

From: CASEY JENSEN <casey.jensen@lacity.org>
Sent time: 03/04/2020 03:47:19 PM
To: Planning Valley Subdivisions <planning.valleysubdivisions@lacity.org>; Planning Major Projects <Planning.MajorProjects@lacity.org>; Mary Crowell <mary.crowell@lacity.org>; Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>
Subject: VTT-82152; 6236-6334 W. Yucca Street, 1745-1770 N.Vine Street, 1733-1741 Argyle Avenue LADBS-Grading Report
Attachments: 109547.pdf

3/4/2020

Planning,

The Grading Division of the Department of Building and Safety has reviewed Vesting Tentative Tract Map No. VTT-82152 located at 6236-6334 W. Yucca Street, 1745-1770 N.Vine Street, 1733-1741 Argyle Avenue. The attached Geology Report Approval Letter dated 10/15/2019 (Log # 109547) still applies.

Thank you,

Casey

[\(213\) 482-0490](tel:2134820490)

Casey Lee Jensen, PG, CEG
Engineering Geologist Associate III
Los Angeles Department of Building and Safety
Grading Division, Mail Stop 115
221 N. Figueroa Street, 12th Floor, Suite 1200
Los Angeles, CA 90012

*Please note, I am out of the office every other Friday.

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GEOLOGY REPORT APPROVAL LETTER

October 15, 2019

LOG # 109547
SOILS/GEOLOGY FILE - 2
AP

Zack Aarons
1995 Broadway, 3rd Floor
New York, New York 10023

TRACT: Hollywood (MR 28-59/60) / Central Hollywood Tract No. 2 (MP 6-144) / 18237
BLOCK: 21 / --- / ---
LOT(S): 19 (Arb 1), 20 (Arbs 1 & 2), 21 (Arbs 1 & 2), 2 (Arb 1), 5 (Arb1), 4 (Arbs 1 & 2),
3, FR 2 (Arb 1) / FR 6, LT 1 (Arb 4), 12 (Arb 1), FR 13 (Arbs 2 & 3) / LT 1
(Arb 2), LT 1, Arb 3
LOCATION: 1745-1749, 1751, 1753, 1770 N. Vine St., 1746-1748, 1754, 1760-1764 Ivar Ave.,
(1770 N. Ivar Ave. - 6334 Yucca Ave. / 1720-1724, 1730, 1760-1768 Vine St.,
(1770 N. Vine St. -6270 Yucca Ave.) / (1740-1750 N. Vine St. - 6236 W. Yucca
Ave.), 1733-1741 N. Argyle Ave.

<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	2077-77	09/23/2019	Feffer Geological Consulting
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	109310	08/09/2019	LADBS
Geology Report	LA1301A	07/19/2019	Group Delta
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 geotechnical evaluation to assess the feasibility of the project and to provide soil engineering parameters for preliminary project design. According to the report, the proposed project consists of four mixed-use buildings from 9 to 46 stories with 5 subterranean parking levels.

1770 N. Ivar Ave. (6334 W St), 1760-1764 Ivar Ave. / 1720-1724 N Vine St. 1745-1749, 1751, 1753, 1770 N. Vine St., 1746-1748, 1754, 1760-1764 Ivar Ave., (1770 N. Ivar Ave. - 6334 Yucca Ave. / 1720-1724, 1730, 1760-1768 Vine St., (1770 N. Vine St. -6270 Yucca Ave.) / (1740-1750 N. Vine St. - 6236 W. Yucca Ave.), 1733-1741 N. Argyle Ave.

The project is located within the Official Alquist-Priolo Earthquake Fault Zone for the Hollywood fault. The previous reference reports provided geologic investigations to assess potential faulting at the site. No active faults were found and the potential for fault-related ground rupture is low. The current report addresses other potential geologic hazards (per CEQA guidelines) and concludes that the proposed development is feasible relative to hazards such as liquefaction and seismic settlement, subsidence, etc. General geotechnical recommendations are provided, including those for foundations, shoring and retaining walls. However, the report acknowledges that a design-level geotechnical investigation is required when final plans are available.

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

1. Prior to issuance of grading/building permits, a design-level geotechnical/soils report shall be submitted to the Grading Division to provide recommendations specific to the proposed development.



DANIEL C. SCHNEIDEREIT
Engineering Geologist II



YING LIU
Geotechnical Engineer II

DCS/YL:dcs/yl
Log No. 109547
213-482-0480

cc: Feffer Geological Consulting, Project Consultant
LA District Office