

January 4, 2024

Project No. 13918.001

LRF2 LA VAN NUYS INDUSTRIAL PORTFOLIO LLC  
c/o Longpoint Realty Partners  
116 Huntington Avenue, Suite 1001  
Boston, Massachusetts 02116

Attention: Mr. Andy Torres (9th St. Partners)

**Subject: Response to City of Los Angeles Review Comments (LOG #128534)  
Proposed Industrial Warehouse Building  
Tract P M 3408, Lots B / C / D  
16201 Raymer Street  
Van Nuys District of Los Angeles, California**

References: Leighton Consulting, Inc., 2023, *Preliminary Geotechnical Exploration Report, Proposed Industrial Warehouse Building, 16201 Raymer Street, Van Nuys District of Los Angeles, California*, Project No. 13918.001, dated September 1.

City of Los Angeles, 2023, *Soils Report Review Letter, Log # 128534, Soils/Geology File-2*, dated December 5.

## INTRODUCTION

Leighton Consulting, Inc. (Leighton) submits this letter in response to the referenced City of Los Angeles review sheet, Log # 128534, dated December 5, 2023. Each review comment is presented below in italics, followed by our specific response. The City comments letter is attached in Appendix A, see *Soils Report Review Letter*.

## RESPONSE TO COMMENTS

### Comment 1

*Verify the current legal description and addresses (for all lots part of the project site) with the Address Section of the Bureau of Engineering located on the Third Floor of the 201 N. Figueroa Street, City of Los Angeles offices. The project includes three parcels with multiple street addresses.*

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## **Response**

Through correspondence with the Bureau of Engineering Department of Public Works Development Services Program, Leighton has verified the legal address 16201 W. Raymer St, includes address designations of 16251, 16275, 16239, 16215 and 16277 W. Raymer St.

### **Comment No. 2**

*The Department has combined static and seismic settlement limits for the use of conventional foundations of 1½ inches for total settlements and ¾ inches for differential settlements. If these limits are exceeded, the Department requires the use of other foundation systems or ground improvement. The report indicates total settlements up to 1 inch for static and 1 inch for seismic, and differential settlements up to 0.5 inch for static and 0.5 inch for seismic. Revise foundation recommendations.*

### **Response to Comment No. 2**

We understand that the settlement criteria (static plus seismically-induced liquefaction) set in the City of Los Angeles Department of Building and Safety's (LADBS) Information Bulletin P/BC 2020-151 *Liquefaction Analysis Guidelines* is to prevent liquefaction-induced building collapse. The seismically-induced settlement indicated in the report consists only of "dry-sand" settlement as the liquefaction potential at the site is negligible (i.e., site is not located within a liquefaction hazard zone and historically high groundwater is on the order of 80 feet).

Since the liquefaction potential at the site is negligible, the settlement criteria in LADBS P/BC 2020-151 does not apply to the proposed project as there is no risk of liquefaction-induced building collapse. A conventional foundation system may be used to support the proposed building provided that the building can tolerate the total and differential settlements indicated in the report.

### **Comment No. 3**

*The consultants indicated that the compacted fill shall extend beyond the footings at least 3 feet, where possible. Provide grading/foundation recommendations at locations where compacted fill cannot be extended 3 feet beyond the foundation footprint. (i.e., foundations adjacent to property lines or structures, in which case the foundations may be deepened to bear in native soils) (701 1.3).*

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### **Response to Comment No. 3**

We understand that there are no proposed foundations adjacent to existing structures or property lines and that at least 3 feet of the lateral extent beyond the foundation footprint of the proposed building will be achieved. The foundations may be deepened to bear in native soils if the 3 feet minimum lateral extent of overexcavation cannot be achieved. Based on our field exploration, the onsite native soils were generally encountered at a depth of 3 feet below the existing ground surface.

### **Comment No. 4**

*Provide recommendations for foundations on expansive soils (1808.6 and P/BC 2014-116). Note: Soils with an Expansion Index greater than 20 are considered to be expansive, in accordance with Section 1803.5.3 of the 2014 LABC. Depth of footings below the natural and finish grades shall not be less than 24 inches for exterior and 18 inches for interior footings.*

### **Response to Comment No. 4**

We recommend that the depth of footings below the natural and finish grades shall not be less than 24 inches and 18 inches for exterior and interior footings, respectively. Footings shall be reinforced with four ½-inch-diameter reinforcing bars. Two bars shall be placed within 4 inches of the bottom of the footings and two bars within 4 inches of the top of the footing with a minimum concrete cover per ACI 318, Section 20.6.1.3.

### **Comment No. 5**

*Provide recommendations for concrete slabs on expansive soils (1808.6 and P/BC 2014-116). Note: The slabs shall be at least 3½ inches thick and shall be reinforced with ½-inch diameter (#4) reinforcing bars spaced maximum of 16 inches on center each way.*

### **Response to Comment No. 5**

We recommend that on-grade concrete floor slabs to be placed on a 2-inch sand bed over a 10-mil thick moisture barrier. The slabs shall be at least 3½ inches thick and shall be reinforced with ½-inch diameter (#4) reinforcing bars spaced maximum of 16 inches on center each way. In addition, the subgrade soil below an interior concrete slab should be presaturated prior to placing of concrete. The presaturation must result in the subgrade soils having a minimum moisture content of 2 percent above optimum to a minimum depth of 18 inches.

**Comment No. 6**

*The retaining walls, although discussed in the report, do not appear to be proposed and therefore not approved at this time. If retaining walls will be part of the proposed development, submit a site plan showing the location of the walls and slope conditions, indicate the surcharge loads acting on the wall and provide calculations to support the recommended values.*

**Response to Comment No. 6**

Acknowledged. We understand that no retaining walls are proposed as part of the project at this time.

If you have any questions regarding our response report, please contact us at your convenience at **(866) LEIGHTON**, direct at the phone extensions or email addresses listed below.

Respectfully submitted,

LEIGHTON CONSULTING, INC.



Christian Delgado, PE, GE 3144  
Associate Engineer  
Ext 4263; [cdelgado@leightongroup.com](mailto:cdelgado@leightongroup.com)



Jeff L. Hull, CEG 2056  
Associate Geologist  
Ext 4265; [jhull@leightongroup.com](mailto:jhull@leightongroup.com)

CD/JLH/lr

Attachment: Appendix A – City Review Letter, Log 128534, dated December 5, 2023

Distribution: (1) Addressee

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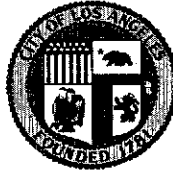
APPENDIX A

CITY REVIEW LETTER, LOG 128534  
DATED DECEMBER 5, 2023

JAVIER NUNEZ  
PRESIDENT

JACOB STEVENS  
VICE PRESIDENT

MOISES ROSALES  
NANCY YAP



KAREN BASS  
MAYOR

OSAMA YOUNAN, P.E.  
GENERAL MANAGER  
SUPERINTENDENT OF BUILDING

JOHN WEIGHT  
EXECUTIVE OFFICER

## SOILS REPORT REVIEW LETTER

December 5, 2023

LOG # 128534  
SOILS/GEOLOGY FILE - 2

16201 Raymer Street, LLC  
116 Huntington Ave., Ste. #1001  
Boston, MA 02116

TRACT: P M 3408  
LOT(S): B / C / D  
LOCATION: 16251 (aka 16275), 16231 (aka 16239), 16201 (aka 16215, 16277) W Raymer St.

<u>CURRENT REFERENCE</u> <u>REPORT/LETTER(S)</u>	<u>REPORT</u> <u>No.</u>	<u>DATE OF</u> <u>DOCUMENT</u>	<u>PREPARED BY</u>
Soils Report	13918.001	09/01/2023	Leighton Consulting, Inc.

The Grading Division of the Department of Building and Safety has reviewed the referenced report that provides recommendations for the proposed construction of a 1-story, at grade industrial building.

The project site is relatively level and includes three lots. The existing buildings/structures will be demolished. The earth materials at the subsurface exploration locations consist of up to 3 feet of uncertified fill underlain by alluvial deposits.

The consultants recommend to support the proposed structure on conventional foundations bearing on a blanket of properly placed fill.

The review of the subject report cannot 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 2023 City of LA Building Code. P/BC numbers refer to the applicable Information Bulletin. Information Bulletins can be accessed on the internet at LADBS.ORG.)

1. Verify the current legal description and addresses (for all lots part of the project site) with the Address Section of the Bureau of Engineering located on the Third Floor of the 201 N. Figueroa Street, City of Los Angeles offices. The project includes three parcels with multiple street addresses.
2. The Department has combined static and seismic settlement limits for the use of conventional foundations of 1½ inches for total settlements and ¾ inches for differential

16251 (aka 16275), 16231 (aka 16239), 16201 (aka 16215, 16277) W Raymer St.

settlements. If these limits are exceeded, the Department requires the use of other foundation systems or ground improvement. The report indicates total settlements up to 1 inch for static and 1 inch for seismic, and differential settlements up to 0.5 inch for static and 0.5 inch for seismic. Revise foundation recommendations.

3. The consultants indicated that the compacted fill shall extend beyond the footings at least 3 feet, where possible. Provide grading/foundation recommendations at locations where compacted fill cannot be extended 3 feet beyond the foundation footprint. (i.e., foundations adjacent to property lines or structures, in which case the foundations may be deepened to bear in native soils) (7011.3).
4. Provide recommendations for foundations on expansive soils (1808.6 and P/BC 2014-116). Note: Soils with an Expansion Index greater than 20 are considered to be expansive, in accordance with Section 1803.5.3 of the 2014 LABC. Depth of footings below the natural and finish grades shall not be less than 24 inches for exterior and 18 inches for interior footings.
5. Provide recommendations for concrete slabs on expansive soils (1808.6 and P/BC 2014-116). Note: The slabs shall be at least 3 ½ inches thick and shall be reinforced with ½-inch diameter (#4) reinforcing bars spaced maximum of 16 inches on center each way.
6. The retaining walls, although discussed in the report, do not appear to be proposed and therefore not approved at this time. If retaining walls will be part of the proposed development, submit a site plan showing the location of the walls and slope conditions, indicate the surcharge loads acting on the wall and provide calculations to support the recommended values.

The soils engineer shall prepare a report containing an itemized response to the review items indicated in this letter. If clarification concerning the review letter is necessary, the report review engineer may be contacted. Two copies of the response report, including one unbound wet-signed original for archiving purposes, a pdf-copy of the complete report in flash drive, and the appropriate fees will be required for submittal.



DAN L. STOICA  
Geotechnical Engineer I

DLS/dls  
Log No. 128534  
213-482-0480

cc: Christopher Murray, Applicant  
Leighton Consulting, Inc., Project Consultant  
LA District Office

**CITY OF LOS ANGELES**  
**DEPARTMENT OF BUILDING AND SAFETY**  
 Grading Division

District	<b>LA</b>	Log No.	<b>128534</b>
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**APPLICATION FOR REVIEW OF TECHNICAL REPORTS**

INSTRUCTIONS

- A. Address all communications to the Grading Division, LADBS, 221 N. Figueroa St., 12th Fl., Los Angeles, CA 90012 Telephone No. (213)482-0480.  
 B. Submit two copies (three for subdivisions) of reports, one "pdf" copy of the report on a CD-Rom or flash drive, and one copy of application with items "1" through "10" completed.  
 C. Check should be made to the City of Los Angeles.

<p>1. LEGAL DESCRIPTION</p> <p>Tract: <u>PM 3408</u></p> <p>Block: <u>None</u> Lots: <u>B, C, and D</u></p> <p>3. OWNER: <u>16201 Raymer Street, LLC</u></p> <p>Address: <u>116 Huntington Avenue, Ste. #1001</u></p> <p>City: <u>Boston, MA</u> Zip: <u>02116</u></p> <p>Phone (Daytime): _____</p>	<p>2. PROJECT ADDRESS:</p> <p><u>16201</u> <u>W. Raymer Street</u></p> <p>4. APPLICANT <u>Christopher Murray</u></p> <p>Address: <u>21600 Oxnard St., Suite 630</u></p> <p>City: <u>Woodland Hills</u> Zip: <u>91367</u></p> <p>Phone (Daytime): <u>(818) 716-2782</u></p> <p>E-mail address: <u>CHRIS@RAA-INC.COM</u></p>
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5. Report(s) Prepared by: Leighton Consulting, Inc. 6. Report Date(s): 9/1/2023

7. Status of project:  Proposed  Under Construction  Storm Damage

8. Previous site reports?  YES if yes, give date(s) of report(s) and name of company who prepared report(s)

9. Previous Department actions?  YES if yes, provide dates and attach a copy to expedite processing.

Dates: \_\_\_\_\_

10. Applicant Signature: [Signature] Position: VP and Owner's Representative

**(DEPARTMENT USE ONLY)**

REVIEW REQUESTED	FEES	REVIEW REQUESTED	FEES
<input checked="" type="checkbox"/> Soils Engineering	<u>363.00</u>	No. of Lots	
<input type="checkbox"/> Geology		No. of Acres	
<input type="checkbox"/> Combined Soils Engr. & Geol.		<input type="checkbox"/> Division of Land	
<input type="checkbox"/> Supplemental		Other	
<input type="checkbox"/> Combined Supplemental		<input checked="" type="checkbox"/> Expedite	<u>131.50</u>
<input type="checkbox"/> Import-Export Route		<input type="checkbox"/> Response to Correction	
Cubic Yards: _____		<input type="checkbox"/> Expedite ONLY	
		Sub-total	<u>544.50</u>
		Surcharges	<u>129.80</u>
		<b>TOTAL FEE</b>	<u>674.30</u>

Fee Due: 674.30  
 Fee Verified By: Am Date: 11/7/23  
 (Cashier Use Only)

*Receipt #*  
1711214  
*Paid on*  
11/7/23

ACTION BY: \_\_\_\_\_

THE REPORT IS:  NOT APPROVED

APPROVED WITH CONDITIONS  BELOW  ATTACHED

_____	_____
For Geology	Date
_____	_____
For Soils	Date
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request will provide reasonable accommodation to ensure equal access to its programs, services and activities.