

APPENDIX E.4

Soils Report Approval Letters

CITY OF LOS ANGELES

CALIFORNIA

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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LOS ANGELES, CA 90012

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JOHN WEIGHT
EXECUTIVE OFFICER

SOILS REPORT APPROVAL LETTER

October 15, 2020

LOG # 114664
SOILS/GEOLOGY FILE - 2
LIQ

WIP Expo Crenshaw LLC
2716 Ocean Park Blvd, Suite 2025
Santa Monica, Ca 90405

TRACT: 11393
BLOCK: ---
LOT(S): 1
LOCATION: 3606 W. Exposition Blvd, 3633 W. Obama 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>
Addendum Report	A9930-06-01	09/14/2020	Geocon West, Inc.

<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. Approval Letter	110350-01	08/21/2020	LADBS
Response Report	A9930-06-01	07/24/2020	Geocon West, Inc.
Revised Report	"	07/23/2020	"
Dept. Review Letter	110350	10/21/2019	LADBS
Soils Report	A9930-06-01	09/03/2019	Geocon West, Inc.

The Grading Division of the Department of Building and Safety has reviewed the referenced report that provides a geotechnical evaluation to assess the feasibility of the project and to provide soil engineering parameters for preliminary project design. According to the report, the proposed project consist of a mixed-use development. As shown on the revised site plan, in the 07/24/2020 report the project consists only of Site A. Site A will consist of 5 levels of residential housing over 3 levels of parking constructed at or near grade (8 levels total). The project is located within a designated liquefaction hazard zone as shown on the Seismic Hazard Zones map issued by the State of California. The current report addresses other potential geologic hazards (per CEQA guidelines) and concludes that the proposed development is feasible relative to hazards such as liquefaction and seismic settlement, subsidence, etc. General geotechnical recommendations are provided, including those for foundations, shoring and retaining walls. However, the report acknowledges that a design-level geotechnical investigation is required when final plans are available.

Subsurface exploration performed by the consultant consisted of twelve hollow-stem auger borings to a maximum depth of 50.5 feet. The earth materials at the subsurface exploration locations consist of up to 5.5 feet of uncertified fill underlain by alluvium.

3606 W. Exposition Blvd, 3633 W. Obama Blvd

All conditions within this approval letter supersedes the above referenced Department approval letter dated 08/21/2020.

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. Prior to issuance of grading/building permits, a design-level geotechnical/soils report shall be submitted to the Grading Division to provide recommendations specific to the proposed development.
2. The design-level geotechnical report shall provide an evaluation of the proposed improvements impact on the MTA Station. The evaluation shall provide the induced stresses and deformations at MTA Station and existing utilities. Cross sections showing the proposed structures and the location of MTA stations shall also be provided.


DAN RYAN EVANGELISTA
Structural Engineering Associate III

Log No. 114664
213-482-0480

cc: Geocon West, Inc., Project Consultant
WL 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 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	2. PROJECT ADDRESS: Site A: 3603 West Exposition Blvd. & 3633 West Obama Blvd.
Tract: 11393	
Block: _____ Lots: 1	4. APPLICANT Geocon West Inc.
3. OWNER: WIP Expo Crenshaw, LLC	Address: 3303 N. San Fernando Blvd.
Address: 2716 Ocean Park Blvd., Suite 2025	City: Burbank Zip: 91504
City: Santa Monica Zip: 90405	Phone (Daytime): 818-841-8388
Phone (Daytime): _____	E-mail address: berliner@geoconinc.com

5. Report(s) Prepared by: Geocon West, Inc. No. A9930-06-01

6. Report Date(s): September 15, 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)
Geocon West Inc. Project Numbers: A9930-06-01 dated 09/03/2019, 07/23/2020

9. Previous Department actions? YES if yes, provide dates and attach a copy to expedite processing.
Dates: Log No. 110350 (10/21/2019)

10. Applicant Signature: Kelsey Filban (Kelsey Filban) Position: Admin

(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 type="checkbox"/> Combined Soils Engr. & Geol.		<input type="checkbox"/> Division of Land	
<input checked="" type="checkbox"/> Supplemental	181.50	Other	
<input type="checkbox"/> Combined Supplemental		<input checked="" type="checkbox"/> Expedite	90.75
<input type="checkbox"/> Import-Export Route		<input type="checkbox"/> Response to Correction	
Cubic Yards: _____		<input type="checkbox"/> Expedite ONLY	
		Sub-total	272.25
		One-Stop Surcharge	69.91
		TOTAL FEE	342.16

Fee Due: 342.16
Fee Verified By: AM Date: 9/24/2020
(Cashier Use Only)

Los Angeles Department of Building and Safety
Metro 4th Floor 09/22/2020 8:58:15 AM
User ID: jbitanacol
Receipt Ref Nbr: 2020266001-39
Transaction ID: 2020266001-39-1
PLAN APPROVAL FEE \$90.75
SYSTEMS DEV SURCH \$16.34
GEN PLAN MAINT SURCH \$19.06
DEV SERV CENTER SURCH \$8.17
CITY PLAN SURCH \$16.34
GRADING REPORT \$181.50
MISC OTHER \$10.00
Amount Paid: \$342.16
PCIS Number: NA
Job Address: SITE A: 3603 W. EXPOSITION BLVD. & 3633 W. OBAMA BLVD.
Owners Name: WIP EXPO CRENSHAW, LLC

ACTION BY: _____

THE REPORT IS: NOT APPROVED
 APPROVED WITH CONDITIONS BELOW ATTACHED

For Geology _____ Date _____

For Soils _____ Date _____

CITY OF LOS ANGELES

CALIFORNIA

BOARD OF
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LOS ANGELES, CA 90012

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

JOHN WEIGHT
EXECUTIVE OFFICER

SOILS REPORT APPROVAL LETTER

October 16, 2020

LOG # 114142-01
SOILS/GEOLOGY FILE - 2

WIP Expo Crenshaw, LLC
2716 Ocean Park Blvd, Suite 2025
Santa Monica, CA 90405

TRACT: P M 2647 // P M 3210
LOT(S): A / B // A / B / C
LOCATION: 3630 - 3642 S Crenshaw Blvd., 3501 - 3519 W Obama Blvd., 3631 - 3645
S Bronson Ave., 3502 - 3510 W Exposition 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	A9930-06-01	09/15/2020	Geocon West, Inc.
Oversized Doc(s).

<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	114142	08/26/2020	LADBS
Soils Report	A9930-06-01	07/23/2020	Geocon West, Inc.

The Grading Division of the Department of Building and Safety has reviewed the referenced report that provides recommendations for the proposed 8-story mixed-use structure wrapped around a parking structure with 3 levels above grade and one subterranean level.

The earth materials at the subsurface exploration locations consist of up to 5.5 feet of uncertified fill underlain by alluvial deposits. The upper 25-30 feet of alluvial soils were found to be very soft to soft (silts and clays) and loose to medium dense (sands). The consultants recommend to support the proposed structure(s) on drilled-pile and/or APGD-pile foundations deriving support on native alluvial deposits below 30 feet.

The site is located in a designated liquefaction hazard zone as shown on the Seismic Hazard Zones map issued by the State of California.

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.

3630 - 3642 S Crenshaw Blvd., 3501 - 3519 W Obama Blvd., 3631 - 3645 S Bronson Ave., 3502 - 3510 W Exposition Blvd.

The reports address the potential geologic hazards (per CEQA guidelines) and concludes that the proposed development is feasible relative to hazards such as liquefaction and seismic settlement, subsidence, etc. General geotechnical recommendations are provided, including those for foundations, shoring and retaining walls. However, the report acknowledges that a design-level comprehensive report shall be submitted when final plans are available.

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. Prior to issuance of grading/building permits, a design-level geotechnical report shall be submitted to the Grading Division to provide recommendations specific to the proposed development.
2. The design-level geotechnical report shall evaluate the impact of the proposed improvements on the MTA Station and existing utilities, provide geotechnical design parameters for Lpile analyses and discuss the impact of the temporary dewatering at MTA Station on the subject site based on the current and past groundwater levels.



DAN L. STOICA
Geotechnical Engineer I

DLS/dls
Log No. 114142-01
213-482-0480

cc: Geocon West, Inc., Project Consultant
LA District Office

APPLICATION FOR REVIEW OF TECHNICAL REPORTS

INSTRUCTIONS

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- 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	2. PROJECT ADDRESS: Site B: 3642-3630 S. Crenshaw Blvd, 3502-3510 W. Exposition Blvd, 3501-3519 W. Obama Blvd, 3631-3645 S. Bronson Blvd.
Tract: <u>PM 3201 PM 2647</u>	
Block: _____ Lots: <u>(3201) A, B, & C / (2647) A & B</u>	4. APPLICANT <u>Geocon West Inc.</u>
3. OWNER: <u>WIP Expo Crenshaw, LLC</u>	Address: <u>3303 N. San Fernando Blvd.</u>
Address: <u>2716 Ocean Park Boulevard, Suite 2025</u>	City: <u>Burbank</u> Zip: <u>91504</u>
City: <u>Santa Monica</u> Zip: <u>90405</u>	Phone (Daytime): <u>818-841-8388</u>
Phone (Daytime): _____	E-mail address: <u>berliner@geoconinc.com</u>

5. Report(s) Prepared by: Geocon West, Inc. No. A9930-06-01 **6. Report Date(s):** September 15, 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)
Geocon West Inc. Project Numbers: A9930-06-01 dated 09/03/2019, 07/23/20

9. Previous Department actions? YES if yes, provide dates and attach a copy to expedite processing.
 Dates: Log No. 110350 (10/21/2019), No. 114142 (08/26/2020)

10. Applicant Signature: Kelsey Filban (Kelsey Filban) **Position:** Admin

(DEPARTMENT USE ONLY)

REVIEW REQUESTED	FEES	REVIEW REQUESTED	FEES
<input checked="" type="checkbox"/> Soils Engineering	<u>181.50</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>90.75</u>
<input type="checkbox"/> Import-Export Route		<input type="checkbox"/> Response to Correction	
Cubic Yards: _____		<input type="checkbox"/> Expedite ONLY	
		Sub-total	<u>272.25</u>
		One-Stop Surcharge	<u>69.91</u>
		TOTAL FEE	<u>342.16</u>

Fee Due: 342.16
 Fee Verified By: M Date: 9/21/20
 (Cashier Use Only)
 Los Angeles Department of Building and Safety
 Metro 4th Floor 09/22/2020 8:45:54 AM
 User ID: jbitanscol
 Receipt Ref Nbr: 2020266001-32
 Transaction ID: 2020266001-32-1
 PLAN APPROVAL FEE \$90.75
 SYSTEMS DEV SURCH \$16.34
 GEN PLAN MAINT SURCH \$19.06
 DEV SERV CENTER SURCH \$8.17
 CITY PLAN SURCH \$16.34
 GRADING REPORT \$181.50
 MISC OTHER \$10.00
 Amount Paid: \$342.16
 PCIS Number: NA
 Job Address: 3642-3630 S. CRENSHAW BLVD., 3502-3510 W. EXPOSITION BLVD., 3501-3519 W. OBAMA
 Owners Name: WIP EXPO CRENSHAW, LLC

ACTION BY: _____

THE REPORT IS: NOT APPROVED
 APPROVED WITH CONDITIONS BELOW ATTACHED

_____	_____
For Geology	Date
_____	_____
For Soils	Date