

Appendix F

**The City of Los Angeles
Department of Building and Safety,
Grading Division Approval Letter**

BOARD OF
BUILDING AND SAFETY
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DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

OSAMA YOUNAN, P.E.
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

JOHN WEIGHT
EXECUTIVE OFFICER

GEOLOGY AND SOILS REPORT APPROVAL LETTER

September 14, 2020

LOG # 109015-04
SOILS/GEOLOGY FILE - 2
LAN

Springhouse Hamilton Park, LLC
4675 MacArthur Court, Suite 550
Newport Beach, CA 92660

JDR Revello, LLC
2828 Charter Road
Philadelphia, PA 19154

TRACT: CASTELLAMMARE (MP 113-3/8)
BLOCK: 14 | 15 | 16
LOTS: 3, 4, 5 | 3, 4, 5, 6, 7, 8 | 6, 7, 8
LOCATION: 17538, 17544 & 17550 W. Tramonto Drive; 17523, 17529, 17532, 17533,
17537, 17540, 17541, 17547 & 17548 W. Revello Drive

<u>CURRENT REFERENCE</u> <u>REPORT/LETTER(S)</u>	<u>REPORT</u> <u>No.</u>	<u>DATE OF</u> <u>DOCUMENT</u>	<u>PREPARED BY</u>
Response Report	20-14416	09/14/2020	Stoney-Miller Consultants
Response Report	20-14416	09/02/2020	Stoney-Miller Consultants
Response Report	20-14416	08/24/2020	Stoney-Miller Consultants
Response Report	20-14442R	07/17/2020	Stoney-Miller Consultants
Response Report	20-14424	06/26/2020	Stoney-Miller Consultants
Response Report	20-14416	06/04/2020	Stoney-Miller Consultants
Oversized Documents	"	"	"
Request for Modification	27362	08/20/2020	LADBS
Request for Modification	27363	08/20/2020	LADBS
Request for Modification	27364	08/20/2020	LADBS

<u>PREVIOUS REFERENCE</u> <u>REPORT/LETTER(S)</u>	<u>REPORT</u> <u>No.</u>	<u>DATE OF</u> <u>DOCUMENT</u>	<u>PREPARED BY</u>
Dept. Review Letter	109015-03	05/14/2020	LADBS
Response Report	20-14391	04/07/2020	Stoney-Miller Consultants
Dept. Review Letter	109015-02	02/13/2020	LADBS
Response Report	19-14373	12/30/19 rev. 1/20/20	Stoney-Miller Consultants
Dept. Review Letter	109015-01	12/05/2019	LADBS
Response Report	19-14330	10/24/2019	Stoney-Miller Consultants
Dept. Review Letter	109015	07/25/2019	LADBS
Geology/Soils Report	19-14309	06/27/2019	Stoney-Miller Consultants

17538, 17544 & 17550 W. Tramonto Drive; 17523, 17529, 17532, 17533, 17537, 17540, 17541, 17547 & 17548 W. Revello Drive

The Grading Division of the Department of Building and Safety has reviewed the referenced reports that provide recommendations for the proposed stabilization of a portion of the Tramonto Landslide and construction of multi-story single family residences and retaining walls on the subject lots. In addition, Revello Drive roadway construction and stabilization are proposed and a private driveway with retaining walls is proposed within the Tramonto Drive right-of-way.

The Tramonto Landslide is one of the most active landslides within the City of Los Angeles and has a long history of movement. Previous consultants have identified historic and pre-historic landslide activity at the subject project that includes interactions with the Malibu Bowl fault, previous tectonic shearing as well as high groundwater conditions. As documented by consultants, the landslide is a series of slides as opposed to one continuous landslide with multiple rupture surfaces and internal shear surfaces. URS (2010) identified three landslide basal or intermediate shear surfaces, two intermediate scarps as well as the uppermost scarp supported by a bulkhead that reportedly dropped approximately 40 feet.

The consultants recommend to stabilize the landslide debris with up to 9 rows of stabilization shear pin piles, lateral caissons, and to support the proposed structures on drilled-pile foundations bearing on competent bedrock.

A Request for Modification of Building Ordinances (Mod #27362) has been granted to allow alternate building setbacks from toes of slopes for 17523 & 17529 W. Revello Drive.

A Request for Modification of Building Ordinances (Mod #27363) has been granted to allow alternate building setbacks from toes of slopes for 17533, 17537, 17541 & 17547 W. Revello Drive.

A Request for Modification of Building Ordinances (Mod #27364) has been granted to allow a small area in the west portion of 17532, 17540 & 17548 W. Revello Drive, beyond the building footprint where no habitable space is proposed, to remain in place with a factor of safety less than 1.5.

The site is located in a designated seismically induced landslide hazard zone as shown on the Seismic Hazard Zones map issued by the State of California. The above reports include an acceptable seismic slope stability analysis and the requirements of the 2017 City of Los Angeles Building Code have been satisfied.

As of January 1, 2020, the City of Los Angeles has adopted the new 2020 Los Angeles Building Code (LABC). The 2020 LABC requirements will apply to all projects where the permit application submittal date is after January 1, 2020.

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 2020 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. Affidavits (20201169039, 20201169041, 20201169043 and 20201169044) [one for each residence] have been filed with the Los Angeles County Recorder's Office acknowledging that the subject property is located in an area subject to landsliding and unstable soils, and the owner(s) accept full responsibility for any necessary maintenance and repairs to the subject property.

2. An affidavit (20201169045) has been filed with the Los Angeles County Recorder's Office acknowledging that a portion of the subject site (west end of 17532, 17540 & 17548 W. Revello Drive) has slope stability safety factors lower than required by the current Los Angeles Building Code, and the owner(s) covenant and agree to that no structures shall be built within this portion of the subject lot except for only the following: (a) landscape materials such as plants and trees, (b) site security fences constructed of wood or metal, and/or (c) piles that increase the factor of safety for the slope.
3. Affidavits (20201169040 and 20201169042) for 17523 and 17533 Revello Drive have been filed with the Los Angeles County Recorder's Office acknowledging that debris containment and toe of slope setback is being provided by freeboard behind an impact wall in lieu of offsite grading and slope stabilization. The impact wall providing building protection shall be maintained at all times and shall not be demolished. The freeboard and drainage channel area between the impact wall and the slope/catchment area shall not be allowed to accumulate debris or soil and shall be maintained and cleaned out on a regular basis.
4. Prior to issuance of any building permits, approval shall be obtained from Bureau of Engineering, Department of Public Works.
5. The sequence of construction shall be strictly implemented as recommended in the 08/24/2020 report.
6. The entire site shall be brought up to the current Code standard (7005.9), except as granted in the requests for modification to building ordinances.
7. The full depth of all piles shall be downhole logged by the engineering geologist to confirm the landslide model, landslide depth and depth of penetration into competent bedrock. A supplemental report that summarizes the geologist's observations shall be submitted to the Grading Division of the Department upon completion of the pile excavations. If the landslide depth observed is deeper than that depicted in the geologic model, the Grading Division shall be notified and a site meeting scheduled.
8. Conformance with the Zoning Code Section 12.21 C8, which limits the heights and number of retaining walls, will be determined during structural plan check.
9. Approval shall be obtained from the Department of Public Works, Bureau of Engineering, Development Services and Permits Program for the proposed removal of support and/or retaining of slopes adjoining to public way (3307.3.2).

1828 Sawtelle Blvd., 3rd Floor, West LA (310) 575-8388

10. Secure the notarized written consent from all owners upon whose property proposed grading/construction access is to extend, in the event off-site grading and/or access for construction purposes is required (7006.6). The consent shall be included as part of the final plans.
11. 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 that clearly indicates the geologist and soils engineer have reviewed the plans prepared by the design engineer; and, that the plans include the recommendations contained in their reports (7006.1).

12. All recommendations of the reports that are in addition to or more restrictive than the conditions contained herein shall be incorporated into the plans.
 13. 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 (7006.1). Submit one copy of the above reports to the Building Department Plan Checker prior to issuance of the permit.
 14. A grading permit shall be obtained for all structural fill and retaining wall backfill (106.1.2).
 15. All graded, brushed or bare slopes shall be planted with low-water consumption, native-type plant varieties to protect slopes against erosion (7012).
 16. All new graded slopes shall be no steeper than 2H:1V (7010.2 & 7011.2).
 17. Prior to the issuance of any permit, an accurate volume determination shall be made and included in the final plans, with regard to the amount of earth material to be exported from the site. For grading involving import or export of more than 1000 cubic yards of earth materials within the grading hillside area, approval is required by the Board of Building and Safety. Application for approval of the haul route must be filed with the Board of Building and Safety Commission Office. Processing time for application is approximately 8 weeks to hearing plus 10-day appeal period.
 18. 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. Placement of gravel in lieu of compacted fill is only allowed if complying with LAMC Section 91.7011.3.
 19. Existing uncertified fill shall not be used for support of footings, concrete slabs or new fill (1809.2, 7011.3).
 20. Drainage in conformance with the provisions of the Code shall be maintained during and subsequent to construction (7013.12).
 21. Grading shall be scheduled for completion prior to the start of the rainy season, or detailed temporary erosion control plans shall be filed in a manner satisfactory to the Grading Division of the Department and the Department of Public Works, Bureau of Engineering, B-Permit Section, for any grading work in excess of 200 cubic yards (7007.1).
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22. All loose foundation excavation material shall be removed prior to commencement of framing. Slopes disturbed by construction activities shall be restored (7005.3).
 23. The applicant is advised that the approval of this report does not waive the requirements for excavations contained in the General Safety Orders of the California Department of Industrial Relations (3301.1).
 24. Temporary excavations that remove lateral support to the public way, adjacent property, or adjacent structures shall be supported by shoring, as recommended. Note: Lateral support shall be considered to be removed when the excavation extends below a plane projected downward

at an angle of 45 degrees from the bottom of a footing of an existing structure, from the edge of the public way or an adjacent property. (3307.3.1)

25. Prior to the issuance of any permit that authorizes an excavation where the excavation is to be of a greater depth than are the walls or foundation of any adjoining building or structure and located closer to the property line than the depth of the excavation, the owner of the subject site shall provide the Department with evidence that the adjacent property owner has been given a 30-day written notice of such intent to make an excavation (3307.1).
26. The soils engineer shall review and approve the shoring plans prior to issuance of the permit (3307.3.2).
27. Prior to the issuance of the permits, the soils engineer and/or the structural designer shall evaluate the surcharge loads used in the report calculations for the design of the retaining walls and shoring. If the surcharge loads used in the calculations do not conform to the actual surcharge loads, the soil engineer shall submit a supplementary report with revised recommendations to the Department for approval.
28. Shoring shall be designed for the lateral earth pressures specified for permanent retaining walls as specified in Table G-7 of the 06/26/2020 report; all surcharge loads shall be included into the design.
29. Shoring shall be designed for a maximum lateral deflection of 1 inch, provided there are no structures within a 1:1 plane projected up from the base of the excavation. Where a structure is within a 1:1 plane projected up from the base of the excavation, shoring shall be designed for a maximum lateral deflection of ½ inch, or to a lower deflection determined by the consultant that does not present any potential hazard to the adjacent structure.
30. A shoring monitoring program shall be implemented to the satisfaction of the soils engineer.
31. All foundations shall derive entire support from competent bedrock, as recommended and approved by the geologist and soils engineer by inspection.
32. The proposed slope stabilization piles shall be designed for the lateral load as specified in Table G-6 of the 06/26/2020 report. All passive resistance shall be derived below the lowest plane with a minimum safety factor of 1.5 (static) or 1.0 (seismic), whichever is lower.
33. Six-foot high debris wall / impact wall shall be constructed as recommended in the 07/17/2020 report. Impact wall shall be designed for a minimum equivalent fluid pressure no less than 125 pounds per cubic foot (pcf).
34. The lateral shear pins shall be designed to retain the full depth of landslide debris and derive passive resistance from competent bedrock below the landslide material.
35. Foundations adjacent to a descending slope steeper than 3:1 (horizontal to vertical) in gradient shall be a minimum distance of one-third the vertical height of the slope but need not exceed 40 feet measured horizontally from the footing bottom to the face of the slope (1808.7.2); for pools the foundation setback shall be one-sixth the slope height to a maximum of 20 feet (1808.7.3). Where the slope is steeper than 1:1, the required setback shall be measured from an imaginary plane 45 degrees to the horizontal, projected upward from the toe of the slope.

36. Except as approved by the aforementioned Request for Modification of Building Ordinances (MOD Nos. 27362 and 27363), buildings adjacent to ascending slopes steeper than 3H:1V in gradient shall be setback from the toe of the slope a level distance measured perpendicular to slope contours equal to one-half the vertical height of the slope, but need not exceed 15 feet (1808.7.1); for pools the setback shall be one-fourth the vertical height of the slope, but need not exceed 7.5 feet (1808.7.3). Where the slope is steeper than 1:1, the toe of the slope shall be assumed to be at the intersection of a horizontal plane drawn from the top of the foundation and a plane drawn tangent to the slope at an angle of 45 degrees to the horizontal.
37. Pile caisson and/or isolated foundation ties are required by LAMC Sections 91.1809.13 and/or 91.1810.3.13. Exceptions and modification to this requirement are provided in Information Bulletin P/BC 2014-030.
38. When water is present in drilled pile holes, the concrete shall be tremied from the bottom up to ensure minimum segregation of the mix and negligible turbulence of the water (1808.8.3).
39. Existing uncertified fill and landslide debris shall not be used for lateral support of deep foundations (1810.2.1).
40. Slabs on uncertified fill or landslide debris shall be designed as a structural slab (7011.3).
41. Slabs placed on approved compacted fill shall be at least 5 inches thick, as recommended, and shall be reinforced with ½-inch diameter (#4) reinforcing bars spaced a maximum of 16 inches on center each way.
42. 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.
43. Retaining walls shall be designed for the lateral earth pressures as specified in Table G-7 of the 06/26/2020 report. All surcharge loads shall be included into the design.
44. Retaining walls at the base of ascending slopes shall be provided with minimum freeboards/impact walls as recommended by the consultants.
45. The recommended equivalent fluid pressure (EFP) for the proposed retaining wall shall apply from the top of the freeboard to the bottom of the wall footing.
46. All retaining walls shall be provided with a standard surface backdrain system and all drainage shall be conducted in a non-erosive device to the street in an acceptable manner (7013.11).
47. 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 soils report shall be incorporated into the foundation plan which shall be reviewed and approved by the soils engineer of record (1805.4).
48. Installation of the subdrain system shall be inspected and approved by the soils engineer of record and the City grading/building inspector (108.9).
49. Basement walls and floors shall be waterproofed/damp-proofed with an LA City approved "Below-grade" waterproofing/damp-proofing material with a research report number (104.2.6).

50. Prefabricated drainage composites (Miradrain, Geotextiles) may be only used in addition to traditionally accepted methods of draining retained earth.
51. The structures shall be connected to the public sewer system per P/BC 2014-027.
52. In the event the site is too low to drain to the street, a sump pump with either a bedrock-supported back-up dispersal wall or natural gas/propane powered generator are required and are not a part of this approval.

Note: Approval will be considered upon submittal to the Grading Division of a Request for Modification by the applicant that includes the following: a map showing the final location of the sump pump; and, as applicable for dispersal walls, the proposed location and length of the bedrock-supported back-up dispersal wall and a professional opinion from the consultants that drainage from the dispersal wall will not contribute to any instability, erosion or nuisance conditions on the descending slope. (P/BC 2017-103)

53. All roof, pad and deck drainage shall be conducted to the street in an acceptable manner in non-erosive devices 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 (7013.10).
54. An on-site storm water infiltration system at the subject site shall not be implemented, as recommended.
55. All concentrated drainage shall be conducted in an approved device and disposed of in a manner approved by the LADBS (7013.10).
56. Sprinkler plans for irrigation shall be submitted and approved by the Mechanical Plan Check Section (7012.3.1).
57. Any recommendations prepared by the geologist and/or the soils engineer for correction of geological hazards found during grading shall be submitted to the Grading Division of the Department for approval prior to use in the field (7008.2, 7008.3).
58. The certified engineering geologist and 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 & 1705.8).
59. All friction pile or caisson drilling and excavations shall be performed under the inspection and approval of the certified engineering geologist and soils engineer. The certified engineering geologist shall indicate the distance that friction piles or caissons penetrate into competent bedrock in a written field memorandum. (1803.5.5, 1705.1.2)
60. An "As-Built" plan approved and signed by the certified engineering geologist and soils engineer shall be submitted to the Department of Building and Safety upon completion of excavation and slope stabilization pile construction.
61. Prior to pouring concrete, a representative of the consulting soils engineer shall inspect and approve the footing excavations. The representative shall post a notice on the job site for the LADBS Inspector and the Contractor stating that the work inspected meets the conditions of the report. No concrete shall be poured until the LADBS Inspector has also inspected and

17538, 17544 & 17550 W. Tramonto Drive; 17523, 17529, 17532, 17533, 17537, 17540, 17541, 17547 & 17548 W. Revello Drive

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)

62. Prior to excavation an initial inspection shall be called with the LADBS Inspector. During the initial inspection, the sequence of construction; shoring; pile installation; protection fences; and, dust and traffic control will be scheduled (108.9.1).
63. Installation of shoring and/or pile excavations shall be performed under the inspection and approval of the soils engineer and deputy grading inspector (1705.6, 1705.8).
64. Prior to the placing of compacted fill, a representative of the soils engineer shall inspect and approve the bottom excavations. The representative shall post a notice on the job site for the LADBS Inspector and the Contractor stating that the soil inspected meets the conditions of the report. No fill shall be placed until the LADBS 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).
65. No footing/slab shall be poured until the compaction report is submitted and approved by the Grading Division of the Department.



CASEY LEE JENSEN

Engineering Geologist Associate III



YING LIU
Geotechnical Engineer II

CLJ/YL:clj/yl
Log No. 109015-04
213-482-0480

cc: Demos Development, Applicant
Stoney-Miller Consultants, Project Consultant
WL District Office

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
Grading Division

District	LA	Log No.	109015-4
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APPLICATION FOR REVIEW OF TECHNICAL REPORTS

INSTRUCTIONS

- A. Address all communications to the Grading Division, LADBS, 221 N. Figueroa St., 12th Fl., Los Angeles, CA 90012
Telephone No. (213)482-0480.
B. Submit two copies (three for subdivisions) of reports, one "pdf" copy of the report on a CD-Rom or flash drive,
and one copy of application with items "1" through "10" completed.
C. Check should be made to the City of Los Angeles.

1. LEGAL DESCRIPTION

Tract: CASTELLAMARE, MP 113-3/8
Block: 14 Lots: 5

3. OWNER: Springhouse Hamilton Park, LLC
Address: 4075 MACARTHUR CANYON, SUITE 530
City: Newport Beach Zip: 92660
Phone (Daytime): (646) 265-5158

2. PROJECT ADDRESS: 17532 REVELLO DRIVE
LA, CA 90272

4. APPLICANT: DEMO DEVELOPMENT
Address: 661 N. HARPER AVE, SUITE 208
City: LA Zip: 90048
Phone (Daytime): (646) 265-5158
E-mail address: gregdemo@demo-development.com

5. Report(s) Prepared by: Stony Miller Consultants

6. Report Date(s):

7. Status of project: ☒ Proposed ☐ Under Construction ☐ Storm Damage
8. Previous site reports? ☒ YES if yes, give date(s) of report(s) and name of company who prepared report(s)

Stony Miller Consultants 06/27/2019, 10/24/2019, 12/30/2019, 01/20/2020, 04/07/2020
9. Previous Department actions? ☐ YES if yes, provide dates and attach a copy to expedite processing.

Dates:

10. Applicant Signature: [Signature] Position: Project Manager

(DEPARTMENT USE ONLY)

REVIEW REQUESTED	FEES	REVIEW REQUESTED	FEES
<input type="checkbox"/> Soils Engineering		No. of Lots	
<input type="checkbox"/> Geology		No. of Acres	
<input checked="" type="checkbox"/> Combined Soils Engr. & Geol.		<input type="checkbox"/> Division of Land	
<input type="checkbox"/> Supplemental		Other	
<input type="checkbox"/> Combined Supplemental		<input checked="" type="checkbox"/> Expedite	181.50
<input type="checkbox"/> Import-Export Route		<input checked="" type="checkbox"/> Response to Correction	363.00
Cubic Yards:		<input type="checkbox"/> Expedite ONLY	
		Sub-total	544.50
		Surcharge	129.80
		TOTAL FEE	674.30

Fee Due: 674.30
Fee Verified By: AM Date: 4/9/2020
(Cashier Use Only)

ACTION BY:

THE REPORT IS: ☐ NOT APPROVED
☐ APPROVED WITH CONDITIONS ☐ BELOW ☐ ATTACHED

For Geology	Date
17532 REVELLO DR	
For Soils	
Receipt #: 0108178774	
\$578.30	
Sub Total	
MISCELLANEOUS	
\$10.00	
CITY PLAN SURCH	
\$10.89	
DEV SERV CENTER SURCH	
\$4.45	
DEV PLAN MAINT SURCH	
\$12.71	
SYSTEMS DEV SURCH	
\$10.89	
PLAN APPROVAL FEE	
\$21.78	
CITY PLAN SURCH	
\$10.89	
DEV SERV CENTER SURCH	
\$25.41	
GEN PLAN MAINT SURCH	
\$21.78	
SYSTEMS DEV SURCH	
\$363.00	
GRADING REPORT	
\$363.00	

LA Department of Building and Safety
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