

From: Daniel Schneiderei <Daniel.Schneiderei@lacity.org>
Sent time: 04/01/2020 08:50:10 AM
To: Mindy Nguyen <Mindy.Nguyen@lacity.org>
Subject: Re: Hollywood Center Project Correspondence Follow-Up Request
Attachments: Hollywood Center EIR approval letter.pdf City of Los Angeles Mail - Site Investigation follow up.pdf City of Los Angeles Mail - Hollywood Center Yucca_Ivar site investigation.pdf Hollywood Center fault approval letter.pdf

Hi Mindy,
Here's what I have for this...

Daniel Schneiderei
Engineering Geologist II



On Tue, Mar 31, 2020 at 5:10 PM Mindy Nguyen <Mindy.Nguyen@lacity.org> wrote:

Hello,

By now, you should have already received an email on or after February 4, 2020, requesting all electronic communications, such as emails (including personal emails) and text messages pertaining to the **Hollywood Center Project**, located at 1720-1770 North Vine Street; 1746-1760 Ivar Avenue; 1733 and 1741 Argyle Avenue; and 6236, 6270, and 6334 West Yucca Street.

If you have already responded to the first email by indicating that you did not have any correspondence, or by providing all correspondence in your possession, this email is to request any *additional* correspondence from, to, or between any City staff relating to the Hollywood Center Project, **from the date of your initial response to present.**

If you did not respond to the first email, this email is to request any written or email correspondence from, to, or between any City staff relating to the Hollywood Center Project, dating back **from October 12, 2017 to present.**

Please note that as an Environmental Leadership Development Project (ELDP), the City is required to collect and upload all relevant public records of proceedings regarding the Project at the time the Draft EIR is published, until the administrative record for this Project is certified. That said, I ask that, following compliance with the subject request, you continue to upload any correspondence on this Project, as you receive it, to the following Dropbox link:

<https://www.dropbox.com/sh/lufus38k150p0he/AACd9mR7C-Gs7RtPqvuhJdHba?dl=0>, within a folder titled under your Full Name, using the following instructions:

1. All **email (digital) correspondence** should be submitted, per the Office of the City Attorney's request, in the format outlined in the instructions attached to this email.
2. Any **written (non-digital) correspondence** should be submitted via a scanned PDF file.
3. Any **text messages** should be screenshot and forwarded to your "lacity.org" email address, and compiled based on the instructions attached to this email.

At a minimum, please conduct a search using the following key words/phrases:

- *CPC-2018-2114*
- *CPC-2018-2115*
- *ENV-2018-2116*
- *VTT-82152*
- *Tract Map 82152*
- *Hollywood Center Project*
- *Hollywood Center*

- *HCP*
- *Millennium*
- *1720-1770 North Vine Street (any address in the range)*
- *1746-1760 Ivar Avenue (any address in the range)*
- *1733 and 1741 Argyle Avenue (any address in the range)*
- *6236, 6270, and 6334 West Yucca Street (any address in the range)*
- *MCAF Vine LLC*

Please submit all documents to me no later than **Thursday, April 2, 2020**.

If you are aware of other City staff who may have worked on this Project but has not been included in this email, please let me know as soon as possible. If you do not have any correspondence regarding this matter, you do not need to respond.

Thank you in advance for your time and cooperation.

--



LOS ANGELES
CITY PLANNING

Mindy Nguyen

City Planner

Los Angeles City Planning

221 N. Figueroa St., Suite 1350

Los Angeles, CA 90012

Planning4LA.org

T: (213) 847-3674



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DEPARTMENT OF
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201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

FRANK M. BUSH
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

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



Daniel Schneidereit <daniel.schneidereit@lacity.org>

Site Investigation follow up

7 messages

Mike Reader <miker@groupdelta.com>

Wed, Feb 13, 2019 at 3:33 PM

To: Daniel Schneidereit <daniel.schneidereit@lacity.org>, Miles Kenney <milesk@groupdelta.com>, Eldon Gath <gath@earthconsultants.com>

Cc: Michelle Sutherland <michelles@groupdelta.com>

Dan:

We have a working section of the investigation you observed in October we would like to discuss with you. Do you have any time to meet in the next 2 weeks for a discussion of the results?

Thanks.

Mike

Michael D. Reader | CEO | Principal Geotechnical Engineer

Group Delta

Office: (310) 320-5100

Mobile: (310) 629-7514

Daniel Schneidereit <Daniel.Schneidereit@lacity.org>

Wed, Feb 13, 2019 at 3:38 PM

To: Mike Reader <miker@groupdelta.com>

Cc: Miles Kenney <milesk@groupdelta.com>, Eldon Gath <gath@earthconsultants.com>, Michelle Sutherland <michelles@groupdelta.com>

Hi Mike,

I have tomorrow or the week after next, starting on Feb. 26. I'll be out of the office from the 15th to the 25th.

Daniel Schneidereit
Engineering Geologist II



(213) 482-0430

[Quoted text hidden]

Mike Reader <miker@groupdelta.com>

Wed, Feb 13, 2019 at 3:49 PM

To: Daniel Schneidereit <Daniel.Schneidereit@lacity.org>

Cc: Miles Kenney <milesk@groupdelta.com>, Eldon Gath <gath@earthconsultants.com>, Michelle Sutherland <michelles@groupdelta.com>

Thanks. Miles, can you met Thursday or Friday at the City? Eldon Can.

Michael D. Reader | CEO | Principal Geotechnical Engineer

Group Delta

Office: (310) 320-5100

Mobile: (310) 629-7514

[Quoted text hidden]

Daniel Schneiderei <Daniel.Schneiderei@lacity.org>

Wed, Feb 13, 2019 at 3:50 PM

To: Mike Reader <miker@groupdelta.com>

Cc: Miles Kenney <milesk@groupdelta.com>, Eldon Gath <gath@earthconsultants.com>, Michelle Sutherland <michelles@groupdelta.com>

Only Thursday (tomorrow) works for me this week

Daniel Schneiderei
Engineering Geologist II



[\(213\) 482-0430](tel:(213)482-0430)

[Quoted text hidden]

Miles Kenney <milesk@groupdelta.com>

Wed, Feb 13, 2019 at 4:26 PM

To: Daniel Schneiderei <daniel.schneiderei@lacity.org>, Mike Reader <miker@groupdelta.com>

Cc: Eldon Gath <gath@earthconsultants.com>, Michelle Sutherland <michelles@groupdelta.com>

I could likely make tomorrow work.

I drop my kids off at school at 8 am sharp.

Then could drive to LA. I'll work on opening up my kiddo afternoon schedule to provide a larger time window. Meeting in late morning would be perfect. Say 10:30 am to 11 meet time as traffic will be horrid.

Miles

Get [Outlook for iOS](#)

From: Daniel Schneiderei <daniel.schneiderei@lacity.org>

Sent: Wednesday, February 13, 2019 3:51 PM

To: Mike Reader

Cc: Miles Kenney; Eldon Gath; Michelle Sutherland

[Quoted text hidden]

[Quoted text hidden]

Mike Reader <miker@groupdelta.com>

Wed, Feb 13, 2019 at 4:54 PM

To: Miles Kenney <milesk@groupdelta.com>, Daniel Schneiderei <daniel.schneiderei@lacity.org>

Cc: Eldon Gath <gath@earthconsultants.com>, Michelle Sutherland <michelles@groupdelta.com>

I'll send invite for 10:30 to 11:30. Thanks.

Michael D. Reader | CEO | Principal Geotechnical Engineer

Group Delta

Office: (310) 320-5100

Mobile: (310) 629-7514

[Quoted text hidden]

Miles Kenney <milesk@groupdelta.com>

Wed, Feb 13, 2019 at 5:00 PM

To: Mike Reader <miker@groupdelta.com>, Daniel Schneidereit <daniel.schneidereit@lacity.org>

Cc: Eldon Gath <gath@earthconsultants.com>, Michelle Sutherland <michelles@groupdelta.com>

Thank you Mike.

Will you be there?

I could use nice print outs of the current plates and figures.

Also, could you provide me the address where we will meet?

Thank you.

Miles

Get [Outlook for iOS](#)

From: Mike Reader <miker@groupdelta.com>

Sent: Wednesday, February 13, 2019 4:54 PM

To: Miles Kenney; Daniel Schneidereit

Cc: Eldon Gath; Michelle Sutherland

Subject: RE: Site Investigation follow up

[Quoted text hidden]



Daniel Schneidereit <daniel.schneidereit@lacity.org>

Hollywood Center Yucca/Ivar site investigation

2 messages

Michelle Sutherland <michelles@groupdelta.com>

To: Mike Reader <miker@groupdelta.com>, Miles Kenney <milesk@groupdelta.com>, Jim Sanders <jims@groupdelta.com>, Daniel Schneidereit <daniel.schneidereit@lacity.org>

Cc: Edgar Khalatian <ekhalatian@mayerbrown.com>

Hello Gentlemen,

What is your availability next week to meet at LADBS and present our investigation findings for the project site at [6334 Yucca Street](#)?

Michelle



Michelle Sutherland, PG, CEG | Senior Geologist

Group Delta
370 Amapola Avenue, Suite 212
Torrance, CA 90501

Office: (310) 320-5100

Direct: (310) 853-1661

Mobile: (310) 483-1923

Visit us on the web at <http://www.GroupDelta.com>



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Miles Kenney <milesk@groupdelta.com>

Fri, Jun 14, 2019 at 4:24 PM

To: Michelle Sutherland <michelles@groupdelta.com>, Mike Reader <miker@groupdelta.com>, Jim Sanders <jims@groupdelta.com>, Daniel Schneidereit <daniel.schneidereit@lacity.org>

Cc: Edgar Khalatian <ekhalatian@mayerbrown.com>

Michelle,

Early to late morning Wednesday or
Late morning Thursday preferred.
Miles

Get [Outlook for iOS](#)

From: Michelle Sutherland

Sent: Friday, June 14, 2019 4:01:02 PM

To: Mike Reader; Miles Kenney; Jim Sanders; Daniel Schneidereit

Cc: Edgar Khalatian

Subject: Hollywood Center Yucca/Ivar site investigation

[Quoted text hidden]

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201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

FRANK M. BUSH
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

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).



DANIEL C. SCHNEIDEREIT
Engineering Geologist II

Log No. 109310
213-482-0480

cc: Group Delta, Project Consultant
LA District Office