



a division of Applied Soil Technology, Inc.

GEOTECHNICAL & ENVIRONMENTAL ENGINEERING CONSULTANTS

August 26, 2020

16-406-22

California Food Managers, LLC
6404 Wilshire Boulevard
Los Angeles, California 90048

Subject: Response To Peer Review Comments
Geotechnical Investigation
Proposed New Mixed-Use Commercial Building
Lot A, Tract 3068
17346 W. Sunset Blvd.
Los Angeles, CA 90272

Gentleman:

INTRODUCTION

We are pleased to submit this response report to peer review comments, for the subject project. Our original report of Geotechnical Investigation for the subject project was issued by this office on 1/24/2017 for a proposed new mixed-use multi-level commercial building on the subject site.

The city reviewed our report and prepared their Approval Letter with conditions, dated 4/19/2018 (Log # 102701). For convenience, we have enclosed copies of the City Approval Letter with this submittal.

This brief response report is in response to comments in a brief letter prepared by ENGEO, dated 7/13/2020, prepared for the neighboring property homeowner association, Edgewater Towers HOA.

RESPONSE TO COMMENTS

1. *Supplemental geotechnical exploration at the top of the slope and/or mid-slope, to characterize subsurface conditions behind the planned retaining wall, and to provide a basis for retaining wall design parameters.*

As part of our work, we reviewed the prior reports for the existing Edgewater buildings, and provided a summary of those reports in our report. Several geotechnical borings were advanced by Dames and Moore in the late 1950s along the terrace where the current buildings are situated. Bedrock was encountered from between 2 to 10 feet depth below ground surface, as presented in their boring logs. Similarly, in our test pits along the ascending slope of the subject property, we also encountered up to 4-5 feet surficial fill and soil over sedimentary bedrock, which is similar to what was encountered by Dames and Moore. Therefore, we feel that additional exploration is not necessary, and there is sufficient exploratory data to present recommendations for shoring and retaining walls.

2. *Supplemental slope stability analysis as the design progresses, including confirmation that the allowable shoring movement will not adversely impact the adjacent existing structures.*

After the planned excavation is made, there will be not remain a slope to be analyzed. All cuts will be supported by shoring system that would include a combination of cantilevered and restrained systems depending upon the magnitude of the cut, as discussed in our original report. Our original report has presented the supporting engineering calculations for design of all earth retaining structures (temporary and permanent).

The recommended allowable lateral movement at the tops of the piles where off-site buildings are present, was given to be ½ of one inch which. At this level, it is our opinion that off-site buildings will not be adversely affected. This level of lateral movement is the current acceptable limits in the City of Los Angeles.

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Should you have any questions regarding this submittal, or wish to discuss the project further, please do not hesitate to call us.

Respectfully Submitted,

APPLIED EARTH SCIENCES



Shant Minas
Engineering Geologist
EG 2607



Caro J. Minas, President
Geotechnical Engineer
GE 601



Enclosure: Peer-Review Letter by ENGEO, 7/13/2020
LADBS Approval Letter, 4/19/2018, Log No. 102701

SM/CJM/se

Distribution : (3)

Project No.
16306.000.000

July 13, 2020

Edgewater Towers HOA
17352 Sunset Blvd., Unit 101D
Pacific Palisades, CA 90272

Subject: Edgewater Towers - Pacific Palisades
17352 Sunset Blvd
Pacific Palisades, California

SUMMARY OF 2019 REVIEW OF PREVIOUS AES GEOTECHNICAL STUDY AT ADJACENT PROPERTY DEVELOPMENT

At your request, this letter summarizes the findings of our 2019 review of the AES Geotechnical Investigation Report for an adjacent property development, dated January 24, 2017. Our review was performed to consider and evaluate potential impacts due to development of the 17346 Sunset Boulevard property with respect to the adjacent Edgewater Towers' property and structures.

The proposed design for the former Jack-In-The-Box property, adjacent to the Edgewater Towers community, includes a five-story mixed-use building with a subterranean parking level, parking on the first and second levels, street-grade retail space, and residential units on the second through fifth floors. The proposed development would require construction of a retaining wall along the property line the site shares with the Edgewater Towers community.

SUMMARY OF REVIEW

On the basis of our review, it is our finding that the AES Geotechnical Investigation Report dated January 24, 2017, alone does not provide enough information to show the proposed development at 17346 West Sunset Boulevard will not adversely affect the slope beneath the Edgewater Towers community.

The geotechnical design parameters for the proposed retaining wall should consider the planned retention of approximately 30 feet of soil. The AES report design parameters appear to be derived from borings within the existing parking lot at the base of the slope, test pits excavated into the base of the slope, and geotechnical reports that are over 50 years old. As such, we opine that the AES report provides limited to no site-specific information about the soil conditions behind the proposed wall, directly adjacent to Edgewater Towers' structures. Furthermore, it is unclear if AES completed slope stability analyses to support their conclusion that the project would have no adverse stability impacts on Edgewater Towers' property or structures.

RECOMMENDATIONS TO ADDRESS GEOTECHNICAL DATA GAPS

We recommend additional geotechnical investigation and evaluation of the project's potential impact on the shared slope and existing structures. The additional geotechnical investigation and analysis should include:

- Supplemental geotechnical exploration at the top of the slope and/or mid-slope, to characterize subsurface conditions behind the planned retaining wall, and to provide a basis for retaining wall design parameters.
- Supplemental slope stability analysis as the design progresses, including confirmation that the allowable shoring movement will not adversely impact the adjacent existing structures.

Edgewater Towers HOA should be allowed to review the grading, shoring, and structural plans to evaluate the potential impact to the slope between the proposed project and the Edgewater Towers community, as well as the impact to the existing Edgewater Towers' foundation elements, in accordance with Condition 5 of the City of LA Geology and Soils Report Approval Letter.

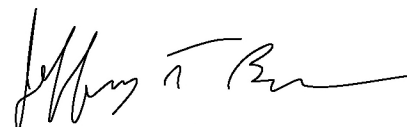
CLOSING

Our review was limited to the documents provided by the Edgewater Towers HOA. If other documents become available, we recommend ENGEO have the opportunity to review them and assess whether changes to our findings or recommendations are necessary. We strived to perform our professional services in accordance with generally accepted principles and practices currently employed in the area; there is no warranty, either express or implied.

If you have any questions or comments regarding this letter, please call and we will be glad to discuss them with you. We will contact you shortly to coordinate the geotechnical exploration locations and schedule drilling.

Sincerely,

ENGEO Incorporated



Jeff Braun, PE, PMP
jb/tpb/jf



Theodore P. Bayham, GE, CEG



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OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

GEOLOGY AND SOILS REPORT APPROVAL LETTER

April 19, 2018

LOG # 102701
SOILS/GEOLOGY FILE - 2
LIQ

California Food Managers, LLC
6404 Wilshire Boulevard
Los Angeles, CA 90048

TRACT: 3068
LOT: A
LOCATION: 17346 W. Sunset Boulevard

<u>CURRENT REFERENCE</u>	<u>REPORT</u>	<u>DATE OF</u>	<u>PREPARED BY</u>
<u>REPORT/LETTER</u>	<u>No.</u>	<u>DOCUMENT</u>	
Geology/Soils Report	16-406-22	01/24/2017	Applied Earth Sciences

The Grading Division of the Department of Building and Safety has reviewed the referenced report that provides recommendations for the proposed 6-story mixed use building with 2 subterranean levels and retaining walls up to 40 feet in height. The earth materials at the subsurface exploration locations consist of up to 5 feet of uncertified fill underlain by up to 3 feet of native soil and Topanga Formation sandstone, siltstone and shale bedrock. The consultants recommend to support the proposed structures on conventional and/or mat-type foundations bearing on competent bedrock.

The site is located in a designated liquefaction hazard zone as shown on the "Seismic Hazard Zones" map issued by the State of California. The Liquefaction study included as a part of the report demonstrates that the site does not possess a liquefaction potential. This satisfies the requirement of the 2017 Los Angeles City Building Code Section 1802.2.7.

The referenced report is 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. The entire site shall be brought up to the current Code standard (7005.9).
2. Conformance with the Zoning Code Section 12.21 C8, which limits the heights and number of retaining walls, will be determined during structural plan check.

3. Approval shall be obtained from the Department of Public Works, Bureau of Engineering, Development Services and Permits Program for the proposed removal of support and/or retaining of slopes adjoining to public way (3307.3.2).

1828 Sawtelle Blvd., 3rd Floor, West LA (310) 575-8388

4. Secure the notarized written consent from all owners upon whose property proposed grading/construction access is to extend, in the event off-site grading and/or access for construction purposes is required (7006.6). The consent shall be included as part of the final plans.
5. Provide a notarized letter from all adjoining property owners allowing tie-back anchors on their property (7006.6).
6. The geologist and soils engineer shall review and approve the detailed plans prior to issuance of any permits. This approval shall be by signature on the plans that clearly indicates the geologist and soils engineer have reviewed the plans prepared by the design engineer; and, that the plans include the recommendations contained in their reports (7006.1).
7. All recommendations of the report that are in addition to or more restrictive than the conditions contained herein shall be incorporated into the plans.
8. A copy of the subject and appropriate referenced reports and this approval letter shall be attached to the District Office and field set of plans (7006.1). Submit one copy of the above reports to the Building Department Plan Checker prior to issuance of the permit.
9. A grading permit shall be obtained for all structural fill and retaining wall backfill (106.1.2).
10. All graded, brushed or bare slopes shall be planted with low-water consumption, native-type plant varieties to protect slopes against erosion (7012).
11. All new graded slopes shall be no steeper than 2H:1V (7010.2 & 7011.2).
12. Prior to the issuance of any permit, an accurate volume determination shall be made and included in the final plans, with regard to the amount of earth material to be exported from the site. For grading involving import or export of more than 1000 cubic yards of earth materials within the grading hillside area, approval is required by the Board of Building and Safety. Application for approval of the haul route must be filed with the Board of Building and Safety Commission Office. Processing time for application is approximately 8 weeks to hearing plus 10-day appeal period.
13. All man-made fill shall be compacted to a minimum 90 percent of the maximum dry density of the fill material per the latest version of ASTM D 1557. Where cohesionless soil having less than 15 percent finer than 0.005 millimeters is used for fill, it shall be compacted to a minimum of 95 percent relative compaction based on maximum dry density. Placement of gravel in lieu of compacted fill is only allowed if complying with LAMC Section 91.7011.3.
14. Existing uncertified fill and soil shall not be used for support of footings, concrete slabs or new fill, as recommended (1809.2, 7011.3).

15. Drainage in conformance with the provisions of the Code shall be maintained during and subsequent to construction (7013.12).
16. Grading shall be scheduled for completion prior to the start of the rainy season, or detailed temporary erosion control plans shall be filed in a manner satisfactory to the Grading Division of the Department and the Department of Public Works, Bureau of Engineering, B-Permit Section, for any grading work in excess of 200 cubic yards (7007.1).

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17. All loose foundation excavation material shall be removed prior to commencement of framing. Slopes disturbed by construction activities shall be restored (7005.3).
18. The applicant is advised that the approval of this report does not waive the requirements for excavations contained in the General Safety Orders of the California Department of Industrial Relations (3301.1).
19. Temporary excavations that remove lateral support to the public way, adjacent property, or adjacent structures shall be supported by shoring, as recommended. Note: Lateral support shall be considered to be removed when the excavation extends below a plane projected downward at an angle of 45 degrees from the bottom of a footing of an existing structure, from the edge of the public way or an adjacent property. (3307.3.1)
20. Prior to the issuance of any permit that authorizes an excavation where the excavation is to be of a greater depth than are the walls or foundation of any adjoining building or structure and located closer to the property line than the depth of the excavation, the owner of the subject site shall provide the Department with evidence that the adjacent property owner has been given a 30-day written notice of such intent to make an excavation (3307.1).
21. The soils engineer shall review and approve the shoring and/or underpinning plans prior to issuance of the permit (3307.3.2).
22. Prior to the issuance of the permits, the soils engineer and the structural designer shall evaluate all applicable surcharge loads for the design of the retaining walls and shoring.
23. Shoring shall be designed for the lateral earth pressures specified in the section titled "Temporary Shoring" starting on page 11 of the 01/24/2017 report; all surcharge loads shall be included into the design.
24. Shoring shall be designed for a maximum lateral deflection of ¼ inch (per page 31 of the 01/24/2017 report) where a structure is within a 1:1 plane projected up from the base of the excavation, and for a maximum lateral deflection of 1 inch provided there are no structures within a 1:1 plane projected up from the base of the excavation, as recommended.
25. A shoring monitoring program shall be implemented to the satisfaction of the soils engineer.
26. All foundations shall derive entire support from competent bedrock, as recommended and approved by the geologist and soils engineer by inspection.

27. A foundation underdrain system shall be installed as recommended on pages 6 and 7 of the referenced report or the proposed structure shall be designed to resist hydrostatic pressure and uplift assuming groundwater level at 5 feet below the street level.
28. Foundations adjacent to a descending slope steeper than 3:1 (horizontal to vertical) in gradient shall be a minimum distance of one-third the vertical height of the slope but need not exceed 40 feet measured horizontally from the footing bottom to the face of the slope (1808.7.2). Where the slope is steeper than 1:1, the required setback shall be measured from an imaginary plane 45 degrees to the horizontal, projected upward from the toe of the slope.
29. Buildings adjacent to ascending slopes steeper than 3H:1V in gradient shall be setback from the toe of the slope a level distance measured perpendicular to slope contours equal to one-half the vertical height of the slope, but need not exceed 15 feet (1808.7.1). Where the slope is steeper than 1:1, the toe of the slope shall be assumed to be at the intersection of a horizontal plane drawn from the top of the foundation and a plane drawn tangent to the slope at an angle of 45 degrees to the horizontal.
30. Slabs placed on approved compacted fill shall be at least 5 inches thick, as recommended, and shall be reinforced with ½-inch diameter (#4) reinforcing bars spaced a maximum of 16 inches on center each way.
31. Concrete floor slabs placed on expansive soil shall be placed on a 4-inch fill of coarse aggregate or on a moisture barrier membrane.
32. The seismic design shall be based on a Site Class C, as recommended. All other seismic design parameters shall be reviewed by LADBS building plan check.
33. Retaining walls shall be designed for the lateral earth pressures specified in the section titled "Basement Garage Walls" starting on pages 17 and 19 of the 01/24/2017 report. All surcharge loads shall be included into the design.
34. All retaining walls shall be provided with a standard surface backdrain system and all drainage shall be conducted in a non-erosive device to the street in an acceptable manner (7013.11).
35. With the exception of retaining walls designed for hydrostatic pressure, all retaining walls shall be provided with a subdrain system to prevent possible hydrostatic pressure behind the wall. Prior to issuance of any permit, the retaining wall subdrain system recommended in the soils report shall be incorporated into the foundation plan which shall be reviewed and approved by the soils engineer of record (1805.4).
36. Installation of the subdrain system shall be inspected and approved by the soils engineer of record and the City grading/building inspector (108.9).
37. Basement walls and floors shall be waterproofed/damp-proofed with an LA City approved "Below-grade" waterproofing/damp-proofing material with a research report number (104.2.6).
38. Prefabricated drainage composites (Miradrain, Geotextiles) may be only used in addition to traditionally accepted methods of draining retained earth.

39. Where the ground water table is lowered and maintained at an elevation not less than 6 inches below the bottom of the lowest floor, or where hydrostatic pressures will not occur, the floor and basement walls shall be damp-proofed. Where a hydrostatic pressure condition exists, and the design does not include a ground-water control system, basement walls and floors shall be waterproofed. (1803.5.4, 1805.1.3, 1805.2, 1805.3)
40. The structure shall be connected to the public sewer system per P/BC 2014-027.
41. All roof, pad and deck drainage shall be conducted to the street in an acceptable manner in non-erosive devices or other approved location in a manner that is acceptable to the LADBS and the Department of Public Works; water shall not be dispersed on to descending slopes without specific approval from the Grading Division and the consulting geologist and soils engineer (7013.10).
42. All concentrated drainage shall be conducted in an approved device and disposed of in a manner approved by the LADBS (7013.10).
43. Sprinkler plans for irrigation shall be submitted and approved by the Mechanical Plan Check Section (7012.3.1).
44. Any recommendations prepared by the geologist and/or the soils engineer for correction of geological hazards found during grading shall be submitted to the Grading Division of the Department for approval prior to use in the field (7008.2, 7008.3).
45. The geologist and soils engineer shall inspect all excavations to determine that conditions anticipated in the report have been encountered and to provide recommendations for the correction of hazards found during grading (7008 & 1705.6).
46. Prior to pouring concrete, a representative of the consulting soils engineer shall inspect and approve the footing excavations. The representative shall post a notice on the job site for the LADBS Inspector and the Contractor stating that the work inspected meets the conditions of the report. No concrete shall be poured until the LADBS Inspector has also inspected and approved the footing excavations. A written certification to this effect shall be filed with the Grading Division of the Department upon completion of the work. (108.9 & 7008.2)
47. Prior to excavation an initial inspection shall be called with the LADBS Inspector. During the initial inspection, the sequence of construction; shoring; underpinning; protection fences; and, dust and traffic control will be scheduled (108.9.1).
48. Installation of shoring, underpinning, slot cutting excavations and/or pile installation shall be performed under the inspection and approval of the soils engineer and deputy grading inspector (1705.6).
49. The installation and testing of tie-back anchors shall comply with the recommendations included in the report or the standard sheets titled "Requirement for Tie-back Earth Anchors", whichever is more restrictive. [Research Report #23835]
50. Prior to the placing of compacted fill, a representative of the soils engineer shall inspect and approve the bottom excavations. The representative shall post a notice on the job site for the LADBS Inspector and the Contractor stating that the soil inspected meets the conditions of the report. No fill shall be placed until the LADBS Inspector has also

inspected and approved the bottom excavations. A written certification to this effect shall be included in the final compaction report filed with the Grading Division of the Department. All fill shall be placed under the inspection and approval of the soils engineer. A compaction report together with the approved soil report and Department approval letter shall be submitted to the Grading Division of the Department upon completion of the compaction. In addition, an Engineer's Certificate of Compliance with the legal description as indicated in the grading permit and the permit number shall be included (7011.3).

51. No footing/slab shall be poured until the compaction report is submitted and approved by the Grading Division of the Department.


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