

SUBJECT: GENERAL PLAN AMENDMENT: EARTHQUAKE FAULT ZONES
MAP

PREPARED BY: PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
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STATEMENT ON THE SUBJECT:

The Long Range Subcommittee will receive information and provide input on the classification parcels impacted by the State's revisions to the Earthquake Fault Zone.

BACKGROUND / ANALYSIS:

Earthquake Fault Zones Map (Alquist Priolo Map)

The Earthquake Fault Zones Map shows recently revised earthquake fault zones recognized by the California Geologic Survey. The map was completed pursuant to the Alquist-Priolo Earthquake Fault Zoning Act (AP Act), a law intended to ensure public safety by prohibiting the siting of most structures for human occupancy across traces of active faults that constitute a potential hazard to structures. The law requires the State Geologist to establish regulatory zones (known as Earthquake Fault Zones or AP Zones) around the surface traces of active faults and issue maps to all affected municipalities. Local agencies must regulate most development projects within the Earthquake Fault Zones, by requiring a geologic investigation to demonstrate that proposed development will not be constructed across active faults. If an active fault is found, the structure must be set back from the fault by a minimum of 50 feet. The revised Earthquake Fault Zones Map identifies new parcels that are impacted by the AP Act that were previously not identified the City's Fault Precautionary Zones Map.

City's Fault Precaution Zone Map

In 2001, the City Council adopted building standards that established two Fault Precaution Zones (FP Zones) in the West Hollywood Municipal Code (WHMC) Section 19.32.020. FP Zone 1 identifies parcels located along traces of active faults. Development projects located within FP Zone 1 require site-specific fault ruptures evaluation that meets the requirements established by the AP Act. FP Zone 2 identifies parcels located adjacent to traces of active faults. Enhanced foundations are required for development projects located within FP Zone 2, in lieu of a fault rupture evaluation.

Over the past 20 years, the City has collected the data from fault rupture studies that have been conducted as requirements of development permits. This data is used to inform the City Geologist's recommendations for development projects that may be exempt from conducting an additional fault rupture study. Additionally, the data is given to the State Geologist to inform the location of the AP Zones.

State Mandated Map Revision

Due to the availability of more recent data, discrepancies now exist between the State’s AP Zones and the City’s Fault Precautionary Zones. In order for the City’s Fault Precaution Zone Map to be in compliance with the State’s Earthquake Fault Zones Map, the City must update the Fault Precaution Zone Map to include lots identified within the AP Zones.

Streamlining the City’s FP Zone 1 and FP Zone 2 to comply with the State’s AP Zone will impact future development. For lots not previously identified as FP Zone 1 or FP Zone 2 that are now in the AP Zone, new development projects will now need to comply with the AP Act. This is significant because fault rupture studies were not required on these lots previously.

Lots previously identified as FP Zone 2 that are now in the AP Zone are required to conduct the fault study, and can no longer use the alternative of providing enhanced foundations in lieu of a study.

	Fault Zone	City/State Law	# of Parcels	Acreage	Dev. Req’ts.
Required by State	Alquist-Priolo	State	82	25.58	Site specific study; 50 ft. Setback if active
	Alquist-Priolo + FP1	City and State	295	92.96	Site specific study; 50 ft. Setback if active
	Alquist-Priolo + FP2	City and State	64	17.65	Site specific study; 50 ft. Setback if active
Required by City	FP1	City	42	12.67	Site specific study; 50 ft. Setback if active
	FP2	City	75	18.67	Fault Rupture Study; Enhanced foundations if active fault found

Options for Long Range Subcommittee Discussion

FP1 and FP2 lots not identified in the State’s AP Zone, but previously identified by the City as areas with active faults, fall under consideration for a revised approach with the release of the State’s AP Zone.

1. Maintain the City's FP Zone 1, despite the parcels not being identified by the State for inclusion in the Fault Precautionary Zone.
 - Impact: The City can make a finding as to whether a fault rupture study is required for new development of parcels located in the FP1 Zone. Such a study is not required by the State.
2. Maintain the City's FP Zone 2, despite the parcels not being identified by the State for inclusion in the AP Zone.
 - Impact: The City can make a finding as to whether a new development is required to provide an enhanced foundation. This is not required by the State.
3. Condense the City's FP Zone 1 and FP Zone 2 into one Fault Precaution Zone and default to the development standards required of FP2: new developments must conduct a fault rupture study, and provide a foundation enhancement if an active fault is found.

-OR-

4. Eliminate the City's FP Zone 1 and FP Zone 2, as new development does not necessitate further study per the State requirement.
 - Impact: The City cannot make a finding as to whether a fault rupture study or an enhanced foundation is required for new development.

PROPOSED ZONE TEXT AMENDMENT LANGUAGE

New language is in underline and deletions are in ~~striketrough~~.

19.32.020 General Development Requirements within Hazard Zones.

Any new construction within the fault precaution zones, dam failure inundation areas, and liquefaction susceptibility zones, shall comply with the following requirements.

A. *Separation from Active Faults identified in the Fault Precaution Zone 1.*

1. No new structure (including foundation systems and basements) designed for human occupancy shall be permitted within 50 feet of an active fault, except that alterations and additions to any structure may be allowed if the alteration or addition does not increase floor area by more than 50 percent of the floor area of the existing structure, or 10,000 square feet, whichever is less. This shall not apply, in Fault Precaution Zone 1, to single-family homes of two stories or less; or to developments consisting of no more than four detached single-family homes of two stories or less; or to developments of up to eight units wherein each unit has living space on the first floor with a minimum of two first-floor exits with direct access to a public right of way; or to any property in an R1 or R2 zoning district; and shall not apply to any structure in Fault Precaution Zone 2.

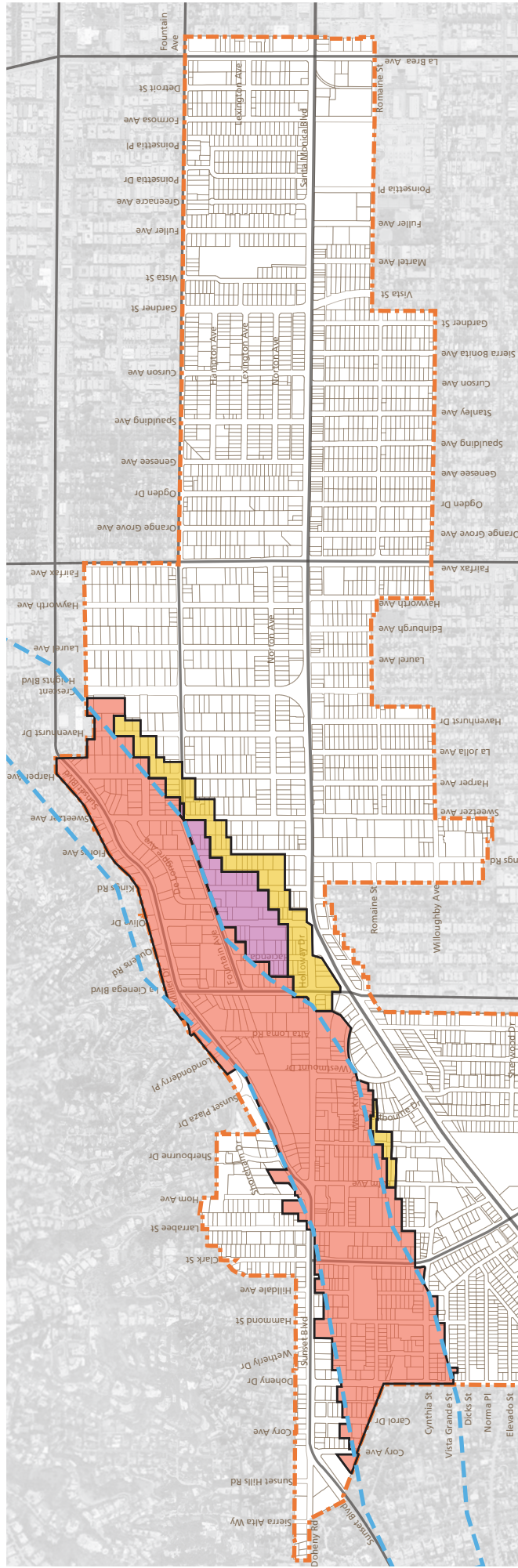
2. In Fault Precaution Zone 2, no new structure designed for human occupancy shall be permitted unless the requirements of either (a) or (b) below are met:

a. A fault rupture investigation conducted in compliance with the State Mining and Geology Board Guidelines determines that the structure (including foundation systems and basements) is not within 50 feet of an active fault. Data for the fault rupture investigation may be collected from on-site and at accessible off-site locations to determine specific fault locations and recency of fault movement. Fault rupture investigations shall be performed by a California Certified Engineering Geologist with experience conducting these types of investigations. The geologist shall submit a work plan for the proposed investigation to the city for review and approval before proceeding with the fault rupture investigation. The completed fault rupture investigation report shall be submitted to the city for review and approval.

b. Prior to the issuance of building permits, soils and geology studies (although not including a fault rupture investigation) must be submitted for the review and approval of the Building Official. Design of the building must comply with the West Hollywood Business Code, using Seismic Source Type A.

EXHIBITS

A. Earthquake Fault Zones Maps



Earthquake Fault Zones



AP Zone Parcels (Required by State)

Requires site-specific fault rupture evaluation by California Certified Engineering Geologist. FP Zone 1(State) is determined by the California Geologic Survey in accordance with the Alquist-Priolo Earthquake Fault Zoning Act.



Fault Precaution Zone 1 (City)

FP Zone 1(City) has been determined by additional fault rupture studies conducted by the City of West Hollywood. If maintained as the FP Zone 1, new development would require a site-specific fault rupture evaluation by the City.



Fault Precaution Zone 2 (City)

FP Zone 2 (City) has been determined by the City of West Hollywood. If maintained as the FP Zone 2, new development would require a fault rupture evaluation and/or strengthening of foundations to provide for estimated ground displacement of 1 to 2 inches.



Alquist-Priolo Earthquake Fault Zone

Earthquake Fault Zone established by the California Geologic Survey

--- City of West Hollywood Boundary

— Major Roads



City of West Hollywood General Plan 2035

Source mapping from the California Geologic Survey Map of the Hollywood Quadrangle (CDMG 2014) and Beverly Hills Quadrangle (2018).

NOTE: ALL LOCATIONS, DIRECTIONS AND DIMENSIONS ARE APPROXIMATE