



Grover Hollingsworth and Associates, Inc.

October 23, 2017
GH17563-G

A and T Development LLC
c/o Pacific Crest Consultants
23622 Calabasas Road, #100
Calabasas, California 91302

Subject: Additional Response to City of Los Angeles Review Letters, Proposed Private Street 1437 for Access to 1830 N. Blue Heights Drive; PT NE 1/4 Sec 7, T1S, R14W (Arb 23); 1830 N. Blue Heights Drive, Los Angeles, California.

Reference: Reports by Grover-Hollingsworth and Associates, Inc.: Geologic and Soils Engineering Exploration, Proposed Single-Family Dwelling, Swimming Pool and Retaining Walls, dated August 4, 2016; Response to City Correction Letter and Revised Basement Wall Designs, Proposed Residential Development, dated November 15, 2016; and Geologic and Soils Engineering Exploration, Proposed Private Street 1437, dated April 20, 2017.

City of Los Angeles: Correction Letter, dated September 13, 2016 (Log #94559); Approval Letter, dated December 14, 2016 (Log #94559-01); and Review Letter, dated May 18, 2017 (Log #97204).

City of Los Angeles, Department of Public Works, Bureau of Engineering, Geotechnical Review Letter, dated August 8, 2017.

Gentlemen:

This letter presents our additional responses to the above-referenced City of Los Angeles review letter dated May 18, 2017, and Bureau of Engineering August 8, 2017 review letter concerning the private street project. These responses follow consultation with the Building and Safety Geotechnical Reviewer.

Engineering Geology

Geotechnical Engineering

31129 Via Colinas, Suite 707, Westlake Village, California 91362 • (818) 889-0844 • (FAX) 889-4170
The Department of Building and Safety has requested that we revise our geologic map to indicate the areas where each soil nail design is applicable. The preliminary design are provided in our April 20, 2017, report and are summarized in the following table and the applicable areas for each design are shown on the enclosed revised Geologic Maps.

Geologic Section	Soil Nail Spacing	Soil Nail Length
A	10	14
B	10	14
D	8	26
F	8	20
G	8	19
H	5	26

Our responses to the Bureau of Engineering review letter are provided below on an item-by-item basis.

Bullet 1: *Updated Private Street Map that depicts all the proposed retaining, soil nail, and slough walls.*

Response: An updated Private Street Map is being prepared by others that will show the requested information.

Bullet 2: *Where the street is to be widened over the south or west descending slope on the downslope side, describe the proposed earthwork and construction. Note that the Department of Public Works (Department) allows construction of fill slopes at gradients no steeper than 2:1 H:V (horizontal:vertical)*

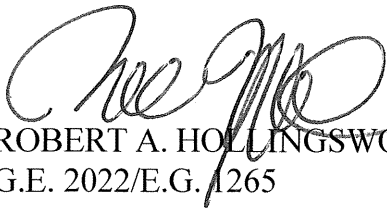
Response: Locations where the private street is to be widened past the western or southern downslope side of the current graded road will be supported by pile-supported retaining walls. No graded fill slopes are planned. Grading recommendations for the retaining wall backfill are provided in our referenced report.

Item 3: *The Grover Hollingsworth and Associates, Inc., July 18, 2017 report demonstrates*

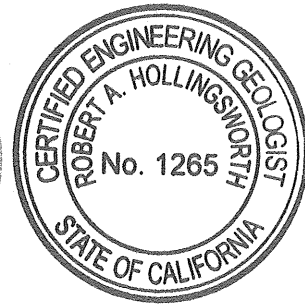
east of the proposed residence and near the eastern property line. Describe the proposed earthwork and construction for the proposed widening.

Response: Based on review of the most recent Private Street map, the widening of the street east of the residence beyond the current southern edge of the graded roadway is not planned.

Respectfully submitted,



ROBERT A. HOLLINGSWORTH
G.E. 2022/E.G. 1265



RAH:dl

Enc: City of Los Angeles Bureau of Engineers Review Letter (dated August 8, 2017) (3 sheets)
Geologic Map (pocket)
Geologic Map 2 (pocket)

xc: (1) Addressee (c/o Steve Byrne)
(1) Steve Byrne via email
(1) Ameen Ayoub
(1) Ameen Ayoub via email
(4) Pacific Crest Consultants (Attention: Penny Flinn)

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1149 S. BROADWAY, SUITE 700
LOS ANGELES, CA 90015-2213

<http://eng.lacity.org>

August 8, 2017

A & T Development, LLC
6423 Wilshire Boulevard
Los Angeles, CA 90048

Dear Mr. Steve Byrne:

***GEOTECHNICAL REVIEW, PRIVATE STREET MAP NO. 1437, PROJECT ADDRESS
1830 N. BLUE HEIGHTS DRIVE, LOS ANGELES, CALIFORNIA 90069,
RECOMMENDATIONS RELATING TO GEOLOGIC AND SOIL CONDITIONS,
W.O. EPRCLMAP GEO FILE NO. 17-134***

The City Engineer recommends approval be withheld for Private Street Map No. 1437 until additional information is provided. This information is necessary to evaluate conditions that apply to public property, private streets, adjacent slopes, and proposed site improvements. Our recommendation is based on our review of the following:

1. Grover Hollingsworth and Associates, Inc., Geologic and Soils Engineering Exploration, Proposed Single-Family Dwelling Pad, Deck, and Private Street Improvements, NE 1/4, SEC 7 T1S R14W, 1830 N. Blue Heights Drive, Los Angeles, CA, project number GH17563-G, dated August 4, 2016, by the consulting geotechnical engineer Robert A. Hollingsworth (GE 2022).
2. City of Los Angeles, Department of Building and Safety, Geology and Soils Report Correction Letter, PT NE 1/4 SEC 7 T1S R14W (Arb. 23), 1830 N. Blue Heights Drive, LOG # 94559, dated September 13, 2016.
3. Grover Hollingsworth and Associates, Inc., Response to City Correction Letter and Revised Basement Wall Designs, Proposed Residential Development; PT NE 1/4, SEC 7 T1S R14W, 1830 N. Blue Heights Drive, Los Angeles, CA, project number GH17563-G, dated November 15, 2016, by the consulting geotechnical engineer Robert A. Hollingsworth (GE 2022).

GEOTECHNICAL ENGINEERING GROUP

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4. City of Los Angeles, Department of Building and Safety, Geology and Soils Report Approval Letter, PT NE 1/4 SEC 7 T1S R14W (Arb. 23), 1830 N. Blue Heights Drive, LOG # 94559-01, dated December 16, 2016.
5. Grover Hollingsworth and Associates, Inc., Geologic and Soils Engineering Exploration, Proposed Private Street 1437 for Access to 1830 N. Blue Heights Drive, PT NE 1/4, SEC 7, T1S, R14W (Arb. 23), 1830 N. Blue Heights Drive, Los Angeles, CA, project number GH17563-G, dated February 28, 2017, by the consulting geotechnical engineer Robert A. Hollingsworth (GE 2022).
6. Grover Hollingsworth and Associates, Inc., Geologic and Soils Engineering Exploration, Proposed Private Street 1437 for Access to 1830 N. Blue Heights Drive, PT NE 1/4, SEC 7, T1S, R14W (Arb. 23), 1830 N. Blue Heights Drive, Los Angeles, CA, project number GH17563-G, dated April 20, 2017, by the consulting geotechnical engineer Robert A. Hollingsworth (GE 2022).
7. City of Los Angeles, Department of Building and Safety, Geology and Soils Report Review Letter, PS-1437 (Private Street), PT NE 1/4 SEC 7 T1S R14W (Arbs. 22, 23, 24, and 27), 1830 N. Blue Heights Drive, LOG # 97204, dated May 18, 2017.
8. Grover Hollingsworth and Associates, Inc., Response to City Review Letter, Proposed Private Street 1437 for Access to 1830 N. Blue Heights Drive, PT NE 1/4, SEC 7 T1S, R14W (Arb. 23), 1830 N. Blue Heights Drive, Los Angeles, CA, project number GH17563-G, dated July 18, 2017, by the consulting geotechnical engineer Robert A. Hollingsworth (GE 2022).
9. Private Street Map No. 1437, prepared by Harvey A. Goodman Civil Engineer, map updated April 14, 2017, with a Los Angeles Department of Public Works, Geotechnical Engineering Group stamp date of July 20, 2017.

The review of this private street map will be continued following submittal of all project reports and maps to this office (with exception to the reports listed above) that pertain to geology and soil engineering, and the subsequent addendums. The submittal should also include, but need not be limited to, the following:

- Updated Private Street Map that depicts all the proposed retaining, soil nail, and slough walls.
- Where the street is to be widened over the south or west descending slope on the downslope side, describe the proposed earthwork and construction. Note that the Department of Public Works (Department) allows construction of fill slopes at gradients no steeper than 2:1 H:V (horizontal:vertical).
- The Grover Hollingsworth and Associates, Inc. July 18, 2017 report demonstrates proposed widening of Blue Heights Drive on the southern or downslope side, immediately east of the proposed residence and near the eastern property line. Describe the proposed earthwork and construction for the proposed widening.

If you have any questions regarding this letter, please call Daniel Orris at (213) 847-0488.

GEOTECHNICAL ENGINEERING GROUP
1149 South Broadway, Suite 120, Los Angeles, CA 90015-2213, (213) 847-0469, Fax (213) 847-0541



Sincerely,

Gary L. Moore, PE, ENV SP
City Engineer

By:



Craig Kunesh, Engineering Geologist I
Geotechnical Engineering Group

cc: Georgic Avanesian, Land Development Group, Subdivision Engineering, Mail Stop 901
Jesus A. Acosta, Department of Building and Safety, Mail Stop 115

