Leighton Consulting, Inc.



January 4, 2024

Project No. 13918.001

LRF2 LA VAN NUYS INDUSTRIAL PORTFOLIO LLC c/o Longpoint Realty Partners 116 Huntington Avenue, Suite 1001 Boston, Massachusetts 02116

Attention: Mr. Andy Torres (9th St. Partners)

- Subject: Response to City of Los Angeles Review Comments (LOG #128534) Proposed Industrial Warehouse Building Tract P M 3408, Lots B / C / D 16201 Raymer Street Van Nuys District of Los Angeles, California
- References: Leighton Consulting, Inc., 2023, Preliminary Geotechnical Exploration Report, Proposed Industrial Warehouse Building, 16201 Raymer Street, Van Nuys District of Los Angeles, California, Project No. 13918.001, dated September 1.

City of Los Angeles, 2023, Soils Report Review Letter, Log # 128534, Soils/Geology File-2, dated December 5.

INTRODUCTION

Leighton Consulting, Inc. (Leighton) submits this letter in response to the referenced City of Los Angeles review sheet, Log # 128534, dated December 5, 2023. Each review comment is presented below in italics, followed by our specific response. The City comments letter is attached in Appendix A, see *Soils Report Review Letter*.

RESPONSE TO COMMENTS

Comment 1

Verify the current legal description and addresses (for all lots part of the project site) with the Address Section of the Bureau of Engineering located on the Third Floor of the 201 N. Figueroa Street, City of Los Angeles offices. The project includes three parcels with multiple street addresses.

Response

Through correspondence with the Bureau of Engineering Department of Public Works Development Services Program, Leighton has verified the legal address 16201 W. Raymer St, includes address designations of 16251, 16275, 16239, 16215 and 16277 W. Raymer St.

Comment No. 2

The Department has combined static and seismic settlement limits for the use of conventional foundations of 1½ inches for total settlements and ¾ inches for differential settlements. If these limits are exceeded, the Department requires the use of other foundation systems or ground improvement. The report indicates total settlements up to 1 inch for static and 1 inch for seismic, and differential settlements up to 0.5 inch for static and 0.5 inch for seismic. Revise foundation recommendations.

Response to Comment No. 2

We understand that the settlement criteria (static plus seismically-induced liquefaction) set in the City of Los Angeles Department of Building and Safety's (LADBS) Information Bulletin P/BC 2020-151 *Liquefaction Analysis Guidelines* is to prevent liquefaction-induced building collapse. The seismically-induced settlement indicated in the report consists only of "dry-sand" settlement as the liquefaction potential at the site is negligible (i.e., site is not located within a liquefaction hazard zone and historically high groundwater is on the order of 80 feet).

Since the liquefaction potential at the site is negligible, the settlement criteria in LADBS P/BC 2020-151 does not apply to the proposed project as there is no risk of liquefactioninduced building collapse. A conventional foundation system may be used to support the proposed building provided that the building can tolerate the total and differential settlements indicated in the report.

Comment No. 3

The consultants indicated that the compacted fill shall extend beyond the footings at least 3 feet, where possible. Provide grading/foundation recommendations at locations where compacted fill cannot be extended 3 feet beyond the foundation footprint. (i.e. .,foundations adjacent to property lines or structures, in which case the foundations may be deepened to bear in native soils) (701 1.3).



Response to Comment No. 3

We understand that there are no proposed foundations adjacent to existing structures or property lines and that at least 3 feet of the lateral extent beyond the foundation footprint of the proposed building will be achieved. The foundations may be deepened to bear in native soils if the 3 feet minimum lateral extent of overexcavation cannot be achieved. Based on our field exploration, the onsite native soils were generally encountered at a depth of 3 feet below the existing ground surface.

Comment No. 4

Provide recommendations for foundations on expansive soils (1808.6 and P/BC 2014-116). Note: Soils with an Expansion Index greater than 20 are considered to be expansive, in accordance with Section 1803.5.3 of the 2014 LABC. Depth of footings below the natural and finish grades shall not be less than 24 inches for exterior and 18 inches for interior footings.

Response to Comment No. 4

We recommend that the depth of footings below the natural and finish grades shall not be less than 24 inches and 18 inches for exterior and interior footings, respectively. Footings shall be reinforced with four ½-inch-diameter reinforcing bars. Two bars shall be placed within 4 inches of the bottom of the footings and two bars within 4 inches of the top of the footing with a minimum concrete cover per ACI 318, Section 20.6.1.3.

Comment No. 5

Provide recommendations for concrete slabs on expansive soils (1808.6 and P/BC 2014-116). Note: The slabs shall be at least $3\frac{1}{2}$ inches thick and shall be reinforced with $\frac{1}{2}$ inch diameter (#4) reinforcing bars spaced maximum of 16 inches on center each way.

Response to Comment No. 5

We recommend that on-grade concrete floor slabs to be placed on a 2-inch sand bed over a 10-mil thick moisture barrier. The slabs shall be at least 3½ inches thick and shall be reinforced with ½-inch diameter (#4) reinforcing bars spaced maximum of 16 inches on center each way. In addition, the subgrade soil below an interior concrete slab should be presaturated prior to placing of concrete. The presaturation must result in the subgrade soils having a minimum moisture content of 2 percent above optimum to a minimum depth of 18 inches.



Comment No. 6

The retaining walls, although discussed in the report, do not appear to be proposed and therefore not approved at this time. If retaining walls will be part of the proposed development, submit a site plan showing the location of the walls and slope conditions, indicate the surcharge loads acting on the wall and provide calculations to support the recommended values.

Response to Comment No. 6

Acknowledged. We understand that no retaining walls are proposed as part of the project at this time.

If you have any questions regarding our response report, please contact us at your convenience at **(866)** *LEIGHTON*, direct at the phone extensions or email addresses listed below.

Respectfully submitted,

LEIGHTON CONSULTING, INC.

Christian Delgadillo, PE, GE 3144 Associate Engineer Ext 4263; <u>cdelgadillo@leightongroup.com</u>

PROFESSION PHONEER



Jeff L. Hull, CEG 2056 Associate Geologist Ext 4265; jhull@leightongroup.com

CD/JLH/Ir

Attachment: Appendix A – City Review Letter, Log 128534, dated December 5, 2023

Distribution: (1) Addressee



APPENDIX A

CITY REVIEW LETTER, LOG 128534 DATED DECEMBER 5, 2023



BOARD OF BUILDING AND SAFETY COMMISSIONERS

> JAVIER NUNEZ PRESIDENT

JACOB STEVENS VICE PRESIDENT

MOISES ROSALES NANCY YAP



CALIFORNIA



KAREN BASS MAYOR 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

SOILS REPORT REVIEW LETTER

December 5, 2023

LOG # 128534 SOILS/GEOLOGY FILE - 2

16201 Raymer Street, LLC 116 Huntington Ave., Ste. #1001 Boston, MA 02116

 TRACT:
 P M 3408

 LOT(S):
 B / C / D

 LOCATION:
 16251 (aka 16275), 16231 (aka 16239), 16201 (aka 16215, 16277) W Raymer St.

CURRENT REFERENCE	REPORT	DATE OF	
REPORT/LETTER(S)	<u>No.</u>	DOCUMENT	PREPARED BY
Soils Report	13918.001	09/01/2023	Leighton Consulting, Inc.

The Grading Division of the Department of Building and Safety has reviewed the referenced report that provides recommendations for the proposed construction of a 1-story, at grade industrial building.

The project site is relatively level and includes three lots. The existing buildings/structures will be demolished. The earth materials at the subsurface exploration locations consist of up to 3 feet of uncertified fill underlain by alluvial deposits.

The consultants recommend to support the proposed structure on conventional foundations bearing on a blanket of properly placed fill.

The review of the subject report cannot be completed at this time and will be continued upon submittal of an addendum to the report which shall include, but not be limited to, the following:

(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. Verify the current legal description and addresses (for all lots part of the project site) with the Address Section of the Bureau of Engineering located on the Third Floor of the 201 N. Figueroa Street, City of Los Angeles offices. The project includes three parcels with multiple street addresses.
- 2. The Department has combined static and seismic settlement limits for the use of conventional foundations of 1¹/₂ inches for total settlements and ³/₄ inches for differential

Page 2 16251 (aka 16275), 16231 (aka 16239), 16201 (aka 16215, 16277) W Raymer St.

settlements. If these limits are exceeded, the Department requires the use of other foundation systems or ground improvement. The report indicates total settlements up to 1 inch for static and 1 inch for seismic, and differential settlements up to 0.5 inch for static and 0.5 inch for seismic. Revise foundation recommendations.

- 3. The consultants indicated that the compacted fill shall extend beyond the footings at least 3 feet, where possible. Provide grading/foundation recommendations at locations where compacted fill cannot be extended 3 feet beyond the foundation footprint. (i.e., foundations adjacent to property lines or structures, in which case the foundations may be deepened to bear in native soils) (7011.3).
- 4. Provide recommendations for foundations on expansive soils (1808.6 and P/BC 2014-116). Note: Soils with an Expansion Index greater than 20 are considered to be expansive, in accordance with Section 1803.5.3 of the 2014 LABC. Depth of footings below the natural and finish grades shall not be less than 24 inches for exterior and 18 inches for interior footings.
- 5. Provide recommendations for concrete slabs on expansive soils (1808.6 and P/BC 2014-116). Note: The slabs shall be at least 3 ½ inches thick and shall be reinforced with ½-inch diameter (#4) reinforcing bars spaced maximum of 16 inches on center each way.
- 6. The retaining walls, although discussed in the report, do not appear to be proposed and therefore not approved at this time. If retaining walls will be part of the proposed development, submit a site plan showing the location of the walls and slope conditions, indicate the surcharge loads acting on the wall and provide calculations to support the recommended values.

The soils engineer shall prepare a report containing an itemized response to the review items indicated in this letter. If clarification concerning the review letter is necessary, the report review engineer may be contacted. Two copies of the response report, including one unbound wet-signed original for archiving purposes, a pdf-copy of the complete report in flash drive, and the appropriate fees will be required for submittal.

Don St2

DAN L. STOICA Geotechnical Engineer I

DLS/dls Log No. 128534 213-482-0480

cc: Christopher Murray, Applicant Leighton Consulting, Inc., Project Consultant LA District Office **CITY OF LOS ANGELES**

DEPARTMENT OF BUILDING AND SAFETY

Grading Division

rict	LA	Log No.	28534

Dist 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 2. PROJECT ADDRESS: Tract: PM 3408 W. Raymer Street 16201 Lots: B, C, and D Christopher Murray Block: None 4. APPLICANT 16201 Raymer Street, LLC 21600 Oxnard St., Suite 630 3. OWNER: Address: City: Woodland Hills Zip: 91367 116 Huntington Avenue, Ste. #1001 Address: Phone (Daytime): (818) 716-2782 Boston, MA 02116 City: Zip: CHRIS@RAA-INC.COM Phone (Davtime): E-mail address: 5. Report(s) Prepared by: Leighton Consulting, Inc. 6. Report Date(s): 9/1/2023 Storm Damage ✓ Proposed Under Construction 7. Status of project: 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: Position: VP and Owner's Representative 10. Applicant Signature: (DEPARTMENT USE ONLY) **REVIEW REQUESTED REVIEW REQUESTED** Fee Due: FEES FEES X Soils Engineering 2 No. of Lots Fee Verified By: Date: Geology No. of Acres achier Lice Only Combined Soils Engr. & Geol. Division of Land Supplemental Other Combined Supplemental Expedite ch Import-Export Route Response to Correction Expedite ONLY Cubic Yards: Sub-total 544 Surcharges ACTION BY: TOTAL FEE NOT APPROVED THE REPORT IS: BELOW □ ATTACHED □ APPROVED WITH CONDITIONS Kaid on Date For Geology For Soils Date

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request will provide reasonable accommodation to ensure equal access to its programs, services and activities.