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GEOLOGY REPORT APPROVAL LETTER

August 9, 2019

LOG # 109310
SOILS/GEOLOGY FILE - 2
AP

1770 Ivar LLC; 1749 N Vine St LLC; 1720 N Vine St LLC
1995 Broadway, 3rd Floor
New York, New York 10023

TRACT: Hollywood (MR 28-59/60) / Central Hollywood Tract No. 2 (MP 6-144)
BLOCK: 21 / ---
LOT(S): FR 2, 3 / FR 6
LOCATION: 1770 N. Ivar Ave. (6334 W St), 1760-1764 Ivar Ave. / 1720-1724 N Vine St.

<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 Report	LA1301A	07/19/2019	Group Delta
Oversized Doc(s).	''	''	''

<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. Approval Letter	87496	07/07/2015	LADBS
Geologic Response Report	3425	06/03/2015	Earth Consultants International
Geologic Response Letter	LA-1191 A	05/17/2015	Group Delta
Third Party Review	3425	03/09/2015	Earth Consultants International
Geology Report	LA-1191 A	03/06/2015	Group Delta

The Grading Division of the Department of Building and Safety has reviewed the referenced report that provides a fault rupture hazard evaluation for a proposed mixed development project, which is located within the Official Alquist-Priolo Earthquake Fault Zone that was established by the California Geological Survey for the Hollywood fault in November 2014. The report provides additional data to a previous investigation that was approved by the Department in a letter dated 07/07/2015, Log #87496.

The primary focus of the report was for an additional parcel to the northwestern part of the proposed development at 1770 N. Ivar Avenue (aka 6334 W. Yucca Street). The first phase of exploration consisted of a transect of 16 cone penetrometer test soundings (CPTs), up to 60 feet deep and 7 continuous core borings, up to 55 feet deep, which extended into Yucca Street to the north and parcel to the south at 1760 and 1764 Ivar Avenue. Later exploration included three trenches, with the main trench about 120 feet long and about 12 feet deep.

The report included two attached reports by third parties. The first is by Rockwell Consulting, which provides expertise regarding soil profile descriptions and age-dating. The second is an independent

review of Group Delta's findings by Earth Consultants International, a company that specializes in fault investigations.

The results of the investigation indicate there is a presence of ancient (pre-Holocene) faulting, with a series of minor northeast-trending, steeply north-dipping faults that are interpreted to display left-lateral strike-slip rupture. Un-faulted soil horizons estimated to be at least 120,000 to 200,000 years old indicate that the fault system encountered are not active.

Based on the findings of the investigation, the consultants recommend to remove the 50-ft. wide restricted use zone previously recommended for the northwest edge of the project site (1760-1764 Ivar Avenue). The previously recommended 50-ft. wide setback for the southeasterly (address) is also recommended to be removed, based on an approved fault investigation by the same consultant on the adjacent property 1718 Vine Street (report dated 07/28/2016, Dept. approval letter dated Log #94232).

Because the current investigation was not able to preclude possible active faulting beyond 25 feet north of the 1770 Ivar site within Yucca Street, the consultants recommend an area of "special reinforcements and foundations" for that portion of the project (see page 13 and figure 11 of the report).

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

(Note: Numbers in parenthesis () refer to applicable sections of the 2017 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 project engineering geologist shall observe all final removal excavations to verify that the conclusions of the current fault investigation are correct and that no Holocene fault trace or evidence of active fault-related ground deformation are exposed in the over-excavation. A supplemental report that summarizes the geologist's observations shall be submitted to the Grading Division of the Department upon completion of the over excavations. If evidence of faulting that might be active is observed, the Grading Division shall be notified and a site meeting scheduled.
2. Prior to issuance of grading/building permits, a design-level geotechnical/soils engineering report shall be submitted to the Grading Division to provide recommendations specific to the proposed development.
3. Once the proposed development in the special reinforced foundation area is known, and prior to approval of the final geotechnical/soils engineering report referred to above, the project engineering geologist shall provide a supplemental report that provides a potential displacement values that the reinforced foundations shall be designed for (P/BC 2017-129).



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cc: Group Delta, Project Consultant
LA District Office