



Kimi Yoshino:

Good morning. I'm assistant metro editor Kimi Yoshino. I'm joined today by reporters Ron Lin and Rosanna Xia.

Thursday August 15, 2013 9:01



Rosanna Xia:

Good morning everyone!

Thursday August 15, 2013 9:01



Ron Lin, LA Times:

Hello!

Thursday August 15, 2013 9:01



Kimi Yoshino:

Our topic today is their story -- the latest on development near the Hollywood fault. <http://www.latimes.com/news/local/la-me-hollywood-fault-20130815,0,1434970.story>

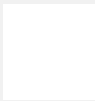
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Kimi Yoshino:

Ron, can you give us a one or two-sentence summary of your latest story?

Thursday August 15, 2013 9:02



Missy:

Good Morning Ron! Thanks for being on time. Always worry with online events when they don't start promptly

Thursday August 15, 2013 9:02



Ron Lin, LA Times:

Short version of the story:

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Kimi Yoshino:

This story comes on the heels of a similar story about the Millenium project. <http://www.latimes.com/news/local/la-me-hollywood-fault-20130810,0,1107285.story>

Thursday August 15, 2013 9:02



Ron Lin, LA Times:

We've found another property that was approved by the city to be developed - a residential property 16 stories tall -- that was approved even though the city didn't require the developer to dig underground to determine if the Hollywood fault is underneath it

Thursday August 15, 2013 9:03



Kimi Yoshino:

So first question, and then we'll get to readers. ... What has the city had to say about all this? You haven't seemed to have much luck getting them on the phone.

Thursday August 15, 2013 9:03



Rosanna Xia:

This property borders the site of the Millennium skyscraper project. It's northeast of the Capitol Records Tower

Thursday August 15, 2013 9:03



Ron Lin, LA Times:

Geological studies we've looked at show that the Hollywood fault is very near -- and possibly directly underneath -- this property at Yucca and Argyle

Thursday August 15, 2013 9:03



Ron Lin, LA Times:

This is the third property that we've looked at over the last three weeks. The first was the controversial Millennium skyscraper project and the other was Blvd6200

Thursday August 15, 2013 9:04



Ron Lin, LA Times:

They're all very close to the Hollywood fault. And geologists wonder why more wasn't done by the city to order an underground study to definitively determine if the fault is or is not underneath

Thursday August 15, 2013 9:05

Thursday August 15, 2013 9:05



Ron Lin, LA Times:

So for the Yucca residential project, we've been asking a lot of questions at

the city's Department of Planning, but they have not answered our questions.

Thursday August 15, 2013 9:06



Kimi Yoshino:

Have you guys tried to interview Mayor Garcetti?

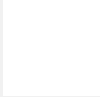
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Ron Lin, LA Times:

The Department of Planning is responsible for reviewing environmental impact reports.

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Jack Humphreville:

Has there been any reaction from lenders, insurance companies, or investors about participating in the KFWB or Millennium projects.

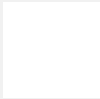
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Ron Lin, LA Times:

Yes, we have reached out to Mayor Garcetti, but his press office has so far not found the time for us to meet with him.

Thursday August 15, 2013 9:07



joanie:

I think Garcetti and O'farrell have to be recalled

Thursday August 15, 2013 9:07

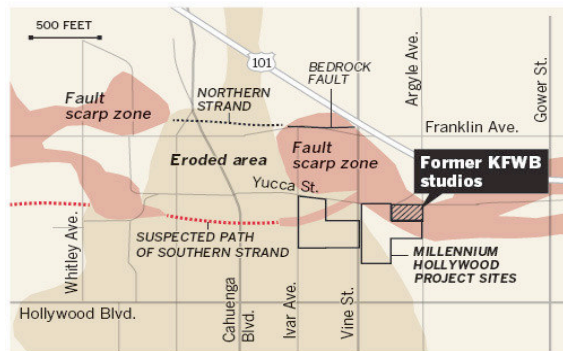


Ron Lin, LA Times:

We've also reached out to the city's Department of Building and Safety.

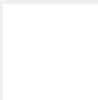
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Five years ago, Los Angeles city officials approved a 16-story structure on the former site of KFWB studios without a fault investigation. Real estate developer David Jordon now plans to conduct his own seismic study before building the structure.



Source: USC Earth Sciences Professor James Dolan
Graphics reporting by RONG-GONG LIN II, DOUG SMITH, ROSANNA XIA
Los Angeles Times

Thursday August 15, 2013 9:07



joanie:

Garcetti goes into hiding. he will never come out about any controversy he is responsible for..RECALL!

Thursday August 15, 2013 9:07



Kimi Yoshino:

Can one of you guys take Jack's question?

Thursday August 15, 2013 9:08



Ron Lin, LA Times:

Building and Safety have the opportunity to order a seismic study before it issues out construction permits to begin building, but in this case, the developer hasn't asked for those construction permits yet.

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Rosanna Xia:

That's a good question, Jack. Our stories have focused on the fault studies required by the city and done by the developers, but looking into reax from lenders, insurance companies, etc, is an interesting idea.

Thursday August 15, 2013 9:08



joanie:

Michael LoGrande was appointed by Villaraigosa..he wants to create a by right city for developers here.

Thursday August 15, 2013 9:09



Rosanna Xia:

The big looming question is: Where is the Hollywood fault, and geologists are saying you just can't definitively find out unless you do extensive studies and digging underground.

Thursday August 15, 2013 9:09



Kimi Yoshino:

Let's play devil's advocate here ... There's some comments from skeptics of the story. Including one reader, who notes -- as we do -- that the Hollywood fault is in a gray area.

Thursday August 15, 2013 9:10



Kimi Yoshino:

So if that's the case, was a seismic review really required? or just advisable?

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Ron Lin, LA Times:

If you want to talk about the letter of the law...

Thursday August 15, 2013 9:11



Ron Lin, LA Times:

.... it is advisable.

Thursday August 15, 2013 9:11



Ron Lin, LA Times:

But geologists say it's really prudent to look for the fault before you build.

Thursday August 15, 2013 9:11



Kimi Yoshino:

We also note that the fault has not ruptured for 7,000-8,000 years ... so does that make it an active fault?

Thursday August 15, 2013 9:11

Jim Geoghan:

When the fault was first brought up at a City Council meeting Mitch O'Farrell shrugged and said "Well, Los Angeles does have a lot of earthquakes." How can you penetrate such stubbornness?

Thursday August 15, 2013 9:11



Ron Lin, LA Times:

Think of half of a building thrusting north, while the other half juts south, during an earthquake.

Thursday August 15, 2013 9:12



Rosanna Xia:

The state geologist, John Parrish, has told us that the California Geological Survey has been meaning to officially zone the Hollywood fault for quite some time -- this would create a state-drawn map of where the fault is, and an area around it that would require extensive fault studies before a project goes through.

Thursday August 15, 2013 9:12



joanie:

Aren't there any rules, laws..about including these studies in an EIR and if not included someone somewhere, some city dept. is supposed to tell them that is missing? Get those studies done..Instead of rubberstamping these projects?

Thursday August 15, 2013 9:12



Ron Lin, LA Times:

Or a building that where half moves up several feet, and the other half moves down

Thursday August 15, 2013 9:12



Ron Lin, LA Times:

There's no way a building can withstand that. The building would collapse, and people could die.

Thursday August 15, 2013 9:13



Rosanna Xia:

The state hasn't gotten to mapping Hollywood on a block-by-block basis yet - Dr. Parrish said earlier this summer that it will be drawn by early 2014. Until then, there are numerous studies, maps, data (many outdated) out there that the city and developers use to determine whether they're close enough to a fault to do a underground fault study.

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Ron Lin, LA Times:

It's an active fault. California law says that active faults are any faults that last ruptured over the last 11,000 years

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Kimi Yoshino:

OK, so let's step back for a moment. What happens now with the Millennium Project. Are any of your findings going to have any consequences for the development -- or can they proceed? And what about this latest story?

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Kimi Yoshino:

And have you spoken to the developers of the Millennium Project since your story was published?

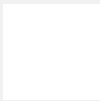
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Ron Lin, LA Times:

which coincides with the end of the last Ice Age

Thursday August 15, 2013 9:14



joanie:

When a developer like Millennium has funded so many campaigns and thrown unprecedented lobbying money around at everyone in city departments, the lack of any studies were ignored by all. Not only fault line studies but traffic studies that Caltrans complained about

Thursday August 15, 2013 9:15



Rosanna Xia:

The Millennium project was approved last month, with two fault studies that opponents are saying weren't thorough enough. The city geologist has asked the developers to do more studies, including digging a trench, and they have agreed to do so. Going forward -- prior to construction and getting building permits, the Millennium developers will also have to go through rules set by Building and Safety before construction permits are approved.

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Ron Lin, LA Times:

So for Millennium -- they're still doing what they're going to do after the first

story. After our first story ran, the developers said they were asked by the city to look again for the fault, and they've agreed to dig a trench to find it.

Thursday August 15, 2013 9:16



Rosanna Xia:

Kimi-- Yes, we have spoken to Philip Aarons, a founding partner of Millennium, and the project's lead lawyer, Jerry Neuman. They told us they are confident the fault doesn't run under their property, but they are working with the city geologist and doing any other studies they ask them to do. Let me dig up a direct quote from Mr. Aarons.

Thursday August 15, 2013 9:16



Kimi Yoshino:

Are there any other projects in development that might be approved before the state maps the fault?

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Ron Lin, LA Times:

That's considered the gold standard approach to hunting for an earthquake fault. And the city's Department of Building and Safety, whose office includes the city geologist, needs to sign off on the quake fault report before it'll issue permits approving construction.

Thursday August 15, 2013 9:17



Linda:

These new projects don't make sense (how quickly people forget the power of an earthquake). Follow the money.

Thursday August 15, 2013 9:17



Rosanna Xia:

This is what Philip Aarons, a founding partner of Millennium, told us two weeks ago: "We want to make sure that it's safe and that everyone sees that it's safe....We do not believe ... there's a fault there, but we're going to examine and do further testing just to make sure that everybody sees it exactly the same way as we do -- most importantly, the city."

Thursday August 15, 2013 9:18



joanie:

And had it not been for the voices of so many opposed, ignored and dismissed by Garcetti, The Plum Committee..Englander, Reyes, Huizar and O'Farrell(all funded by Millennium) to millennium they would have just built, no questions asked..certainly not by garcetti or O'farrel or the city.

Thank you reporters for your interest in this and all of your wonderful investigations.

Thursday August 15, 2013 9:18



William:

Buildings can be made to withstand very strong earthquakes

Thursday August 15, 2013 9:18



Ron Lin, LA Times:

We haven't found any other projects yet in development that might be approved before the state maps the fault.

Thursday August 15, 2013 9:19

TKLA:

I'm late, so let me sum this up: Seismologists say this is a bad idea yet it was still approved?

Thursday August 15, 2013 9:19



Ron Lin, LA Times:

But if you know of any, please let us know! Email us at ron.lin@latimes.com and rosanna.xia@latimes.com

Thursday August 15, 2013 9:19



Rosanna Xia:

Kimi, good question. The state geologist plans to have the state map drawn for Hollywood by early 2014, but there's an approval process after that, so until that final approval, it's up to the city to approve development projects in the area based on what they know.

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Kimi Yoshino:

Is there a certain element here of people just playing the odds? If it's been 7,000 or 8,000 years - chances are that it could be another couple thousand before there's another one?

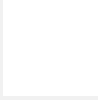
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joanie:

There are TONS of other projects in the area. garcetti has gone hog wild turning Hollywood over to wealthy developers..he manipulated the passing of the illegal hollywood community plan..higher density.. to accommodate all of them.

Thursday August 15, 2013 9:20



TKLA:

Another question: Has anyone followed the money?

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Ron Lin, LA Times:

TKLA: Geologists say it's a good idea to dig underneath a property to make sure you're not building over a fault. If you don't dig, then you don't know.

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Rosanna Xia:

Joanie-- thank you for your interest in this story.

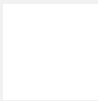
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Kimi Yoshino:

Good question, TKLA. I'm not sure that we've looked that closely into whether Millennium or any of the other developers were big donors to Garcetti's campaign. Although we have all those financial records and it would be fairly easy to go back and look.

Thursday August 15, 2013 9:21



Jack Humphreville:

The Planning Department appears to be asleep at the switch. But the same is true with the Department of Transportation. I commute to Hollywood every day and the traffic is the pits. Now toss in Millennium and the other 60 other projects, and we have gridlock.

Thursday August 15, 2013 9:21



Rosanna Xia:

To answer Kimi's last question, the state geologist, the city (according to documents we reviewed), independent geologists... they all agree the Hollywood fault is active and capable of an earthquake greater than magnitude 7.0 (the fault connects to other fault systems east and west of it).

Thursday August 15, 2013 9:22



Kimi Yoshino:

Speaking of traffic, etc. Some people are accusing the local groups who are opposed to the project of NIMBYism -- and using the earthquake fault as a way to fight the broader issue of development, traffic, etc.

Thursday August 15, 2013 9:22



Ron Lin, LA Times:

Kimi, yeah, who knows when the next quake on the Hollywood fault will be? It could be not in our lifetimes, but it could also be at noon. Think of it this way: whenever earthquakes happen, they appear on a time scale that can last over thousands of years. But remember the tsunami in Japan -- almost no one thought that such a big earthquake could actually happen, or that big of a tsunami would happen. And it hadn't happened in Japan for hundreds of years. But it came.

Thursday August 15, 2013 9:23



Kimi Yoshino:

Don't freak me out, Ron.

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Rosanna Xia:

The last KNOWN rupture on this fault was about 7,000 to 8,000 years ago, definitely not in our lifetime, but with earthquakes, no one knows just when the next one will hit. We've heard the words "be prudent" used a lot when interviewing geologists about how to look at these risks.

Thursday August 15, 2013 9:23



Kimi Yoshino:

OK, guys. I think we should wrap this up for today. Thanks for taking the time to chat with us and readers, thanks for joining.

Thursday August 15, 2013 9:24



Kimi Yoshino:

I'm sure Ron and Rosanna will have more stories in the future on this topic, so stay tuned.

Thursday August 15, 2013 9:24



Ron Lin, LA Times:

Thank you!

Thursday August 15, 2013 9:24



Rosanna Xia:

Yes! Email us any ideas rosanna.xia@latimes.com and ron.lin@latimes.com

Thursday August 15, 2013 9:25



Kimi Yoshino:

Join us again tomorrow at 9 a.m. for another live chat with Times metro reporters.

Thursday August 15, 2013 9:25



Rosanna Xia:

Good chat today. Thanks everyone!

Thursday August 15, 2013 9:25
