

**APPENDIX D.1**

City of Los Angeles, Department of Building and Safety,  
Soils Report Approval Letter, LOG # 94260-01  
April 7, 2017.

CITY OF LOS ANGELES  
CALIFORNIA

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201 NORTH FIGUEROA STREET  
LOS ANGELES, CA 90012

FRANK BUSH  
GENERAL MANAGER

**SOILS REPORT APPROVAL LETTER**

April 7, 2017

LOG # 94260-01  
SOILS/GEOLOGY FILE - 2  
LIQ

2800 Casitas, LLC  
15149 Camarillo St.  
Sherman Oaks, CA 91403

TRACT: VTT 74366 // SOUTHERN PACIFIC CLASSIFICATION YARD TRACT  
(M P 147-22/26)  
LOT(S): 1 - 16 // PT LT1 (ARB 4)  
LOCATION: 2750 - 2800 W. Casitas Ave.

<u>CURRENT REFERENCE</u>	<u>REPORT</u>	<u>DATE(S) OF</u>	<u>PREPARED BY</u>
<u>REPORT/LETTER(S)</u>	<u>No.</u>	<u>DOCUMENT</u>	
Soils Report	16048-01	01/16/2017	LGC Geotechnical Inc.
Oversized Doc.	“ ”	“ ”	“ ”

<u>PREVIOUS REFERENCE</u>	<u>REPORT</u>	<u>DATE(S) OF</u>	<u>PREPARED BY</u>
<u>REPORT/LETTER(S)</u>	<u>No.</u>	<u>DOCUMENT</u>	
Soils Report	16048-01	06/02/2016	LGC Geotechnical Inc.
Dept. Correction Letter	94260	08/30/2016	LADBS

The Grading Division of the Department of Building and Safety has reviewed the referenced preliminary reports that provide recommendations for the proposed at-grade five- and six-story apartment building and seven-story parking structure.

The earth materials at the subsurface exploration locations consist of up to 23 feet of fill (compacted fill and uncertified fill), underlain by sand, silty sand, and thin layers of clays. The consultants recommend to support the proposed structures on conventional foundations bearing on properly placed fill.

The site is located in a designated liquefaction hazard zone as shown on the Seismic Hazard Zones map issued by the State of California. The Liquefaction study included as a part of the reports demonstrates that the site does not possess a liquefaction potential. This satisfies the requirement of the 2017 Los Angeles City Building Code Section 1802.2.7.

Due to the lack of direct shear testing on insitu soil samples within the anticipated depth of excavation and the lack of proper design calculations, A-B-C slot-cut as recommended on page 12 of the 01/16/2017 report is not approved.

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

(Note: Numbers in parenthesis ( ) refer to applicable sections of the 2017 City of LA Building Code. P/BC numbers refer the applicable Information Bulletin. Information Bulletins can be accessed on the internet at LADBS.ORG.)

1. A-B-C slot-cut as recommended on page 12 of the 01/16/2017 report is not approved. A supplemental report containing proper laboratory testing and design calculations shall be submitted to the Department for review and approval if A-B-C slot cut or shoring is anticipated.
2. The soils engineer shall review and approve the detailed plans prior to issuance of any permit. This approval shall be by signature on the plans that clearly indicates the soils engineer has reviewed the plans prepared by the design engineer and that the plans included the recommendations contained in his report. (7006.1)
3. All recommendations of the report(s) that are in addition to or more restrictive than the conditions contained herein shall be incorporated into the plans.
4. A copy of the subject and appropriate referenced reports and this approval letter shall be attached to the District Office and field set of plans. Submit one copy of the above reports to the Building Department Plan Checker prior to issuance of the permit. (7006.1)
5. A grading permit shall be obtained for all structural fill and retaining wall backfill. (106.1.2)
6. All man-made fill shall be compacted to a minimum 90 percent of the maximum dry density of the fill material per the latest version of ASTM D 1557. Where cohesionless soil having less than 15 percent finer than 0.005 millimeters is used for fill, it shall be compacted to a minimum of 95 percent relative compaction based on maximum dry density (D1556). Placement of gravel in lieu of compacted fill is allowed only if complying with Section 91.7011.3 of the Code. (7011.3)
7. If import soils are used, no footings shall be poured until the soils engineer has submitted a compaction report containing in-place shear test data and settlement data to the Grading Division of the Department, and obtained approval. (7008.2)
8. Compacted fill shall extend beyond the footings a minimum distance equal to the depth of the fill below the bottom of footings or a minimum of three feet whichever is greater (7011.3).
9. Existing uncertified fill shall not be used for support of footings, concrete slabs or new fill. (1809.2, 7011.3)
10. Drainage in conformance with the provisions of the Code shall be maintained during and subsequent to construction. (7013.12)

11. The applicant is advised that the approval of this report does not waive the requirements for excavations contained in the State Construction Safety Orders enforced by the State Division of Industrial Safety. (3301.1)
12. Prior to the issuance of the permits, the soils engineer and the structural designer shall evaluate all applicable surcharge loads for the design of the retaining walls and shoring.
13. Unsurcharged temporary excavations shall be trimmed back at a gradient not exceeding 1:1, as recommended.
14. All foundations shall derive entire support from properly placed fill, as recommended and shall be approved by the geologist and soils engineer by inspection.
15. Footings supported on approved compacted fill or expansive soil shall be reinforced with a minimum of four (4) ½-inch diameter (#4) deformed reinforcing bars. Two (2) bars shall be placed near the bottom and two (2) bars placed near the top.
16. Slabs placed on approved compacted fill shall be at least 3½ inches thick and shall be reinforced with ½-inch diameter (#4) reinforcing bars spaced maximum of 16 inches on center each way.
17. The seismic design shall be based on a Site Class D as recommended. All other seismic design parameters shall be reviewed by LADBS building plan check.
18. Retaining walls shall be designed for the lateral earth pressures specified in the section titled "Lateral Earth Pressures for Retaining Wall Design" starting on page 17 of the 01/16/2017 report. All surcharge loads shall be included into the design.
19. Retaining walls higher than 6 feet shall be designed for a seismic lateral earth pressure increment of 15 pcf, as recommended.
20. All retaining walls shall be provided with a standard surface backdrain system and all drainage shall be conducted to the street in an acceptable manner and in a non-erosive device. (7013.11)
21. With the exception of retaining walls designed for hydrostatic pressure, all retaining walls shall be provided with a subdrain system to prevent possible hydrostatic pressure behind the wall. Prior to issuance of any permit, the retaining wall subdrain system recommended in the soil report shall be incorporated into the foundation plan which shall be reviewed and approved by the soils engineer of record. (1805.4)
22. Installation of the subdrain system shall be inspected and approved by the soils engineer of record and the City grading/building inspector. (108.9)
23. Basement walls and floors shall be waterproofed/damp-proofed with an L.A. City approved "Below-grade" waterproofing/damp-proofing material with a research report number. (104.2.6)
24. Prefabricated drainage composites (Miradrain) (Geotextiles) may be only used in addition to traditionally accepted methods of draining retained earth.
25. The structure shall be connected to the public sewer system. (P/BC 2014-027)

26. All roof and pad drainage shall be conducted to the street in an acceptable manner; water shall not be dispersed on to descending slopes without specific approval from the Grading Division and the consulting geologist and soils engineer. (7013.10)
27. An on-site storm water infiltration system at the subject site shall not be implemented, as recommended.
28. All concentrated drainage shall be conducted in an approved device and disposed of in a manner approved by the LADBS. (7013.10)
29. The soils engineer shall inspect all excavations to determine that conditions anticipated in the report have been encountered and to provide recommendations for the correction of hazards found during grading. (7008 & 1705.6)
30. Prior to the pouring of concrete, a representative of the consulting soils engineer shall inspect and approve the footing excavations. He/She shall post a notice on the job site for the LADBS Building Inspector and the Contractor stating that the work so inspected meets the conditions of the report, but that no concrete shall be poured until the City Building Inspector has also inspected and approved the footing excavations. A written certification to this effect shall be filed with the Grading Division of the Department upon completion of the work. (108.9 & 7008.2)
31. Prior to excavation, an initial inspection shall be called with LADBS Inspector at which time sequence of construction, [shoring, ABC slot cuts, underpinning, pile installation,] protection fences and dust and traffic control will be scheduled. (108.9.1)
32. Prior to the placing of compacted fill, a representative of the soils engineer shall inspect and approve the bottom excavations. He/She shall post a notice on the job site for the City Grading Inspector and the Contractor stating that the soil inspected meets the conditions of the report, but that no fill shall be placed until the LADBS Grading Inspector has also inspected and approved the bottom excavations. A written certification to this effect shall be included in the final compaction report filed with the Grading Division of the Department. All fill shall be placed under the inspection and approval of the soils engineer. A compaction report together with the approved soil report and Department approval letter shall be submitted to the Grading Division of the Department upon completion of the compaction. In addition, an Engineer's Certificate of Compliance with the legal description as indicated in the grading permit and the permit number shall be included. (7011.3)
33. No footing/slab shall be poured until the compaction report is submitted and approved by the Grading Division of the Department.

  
YING LIU  
Geotechnical Engineer I

Log No. 94260-01  
213-482-0480

cc: Applicant  
LGC Geotechnical Inc., Project Consultant  
LA District Office