

Appendix I

Geotechnical

Appendix I.2: Soils Approval Letter

CITY OF LOS ANGELES
CALIFORNIA

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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

VAN AMBATIELOS
PRESIDENT



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

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JOHN WEIGHT
EXECUTIVE OFFICER

SOILS REPORT APPROVAL LETTER

June 7, 2021

LOG # 117433
SOILS/GEOLOGY FILE - 2
LIQ

BE BH ADJ, LLC
433 N. Cadmen Dr.
Santa Monica, CA 90402

TRACT: TR 7555
BLOCK: 3
LOT(S): 7 & 8
LOCATION: 6435 W. Wilshire Blvd.

<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>
Soils Report	IC 21035-1	05/06/2021	Irvine Geotechnical
Laboratory Test Report	SL21.3607	04/16/2021	Soil Labworks, LLC

The Grading Division of the Department of Building and Safety has reviewed the referenced report that provides recommendations for the proposed mixed-use residential/commercial building. The structure will consist of 8 stories above grade on top of 2 and 3 levels of subterranean parking. The earth materials at the subsurface exploration locations consist of up to 2 feet of uncertified fill underlain by native soils. Retaining walls up to 30 feet high are planned to support excavations for the basement levels. The consultants recommend to support the proposed structure(s) on mat-type foundations bearing on native undisturbed soils.

Groundwater was encountered at 39.5 feet below the ground surface, and depth to the historical high groundwater level is about 18 feet below the surface, according to the consultants.

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 report/s demonstrates that the site soils are subject to liquefaction. The earthquake induced total and differential settlements are calculated to be 1.33 and 0.89 inches, respectively. To mitigate the earthquake induced settlements it is proposed to use a mat foundation.

The referenced report is 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. Provide a notarized letter from all adjoining property owners allowing tie-back anchors on their property for shoring purposes (7006.6).
2. 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).

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3. 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 their reports (7006.1).
4. 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.
5. 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.
6. A grading permit shall be obtained for all structural fill and retaining wall backfill (106.1.2).
7. 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.
8. Existing uncertified fill shall not be used for support of footings, concrete slabs or new fill (1809.2, 7011.3).
9. Drainage in conformance with the provisions of the Code shall be maintained during and subsequent to construction (7013.12).
10. 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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11. All loose foundation excavation material shall be removed prior to commencement of framing (7005.3).

12. 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).
13. 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)
14. Where any excavation, not addressed in the approved reports, would remove lateral support (as defined in 3307.3.1) from a public way, adjacent property or structures, a supplemental report shall be submitted to the Grading Division of the Department containing recommendations for shoring, underpinning, and sequence of construction. Report shall include a plot plan and cross-section(s) showing the construction type, number of stories, and location of adjacent structures, and analysis incorporating all surcharge loads that demonstrate an acceptable factor of safety against failure. (7006.2 & 3307.3.2)
15. 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).
16. The soils engineer shall review and approve the shoring plans prior to issuance of the permit (3307.3.2).
17. Prior to the issuance of the permits, the soils engineer and 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.
18. Unsurcharged temporary excavations over 5 feet exposing soil shall be trimmed back at a gradient not exceeding 1:1, as recommended.
19. Shoring shall be designed for the lateral earth pressures specified in the section titled "Shoring" starting on page 20 of the 05/06/2021 report; all surcharge loads shall be included into the design.
20. Shoring shall be designed for a maximum lateral deflection of ½ inch where a structure is within a 1:1 plane projected up from the base of the excavation, and 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, as recommended.
21. A shoring monitoring program shall be implemented to the satisfaction of the soils engineer.
22. All foundations shall derive entire support from native undisturbed soils, as recommended and approved by the soils engineer by inspection.

23. The structure shall be supported on a mat foundation designed to resist uplift hydrostatic pressures that would develop due to the historic high groundwater level conditions or the current groundwater level, whichever is higher.
24. The below-grade building walls shall be designed to resist the hydrostatic pressure. In the event a hydrostatic pressure head is applied at the bottom of the retaining walls for that portion below the historically-high groundwater level, a subdrain system shall be located above the historically-high groundwater level, as recommended on page 17 of the 05/06/2021 report.
25. The building design shall incorporate provisions for total anticipated differential settlements of 1.89 inches, which include 1.0 and 0.89 inches for static and seismic-induced loads, respectively. (1808.2)
26. 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 a maximum of 16 inches on center each way.
27. Concrete floor slabs placed on expansive soil shall be placed on a 4-inch fill of coarse aggregate or on a moisture barrier membrane. The slabs shall be at least 3½ inches thick and shall be reinforced with ½-inch diameter (#4) reinforcing bars spaced a maximum of 16 inches on center each way.
28. 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. According to ASCE 7-16 Section 11.4.8, the long period coefficient (F_v) may be selected per Table 11.4-2 in ASCE 7-16, provided that the value of the Seismic Response Coefficient (C_s) is determined by Equation 12.8-2 for values of the fundamental period of the building (T) less than or equal to $1.5T_s$, and taken as 1.5 times the value computed in accordance with either Equation 12.8-3 for T greater than $1.5T_s$ and less than or equal to T_L or Equation 12.8-4 for T greater than T_L . Alternatively, a supplemental report containing a site-specific ground motion hazard analysis in accordance with ASCE 7-16 Section 21.2 shall be submitted for review and approval.
29. Retaining walls shall be designed for the lateral earth pressures specified in the section titled "Retaining Walls" starting on page 17 of the 06/05/2021 report. Note: All surcharge loads shall be included into the design.
30. Retaining walls higher than 6 feet shall be designed for lateral earth pressure due to earthquake motions as specified on page 18 of the 05/06/2021 report (1803.5.12).

Note: Lateral earth pressure due to earthquake motions shall be in addition to static lateral earth pressures and other surcharge pressures.

31. Basement walls and other walls in which horizontal movement is restricted at the top shall be designed for at-rest pressure and hydrostatic pressure as specified on page 17 of the 06/05/2021 report (1610.1). All surcharge loads shall be included into the design.
32. 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).

33. 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).
34. Installation of the subdrain system shall be inspected and approved by the soils engineer of record and the City grading/building inspector (108.9).
35. 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).
36. Prefabricated drainage composites (Miradrain, Geotextiles) may be only used in addition to traditionally accepted methods of draining retained earth.
37. Where the ground water table is lowered and maintained at an elevation not less than 6 inches below the bottom of the lowest floor, or where hydrostatic pressures will not occur, the floor and basement walls shall be damp-proofed. Where a hydrostatic pressure condition exists, and the design does not include a ground-water control system, basement walls and floors shall be waterproofed. (1803.5.4, 1805.1.3, 1805.2, 1805.3)
38. The structure shall be connected to the public sewer system per P/BC 2020-027.
39. 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 (7013.10).
40. An on-site storm water infiltration system at the subject site shall not be implemented, as recommended.
41. All concentrated drainage shall be conducted in an approved device and disposed of in a manner approved by the LADBS (7013.10).
42. 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 & 1705.8).
43. 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 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)
44. Prior to excavation an initial inspection shall be called with the LADBS Inspector. During the initial inspection, the sequence of construction; shoring; protection fences; and, dust and traffic control will be scheduled (108.9.1).
45. Installation of shoring shall be performed under the inspection and approval of the soils engineer and deputy grading inspector (1705.6, 1705.8).

46. The installation and testing of tie-back anchors shall comply with the recommendations included in the report or the standard sheets titled "Requirement for Tie-back Earth Anchors", whichever is more restrictive. Research Report #23835
47. 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).
48. No footing/slab shall be poured until the compaction report is submitted and approved by the Grading Division of the Department.

LEILA ETAAT
Structural Engineering Associate II

LE/le
Log No. 117433
213-482-0480

cc: Applicant
Irvine Geotechnical, Project Consultant
LA District Office

APPLICATION FOR REVIEW OF TECHNICAL REPORTS

INSTRUCTIONS

- A. Address all communications to the Grading Division, LADBS, 201 N. Figueroa St., 3rd Fl., Los Angeles, CA 90012 Telephone No. (213)482-0480.
 B. Submit three copies (four for subdivisions) of reports, one "pdf" copy of the report on a CD-Rom, and one copy of application with items "1" through "10" completed.
 C. Check should be made to the City of Los Angeles.

<p>1. LEGAL DESCRIPTION</p> <p>Tract: <u>7555</u></p> <p>Block: <u>3</u> Lots: <u>7 and 8</u></p> <p>3. OWNER: <u>BE BH ADJ, LLC</u></p> <p>Address: <u>433 N. Camden Drive #1070</u></p> <p>City: <u>Beverly Hills</u> Zip: <u>90210</u></p> <p>Phone (Daytime): <u>775) 338-5637</u></p>	<p>2. PROJECT ADDRESS:</p> <p><u>6425 Wilshire Boulevard, Los Angeles CA</u></p> <p>4. APPLICANT <u>Zachary Andrews</u></p> <p>Address: <u>11287 W. Washington Boulevard</u></p> <p>City: <u>Culver City</u> Zip: <u>90232</u></p> <p>Phone (Daytime): <u>(775) 338-5637</u></p> <p>E-mail address: <u>zachary@three6ixty.net</u></p>
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5. Report(s) Prepared by:	6. Report Date(s):
<u>Irvine Geotechnical, Inc</u>	<u>May 6th, 2021</u>

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)

9. Previous Department actions? YES if yes, provide dates and attach a copy to expedite processing.

Dates: _____

10. Applicant Signature:  Position: PM

(DEPARTMENT USE ONLY)

REVIEW REQUESTED	FEES	REVIEW REQUESTED	FEES
<input checked="" type="checkbox"/> Soils Engineering	<u>363.00</u>	No. of Lots	
<input type="checkbox"/> Geology		No. of Acres	
<input 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	<u>181.50</u>
<input type="checkbox"/> Import-Export Route		<input type="checkbox"/> Response to Correction	
Cubic Yards: _____		<input type="checkbox"/> Expedite ONLY	
		Sub-total	<u>544.50</u>
		One-Stop Surcharge	<u>129.80</u>
		TOTAL FEE	<u>674.30</u>

Fee Due: 674.30
 Fee Verified By: PM Date: 5/19/21

(Cashier Use Only)
 Los Angeles Department of Building and Safety
 Metro 4th Floor 05/20/2021 8:59:02 AM
 User ID: rrodriguez
 Receipt Ref Nbr: 2021140001-53
 Transaction ID: 2021140001-53-1
 GRADING REPORT \$363.00
 SYSTEMS DEV SURCH \$32.67
 GEN PLAN MAINT SURCH \$38.12
 DEV SERV CENTER SURCH \$16.34
 CITY PLAN SURCH \$32.67
 PLAN APPROVAL FEE \$181.50
 MISC OTHER \$10.00
 Amount Paid: \$674.30
 PCIS Number: NA
 Job Address: 6425 Wilshire Blvd.
 Owners Name: BE BH ADJ LLC

ACTION BY: _____

THE REPORT IS: NOT APPROVED APPROVED WITH CONDITIONS BELOW ATTACHED

For Geology	Date
For Soils	Date

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of _____

} ss.

On _____, before me, _____,
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared _____,
Name(s) of Signer(s)

- personally known to me
- proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Place Notary Seal Above

Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing: _____

**RIGHT THUMBPRINT
OF SIGNER**

Top of thumb here