1184/1193 LOMA LINDA DRIVE  
Fire Department Turn-a-round Improvements  
Bond Estimate Quantity Take-Off  
1/15/2018  
LC Engineering Group

Item	Description	Quantity	Unit	Unit Cost	Extension
1	Mobilization, Traffic Control, & Demobilization	1	L.S.	\$15,000	\$15,000
2	Remove existing A.C. Pavement	4497	S.F.	\$5	\$22,485
3	Remove existing Concrete Curb & Gutter	312	L.F.	\$5	\$1,560
4	Remove & Replace Residential Driveway Approach	35	S.F.	\$10	\$350
5	Remove Barricade	1	EA	\$500	\$500
6	Remove & Relocate Fire Hydrant	1	EA	\$5,000	\$5,000
7	Remove & Relocate Street Light	1	EA	\$5,000	\$5,000
9	Sawcut Existing A.C. Paving	22	L.F.	\$10	\$220
10	Construct Concrete Curb & Gutter with Base	300	L.F.	\$30	\$9,000
11	Construct Concrete Rolled Curb with Base	40	L.F.	\$30	\$1,200
12	Construct Concrete Cross Gutter with Base	80	S.F.	\$15	\$1,200
13	Construct Concrete Paving with Base (with Scoring)	350	C.Y.	\$700	\$245,000
14	Construct Concrete/A.C. Paving Transition with Base	44	S.F.	\$15	\$660
15	Adjust Manhole to Grade	2	EA	\$1,000	\$2,000
8	Install Water Meter	1	EA	\$5,000	\$5,000
16	Install Additional Street Light	1	EA	\$20,000	\$20,000
17	Install Traffic Rated Water Meter Lid	1	EA	\$1,500	\$1,500
18	Install Red Painting on Concrete Curb	300	L.F.	\$10	\$3,000
19	Install Steel Pins/Nails in Concrete Paving	1	L.S.	\$1,500	\$1,500
20	Install Signage and Striping	1	L.S.	\$10,000	\$10,000
21	Allowance/Contingency	1	L.S.	\$150,000	\$150,000
					\$500,175