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EXECUTIVE OFFICER

GEOLOGY AND SOILS REPORT APPROVAL LETTER

March 13, 2018

LOG # 102272
SOILS/GEOLOGY FILE - 2

James Street Group LLC
2404 Wilshire Boulevard, Suite 9E
Los Angeles, CA 90057

TRACT: Greer Tract (MP 14 – 141)
LOTS: 6 / 5 / 4
LOCATION: 434 / 438 / 442 W. James Street

<u>CURRENT REFERENCE</u> <u>REPORT/LETTER(S)</u>	<u>REPORT</u> <u>No.</u>	<u>DATE(S) OF</u> <u>DOCUMENT</u>	<u>PREPARED BY</u>
Geology/Soil Update Report	Proj. No. 300162-001	02/23/2018	Earth Systems
<u>PREVIOUS REFERENCE</u> <u>REPORT/LETTER(S)</u>	<u>REPORT</u> <u>No.</u>	<u>DATE(S) OF</u> <u>DOCUMENT</u>	<u>PREPARED BY</u>
Approval Letter	Log # 48296	06/30/2005	LADBS
Geology/Soil Report	IC 05026-I	05/05/2005	Irvine Geotechnical

The Grading Division of the Department of Building and Safety has reviewed the referenced update report dated 02/23/2018 by Earth Systems. The previous referenced report and approval letter were for a similar building concept. As stated by Earth Systems (pg. 2), the currently proposed development includes three residences on each of the subject, vacant, properties with two floors of living area over a garage (3 levels total), with the scheme similar to that which was proposed and approved in 2005 *except that*, the current building footprint is larger with the floors stepped into the east-facing slopes ascending from the street to developed off-site properties. The anticipated height of retaining walls will be about 17 feet with shoring required. Per the 2018 report update, current site conditions have not changed from those described in the referenced 2005 report. Earth Systems have included a statement to assume responsibility as the current engineering geologist and soils engineer of record for the proposed project. Earth Systems have stated that they have reviewed the referenced 2005 report by the previous consultant and that they concur with the findings, laboratory test data and recommendations of the 2005 report. New slope stability analyses and recommendations for seismic design parameters, temporary excavations and retaining wall design, were included in the current update report.

The owner developer and all consultants shall be advised and aware of the following: the 2018 update report only contained architectural drawings for the buildings proposed on the subject lots (see also item 6 in this letter); verification of compliance with the requirements in the zoning code

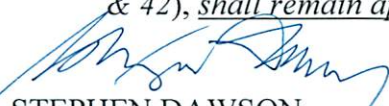
for retaining walls detached from buildings will be a part of the future structural plan check and permitting process.

The site is not located within the designated seismically induced landslide hazard zone therefore, the pseudo-static slope stability analysis was not reviewed by the Department.

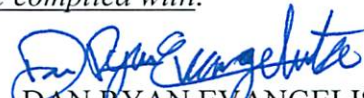
Exploration information provided in the referenced 2005 report showed that the existing fill and soil overlying bedrock were subject to downhill creep. The depth to bedrock at the explored locations varied from less than 3 feet to 5 feet. Bedrock is the recommended bearing material. The referenced 2005 report and the 2018 update referenced are acceptable, provided the following conditions are complied with:

1. Earth Systems are recognized by the department as the current geologist and soil engineer for the proposed construction and development project.
2. As recommended and specified (see bottom of pg. 4 in the 2018 update), temporary excavations surcharged by existing off-site structures, adjacent off-site property or adjacent street shall be shored as recommended and specified on pgs. 4, 5 & 6 in the 02/23/2018 update report by Earth Systems. Note: This letter does not approve removal of support from existing off-site structures, adjacent off-site property or the street. These shall be considered surcharging an excavation if they are located within a horizontal distance from the top of the excavation equal to the depth of the excavation.
3. All new graded slopes shall be no steeper than 2H:1V (7010.2 & 7011.2).
4. Drainage shall be conducted in non-erosive devices to the street or other approved location in a manner that is acceptable to the LADBS and the Department of Public Works. Water shall not be dispersed on to descending slopes without specific approval from the Grading Division and the consulting geologist and soils engineer.
5. All the latest recommendations of the report/s which are in addition to or more restrictive than the conditions contained herein shall be incorporated into the plans.
6. Final plans must be reviewed by Earth Systems to verify conformance with the referenced 2005 report, the associated 2005 approval referenced, the current update and the conditions imposed in this letter. These final plans shall include but not be limited to showing by labeling, the following: all retaining walls both those that are part of the building and those that are detached and required for the building setback from ascending slopes; all existing structures on off-site properties within 15 feet of the property boundaries; all areas to be shored; all deepened foundations (piles).
7. The LABC Soil Site Class Type underlying the site is C.
8. Retaining walls shall be designed, constructed, backfilled and waterproofed as recommended and specified (see pgs. 7 – 8 in the 2018 update and pgs. 14, 15 & 17 in the referenced 2005 report).
9. The geologist and soils engineer shall review and approve the detailed plans prior to issuance of any permits. This approval shall be by signature on the plans which clearly indicates that the geologist and soils engineer have reviewed the plans prepared by the design engineer and that the plans include the recommendations in their reports.

10. All conditions in the approval letter dated 06/30/2005 - Log # 48296 (*except condition 2, condition 5 revised to reflect the current information bulletin P/BC 2017-050, condition 9 revised to reflect the current information bulletin P/BC 2017-028 and conditions 19, 20, 28 & 42*), shall remain applicable and shall be complied with.



STEPHEN DAWSON
Engineering Geologist II



DAN RYAN EVANGELISTA
Structural Engineer Associate II

SD/DRE:sd/dre
Log No. 102272
213-482-0480

cc: Earth Systems
LA District Office



GEOLOGY AND SOILS REPORT APPROVAL LETTER

March 14, 2018

LOG # 102269
SOILS/GEOLOGY FILE - 2

James Street Group LLC
2404 Wilshire Boulevard, Suite 9E
Los Angeles, CA 90057

TRACT: Highland View Tract (MR 9- 25/34)
BLOCK: 18
LOTS: Por. of 11 (arb. 1)
LOCATION: 458 W. James Street

<u>CURRENT REFERENCE</u> <u>REPORT/LETTER(S)</u>	<u>REPORT</u> <u>No.</u>	<u>DATE(S) OF</u> <u>DOCUMENT</u>	<u>PREPARED BY</u>
Geology/Soil Update Report	Proj. No. 300163-001	02/24/2018	Earth Systems
<u>PREVIOUS REFERENCE</u> <u>REPORT/LETTER(S)</u>	<u>REPORT</u> <u>No.</u>	<u>DATE(S) OF</u> <u>DOCUMENT</u>	<u>PREPARED BY</u>
Approval Letter	Log # 48295	08/24/2005	LADBS
Supplemental Report	IC 05026-I	07/07/2005	Irvine Geotechnical
Geology/Soil Report	"	04/27/2005	"


The Grading Division of the Department of Building and Safety has reviewed the referenced update report dated 02/24/2018 by Earth Systems. The previous referenced report and approval letter were for a similar scope of work. As stated by Earth Systems (pg. 2), the currently proposed development includes a residence on the subject, vacant, property with two floors of living area over a garage, with the scheme similar to that which was proposed and approved in 2005 *except that*, the current building footprint is larger with the floors stepped into the east-facing slopes ascending from the street to developed off-site properties. The anticipated height of retaining walls will be about 17 feet with shoring required. Per the 2018 updated report, current site conditions have not changed from those described in the referenced 2005 report. Earth Systems have included a statement to assume responsibility as the current engineering geologist and soils engineer of record. Earth Systems have stated also that they have reviewed the referenced 2005 report by the previous consultant and concur with the findings, laboratory test data and recommendations in the 2005 report. New slope stability analyses and recommendations for seismic design parameters, temporary excavations and retaining wall design, were included in the current update. The owner developer and all consultants shall be advised and aware of the following: the 2018 update report only contained architectural drawings for the buildings proposed on the subject lots (see also item 5 in this letter); verification of compliance with the requirements in the zoning code for retaining walls detached from the building will be a part of the future structural plan check and permitting process. Exploration information provided in the referenced 2005 report showed that the existing fill and soil overlying bedrock were subject to downhill creep. The depth to bedrock at the explored locations varied from less than 2 feet to 7 feet. Bedrock is the recommended bearing material. The

referenced 2005 report and the 02/24/2018 2018 update referenced are acceptable, provided the following conditions are complied with:

1. Earth Systems are recognized by the department as the current geologist and soil engineer for the proposed construction and development project.
2. As recommended and specified (see pg. 5 in the 2018 update), temporary excavations surcharged by existing off-site structures, adjacent off-site property or adjacent street shall be shored as recommended and specified on pgs. 5, 6 & 7 in the 02/24/2018 update report by Earth Systems. Note: This letter does not approve removal of support from existing off-site structures, adjacent off-site property or the street. These shall be considered surcharging an excavation if they are located within a horizontal distance from the top of the excavation equal to the depth of the excavation.
3. Drainage shall be conducted in non-erosive devices to the street or other approved location in a manner that is acceptable to the LADBS and the Department of Public Works. Water shall not be dispersed on to descending slopes without specific approval from the Grading Division and the consulting geologist and soils engineer.
4. All the latest recommendations of the report/s which are in addition to or more restrictive than the conditions contained herein shall be incorporated into the plans.
5. Final plans must be reviewed by Earth Systems to verify conformance with the referenced 2005 report, the associated 2005 approval referenced, the current update and the conditions imposed in this letter. These final plans shall include but not be limited to showing by labeling, the following: all retaining walls both those that are part of the building and those that are detached and required for the building setback from ascending slopes; all existing structures on off-site properties within 15 feet of the property boundaries; all areas to be shored; all deepened foundations (piles).
6. The LABC Soil Site Class Type underlying the site is C.
7. Retaining walls shall be designed, constructed, backfilled and waterproofed as recommended and specified (see pgs. 7 – 8 in the 2018 update and pgs. 14, 15 & 17 in the referenced 04/27/2005 report).
8. The geologist and soils engineer shall review and approve the detailed plans prior to issuance of any permits. This approval shall be by signature on the plans which clearly indicates that the geologist and soils engineer have reviewed the plans prepared by the design engineer and that the plans include the recommendations in their reports.
9. All conditions in the approval letter dated 08/24/2005 - Log # 48295 (except conditions 1, 2, condition 5 revised to reflect the current information bulletin P/BC 2017-050, condition 9 revised to reflect the current information bulletin P/BC 2017-028 and conditions 11, 22, 23 & 42), shall remain applicable and shall be complied with.



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Engineering Geologist II



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Structural Engineer Associate II

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213-482-0480

cc: Earth Systems
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