

January 23, 2014

Ms. Joanne Williams  
Senior Leasing Specialist  
UCLA Real Estate  
10920 Wilshire Boulevard, Suite 810  
Los Angeles, CA 90024

**Re:** *University of California Seismic Rating for 335 North La Brea Avenue, Los Angeles*

Dear Joanne:

Nabih Youssef Associates (NYA) have performed an Independent Review of the single-story office building located at 335 North La Brea Avenue in Los Angeles. The review consisted of a site visit to observe the existing condition of the exposed structural elements, identification of potential falling hazards that pose a significant life or safety risk to occupants, and a seismic risk assessment.

**Description:**

The single-story building is rectangular-shaped in-plan with approximately 8,400 sf. The building appears to have been constructed in the 1950s or 1960s. Structural drawings were not available for review.

The straight sheathed wood roof is supported by interior and perimeter bearing wood stud walls. The foundation was not observed, however, buildings of similar construction and vintage typically have strip footings under perimeter walls and concrete slab-on-grade under interior walls.

The lateral-force-resisting system consists of the wood roof acting as a structural diaphragm to transfer seismic inertial forces to distributed wood stud walls with plaster finish.

**Observation:**

A site visit was performed by Owen Hata of NYA on January 22, 2014, to observe the condition and characteristics of the building. Observations were limited to visible areas of the structure. The building appeared to be in good condition and there were no obvious signs of distress. There is a substantial amount of interior partition walls which reduce the span of the roof diaphragm and provide redundancy. There are only limited openings in the perimeter walls for doors and windows.

The exterior of the building consists of stucco finish. A fabric canopy and signage was observed over the rear and main entrances to the building, respectively. The canopy and signage appeared to be in good condition, adequately anchored and does not pose a significant potential falling hazard.

**Evaluation:**

The building is located on flat site and is not subject to the jurisdiction of the Alquist-Priolo Special Studies Zone Act. The building is founded on old Quaternary deposits that consist of dense to very dense sand and clay that have a low susceptibility to liquefaction. Thus, the potential for earthquake induced site failure is low.

The building has a complete load path to transfer seismic forces to the foundations. There are no significant strength or stiffness discontinuities in the walls. There appears to be an adequate amount of walls which provide strength and redundancy to resist expected seismic force.

**Seismic Risk Assessment:**

Based on visual observations, a seismic risk assessment considering building stability, site stability, seismic ground motion hazard and building damageability was performed. The on-line seismic risk assessment tool *SeismiCat*, developed by ImageCat, Inc., for screening of buildings for seismic risk, was used. The assessment was performed to the Level 1 requirements of ASTM E-2026.

The Scenario Expected Loss (SEL) for ground shaking hazards having 10% probability of exceedance within a 50-year exposure period (BSE-1) was calculated. The SEL corresponds to the Implied Seismic Damageability, as defined by the 2011 UC Seismic Safety Policy. The SEL for the building is 18%. The report generated by SeismiCat is attached.

**Conclusion:**

Based on observations made during our site visit, and the results of the seismic risk assessment, the expected earthquake performance of the building corresponds to the University of California seismic rating of "IV" ("Fair").

**References:**

Seismic Hazard Zone Report for the Hollywood 7.5-Minute Quadrangle, Los Angeles County, CA, prepared by State of California, Department of Conservation Division of Mines and Geology, Report No. 026, 1998.

State of California Seismic Hazard Zone, Hollywood Quadrangle, March 25, 1999.

University of California Seismic Safety Policy, August 25, 2011.

Sincerely,

**NABIH YOUSSEF & ASSOCIATES**



Nabih Youssef, S.E.  
Principal

Enclosure

cc: N. Youssef; O. Hata; File 13526.00



Photo 1 – Southeast Elevation



Photo 2 – North Elevation



Photo 3 – Building Plan



Photo 4 – Wood Framed Roof