

CITY OF LOS ANGELES
CALIFORNIA

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012



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SOILS REPORT APPROVAL LETTER

April 15, 2020

LOG # 112773
SOILS/GEOLOGY FILE - 2

Grand Pacific 7-28, LLC
501 S. Spring St., 2nd Floor
Los Angeles, CA 90013

TRACT: 1532
LOT(S): FR 19 (Arb 6)
LOCATION: 8155 N. Van Nuys Blvd.

<u>CURRENT REFERENCE</u> <u>REPORT/LETTER(S)</u>	<u>REPORT</u> <u>No.</u>	<u>DATE(S) OF</u> <u>DOCUMENT</u>	<u>PREPARED BY</u>
Soils Report	21064	04/06/2020	Geotechnologies, Inc.

<u>PREVIOUS REFERENCE</u> <u>REPORT/LETTER(S)</u>	<u>REPORT</u> <u>No.</u>	<u>DATE(S) OF</u> <u>DOCUMENT</u>	<u>PREPARED BY</u>
Dept. Approval Letter	99666	09/18/2017	LADBS
Addendum Report	21064	07/11/2017	Geotechnologies, Inc
Soils Report	21064	11/13/2015	Geotechnologies, Inc.
Dept. Approval Letter	90848	12/02/2015	LADBS
Addendum Report	21064	02/25/2016	Geotechnologies, Inc.
Dept. Approval Letter	92076	03/18/2016	LADBS

The Grading Division of the Department of Building and Safety has reviewed the current referenced report that provides recommendations for the proposed parking structure and multiple family residential structure. The structures will be three to seven stories high built at existing grades.

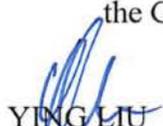
The Department reviewed and conditionally approved the previous referenced reports providing recommendations for the proposed new retail structures and conversion of an existing 13-story office building (Log # 90848 and 92076)

The consultants recommend to support the proposed parking and residential structures on conventional foundations bearing on minimum three feet of compacted fill.

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 2017 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. All conditions of the above referenced Department approval letters, except as specifically modified herein, shall apply.
2. All latest recommendations of the current referenced report that are in addition to or more restrictive than the conditions contained herein shall be incorporated into the plans.
3. Compacted fill shall extend beyond the footings a minimum distance equal to the depth of the fill below the bottom of footings or a minimum of three feet whichever is greater (7011.3).
4. Existing uncertified fill shall not be used for support of footings, concrete slabs or new fill (1809.2, 7011.3).
5. Unsurcharged temporary excavation may be cut vertical up to 5 feet. Excavations over 5 feet shall be trimmed back at a uniform gradient not exceeding 1:1, from top to bottom of excavation, as recommended.
6. All foundations shall derive entire support from a blanket of properly placed fill a minimum of 3 feet thick, as recommended and shall be approved by the geologist and soils engineer by inspection.
7. Slabs placed on approved compacted fill shall be at least 4 inches thick and shall be reinforced with ½-inch diameter (#4) reinforcing bars spaced a maximum of 16 inches on center each way.
8. Concrete floor slabs placed on expansive soil shall be placed on a 4-inch fill of coarse aggregate or on a moisture barrier membrane.
9. 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.
10. Retaining walls shall be designed for the lateral earth pressures specified in the section titled "Retaining Wall Design" starting on page 10 of the 04/06/2020 report. All surcharge loads shall be included into the design.
11. No footing/slab shall be poured until the compaction report is submitted and approved by the Grading Division of the Department.


YING LIU

Geotechnical Engineer II

Log No. 112773

213-482-0480

cc: Applicant
Geotechnologies, Inc., Project Consultant
VN District Office