
From: Raymond Chan <raymond.chan@lacity.org>
Sent: Friday, March 16, 2012 2:14 PM
To: Charmie Huynh; jneuman@sheppardmullin.com; afraijo@sheppardmullin.com
Subject: Re: 1750 North Vine Street
Attachments: Outlook.jpg

Thank you Charmie!!!

On Fri, Mar 16, 2012 at 8:19 AM, Charmie Huynh <charmie.huynh@lacity.org> wrote:
Hi Ray,

I spoke to Dana Prevost regarding the Millenium project at 1750 N Vine St. He mentioned that he met with the project team to discuss the Hollywood Fault line that could potentially be crossing the property. Here are some bullet points on what we discussed:

- Currently, the Hollywood Fault line is not mapped and may be addressed by the State Geologist in the next 4-5 years minimum.
- Per code section 1803.5.11, a geotechnical report shall be conducted for the site to address (among other things) surface displacement due to faulting or lateral spreading. Dana advised the project team that they need to do their own investigation to locate the fault per this code section
- Per the Alquist Priolo Earthquake Fault Zoning Act, no structure for human occupancy shall be permitted to be placed on or across an active fault trace. I've attached a copy of our info bulletin and highlighted this condition (#2). It also describes a min 50' no build zone. However, Dana discussed with the project team that he has granted one modification in the past on another project that allowed them to build right adjacent to the fault line.

Please let me know if you have any questions.

Thanks,

Charmie Huynh, P.E.
Structural Engineering Associate / Case Manager
Development Services Case Management
City of Los Angeles - Department of Building and Safety
201 N Figueroa St, Suite 1030
Los Angeles, CA 90012
T: (213) 482-6875
F: (213) 482-6874
E: Charmie.Huynh@lacity.org

On Thu, Mar 15, 2012 at 12:50 PM, Raymond Chan <raymond.chan@lacity.org> wrote:
Hi Alfred,

We are working on this and will get back to you tomorrow.

1
Exhibit 1

From: Raymond Chan <raymond.chan@lacity.org>
Sent: Thursday, March 15, 2012 12:50 PM ←
To: Alfred Fraijo Jr.
Cc: Charmie Huyhn
Subject: Re: 1750 North Vine Street
Attachments: Outlook.jpg

Hi Alfred,

We are working on this and will get back to you tomorrow.

Ray

On Thu, Mar 15, 2012 at 11:04 AM, Alfred Fraijo Jr. <afraijo@sheppardmullin.com> wrote:
Hi Ray,

Thank you for taking our call yesterday. The property address is 1750 North Vine Street.

We are looking for information on the building code regulations that apply to development within a fault zone or prohibitions on development related to fault areas. We were informed by Mr. Dana Prevost that a limited fault investigation would be required in the portion of the subject site. There is a Hollywood Fault trace mapped by the California Geological Survey that prompted the discussion with Mr. Prevost.

The property extends on two adjacent sites along Vine Street and is generally bounded by Yucca Street, Argyle Avenue and Ivar. Below is a general map of the site.

Thank you in advance for your assistance.

Exhibit 2¹

--- Begin forwarded message:

From: James Dolan <dolan@usc.edu>
To: ggg@copper.net
Subject: Re: hollywood fault
Date: Tue, 4 Jun 2013 13:27:15 -0700

Hi George,

[Thanks for sending the draft EIR. I've taken a quick look, and I'm honestly not quite sure what to say. I want to be circumspect, but trying to find an E-W fault with an E-W (i.e., fault-parallel) transect of four incompletely sampled (18" of core every 5' of depth) boreholes is simply ... well, stunning. So stunning that I would suspect that they weren't looking for a fault at this location, as this study could not possibly have been designed to look for potential E-W-trending strands of the Hollywood fault system. Puzzling, as my mapping shows the fault either through right next to their site, and the CGS website shows the northern strand of the Hollywood just north of Yucca at the very prominent scarp.]

[In any event, this subsurface analysis, if this is all that has been done, is completely inadequate in terms of a fault-investigation report. There's no way that they could ever hope to determine where faults are (or aren't) at their proposed building site from just these four boreholes.]

Is that really all there is? At some point along the line, somebody associated with this development project **MUST** have done a more detailed subsurface analysis to check for faulting.

James

>James.

>

>here is the report:

>

>http://cityplanning.lacity.org/eir/Millennium%20Hollywood%20Project/DEIR/DEIR%20Appendices/Millennium%20Hollywood%20DEIR_Volume%201%20Appendices_COMPILED.pdf

>

>langan engineering and environmental services

>

>report starts on page 699

>

>George

Exhibit 3

-- Begin forwarded message:

From: James Dolan <dolan@usc.edu>
To: Fran Reichenbach <franreichenbach@sbcglobal.net>
Cc: "ggg@copper.net" <ggg@copper.net>
Subject: Re: hollywood fault
Date: Tue, 04 Jun 2013 08:09:38 -0700

Dear Fran and George,

I will try to give you a call later this morning. But the fact that the Hollywood fault is not yet zoned under the State's Alquist-Priolo Act doesn't mean that it isn't an active fault zone (it is). It just means the State hasn't gotten around to zoning it yet, even though I've been asking them to do so since 1992, when I first mapped the Hollywood-Santa Monica fault system. The California Geological Survey moves at a glacial pace with zoning faults. Moreover, the fact that it is not yet zoned in no way obviates the requirement that one not build structures designed for human occupancy directly atop active faults.

Given the scope of this project, I would assume that the developers must have done a detailed subsurface geological investigation to look for possible active faulting beneath their site. Do you know what they have (or have not) done in this regard? There must be a geological report that includes a detailed discussion of the potential for active faulting at their site. The Hollywood fault is one of the best known active faults in California, and that 1997 paper has been publicly available in a widely circulated mainstream peer-reviewed journal for many years. Plus, I've led dozens of field trips along the Hollywood fault over the years that have included many dozens (if not hundreds) of consulting geologists, as well as LA City and County geologists. So its not as if anyone could credibly plead ignorance of the existence and approximate location of the Hollywood fault in that area.

Bottom line: Based on our mapping back in the 1990s, supplemented by the consulting geologists reports we discuss in that paper, it looks as if there is at least one strand of the Hollywood fault extending approximately through the middle of that block, but to determine its exact location and state of activity would require extensive subsurface fault investigations (boreholes, trenching, seismic reflection, etc.). They MUST have done the detailed subsurface fault investigations necessary to determine the exact locations and states of activity of fault strands in that area. I can't believe that they wouldn't have done this as part of due diligence for developing the site. If they didn't, it would seem from my perspective that they should be required to do so by the City and/or County and/or CGS geologist (whoever is charged with this issue for that area). To undertake a development of this scale (or indeed any development) in that area of known active faulting without doing detailed subsurface fault investigations just doesn't make any sense.

I am concerned enough about this issue to try to free up some time to come to a meeting, but I need you to understand, as I mentioned to George on the telephone, that I have no agenda in this matter vis-a-vis development. My only interest is in determining where active faults are (or aren't). In this case, however, I would need to be convinced by extensive subsurface investigations that the Hollywood fault does not extend through their building site.

Cheers,

James

--- Begin forwarded message:

From: James Dolan <dolan@usc.edu>
To: ggg@copper.net
Cc: franreichenbach@sbcglobal.net
Subject: Re: hollywood fault
Date: Tue, 4 Jun 2013 12:08:43 -0700

Hi George,

Do you know the name of the geological consulting company that did the site investigation? Do you have a copy of their report? Can you get one? If so, can you send it to me? Please fill me in with what you know. I'm always in search of new data on faulting in the LA region, and this sounds as if it could be a rich source.

[I don't see how there is any way that their proposed building is 0.4 miles from that southern strand of the Hollywood fault. Is that what they said? Maybe they mean distance to the northern strand? Even that isn't 0.4 miles away, if I understand where they are proposing to build. Do they mean E-W distance to previous study sites? If so, that doesn't really mean anything in terms of proximity to a fault that extends E-W. I'd be very much surprised if at least some part of their proposed building wasn't much closer to that southern strand in the block north of Hollywood and west of Vine. But I await getting a look at their report on the subsurface investigations before saying anything beyond that.]

James

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

GEOLOGY AND SOILS REPORT CORRECTION LETTER

May 23, 2012

LOG # 77007
 SOILS/GEOLOGY FILE - 2

To: Jim Tokunaga, Deputy Advisory Agency
 Department of City Planning
 200 N. Spring Street, 7th Floor, Room 750

From: Dana Prevost, Engineering Geologist III
 Department of Building and Safety

Vesting Tentative Tract: 71837
 LOT(S): 1-41 Mixed-use Subdivision
 LOCATION: 1720-1770 N. Vine Street, 1745-1753 N. Vine Street,
 6236-6334 W. Yucca Street, 1733-1741 N. Argyle Avenue,
 1746-1764 N. Ivar Street

<u>CURRENT REFERENCE</u> <u>REPORT/LETTER(S)</u>	<u>REPORT</u> <u>No.</u>	<u>DATE(S) OF</u> <u>DOCUMENT</u>	<u>PREPARED BY</u>
Soils Report	700019501	11/22/2011	Langan

The Grading Division of the Department of Building and Safety has reviewed the Vesting Tentative Tract 71837 and the referenced preliminary report concerning the proposed approximately 1,166,970 square feet of residential, commercial, retail, and hotel development. The site is bisected by Vine Street, which thereby creates two development sub-areas referred as the West Site and the East Site.

The East Site of the proposed development consists of the 13-story Capital Records Building with a single below grade reverb chambers, and the two-story Gogerty office building to the north of the Capital Records Building. The remainder of the East Site is an asphalt paved parking lot. The West Site is presently occupied by on-grade parking lots, with a one-story Enterprise Rent-A-Car building.

Proposed development includes up to 220-foot high towers on the northwest corner of the West Site of the development and up to 585-foot high towers on the east side of the East Site. Up to 4 levels of excavation beneath the West Site and up to 6 levels of excavation below the East Site are proposed.

Total depth of preliminary exploratory excavations was 101.5 feet below grade. Ground water was encountered at 57 feet below grade. The earth materials at the subsurface exploration locations consist of Holocene and Late Pleistocene Age alluvial deposits of gravel, sand and silt overlying older late to middle Pleistocene age alluvial deposits of silt, sand, and gravel. The consultants recommend to support the proposed towers and other heavily loaded structures on mat foundations and/or pile foundations. Lighter low-rise structures are recommended to be supported on conventional foundations. The native undisturbed soils is the recommended bearing material.

According to the Fault Activity Map of California, dated 2010, prepared by the California Geological Survey the Hollywood Fault is considered active and appears to exist in the vicinity of the subject

Exhibit 4

Page 2

1720-1770 N. Vine Street, 1745-1753 N. Vine Street, 6236-6334 W. Yucca Street,
1733-1741 N. Argyle Avenue, 1746-1764 N. Ivar Street

site. Therefore, a fault investigation report should be performed as required by Code Section 1803.5.11 of the Los Angeles Building Code.

The review of the subject report can not 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 2011 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. Provide a final geotechnical engineering study for the project development in accordance to Section 1803 of the Code and P/BC 2011-113, and as recommended by the consultant on page 9 of their report. The report shall include but no to be limited to:
 - a. a geologic map and cross sections drawn to a suitable scale for archiving and reproduction purposes showing top and bottom of slopes, lithologic contacts, locations of faults relative to the subject site, existing and proposed topographic profiles, existing and proposed structures and required Code setbacks (7006.3.2);
 - b. additional borings, test pits, and laboratory testing;
 - c. during and after construction groundwater control measures;
 - d. temporary excavation recommendations considering groundwater, and potential removal of lateral support of adjacent structures, property and/or public way;
 - e. allowable lateral shoring deflection;
 - f. basement and retaining wall design recommendations considering hydrostatic conditions, surcharge loads and seismic-induced lateral pressures;
 - g. total and differential seismic and static settlements considering total dead and live loads;
 - h. proper calculations to substantiate design recommendations.
2. Provide a geological investigation to evaluate surface displacement due to faulting. (1803.5.11)
3. All testing is required to be conducted by a City of Los Angeles licensed testing agency. Provide evidence that all laboratory testing is performed by a City of Los Angeles approved testing agency. If soil testing is performed by a different consultant that is a City of Los Angeles approved testing agency, a complete laboratory testing report shall be prepared signed and stamped by the engineer in responsible charge of the testing and shall include testing description and procedure. In addition, a Statement of Responsibility by the Geotechnical Engineer of record concurring with the data stipulated in other consultants reports and accepting the responsibility of using these data shall be provided.

The geologist and soils engineer shall prepare a report containing the corrections indicated in this letter. The report shall be in the form of an itemized response. It is recommended that once all correction items have been addressed in a response report, to contact the report review engineer and/or geologist to schedule a verification appointment to demonstrate compliance with all the corrections. Do not schedule an appointment until all corrections have been addressed. Bring three

Page 3

1720-1770 N. Vine Street, 1745-1753 N. Vine Street, 6236-6334 W. Yucca Street,
1733-1741 N. Argyle Avenue, 1746-1764 N. Ivar Street

copies of the response report, including one unbound wet-signed original for microfilming in the event that the report is found to be acceptable.

JTW/JAA

JTW/JAA:jtw/jaa

Log No. 77007

213-482-0480

cc: Millennium Hollywood, LLC, Owner
Paul Garry/ Psomas, Applicant
Langan Engineering & Environmental Services, Project Consultant
LA District Office

Marked

77007

PRELIMINARY GEOTECHNICAL ENGINEERING STUDY

MILLENNIUM HOLLYWOOD DEVELOPMENT

HOLLYWOOD, CALIFORNIA

Prepared for:
Millennium Hollywood, LLC
1680 North Vine Street, Suite 1000
Los Angeles, CA 90028

Prepared by:
Langan Engineering and Environmental Services
18662 MacArthur Boulevard, Suite 456
Irvine, CA 92612

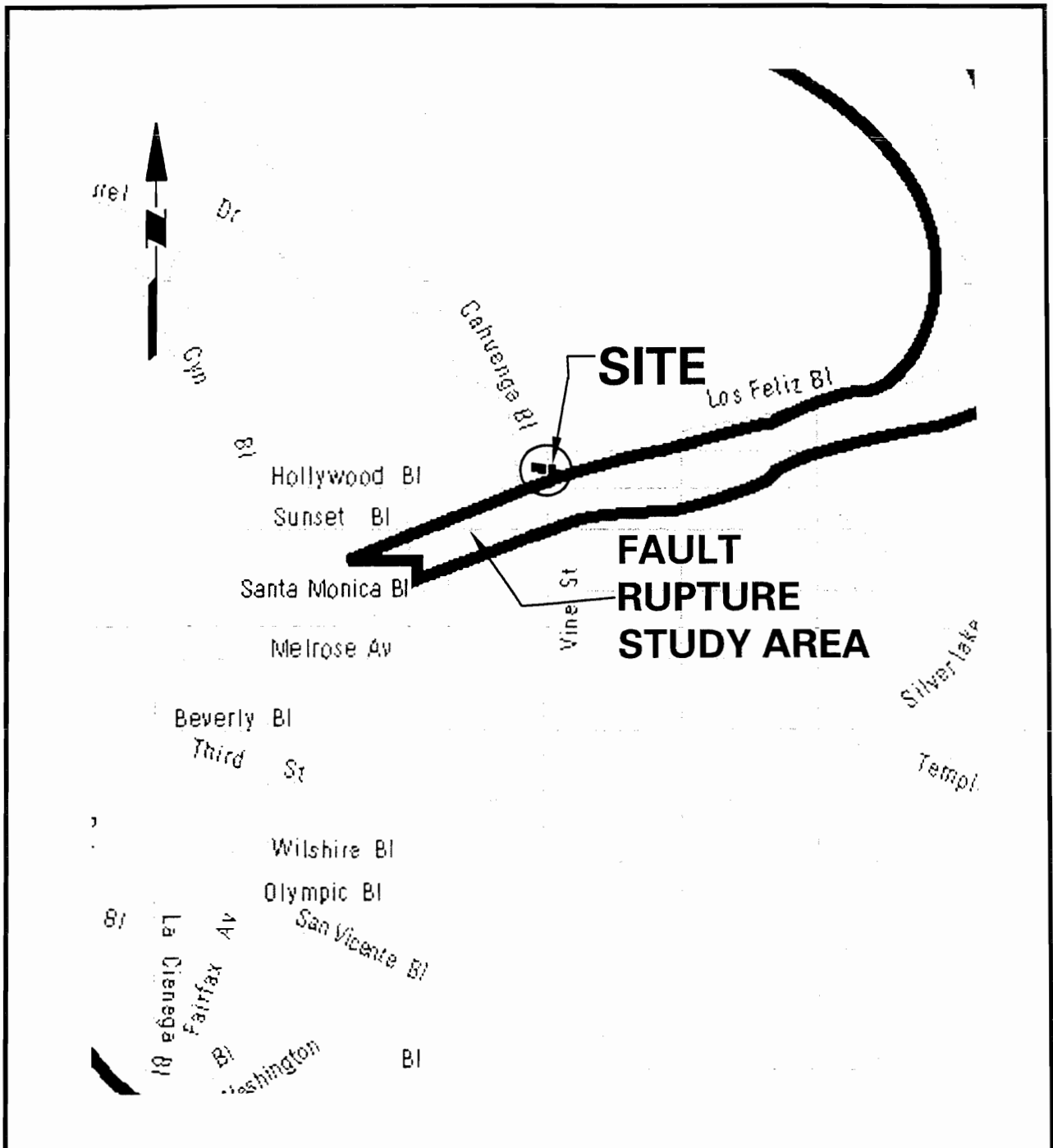
Tentative Map VTT 21877 and the
accompanying geological and soils
engineering reports dated 11-22-2011
are acceptable for the initial filing
with the Department of City Planning.

Geoffrey J. Wilson 2/23/2012
Geologist, Building & Safety

22 November 2011
Langan Project No. 700019501



Exhibit 5



Notes:

1. Base figure reproduced from "Safety Element of the City of Los Angeles General Plan Exhibit A "Alquist-Priolo Special Study Zones & Fault Rupture Study Areas", 1996.

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CALIFORNIA NEW JERSEY PENNSYLVANIA NEW YORK CONNECTICUT FLORIDA NEVADA

MILLENIUM HOLLYWOOD DEVELOPMENT
FAULT RUPTURE STUDY ZONE MAP

HOLLYWOOD

CALIFORNIA

Project No.	Date	Scale	Figure No.
TBD	11/22/11	NTS	4



City of Los Angeles

Department of City Planning • Environmental Analysis Section
City Hall • 200 N. Spring Street, Room 750 • Los Angeles, CA 90012



DRAFT ENVIRONMENTAL IMPACT REPORT

HOLLYWOOD COMMUNITY PLAN AREA

Volume 1 of 2

Sections I to IV.J.5

Millennium Hollywood Project

Case Number: ENV-2011-675-EIR

State Clearinghouse Number: 2011041094

Project Location: 1720, 1722, 1724, 1730, 1740, 1745, 1749, 1750, 1751, 1753, 1760, 1762, 1764, 1766, 1768, 1770 N. Vine Street; 6236, 6270, 6334 W. Yucca Street; 1733, 1741 N. Argyle Avenue; 1746, 1748, 1754, 1760, 1764 N. Ivar Avenue, Los Angeles, California, 90028

Council District: 13

Project Description: The proposed project includes the construction of approximately 1,052,667 net square feet of new developed floor area. The historic Capitol Records Building and the Gogerty Building are within the Project Site. These historic structures would be preserved and maintained and are operating as office and music recording facilities under long term lease. Including the existing approximately 114,303 square-foot Capitol Records Complex, the Project would include a maximum of approximately 1,166,970 net square feet of floor area resulting in a 6:1 Floor Area Ratio averaged across the Project Site. The Project would also demolish and/or remove the existing approximately 1,800 square foot rental car facility.

The Project would develop a mix of land uses, including some combination of residential dwelling units, luxury hotel rooms, office and associated uses, restaurant space, health and fitness club uses, and retail uses.

APPLICANT:

Millennium Hollywood LLC

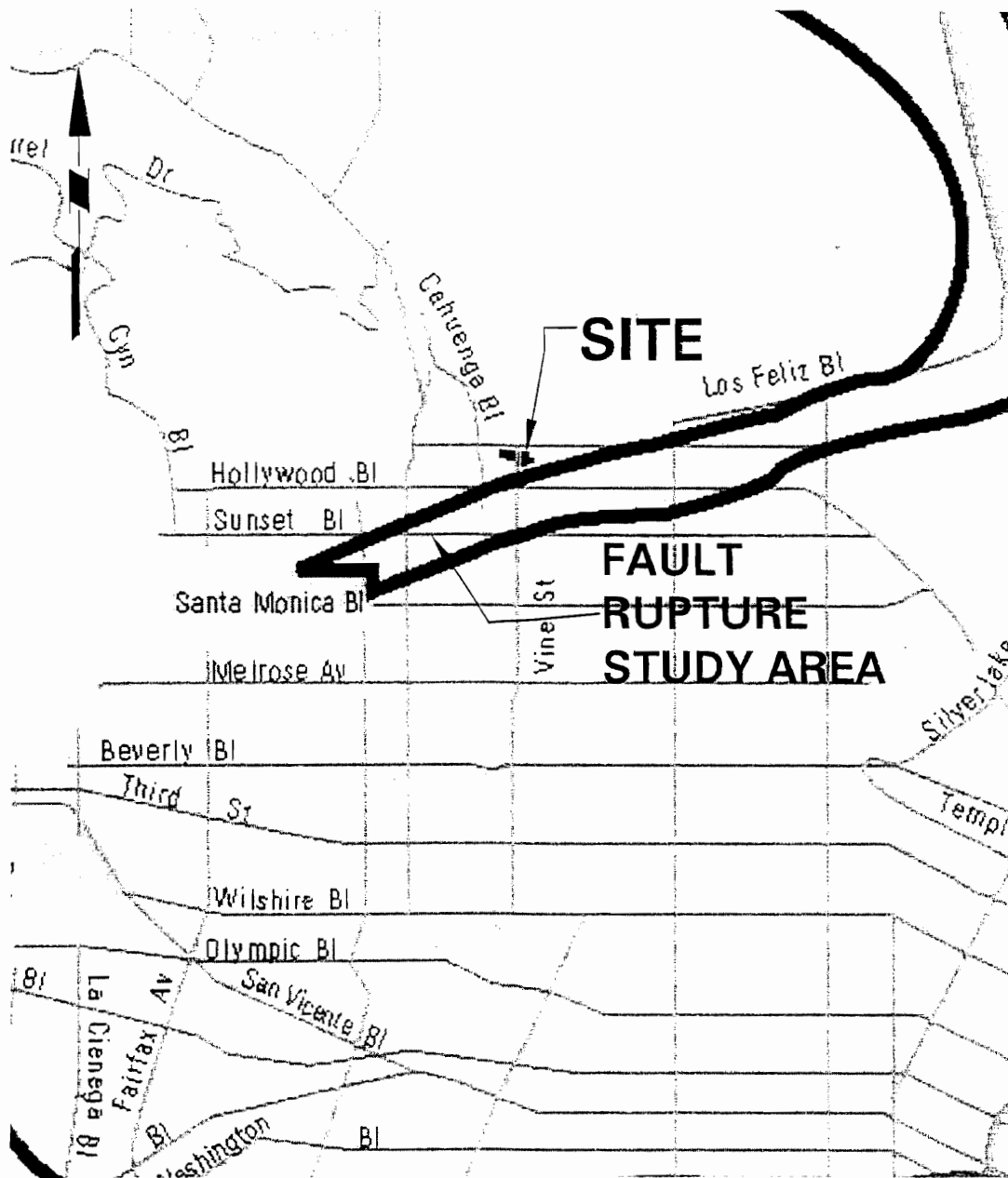
PREPARED BY:

CAJA Environmental Services

ON BEHALF OF:

The City of Los Angeles
Department of City Planning
Environmental Analysis Section

OCTOBER 2012



Notes:

1. Base figure reproduced from "Safety Element of the City of Los Angeles General Plan Exhibit A "Alquist-Priolo Special Study Zones & Fault Rupture Study Areas", 1996.

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CALIFORNIA NEW JERSEY PENNSYLVANIA NEW YORK CONNECTICUT FLORIDA NEVADA

MILLENNIUM HOLLYWOOD DEVELOPMENT
FAULT RUPTURE STUDY ZONE MAP

HOLLYWOOD

CALIFORNIA

Project No. 700019501	Date 5/10/12	Scale NTS	Figure No. 4
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