

CITY OF LOS ANGELES

CALIFORNIA

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

JACOB STEVENS
PRESIDENT

NANCY YAP
VICE PRESIDENT

CORISSA HERNANDEZ
JAVIER NUNEZ
MOISES ROSALES



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

GEOLOGY AND SOILS REPORT APPROVAL LETTER

March 11, 2025

LOG # 134292
SOILS/GEOLOGY FILE - 2
LAN-Exempt

Farid Edraim
11222 W. Bellagio Road
Los Angeles, CA 90049

TRACT: TR 15418
LOT: 28
LOCATION: 11222 W. Bellagio Road

<u>CURRENT REFERENCE REPORT/LETTER</u>	<u>REPORT No.</u>	<u>DATE OF DOCUMENT</u>	<u>PREPARED BY</u>
Addendum Report No. 1	21-390-22	11/06/2024	Applied Earth Sciences
<u>PREVIOUS REFERENCE REPORT/LETTER(S)</u>	<u>REPORT No.</u>	<u>DATE OF DOCUMENT</u>	<u>PREPARED BY</u>
Dept. Approval Letter	119675-01	04/19/2022	LADBS
Addendum Report	21-390-22	02/14/2022	Applied Earth Sciences
Geology/Soils Report	“	11/08/2021	“

The Grading Division of the Department of Building and Safety has reviewed the current reference addendum report that provides recommendations for a revised project consisting of the proposed construction of greater than 50% replacement value 1- and 2-level additions to an existing 1-level single family residence; underpinning/replacement of all existing structures to bring in conformance with current code; removal of landslide debris; and, construction of two stacked up to 10-foot high retaining walls (20 foot height total).

The earth materials at the subsurface exploration locations consist of up to 7 feet of uncertified fill underlain by natural soil and shale with sandstone bedrock. The consultants recommend to underpin/replace the existing and construct the proposed structures on conventional and/or drilled-pile foundations bearing in competent bedrock.


The Department previously conditionally approved the above referenced reports dated 11/08/2021 and 02/14/2022 for the proposed construction of a 2-level single family residence, 2-level accessory dwelling unit (ADU), deck, retaining walls and pool in a letter dated 04/19/2022, Log #119675-01.

The site is located in a designated seismically induced landslide hazard zone as shown on the Seismic Hazard Zones map issued by the State of California. However, the proposed 2-level or less construction is currently exempt from seismic slope stability analysis (P/BC 2023-044).

The referenced reports are acceptable, provided the following conditions are complied with during site development:

(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 dbs.lacity.gov.)

1. All conditions of the above referenced Department approval letter shall apply except as specifically modified herein. All references to prior building code sections and information bulletins in the referenced Department approval letter shall be deemed to reference applicable building code sections and information bulletins.
2. The stacked retaining walls shall be designed for the lateral earth pressures specified in calculation sheet 2 of the 11/06/2024 report. Note: Where two separate stacked retaining walls (the upper wall surcharges the lower wall) are proposed, the lower of the 2 walls shall be designed for the combined height of the 2 walls. All surcharge loads shall be included into the design.


CASEY LEE JENSEN
Engineering Geologist Associate III


DAN RYAN EVANGELISTA
Structural Engineering Associate IV

CLJ/DRE:clj/dre
Log No. 134292
213-482-0480

cc: Applied Earth Sciences, Project Consultant
WL District Office