

City of Los Angeles
INTER-DEPARTMENTAL CORRESPONDENCE

APPROVAL

Tramonto Grading

December 5, 2001

Log No. 31587-05
(Grading Tentative Tract Doc - 51)

To: Emily Gabel-Luddy, Deputy Advisory Agency
Department of City Planning

From: David T. Hsu, Chief of Grading Section
Department of Building and Safety

Subject: TENTATIVE TRACT: 52928
LOTS: 1 (Condominium)
LOCATION: 17331-17333 Tramonto Dr

<u>PREVIOUS REFERENCE REPORT/LETTER(S)</u>	<u>REPORT NO.</u>	<u>DATE(S) OF DOCUMENT</u>	<u>PREPARED BY</u>
Geology/Soil Report	18457-I	10/02/01	J. Byer Group
Geology/Soil Report	18457-I	08/28/01	J. Byer Group
Geology/Soil Report	18457-I	06/29/01	J. Byer Group
Geology/Soil Report	18457	11/29/00	J. Byer Group
Geology/Soil Report	18457-I	08/16/00	J. Byer Group
Department letter	29828	02/07/00	LADBS
Department letter	31587	09/21/00	LADBS
Department letter	31587-01	01/22/01	LADBS
Department letter	31587-02	06/30/01	LADBS
Department letter	31587-03	09/13/01	LADBS
Department letter	31587-04	10/29/01	LADBS
Approval letter	00-101	10/31/01	Public Works

The Grading Section of the Department of Building and Safety has reviewed the tentative tract map together with the geologic and soil engineering reports. Six new condominium buildings are proposed. The existing apartment buildings will be demolished. The western portion of the site consists of an active landslide, which extends above and below the property. It is proposed to remove and re-compact the portion of the landslide that exists on the property. Retaining walls supporting up to 50 feet of compacted fill are proposed on the eastern portion of the site.

A favorable report has been received from the Geotechnical Engineering Division of the Bureau of Engineering. Tentative Tract 52928 is approved subject to the following conditions:

1. Prior to the recordation of the final map, a grading permit shall be obtained from the Department of Building and Safety.
2. Prior to issuance of a permit, the owners shall record a sworn affidavit with the Office of the County Recorder which attests to their knowledge that the western portion of the site (buildings 1 & 2) will still be bordered by active landslide on three sides after the completion of the development, and that they are aware of the potential for debris to collect behind the rear property line wall and the western property line wall, affecting the surface drain system, and that there is the potential for the landslide to remove support

- from the lower property line which could require the future construction of walls between the piles to provide support, and that the owner and future homeowners association agrees to assume the responsibility to keep the surface drain system behind the retaining walls clear of debris, to take responsibility for any future maintenance/repairs and to inform all future owners of these conditions.
3. All existing landslide debris shall be removed and replaced as certified compacted fill, as recommended.
 4. The following piles shall be designed for a minimum thrust, times pile spacing, as recommended:
Piles P1 to P10 - 175 Kips
Piles P11 to P17 - decreasing from 175 to 145 Kips
Piles P17 to P35 - 145 Kips
Piles P36 to P40 and all other pile supported retaining wall structures shall be designed for a minimum EFP of 65 PCF and 30 PCF, respectively, times pile spacing, as recommended.
 5. Piles P1 through P40 shall be designed so that the deflection at the top of the piles is a maximum of 1 (one) inch, as recommended.
 6. Pile supporting building 2 shall derive support from below the 1:1 set back plane projected up from the bottom of the fill along the southern property line. Also, the piles shall be embedded a minimum of 8 feet into bedrock or compacted fill, as recommend.
 7. The structures shall be supported entirely either on compacted fill or bedrock.
 8. Seismic design shall be based on Soil Profile Type Sc, as recommended
 9. A shoring monitoring program shall be implemented to the satisfaction of the soils engineer.
 10. The soils engineer shall review and approve the shoring plans prior to issuance of the permit. Installation of shoring shall be performed under the continuous inspection and approval of the soils engineer.
 11. Pile shafts shall be designed for a lateral load of 1000 pounds per linear foot of shaft exposed to the existing fill, soil and weathered bedrock. Friction piles supporting the portion of Building 2, shall be designed for a minimum of 5 kips creep, with a point of application at the ground surface, as recommended.
 12. The pile excavations shall be logged by the geologist to verify that the geologic conditions are not different than presented in the reports; the data shall be submitted to the Department prior to beginning the grading of the landslide.
 13. All friction pile drilling and installation shall be performed under the continuous inspection and approval of the soils engineer.

14. The grading of the landslide shall not begin until it is verified that groundwater levels are below the bottom of the landslide. Additionally, the grading of the landslide shall not begin unless there is adequate time to complete the grading before the start of the rainy season.
15. A minimum of ten feet of freeboard shall be provided along the northern property line, above soldier pile Nos. P17 to P29; the freeboard shall be designed for a minimum EFP of 65 pcf, as recommended; The freeboard shall also be extended along the western property line.
16. Prior to the issuance of any permit which 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.
17. A registered grading deputy inspector approved by and responsible to the project geotechnical engineer shall be required to provide continuous inspection for the proposed shoring.
18. Tie-backs are currently not proposed or approved.
19. Subdrain systems shall be installed between the soldier piles in the landslide and along the bottom of the landslide removal; A minimum of three continuous drains shall be provided beneath the proposed fill, as shown on the cross-sections in the reports and a continuous drain shall be provided at the bottom of the fill along the western property line; The water from the subdrain systems shall be conducted by gravity flow to an acceptable location at Castellammare Drive.
20. The 20-foot-wide strip of the property that extends up from Castellammare Drive shall be stabilized, as recommended in the reports.
21. All new slopes shall be no steeper than 2:1.
22. Adequate temporary erosion control devices acceptable to the Department, and if applicable the Department of Public Works, shall be provided and maintained during the rainy season.
23. All recommendations of the reports dated 08/16/00, 11/29/00, 06/29/01, 08/28/01 and 10/02/01, prepared by Jon Irvine (CEG 1691, RCE 55005) of The J. Byer Group, which are in addition to or more restrictive than the conditions contained herein shall be incorporated into the plans.
24. The applicant is advised that the approval of this report does not waive the requirements for excavations contained in the State Construction Safety Orders enforced by the State Division of Industrial Safety.
25. A grading permit shall be secured and a grading bond posted.

26. 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. Submit one copy of the above reports to the Building Department Plan Checker prior to issuance of the permit.
27. The geologist and soil 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.
28. Any recommendations prepared by the consulting geologist and/or the soils engineer for correction of geological hazards found during grading shall be submitted to the Department for approval prior to utilization in the field.
29. 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; or 95 percent where less than 15 percent fines passes 0.005mm.
30. Existing uncertified fill shall not be used for support of footings, concrete slabs or new fill.
31. All roof and pad drainage shall be conducted to the street in an acceptable manner.
32. Retaining walls shall be designed for a minimum EFP as specified on page 28 of the report dated 08/16/2000.
33. All retaining walls shall be provided with a standard surface backdrain system and all drainage shall be conducted to the street in an acceptable manner and in a non-erosive device.
34. Prior to issuance of the building permit, the design of the subdrainage system required to prevent possible hydrostatic pressure behind retaining walls shall be approved by the soils engineer and accepted by the Department. Installation of the subdrainage system shall be inspected and approved by the soils engineer and by the City grading inspector.
35. Footings adjacent to a descending slope steeper than 3:1 in gradient shall be located a distance of one-third the vertical height of the slope but need not exceed 40 feet measured horizontally from the face of the slope.
36. Buildings adjacent to ascending slopes shall be set back from the toe of the slope a level distance equal to one half the vertical height of the slope, but need not exceed 15 feet in accordance with Code Section 91.1806.5.2.
37. Pile caisson and/or isolated foundation ties are required by Code Section 91.1807.2. Exceptions and modification to this requirement are provided in Rule of General Application 662.
38. 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 Grading Section. Processing time for application is approximately 8 weeks to hearing plus 10-day appeal period.

39. Prior to the placing of compacted fill, a representative of the consulting Soils Engineer shall inspect and approve the bottom excavations. He shall post a notice on the job site for the City Grading Inspector and the Contractor stating that the soil inspected meets the conditions of the report, but that no fill shall be placed until the City Grading Inspector has also inspected and approved the bottom excavations. A written certification to this effect shall be filed with the Department upon completion of the work. The fill shall be placed under the inspection and approval of the Foundation Engineer. A compaction report shall be submitted to the Department upon completion of the compaction.
40. The consulting geologist shall periodically inspect the grading and upon completion submit a final report stating that the completed work complies with his recommendations. Geological data shall be obtained from grading exposures, particularly at back slope cuts for fills and buttress and on cut surfaces. This data shall be presented on a final geological map and as-graded plan.
41. Prior to the pouring of concrete, a representative of the consulting Soil Engineer shall inspect and approve the footing excavations. He shall post a notice on the job site for the City Building Inspector and the Contractor stating that the work so inspected meets the conditions of the report, but that no concrete shall be poured until the City Building Inspector has also inspected and approved the footing excavations. A written certification to this effect shall be filed with the Department upon completion of the work.
42. When water over 3 inches in depth is present in drilled pile holes, a concrete mix with a strength p.s.i. of 1000 over the design p.s.i. shall be tremied from the bottom up; an admixture that reduces the problem of segregation of paste/aggregates and dilution of paste shall be included.
43. The dwellings shall be connected to the public sewer system.
44. Prior to excavation, an initial inspection shall be called at which time sequence of shoring, protection fences and dust and traffic control will be scheduled.

DP
ATS
DP/ATS:dp/ats
(213) 977-6329
31587-05

cc: Palisades Landmark
J. Byer Group
WLA District Office