



January 26, 2024
File No. 20489

Aragon (Sunset/Everett) Properties Corp.
1750 Glendale Boulevard, Suite 102
Los Angeles, California 90026

Attention: Jeff Farrington

Subject: Response to City of Los Angeles Geology and Soils Report Review Letter
Proposed Apartment Complex
1185 West Sunset Boulevard, Los Angeles, California

References: *Report by Geotechnologies, Inc.:*
Updated Geotechnical Engineering Investigation, dated September 6, 2023;
Response to City of Los Angeles Soils Report Review Letter,
dated December 6, 2023.

City of Los Angeles Department of Building and Safety Correspondence:
Soils Report Review Letter, Log # 127750, dated October 17, 2023;
Soils Report Review Letter, Log # 127750-01, dated January 16, 2024.

Dear Mr. Farrington:

This firm is in receipt of the referenced Geology and Soils Report Review Letter, dated January 16, 2024, issued by the City of Los Angeles, Department of Building and Safety. Therein, one comment is made which requires input from this office. The comment is repeated below and the response immediately follows. A copy of the review letter has been enclosed for reference.

Comment 1: *As previously requested, Cross Sections B-B', E-E', and F-F', do not appear to provide the Code required setback of the proposed building from the toe of the ascending slope (1808.7.1). Provide revised Geologic Cross Sections that clearly depict the Code required setback. It appears that the proposed building sets at the toe of slope and the terrace cut is inside the building envelope.*

Response: The Plot Plan, Geologic Map and Cross Sections A-A' through H-H' have been revised to clearly depict the proposed building location. A 15-foot-wide setback separates the proposed building and the toe of the easterly-ascending slope. The setback is being utilized as a courtyard.

At Cross Section F-F' along Everett Street, the building and property line are coincident at the edge of the sidewalk. There is no ascending slope. Therefore a setback will not be required at this location.

Geotechnologies, Inc. appreciates the opportunity to provide our services on this project. Should you have any questions please contact this office.

Respectfully submitted,
GEOTECHNOLOGIES, INC.



REINARD T. KNUR
G.E. 2755/C.E.G. 1547



RTK:kk

Enclosures: Soils Report Review Letter dated January 16, 2024 (3 pages)
Plot Plan
Geologic Map
Cross Section A-A'
Cross Section B-B'
Cross Section C-C'
Cross Section D-D'
Cross Section E-E'
Cross Section F-F'
Cross Section G-G'
Cross Section H-H'

Distribution: (1) Addressee
(2) City of Los Angeles, Department of Building and Safety

E-Mail to: [Jfarrington@aragon.ca], Attn: Jeffrey Farrington
[emoy@aragon.ca], Attn: Evan Moy
[lmoy@aragon.ca], Attn: Lenny Moy
[lramsay@aragon.ca], Attn: Luke Ramsay



Geotechnologies, Inc.

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JOHN WEIGHT
EXECUTIVE OFFICER

GEOLOGY AND SOILS REPORT REVIEW LETTER

January 16, 2024

LOG # 127750-01
SOILS/GEOLOGY FILE - 2

Aragon (Sunset/Everett) Properties Corp.
1750 Glendale Boulevard, Suite 102
Los Angeles, CA 90026
Attn: Jeff Farrington

TRACT: TT 72553
LOT(S): 1,2, 5, 7,9,11,13, 15, 17,19, 21,and 23
LOCATION: 1185 W Sunset 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>
Geology/Soils Report	20489	12/06/2023	Geotechnologies, Inc.
Oversized Document	``	``	``

<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	127750	10/17/2023	LAADBS – Grading
Geology/Soils Report	20489	09/06/2023	Geotechnologies, Inc.
Dept. Approval Letter	85606	09/23/2014	LADBS – Grading
Geology/Soils Report	20489	09/10/2014	Geotechnologies, Inc.
3 rd Party Cover Letter	-----	08/05/2014	Hoover Tang
3 rd Party Review Letter	-----	08/04/2014	Wilson Geosciences Inc. / Geo-Dynamics, Inc.
Dept. Appr. Letter	83257-01	06/24/2014	LADBS – Grading
Geology/Soils Report (Resp.)	20489	05/22/2014	Geotechnologies, Inc.
Dept. Correction Letter	83257	03/13/2014	LADBS – Grading
Geology/Soils Report	20489	03/04/2014	Geotechnologies, Inc.
Geology/Soils Report	20489	04/09/2013	Geotechnologies, Inc.

The Grading Division of the Department of Building and Safety has reviewed the referenced report dated December 6, 2023, that provides recommendations for the proposed new apartment complex, retaining walls, Mat Foundations, waterproofing, and dewatering of groundwater, as depicted on the Plot Plan, Geologic Map and Geologic Cross Sections A-A' through F-F'. The consultants report that the proposed project is seven stories in height with one to two levels of subterranean parking. Proposed retaining walls are estimated to range up to 30 feet high. Topographic relief across the site is 95 feet from highest to lowest points. Prior to development along Sunset Blvd.

the westerly descending slope was up to 70 feet high and at an approximate gradient of 4(H):1(V), afterwards, the slope was 45 feet high at an approximate gradient of 1(H):1(V). Tiebacks and shoring are proposed to support excavations.

The Grading Division of the Department of Building and Safety has reviewed the 09/10/2014 report prepared by Geotechnologies in response to 3rd party review comments presented in the 08/04/2014 letter prepared by Wilson Geosciences and Geo-Dynamics (with a cover letter dated 08/05/2014 by Hoover Tang), regarding surface fault rupture, slope stability analysis, groundwater seepage, and expansive soils.

The consultants performed numerous exploratory excavations, upwards of 30 test pits and 13 borings, from 2006, 2013, and 2016. In 2004, the previous consultant Petra excavated several test pits and hollow stem and bucket auger borings. The earth materials at the subsurface exploration locations consist of fill, from 0.5 to 18.5 feet thick, alluvium from 2 to 9 feet thick, colluvium from 3 to 6 feet thick, underlain by well bedded interbedded sandstone and siltstone Puente Formation Bedrock to a depth of 60 feet. Regional Bedrock bedding is uniform in the area of the subject site, where bedrock dips to the south and southwest ranging from 20 to 50 degrees. The regional geologic structure matches that of the subsurface exploratory excavations.

The consultants' report that groundwater was encountered in all the borings drilled along Sunset Blvd. The groundwater surface appears to descend to the south, down Sunset Blvd. In general groundwater is approximately 9 feet below the ground surface. The water is identified in the alluvium and in the joints and fractures of the bedrock. The ground water level is above the proposed basement finish floor elevation at both ends of the site. Based on the consultants review of the local Seismic Hazard Report, historic high ground water is approximately 20 feet below the ground surface. The consultants note that water seepage into the excavations will occur primarily at the alluvium-bedrock contact, along Sunset Blvd. The water will occur along a distinct zone above the contact. Some seepage may occur through fractures in the rock and along the bedding planes in deeper excavations near Sunset Blvd. .

In the consultants borings excavated in 2006, Boring B-2 (2006), seepage was encountered from 9 to 15 feet, with standing water at 14 feet. In Boring B-3 (2006), seepage was encountered from 15 to 25 feet, with standing water at 15 feet. In Boring B-4 (2006), seepage was encountered from 12 to 20 feet, with standing water at 12 feet. In Boring B-5 (2006), seepage was encountered from 9.5 to 10 feet. In Boring B-6 (2006), seepage was encountered from 11.5 to 12 feet.

In the consultants Borings excavated in 2013, Boring B-1 (2013), groundwater was encountered at 17.5 feet below the ground surface. Boring B-2(2013), groundwater was encountered at 17 feet below the ground surface. Boring B-3 (2013), groundwater was encountered at 9.5 feet below the ground surface. Boring B-4 (2013), no groundwater was encountered to the maximum depth explored of 60 feet below the ground surface.

In the consultants borings excavated in 2016, Boring B-5 (2016), seepage was encountered at 9 and 12 feet below the ground surface, with groundwater at 19 feet. In Boring B-6 (2016), seepage was encountered at 11.5 feet below the ground surface. In Boring B-7 (2016), seepage was encountered at 12 feet below the ground surface.

The subject site is not in an area zoned by the State as potentially liquefiable. This determination is based on groundwater depth records, soil type, and distance to a fault capable of producing a substantial earthquake. The proposed structure will be supported in the siltstone bedrock of the

Puente Formation. The consultants note that this bedrock will not liquefy due to its moderately hard consistency and it's long tectonic history.

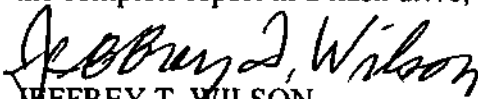
The consultants recommend to support the proposed structure(s) on conventional, mat, and/or drilled-pile foundations bearing on competent bedrock.

The review of the subject report dated December 6, 2023, 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 the applicable Information Bulletin. Information Bulletins can be accessed on the internet at LADBS.ORG.)

1. As previously requested, Cross Sections B-B', E-E', and F-F', do not appear to provide the Code required setback of the proposed building from the toe of the ascending slope (1808.7.1). Provide revised Geologic Cross Sections that clearly depict the Code required setback. It appears that the proposed building sets at the toe of slope and the terrace cut is inside the building envelope.

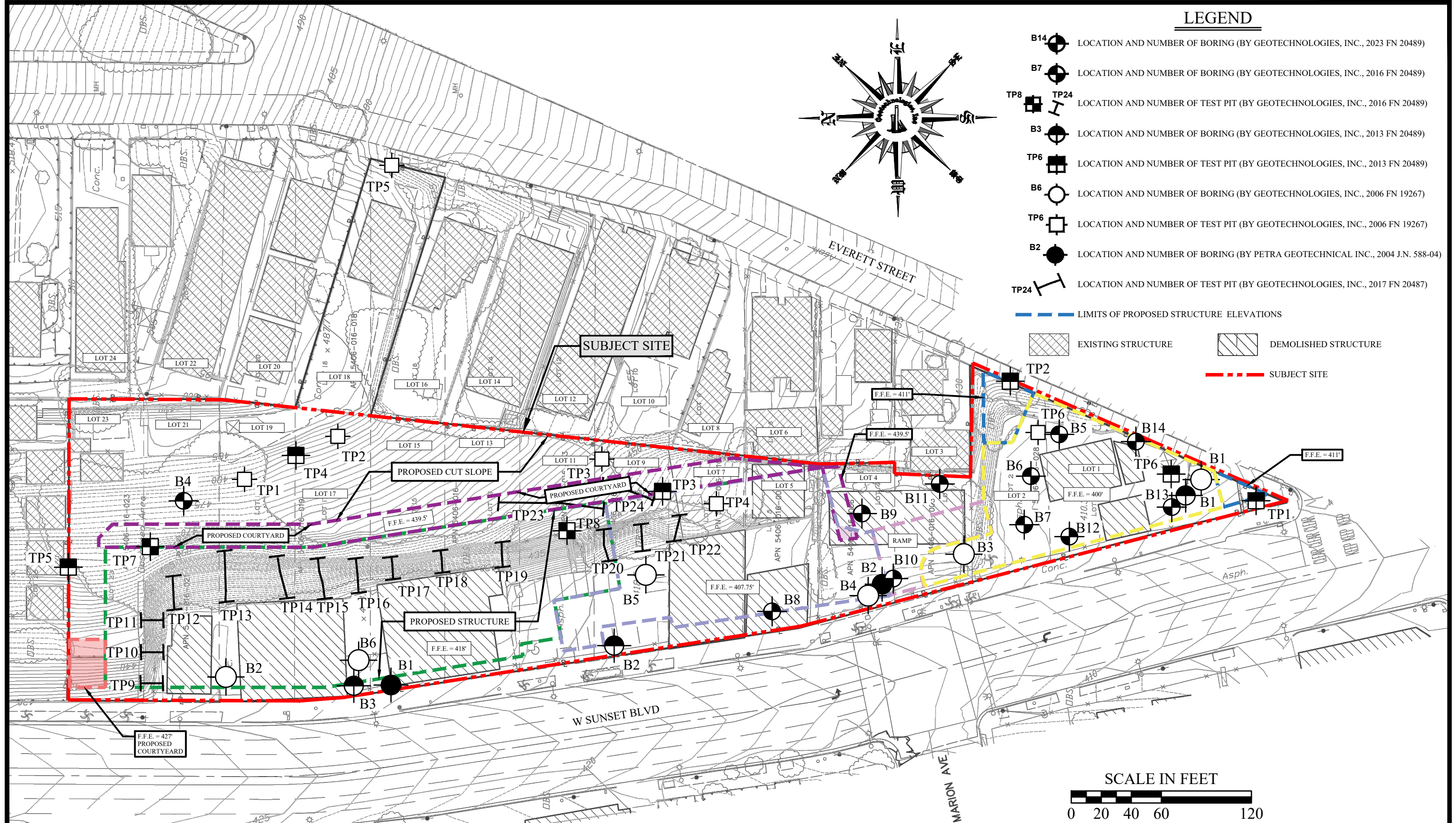
The project engineering geologist and soils engineer shall prepare a report containing an itemized response to the review items indicated in this letter. If clarification concerning the review letter is necessary, the report review engineer and/or geologist may be contacted. Two copies of the response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


JEFFREY T. WILSON
Engineering Geologist I


YING LIU
Geotechnical Engineer II

JTW/YL:jtw/yl
Log No. 127750
213-482-0480

cc: Geotechnologies, Inc., Project Consultant
LA District Office




LEGEND

- B14 LOCATION AND NUMBER OF BORING (BY GEOTECHNOLOGIES, INC., 2023 FN 20489)
- B7 LOCATION AND NUMBER OF BORING (BY GEOTECHNOLOGIES, INC., 2016 FN 20489)
- TP8 LOCATION AND NUMBER OF TEST PIT (BY GEOTECHNOLOGIES, INC., 2016 FN 20489)
- B3 LOCATION AND NUMBER OF BORING (BY GEOTECHNOLOGIES, INC., 2013 FN 20489)
- TP6 LOCATION AND NUMBER OF TEST PIT (BY GEOTECHNOLOGIES, INC., 2013 FN 20489)
- B6 LOCATION AND NUMBER OF BORING (BY GEOTECHNOLOGIES, INC., 2006 FN 19267)
- TP6 LOCATION AND NUMBER OF TEST PIT (BY GEOTECHNOLOGIES, INC., 2006 FN 19267)
- B2 LOCATION AND NUMBER OF BORING (BY PETRA GEOTECHNICAL INC., 2004 I.N. 588-04)
- TP24 LOCATION AND NUMBER OF TEST PIT (BY GEOTECHNOLOGIES, INC., 2017 FN 20487)
- LIMITS OF PROPOSED STRUCTURE ELEVATIONS
- EXISTING STRUCTURE
- DEMOLISHED STRUCTURE
- SUBJECT SITE



PLOT PLAN

 Geotechnologies, Inc. Consulting Geotechnical Engineers	ARAGON PROPERTIES, LTD.	
	DRAWN BY: JD	FILE NO. 20489
	DATE: January 2024	

REFERENCE: SITETECH INC. TOPOGRAPHIC MAPPING SURVEY NO DATE

BORINGS AND TEST PITS BY GEOTECHNOLOGIES, INC. (2023) FILE NO 20489						
B8 (elev. 416')	B9 (elev. 415')	B10 (elev. 415')	B11 (elev. 415')	B12 (elev. 410')	B13 (elev. 408')	B14 (elev. 411')
0-3' af 3'-15' Qal 15'-21 1/2' Tp Seepage @ 9 1/2'	0-3' af 3'-5' Qal 5'-21 1/2' Tp Seepage @ 11 1/2'	0-4' af 4'-20' Qal 20'-26 1/2' Tp Seepage @ 12 1/2'	0-3' af 3'-6' Qal 6'-21 1/2' Tp Seepage @ 11 1/2'	0-3' af 3'-10' Qal 10'-21 1/2' Tp Seepage @ 12 1/2'	0-3' af 3'-8' Qal 8'-21 1/2' Tp Seepage @ 12 1/2'	0-5' af 5'-21 1/2' Tp NO WATER

BORINGS AND TEST PITS BY GEOTECHNOLOGIES, INC. (2016)								
B4 (elev. 478')	B4 (cont.)	B4 (cont.)	B4 (cont.)	B5 (elev. 412')	B6 (elev. 412')	B7 (elev. 411')	TP7 (elev. 468')	TP8 (elev. 447')
0-4' af 4'-60' Tp @ 7.6' @ 10.2' @ 12.4' @ 13.4'	@ 15.6' @ 17.1' @ 21.0' @ 23.4' @ 25.1'	@ 27.7' @ 29.9' @ 32.9' @ 33.9' @ 40.8'	@ 43.8' @ 49.0' @ 52.6'	0-0.8' af 0.8-20' Tp @ 4.0' @ 7.0' @ 11.0' @ 14.4' @ 5' and 12' Seepage	0-3.5' Qcol 3.5'-20' Tp @ 5' @ 6.3' @ 10.2' @ 12.8' @ 11.5' Seepage	0-0.75' af 0.75'-6.5' Qcol 6.5-20' Tp @ 10.4' @ 14.0' @ 12.0' Seepage	0-4.5' af 4.5-9.0' Qcol 9.0'-18.0' Tp @ 10.0' @ 11.4' @ 17.0'	0-2.5' af 2.5'-13' Tp @ 3.5' @ 8.0' @ 10.0'

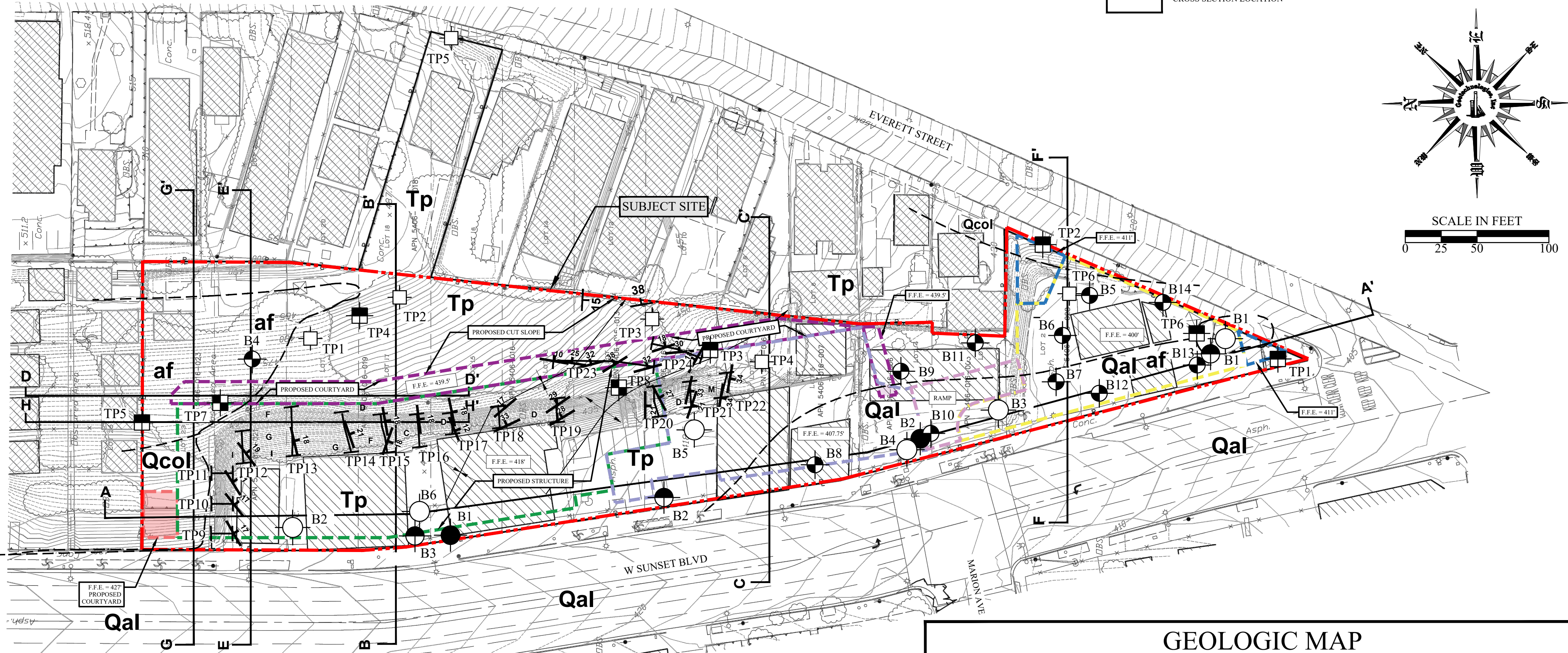
BORINGS BY PETRA GEOTECHNICAL (2004) JN 588-04	
B1 (elev. 424')	B2 (elev. 416')
0-30' Tp Seepage @ 24'	0-12' Qal 12'-31' Tp Seepage @ 17'

BORINGS AND TEST PITS BY GEOTECHNOLOGIES, INC. (2013) FILE NO 20489								
B1 (elev. 409')	B2 (elev. 419.5')	B3 (elev. 424')	TP1 (elev. 407')	TP2 (elev. 425')	TP3 (elev. 444')	TP4 (elev. 480')	TP5 (elev. 470')	TP6 (elev. 409')
0-3' af 3'-10' Qal 10'-30' Tp Seepage @ 17.5'	0-3' af 3'-30' Tp Seepage @ 17'	0-3' af 3'-40' Tp Seepage @ 9.3'	0-4' af 4'-6' Qal 10'-11' Tp No Seepage	0-1' af 1'-10' Qcol 10'-11' Tp No Seepage	0-1.5' af 1.5'-10' Tp No Seepage	0-1' af 1'-4' Tp No Seepage	0-2' af 2'-6.5' Qcol 6.5'-8' Tp @ 7' No Seepage	0-6' af No Seepage

BORINGS AND TEST PITS BY GEOTECHNOLOGIES, INC. (2006) FILE NO 19267											
B1 (elev. 408')	B2 (elev. 423')	B3 (elev. 414')	B4 (elev. 413')	B5 (elev. 419')	B6 (elev. 421.5')	TP1 (elev. 479')	TP2 (elev. 479')	TP3 (elev. 452')	TP4 (elev. 434')	TP5 (elev. 476')	TP6 (elev. 409')
0-5.5' af 5.5'-20' Tp No Seepage	0-15' Tp @ 2' @ 3.5' @ 6' 9'-15' Seepage	0-7' af 7'-15' Qal 15'-25' Tp Seepage	0-2' af 2'-10' Qal 18.5'-20' Tp Seepage	0-2' af 2'-10' Tp @ 4.5' @ 5.5' @ 9.5'-10' Seepage	0-1.5' af 1.5'-12' Tp @ 4' @ 6.5' @ 11.5'-12' Seepage	0-0.5' af 0.5'-2' Tp 2'-4' Tp @ 3' @ 3' No Seepage	0-2.5' af 2.5'-5' Tp @ 4' @ 4' No Seepage	0-0.5' af 0.5'-3' Tp @ 2.5' @ 2.5' No Seepage	0-2' af 2'-5' Tp @ 4' @ 4' No Seepage	0-2' af 2'-4' Tp @ 3' @ 3.5' @ 3.5' No Seepage	0-2.5' af 2.5'-4' Tp @ 3' @ 3' @ 3' No Seepage

LEGEND

- B14** LOCATION AND NUMBER OF BORING (BY GEOTECHNOLOGIES, INC., 2023, FN 20489)
- B7** LOCATION AND NUMBER OF BORING (BY GEOTECHNOLOGIES, INC., 2016, FN 20489)
- TP8** LOCATION AND NUMBER OF TEST PIT (BY GEOTECHNOLOGIES, INC., 2016, FN 20489)
- TP24** LOCATION AND NUMBER OF TEST PIT (BY GEOTECHNOLOGIES, INC., 2017, FN 20487)
- B3** LOCATION AND NUMBER OF BORING (BY GEOTECHNOLOGIES, INC., 2013, FN 20489)
- TP6** LOCATION AND NUMBER OF TEST PIT (BY GEOTECHNOLOGIES, INC., 2013, FN 20489)
- B6** LOCATION AND NUMBER OF BORING (BY GEOTECHNOLOGIES, INC., 2006, FN 19267)
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- B2** LOCATION AND NUMBER OF BORING (BY PETRA GEOTECHNICAL INC., 2004 J.N. 588-04)
- TP24** LOCATION AND NUMBER OF TEST PIT (BY GEOTECHNOLOGIES, INC., 2017, FN 20487)
- af** ARTIFICIAL FILL (where > 4' thick)
- Qal** ALLUVIUM (where > 4' thick)
- Qcol** COLLUVIUM (where > 4' thick)
- Tp** BEDROCK (PUENTE FORMATION)
- C, D, E, F** MARKER BEDS
- G, I, K, L** MARKER BEDS
- ↗** BEDDING ORIENTATION
- ↕** VERTICAL FRACTURE
- GEOLOGIC CONTACT
- LIMITS OF PROPOSED STRUCTURE ELEVATIONS
- ▨** DEMOLISHED STRUCTURE
- ▩** EXISTING STRUCTURE
- SUBJECT SITE
- ↖** ANTICLINE, ARROW SHOWING PLUNGE DIRECTION
- ↗** SYNCLINE, ARROW SHOWING PLUNGE DIRECTION
- H-H'** CROSS SECTION LOCATION



GEOLOGIC MAP

Geotechnologies, Inc.
Consulting Geotechnical Engineers

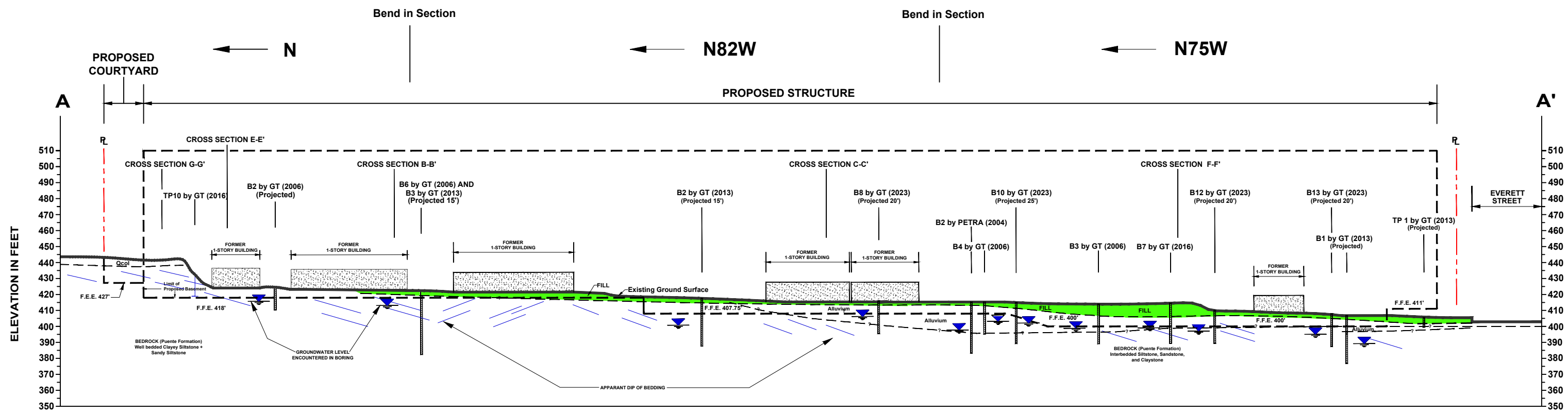
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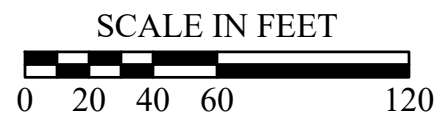
FILE NO. 20489

DATE: January 2024

REFERENCE: SITETECH INC. TOPOGRAPHIC MAPPING SURVEY NO DATE

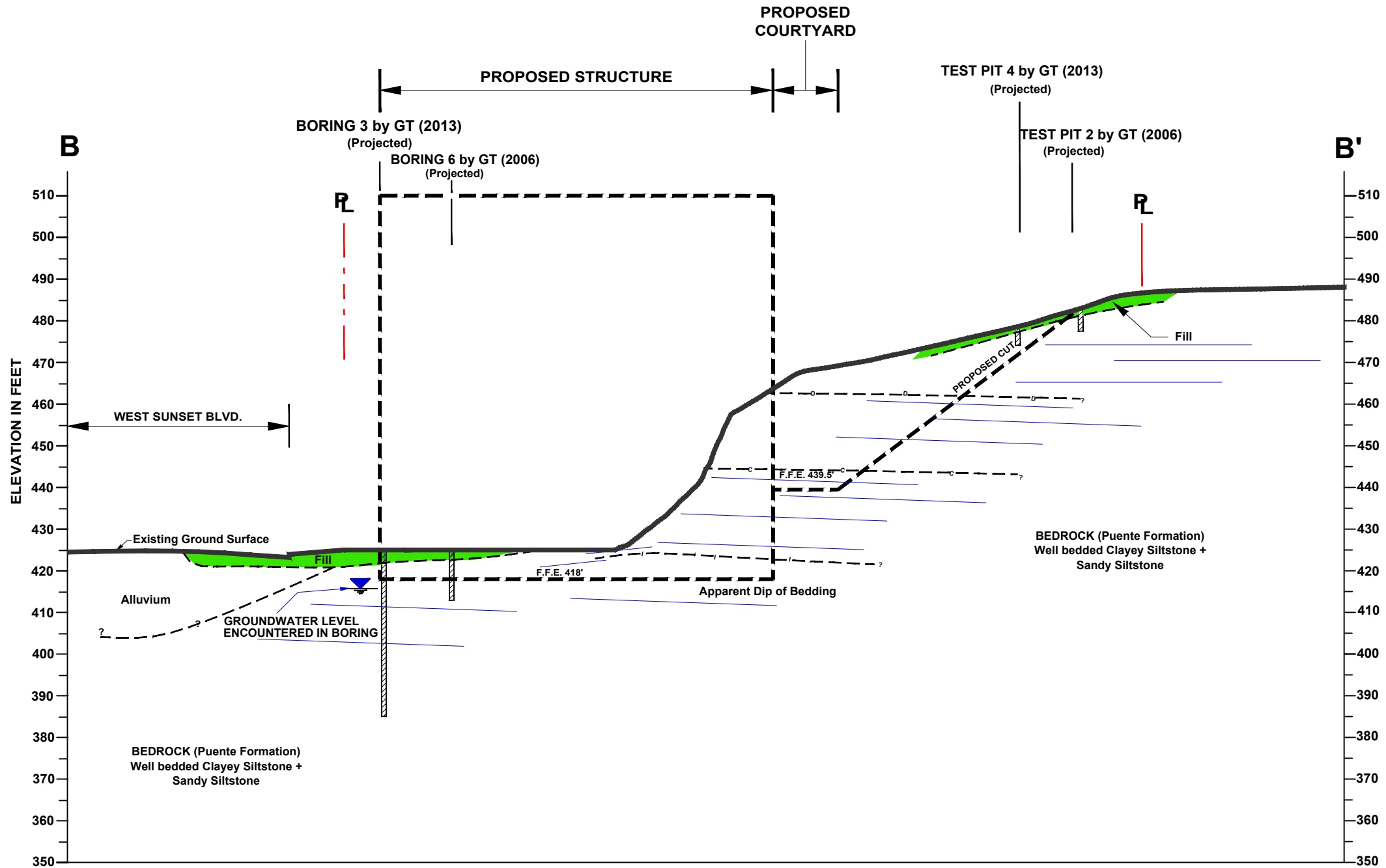


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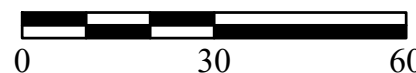
CROSS SECTION A-A'	
Geotechnologies, Inc. <i>Consulting Geotechnical Engineers</i>	
ARAGON PROPERTIES, LTD.	
DRAWN BY: JD	FILE NO. 20489
DATE: JULY 2023	

N90W



CROSS SECTION B-B'

SCALE IN FEET



Geotechnologies, Inc.
Consulting Geotechnical Engineers

ARAGON PROPERTIES, LTD.

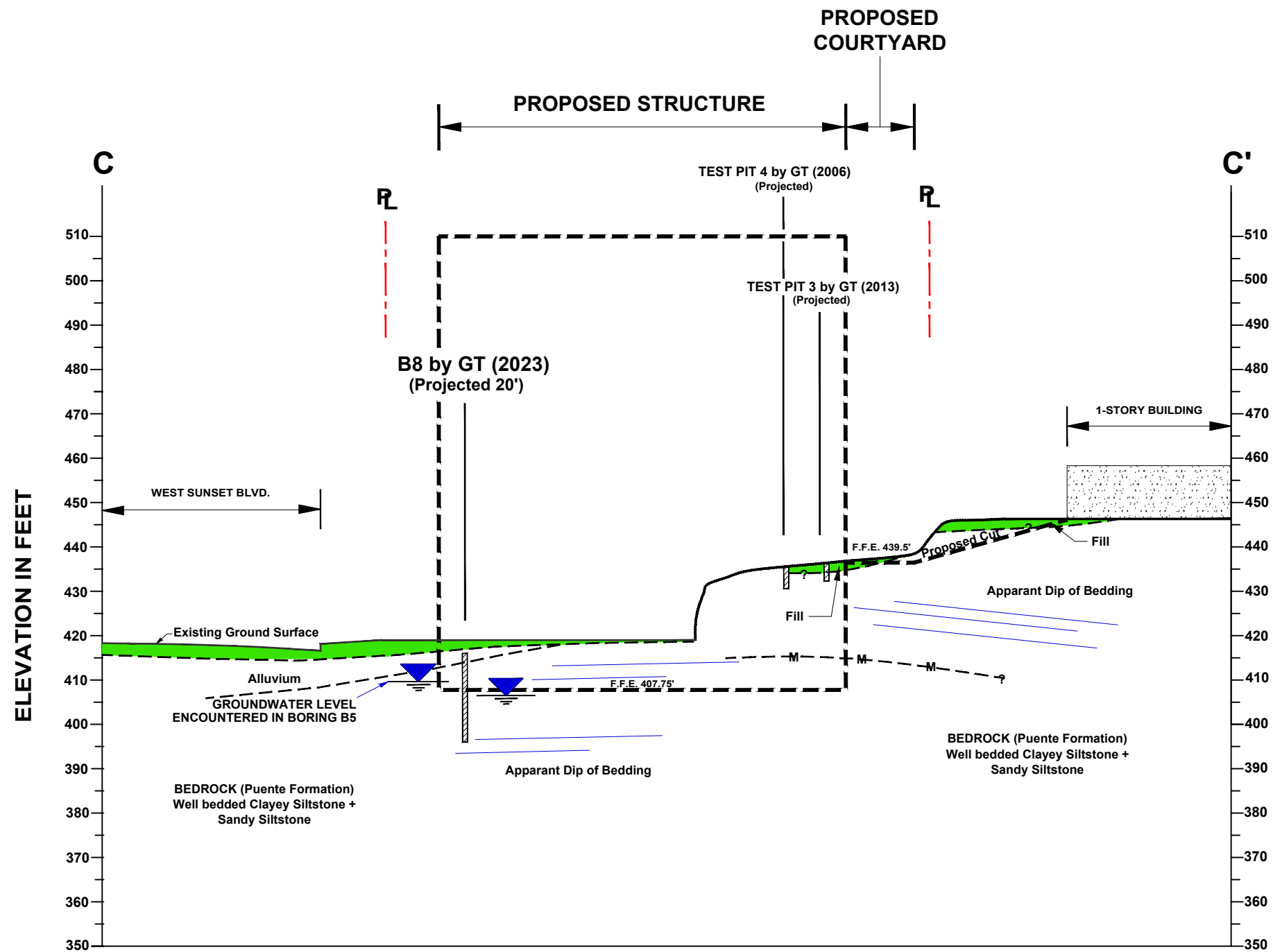
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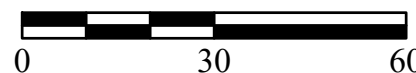
REFERENCE: TOPOGRAPHIC MAP BY SITETECH INC.
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N90W



CROSS SECTION C-C'

SCALE IN FEET



Geotechnologies, Inc.
Consulting Geotechnical Engineers

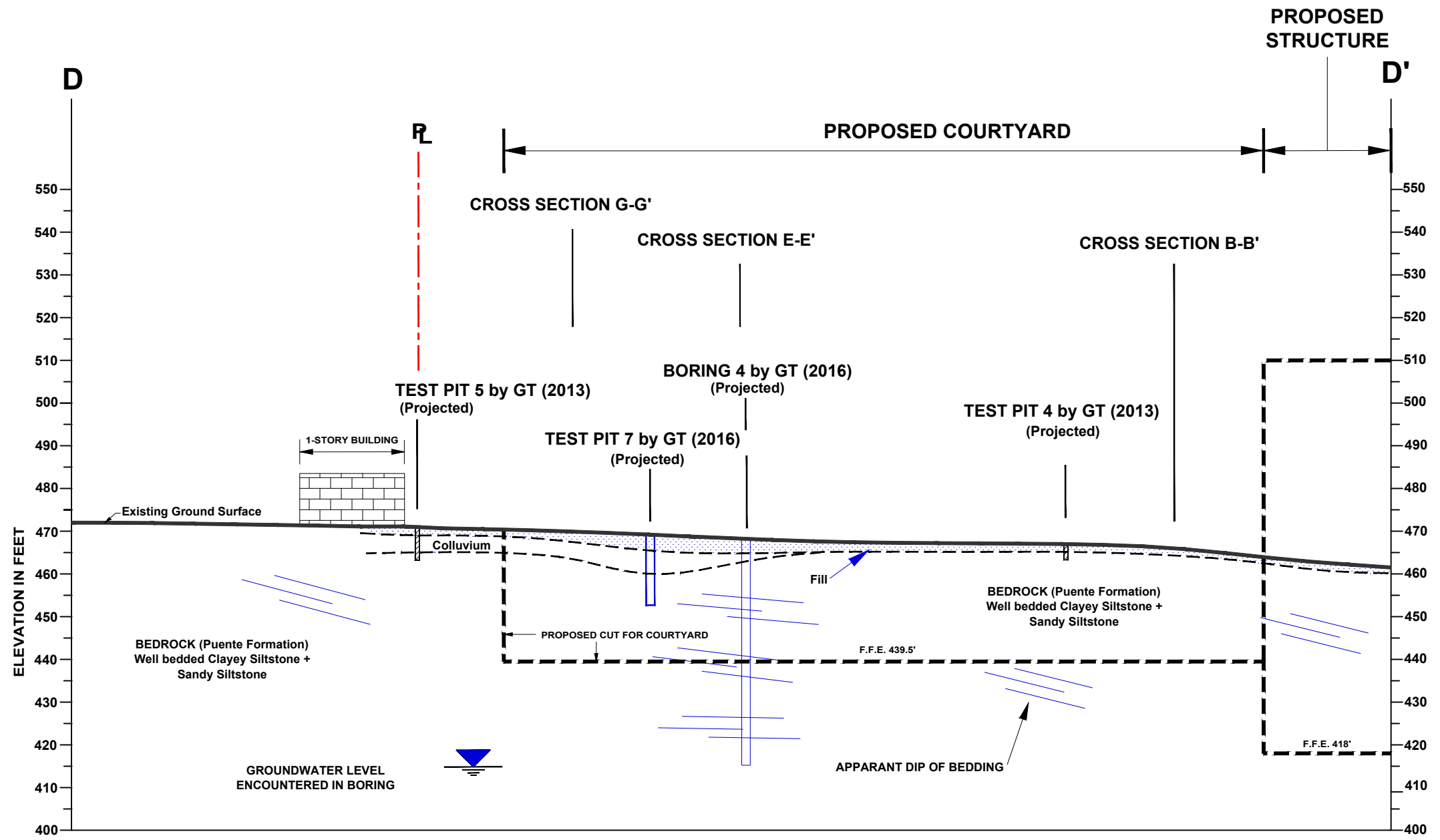
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DATE: JULY 2023

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NOT DATED



CROSS SECTION D-D'



Geotechnologies, Inc.
Consulting Geotechnical Engineers

ARAGON PROPERTIES, LTD.

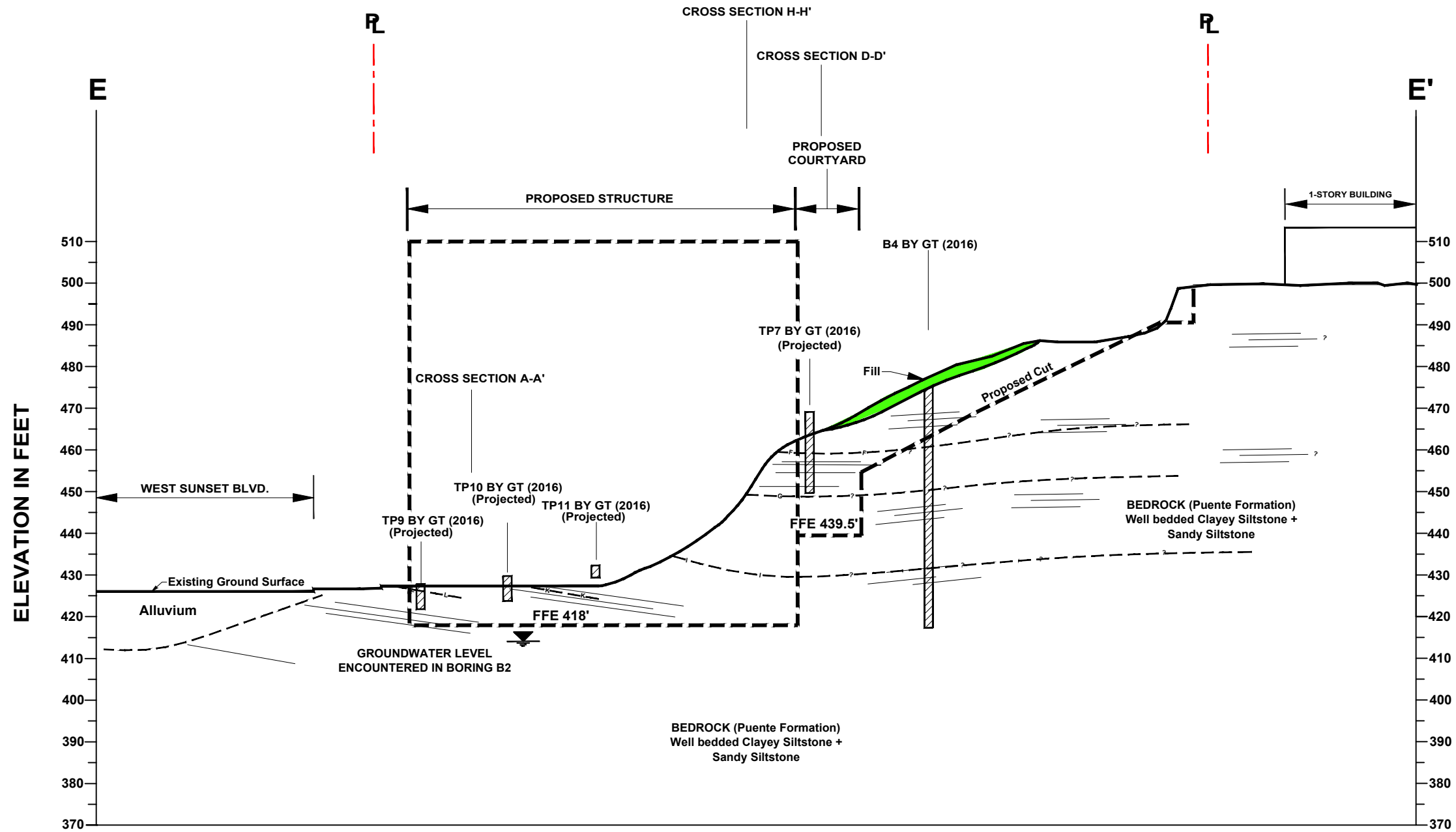
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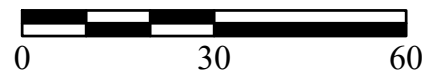
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N90W



CROSS SECTION E-E'

SCALE IN FEET



Geotechnologies, Inc.
Consulting Geotechnical Engineers

ARAGON PROPERTIES, LTD.

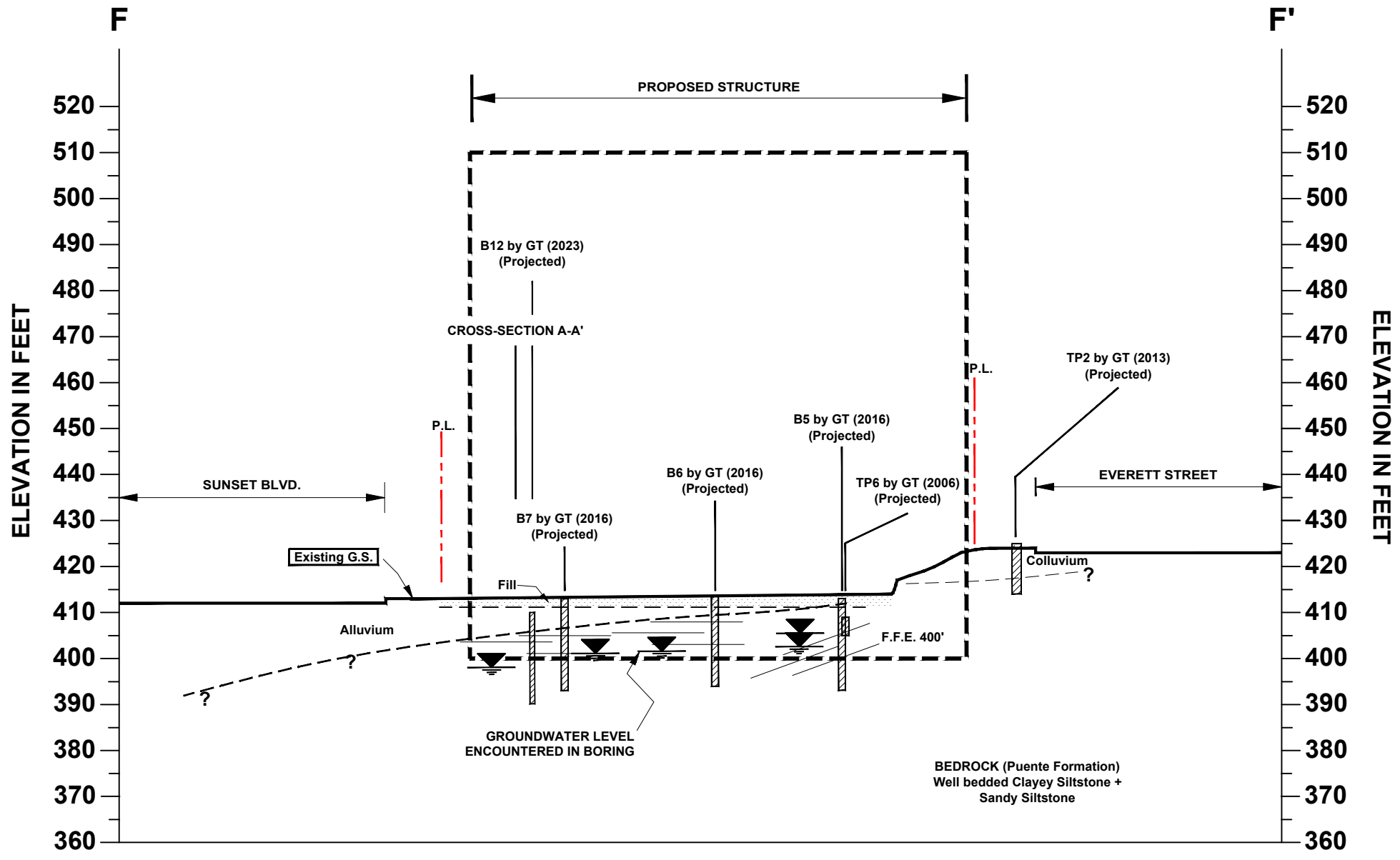
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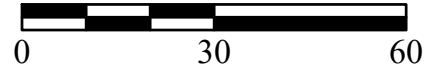
REFERENCE: TOPOGRAPHIC MAP BY SITETECH INC.
NOT DATED

E



CROSS SECTION F-F'

SCALE IN FEET



Geotechnologies, Inc.
Consulting Geotechnical Engineers

ARAGON PROPERTIES, LTD.

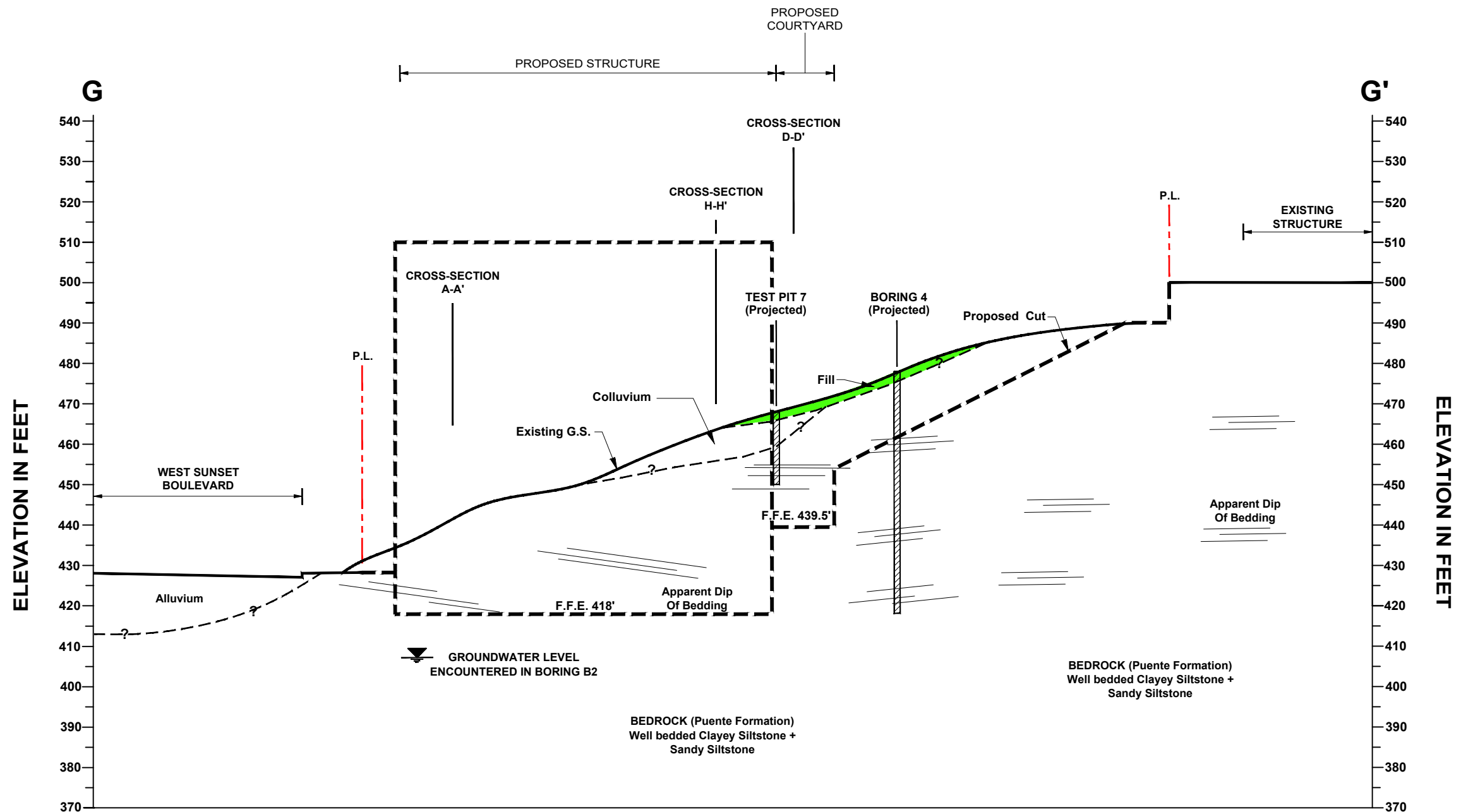
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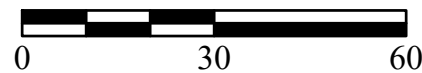
REFERENCE: TOPOGRAPHIC MAP BY SITETECH INC. NOT DATED

W



CROSS SECTION G-G'

SCALE IN FEET



Geotechnologies, Inc.
Consulting Geotechnical Engineers

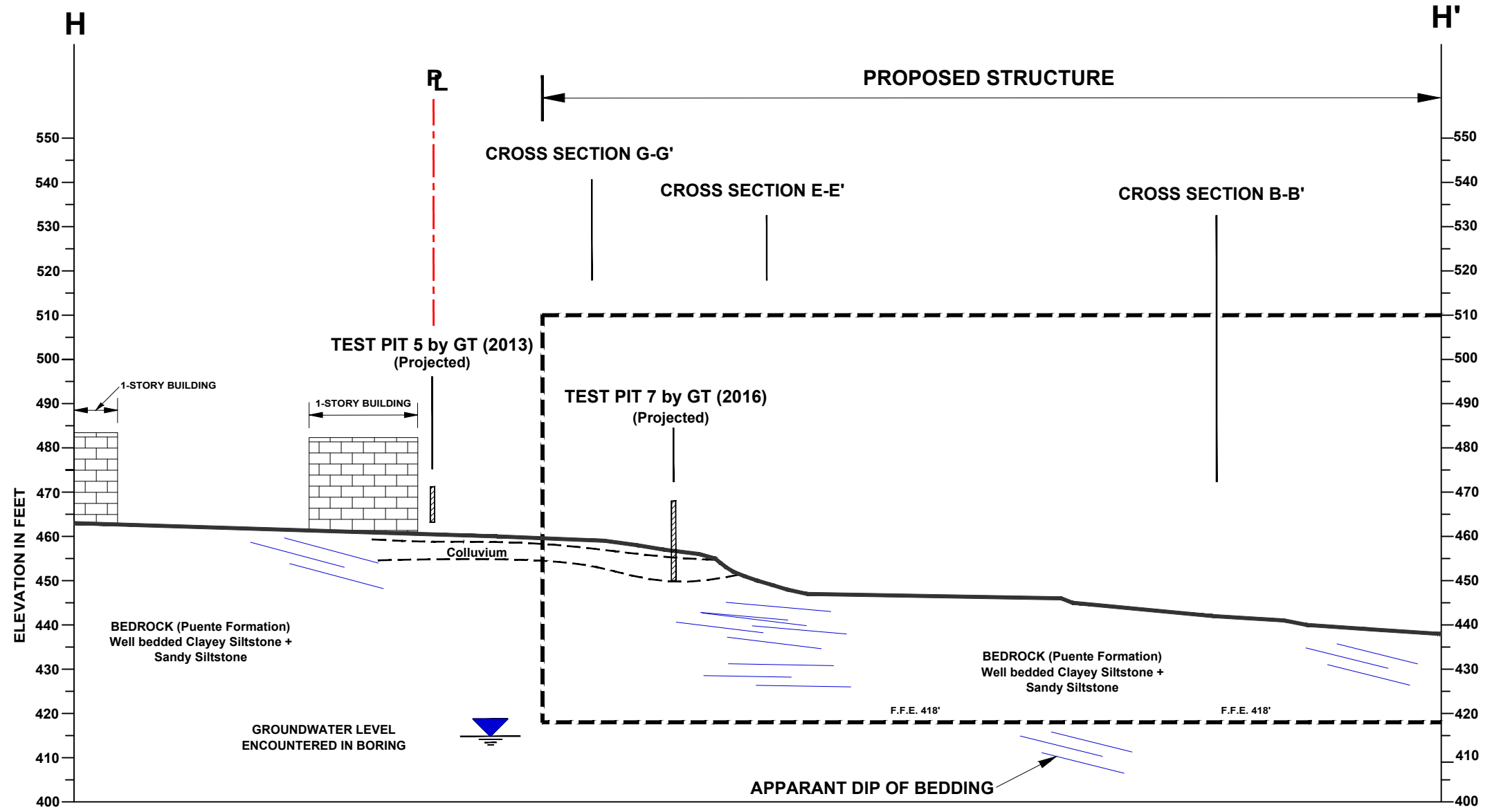
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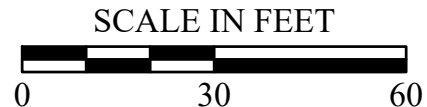
FILE NO. 20489

DATE: JULY 2023

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NOT DATED



CROSS SECTION H-H'



Geotechnologies, Inc.
Consulting Geotechnical Engineers

ARAGON PROPERTIES, LTD.

DRAWN BY: JD

FILE NO. 20489

DATE: OCTOBER 2023

REFERENCE: TOPOGRAPHIC MAP BY SITETECH INC.
NOT DATED