CITY OF LOS ANGELES
CALIFORNIA

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 REVIEW LETTER

October 17, 2023

LOG # 127750
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.

CURRENT REFERENCE REPORT/LETTER(S)	REPORT No.	DATE OF DOCUMENT	PREPARED BY
Geology/Soils Report	20489	09/06/2023	Geotechnologies, Inc.
Oversized Document	``	``	``

PREVIOUS REFERENCE REPORT/LETTER(S)	REPORT No.	DATE OF DOCUMENT	PREPARED BY
Dept. Approval Letter	85606	09/23/2014	LADBS – Grading
Geology/Soils Report	20489	09/10/2014	Geotechnologies, Inc.
3rd Party Cover Letter	-------	08/05/2014	Hoover Tang
3rd 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 September 6, 2023, that provides recommendations for the proposed new apartment complex, retaining walls, Mat Foundations, waterproofing, and dewatering of groundwater, as depicted on the oversized Geologic Map and Geologic Cross Sections A-A' through G-G', . 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 August 28, 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. The Plot Plan provided by the consultants' does not clearly depict the number of lots of the proposed development. Provide a revised Plot Plan that clearly depicted and provides the number of lots of the proposed development.

2. Proposed cut slope depicted on the Plot Plan / Site Plan does not match the proposed cut slopes depicted on the geologic cross sections. Please revise the Plot Plan or sections where the proposed cut slope is depicted.

3. Cross Sections B-B', E-E', F-F', and G-G' 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.

4. The consultants' note on page 23 of the September 6, 2023, referenced report, "*Clarification of the required setback for the existing cut shown on Cross Section E-E' shall be obtained from the Building Official*" The consultants shall clarify non -conforming conditions on the Cross Section E-E'. No vertical cuts are allowed to remain unsupported.

5. The consultants note on page 2 of the September 6, 2023, referenced report that "*The presence of uncertified fill at the southern end of the structure will require removal and recompaction.*" Clarify the location of the proposed removal and recompaction on the oversized Geologic Map and Geologic Cross Sections, where appropriate. Specify the location of the excavation for the subterranean building versus the location of the removal and recompaction of the fill.

6. The consultants' note on page 49 of the September 6, 2023, referenced report where they state that "*Excavations on the order of 65 feet in vertical height will be required for the subterranean levels.*" Clarify the location and extent of this excavation as cross sections only depict a vertical excavation of 45 feet.

7. Considering the depth of fill at the subject site varies from zero to 18.5 feet thick, justify the use of the Site Class C at the subject site.

8. Provide dewatering recommendations as required on pages 50 and 51 of the referenced report.

9. Evaluate the impacts of dewatering (temporary or permanent) on adjacent properties / structures.

10. Permanent tiebacks are not approved. Revise recommendations accordingly.

11. The consultants used soldier piles in slope stability analysis to improve factor of safety. Provide a diagram and a summary table identifying the design earth pressures, depth of active pressure and the depth to passive pressure for the proposed stabilization piles.

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

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
Grading Division

District	LA	Log No.	127750

APPLICATION FOR REVIEW OF TECHNICAL REPORTS

INSTRUCTIONS

A. Address all communications to the Grading Division, LADBS, 201 N. Figueroa St., 3rd 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.

1. LEGAL DESCRIPTION
Tract: ANGELENO HEIGHTS
Block: 31 Lots: 1
3. OWNER: Aragon (Sunset/Everett) Properties Corp.
Address: 1750 Glendale Boulevard, Suite 102
City: Los Angeles Zip: 90026
Phone (Daytime):

2. PROJECT ADDRESS: 1185 West Sunset Boulevard, Los Angeles
4. APPLICANT Geotechnologies, Inc.
Address: 439 Western Avenue
City: Glendale, CA Zip: 91201
Phone (Daytime): (818) 240-9600
E-mail address: Pymt:accounting@geoteq.com;Eng:rknur@geoteq.com

5. Report(s) Prepared by: Geotechnologies, Inc. (File No. 20489)
6. Report Date(s): September 6, 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)
6/24/14;3/4/14;5/22/14;9/10/14;5/15/17;6/25/18 Geotechnologies Inc.
9. Previous Department actions? ☑ YES if yes, provide dates and attach a copy to expedite processing.
Dates: 03-13-14 (Log # 83257; 06-24-14 (Log # 83257-01); 09-23-14 (Log # 85606)
10. Applicant Signature: Position:

(DEPARTMENT USE ONLY)

REVIEW REQUESTED	FEES	REVIEW REQUESTED	FEES
☐ Soils Engineering		No. of Lots	
☐ Geology		No. of Acres	
☒ Combined Soils Engr. & Geol.	726.00	☐ Division of Land	
☐ Supplemental		Other	
☐ Combined Supplemental		☒ Expedite	363.00
☐ Import-Export Route		☐ Response to Correction	
Cubic Yards:		☐ Expedite ONLY	
		Sub-total	1089.00
		One-Stop Surcharge	249.58
		TOTAL FEE	1338.58

Fee Due: 1338.58
Fee Verified By: LM Date: 9/11/23
(Cashier Use Only)
1669828 9/11/23

ACTION BY:
THE REPORT IS: ☐ NOT APPROVED
☐ APPROVED WITH CONDITIONS ☐ BELOW ☐ ATTACHED

For Geology Date
For Soils Date