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CALIFORNIA



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JOHN WEIGHT
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GEOLOGY AND SOILS REPORT APPROVAL LETTER

December 1, 2021

LOG # 118219-01
SOILS/GEOLOGY FILE - 2
LIQ

Daniel Jacobs
1801 Century Park East, Suite 1050
Los Angeles, CA 90067

TRACT: P M 7115(BK 276-1/4)
LOT(S): A
LOCATION: 22815 and 22825 W. Roscoe Blvd.

<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>
Addendum Report	20-285404.1	11/24/2021	Partner
<u>PREVIOUS REFERENCE</u> <u>REPORT/LETTER(S)</u>	<u>REPORT</u> <u>No.</u>	<u>DATE OF</u> <u>DOCUMENT</u>	<u>PREPARED BY</u>
Dept. Review Letter	118219	08/10/2021	LADBS
Soils Report	20-285404.1	06/23/2021	Partner
Laboratory Test Report	20-2822	10/01/2020	Hamilton and Assc.

The Grading Division of the Department of Building and Safety has reviewed the referenced reports that provide recommendations for the proposed 3, two-story commercial buildings. The earth materials at the subsurface exploration locations consist of up to 12 feet of uncertified fill underlain by native soils. The consultants recommend to remove and recompact all uncertified fill and support the proposed structures on conventional foundations bearing on properly placed fill.

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 reports demonstrates that earthquake induced total and differential settlements are within acceptable levels. The requirements of the 2020 City of Los Angeles Building Code have been satisfied.

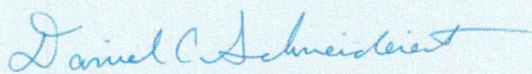
The referenced reports are acceptable, provided the following conditions are complied with during site development:

(Note: Numbers in parenthesis () refer to applicable sections of the 2020 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 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).
2. All recommendations of the reports that are in addition to or more restrictive than the conditions contained herein shall be incorporated into the plans.
3. 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.
4. A grading permit shall be obtained for all structural fill and retaining wall backfill (106.1.2).
5. 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.
6. If import soils are used, no footings shall be poured until the soils engineer has submitted a compaction report containing in-place shear test data and settlement data to the Grading Division of the Department; and, obtained approval (7008.2).
7. Compacted fill shall extend beyond the building footprint a minimum distance as recommended on page 11 of the 06/23/2021 report (7011.3).
8. Existing uncertified fill shall not be used for support of footings, concrete slabs or new fill (1809.2, 7011.3).
9. Drainage in conformance with the provisions of the Code shall be maintained during and subsequent to construction (7013.12).
10. 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).
11. Excavations shall not remove lateral support from a public way, adjacent property or an existing structure. 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)
12. 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).

13. The soils engineer shall review and approve the shoring and/or underpinning plans prior to issuance of the permit (3307.3.2).
14. 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.
15. Unsurcharged temporary excavations shall be trimmed back at a gradient not exceeding 1:1, as recommended.
16. Shoring shall be designed for the lateral earth pressures specified on page 4 of the 11/24/2021 report; all surcharge loads shall be included into the design.
17. Shoring shall be designed 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. Where a structure is within a 1:1 plane projected up from the base of the excavation, shoring shall be designed for a maximum lateral deflection of ½ inch, or to a lower deflection determined by the consultant that does not present any potential hazard to the adjacent structure.
18. A shoring monitoring program shall be implemented to the satisfaction of the soils engineer.
19. All foundations shall derive entire support from compacted fill, as recommended and shall be approved by the geologist and soils engineer by inspection.
20. Footings supported on approved compacted fill or expansive soil shall be reinforced with a minimum of four (4), ½-inch diameter (#4) deformed reinforcing bars. Two (2) bars shall be placed near the bottom and two (2) bars placed near the top of the footing.
21. Slabs placed on approved compacted fill shall be at least 3½ inches thick and shall be reinforced with ½-inch diameter (#4) reinforcing bars spaced a maximum of 16 inches on center each way.
22. The seismic design shall be based on a Site Class E, as recommended. Site-specific ground motion hazard analysis may be exempt provided that the site coefficient F_a is taken as equal to that of Site Class C. All other seismic design parameters shall be reviewed by LADBS building plan check.
23. 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 (7013.10).
24. An on-site storm water infiltration system at the subject site shall not be implemented (ref page 14 of the 06/23/2021 report), as recommended.
25. All concentrated drainage shall be conducted in an approved device and disposed of in a manner approved by the LADBS (7013.10).
26. 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).

27. 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 & 1705.8).
28. 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)
29. Prior to excavation an initial inspection shall be called with the LADBS Inspector. During the initial inspection, the sequence of construction; [shoring; ABC slot cuts; underpinning; pile installation;] protection fences; and, dust and traffic control will be scheduled (108.9.1).
30. Installation of shoring, underpinning, slot cutting and/or pile excavations shall be performed under the inspection and approval of the soils engineer and deputy grading inspector (1705.6, 1705.8).
31. 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).
32. No footing/slab shall be poured until the compaction report is submitted and approved by the Grading Division of the Department.



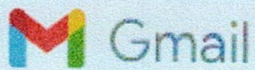
DANIEL C. SCHNEIDEREIT
Engineering Geologist II



YING LIU
Geotechnical Engineer II

Log No. 118219-01
213-482-0480

cc: Partner, Project Consultant
VN District Office



Char Rothstein <charwhnc@gmail.com>

Re Additional petition signatures received

Esther Ahn <esther.ahn@lacity.org>

Thu, May 26, 2022 at 4:37 PM

To: Char Rothstein <charwhnc@gmail.com>

Good afternoon,

No problem at all. It's quite a long list but please see below:

3. **Use.** Allowable uses at the subject property shall be limited to the following:
 - a. The regulations of the M1 zone (LAMC Section 12.17.6) subject to the following use limitations:
 - (1) Advertising Studio;
 - (2) Broadcasting Studio;
 - (3) Child-care, nursery school, child-care center, adult day-care, or similar uses for on-site workers and their families or guests only;
 - (4) Community center
 - (5) Computer components, parts, accessory manufacturing, and assembly;
 - (6) Corporate Headquarters;
 - (7) Electric parts, assembly and manufacturing;
 - (8) Electric appliances assembly;
 - (9) Electric generator and motor manufacturing (small);
 - (10) Electric products assembly and manufacturing;
 - (11) Electric instruments and devices assembly and manufacturing;
 - (12) Engineering services office;
 - (13) Facilities for development and production and manufacture of computer equipment and media-related products and services, including hardware;
 - (14) Film developing; printing machines, or similar services as technology evolves;
 - (15) Film laboratory or similar services as technology evolves;
 - (16) Film and tape editing or similar editing services;
 - (17) Financial institution – administrative offices with only non-retail services;
 - (18) Insurance agency, office or company, including corporate headquarters;
 - (19) Laboratory – experimental film, motion picture, research or testing;
 - (20) Laboratory – medical or dental;
 - (21) Laboratory – quality control, as an accessory to headquarters or branch offices of a manufacturer or as an independent facility;
 - (22) Laboratory – research and development;
 - (23) Mail order production (not used as a primary distribution center);
 - (24) Metal products x-ray inspection;
 - (25) Motion picture reconstruction;
 - (26) Motion picture, radio, or television studio or station with no outdoor sets permitted;
 - (27) Office – business, medical, dental, institutional or professional with no walk-in patients;
 - (28) Optical good manufacturing;

- (29) Parking areas (public) and parking buildings as accessory uses and loading space, as required or provided in connection with the permitted uses as provided in LAMC Section 12.21.A;
- (30) Printing establishment – wholesale only;
- (31) Publishing office with no wet printing permitted;
- (32) Radio and television assembly and manufacturing;
- (33) Recording studio;
- (34) Research and development facility;
- (35) School (other than “educational institution” as defined in Section 12.03 of the Los Angeles Municipal Code) – offering professional, trade, vocational or occupational education and training, including associated administrative activities, subject to Site Character and Use Limitations of Development Conditions A.1 and A.2;
- (36) Scientific instrument and equipment manufacturing;
- (37) Software development;
- (38) Stereo equipment assembly;
- (39) Stereo equipment manufacturing;
- (40) Storage: All materials stored on site shall be involved in operations or activities conducted on the premises. (Self-storage, self-service, storage of household goods, and public storage are not permitted);
- (41) Warehouse, not used as a primary distribution center;
- (42) Wholesale businesses with no direct public sales; and
- (43) Wireless telecommunication facility subject to approval pursuant to the requirements of LAMC Section 12.24.G.

b. No other uses otherwise permitted in the M1 zone shall be permitted except for those listed above in Development Condition No. A.1.a. The following uses, otherwise permitted in the M1 zone, shall be prohibited as volunteered by the applicant:

- (1) Hospital, sanitariums, medical and dental offices and similar uses and uses with walk-in patient care.

c. Those C2 commercial uses permitted in the M1 zone shall be prohibited with the exception of the following provision:

The following uses shall be considered “accessory” commercial/retail uses and shall be allowed on the property as long as these uses serve as amenities exclusive to the site employees/workers, including visitors conducting business on the site with no signage visible from outside the property’s boundaries. These uses shall be limited to the following list:

- (1) Automatic Teller Machine;
- (2) Bank, credit union or similar financial institution;
- (3) Drugstore;
- (4) Gymnasium;
- (5) Sundries shop;
- (6) Cafeteria or other employee dining, including outdoor eating; and
- (7) Laundry/dry cleaner with drop-off and pick-up. No plant on site shall be permitted.

[Quoted text hidden]

We, the residents of West Hills-North, petition the West Hills Neighborhood Council Board for more time to review the project in its entirety before they vote on the project called "Fallbrook Point", located on the NW corner of Roscoe and Fallbrook. We need time to review the project application and details. As only a handful of the affected neighbors have been made aware of this project and as awareness of the project grows, we ask that you table the vote on this project at the June 2022 Council Board meeting. We are also requesting that all the documents that need to be reviewed by residents should be available on the website for easy access.

In summary, we make the following requests: 1) you table the vote during the June meeting 2. that the vote be placed on the agenda when the community that you represent advises. This project is set to be developed in a residential area and some of the project documents are multiple hundreds of pages. Given the history of the area, we need time to review the plans carefully and possibly enlist professional help to determine the impact of this proposed project on the residential neighborhood surrounding the property. And finally, 3. That the project documents be available on the West Hills Neighborhood Council website for access to them from the community members.

*Petition from neighbors -
17 signed pages submitted
to the file and CD12
to the city .*

DRAFT CONDITIONS
WHNC SUB-COMMITTEE
FALLBROOK POINT PROJECT (22815-22825 Roscoe Boulevard)

1. **Trees-** the Applicant will maintain all healthy trees, including the existing Pecan Tree located along Fallbrook Avenue, as long as they are not located within the boundaries of development. In addition, applicant agrees to plant trees at 36" and 48" box size at planting, unless space or other limitations impede.
2. **Environmental Testing-** reflective of Mitigation Measure MM-HAZ-1 (Soil Sampling and Remediation), the Applicant shall submit a soil sampling work plan to the Department of Toxic Substances Control (DTSC) for approval, before the issuance of a building permit for any construction in an identified Area of Concern (AOC) or Solid Waste Management Unit (SWMU) within the Property.
 - a. The Applicant shall enter into a contract with a qualified, independent third-party firm to conduct the soil sampling and laboratory testing to implement the soil sampling work plan as approved by DTSC.
 - b. The soil sampling plan shall at a minimum include soil testing within areas of the property that the project would disturb within the AOC or SWMU identified in the RCRA Facility Assessment, Hughes Missile Systems Company, Canoga Park Facility (Raytheon), EPA-ID-CAD041162124", dated January 30, 2008, which consists of the storm sewers (AOC-12) and the sanitary sewer (SWMU-9).
 - c. The soil sampling plan shall include testing for the presence of volatile organic compounds and determine if they are detected in concentrations exceeding any applicable Screening Level of Commercial/Industrial Soil (mg/kg), Cancer Endpoint levels established by the DTSC, which are listed in the Human Health Risk Assessment (HHRA) Note Number 3, DTSC-modified Screening Levels (June 2020) within Table 1: HHRA Note 3, June 2020, DTSC-recommended Screening Levels for Soil Analytes of that document.
 - d. The Applicant shall submit the results of the soil sampling plan to the DTSC for review and comment before the issuance of a building permit for any construction in an identified AOC or SWMU within the Property.
 - e. Development and use of the Property may continue without further DTSC requirements, if DTSC determines that contaminants are at or below acceptable levels for the intended use of the particular areas of the Property.
 - f. If DTSC determines that contaminants area above acceptable levels for the intended use on a particular area of the Property, DTSC shall require submission and approval of a remediation plan to address the contamination and concentrations are reduced to acceptable levels for the intended use of the particular areas of the Property prior to issuance of a building permit.
3. **Perimeter Wall-** the Applicant shall install a 3-foot perimeter wall along the eastern and southern edges of the proposed parking area to shield offsite uses from onsite vehicle headlights.
4. **Project Conditions of Approval-** the Applicant shall incorporate the project conditions of Approval into all tenant leases to ensure the tenant's compliance; and to ensure respect of residential neighbors by adhering to project and city standards.

5. **Loading Areas-** the Project shall be designed so that the (i) truck doors face the interior of the site and not toward the residential neighborhood, and (ii) truck loading shall include interior truck wells so that the primary loading/unloading activities takes place inside the building.
6. **Signage**—will be installed in the loading areas to reinforce the loading/unloading requirements and the truck idling limitations consistent with state law.
7. **Truck deliveries-** distribution and similar operations shall be subject to the following hours and days: Monday through Friday: 6 a.m. to 7 p.m.; Saturday: 7 a.m. to 5 p.m.; and Sunday: 10 a.m. to 4 p.m. Primary access to and egress from the subject site for these operations shall be from the Roscoe Boulevard entrances.
8. **Lighting-** the Project will incorporate all outdoor luminaires that use lamps rated greater than 175 watts in hardscape areas including parking lots and building entrances, and all outdoor luminaires shall be designated Cutoff for light distribution. A Photometric Plan shall be submitted to the Los Angeles Department of Building and Safety (LADBS) during Plan Check.
9. **Construction Hours-** in accordance with the City of Los Angeles Noise Ordinance Nos. 144,331; 158,587; 161,574; and [Q] Condition No. 8 in LACP Case No. CPC-2007-237-ZC-GPA-CU-SPR, construction activities shall be limited to the hours of 7 am to 6 pm Monday through Friday, and 8 am to 6 pm on Saturday. Construction activities are prohibited on Sundays.

Possible to add to draft :

1. Exterior wall facing Roscoe
& facing Fallbrook
2. Trees & Shrubs at wall
3. 6 Loading docks?
4. Trucks off behind Thermo to
Signal at Lena / Safety issue
5. Size of Trucks?
6. List of prohibited - from
allowable use list





Questions

Is the height requested 37ft from the street or the parking lot?

Concerns

- Privacy due to height of buildings with windows
- Increased traffic on Fallbrook

- Noise - types of businesses, hours of operations, restrictions on light industrial?
- Light pollution
- Hours of operation
- Overnight (commercial) parking allowed along the residential side

Proposed Solutions:

1. Reduce the number of buildings from 3 to 2

2. Lower height of the buildings - from the requested 37' to max height of 30'

"Not very long ago, maybe 15 years ago, the standard clear height for class A industrial buildings in most industrial markets, was **24 feet clear**. And it is still considered a minimum for class A industrial buildings. Increasingly, however, a **30-32 foot clear** height is becoming the new normal. [Feb 17, 2015](#)"

3. Mitigate commercial traffic on Fallbrook - restrict both commercial and visitor/business traffic to enter and exit only on Roscoe for all buildings.

4. Add greenscreen to the border that faces the residences

5. Control light pollution - Add light shields to the lights so the light from parking lot or building lighting does not shine into bedrooms across street

6. Require hours of operations

7. limit the types of manufacturing/business that can take occupancy of these units e.g. Do not allow marijuana growers,producers,sellers

8. Prohibit overnight parking - Do not allow overnight parking of commercial buildings along the sides facing residential

9. Restrict noise output - Put noise level restrictions in place

Reference pics:

The streetlights in this picture are about 30'. This view is from the residence across the street. The proposed height they want to make these buildings is 37'.





The below view is of the residences across the street from the property. If the commercial properties are built, a green screen or visually-pleasing privacy screen should be installed.

