

# APPENDIX F

LADBS-Grading Soils Approval Letter, April 18, 2023

CPC-2018-1511-ZC-ZV-ZAA-CU-CUB-SPR  
ENV-2018-1512-ND  
Site Address: 3216 W. Street  
Mixed Use- (Apartment/Hotel) Project

# CITY OF LOS ANGELES

CALIFORNIA



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MAYOR

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LOS ANGELES, CA 90017

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JOHN WEIGHT  
EXECUTIVE OFFICER

## SOILS REPORT APPROVAL LETTER

April 18, 2023

LOG # 125517  
SOILS/GEOLOGY FILE - 2

EWAI  
500 S. Shatto Place, Suite 411  
Los Angeles, CA 90020

TRACT: 2140  
LOTS: FR 45 (arb. 2), FR 46, FR 47 & FR 48  
LOCATION: 3216 W. 8<sup>th</sup> Street

<u>CURRENT REFERENCE REPORT/LETTER(S)</u>	<u>REPORT No.</u>	<u>DATE OF DOCUMENT</u>	<u>PREPARED BY</u>
Update Report	1586-S	03/24/2023	Pacific Geotech, Inc.

<u>PREVIOUS REFERENCE REPORT/LETTER(S)</u>	<u>REPORT No.</u>	<u>DATE OF DOCUMENT</u>	<u>PREPARED BY</u>
Dept. Approval Letter	100703	11/27/2017	LADBS
Soils Report	1586-S	10/23/2017	Pacific Geotech, Inc.

The Grading Division of the Department of Building and Safety has reviewed the referenced 03/24/2023 report that provides updated recommendations for the now proposed 7-story mixed-use building over 3-levels of basement parking garage, as shown on the Site Plan, basement Plan, Cross Sections A-A & B-B (Plates 1 to 4) in the referenced 03/24/2023 report.

The Department previously conditionally approved the above referenced report dated 10/23/2017 for the then proposed 6-story mixed-use building over 3 to 4-levels of subterranean parking garage in a letter dated 11/27/2017, Log #100703.

Previously, five borings to depths of 50 feet were performed. The earth materials at the subsurface exploration locations consisted of alluvium underlain by sandstone bedrock that was encountered at a depth of 39 feet. Groundwater was not encountered to the maximum depths explored of 50 feet, and historically highest groundwater is at about 20 feet below the surface per the consultants. The site is relatively level.

The consultants recommend to support the proposed structure(s) on conventional foundations bearing in competent bedrock. An underdrain system is recommended by the consultants to be installed below the subterranean level slab (see pg. 6 of the referenced 10/23/2017 report).

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 2023 City of LA Building Code. P/BC numbers refer to the applicable Information Bulletin. Information Bulletins can be accessed on the internet at LADBS.ORG.)

1. All conditions of the above referenced Department approval letter dated 11/27/2017 (Log#100703) shall apply, except as specifically modified herein. All references to prior building code sections and information bulletins in the referenced Department approval letter shall be deemed to reference applicable building code sections and information bulletins.
2. An underdrain system shall be installed below the subterranean level slab, as recommended on page 6 of the 10/23/2017 report.
3. Shoring shall be designed for the lateral earth pressures specified in the section titled "Shoring" starting on page 7, and Plate 6, of the 03/24/2023 report; all surcharge loads shall be included into the design. Total lateral load on shoring piles shall be determined by multiplying the recommended EFP by the pile spacing.
4. The seismic design shall be based on a Site Class C, as recommended on page 2 of the 03/24/2023 report. All other seismic design parameters shall be reviewed by LADBS building plan check.
5. Retaining walls shall be designed for the lateral earth pressures specified in the section titled "Basement Wall/Retaining Wall" starting on page 4 of the 03/24/2023 report. All surcharge loads shall be included into the design.
6. Retaining walls higher than 6 feet shall be designed for lateral earth pressure due to earthquake motions as specified on page 5 of the 03/24/2023 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.
7. Basement walls and other walls in which horizontal movement is restricted at the top shall be designed for at-rest pressure as specified on page 4 of the 03/24/2023 report (1610.1). All surcharge loads shall be included into the design.
8. The use of acceptable prefabricated drainage composites (also known as geosynthetic subdrain systems), as an alternative to traditionally accepted methods of draining retained earth, shall be determined during structural plan check.



GLEN RAAD  
Geotechnical Engineer I

Log No. 125517  
213-482-0480

cc: Pacific Geotech, Inc., Project Consultant  
LA District Office

CITY OF LOS ANGELES  
DEPARTMENT OF BUILDING AND SAFETY  
Grading Division

District <u>LA</u>	Log No. <u>125517</u>
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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: <u>2140</u> Block: <u>-</u> Lots: <u>FR 45 (Ab 2), FR 46 (Ab 2), FR 47 &amp; FR 48</u>	2. PROJECT ADDRESS: <u>3216 W. 8th St</u>
3. OWNER: <u>EWAJ</u> Address: <u>500 S. Shatto Pl, Suite 411</u> City: <u>Los Angeles</u> Zip: <u>90020</u> Phone (Daytime): <u>213-381-0091</u>	4. APPLICANT <u>Pacific Geotech</u> Address: <u>1424 Rolling Hills Dr</u> City: <u>Los Angeles</u> Zip: <u>92835</u> Phone (Daytime): <u>626-675-1254</u> E-mail address: <u>info@pgisoil.com</u>

5. Report(s) Prepared by: Pacific Geotech 5. Report Date(s): 03/24/2023

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)

Pacific Geotech dated 10/23/2017

9. Previous Department actions?  YES if yes, provide dates and attach a copy to expedite processing.  
Dates: Log # 100703 dated 11/27/2017

10. Applicant Signature: [Signature] Position: Agent

(DEPARTMENT USE ONLY)

REVIEW REQUESTED	FEE	REVIEW REQUESTED	FEE
<input checked="" 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	<u>\$18.50</u>	Other	
<input type="checkbox"/> Combined Supplemental		<input checked="" type="checkbox"/> Expedite	<u>\$92.75</u>
<input type="checkbox"/> Import-Export Route		<input type="checkbox"/> Response to Correction	
Cubic Yards:		<input type="checkbox"/> Expedite ONLY	
		Sub-total	<u>\$133.25</u>
		Surcharge	<u>\$69.91</u>
		<b>TOTAL FEE</b>	<u>\$203.16</u>

Fee Due: \$203.16  
Fee Verified By: GR Date: 3/29/23  
(Cashier Use Only)

Receipt # 1547257  
3/29/23 (GR)

ACTION BY: \_\_\_\_\_  
THE REPORT IS:  NOT APPROVED  APPROVED WITH CONDITIONS  BELOW  ATTACHED

For Geology	Date
For Soils	Date