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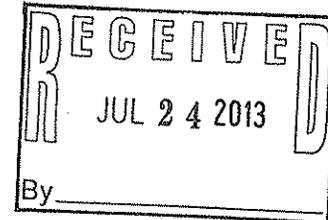
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SUPERINTENDENT OF BUILDING
INTERIM GENERAL MANAGER

July 24, 2013

The Honorable Councilmembers
Los Angeles City Council
200 N. Spring Street, Room 330
Los Angeles, CA 90012



RE: Clarification Letter – Millennium Hollywood Project

Dear Council President Wesson; Councilmembers,

I am in receipt of the July 20, 2013, letter addressed to you from the California Department of Conservation's California Geological Survey Department relating to the Millennium Hollywood project. In addition, I have received recent communications from members of the public which question the validity of the geology reports for the project. In light of the above, I thought it is helpful to set forth some of the history regarding the project and the Department's position with regard to seismic issues.

In April 2012, the applicant's consultant submitted a soils report to the Department relating to a pending tentative tract map application. The Department reviewed the report and issued a correction letter in May 2012 requesting a detailed geotechnical study and geologic investigation of potential surface displacement on the Hollywood Fault. In October 2012 the Department approved the applicant's proposed exploration methodology.

In December 2012, the applicant submitted two reports which concluded that there are no active earthquake faults crossing the site (Fault Investigation). In January 2013 the Department issued an approval letter for these reports and imposed a standard condition requiring a more detailed geotechnical investigation prior to obtaining building permits or recording a final map. The condition reads as follows:

"Prior to issuance of any Building or Grading Permits, or the Recordation of the Tract Map, a comprehensive Geotechnical report as discussed in the Department Review Letter dated May 23, 2012, shall be submitted to the Department for review including detailed geotechnical recommendations for the proposed development."

In June 2013, Dr. James Dolan, a professor at University of Southern California requested, and was provided, a copy of the Fault Investigation. Subsequently, based on his own interpretation of the data in the report, Dr. Dolan expressed his disagreement with the conclusions reached in the Fault Investigation. Dr. Dolan did not, however, provide any new data or evidence demonstrating that the Hollywood Fault crosses the project site.

It is not uncommon for third parties or opponents of project to raise concerns regarding technical reports submitted by project applicants. It has always been the Department's practice to investigate such concerns, refer the concerns to the project consultant and meet with the consultant to evaluate the validity of the concerns. With regard to the Millennium Hollywood project, the Department contacted the project geologist in order to relay Dr. Dolan's concerns and elicit his response. The project geologist did not respond in a timely manner relative to the concerns; as a result, the Department indicated that the prior approval of the Fault Investigation may be rescinded. However, rescission was not necessary as the project representative and the project geologist thereafter met with Department staff to discuss Dr. Dolan's concerns.

The Department is satisfied with their response and willingness to provide supplemental site investigation. To ensure that all concerns are addressed, I suggest that the aforementioned condition be revised as follows:

"Prior to issuance of any Building or Grading Permits, or the Recordation of the Tract Map, a comprehensive Geotechnical report as discussed in the Department Review Letter dated May 23, 2012, shall be submitted to the Department for review including detailed geotechnical recommendations for the proposed development, as well as additional information related to fault investigation to the satisfaction of the Department of Building and Safety."

The July 20, 2013 letter from the California Geological Survey (CGS) indicates that an ongoing investigation by CGS may in the future conclude that the Millennium Hollywood project site is within an active earthquake zone. The Department, however, already treats the site as if it is located within such a zone. It is for this reason that the Department required the applicant to prepare the Fault Investigation report, and why further investigations are required as described above prior to issuance of building permits or recordation of the final tract map. Furthermore, the CGS letter is susceptible to the misinterpretation that the CGS itself will in the future conduct an investigation of the project site to determine the presence of active faults. CGS does not conduct site specific investigations. Rather, it is a project applicant that is required to demonstrate the absence of active faults. I discussed each of these points regarding the CGS letter with its author, Dr. John G. Parrish, on July 23, 2013 and Dr. Parrish agreed.

In summary, the Department of Building and Safety stands by its efforts to provide for the public's safety, noting particularly that, prior to the issuance of a building permit or recordation of a final tract map, conditions imposed on the project require further geologic investigation to verify that the Hollywood Fault does not cross the project site.

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