

CITY OF LOS ANGELES
CALIFORNIA

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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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

October 02, 2020

LOG # 114627
SOILS/GEOLOGY FILE - 2
LAN

Ed Moshaver
9832 W. Wanda Drive
Los Angeles, CA 90210

TRACT: 4311
BLOCK: 4
LOT(S): 62 & 63
LOCATION: 9830 & 9832 W. Wanda Park Drive

| CURRENT REFERENCE | REPORT | DATE OF | |
|-------------------------|------------|-----------------|-----------------------------|
| <u>REPORT/LETTER(S)</u> | <u>No.</u> | <u>DOCUMENT</u> | <u>PREPARED BY</u> |
| Geology/Soils Report | 20-0201 | 09/04/2020 | LK Geotechnical Engineering |
| Oversized Doc(s). | `` | `` | `` |
| Laboratory Test Report | 29-5235-00 | 05/20/2020 | AGI Geotechnical, Inc. |

The Grading Division of the Department of Building and Safety has reviewed the referenced report that provides recommendations for the two proposed three-story residences. The lower two floor levels will be partially subterranean. Retaining walls ranging up to 23 feet in height are proposed for the partially subterranean floor levels and to provide a level rear yard area. The subject property is developed with a one-story residence, detached carport, swimming pool, and various retaining walls on an elevated building pad. The existing structures will be demolished for the new development. A slope ascends to the south about 20 feet in height from the street to the building pad at gradients of about 1¼:1 to 1½:1 (H:V). At the rear of the building pad, a slope ascends to the south about 100 feet in height to a paved driveway at gradients of about 1¼:1 to 2:1 (H:V), locally 1:1 (H:V). The slope continues to ascend an additional 100 feet in height above the driveway at gradients of about 1½:1 to 2:1 (H:V). Subsurface exploration performed by the consultant consisted of nine test pits to a maximum depth of 27 feet. The earth materials at the subsurface exploration locations consist of up to 9 feet of uncertified fill underlain by soil, alluvium, and sandstone and siltstone bedrock. Geologic structure observed by the consultant consisted generally of northerly dipping bedding between 55 and 72 degrees, with some local variations. North-facing excavations are anticipated to expose a component of unsupported bedding planes. The consultants recommend to support the proposed structures on conventional and/or drilled-pile foundations bearing on competent bedrock. The consultants recommend to support the proposed side and front yard return walls, that are separate from the buildings, on conventional foundations bearing on native undisturbed alluvium.

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 2020 City of Los Angeles Building Code have been satisfied.

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. 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.
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 a public way (3307.3.2).

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3. 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).
4. All recommendations of the report 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. Submit one copy of the above reports to the Building Department Plan Checker prior to issuance of the permit. (7006.1)
6. A grading permit shall be obtained for all structural fill and retaining wall backfill (106.1.2).
7. All graded, brushed or bare slopes shall be planted with low-water consumption, native-type plant varieties to protect slopes against erosion (7012).
8. All new graded slopes shall be no steeper than 2H:1V (7010.2 & 7011.2).
9. 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.
10. 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.
11. Existing uncertified fill shall not be used for support of footings, concrete slabs or new fill (1809.2, 7011.3).
12. Drainage in conformance with the provisions of the Code shall be maintained during and subsequent to construction (7013.12).

13. 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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14. 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).
15. Temporary excavations that remove lateral support to the public way, adjacent property, or adjacent structures shall be supported by shoring. 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)
16. 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. Shoring recommendations shall include the maximum allowable lateral deflection of shoring system to prevent damage to adjacent structures, properties and/or public ways. 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)
17. 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).
18. The soils engineer shall review and approve the shoring plans prior to issuance of the permit (3307.3.2).
19. 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.
20. Unsurcharged temporary excavations, except where unsupported bedding is exposed, may be cut vertical up to 5 feet. For excavations over 5 feet, the lower 5 feet may be cut vertically and the portion of the excavation above 5 feet shall be trimmed back at a gradient not exceeding 1:1, as recommended.
21. Unsurcharged temporary excavations exposing unsupported geology and/or unsupported bedding planes shall be shored, as recommended.
22. Shoring shall be designed for the lateral earth pressures specified on page 18 of the 09/04/2020 report. All surcharge loads shall be included into the design.
23. 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.

24. A shoring monitoring program shall be implemented to the satisfaction of the soils engineer.
25. All foundations shall derive entire support from competent bedrock, as recommended and approved by the geologist and soils engineer by inspection.
26. Foundations for side and front yard retaining walls that are separate from the buildings shall derive entire support from native undisturbed alluvium, as recommended and approved by the geologist and soils engineer by inspection.
27. 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.
28. 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 of the footing.
29. 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 2020-030.
30. Pile and/or caisson shafts shall be designed for a lateral load of 1000 pounds per linear foot of shaft exposed to fill, soil and weathered bedrock per P/BC 2020-050.
31. The design passive pressure shall be neglected for a portion of the pile with a horizontal setback distance less than five feet from fill, soil or weathered bedrock.
32. 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).
33. Existing uncertified fill shall not be used for lateral support of deep foundations (1810.2.1).
34. 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.
35. The seismic design shall be based on a Site Class C, as recommended. All other seismic design parameters shall be reviewed by LADBS building plan check.
36. Retaining walls shall be designed for the lateral earth pressures specified in the section titled "Retaining Walls" starting on page 24 of the 09/04/2020 report. Note: Where two separate stacked retaining walls (the upper wall surcharges the lower wall) are proposed, the lower of the two walls shall be designed for the combined height of the two walls. All surcharge loads shall be included into the design.
37. Retaining walls at the base of ascending slopes shall be provided with a minimum freeboard of 3 feet and designed for a minimum equivalent fluid pressure of 125 PCF, as recommended.

38. 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).
39. 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).
40. Installation of the subdrain system shall be inspected and approved by the soils engineer of record and the City grading/building inspector (108.9).
41. 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).
42. Prefabricated drainage composites (Miradrain, Geotextiles) may be only used in addition to traditionally accepted methods of draining retained earth.
43. The existing swimming pool shall be properly abandoned in accordance with Information Bulletin P/BC 2020-111.
44. The proposed swimming pool / spa shall be designed for a minimum equivalent fluid pressure of 65 pcf, as recommended.
45. The structure shall be connected to the public sewer system per P/BC 2020-027.
46. 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).
47. An on-site storm water infiltration system at the subject site shall not be implemented, as recommended.
48. Sprinkler plans for irrigation shall be submitted and approved by the Mechanical Plan Check Section (7012.3.1).
49. 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).
50. The 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).
51. All friction pile or caisson drilling and excavations shall be performed under the inspection and approval of the geologist and soils engineer. The 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)
52. 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)

53. 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).
54. Installation of shoring shall be performed under the inspection and approval of the soils engineer and deputy grading inspector (1705.6, 1705.8).
55. 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)
56. 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).



EDMOND LEE
Engineering Geologist Associate III



YING LIU
Geotechnical Engineer II

Log No. 114627
213-482-0480

cc: Shahram Shokoufandeh, Applicant
LK Geotechnical Engineering, Project Consultant
AGI Geotechnical, Inc., Project Consultant
WL District Office

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.

| | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>1. LEGAL DESCRIPTION</p> <p>Tract: <u>TR 4311</u></p> <p>Block: <u>BLK 4</u> Lots: <u>62</u></p> <p>3. OWNER: <u>ED Moshaver</u></p> <p>Address: <u>9832 W. Wanda Drive</u></p> <p>City: <u>Los Angeles</u> Zip: <u>90210</u></p> <p>Phone (Daytime): <u>310-622-2693</u></p> | <p>2. PROJECT ADDRESS:</p> <p><u>9830 & 9832 W. Wanda Park Dr.</u></p> <p>4. APPLICANT <u>Shahram Shokoufandeh</u></p> <p>Address: <u>4628 Cerrillos Drive</u></p> <p>City: <u>Woodland Hills</u> Zip: <u>91364</u></p> <p>Phone (Daytime): <u>310-926-9898</u></p> <p>E-mail address: <u>Shahram@group-s-inc.com</u></p> |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

5. Report(s) Prepared by: LK Geotechnical Engineering 6. Report Date(s): September 4, 2020

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: [Signature]

10. Applicant Signature: [Signature] Position: Architect

(DEPARTMENT USE ONLY)

| REVIEW REQUESTED | FEE | REVIEW REQUESTED | FEE |
|------------------------------------------------------------------|-----|---------------------------------------------------|-----------------------|
| <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 | |
| <input type="checkbox"/> Import-Export Route | | <input type="checkbox"/> Response to Correction | |
| Cubic Yards: | | <input checked="" type="checkbox"/> Expedite ONLY | |
| | | Sub-total | <u>1089.00</u> |
| | | Surcharge | <u>247.58</u> |
| | | TOTAL FEE | <u>1338.58</u> |

Fee Due: 1338.58

Fee Verified By: [Signature] Date: 9-16-20

(Cashier Use Only)

Los Angeles Department of Building and Safety
Metro 4th Floor 09/16/2020 4:06:46 PM
User ID: jbitanecol
Receipt Ref Nbr: 2020260001-128
Transaction ID: 2020260001-128-1
PLAN APPROVAL FEE \$363.00
SYSTEMS DEV SURCH \$65.34
GEN PLAN MAINT SURCH \$76.23
DEV SERV CENTER SURCH \$32.67
CITY PLAN SURCH \$65.34
GRADING REPORT \$726.00
MISC OTHER \$10.00
Amount Paid: \$1,338.58
PCIS Number: NA
Job Address: 9830 & 9832 W. WANDA PARK DRIVE
Owners Name: ED MOSHAVER

ACTION BY:

THE REPORT IS: NOT APPROVED APPROVED WITH CONDITIONS BELOW ATTACHED

| | |
|-------------|------|
| For Geology | Date |
| For Soils | Date |

APPLICATION FOR REVIEW OF TECHNICAL REPORTS

INSTRUCTIONS

1. Submit a communication to the Building Division, 200 West Broadway St., 10th Fl., Los Angeles, CA 90012.
2. Submit two copies (three for submission of reports) of reports, one copy of the report on a CD-ROM or flash drive with a copy of application with items 7 through 10 completed.
3. Check should be made to the City of Los Angeles.

1. PROJECT ADDRESS

2. CLASSIFICATION

12345 Main Street, Los Angeles, CA 90001

APPLICANT: [Name]

ADDRESS: [Address]

CITY: [City]

PHONE (Daytime): [Phone]

PHONE (Evening): [Phone]

REPORT NUMBER: [Number]

REPORT DATE: [Date]

REPORT TYPE: [Type]

REPORT TITLE: [Title]

REPORT AUTHOR: [Author]

REPORT ORGANIZATION: [Organization]

REPORT NUMBER: [Number]

REPORT DATE: [Date]

REPORT TYPE: [Type]

REPORT TITLE: [Title]

REPORT AUTHOR: [Author]

REPORT ORGANIZATION: [Organization]

REPORT NUMBER: [Number]

REPORT DATE: [Date]

REPORT TYPE: [Type]

REPORT TITLE: [Title]

REPORT AUTHOR: [Author]

REPORT ORGANIZATION: [Organization]

REPORT NUMBER: [Number]

REPORT DATE: [Date]

REPORT TYPE: [Type]

REPORT TITLE: [Title]

REPORT AUTHOR: [Author]

REPORT ORGANIZATION: [Organization]

REPORT NUMBER: [Number]

REPORT DATE: [Date]

REPORT TYPE: [Type]

REPORT TITLE: [Title]

REPORT AUTHOR: [Author]

REPORT ORGANIZATION: [Organization]

REPORT NUMBER: [Number]

REPORT DATE: [Date]

REPORT TYPE: [Type]

(DEPARTMENT USE ONLY)

| REVIEW REQUESTED | NO. OF REVIEWS | DATE | REMARKS |
|-------------------------------------|----------------|------|---------|
| <input type="checkbox"/> Structural | | | |
| <input type="checkbox"/> Mechanical | | | |
| <input type="checkbox"/> Electrical | | | |
| <input type="checkbox"/> Plumbing | | | |
| <input type="checkbox"/> Fire | | | |
| <input type="checkbox"/> Other | | | |
| <input type="checkbox"/> Total | | | |
| <input type="checkbox"/> Subtotal | | | |
| <input type="checkbox"/> Total | | | |

APPROVED WITH COMMENTS BY DATE

NOT APPROVED BY DATE