



Luciralia Ibarra <Luciralia.Ibarra@lacity.org>

Fwd: VTT 72370, log 83343-01

Tyna Hall <tyna.hall@lacity.org>
To: Luciralia Ibarra <Luciralia.Ibarra@lacity.org>



Thu, Jul 16, 2015 at 10:56 AM

----- Forwarded message -----

From: **Odette Gregoryona** <odette.gregoryona@lacity.org>
Date: Thu, Jul 16, 2015 at 10:30 AM
Subject: VTT 72370, log 83343-01
To: Tyna Hall <tyna.hall@lacity.org>, Mary Crowell <mary.crowell@lacity.org>

Tyna Hall
City of Los Angeles – Department of City Planning
Division of Land Section I Planning Implementation
200 N. Spring Street, Room 720
Los Angeles, CA 90012
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2 attachments

-  **83343-01.pdf**
365K
-  **83343-01.wpd**
20K

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

GEOLOGY AND SOILS REPORT CORRECTION LETTER

June 29, 2015

LOG # 83343-01
SOILS/GEOLOGY FILE - 2
AP

To: Jim Tokunaga, Deputy Advisory Agency
Department of City Planning
200 N. Spring Street, 7th Floor, Room 750

From: John Weight, Grading Division Chief
Department of Building and Safety

Tentative Tract: 72370
LOT(S): 1 Master Lot and 10 Airspace Lots
LOCATION: 8150 W. Sunset Boulevard

<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	123-92034	05/18/2015	Golder Associates
Response Report	123-92034	05/18/2015	Golder Associates
Geology Report	123-92034-02	"	"

<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. Correction Letter	83343	11/21/2014	LADBS
Geology Report	123-92034-02	01/27/2014	Golder Associates
Soils Report	123-92034	10/03/2014	"

The Grading Division of the Department of Building and Safety has reviewed the referenced reports that concern a proposed multi-level residential and commercial development, including one building with a 9-story and a 16-story portion and a separate 3 story building. Two subterranean levels are proposed. According to the reports, the site gently slopes to the south and is occupied by commercial developments. All of the existing structures are to be removed to accommodate the proposed development. The earth materials at the subsurface exploration locations consist of alluvium.

The property is located within an Official Alquist-Priolo Earthquake Fault Zone (APEFZ) that was established (November 6, 2014) by the California Geological Survey for the Hollywood fault on the USGS 7.5 minute Hollywood Quadrangle. Along with the response report that addresses the comments of the 11/21/2014 Department Correction Letter, a new revised geologic report, dated 05/18/2015 was submitted and is intended to replace the geologic report dated 01/27/2014.

The review of the subject reports can not 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 2014 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. Based on the figure titled "Cross Section Locations" in the response report, a proposed structure is located at the northwest corner of the site. Provide geologic exploration 50 feet northwest of the structure (offsite) to determine the possible existence of an active fault within 50 feet of its planned location. Alternatively, show a setback area (building exclusion zone) or reinforced foundation zone on all site plans included in the reports.
2. As explained in Comment 1 of the previous letter, dated 11/21/2014, the Department does not except a zero setback without considering a reinforced foundation that accommodates off-fault deformation. As noted in the current reports, the Department (Grading Division) has allowed a zero setback for a structure that was designed 10 inches of horizontal and 2 inches of vertical offset deformation. This design was for a specific project at 1840 Highland Avenue, which was recommended by GeoPentech (project consultants). Review the previous geologic work for 1840 Highland and compare the geologic/fault conditions of that site with the subject site. If appropriate, and based on independent review, indicate that the recommendations for that project (foundations that accommodate 10 inches of horizontal and 2 inches of vertical offset) would be adequate for the proposed project on Sunset Blvd.
3. Regarding the response to Comment 5, if the consultant is referring to Figure 5 as the geotechnical map, the aerial photography thereon shows existing buildings, however proposed buildings are not shown. If the consultant is referring to Figures 6a and 6b as the cross-sections, no existing or proposed buildings, retaining or walls or basements are shown. Provide a complete response. (P/BC 2014-113)
4. Regarding the response to Comment 6, the Department does not allow estimation of shear strength parameters for analyses. In addition, the values presented for widths less than 10 feet are much higher than calculated by Terzaghi's bearing capacity equation. Provide bearing capacities based on direct shear testing (3-points minimum) correctly calculated. Provide settlement analyses. Alternatively, use Code bearing values.
5. Comment 10 on the relatively low blow count data was to question the bearing capacity values recommended. The Department does not allow determination of the internal angle of friction, bearing capacities and pile skin friction by SPT or CPT data. Determine bearing capacity and/or skin friction by direct shear test results.
6. Regarding the response to Comment 11, the Department does not accept SPT/CPT derived shear strengths in long-term slope stability and retaining wall analyses. Provide saturated direct shear test data on the earth material to be retained, and utilize the saturated unit weights of earth materials in long-term slope stability and retaining wall analyses where these result in more critical computed factors of safety. (P/BC 2014-049)
7. Regarding the response to Comment 13, provide recommendations for shoring, including the lateral earth pressure shoring is the retaining.

Where an excavation would remove lateral support (as defined in Code Section 3307.3.1) from an adjacent public way, property or structure, provide analysis demonstrating that shoring has an acceptable factor of safety ($FS \geq 1.25$) against failure based on the shear strength parameters of the earth materials the shoring is to support, at the most critical

degree of saturation that is expected to occur. All surcharge loads shall be considered. (P/BC 2014-113)

8. Regarding the response to Comment 15, where is the laboratory report cover letter? Provide it.

The geologist and soils engineer shall prepare a report containing the corrections indicated in this letter. The report shall be in the form of an itemized response. It is recommended that once all correction items have been addressed in a response report, to contact the report review engineer and/or geologist to schedule a verification appointment to demonstrate compliance with all the corrections. Do not schedule an appointment until all corrections have been addressed. Bring three copies of the response report, including one unbound wet-signed original for microfilming in the event that the report is found to be acceptable.

DCS / 

DCS/CD:dcs/cd
Log No. 83343-01
213-482-0480

cc: AG SCH 8150 Sunset Boulevard Owner LP, Owner
Michael Nytzen, Applicant
Golder Associates, Project Consultant
LA District Office

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8150 W. Sunset Boulevard

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