



SUPPLEMENTAL GRADING APPLICATION

Grading approval is a two-step process.

1. First, approval from the Planning Department must be obtained; and
2. Second, a grading permit must be obtained from the Los Angeles County Building Department.

Grading approval is required for:

1. Export and/or import of earth materials exceeding 10 cubic yards. Ten cubic yards is one half of a large end loader or one end dump truck load. For example—An average swimming pool holds approximately 60 cubic yards of earth.
2. More than 1' in height of cut and/or fill.

Grading approval is not required for the following:

1. Basements or driveways
2. Footings for structures
3. Soils/geological investigations
4. Swimming pool excavations (if the fill is left on the property grading approval is required)

STEP 1 - PLANNING APPROVAL

GRADING CLASSIFICATIONS

Grading approval is required by the Planning Director for any of the following:

1. An excavation or fill of earth materials greater than 1' and less than or equal to 3' in vertical height at its deepest point.
2. Any importation or exportation of earth materials greater than 10, and less than or equal to 20 cubic yards.

Grading approval is required by the Planning Commission for any of the following:

1. Any excavation or fill of earth materials greater than 3' in vertical height at its deepest point.
2. Any importation or exportation of earth materials greater than 20 cubic yards.
3. Any grading on a slope equal to or greater than 35%.

APPLICATION PROCESS

A separate approval is required for each property. A single approval shall include both proposed cut and fill on each property.

An application shall be submitted to the City for any grading requiring Planning Director and/or Planning Commission approval.

The Planning Director may waive any of the requirements listed below for projects not requiring Planning Commission and Building and Safety approval.

To obtain grading approval, the applicant must first file a completed application, which shall include:

1. Description of the land on which the proposed work is to be performed by lot, block, tract, and by a street address or by similar description sufficient to readily identify and definitely locate the site.
2. State the name and address of the following persons:
 - a. Owner of said land
 - b. Person performing the work
 - c. Field Engineer, if applicable
3. Plans, specifications and calculations as required (refer to "Plans and Specifications" below).
4. State the volume of the material to be handled.
5. Provide the property owner's or authorized agent's signature. An agent may be required to submit evidence of his or her authority.
6. Give other information, as may be required, by the City and/or Building Official.

PLANS AND SPECIFICATIONS

With each application for grading approval, three sets of plans and specifications shall be submitted. Additional sets of plans may be required for Planning Commission and City Council. The plans shall be prepared and signed by a Civil Engineer and shall include the following information:

1. A vicinity map or other means of adequately indicating the site location.
2. Boundary lines of the property on which the work is to be performed.
3. Each lot or parcel of land into which the site is proposed to be divided.
4. All of the proposed uses of the site and, if the site is to be divided, the proposed use of each lot or parcel of land.
5. Location of any existing buildings or structures on the property where the work is to be performed, and the location of any buildings or structures on adjacent land which are within 15' of the property line.
6. Accurate contours showing the topography of the existing ground.

7. Elevations, location, extent and slope of all proposed grading shown by contours, cross sections or other means, drainage information and location of any rock disposal areas, buttress fills or other special features, if such are proposed to be included in the work.
8. Any additional information as deemed necessary by the Planning Director.

GRADING STANDARDS AND DESIGN CRITERIA FOR ALL ZONING DISTRICTS

Grading of any property, based upon the percent of the natural slope, shall conform to the following standards:

1. 0 to 15%. Redistribution of earth over large areas may be permitted.
2. 15+ to 25%. Some grading may occur, but landforms shall retain their natural character.
3. 25+ to 30%. Limited grading may occur, but landforms and major topographic features shall retain their natural character.
4. Greater than 30%. Limited grading may be permitted if it can be clearly demonstrated that safety, environmental and aesthetic impacts will be avoided.
5. Grading shall be designed to:
 - a. Conserve natural topographic features and appearances by means of land sculpturing to blend graded slopes and benches with natural topography.
 - b. Retain major natural topographic features such as canyons and prominent landmarks.
6. Grading Setbacks. Cut and fill slopes shall be set back from site boundaries in accordance with this Section. Setback dimensions shall be horizontal distances measured perpendicular to the site boundary.
 - a. Top of Cut Slope. The top of cut slopes shall not be made nearer to a site boundary line than one-fifth of the height of cut with a minimum of 2' and a maximum of 10'. The setback may need to be increased for any required interceptor drains.
 - b. Toe of Fill Slope. The toe of the fill slope shall not be made nearer to the site boundary line than one-half the height of the slope with a minimum of 2' and maximum of 20'. Where a fill slope is to be located near the site boundary and the adjacent off-site property is developed to such grading, special precautions shall be incorporated in the work as the Building Official deems necessary to protect the adjoining property from damage as a result of such grading. These precautions may include, but are not limited to:
 - 1) Additional setbacks.
 - 2) Provision for retaining or slough walls.
 - 3) Mechanical or chemical treatment of the fill slope surface to minimize erosion.
 - 4) Provisions for the control of surface waters.

- c. Modification of Slope Location. The setback and other restrictions imposed by this Section may be increased where unusual soil or geologic conditions make such increase necessary for safety and stability or may be modified upon investigation and recommendation by a soil engineer or geologist where such modification will provide equivalent safety, stability and protection and the Building Official so finds.

RETAINING WALLS

A maximum 60" high retaining wall shall be permitted up to the rear of the front setbacks. The following retaining walls shall be permitted up to the rear of the front setbacks. The following retaining walls shall be permitted, subject to a specified criteria:

1. In a cut or fill situation, a maximum 42" open safety fence (capable of admitting at least 90% light and air) shall be permitted at the top of the retaining wall.
2. Where more than one retaining wall and/or fence is used on a slope, the minimum horizontal separation between retaining walls shall be equal to the height of the tallest wall and/or fence. (See Figure)

DRIVEWAYS

The following standards for newly-constructed driveways shall apply:

1. Driveways shall not be permitted which exceed a 15% slope. Driveways shall have a minimum standing area of 20' at the point of access.
2. Retaining walls not exceeding 2' in front setbacks and 5' behind the front setback shall be permitted for soil stabilization adjacent to a driveway.

CRITERIA FOR EVALUATION

The Planning Director and/or the Planning Commission shall use but not be limited to the following criteria in assessing an application for grading approval.

1. The grading is not excessive beyond that necessary for the permitted primary use of the lot.
2. The grading and/or construction does not significantly adversely affect the visual relationships with, nor the views from, neighboring sites.
3. The nature of the grading minimizes disturbance to the natural contours; finished contours are reasonably natural.
4. The nature of the grading is in conformance with the Neighborhood Compatibility Ordinance as set forth in Chapter 17.62 et seq.
5. The proposed grading meets the grading standards and design criteria as set forth in Section 17.07.080 of this Section.

CONDITIONS UPON ISSUANCE

In granting any grading approval, the Planning Director and/or the Planning Commission may attach such conditions thereto as may be reasonably necessary to prevent danger to public or private property, to prevent the operation from being conducted in a manner likely to create a nuisance, or to preserve any intent of any goal or policy of the general plan. Such conditions may include, but shall not be limited to:

1. Limitations on the hours of operation in which work may be performed.
2. Designation of routes upon which materials may be transported and means of access to the site.
3. The place and manner of disposal of excavated materials and/or acquisition and stockpiling of fill materials.
4. Requirements as to the mitigation of dust and dirt, the prevention of noises and other results offensive or injurious to the neighborhood, the general public or any portion thereof, including due consideration, care and respect for the property rights, convenience and reasonable desires and needs of said neighborhood or any portion thereof.
5. Designation of maximum or minimum slopes to be used.
6. Regulations as to the use of public streets and places in the course of the work.
7. Landscaping, in addition to the minimum required by Chapter 70 of the County Uniform Building Laws.
8. A performance bond to cover landscaping or other conditions under this chapter.

GROUND FOR DENIAL

Whenever, in the judgement of the Planning Director and/or Planning Commission, the proposed work is determined to not be in conformance with the criteria listed in Section 17.07.090, the application may be denied.

APPEAL

The petitioner or any other interested person may appeal any decision or condition of the Planning Director to the Planning Commission and any decision of the Planning Commission to the City Council by filing a written request, together with an appeal fee as established by resolution of the City Council, with the City within 20 days after the decision is made.

EXPIRATION

If a City-approved grading project which requires a grading permit by the Department of Building and Safety is not submitted to the Department of Building and Safety for plan check within 180 days from the date of Planning Commission and/or Planning Director approval, the grading approval shall expire and become null and void. The Planning Director may grant an extension beyond this period for good cause.

STEP 2 - BUILDING DEPARTMENT APPROVAL

GRADING PERMIT

After the Planning Department approves your grading application, you must apply for a grading permit from the Los Angeles County Building Department. Note that a permit may not be required for some grading proposals. Please check with the Building Department for further information. The following information must be provided to the Building Department:

1. Three sets of Planning-approved plans, stamped by the responsible civil and/or geo-soils engineer.

2. The City contracts its building department services to the Los Angeles County Department of Building & Safety. For any additional requirements, please contact them at the following:

Department of Building and Safety
24320 Narbonne Avenue
Lomita, California 90717
(310) 534-3760

forms/grading supplemental